ROUND ROCK TEXAS
PLANNING AND DEVELOPMENT SERVICES

DRAFT
OCTOBER 30, 2026

HISTORIC DESIGN GUIDELINES

CITY OF ROUND ROCK, TEXAS

Adopted:
Resolution Number:



RE: Historic Design Guidelines - Current Procedures and Resources

Dear Property Owner, Applicant, and Preservation Partner:

The City of Round Rock is committed to preserving the historic structures, sites, districts, and cultural resources that contribute to the community's history and sense of place. The *Historic Design Guidelines* provide guidance for preserving historic character and making appropriate alterations to historic properties and historically significant areas.

The *Historic Design Guidelines* are intended to apply the principles and design approaches that support the preservation of Round Rock's historic resources by adapting The Secretary of the Interior's *Standards for the Treatment of Historic Properties* to Round Rock's local historic context. The goal of the City's preservation efforts is to tell the authentic story of the community.

All properties designated with H (Historic Overlay) zoning, which identifies locally-designated historic landmarks and districts within the City limits, are subject to the City's historic preservation regulations and therefore must adhere to the *Historic Design Guidelines*, including for historic and non-historic-age alterations.

A Certificate of Appropriateness (CofA) is required before any work commences that is proposed to modify the exterior material or appearance of a property with H zoning. This includes exterior alterations, new construction, demolition/partial demolition, and relocation of structures. The requirement also applies to most site features. Most CofA applications are reviewed by the Historic Preservation Commission (HPC). Certain types of minor or lower-impact alterations may be reviewed administratively by preservation staff, as authorized by the Zoning and Development Code. A CofA review does not replace other approvals that may be required for a project. Projects must also comply with applicable zoning, building, site development, and permitting requirements.

The *Historic Design Guidelines* may also be used in reviewing certain properties that are not themselves historic-age or locally designated when the City's Zoning and Development Code requires consideration of historic character, compatibility, or architectural design for a particular area of the City.

Application requirements and review procedures may change over time. The City currently utilizes an online permit portal (https://permits.roundrocktexas.gov/portal) to accept , review, and issue comments and approvals for applications.

Applicants should consult the City's current information and contact preservation staff before submitting an application. Applicants are responsible for complying with all applicable requirements. Sometimes an applicant will need to make adjustments to a project during the development process, and in those cases, amendments to a CofA would be necessary. Additionally, applicants who receive a CofA with conditions must submit revised plans incorporating all required conditions for staff approval.

Historic preservation is a collaborative effort, and applicants do not have to navigate preservation projects alone. Contact the Planning and Development Services Department before beginning a project or submitting an application. The City also provides information, technical assistance, historic research resources, and educational materials to help with understanding the history of a property and plan appropriate work.

The City's Historic Preservation webpage provides current information regarding:

- Historic designation and H overlay zoning (historic sites, landmarks and districts);
- Certificates of Appropriateness and application materials;
- Local history resources;
- Historic property tax exemption information;
- Maintenance and repair resources;
- Preservation education and events; and
- Contact information for preservation staff.

City procedures, application requirements, contact information, meeting schedules, online resources, and other administrative information may change as City programs, regulations, technology, and preservation practices evolve. For the most current information about City procedures, forms, application requirements, meeting schedules, and preservation resources, visit:
www.roundrocktexas.gov/historicpreservation.

The National Park Service also provides extensive technical information, including the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, associated guidelines, and *Preservation Briefs* at www.nps.gov. These resources provide nationally recognized guidance on preservation, rehabilitation, restoration, reconstruction, historic materials, building systems, maintenance, and other preservation topics. For educational resources, finding qualified professionals, documenting historic properties, adaptive reuse, historic tax credits, and current preservation issues, visit National Trust for Historic Preservation at:
www.savingplaces.org.

These resources are intended to complement the City's *Historic Design Guidelines* and provide additional information for researching historic properties and making informed preservation decisions. The *Historic Design Guidelines* are intended to provide a stable framework for understanding and applying historic preservation principles. Accordingly, this letter reflects the City's current historic preservation procedures and resources as of the adoption date of this document.

The City appreciates the property owners and occupants, residents, designers, and tradespeople, Historic Preservation Commission members, City Council, and community partners whose stewardship helps preserve the places that tell Round Rock's story. Through thoughtful maintenance, rehabilitation, compatible new design, and continued investment in historic resources, Round Rock can retain the character and history that make the community distinctive while allowing its historic places to remain active and useful for future generations.

Planning and Development Services
Historic Preservation Program

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Preface to the 2027 Edition

The City of Round Rock's *Historic Design Guidelines* is a new edition replacing the *Design Guidelines for Historic Commercial and Residential Districts and Properties* developed by Ron Emrich of Urban Prospects and Marcel Quimby, FAIA, adopted on October 12, 2000, by Resolution No. R-00-10-12-10C1.

The *Historic Design Guidelines* apply the U.S. Department of the Interior Secretary of the Interior's *Standards for the Treatment of Historic Properties* which are a set of nationally recognized standards that guide decision-making regarding modifications to historic buildings, structures, sites, objects, and districts. The *Historic Design Guidelines* adapt these national standards to apply specifically to the types of historic properties found in Round Rock.

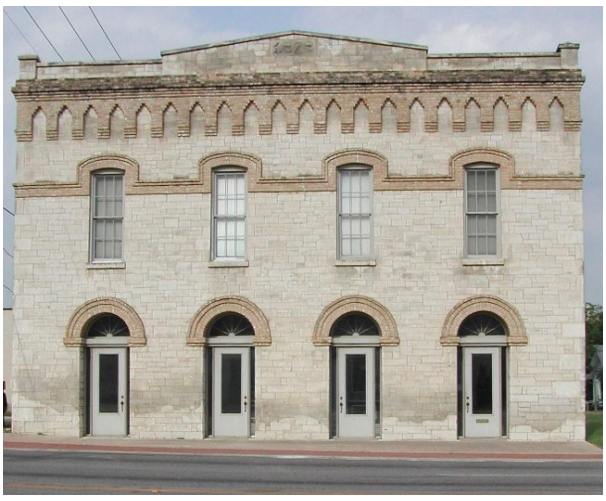


Nelson-Crier House (Woodbine Mansion), built 1900

Since the original design guidelines were adopted in 2000, the City's preservation objectives have evolved. Preservation staff have identified recurring areas of concern or ambiguity and wish to provide more concrete direction associated with preservation project review.



Black-Engstrand House, built between 1898-1900



Old Post Office/Masonic Lodge, built 1878

This 2027 edition builds upon the original design guidelines with the intent to:

- Improve the consistency and predictability of project review for historic properties;
- Provide clear directions to historic property owners and regulatory review bodies including city staff to determine whether a proposed treatment is appropriate for a particular designated historic property;
- Provide guidance on appropriate maintenance methods to ensure the long-term preservation of historic landmarks and districts;
- Provide guidance for the appropriate treatment of properties that are in a historic district or area but that are not themselves historic;
- Ensure applicability to properties 50 years or older, some of which were not eligible when the original design guidelines were adopted;
- Incorporate additional graphics and photos to more clearly describe appropriate and inappropriate treatment of historic properties.

While the core principles of the original design guidelines remain in place, new content and revisions emphasize maintenance practices that help protect the long-term integrity and appearance of historic properties by providing clearer recommendations on routine care, appropriate repairs, and preventative measures tailored to aging materials and architectural features. This update is intended to give property owners more practical, everyday guidance while continuing to support the City's broader preservation goals.



J. Rollin House, built 1915

CHAPTER 1
INTRODUCTION

1 Introduction

The National Park Service Secretary of the Interior's *Standards for the Treatment of Historic Properties* provides a set of nationally recognized principles to guide decision-making about work on historic buildings, structures, sites, objects, and districts. Cities, including Round Rock, develop locally administered preservation programs utilizing a variety of preservation tools with the ultimate goal of meeting these national standards in their preservation practice.

In 1979, the City of Round Rock adopted its first preservation ordinance, allowing the designation of historic properties in order to preserve certain buildings, structures, sites and areas that have historical and cultural significance to Round Rock. At the same time, the City established a City Council-appointed Historic Preservation Commission (HPC) responsible for the preservation of the City's historic landmarks and districts.

One of the HPC's functions is to review proposed alterations to designated historic properties to confirm that alterations would not diminish historic character. The *Historic Design Guidelines* contained herein will allow the HPC to effectively evaluate proposed alterations while also allowing for the adaptation of the Secretary of the Interior's *Standards for the Treatment of Historic Properties* to apply specifically to the types of historic properties found in Round Rock.

1.1 Purpose of the Historic Design Guidelines

"Historic preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center city revitalization, job creation, promotion of the arts and culture, small town renewal, heritage tourism, economic development, and others."

– Donovan Rypkema, Measuring Economic Impacts of Historic Preservation

The City of Round Rock recognizes historic preservation's importance by adopting preservation policy in its long-range planning processes. Historic design guidelines are a policy implementation tool adopted by local government to guide change in historic districts and areas and to historic properties in a way that protects their defining character while still allowing for reinvestment and growth.

Any alterations to a historic property, district, or area must respect its existing scale, massing, rhythm, materials, and context, allowing historic areas to remain visually coherent over time. Generally, historic design guidelines:

- Promote appropriate site design, building proportions, and material choices;
- Encourage context-sensitive infill;
- Reduce incongruous projects that undermine streetscape cohesion;
- Preserve community identity by maintaining the visual character that differentiates a city from others;
- Reinforce sense of place, local history, and civic pride;
- Protect cultural and architectural resources that cannot be replaced once lost;
- In historic project reviews, historic design guidelines are intended to:
    - Protect historic character by identifying and reinforcing the architectural features, materials, scale, and site patterns that give a district/area or building its historic significance;
    - Manage change but not prevent it by ensuring new construction, additions, and alterations are compatible with historic context rather than disruptive;
    - Provide clear expectations that translate broad preservation goals into practical, project-level guidance for property owners, designers, developers, and reviewers;
    - Support consistent decision-making by creating an objective framework for staff and preservation commissions, reducing arbitrary or inconsistent approvals.

The *Historic Design Guidelines* adopted by the City are not intended to be a substitute for consultation with city staff, the Historic Preservation Commission, or qualified architects, contractors and/or attorneys.

1.2 Policy and Regulatory Foundation for Historic Preservation and Historic Design Guidelines

The *Historic Design Guidelines* are intended to implement adopted city preservation policies and long-range planning priorities while working within established regulations. Key policy and regulatory documents are summarized below. All documents are available on the City's website.

1.2.1 Policy Foundation

Strategic Plan

The Strategic Plan is a formal, Council-adopted policy framework that guides the City's priorities, decision-making, resource allocation, and service delivery over a defined multi-year period. The Strategic Plan is updated annually to reflect progress on multi-year projects, shifts in priority, and changes in budgetary considerations.

Comprehensive Plan and Historic Preservation Plan

Round Rock's comprehensive plan establishes a 10-year set of policies to advance a vision for the city as a safe, desirable, family-oriented community that balances progress and prosperity with its history, by prioritizing quality of life, mobility, economic development and thoughtful land use planning.

The comprehensive plan includes a section dedicated to historic preservation that serves as the City's 10-year historic preservation plan. The preservation plan includes implementation strategies aimed at preserving buildings and sites that embody Round Rock's history.

Downtown Master Plan

The City's adopted master plan for downtown establishes a vision of downtown as a thriving town center with a variety of land uses in a walkable and historically sensitive setting. The plan emphasizes the importance of new construction and redevelopment that is compatible with downtown's existing historic character.

1.2.2 Regulatory Foundation

Zoning and Development Code

The Zoning and Development Code establishes the fundamental processes for developing and building within the City, including the processes for designating historic landmarks and districts and for the review of alterations, new construction, and demolition for such properties.

The *Historic Design Guidelines* are intended to complement the Zoning and Development Code when conducting project review.

- The *Historic Design Guidelines* do not waive, supersede, or modify any requirement of the Zoning and Development Code or other applicable building codes and development regulations unless specifically authorized for purposes of historic preservation or historic appropriateness.
- Where expressly authorized, an alternative may be approved when necessary to preserve the historic character, materials, features, or setting of a historic property or district and when the alternative is consistent with the *Historic Design Guidelines*.
- Compliance with the *Historic Design Guidelines* does not constitute compliance with other applicable City requirements, and approval for historic appropriateness does not eliminate the need to obtain any other required permits or approvals.

Historic Preservation Ordinance

Adopted in 1979, the City's Historic Preservation Ordinance (#630) creates the overall framework for Round Rock's historic preservation program. Today, all historic preservation regulations are contained in the City's Zoning and Development Code, which:

- Specifies the powers and responsibilities of a City Council-appointed Historic Preservation Commission (HPC);
- Establishes the criteria and process for designating historic landmarks and districts;
- Requires historic review for development projects prior to the issuance of a building permit;

- Outlines procedures associated with the demolition of properties that are historically designated; and
- Provides an incentive program to partially exempt city property taxes for historic property owners.

The Code also requires that historic designations are identified as an overlay zoning district which mandates minimum maintenance standards for historically designated properties and details mitigation processes to prevent the deterioration of the structure or loss of any character-defining features through demolition by neglect.

1.3 Content of the Historic Design Guidelines

The *Historic Design Guidelines* are a policy tool that guides change in historic districts/areas and to historic properties in a way that protects their defining character while still allowing for reinvestment and growth.

The **Introduction** outlines the policy and regulatory foundation for the *Historic Design Guidelines* and the preservation principles used to identify and protect character-defining features, apply the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, understand historic significance and periods of significance, and guide property owners through appropriate treatment methods. It is important to understand a property's unique history, reason for designation, and character defining features in order to determine appropriate treatment of a historic property. The City has specific review processes for all historic properties.

Since the best way to preserve a historic structure is through timely and appropriate maintenance, the **Guidelines for Maintenance** section is intended as a guide to some of the issues and common pitfalls encountered in maintaining historic materials, buildings, and structures. Many standard maintenance practices can damage historic materials, and when materials wear out identical replacement materials may no longer be available.

The **Guidelines for Commercial Properties** and **Guidelines for Residential Properties** sections offer guidance for projects that involve modifications to and new construction at historically designated properties and properties located in historically significant areas. Commercial and residential buildings differ and generally have different contexts so they have separate guidelines. The set of guidelines applicable to a project depends on the original use and setting of a building. For example, a project involving a house that has been converted to an office or restaurant should consult the *Guidelines for Residential Properties*.

The **Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes** section offers guidance on the appropriate treatment of public streetscapes, roads, bridges, etc. in a historic setting.

Appendix A contains the Glossary, and **Appendix B** contains the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

1.4 Applicability

The City's *Historic Design Guidelines* apply to the review of proposed modification projects for two types of properties:

All properties with H (Historic Overlay) zoning

The *Historic Design Guidelines* are utilized in all historic project reviews for designated historic landmarks and districts. A historic project review involving any alteration to the exterior of a structure or permanent site feature of a property with H (Historic Overlay) zoning must result in the issuance of a Certificate of Appropriateness (CofA). The issuance of a CofA means that a project:

- Has been reviewed according to the procedures outlined in the Zoning and Development Code;
- Complies with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; and
- Has been reviewed against the City's *Historic Design Guidelines*.

Historically significant areas

Additionally, the Zoning and Development Code may specify that certain areas containing a significant number of older properties and identified with a certain zoning district are subject to the *Historic Design Guidelines*. The *Historic Design Guidelines* may be applied to every property within the specified area, even if it is not historically designated. For these properties, the *Historic Design Guidelines* are applied as design standards with the aim of compatibility with the character of the surrounding historic area rather than to preserve that particular property's historic character.

The *Historic Design Guidelines* offer direction on how to preserve a property or district's character-defining features when undertaking maintenance or proposing alterations to a property to ensure its continued use.

How is a property historically significant to Round Rock?

The first priority in planning a project involving a historically designated property is understanding why a property is significant to the community. The City's Zoning and Development Code states that a property may be designated as historic for its unique historical value, because of a notable event that took place there, because a notable person is identified with the structure, because of its distinctive architectural design, material, or craftsmanship, or its archaeological value.

For properties that are not historically designated but are located within historically significant areas, compatibility means understanding the character of the surrounding historic area. This character may be reflected in the area's development pattern, building forms, architectural features, materials, scale, and other characteristics that contribute to its historic identity.

What features of the property most embody that significance?

After establishing why a property is significant, identify the physical features of the property that contribute to its significance during the time period associated with its historic importance. Ultimately, these physical features should be retained, repaired if necessary, or restored if they are no longer present. Appropriate treatment of character-defining features are determined by the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and the City's *Historic Design Guidelines*.

1.4.1 The Secretary of the Interior's Standards for the Treatment of Historic Properties

The City's adopted *Historic Design Guidelines* apply the Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*, created by the National Park Service, to Round Rock's unique historical context. The National Park Service created the *Standards* in 1977 to clarify what the historic preservation profession as practiced in the United States considers to be appropriate treatments of historic properties.

The *Standards* provide a set of nationally recognized principles to guide decision-making about work on historic buildings, structures, sites, objects, and districts.

The *Standards* distill the best practices for historic preservation into four acceptable approaches to preservation project treatment.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

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

The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

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

The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The full text of the *Standards* for each of the four treatments is provided in **Appendix B** and on the National Park Service website.

The National Park Service publishes the *Standards* with sets of guidelines on how to apply them, called the Secretary of the Interior's *Standards for the Treatment of Historic Properties* with *Guidelines,* which elaborate on the *Standards* and include examples of how they are intended to be applied to different parts of a project, to different materials, and for different contexts and purposes. Both are posted on the National Park Service website.

The National Park Service also publishes a series of *Preservation Briefs* on its website which may be useful for project planning. For more information about researching your property and deciding on a treatment strategy refer to *Preservation Brief 35: The Process of Architectural Investigation* and *Preservation Brief 17: Architectural Character*.

1.4.2 Historic Character

The first step for any project involving a historic property is to understand its particular history and what makes it significant to the community. This understanding serves as the foundation for responsible preservation and informs all subsequent design decisions.

Once the historic significance of the property is understood, the physical features that convey that significance are identified, including the property's context, original materials, craftsmanship, and stylistic elements. Identifying and preserving a property's character-defining features avoids unintentionally erasing features that are physical evidence of the community's history.

For properties that are not historically designated but are located within historically significant areas, consideration should be given to the character-defining features of the surrounding historic area to determine compatibility.

Your Property's Unique History

Most buildings over 50 years old have been partially modified from their original condition, and it is important to determine the significance and integrity of their current materials and forms. Alterations may eventually acquire their own significance because they are well-integrated and reflect the historical context in which they were made.

Alterations that were made in response to changing local conditions are evidence of the significance of that change to the community's history. Alterations that were made as an expedient repair or to serve a temporary purpose carry less historic significance. Knowing when and why modifications were made helps to determine which alterations add a layer to the building's significance, which alterations simply helped to keep it serviceable, and which alterations have diminished its character-defining features and detracted from its significance to the community.



The Nelson-Crier House (a.k.a. Woodbine Mansion), completed in 1900, was originally built in a Queen Anne style with a porch that wrapped around the base of a three-story turret (Left). In 1931, the owners restyled the façade to Classical Revival by removing the turret and installing a six-columned porch across the front (Right). Although its Classical Revival façade is not original, it has acquired historic significance of its own. Its listed period of significance is listed as 1900-1960, covering both conditions.

Character-Defining Features

The character-defining features of a historic property are the distinctive physical elements that convey its identity, significance, and historic character. The types of features that convey character depend on the type of property and local history, but generally include:

- Site and setting, such as urban or rural setting, lot size and shape, a structure's orientation to the street, and historic landscape features;
- Overall form and massing or structure, such as height and proportion, building shape and footprint, roof form, specific features such as porches or dormers;
- Construction and structural system(s), such as load-bearing brick or stone walls, lime mortar, hand-hewn timber or dimension lumber framing, etc.;

- Finish materials and craftsmanship features, such as wood siding profiles, stone or brick coursing patterns, window and door types;
- Architectural details, such as cornices, brackets, columns, trims and millwork, which are often key to defining a style or period.

The National Park Service's *Preservation Brief 17: Architectural Character* includes a three-step process to identify a property's character-defining features:

1. Look at the building from a distance to understand overall visual character: setting, shape, roof, projections, openings, materials, and site/environment.
2. Look closely at materials, craftsmanship, textures, finishes, and surface qualities.
3. Look at interior spaces, features, finishes, and sequences of spaces where applicable.

Period of Significance

Period of significance refers to the span of time when the property acquired the characteristics that make it historically significant to the community or what era of the community's history it embodies. Understanding the period of significance helps determine which features should be retained and preserved and which later alterations may not contribute to the property's character-defining features.

The goal of preservation is not necessarily to return a property to its original condition, but to retain or restore the features that relate to its significance to the community. For example, if a property is considered significant for its association with a particular time in Round Rock's history, the aim of preservation efforts would be to retain features that existed or were added during that period and to remove features added later. If the property is considered significant for its association with a person or event, the aim of preservation efforts would be to retain features present or added during that person's occupation or at the time of the event.

Architectural Investigation

Architectural investigation is a critical first step in planning an appropriate treatment. It helps determine how a building has changed over time and assess levels of deterioration before repair, replacement, restoration, reconstruction, or other work is undertaken.

The purpose and scope of investigation should be determined before work begins. The level of investigation should correspond to the type and scale of the proposed work. Stabilization of a property may be required to address urgent conditions that threaten the building, occupants, or historic evidence before final treatment decisions are made.

Architectural investigation may include:

- Historical research: review written, visual, and oral sources related to the property. Historical research should be combined with physical examination of the property.
- Documentation: record existing conditions before work begins, especially before features are removed or altered.
- Inventory: identify and retain loose, stored, or seemingly discarded building components that may provide evidence of earlier features or alterations.

Investigation should begin with the simplest and least invasive methods and proceed only as necessary. More invasive testing should be used only when needed to answer important questions.

Findings should be recorded and retained as part of the property record for future owners, researchers, applicants, and preservation review.

Refer to *Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation for more information.*

Resources for Researching the History of Round Rock Properties

Prior Owners and Residents

The best source of information and photographs of a particular property are its prior owners and residents and their descendants, who are the most likely to have old photos of the property and know its maintenance history. Suggested sources of information about prior owners or their descendants include county property records, genealogical databases, and neighbors.

County Records

Most of Round Rock is in Williamson County with some properties south of Louis Henna Blvd. in Travis County.

The County Clerk keeps property ownership records, which is a source of information about how and when land was claimed, purchased or inherited, and when the boundaries of the property changed. Most of this information is available online through an Official Public Records search.

County appraisal districts keep a record of the property value, which often indicates when structures were built and when additions or demolitions were made. Websites provide information from the last few years. Contact the relevant appraisal district for access to earlier records.

Newspapers

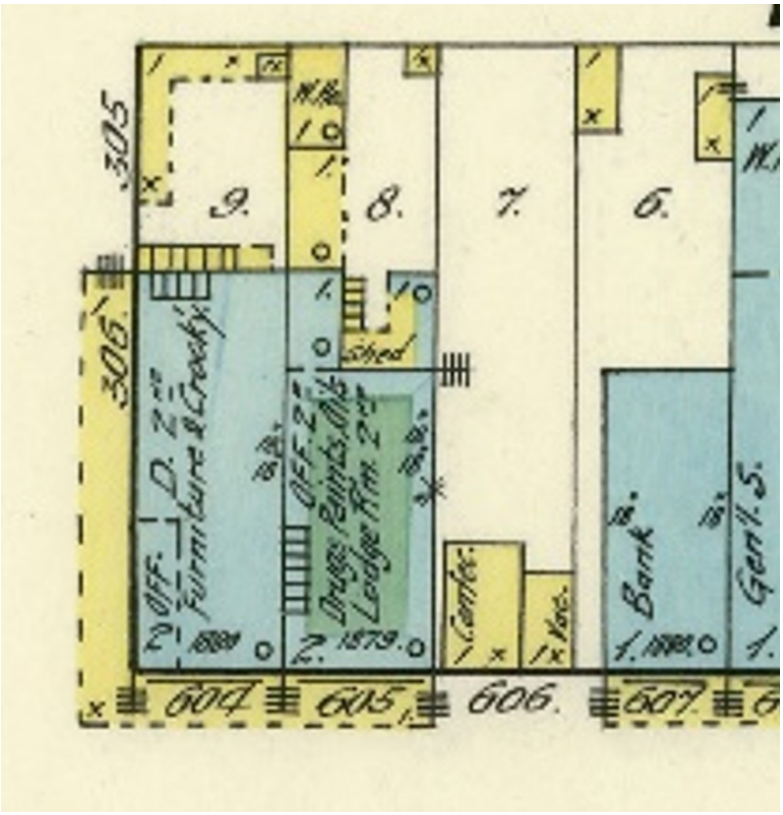
Local newspapers are a source of information about people or events. The Round Rock Public Library has access to databases of articles from the *Austin-American Statesman* and other newspapers. Its collection of articles from the *Round Rock Leader* is available on microfilm. Articles from the *Williamson County Sun* are available on microfilm at the Georgetown Library.

Genealogical Records

Genealogical records are another source of information about previous owners and occupants and their descendants. The Round Rock Public Library has a collection of local genealogical resources and subscriptions to several online databases.

Sanborn Insurance Maps

Downtown properties close to Mays and Main Streets may appear on historic Sanborn Insurance maps. Sanborn maps were created to aid in setting fire insurance rates so they show a great deal of information about building materials, number of stories, number and location of windows and doors, types of occupancy and materials stored there, proximity to a water source, etc. However, the maps only include the insured area in and near the Downtown Historic District. Sanborn maps of Round Rock were made in 1885, 1891, 1896, 1902, 1909, 1916, 1925 and 1937. Both the Round Rock Public Library and the Planning and Development Services Department keep digital copies of the maps.



Detail from the 1891 Sanborn map showing the northeast corner of Mays and Main Streets. The map shows the building material (blue for stone, yellow for wood), the former street numbers (604, 605, etc.), year of construction (1880, 1879, etc.), and a description of the building's contents. The number at the lower left of each building indicates the number of stories. The number next to the party walls indicates their thickness. The small circles indicate iron chimneys for the stoves. The hatch marks on the lines extending from the ends of buildings indicate how high the parapet extends above the roof.

1.4.3 Appropriate Treatment of Historic Properties

The Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)* establishes best practice principles for historic preservation, rehabilitation, restoration and reconstruction. Most projects will involve a combination of these treatments. The City has established preferred treatment approaches based on the *Standards*. The table below, listed in order of preference, summarizes the City's guidance on implementing each approach.

City of Round Rock Preferred Treatments of Designated Historic Properties with H (Historic Overlay) Zoning		
Treatment Approach	**Use This Approach When**	**Guidance**
Preserve	Original historic materials are intact and can be maintained as they are	Retain and maintain original materials and character-defining features
	Original historic fabric is damaged but can be fixed	Repair rather than replace; use methods that extend the life of existing fabric
Restore	Original historic property has been altered and there is sufficient documentation of its earlier condition during its period of significance	Accurately return a property to the way it appeared during its period of historic significance by removing features that do not reflect that period of significance and/or reconstructing missing historic features
	Original historic feature is damaged and cannot be repaired but is well documented	Accurately replicate the damaged feature based on documentation, matching the materials, size, and appearance
Rehabilitate	Original historic feature is known to have existed, but documentation is incomplete	Design a new feature that is compatible with the property's age, style, type, and materials; design should be simple and understated
	Historic property requires modification or addition to remain in service or accommodate a new use	Retain character-defining features; structural additions must be compatible, and visually distinct from and secondary to the historic structure
Relocate	Relocation is necessary to avoid demolition of the historic structure	Select a relocation site that offers a setting and context that is as similar as possible to its original site
Reconstruct	Historic structure has been lost but was well documented	Reconstruction should be accurate and clearly identified as a contemporary re-creation

1.4.4 Use of Historic Design Guidelines in Project Review

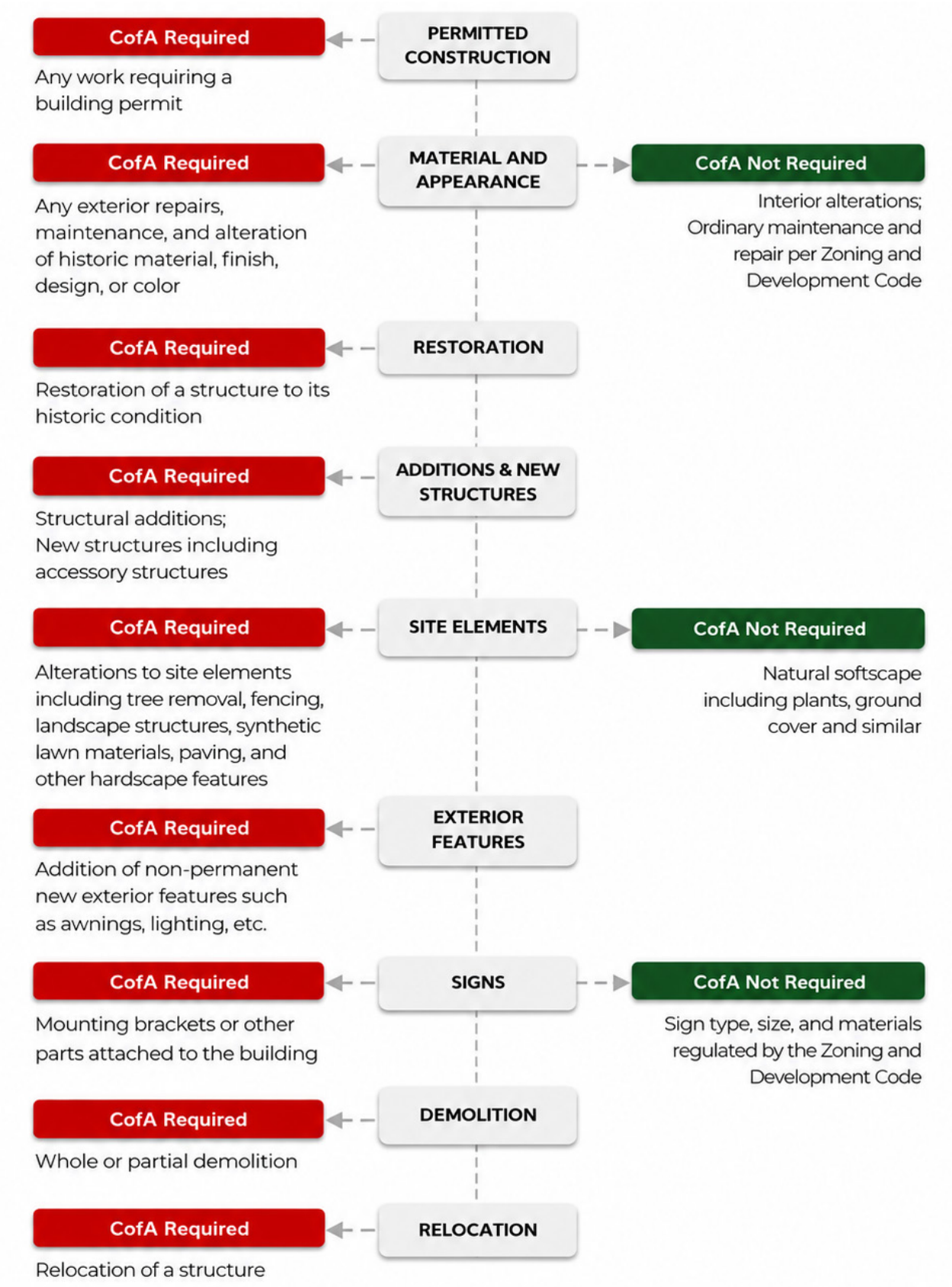
The Zoning and Development Code specifies that the City may develop supplemental guidelines necessary for regulating historic properties. The *Historic Design Guidelines* are used for the following project reviews:

- Certificate of Appropriateness (CofA) reviews are required for any work on a site or structure that alters the exterior material or appearance of a property with H (Historic Overlay) zoning. Additional reviews may be required for proposed alterations to historic properties designated by the State of Texas as an RTHL or are listed on the NRHP. This requirement also applies to the site and to the building envelope of non-historic-age additions.
- Historic reviews are required for historically significant areas. The *Historic Design Guidelines* may be applied to every property within the specified area, even if it is not historically designated.
- The *Historic Design Guidelines* provide guidance concerning ordinary maintenance and repair of historic sites and structures which do not require a historic review but must be completed in accordance with the Zoning and Development Code.
- Historic review for alterations to the streetscape in designated historic districts and for elements within the public realm as applicable.

For historically designated properties, alterations are evaluated on their impact to a property's historic significance. Different elements of a structure or site may be held to different standards depending on how significant the elements are to defining the historic character of the property. For properties within historically significant areas that are not historically designated, alterations are evaluated for their compatibility with the character of the surrounding historic area.

Failure to comply with the City's project review procedures may result in a zoning violation subject to penalties outlined in the Zoning and Development Code.

What types of projects require a Certificate of Appropriateness (CofA)?



CHAPTER 2
GUIDELINES FOR MAINTENANCE

2 Guidelines for Maintenance

This chapter provides general guidelines for the maintenance and repair of historic properties. Proper maintenance is essential to preserve the integrity, character, and longevity of historic properties. It is a process, which to be effective, must be continued at regular intervals and should be preventative in nature. The use of inappropriate treatments in maintenance, repair, and renovation can seriously damage a historic property's character-defining features.

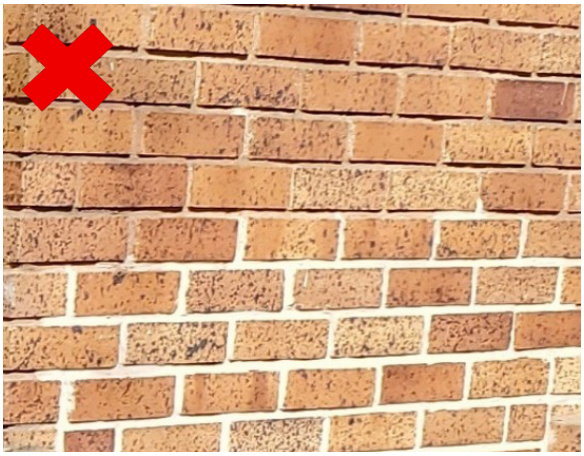
The maintenance guidelines in this chapter are not intended as a substitute for advice from professionals experienced in preserving the materials and character-defining features associated with a building's age and type.

2.1 General Maintenance Principles

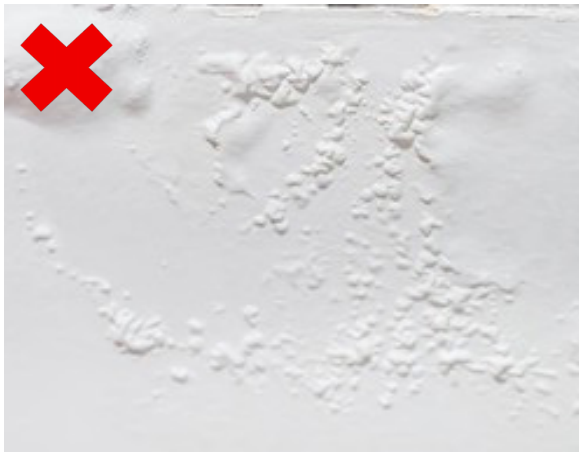
Regular maintenance is critical to a historic property's longevity. Routine maintenance should prioritize early intervention, use of compatible materials, and retention of historic fabric wherever feasible. The aim of maintenance for a historic structure is not to update it or make it look new. Signs of wear on historic structures are part of their significance, telling the story of their occupants and contributing to a patina that only comes with time.

- Prioritize ongoing maintenance. Regular inspection and routine upkeep are essential to prevent deterioration that may result in irreversible damage to character-defining features or loss of historic fabric. Creating a maintenance plan ensures that problems are identified while they are manageable. Consultation with a skilled preservation professional is recommended when creating a maintenance plan.
    - Address water infiltration first;
    - Use the gentlest means cleaning and repair possible and ensure chemical and physical compatibility so as not to cause damage to historic materials;
    - Protect historic finishes and patina.
- Retain and preserve historic materials. Prioritize repair over replacement.

- Substitute materials should only be used when repair or in-kind replacement of historic materials is not technically or economically feasible. When replacement is necessary, use compatible materials and methods:
    - Match in-kind with materials, design, color, and texture. Substitute materials should closely match the historic material in appearance and be physically compatible with adjacent historic materials;
    - Avoid conjectural or non-historic alterations;
    - Ensure reversibility where feasible.
- Document existing conditions and work: Record the condition of historic materials and features prior to and after maintenance or repair.
- Quality of work must meet certain minimum standards when maintenance (ordinary or otherwise) is performed on a historic property. Examples include matching the color, texture, composition, and joint tooling of the original mortar and adequate surface preparation prior to painting.



AVOID poorly matched mortar that has a different color and tooling pattern from the original mortar



AVOID painting a surface without first removing loose paint

- Utilize appropriate safety precautions depending on materials encountered during maintenance work: Some properties contain hazardous building materials such as asbestos, lead paint and lead pipes, or may be contaminated by external sources, such as animal droppings. All of these can cause serious health problems and should be addressed by a contractor with the appropriate training and protective equipment. Additionally, depending on the extent of work, building code compliance may be triggered and may require additional inspections and permits.

2.1.1 Ordinary Maintenance and Repair

Any work, the sole purpose and effect of which is to correct deterioration, decay, or damage, and which does not result in a change in the existing appearance and materials of a property, is considered to be "ordinary maintenance and repair," as stated in the City's Zoning and Development Code. A Certificate of Appropriateness (CofA) is not required for work that qualifies as ordinary maintenance and repair.

Examples of ordinary maintenance and repair include:

- Caulking or re-glazing windows;
- Minor repairs to windows, doors, siding, gutters, etc.;
- Replacement of existing mechanical equipment;
- Repairing or repaving of flat concrete work in side and rear yards;
- Repairing or repaving of existing front yard paving, concrete work and walkways, with the same materials;
- Roofing work, if no change in appearance occurs;
- Foundation work, if no change in appearance occurs; and
- Chimney work, if no change in appearance occurs.

Repointing masonry joints does not require a CofA but staff requires a mortar sample before beginning work to ensure an appropriate match.

Restoring a feature that has been lost is restoration rather than maintenance, and a CofA is required in order to confirm that the restored feature is in fact reflected in the property's history.

Any other work (such as changing the paint color) on a historic property is considered to be rehabilitation rather than maintenance and requires a CofA before work begins. Refer to the *Guidelines for Commercial Properties* and the *Guidelines for Residential Properties* for guidance on appropriate rehabilitation.

2.1.2 Appropriate Maintenance References

Construction practices and the manufacturing of building materials have evolved over the years, and current maintenance techniques may not be appropriate for historic materials. The following are some reliable references on repair and maintenance methods appropriate for historic materials. Specific links to these documents are not included as they may change over time.

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings are posted on the National Park Service website with guidelines for how the *Standards* should be applied to different projects and different contexts.

Preservation Briefs are available on the National Park Service website. The *Preservation Briefs* detail best practices for specific topics related to the care and preservation of historic properties. Topics include the care and repair of particular building features and materials (examples: wooden porches, slate roofs, wood windows, removing graffiti from masonry), cleaning methods, improving energy efficiency, meeting accessibility requirements, and more conceptual questions such as the use of substitute materials and identifying character-defining features.

Preservation Tech Notes are case studies that provide information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. They are available on the National Park Service website.

General Services Administration's Technical Procedures are specifications and guidelines used when the GSA contracts for work on historic federal buildings. The procedures may be accessed from the GSA website's historic preservation section. These are particularly useful for specifying maintenance procedures in contracts.

The Building Technology Heritage Library created by the Association for Preservation Technology International, is an online collection of pre-1964 American and Canadian trade catalogs, house plan books, and technical building guides. It can be a valuable guide to determining whether specific products were available during the building's period of significance, historic color palettes, etc.

2.2 Maintenance of Building Materials

Regular care of building materials, such as masonry, wood, and metal, along with upkeep of key building parts and features, including roofs, windows, doors, and architectural details, prevents deterioration and the need for more extensive repairs.

General references:

- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture In Historic Buildings*
- *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*

2.2.1 Masonry, Stucco, and Plasterwork

Masonry refers to construction with individual bricks or stones held together with mortar. Limestone masonry is common in many of Round Rock's historic buildings because the area has several accessible and high-quality stone deposits. In the early 20th century, the production of lime was a major local industry. Small limestone chips from these deposits were used to make lime for mortar and plaster.

Historically, mortar, stucco, and plaster were all made from lime, sand, and sometimes a binder such as animal hair, which is a soft mix that allows moisture to pass through. it. Brick became common once it could be transported by railroad. Historic bricks were usually fired at a lower temperature than they are now and as a result historic bricks are softer. Softer bricks work well with soft lime mortar, but problems arise when historic bricks are paired with Portland cement-based mortars. Mortar with high Portland cement content can also be problematic with limestone, which is relatively soft, and in stuccoes. Portland cement became common in Round Rock in the 1920s-1930s.

Many of Round Rock's historic limestone buildings were once stuccoed or plastered. At least one of its historic buildings has a scored stucco surface applied as a decorative treatment to give the impression of smoother stones with tighter mortar joints. Very few examples of historic stucco and plaster remain, and they should be treated with great care.

Cleaning Masonry and Stucco

The original finish of brick or stone is historically important and should be preserved. Cleaning should only be undertaken to halt masonry deterioration.

- Historic stone and brick walls should be carefully cleaned with appropriate methods. The National Park Service *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* on cleaning masonry states that the preferred cleaning method for historic masonry is to use a brush and water.

- Strong chemical cleaners should be avoided. Acidic cleaners, even in diluted form, should never be used on limestone, marble, lime stucco, or terra cotta, as they will cause these materials to dissolve.



Limestone etched by citric acid



Removing spray paint from a stone wall using laser ablation

- Alkaline paint removers, (ammonia plus potassium hydroxide or trisodium phosphate) are usually safe for acid-sensitive masonry such as limestone. Organic solvent paint removers (methylene chloride, methanol, acetone, xylene and toluene) may be safe for unglazed brick and terra cotta and harder stones such as sandstone, granite, and slate. No chemical paint removal system is entirely safe for historic masonry. All chemicals should be tested before applying to the entire surface. Manufacturer's directions should be followed carefully.

- Laser ablation is another technique for removing paint from historic masonry or metal with minimal damage, when applied by a well-trained technician.

- Any abrasive or high-pressure cleaning method should never be used as these permanently damage the surface of historic masonry and accelerate its deterioration.



Brick damaged by aggressive pressure washing



Limestone wall damaged when graffiti was removed with a pressure washer, etching the letters permanently onto the building

Masonry Repair

Masonry usually fails because of moisture or incompatible repairs. In addition to completing the repair itself, a good contractor should look for what may be causing underlying moisture problems, such as leaking joints, penetrations, gutters, downspouts, flashing, grading and site drainage problems, or sources inside the building such as plumbing leaks.

The following are some common masonry problems and their potential causes:

- Efflorescence is the accumulation of chalklike white salts on the brick or stone surface and indicates moisture moving through the wall.





Efflorescence in masonry

- Cracks in mortar may have a number of causes of varying severity:
    - Hairline cracks in mortar should be repaired by repointing to prevent moisture intrusion. These cracks are usually caused by minor building movement, thermal movement (expansion/contraction), mortar shrinking as it cures, or simply weathering. They may indicate a more serious problem if they are growing or repeat in patterns.
    - Step cracks occur in a diagonal stair-like pattern along mortar joints across a longer expanse of wall. They indicate foundation settlement or soil issues and usually appear at the corners of buildings or at window and door openings. Cracks that are more than 1/8 inch wide, grow over time, or that cause doors and windows to stick should be professionally evaluated.
    - Horizontal cracks between courses are more concerning and could indicate instability.



Examples of mortar joint failure

- Cracks through a masonry unit (individual brick or stone) may indicate problems of varying severity:
    - Cracks through one unit are commonly caused by repointing with hard mortar transferring damage from the joint to historic material itself.
    - Vertical cracks through several courses, continuing through mortar and individual units, may indicate differential settlement, thermal expansion, or long wall sections without expansion joints.

- Spalling describes damage when the face of individual bricks or stones flakes and falls off. This is generally caused by trapped moisture in the bricks or stones, often due to the use of hard cement mortar. The moisture freezes and cracks the surface. Superficial spalling may be left alone; more severe cases may require patching or replacement of the entire masonry unit.



Spalling occurs when water penetrates the surface of brick or stone and then freezes. Cement mortars accelerate this process because it keeps the brick from drying out.

The following guidelines are provided concerning masonry repairs:

- When masonry needs repair, replacement or patching, use in-kind or similar material. If this is not possible, replacement brick or stone should be matched in texture, color, and detail. Mortar should also match the composition, color, texture, and joint profile of the historic mortar.

- Be sensitive to the patina that stucco develops with time and patch only if it's coming loose from the substrate. The mason should analyze a sample of the existing stucco so it can be matched in terms of composition, color, and sand texture.

- Caulk should never be used in place of mortar or to patch holes in brick and may cause long-term damage.

- Attachment anchors should not be drilled into brick or stone, only mortar. Holes in brick or stone are very difficult to patch, but mortar is refreshed regularly.



Holes drilled for the signs of new occupants add up over the lifetime of a historic building. Holes in brick or stone are very difficult to patch, so any attachment anchors should be placed in the mortar joint.

- Masonry should not require a water-repellant treatment, which is more likely to damage the masonry than aid it. Moisture in a masonry wall usually comes from a leaky roof or "rising damp" from the soil underneath a wall, which a water-repellant treatment will trap inside the wall.

- Sealants intended to make graffiti easier to remove are also water-repellent and present the same problems. The least damaging ways to remove graffiti are certain chemical treatments specifically for masonry and laser cleaning.

- Do not paint brick or stone unless evidenced in its historic condition. Paint is very difficult to remove from masonry without damaging the surface. It is also water resistant and is likely to trap moisture within the wall.

- Limewash and mineral paint specifically for masonry will not cause moisture-related damage in masonry, but they cannot be removed and should only be considered as a protective treatment if the masonry surface is damaged.

Mortar Matching

It is critical to match the composition of historic mortars, not just the color and texture. A mason should be able to analyze existing mortar for its components and their proportions, aggregate size, and sand texture.



Poor matches for mortar color and tooling

Mortar was made with only lime, sand, and water until the early 20th Century. In the Round Rock area, portland cement came to be used in mortar in the 1920s-1930s. Portland cement mortar is considered to be very destructive to historic brick and limestone because it can trap moisture inside the walls and lead to spalling. Lime mortar allows moisture to pass through so the wall can dry out.

Lime mortar is also flexible, and as the building settles over time the mortar will crack instead of the stones or bricks. Portland cement mortar is very hard and forces the settling stresses to crack the bricks or stones instead. Mortar should always be weaker and more flexible than the masonry units.

Some warning signs of poor mortar matching:

- Efflorescence (white salt deposits) on brick faces;
- Spalling (water within the brick freezes and fractures the brick, typically causing the outer 1/8-1/4 inch of the brick face to fall off);
- Gray mortar color (most Portland cement is gray; lime is white).



Spalling occurs when water penetrates the surface of the brick and then freezes. Cement mortars trap moisture and slow the brick's ability to dry out.



Sandstone damaged by cement mortar that is harder than the stone. As the building settles, tiny cracks form in the stone rather than in the mortar. Water penetrates the cracks and then expands when it freezes, cracking the stone.

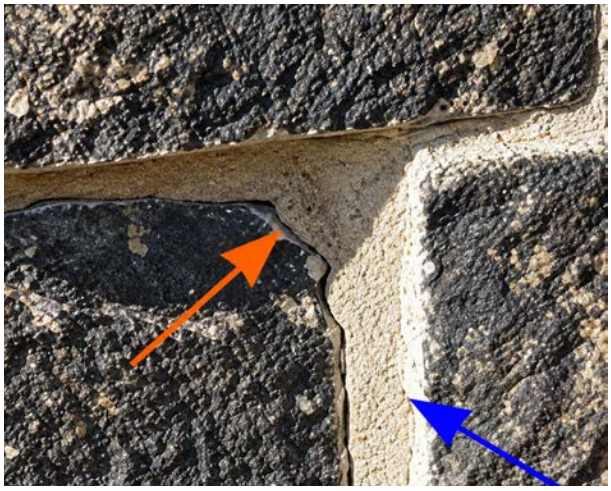
Repointing Masonry

Repointing is a maintenance procedure involving the removal of loose or eroded mortar and refilling the joint with fresh mortar. Over time the mortar will wear away between the units and should be repointed when it has eroded more than a quarter inch. The new mortar should match the historic mortar in composition, strength, color, joint width, and tooling.

Historic mortar is intended to be sacrificial and should always be softer and more breathable than the brick or stone that it joins. It is not uncommon to find that previous repointing has used harder mortar (more Portland cement content) than is appropriate. Sometimes when water penetrates gaps between repointing areas, the older, softer mortar is worn away behind the harder mortar. The harder mortar should be removed before additional soft mortar is applied so that all the mortar between the stones is of similar hardness.



Eroded mortar joints should be repointed with matching mortar and joint tooling.



Mortar separating from brick or stone should be repointed.

- Repoint masonry where mortar has eroded more than a quarter inch.
- Old or loose mortar must be removed before repointing. Use hand tools only. Do not use circular saws or grinders.
- Mortar color may be matched to a non-weathered sample of historic mortar raked from mortar joints; small amounts should be mixed and allowed to dry on a board before comparison with historic samples. Have preservation staff approve samples before application.

- Mortar should never be smeared over brick faces, which may cause long term damage. On very rough stones, mortar may be feathered over the edges but should be controlled.

- Mortar joints should not be overfilled; joint width should not be increased during repointing. They should be tooled to match the historic joints in profile; joints should nearly always be recessed; mortar should not be "feathered" out over brick face. Feathering may be appropriate for rough limestone.



Cracking from overfilled mortar

Stucco and Plasterwork

Unlike most contemporary stucco, historic stucco does not contain Portland cement. The finish coat also often uses finer sand than contemporary stucco. Repairs should only be undertaken by someone trained in historic plastering or stucco who can analyze the historic stucco and match its composition, texture, and color.

Hairline cracks in stucco may appear harmless but they allow water to penetrate into the wall. Delamination or bulging, where stucco pulls away from the wall, indicates more advanced moisture damage. Efflorescence creates white, chalky deposits on the outside of the wall, which are salt deposits left when water evaporates, and also indicates a moisture problem deeper in the wall.

Unpainted historic stucco in good condition should remain unpainted and be allowed to weather naturally. If the stucco has already been painted, removal is likely to damage the surface, and it is best to maintain the surface with breathable paint with high permeability. Limewash and mineral paints are the most breathable and do not trap moisture. Some high-permeability acrylics are also suitable. Do not use dense acrylic or latex paints, oil-based paint, or elastomeric coatings.



A century ago, this wall received a scratch coat of stucco but did not receive a finish coat. It is best left in its historic condition and repaired as needed.

For additional information refer to these National Park Service publications:

- *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*
- *Preservation Brief 15: Preservation of Historic Concrete*
- *Preservation Brief 21: Repairing Historic Flat Plaster – Walls and Ceilings*
- *Preservation Brief 22: The Preservation and Repair of Historic Stucco*
- *Preservation Brief 23: Preserving Historic Ornamental Plaster*
- *Preservation Brief 38: Removing Graffiti from Historic Masonry*
- *Preservation Brief 42: The Maintenance, Repair, and Replacement of Historic Cast Stone*

2.2.2 Cast Iron and Pressed Metal

Cast iron and pressed metal storefront kits were common in the late 1800s and early 1900s. Pressed metal was also used in houses, particularly for foundation skirting.

- Cast iron and pressed metal are vulnerable to rust and corrosion, and their primary means of protection is paint. Surfaces should be inspected regularly, especially at joints or seams, and loose or blistering paint removed. Do not paint over rusted metal without using a rust-inhibiting primer.

- Damaged pressed metal and cast-iron parts should be repaired whenever possible rather than replaced. Inspect regularly for corrosion, particularly where the metal meets brick or stone. Remove corrosion with the gentlest means possible. If parts cannot be repaired, some foundries or sheet metal shops can replicate them from measurements or with molds made from the original part.

- Do not drill new holes into historic pressed metal or cast iron for signs, lights, or other attached elements.

For additional information refer to the National Park Service publications:

- *Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron*
- *Preservation Brief 49: Historic Decorative Metal Ceilings and Walls: Use Repair, and Replacement*

2.2.3 Wood

Historic wood features should be maintained. Unprotected wood is vulnerable to moisture, wear, and UV rays, which can lead to warping, rot, and erosion. Until the mid-20th century, most wood used in siding, windows, etc. was old-growth wood, which is both stronger and more rot-resistant than contemporary wood. Old-growth wood is now only available from salvaged building parts. Additional considerations for the maintenance of historic wood features include:

- Siding and other exterior wood parts should be regularly inspected. Keep clean, remove dirt and mildew, and ensure that gutters and downspouts are working properly. Lower courses of siding, joints, end grain, and horizontal surfaces like porch decking are especially vulnerable to decay.

- Do not use abrasive cleaning methods such as sand blasting, power sanding or pressure washing. These methods can damage the wood, shorten its life expectancy, and cause accelerated erosion.



Wood deck damaged by pressure washing

- Keep wood surfaces painted for their protection. Proper surface preparation is essential. Before repainting, remove loose or failed paint, but avoid removing paint that is soundly attached. Caulk appropriately but not excessively. Prime any areas of bare wood and repaint with compatible exterior paint.

- Avoid letting wood parts contact concrete directly, as the concrete will wick moisture from the ground and keep the wood in a moist environment and vulnerable to rot. Install an appropriate non-porous membrane between the wood and the concrete.

- Repair deteriorated parts whenever possible rather than replace them. Wood fillers may be used in small areas or to repair dents. If there are areas of rotten wood, remove them and use epoxy consolidants to fill the gaps.

- If the part cannot be repaired, replace only the deteriorated portion rather than the whole part whenever possible. Match the original part in terms of shape, profile, dimensions, and species if possible. Old-growth wood can be found through reclaimed wood suppliers or architectural salvage. Acetylated wood may be considered for parts that are especially vulnerable to moisture damage.

- If a wood part has to be replaced in a location where it is subjected to high moisture levels or frequent wetting, consider fabricating the replacement from acetylated wood, which is treated to keep it from absorbing moisture.

- Do not cover or replace wood siding with non-wood materials.

For additional information refer to these National Park Service publications:

- *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*
- *Preservation Brief 26: The Preservation and Repair of Historic Log Buildings*
- *Preservation Brief 45: Preserving Historic Wooden Porches*

2.2.4 Paint and Stain

Keeping painted surfaces in good condition is important not just for their own appearance, but to protect the materials to which it is applied. Paint is the primary means of protecting wood from warping and rot caused by moisture, wear, and deterioration from ultraviolet light. Paint is also the primary means of protecting ferrous metals from rust.

- Only paint surfaces that historically were painted.

- Proper surface preparation is essential before repainting. Remove all loose or flaking paint but do not remove areas that are securely adhered. Prime all exposed areas of wood, particularly end grain. Use rust-inhibiting primers for rusted metal. Caulk properly but not excessively.





Blistering paint (left photo on concrete, right photo over plaster) usually indicates an underlying moisture problem, but may also be caused by poor surface preparation, painting in direct sunlight or hot conditions, or exposing painted surfaces to rain or high humidity before the paint cures.

- Use paints that will adhere to the primer or substrate material. Do not paint over dirty, greasy, or chalky surfaces. Latex paint will not adhere to oil-based paint without a bonding primer. Oil-based paint will not flex along with latex paint underneath, which often leads to peeling and "alligatoring."



Chalking is usually due to ultraviolet degradation of the paint binder. This kind of weathering is normal, but the surface should be cleaned before repainting so that the new paint will adhere.



"Alligatoring" may be caused simply by the age of the paint job, or may be caused by poor adhesion to a glossy surface, a second coat applied before the first was fully dry, applying too much paint in one coat, paint applied under poor environmental conditions, applying a harder coating (such as enamel paint) over a more flexible coating (such as latex paint), or may indicate an underlying moisture problem.

- Ensure ambient conditions are favorable for paint application to ensure proper adhesion and finish quality.



Peeling paint may be caused by poor surface preparation, painting over an incompatible paint or primer, omitting primer, painting in humid conditions, using old or poor-quality paint, or may be the result of extreme heat, temperature fluctuations, extended exposure to sunlight, or may indicate an underlying moisture problem.

- Refer to the *Guidelines for Commercial Properties* and the *Guidelines for Residential Properties* regarding the selection of appropriate paint colors.

Paint Removal:

- Paint is extremely difficult to remove from masonry without damage, which is why it is inappropriate to paint masonry unless that was its historic condition.
- Removing paint from wood or metal is usually not especially difficult with an appropriate stripping agent – though the wrong stripping agent may damage the historic surface.
- Pressure washing at a pressure high enough to remove paint will damage most historic surfaces, including brick, stone, stucco, metals, wood, and plaster.
- Laser ablation is a method of removing paint, stain, and rust without touching the underlying surface.

For additional information refer to these National Park Service publications:

- *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*
- *Preservation Brief 28: Painting Historic Interiors*
- *Preservation Brief 38: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*
- *Preservation Brief 38: Removing Graffiti from Historic Masonry*

2.3 Maintenance of Building Parts and Features

The components of a building that are the most visible expressions of a building's design and craftsmanship, are often the most vulnerable to wear and weathering. Regular inspection and maintenance of these elements, including sealing, repainting, repairing deteriorated components, and ensuring proper drainage, prevent water intrusion and material failure. Maintenance should focus on preserving original features whenever possible. Prioritize repair over replacement and use methods and materials that are compatible with the building's historic character.

2.3.1 Roofs and Gutters

Maintaining a sound, water-tight, and ventilated roof is the most important measure for minimizing weather damage to buildings.

- Repair leaks in roofs when first noticed to prevent wall and interior damage.
- Clean gutters regularly so that gutters do not back up during heavy rain.
- Clean and repair downspouts; clogged or poorly maintained downspouts can cause water to damage fascia and walls.
- Ensure that roof, cornice and parapet treatments are preserved; when re-roofing, do not allow contractors to dispose of features like historic lightning rods, ridge crests, etc. When preservation of these features is not possible, replace in-kind.

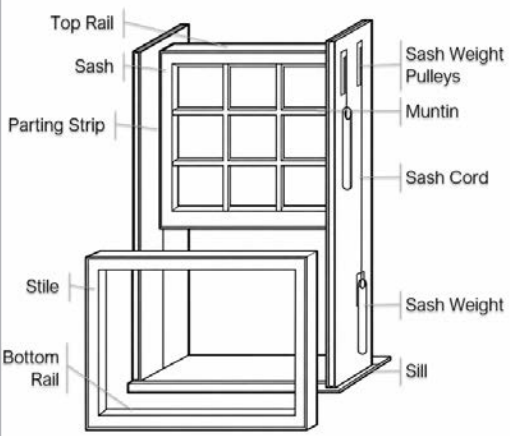
For additional information refer to these National Park Service publications:

- *Preservation Brief 4: Roofing for Historic Buildings*
- *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*
- *Preservation Brief 29: The Repair, Replacement, and Maintenance of Slate Roofs*
- *Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs*
- *Preservation Brief 50: Lightning Protection for Historic Structures*

2.3.2 Windows and Doors

Because they are subject to heavy use, historic wood windows are made to be repaired and with proper maintenance can last for hundreds of years. In many cases, it is less expensive to repair the original window fabric and components than to replace the windows. It can be difficult to find appropriate replacements for historic windows. Few manufacturers make true divided lites, and muntin shapes have changed over time.

Double-hung window components



- Most historic windows were made with old growth lumber that is no longer available. New wood windows cannot be as strong, durable, or rot-resistant as these historic windows unless made with reclaimed wood.
- Maintain historic glazing, including cleaning, periodic replacement of glazing putty, and retention of historic glass where present.
- Preserve and maintain historic hardware, including hinges, knobs, locks, and kickplates; repair rather than replace where possible.
- Keep window and door trim scraped, caulked, and painted to avoid rot. Moisture quickly deteriorates wood that is not protected by paint.



Applying new glazing putty to wood windows

- Do not replace glass with tinted glass or apply tinted or reflective films.
- Maintain original materials and use selected component replacement rather than full replacement where possible.
- Replace in-kind when necessary, matching the original in material, design, dimensions, and detailing; avoid modern stock doors that alter the building's character.

For additional information refer to the National Park Service publications:

- *Preservation Brief 6: The Repair of Historic Wooden Windows*
- *Preservation Brief 33: The Preservation and Repair of Stained and Leaded Glass*

2.3.3 Awnings, Canopies, and Signs

Awnings, canopies, and signs are exposed to exterior elements that vary in materials, colors, and function. Because they are subject to weather and are often attached to historic building materials, they require regular maintenance to remain safe, functional, and compatible with the character of the building and surrounding neighborhood.

Carefully consider attachment points to minimize damage to historic materials. Repeated installation of new awnings, canopies, and signs over time can result in cumulative damage to historic materials.

- Attachment anchors and fasteners should not be drilled into brick, stone, or any other masonry unit. They should be installed in mortar joints.
- Existing attachment points should be reused where feasible.

Awnings

- Awnings should be kept clean and free of dirt, mildew, and stains. Worn, torn, faded, or deteriorated awning fabric should be replaced as needed and match the original where possible.
- Maintain awning frames and hardware to ensure they remain secure and operable.



Cleaning a fabric awning

Canopies

- Keep canopy surfaces clean and free of rust, peeling paint, or water intrusion.
- Maintain structural supports, including brackets, rods, and posts, to ensure the canopy remains stable and does not damage the building façade.
- Repair damaged components promptly to prevent hazards and further deterioration.

Signs

- Ensure signs are securely attached and do not damage historic materials. Avoid creating unnecessary new holes in masonry; reuse existing attachment locations where feasible.
- Repaint or refinish worn or faded graphics.
- Signs mounted above or on canopies should remain securely attached, with hardware and lighting maintained so they do not damage canopy materials or obscure architectural features.
- All signs and their components and support should be maintained in good condition. The City's Zoning and Development Code has specific maintenance criteria for signs.

For additional information refer to these National Park Service publications:

- *Preservation Brief 25: The Preservation of Historic Signs*
- *Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design*

2.4 Energy Efficiency

Improving energy efficiency is one of the most common reasons owners make alterations to their historic properties. Efficiency measures used in contemporary structures are likely to cause damage to historic structures or their character-defining features. Consult the following guidelines before hiring a contractor or begining work.

For additional information refer to these National Park Service publications:

- The Secretary of the Interior's *Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*
- *Preservation Brief 3: Improving Energy Efficiency*
- *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*
- *Preservation Brief 24: Heating Ventilating and Cooling Historic Buildings: Problems and Recommended Approaches*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

2.4.1 Building Insulation

Adding insulation to a historic building can improve comfort and energy efficiency, but it also changes how the building manages moisture and heat. Done incorrectly, it can lead to rot, mold, masonry damage, and paint failure. Older buildings were not designed to be sealed tight but to dry out after they got wet. The way insulation and vapor barriers are installed can interfere with drying and can cause condensation within the wall cavity. Solid masonry walls in particular behave differently than walls with masonry veneer, as they absorb and release moisture freely. Insulating the interior incorrectly can make them colder, wetter, and more susceptible to damage. Adding or changing insulation should only be done by a contractor familiar with issues common to historic buildings.

For additional information refer to these National Park Service publications:

- The Secretary of the Interior's *Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings;*
- *Preservation Brief 3: Improving Energy Efficiency;*
- *Preservation Brief 24: Heating Ventilating and Cooling; and*
- *Preservation Brief 39: Controlling Unwanted Moisture*.

2.4.2 Doors

The following are some historically appropriate ways to improve door efficiency:

- Address deterioration sources including moisture intrusion and failed sealants.
- Ensure appropriate finishes to protect the original material. Ensure that there is proper drainage around building entries and openings.
- Ensure proper sealing and operation of doors including weather stripping, thresholds and hinges.

2.4.3 Windows

One of the most common reasons that owners replace the windows of historic properties is to improve energy efficiency. Replacing historic windows is not appropriate because they are nearly always one of its character-defining features that indicate its period and style. The following are some appropriate ways to improve window efficiency:

- "Drafty" windows are usually the result of faulty caulking, glazing putty, or weatherstripping. Ensure windows are well caulked and weather sealed to avoid air infiltration.
- Some window cling films can prevent heat gain by reflecting infrared wavelengths but admitting visible wavelengths. It is not appropriate to use permanent films, or films that are tinted or reflective in visible wavelengths .
- Storm windows that fit in the interior side of the windows are also available, which are very easy to remove in order to open or clean the window. This helps to preserve the exterior historic character of the building. Internal storm windows are more appropriate than new external storm windows, unless your property had wood storm windows historically.
- Ensure secondary window and door components including screened/storm windows and doors are compatible, with minimal visual obstruction and simple framing that does not obscure historic features.



Interior storm windows offer the benefits of traditional storm windows without affecting the exterior appearance and may easily be removed when occupants wish to open a window.

2.5 "Mothballing" for Future Restoration

When a preservation, rehabilitation, or restoration project must be postponed, it is necessary to protect the property from weather and vandalism, a process referred to as "mothballing." Mothballing must be planned to ensure that repairs are made beforehand to ensure that deterioration does not continue while mothballed. Buildings cannot remain boarded up indefinitely, so it is preferable to find even a marginal temporary use until it can be rehabilitated to serve permanent use.

The basic steps to mothballing given in *Preservation Brief 31: Mothballing Historic Buildings are:*

- Documentation:
    - Document the architectural and historical significance of the building.
    - Prepare a condition assessment of the building.
- Stabilization:
    - Structurally stabilize the building based on a professional condition assessment.
    - Exterminate or control pests, including termites and rodents.
    - Protect the exterior from moisture penetration.
- Mothballing:
    - Secure the building and its component features to reduce vandalism and break-ins.
    - Provide adequate ventilation to the interior.
    - Secure or modify utilities and mechanical systems.
    - Develop and implement a maintenance and monitoring plan for protection.



The historic Stagecoach Inn was mothballed until a rehabilitation plan was finalized.

CHAPTER 3

GUIDELINES FOR COMMERCIAL PROPERTIES

3 Guidelines for Commercial Properties

This chapter addresses the appropriate treatment of Round Rock's historic nonresidential properties: commercial, institutional, industrial, and utility structures. The guidelines in this chapter are applicable to structures whose original form and use were commercial, regardless of present use. For guidelines regarding the treatment of historic residential properties converted to a commercial use, refer to Section 4.2.8 in the *Guidelines for Residential Properties*. For guidelines on non-occupiable structures on private property, public spaces, and landscapes, refer to the *Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes*.

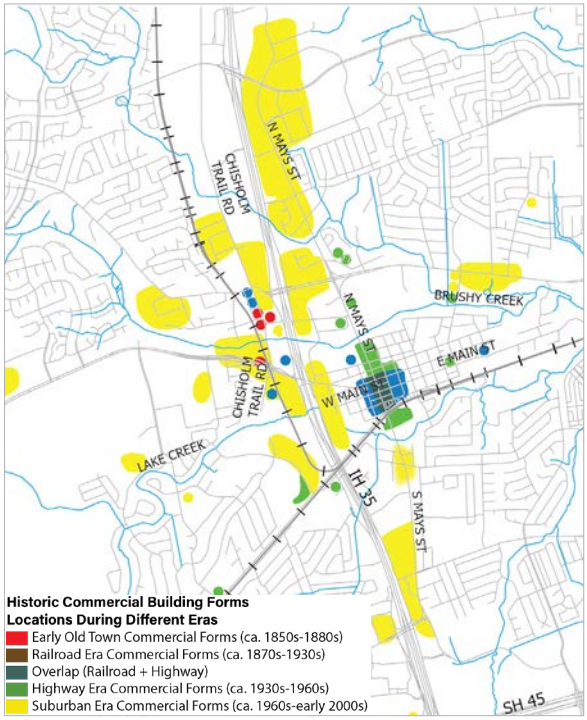
The *Historic Design Guidelines* are applied to ensure appropriateness of proposed projects involving designated historic landmarks and districts. These guidelines are also utilized when reviewing proposed projects for properties that are not historically designated but are located in historically significant areas and identified with a certain zoning district as subject to the *Historic Design Guidelines*.

The City has established preferred treatment approaches for these properties based on the Secretary of the Interior's *Standards for the Treatment of Historic Properties* which are summarized in the table below. The treatment approaches are listed in order of preference based on the City's historic preservation priorities. Refer to the table when selecting an appropriate treatment approach for projects involving historic commercial properties that may impact building form or fabric.

City of Round Rock Preferred Treatments of Designated Historic Properties with H (Historic Overlay) Zoning		
Treatment Approach	**Use This Approach When**	**Guidance**
Preserve	Original historic materials are intact and can be maintained as they are	Retain and maintain original materials and character-defining features
	Original historic fabric is damaged but can be fixed	Repair rather than replace; use methods that extend the life of existing fabric
Restore	Original historic property has been altered and there is sufficient documentation of its earlier condition during its period of significance	Accurately return a property to the way it appeared during its period of historic significance by removing features that do not reflect that period of significance and/or reconstructing missing historic features
	Original historic feature is damaged and cannot be repaired but is well documented	Accurately replicate the damaged feature based on documentation, matching the materials, size, and appearance
Rehabilitate	Original historic feature is known to have existed, but documentation is incomplete	Design a new feature that is compatible with the property's age, style, type, and materials; design should be simple and understated
	Historic property requires modification or addition to remain in service or accommodate a new use	Retain character-defining features; structural additions must be compatible, and visually distinct from and secondary to the historic structure
Relocate	Relocation is necessary to avoid demolition of the historic structure	Select a relocation site that offers a setting and context that is as similar as possible to its original site
Reconstruct	Historic structure has been lost but was well documented	Reconstruction should be accurate and clearly identified as a contemporary re-creation

3.1 Round Rock's Historic Commercial Buildings

Each building is a product of the time and circumstances during which it was built and occupied. While every property has a unique history, commercial buildings built in the same era share some similar character-defining features. The purpose for which it was built, where it was built, and with what materials, strongly influence a building's form. The goal of preservation is to ensure that character-defining features remain evident at historic landmarks and in historic districts and areas.



Commercial building form by era and location

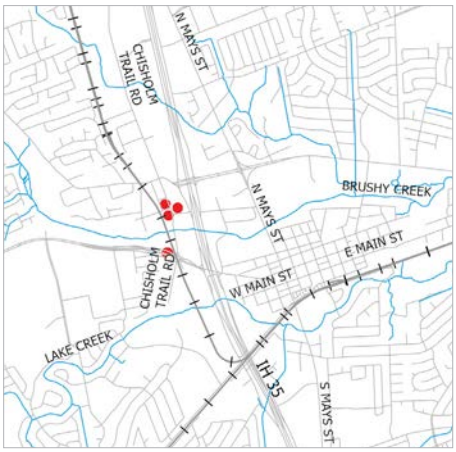
This section includes guidance specific to commercial buildings characterizing different eras of Round Rock's history. The following descriptions of eras are broad as each commercial building has its own history and unique qualities that tell the story of why and when it was constructed, and how it has been occupied and modified over its lifetime. In some cases, sites described may not be designated historic landmarks, but exemplify buildings found in Round Rock during the time period being described.

When new construction is proposed on a historic property or in a historic district or area, the following provides guidance concerning building forms appropriate for its era in addition to the general requirements for new residential construction given in Section 3.2.3.

3.1.1 Early Old Town Commercial Buildings (ca. 1850s-1880s)

Historic commercial buildings located along Chisholm Trail Road near Brushy Creek were part of the original settlement of what is now Round Rock. After Texas became a state in 1845, settlers arrived to establish farms and businesses. Two stagecoach routes ran along Chisholm Trail Road, and several businesses sprang up near the creek crossing to serve the stagecoach operators and their passengers as well as nearby farmers. The businesses were located close to the road, usually at the front property line.

Most surviving buildings from this era were built according to folk tradition by skilled builders. These folk buildings, sometimes referred to as "pre-railroad," were detached one- or two-room structures with gable roofs, similar to the houses of the time. Doors and windows were usually narrow because there were few easily available materials to use for lintels to span the opening. Most stone buildings either used wood lintels or flat stone arches, neither of which could support stone over wide openings.



Locations of early Old Town commercial form

The limited range of exterior materials reflects the era's transportation challenges. Limestone blocks were quarried from the area around the creek, and lime for mortar and plaster was made from the leftover limestone chips. Several small sawmills nearby provided rough sawn lumber, and nearby cabinetmakers made doors and windows. Manufactured materials such as glass and hardware were brought from outside the area by stagecoach or ox-cart over primitive roads.

Compatible Characteristics

New buildings or alterations to building fabric in this area should incorporate the following character-defining features of Old Town commercial properties:

- Buildings are one or two stories with rooms no wider than 20 feet. The original structure is almost always built from limestone but may have later wood-framed additions.
- Roofs are gabled and originally were covered by wood shakes, though many were later replaced with corrugated metal.
- Door and window openings are narrow. Windows are double-hung, multi-paned, and are not grouped together.
- Buildings are oriented to the street and built to the front property line. Entrances are near grade level.
- The site may also include a residence and/or accessory buildings or structures.

- A new building in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



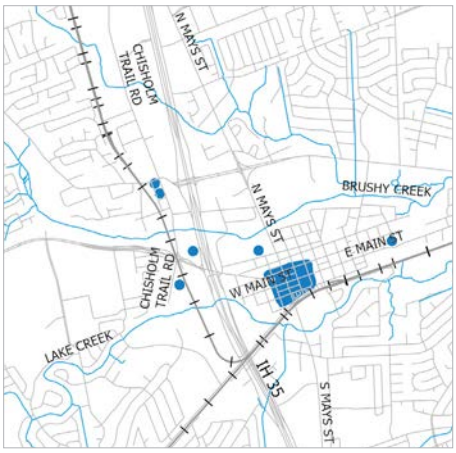
Old Post Office/General Store, part of the Owen House Complex (National Register). The stone store was built ca. 1870 to replace a log building built in 1853.



Sansom House, believed to have originally been a stagecoach livery built by John Wesley Wilbarger ca. 1854. Written accounts indicate that there was a paddock and wooden stable behind it.

3.1.2 Railroad Era Commercial Buildings (ca. 1870s-1930s)

In 1876, the International and Great Northern Railroad extended a line into Williamson County, ending just ¾-mile from the original settlement on Brushy Creek. The railroad's land company laid out a square blocked street grid on the north side of the tracks, soon referred to as New Town, with one diagonal street connecting the depot to "Old Town" Round Rock on Brushy Creek. On the blocks close to the depot, the lots were narrow to accommodate attached storefronts. This commercial area is now a National Register Historic District (Downtown Historic District).



Railroad era commercial form locations

The first few storefronts were built with the same materials and techniques that had been used in Old Town and could not accommodate large display windows. Instead, the storefront consisted of 2 to 4 pairs of doors, and wares were often displayed on shelves or carts outside the building. Several of the buildings on corner lots had a second floor that was used for offices, storage or lodging.



Early storefronts like the Round Rock Leader building (built 1881) had simple facades consisting of paired doors often with transoms. The design was adaptable to different businesses, providing sufficient air circulation and display space. The interior could be subdivided so that each tenant had their own entrance.



Later construction shows more refined stonework. The Old Broom Factory Building (built 1880, left) has smooth ashlar limestone. The Otto Reinke Building (built 1878, right) has a lime plaster finish scored to imitate carved stone. Both are in the Downtown Historic District, listed on the National Register of Historic Places.

As the railroad made more manufactured building materials accessible, storefronts became more varied. Large sheets of glass and steel lintels to span them became available, and by 1900 display windows were common. Façades took on the classic storefront form common in other cities. Office façades began to take a form distinct from retail shops with smaller windows. Brick became more accessible around the turn of the 20th century. Three buildings in the district have pressed metal and cast iron storefront panels ordered from a factory in St. Louis.



The Nelson Hardware Building (built 1900) used a storefront facade system from the Mesker Brothers of St. Louis to combine two existing limestone buildings that had been damaged by fire. The storefront system included wood-framed doors and windows as well as the pressed tin and cast-iron components.



The Farmers State Bank building (built 1920) was built with small windows for security. The railroad and the development of local building supply businesses allowed brick and other manufactured materials to be more commonly used.

Compatible Characteristics

New buildings or alterations to building fabric in the Downtown Historic District and Downtown Historic Commercial Core should incorporate the following character-defining features of railroad-era commercial storefronts:

- Buildings are narrow and built to the front and side property lines. Flat roofs are hidden by parapets.
- Wall materials in public view include limestone, brick, pressed metal, and occasionally stucco/plaster. Windows and doors are wooden. Some of the attached storefronts on West Main Street have wood siding or stucco.
- The first floor of the façade should employ storefront forms historically present in the district, including the early form with 2-4 pairs of doors and transoms, the classic American railroad-era storefronts with recessed center entries and display windows to either side; and similar office storefronts with smaller windows to either side of the entrance.
- For buildings with a second floor, upper-story windows are double-hung, narrow, and are not grouped together.
- A new building in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



The Old Post Office/Masonic Lodge (built 1878)

3.1.3 Highway Era Commercial Buildings (ca. 1930s-1960s)

In 1936, Mays Street was extended north across Brushy Creek to become US Highway 81. A number of auto-oriented buildings sprang up alongside it, including service stations, restaurants, motor hotels and auto dealerships. Unlike the railroad-era storefronts, buildings for these businesses were detached and mostly wood-framed. They were set back from the street and many had vehicle canopies. Parking lots were rare, but cars were often parked informally in front.



Highway era commercial form locations

By that time business marketing practices were well-developed. Most of the new buildings had a design style. Some of the early buildings were built with a nod to residential styles such as Spanish Revival to blend in with surrounding houses. By the 1930s, many transport-related businesses adopted a Streamline Moderne aesthetic. Few structures from this era have survived.



1959 US Geological Survey map of Round Rock, before Interstate 35 was constructed.

Compatible Characteristics

New buildings or alterations to building fabric on Mays Street should incorporate the following character-defining features of Highway-era commercial properties:

- Buildings are small, detached, and almost always single-story. They are set back from the street though they may have a vehicle canopy in front. There may be informal parking areas in front but no formal parking lots.

- Buildings are wood-framed and walls are clad with stucco or wood siding. Most were influenced by styles such as Streamline Moderne and Spanish Revival popular in the 1930s and 1940s.
- A new building in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



The Sowell filling station at 101 W. Main Street still has a hipped canopy roof (1938 photo)



In 1930, the Round Rock Motor Co. was at 216 E. Main Street. The brick building was coated with stucco after a fire and given a more modern appearance. The building housed the city library in the 1960s.





Johnson Gas Station (built between 1936-38), originally had a Mediterranean Revival exterior that was modernized in midcentury (left photo 1938, right photo 1971).



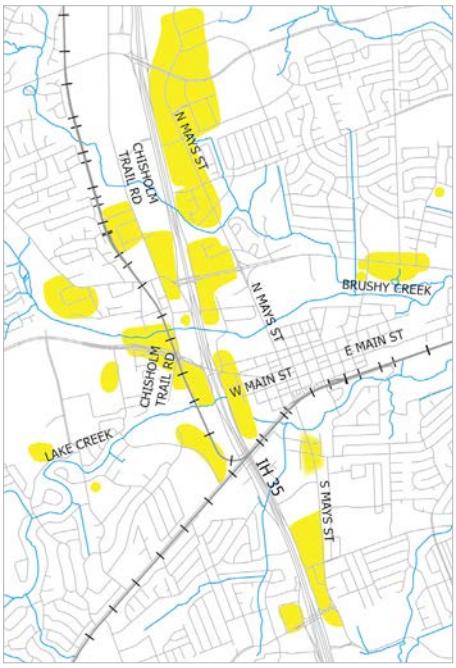
Henna Chevrolet Dealership (built 1945, demolished 2021). The building originally had a sleek Moderne-influenced stucco exterior housing an auto showroom and service garage.



In 1959, the Round Rock Motor Co. at 416 N. Mays had a Moderne-influenced design.

3.1.4 Suburban-Era Commercial Buildings (ca. 1960s-early 2000s)

The stretch of Interstate 35 through Round Rock opened in 1960. Travel-oriented businesses quickly moved to the new corridor, and US 81 businesses came to serve mostly local needs. Interstate 35 also brought Round Rock within commuting distance of Austin, and the population began to increase in the late 1970s.



Suburban era commercial form locations

Freeway commercial development had some specific requirements. Buildings were constructed behind formally designed parking lots, since street parking was unsafe and pedestrian access unimportant if not actively discouraged.

Access to customers from a larger area also meant that businesses and their required spaces could grow larger. Long, multitenant commercial strips and gas stations with more than one or two pumps became the norm. Small retail strips with front parking lots also appeared on commercial streets. Office buildings, banks, and multistory hotels also emerged.

Compatible Characteristics

New buildings or alterations to building fabric in historic areas should incorporate the following character-defining features of suburban-era commercial properties:

- Buildings are positioned behind front parking lots or vehicle circulation areas. Drive-up or drive-through areas often incorporated canopies. Few pedestrian facilities existed other than sidewalks in front of the building.
- Most retail strips were single-story, while offices and lodging might have two or more stories.
- Buildings along the freeway generally have flat roofs while centers closer to residential areas might have pitched roofs. Wide ranges of exterior materials were used, including glass and metal storefront systems, stone and concrete block.
- Prominent auto-oriented freestanding and building signs are common.

- A new building in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



The Arco Station (photo ca. 1970) at Interstate 35 and US 79 (Palm Valley Boulevard) had multiple gas pumps and service bays.



Stuckey's Pecan Shoppe was a rest stop providing gas and snacks.



909-913 N. Interstate 35, built 1970. Simple, versatile retail spaces, with multiple storefronts in a single building and a large front parking lot.

In the early-2000s, Round Rock began to transition from a suburban community to a mid-size city with a wide variety of new building forms.

3.2 Commercial Building Form

Historic commercial buildings share certain features based on their age and their particular use. They usually have simple and efficient box-like shapes with ornament and detail almost exclusively on the front façade to engage passers-by. Most shops and offices are designed to be adaptable to different businesses, while institutional buildings incorporate permanent features that convey the characteristics of the institution within.

Because the rehabilitation of a historic building or structure often involves adapting it to a new tenant business or an entirely different use, the objective is to preserve features that characterize the historic use in order to preserve evidence of the community's commercial history. Businesses that are accustomed to contemporary commercial spaces often treat these spaces as a blank slate to express the character of their business, however, new businesses in historic buildings must accept limits on the alterations they make to these spaces so that features of the building's earlier function are preserved.

3.2.1 Façades

Façades are any side of a building. Depending which direction façades face, they may be treated differently such as when serving as a main entrance on a primary frontage or a service entrance on an alley.

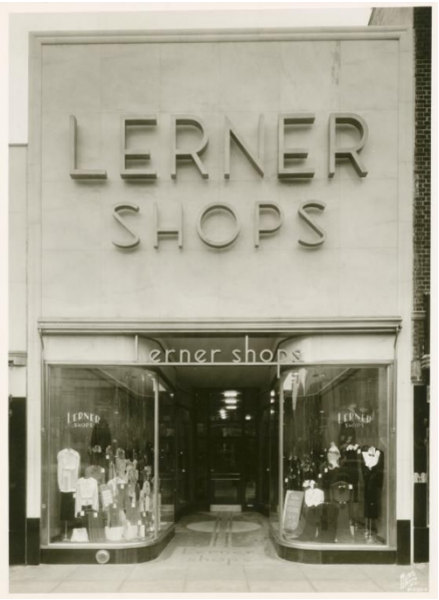


Primary Frontage

The primary frontage is the side of a building designated to bear the address and the main public entrance. The façade on the primary frontage is a key character-defining feature of commercial buildings. For retail buildings, the façade on the primary frontage contains storefronts for each business designed to display merchandise and attract customers. For institutional buildings, the façade on the primary frontage usually attempts to convey permanence and authority.

Storefronts

The storefront façade is usually the most prominent feature of a historic commercial building, playing an important role in a store's advertising and merchandising strategy. The storefront is also part of the larger building, and its design should relate to the building's overall character.



Example of a historic commercial storefront

In the Downtown Historic District, storefronts are typically 30 feet wide. The earliest storefronts in Round Rock were limestone with two to four sets of glazed doors spaced evenly across the front. Large glass panes became available by 1900. By the mid-20th century multi-tenant retail buildings were common with a row of storefronts in a single building.

The preservation of storefronts includes:

- Maintaining original elements of the façade design such as reveals, doors and surrounds, cornices, transoms, display windows, cast iron columns, and kick plates, even when a new use occupies the interior.
- Respecting the horizontal separation between the storefront and upper stories where the building has additional stories above the storefront. The upper unit(s) generally have a separate entrance which should be differentiated from the primary retail entrance.
- Maintaining the historic planar relationship of the storefront to the façade of the building and the streetscape.

If preservation of an existing storefront is not possible, a new storefront should:

- Preserve the storefront's character even though there is a new use inside. If the new occupant prefers a smaller display window, reduce the display area with interior curtains or blinds rather than tinting the window or altering its size.
- Avoid incorporating materials that were not available during the historic storefront's period of significance.
- Choose paint colors based on the building's historical appearance, if known.

Elements of Historic Storefronts







Examples of historic storefronts

Auto-Oriented Façades

Some historic commercial buildings were designed to serve automobiles rather than pedestrian retail activity. Gas stations are a common example and include distinctive elements such as canopies, service bay doors, and site layouts oriented towards vehicles rather than traditional display windows and retail storefronts. These features reflect the building's historic automobile-related use and should be preserved in any alterations or reuse.

- Preserve character-defining features that distinguish auto-oriented uses from traditional storefront buildings, such as service bay openings, canopies, and other elements associated with automobile service.
- Avoid enclosing areas beneath historic canopies or making alterations that would significantly change the character of the building's auto-oriented design.



Vehicle canopies are often a key feature of auto-oriented commercial buildings

Alley Façades

Alley façades in historic commercial areas are an integral part of a building's character and function and should be designed and maintained to reinforce service patterns, mobility, and the overall rhythm and scale of buildings along the same alley.

- The back alley-facing sides of historic storefront buildings were considered service entrances and usually had a functional appearance, compared to the street-facing front façade.
- Alley façades generally did not include ornamentation. The simple design and humble materials of an alley façade should be respected and not "dressed up" to create a false impression of its original function, even if the area behind the building is turned over to customer use.
- The door and window types and arrangements on alley façades were generally functional. The placement of window and door openings on alley façades should correspond to that of alley façades on alley streetscape or within the district, or typical of a building of this type, age and location.
- Façades of a new building facing an alley should be simplified and secondary in design to that of the primary façade. It may be appropriate to use the same materials on the alley façade as are on the front façade.





Two functional alley facades with minimal ornamentation, featuring service entrances and an exterior stair that supports circulation and access typical of historic commercial alleys.

3.2.2 Preserving Commercial Building Form

When undertaking a rehabilitation project, prioritize preserving the features that characterize its historic use, even as it is adapted to a new one. Become familiar with your particular building's history so that you can recognize these character-defining features.



- Preserve and maintain the defining mass, scale, and spatial relationships of historic commercial buildings so that their original form remains clearly identifiable.
- Preserve the primary building form by maintaining the fundamental geometry (rectilinear forms, simple volumes, or distinct historic shapes). Retain overall building mass by preserving the building's height, width, depth, and volumetric proportions.
- Retain dominant organizational patterns of a façade including vertical orientation elements that emphasize building height and horizontal orientation elements that emphasize building width in order to help maintain building proportions and character.
- Preserve overall façade proportions by maintaining the balance of solid-to-void (wall-to-opening ratios).
- Existing historic accessory buildings or structures should be retained in their historic condition and protected against deterioration and neglect. Repairs to these should be made with historic materials such as stone, brick, wood and other materials as deemed appropriate.

- Maintain historic orientation to the street including building alignment, setbacks, and primary entrance orientation.
- Retain established relationships between buildings including spacing and block patterns.
- Respect the building's context to ensure compatibility with its surroundings.
- Avoid additions or alterations that make the building appear substantially larger or more massive adding visual bulk. Maintain human-scaled proportions to ensure that alterations do not result in monolithic or oversized forms that are inconsistent with the historic context.
- Avoid altering defining plan configurations that obscure or eliminate character-defining layouts.
- Maintain historic roof forms and profiles by preserving roof type, pitch, and orientation.
- Retain defining roof elements and avoid roof alterations that change perceived form or building silhouette.
- Maintain façade articulation by preserving projections, recesses, and depth that contribute to the building's three-dimensional character.

3.2.3 New Construction Building Form

This section presents guidelines on the form of new construction to ensure it is compatible with an existing historic property, with the character of a historic district, or with historically significant areas. Form includes the size, shape, massing, and materials of new construction. When considering new construction, in addition to building form guidelines, also consider the compatibility of proposed building elements and refer to applicable building fabric guidelines in Section 3.3.

New construction may take the form of a new building, an addition, or an accessory building or structure. For purposes of these guidelines, a new building is a stand-alone building; an addition is physically attached to an existing building; and an accessory building or structure is secondary to and supports the principal building or use of the property.

The general guidelines are applicable to all new construction including the following:

- Additions to a structure within a historic district.

- Additions to the historic portion of a designated landmark with H (Historic Overlay) zoning but not within a historic district.
- Additions to non-historic structures in historically significant areas that require compatibility with the *Historic Design Guidelines*.
- New buildings and/or accessory buildings or structures on a site within a historic district.
- New buildings and/or accessory buildings or structures on a site with H (Historic Overlay) zoning but not within a historic district.
- New buildings and/or accessory buildings or structures in historically significant areas which require compatibility with the *Historic Design Guidelines*.



A building's character is shaped by its district context. Building an addition or new structure in harmony with its historic context requires understanding that context at multiple levels.

When evaluating proposed new construction, consider the extent of the alterations and the period of significance of a site. For era-specific form descriptions refer to Section 3.1 Round Rock's Historic Commercial Buildings.

Sometimes it is necessary to modify a historic structure's form to continue its useful life, or to add a new structure to a historic property or within a historic district or area. In these cases, the objective is to accommodate new construction while preserving the character of the historic structure or surrounding historic area.

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* for Rehabilitation #9 and #10 offer guidance for new construction. Historic materials and features are not to be removed. The new work will be compatible with the historic structure yet differentiated so that it is not confused with the historic structure; and it will be constructed in a way that allows for removal of the new construction without damage to the historic structure. The complete *Standards* are in Appendix B.

New commercial construction must be designed to be compatible with the established historic context. Compatibility shall be achieved through the consideration of building form, massing, scale, spatial organization, and streetscape relationships.

New Buildings

- New buildings should reflect the general massing patterns of surrounding historic buildings. Large buildings typically should be visually divided into smaller components. Variations in planes, step-backs, or changes in height may be used to reduce the visual bulk of new construction.

- New buildings should respect the height of buildings on site and surrounding buildings. In streetscapes with uniform building heights, new buildings should match this height. In streetscapes with varied building heights, the height of new buildings should align with that of the majority of existing buildings on the streetscape, with particular attention paid to the height of the adjacent buildings. Where greater height is permitted, upper stories should be stepped back from the primary façade to maintain the historic street wall and cornice line. Rooftop elements should also be set back and designed to minimize visibility from public view.

- New buildings should maintain a scale that is visually compatible with adjacent historic commercial buildings. This includes façade elements such as building openings, pedestrian-scaled street-level façades, and contextual façade treatments. The repetition of shapes found in the design of surrounding buildings should be encouraged in new construction.

- New buildings should align with established setbacks, building orientation, and spacing patterns to reinforce the rhythm of the historic streetscape.

- Direct imitation or replication of historic detailing is discouraged in order to avoid creating a false sense of history; however, the repetition of related forms, rhythms, and proportions may be used to achieve visual continuity between new and historic buildings.

- Roof forms and features should be compatible with those found in the area where they are located.
- Where a historic building exists on the same site as the proposed new building, the following additional considerations apply:
    - New buildings should not alter the historic character of the property. A property's historic function should remain evident even if there is a change of use.
    - When visible and in close proximity to a historic building, new buildings should remain subordinate in massing, size, and scale so that the historic building remains visually prominent and clearly identifiable.
    - New buildings should generally be located behind, beside, or away from the historic building to avoid blocking primary elevations or obscuring character-defining features of the historic building or site.
    - New buildings should preserve established open space, building density, and relationships between buildings that contribute to the historic setting of the property. In compact commercial settings, close spacing and continuous building frontage may be part of the historic development pattern and should be maintained where appropriate.
    - On sites containing multiple historic buildings, new buildings should not isolate historic buildings from one another.



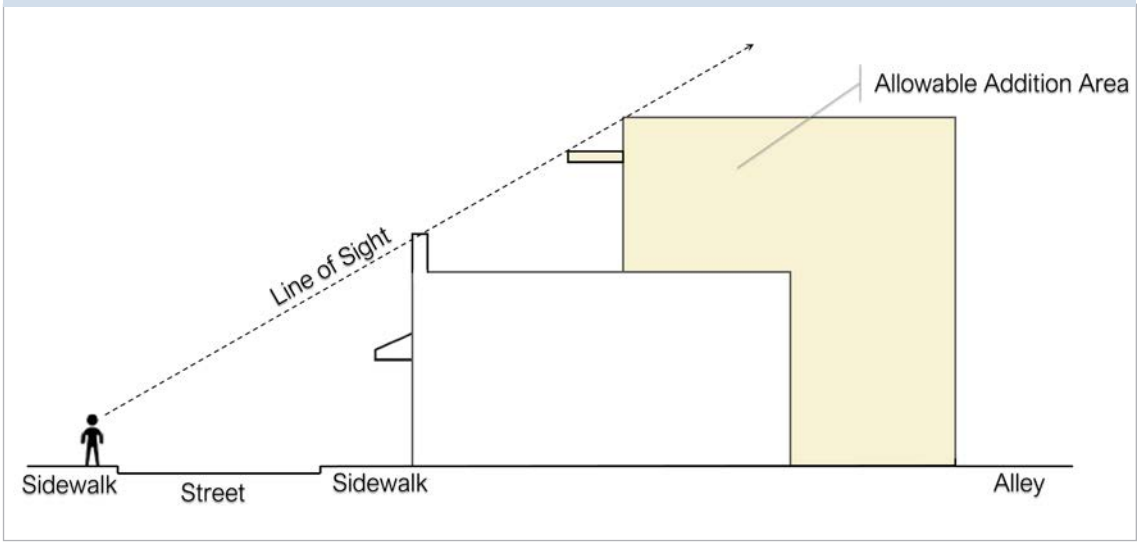
The Griffith Building is substantially new due to the extent of its recent remodel. It was originally built as a library in 1980, expanded in 1999, and remodeled to house city offices in 2026. To date, new commercial construction is uncommon in the Downtown Historic District. A Certificate of Appropriateness is required to ensure compatibility with the character of the district.

Additions

Additions to historically designated properties, in historic districts, or to properties within historically significant areas, should be compatible in size, texture, color, design, proportion and detail.

- Additions should be subordinate in mass, scale, and height, and should be differentiated from historic fabric while remaining compatible in form and materials.
- Additions should be designed so that they appear to be an addition and not part of the original structure.
- Additions should be located to the rear, secondary elevations, or non-character defining elevations. Character-defining features of historic buildings should not be radically changed, obscured, damaged, or destroyed by an addition.
- Vertical additions must be located such that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way. Adding a full story to a building significantly alters its proportions. This applies to shade structures on rooftop decks, but does not apply to railings behind the parapet, tables, chairs etc.
- An addition may be differentiated by recessing it back from the facade of the historic building or connecting to it through a breezeway or similar connector that is designed to create minimal visual impact and does not damage the historic building fabric.
- When the addition is to the side, in most cases it should be set back further from the street than the original building. However, in a densely-built area like the downtown historic district, it may be preferable to design the exterior of an addition as a distinct adjacent building. For example, if the owner of downtown storefront plans an addition on an adjacent vacant lot, the rhythm of the streetscape is better preserved if the addition is designed like another storefront that has a façade and setback similar to the other storefronts on the block.
- Additions should relate to and complement the architectural style of original building and maintain historic details such as coping, eaves, and parapets where the building abuts the addition.
- If a proposed addition cannot be designed to be compatible with and subordinate to the historic building without compromising its character-defining features, a detached or separate structure should be considered.

Rear addition is two-story but positioned so as not to be visible from public view



Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns recommends that a new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering nonsignificant interior spaces.

Materials In New Buildings and Additions

- Materials used should be typical of common building materials utilized in a district or on structures of similar type, age, and location. The design should be compatible with historic styles within the district yet not imitate them. In additions, avoid using materials that were not available during the historic structure's period of significance.

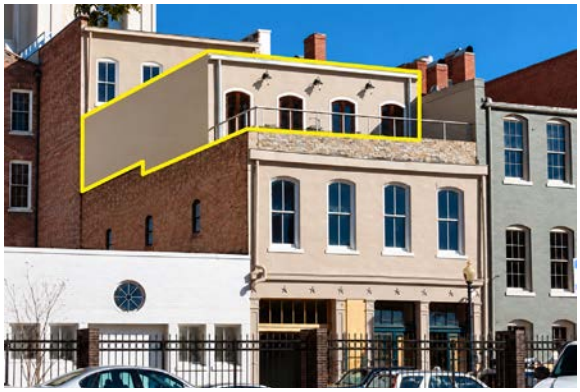
- The size, color, and bonding pattern of brick or stone should be similar to those found on historic residential buildings in the neighborhood, or typical of buildings of this type, age and location.

- Exterior insulation finish systems, curtainwall, concrete block other than split-face CMU in certain circumstances, wood shingles, board and batten siding, imitation brick or stone and gravel aggregate materials should not be used unless that was a building's historic condition.

- Substitute materials may be considered in the construction of new buildings when they closely replicate the appearance, dimensions, and detailing of traditional materials; however, approval is not automatic and shall be evaluated based on the appropriateness for that particular structure.
- For windows on new buildings and additions, if muntins are incorporated, the grille must be on the exterior of the glass.



Right side addition to the historic building with offset and connector. The roof form, materials, and color are compatible, while the fenestration pattern is differentiated.



Rooftop addition on a commercial building

Accessory Buildings or Structures



Accessory buildings or structures are secondary to primary commercial structures and are often located at the rear of the lot or along alleys.

In a commercial context, accessory buildings or structures support the commercial structure's business activities and typically include small outbuildings with specialized functions. Particularly in rural areas and on properties built before indoor plumbing, businesses tended to create outbuildings for specialized activities, such as stables, outhouses, windmills, generators, and ice houses.

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

- New accessory buildings or structures should be compatible with adjacent and nearby accessory buildings in proportion, scale, height, rhythm, texture, color, and detail but not necessarily materials.

- New accessory buildings or structures should align with historic setback patterns of other accessory buildings in the streetscape or district.

- Accessory buildings shall be simple in form and detailing with minimal ornamentation appropriate to a secondary building. The footprint and massing of accessory buildings shall remain subordinate to the primary building.

- Roof forms should be simple (e.g., gable, shed, or flat) and should not visually compete with or obscure the primary structure.

- Spacing and size of window and door openings of accessory buildings should be similar to their historic counterparts, as should the proportion of window to wall space.

- Materials should reflect the use of the accessory building, not that of the primary building, while remaining complementary to the primary building. Materials used on exterior façades of accessory buildings were often different than that of the primary building.

- Access to accessory buildings or structures should be provided from secondary streets or alleys rather than primary commercial frontages.

Parking Structures

Parking structures, which became common streetscape features following the introduction of the automobile in the early twentieth century, should be subordinate to the primary commercial structure that they serve, with simpler architectural detailing.

Parking structure located at the rear of a property and accessed from a secondary street to preserve the primary street frontage



- New parking structures should be clearly secondary to the primary building it serves and adjacent historic buildings.
- A clear distinction should be made between the historic building and the new parking structure. This can be accomplished by separating the parking structure from adjacent historic buildings, setting the façade of the parking structure back from that of the historic, constructing a recessed area at the point where the parking structure and the historic building join together, or use of different materials and simplified detailing. Another way to differentiate the historic building from the parking structure is to connect the two with a modest connector, designed to be as transparent and unobtrusive as possible.
- The design of new parking structures should relate closely to adjacent historic buildings, reflecting the design elements, materials, and color seen on surrounding buildings.

- New parking structures should be located at the rear of the property or on a non-character defining elevation. Character-defining features of historic buildings should not be radically changed, damaged or destroyed by the location of a parking structure.
- Access to new parking structures should be provided from secondary streets wherever possible.
- Parking structures should be disguised from public view to the greatest extent possible.

3.3 Building Fabric

The materials, finishes, architectural features, embellishments and ornamentation of a historic building constitute its exterior fabric and are the features that are visible from public view. Appropriate treatment of this building fabric is essential to preserving the historic character of a historic property, district, or area.

- Preserve existing historically significant commercial structures and accessory buildings or structures.
- Restoration and replacement decisions should be based on historic evidence specific to a building's architectural expression and building type. A building's features should reflect the property's own historic identity rather than a collection of architectural elements that happened to coexist during the same time period.
- When original fabric no longer exists, replacement fabric should be compatible with the rest of the building in scale, design, materials, color and texture or an accurate reconstruction could be undertaken based on historical research and physical evidence.

3.3.1 Doors and Entrances

Historic doors and entrances are key character-defining features that convey a building's architectural style, craftsmanship, and function.



- Original or historic doors and openings should be preserved.
- Maintain but do not enlarge recessed entries where they existed. They provide weather protection, protect passing pedestrians from opening doors, and add attractive detail to the storefront.



Example of a storefront door and entrance

- Avoid creating new door openings; if necessary, they should be compatible with existing doors in proportion, shape, location, pattern, size and material.
- Existing openings should not be enlarged or reduced to fit stock door sizes.
- Preserve and repair original doors, hardware, hinges, plates, locks, etc.
- Sidelights, transoms and fanlights surrounding entries should be preserved and rehabilitated, where appropriate.
- When original fabric no longer exists, recreate original designs in appropriate materials whenever possible. The design of replacement doors should reflect the style and period of the building.





In the 1960s, the double doors on this building were replaced with standard-size single doors that did not fit the openings. In 2017, the single doors were replaced with taller double doors of a style closer to the original doors. The arched transom windows over the doors were not restored at that time because the ceiling inside had been lowered and would have been visible behind the transoms.

3.3.2 Windows

The proportion, shape, size, material, design, and arrangement of a building's windows are key character defining features indicating different uses, styles, and periods of commercial architecture. Some preservationists refer to them as the eyes of the building.



- Whenever possible, original windows should be retained rather than replaced. Because they are subject to heavy use, historic wood windows are made to be repaired and can last for hundreds of years. Historic wood windows are stronger and more rot resistant than contemporary wood windows because most were constructed of old-growth wood that is no longer available. Often, it is less expensive to repair the original window fabric and components than to replace a window. Refer to the *Guidelines for Maintenance* for suggestions on improving energy efficiency.

- Original window framing and light configurations (arrangement of individual panes of glass) should be preserved and maintained or, when deteriorated beyond repair, replaced in-kind. If the existing windows are inappropriate replacements, it is preferable to replace them with more historically appropriate materials and light configurations.

- When window replacement is necessary, do not change the existing historic opening. Use the same sash size to avoid filling in or enlarging the original opening. If an original opening has been filled in, consider reopening it.

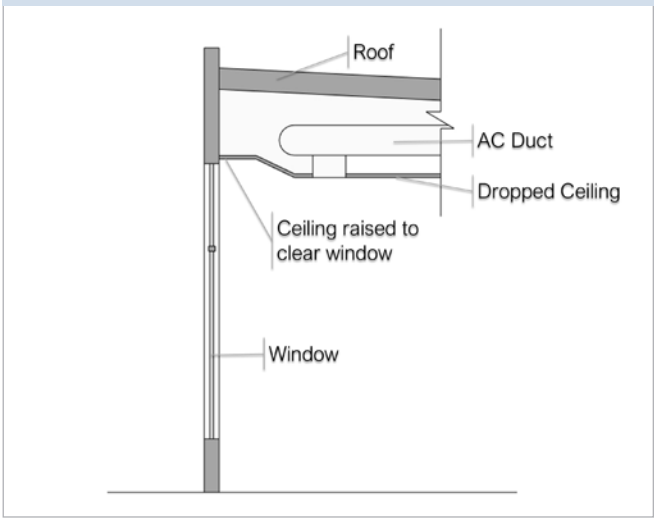
- Salvaged windows from other historic structures should only be used if they match the type, size, material, and design of the windows they replace.

- Only clear or very slightly tinted glass should be used in commercial buildings:

    - No reflective/mirrored, patterned or sandblasted glass should be used unless it was present during its period of significance.
    - Windows must have a minimum visible light transmittance of 70% in visible wavelengths. If privacy and UV control are needed, consider using a removable cling film.

- The shape of muntins is important and should be considered when matching or replacing historic windows. Older wooden muntins are thicker, while most contemporary window grilles simulating muntins are usually rather flat.
- Muntin grilles sandwiched between layers of glass are not appropriate in historic structures or non-historic structures in historically significant areas.
- Interior storm windows are the preferred means of increasing the energy efficiency of historic windows.
- Window screens should be the same material as the window frame and have a narrow perimeter frame that conforms to the primary window opening. Dark screens intended to block sunlight should not be used.
- Preserve and repair existing historic shutters where feasible. Replacement shutters should match the historic shutters in material, design, dimensions, and configuration.
- The design and installation of new shutters should be appropriate to a building's architectural style. Shutters should be sized and positioned to correspond to the window opening.
- Security bars should be installed only on the interior of windows and doors, unless the building historically had them on the exterior.
- If a dropped ceiling is lower than the top of a transom, raise the edge of the ceiling to clear the transom. Do not allow the ceiling to end behind the window or remove the window. Alternatively, omit the dropped ceiling and leave ductwork exposed.

Dropped ceiling is sloped upward and set back from the window to maintain the full height of the opening







Storefronts feature large display windows. (Left) Transom windows above helped to direct light toward the back of the building, as the side walls were shared with adjacent buidlings.



Offices and banks had little or no need for display, and windows were sized to provide light to the interior.



The first floor of the Old Post Office/Masonic Hall (built 1878) has more doors than windows; although it served many customers the interior was mainly for the sorting and storage of mail.





Upper stories or side facades often featured tall double hung windows.

3.3.3 Roofs

A historic commercial building's roof contributes significantly to its character. The presence or absence of a parapet, the roof's shape and material, and detail such as coping or cornice brackets are all character-defining features. The roof can also reveal alterations and additions over time through variations in line, pitch and overhang. The roof is also the feature most exposed to the elements, and most roofing materials have a limited lifespan.



- Historic roof materials that are visible from public view should be retained and preserved when possible. When the original roofing material is no longer available, is cost-prohibitive, or cannot reasonably meet current performance requirements, a different but compatible material may be considered, provided it preserves the building's historic character and does not significantly alter the roof's silhouette, thickness, or appearance.

- Replacement material should be consistent with the original in texture, dimensions, design and color. Roof color should not visually dominate or alter a building's historic character. Materials that are generally considered not compatible include highly reflective or glossy finishes, exaggerated profiles or textures that create a false historic appearance, and materials that require removal of historic roof features or details.

- Flat roofs should be hidden from view by straight or peaked symmetrical parapets.

- Retain parapets where they were present historically. Thermoplastic polyolefin membrane or similar sheet-based roofing membrane may be used on a flat roof when the roof is hidden from public view by parapets.

- Use the same flashing material that was used historically, if known. If the historic flashing material is not known, use flashing that has a color similar to the roofing material.
- Preserve historic gutters and downspouts including original materials, profiles and configurations. New gutters and downspouts should be metal and without a highly reflective finish, in a shape available during its period of significance, and should be located to minimize visual impact to character defining features.
- Historic roof equipment and accessories such as lightning rods should be reinstalled following roof replacement.
- New roof features such as roof ventilators, antennas, satellite dishes and skylights should be located on rear slopes or behind parapets and screened if necessary so as to not be visible from public view.
- Roofing color should be visually recessive so that it does not dominate the façade or streetscape. Appropriate colors include muted browns and greys, dark or subdued finishes, or natural metal tones. Bright, high-contrast, or highly reflective roofing materials and factory finishes that draw attention away from historic façades are not appropriate unless present in its historic condition.

3.3.4 Porches, Balconies, Decks, and Patios

Porches, balconies, decks, and patios strongly influence how historic buildings relate to the street, to other historic buildings, and how a building is used/occupied. These are character-defining features because they are highly visible and define a building's period, style, and social function.



The original building envelope refers to the exterior perimeter of the building as constructed during its period of significance, excluding later additions and enclosures, which were areas originally opened to the exterior.

- Preserve existing historic porches, balconies, decks, and patios. Avoid loss, enclosure, or inappropriate alteration which can change a historic building's identity. Creating a false historical appearance through the application of new elements and details to a porch or balcony is considered inappropriate, as is adding a porch or balcony to a prominent elevation where none historically existed.

- All components of porches and balconies which provide scale and detail to historic buildings, such as railings, columns, or steps to an upper floor, should be preserved.

- Maintain historic floor heights, alignments, and rhythms along the façade; raised, lowered, or extended platforms that disrupt these relationships are not appropriate.

- When safety and accessibility upgrades (guardrails, handrails, ramps) are incorporated, they should be installed to minimize visual impact and preserve historic appearance. The design may be contemporary but must be complementary and subordinate to the historic structure.

- Reconstruction of a missing porch, balcony, patio, or other building entry feature should be based on accurate evidence of the original configuration, placement and detail. If no evidence is available, a new design should be compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color.

- Existing porches and patios may be enclosed when located on secondary or rear elevations and not visible from public view, provided the enclosure does not remove, obscure, or alter character-defining features of the historic building and is compatible with its historic character. The enclosure should be evaluated separately from the original building envelope and, where possible, retain visual evidence of the original open condition.

- New porches and balconies are only appropriate where they are compatible with the building type, period, and streetscape pattern. Ensure new work is reversible and does not require permanent removal of historic fabric.

- New sunrooms should be located on secondary or rear elevations and designed to be compatible with and subordinate to the historic building. New sunrooms should also comply with the guidelines for new additions.

- New rooftop decks may be considered when not visible from public view, are set back behind parapets or roof features, do not require removal of character-defining roof elements, and use low-profile railings and materials that do not alter the historic roofline or silhouette.

- Ground-level patios may be appropriate on secondary or rear elevations when they do not obscure historic façades, entrances, or foundations; respect historic site features and grade changes; and use compatible paving, railings, and site furnishings that do not visually dominate the building.

- Where an outdoor patio or deck is defined by the walls of adjacent buildings, coordination with the owner of the adjacent building is necessary prior to the attachment of lights, speakers, televisions, shade structures, etc. to the wall abutting the patio or deck.



Covered patio offer additional seating areas for customers



Covered deck attached to building



Example of a balcony



Outdoor patio

3.3.5 Exterior Staircase and Fire Escape

Exterior staircases and fire escapes are usually a second means of egress from upper floors of structures. In commercial buildings, exterior staircases may be required as a safety exit.



- Locate new exterior staircases and fire escapes on secondary or rear elevations to minimize visibility from public view.
- New exterior staircases and fire escapes should be as unobtrusive as possible and should not damage or obscure historic siding, materials, architectural elements, or other character-defining features.
- Exterior staircases and fire escapes should be constructed of compatible materials, such as wood or metal, as appropriate to the historic building.
- When removing an existing exterior staircase or fire escape, minimize damage to historic materials and character-defining architectural features.

3.3.6 Lighting and Fixtures

Lighting for historic commercial buildings should enhance safety, visibility, and nighttime activity while preserving the building's historic character and minimizing visual impacts on adjacent properties and the public realm. Lighting should be designed as a secondary element that complements the architecture rather than drawing attention to itself. The design and materials of lighting fixtures should be consistent with the historic character of the area.



- Fixtures and illumination levels should be appropriate to the building's historic period, architectural style, and scale. Use simple, historically compatible fixture designs that reflect traditional commercial lighting forms. Fully recessed downlights, gooseneck lights, or other fixtures appropriate to the style and period of the building may be used. New structures should use fixtures that are appropriate to the age of surrounding historic structures. Avoid introducing fixture styles from other eras that are inappropriate for 19th and 20th century Texas buildings.

- White illumination for historic commercial buildings should be warm or neutral in tone, with color temperatures typically not exceeding 3000 Kelvin. Lighting should be soft or subdued, evenly distributed, shielded, downward-directed, and of moderate intensity to avoid glare and preserve the historic character of the building and streetscape.

- Commercial façades may be illuminated to highlight ornamental detail. Fixtures should be small, shielded, and directed toward the building rather than toward the street, to minimize glare for pedestrians.

- Entries may be illuminated for safety purposes. Where entryways are recessed, fixtures should be located in the ceiling of the recess and shielded to direct light downward.

- On masonry surfaces, mounting anchors may only be drilled into mortar joints, not into bricks or stones themselves.

- Avoid exposed electrical conduits and junction boxes. Screen them from public view if attachment to a façade is unavoidable.



Shielded gooseneck lights used on downtown historic commercial building



Wall Washer

3.3.7 Awnings and Canopies

Awnings and canopies are roof-like overhead shelters extending over a door or window to shade the windows and shelter those entering and exiting the building.



- Historic awnings and canopies should be preserved.
- New awnings or canopies may be installed where none previously existed, provided they are compatible with the historic building. A new awning or canopy should be appropriate with the features and characteristics of a historic building, as well as neighboring buildings, or the historic district, if applicable.
- Deteriorated or missing awnings and canopies may be replaced by new ones of the same size, materials, and appearance as historically documented.



Nelson Hardware Building circa 1900 (Left) and 2014 (Right)

- Typically, a minimum of 8 feet of vertical clearance is required for any awnings or canopies which extend over the right-of-way or any walkway.
- Awnings or canopies should usually be attached between the transoms and display windows but may be attached elsewhere when historical documentation suggests a different installation.
- Awnings and canopies are considered embellishments rather than permanent parts of a building and may be removed if the occupant wishes.

- New awnings or canopies hardware should not be installed in a way that obscures details of the building façade or damages historic materials. Anchors should be drilled into mortar joints rather than into bricks or stones.

Awnings

An awning is a lightweight, roof-like projection typically consisting of a frame covered with fabric or light metal. Awnings are attached only to the wall of the building and do not have legs or posts. Awnings may be fixed or operable and are commonly installed over storefront windows, doors, or display openings to provide shade and weather protection.



- Place awnings to provide protection over a building opening and reinforce a building's architectural features and proportions.
- New awnings should utilize flame-retardant and fade-resistant fabrics. Plastic or similar synthetic materials should not be used for awnings.
- Awnings should not be backlit.
- Fabric awnings should be a "drop-front" style. Signage may be printed on the drop front or valence, but not on the sloped surface.



Fabric awnings with drop-front style

- The shape of an awning should complement the building and the openings that the awning shelters.
    - Fabric awnings may span an entire store front where appropriate, particularly for banked windows or large storefront windows. Long continuous fabric awnings are also appropriate for modern strip retail centers that relate to automobile traffic.
    - For buildings where windows are separated by wall space, it is preferrable to use awnings that relate to individual openings. This rhythm of awnings is typical of historic commercial styles and provides greater interest to pedestrians.
    - Often, a modern bubble design may detract from historic architectural features and styles and is not appropriate for most historic commercial structures.

Canopies

A canopy is a more substantial, fixed, roof-like structure projecting from a building to provide weather protection over entrances, sidewalks, or storefronts. Canopies are typically constructed of wood or metal attached to the façade and may also be supported by brackets, cables, rods, or posts.



- Canopies should be made of metal and/or wood. Plastic components or other synthetic materials should not be used.
- New canopies should incorporate design and materials consistent with the building's form and location. Historic examples of canopies in Round Rock include pressed metal canopies and canopies extending the width of the façade. Many early gas stations feature vehicle canopies.
- The size and projection of a canopy should be proportional to the building façade and should not overwhelm the architectural character of the building.

- Continuous canopies across a storefront or building façade may be appropriate where historic precedent exists and where they do not obscure character-defining features of the building.



Spanish-American War parade on East Main Street in 1898 showing canopies on most downtown buildings.



Freestanding canopy at rear of building in Downtown Historic District

3.3.8 Materials and Finishes

The form, materials, and details of exterior walls and embellishments, as well as their scale, texture, and variety, contribute to a building's historic character and should be preserved.



- If replacement of historic materials is necessary, new materials should match historic materials in composition, size, shape, color, pattern and texture. Consider substitute materials only if original materials are not technically feasible.
- Substitute materials may be considered for new construction when they closely replicate the appearance, dimensions, and detailing of traditional materials; however, approval is not automatic and shall be evaluated based on the appropriateness for that particular structure.

Masonry

Stone, particularly rough-faced limestone indigenous to the Central Texas Hill Country, and brick are commonly found on historic commercial buildings in Round Rock and are appropriate exterior building finishes in the Downtown Historic District and other historic commercial areas.



- Original masonry is historically important and should be preserved. Cleaning should only be undertaken to halt masonry deterioration. Any abrasive, strong chemical or high-pressure cleaning method should never be used, as these permanently damage the surface of historic masonry and accelerate its deterioration. Refer to the *Guidelines for Maintenance* for more information on appropriate cleaning methods.

- Imitation brick or stone, and gravel aggregate materials should never be used on historic properties unless that was the historically documented exterior material.

- When masonry needs repair or replacement, patching with in-kind or similar material is preferable. Masonry should retain its original color, including natural variation, weathering, and patina developed over time. When in-kind material is not available, replacement materials should match historic materials in color, range, tone, texture and variegation. Do not artificially tint masonry to achieve a new or uniform appearance.

- New mortar used in repointing should match the color, texture, and composition and tooling pattern of the original.

- Some types of concrete may be used as a finish material for new buildings in a historic area, but it should not be used to imitate another material. Concrete should not be used on the exterior of a historic building unless that was its historic condition.
    - Split-face CMU may be used in new structures but not in additions to historic structures, unless that was the structure's historic condition. Flat-face CMU is not appropriate for new structures or landscape features in historic districts and areas.
    - Stamped concrete is acceptable as a means to add accents or texture to a hardscape and distinguish different areas.

Stucco and Plaster

Some commercial buildings in Round Rock, particularly in the Downtown Historic District and Old Town, historically had a stucco or plaster finish applied over stone. This was both decorative and protective. In some cases, the stucco or plaster was textured to imitate elaborate stone finishes. Only a few buildings still have historic stucco or plaster.



- Preserve historic stucco and plaster. Repairs should only be undertaken by someone trained in historic plastering or stucco. Refer to the *Guidelines for Maintenance*.
- Do not paint historic stucco or plaster surfaces.

Metals

Historic pressed metal and cast iron were sometimes used to create a decorative commercial façade and should be painted regularly to prevent rust.



- Protective coatings shall be compatible with the specific metal type and shall not obscure architectural detail.
- Natural patina on non-ferrous metals shall be preserved. Treatments that create a false aged appearance are not appropriate.
- New metal features shall be compatible in scale and finish, avoiding highly reflective or industrial appearances that detract from the historic character.
- Metal elements (storefronts, cornices, railings, and canopies) should be natural metal tones such as bronze, steel, or iron, or a dark, muted finish. In some instances, weathered or patinated surfaces may be historically appropriate. Highly reflective, polished, or mirror-like finishes, bright or novelty colors inconsistent with historic commercial character, and faux finishes that create a false sense of age or material are not appropriate.

Wood

Wood is a historic and appropriate exterior material for commercial buildings where it was originally used or historically documented. Typical uses of wood finishes on historic Round Rock commercial buildings include storefront framing and bulkheads, doors, transoms, and window sash, and cornices, brackets, and trim.



- The use of wood should reinforce the building's historic character but not create a false sense of history or residential appearance. Wood shingles and rough-textured siding such as board-and-batten are more likely to have been used in residential structures and were rarely used on commercial structures as façade cladding. When repairing historic wood elements, techniques should:
    - Avoid wholesale replacement when selective repair is possible
    - Use compatible wood species, trim profiles, dimensions, and joinery
    - Most wood surfaces should be painted regularly to protect them from moisture, wear, and UV rays, which can lead to warping and rot. The exception is for wood species such as cedar that are rot-resistant and will develop a patina over time.

Paint and Other Protective Coatings

In addition to providing protection to surfaces, paint and other protective coatings provide an opportunity to reinforce the architectural style of a historic building. However, many buildings are masonry, and should not be painted.



Regarding existing paint and protective coatings:

- The natural color, variation, and patina of historic materials are defining aspects of a building's character and should be preserved.

- Paint and other protective coatings such as stain should be compatible with the substrate, allow the material to breathe and release moisture, retain historic appearance and texture, be reversible, and be reapplied at regular intervals to ensure the historic materials are preserved.
- Do not alter the natural appearance of historic materials by applying high gloss coatings and reflective finishes.
- Most wood surfaces should be painted regularly to protect them from moisture, wear, and UV rays, which can lead to warping and rotting. The exception is for wood species such as cedar that are rot-resistant and will develop a patina over time.

For new paint and protective coating selections:

- The color, tone, and finish of new or replacement materials shall be compatible with historic materials and the age and style of the historic building or surrounding historic buildings.
- Choose finishes that are appropriate for the underlying material.
- When selecting a new paint or protective coating, ensure appropriate sheen. Typically, shiny and glossy finishes are not appropriate.
- Adequate surface preparation before applying paint or other protective coatings is vital to ensuring its longevity and protecting the material underneath.
- Paint finishes that simulate an aged appearance are not appropriate.
- Blistering and chipped paint may expose older layers of paint that contain lead. Lead paint was banned in 1978, and while the top layer of paint likely does not contain lead, older layers likely do. Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Mitigation should be done by a trained professional and usually involves some combination of encapsulation and removal. Refer to *Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing*.
- Do not paint masonry surfaces that were not historically painted, including stucco. Paint is very difficult to remove and may trap moisture inside masonry walls. New masonry on historic properties also should not be painted.

- Traditional limewash, although a breathable coating that does not trap moisture, is permanent and cannot be removed and therefore should not be used unless it was historically utilized in that particular structure. If a masonry surface was previously painted, it is often not appropriate (or possible) to remove the paint, and appropriate repainting may be the best approach.

- Murals are permitted as long as they are not considered to be a sign according to the Zoning and Development Code because they depict commercial messages such as business names and logos. However, murals may not be painted directly on masonry walls. Murals may be painted on removable panels that are attached to the wall with anchors drilled into the mortar, not into bricks or stones.

Paint and Stain Colors

Color reinforces the architectural style of a historic building. Select material and paint colors appropriate to the style, period and type of building and its district or area.



The Nelson Hardware Building (1900) uses a three-color scheme (beige walls, cream trim, green accents) to highlight the detail in the pressed-tin façade.

Round Rock does not have a required historic color palette. Selection of paint and stain colors should be based on research of historic finishes at a property. In the absence of documentation, colors should be compatible rather than conjectural, drawing from established historic palettes for the building type and era. Concerning color schemes:

- Consider the building as a whole when developing a color scheme, including the colors of roofing, stone, and other exterior materials that should not be painted, adjacent buildings, streetscape character, and landscape features. A three-color scheme (medium wall, light trim, dark accent) works well on storefronts when the aim is to highlight detail. Buildings with walls made of unpainted materials such as brick or stone do well with one or two contrasting paint colors for doors, windows, trim and other features to highlight architectural details.

- Use colors and sheens that were historically available or typical during the building's period of significance.
- Highlight character-defining historic features with paint color schemes found on buildings and in a streetscape as a whole.
- Avoid colors that visually overwhelm or obscure architectural detailing. Use subtle, compatible colors that do not compete with historic fabric on new or non-historic elements of historic buildings.

Appropriate Colors of Non-Painted Historic Materials



The natural color and patina of historic materials are a defining aspect of a building's character and should be preserved whenever possible.

- Masonry should retain its original color including natural variation, weathering, and patina developed over time. Replacement or new masonry should match historic materials in color, range, tone, and variegation, and mortar should be similar in color to historic masonry. Do not artificially tint masonry to achieve a new or uniform appearance.
- Metal decorative elements should have a natural metal tones, or dark, muted finish. In some instances, weathered or patinated surfaces may be historically appropriate. Copper may also be appropriate for elements such as gutters. Highly reflective, polished, or mirror-like finishes, bright or novelty colors inconsistent with historic residential character, and faux finishes that create a false sense of age or material are not appropriate.
- Roofing color should be visually recessive so that it does not dominate the façade or streetscape. Appropriate colors include muted browns and greys, dark or subdued finishes, or natural metal tones. Bright, high-contrast, or highly reflective roofing materials and synthetic colors that draw attention away from historic façades are not appropriate.
- Where unpainted wood is historically appropriate, it should not be artificially tinted to simulate historic age, or a highly saturated or exotic wood color inconsistent with historic context.

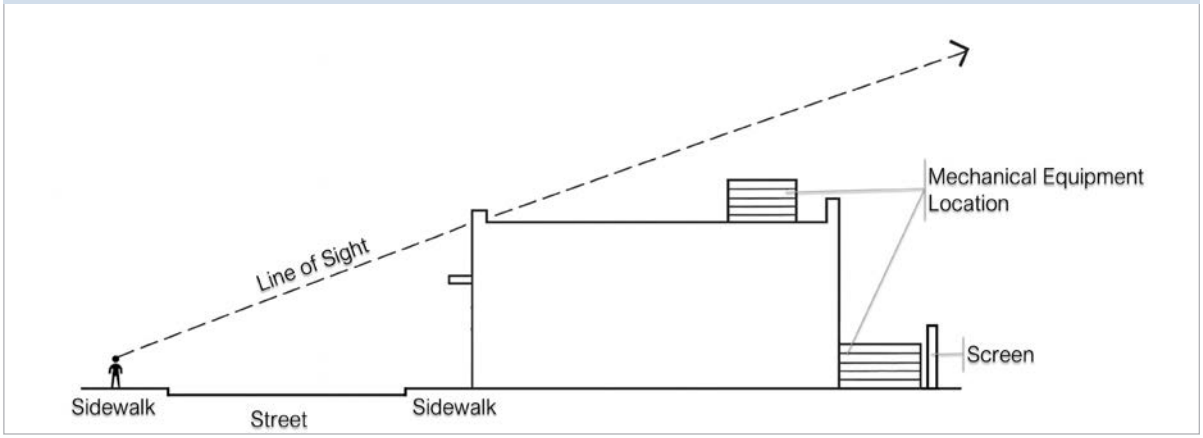
3.3.9 Building Adaptations for Contemporary Use

Adapting a historic commercial building for modern use is often necessary to keep it active and functional. Updates such as new building systems, accessibility improvements, or reconfigured interiors can be appropriate when they are carefully designed to respect the building's original character. The goal is to allow the building to evolve while preserving the features that make it historically significant. Adaptations should be compatible with the building's historic character while remaining clearly distinguishable as contemporary interventions.

Service Areas and Mechanical Equipment

- Service areas and trash receptacles should be screened from the street and other pedestrian areas. Loading areas should be located away from primary façades and be well maintained.
- Mechanical equipment should be screened from public view with appropriate materials.
- Locate mechanical equipment away from primary views.
- Avoid leaving electrical conduits and junction boxes exposed. Screen them from public view if attachment to a façade is unavoidable.
- Rooftop mechanical equipment should be located at or near the rear of the building, out of view from a person standing on the opposite sidewalk. New roof features such as roof ventilators, antennas, satellite dishes and skylights should be located at the rear of a flat roof or on rear slopes so as to not be visible from the street.

Screening of service and mechanical equipment



- New ground-mounted mechanical equipment should not be erected in the front or corner side yards. Mechanical equipment may be located in the rear yard and should be screened from public view.
- Window air-conditioning units should not be visible from public view.

Accessibility

- The primary building entrance is required to be accessible unless the alteration threatens or destroys the building's historic significance. In these cases, the accessible entrance may be a secondary entrance.
- Ramps or other accessibility-related installations are preferred on a rear or side elevation of a building in as unobtrusive a location as possible utilizing the same materials as the building where appropriate.
- Ramps, handrails and other accessibility features should be installed in a way that does not damage historic fabric and is as unobtrusive as possible. A simple, minimalist railing such as pipe railing is usually compatible.
- Hardware modifications may be necessary to meet ADA requirements and should utilize appropriate finishes with unobtrusive designs that do not damage the historic building fabric.

Signs

The design and placement of signs at historic properties must be in accordance with the Zoning and Development Code section on signs and must adhere to the sign standards for special areas.

Sign types should be appropriate for the age and form of the building. In commercial historic districts with attached storefronts, wall signs were usually on the parapet. Detached buildings that do not have parapets often use low freestanding signs. Awning and projecting signs were also common in 19th and early 20th century Round Rock.

- Historic-age signs should be preserved.
- Sign designs shall be compatible with the character of the surrounding area and other conforming signs.

- The materials used in the construction of signs should be the same or similar to those found in the construction of the City's historic districts and historic landmarks in the area. Typically, signs are constructed of wood or metal or an equivalent rigid material.
- No visible plastics of any kind are permitted.
- Wherever possible, compatible colors shall be used.
- Signs shall not cover, obstruct, damage or otherwise adversely affect the building's salient architectural or historic features.
- Signs shall not be painted on previously unpainted masonry surfaces.
- Avoid a cluttered appearance by limiting the number and size of signs. In general, signs should be small and limited to one per elevation, including for buildings with multiple tenants. Where several businesses share a building, content and design of the sign should be coordinated. Signs should be aligned with those of neighboring buildings.
- Awning signs are permitted on the drop-front of a fabric awning.
- Canopy signs may be mounted to a rigid canopy.
- Where the site allows and when permitted by the Zoning and Development Code, freestanding monument, post and panel, or armature signs are appropriate.
- Brackets for projecting signs should complement the design of the sign and the style of the building.
- Anchors should only be drilled into mortar joints to avoid damage to bricks or stone.



Holes in brick or stone are very difficult to patch. Holes drilled for the signs of new occupants add up over the lifetime of a historic building.

- Projecting or hanging signs must allow eight feet of vertical clearance over pedestrian pathways.
- External illumination and halo illumination are permitted in certain areas. Internally illuminated signs or letters are prohibited. If lighting fixtures are visible, they should be appropriate to the age and style of the building.



Sign with external illumination



Sign with illumination by halation

- Neon or similar lighting may be permitted only if historically appropriate for the age and style of the building. Small illuminated incidental signs in windows such as an "open" sign may be acceptable.
- The Zoning and Development Code specifies window coverage allowances for window signs. Generally, window signs should not detract from a building's appearance or a window's function. Visual clutter should be minimized.
- Signs and murals may not be painted directly on masonry or stucco surfaces on historic structures, in districts unless that surface's historic condition was painted. Painted signs or artwork attached to masonry or stucco surfaces must be on removable panels.
- The size of mural artwork is not limited, but any areas depicting a business name, logo, or items associated with a business are classified as signs, which are limited in size.
- Interpretive historical markers are not considered signs. See Wall-Mounted Decorations and Equipment section.

Wall-Mounted Decorations and Equipment

Businesses often need to attach security cameras, music speakers, televisions, artwork, etc. to their buildings to enhance or protect their businesses.

- Do not attach devices or decorations to character-defining features of a building.
- Select device models that are small and unobtrusive. Select colors that blend with their background (e.g. for installation under a white soffit, select a white security camera). Consider painting the device to match the mounting surface. Where feasible, screen devices from public view.
- Attach devices in a way that will leave minimal damage when they are removed. On masonry surfaces anchor holes should only be drilled into mortar, not into stone or brick.
- Interpretive signage, such as historic markers, should be located near the primary entrance to ensure visibility without obscuring architectural features or interfering with functional elements of a building. The National Park Service has placement guidelines to ensure readability and accessibility. Local historic markers and placards are the property of the City and their placement must be approved by preservation staff.

3.4 Landscape and Site Features

Each historic property consists of the site, an area of land that is usually defined by a property boundary, and most often a building or structure placed on the site. In addition to buildings, the landscape is the whole of the exterior environment of a historic site, district, or context of a historic property, and can include landforms, softscaping (typically trees and plants), hardscaping, fencing and walls, site furniture, outdoor lighting, and other site features. The relationship between a building and its landscape is an important character-defining feature of historic properties, areas, and districts.

In most cases, H (Historic Overlay) zoning extends over the entire site, usually defined by lot boundaries. Alterations to the site must be approved with a Certificate of Appropriateness. Unless the historic appropriateness supersedes the zoning standards, the zoning requirements typically apply.

- Retain natural features of a site to the greatest extent possible. Protect character-defining landforms and open space.
- Retain the spatial organization of the site, including front yards, side yards, and open areas.
- Retain historically significant site features that contribute to the historic setting.
- The relationships between buildings, landscapes, open space, and adjacent properties and rights-of-way contribute to the character of a district or area and should be retained. Avoid rearranging the site by moving or removing buildings and site features that help define the district's historic value.
- All vacant sites should be cleared of debris. It is preferable to buffer vacant sites from the street with softscaping or other appropriate site features.

Other site features such as but not limited to rock walls and windmills that are found on private residential or commercial properties should be reviewed based on the *Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes* where applicable.

3.4.1 Landforms

Topography influences settlement patterns, building placement, orientation, and form. Natural landforms may contribute to a site's historic significance and may include open pastures or field remnants, natural slopes/hillsides, creeks and floodplains/ natural drainage patterns, bluffs, and portions of properties adjacent to natural road alignments following topography. Attention should be paid to how landforms influence a building's relationship to the land.

- Retain historically significant grading and site relationships.
- Protect historic creek corridors.
- Locate and design retention ponds and other above-ground drainage improvements carefully to avoid overwhelming a historic site.
- Historically significant viewsheds should not be interrupted by new construction or alterations to a site.

3.4.2 Softscaping, Hardscaping, and Other Site Features

Softscaping includes plants, shrubs, trees, and ground cover. Hardscaping includes walkways, driveways, patios/courtyards, fences/gates, retaining walls, steps, and site edging. Other site features include cisterns, windmills, chicken coops, etc. that offer a glimpse into the daily life of the historic inhabitants and contribute to historic setting. Other contemporary site and structural elements include arbors, pergolas, trellises, site lighting, planters, flag poles, and site furnishings.

- Avoid introducing landscape designs that are inconsistent with the historic setting.
- Ensure new landscape features are compatible in scale, materials, and placement and typical for the historic structure's type, age and location.

Softscaping

- Preserve historic planting patterns and vegetation that contribute to a site's character.
- Retain mature canopy trees and protect tree root zones during construction activities, preserve historic tree alignments, windbreaks, and hedgerows. When historic trees are required to be removed, replace with species similar in scale and character.
- Encourage the use of regionally appropriate plant materials and avoid introducing invasive or visually incompatible plant species.
- Maintain historic lawn areas where historically present. Artificial turf may be considered in certain commercial applications but requires Certificate of Appropriateness review.
- Avoid excessive foundation plantings that obscure character-defining architectural features.
- Maintain historic garden beds in scale and configuration.

Hardscaping

- Hardscape form, style, and materials should reinforce historic character.
- Retain historic fences, gates, and walls, replace missing fences with designs appropriate to the period and property type, and ensure new fencing is compatible in height, material, and transparency.

- Fences should not obscure views from public view to a historic building.



Example of fencing on commercial properties

- Fences and walls should be constructed of stone, cast iron, iron, wood or other materials appropriate to the age and type of the property. Stone used in walls should be similar in size, pattern and color to those used elsewhere in the historic district, or be typical of structures of this type, age and location. Low, stone walls are an appropriate treatment to differentiate historic properties from the public realm in the Brushy Creek, Chisholm Trail/Old Town, and similar historic areas. Many homes in the New Town area edged property boundaries with low walls made of mortared stone.
- Ensure the finished side of the fence faces neighboring properties and public areas.
- Retain historic paving materials such as brick, limestone, or gravel where present, replace deteriorated paving in-kind where feasible, and avoid the use of incompatible modern substitutes (e.g., stamped concrete simulating brick) or paving patterns inconsistent with the district.
- Maintain historic walkway alignments and widths and limit curb cuts to minimize impact on streetscape character.
- Ensure new driveways are compatible with the site in width, materials, and placement with the surrounding streetscape and original location if historically present.
- Design patios and outdoor areas to be subordinate to the historic structure.

Off-Street Parking

- Off-street parking shall be designed to be visually subordinate to buildings and shall not detract from the historic character of the site or district.
- Off-street parking shall not be located between the primary building façade and the street, except where no reasonable alternative exists or where the historic context indicates otherwise.
- Access to parking areas shall be provided from alleys or secondary streets whenever available. Curb cuts along primary streets shall be minimized.
- Parking areas shall be screened from public view using compatible landscaping, low masonry walls, or decorative fencing using appropriate historic materials.

Other Site Features

- Historic-age structural site features should be preserved and retained in their original locations.
- Site lighting should enhance the historic structure, be warm in tone and of moderate intensity, and be shielded to minimize glare and light spill outside of the area intended to be illuminated and over property lines.
- Avoid introducing oversized or visually dominant landscape features which obscure the views of, and vistas from, a historic structure. Ensure pergolas, trellises, arbors and similar features are simple and subordinate to the historic structure.
- Site features may not be located in the public right-of-way without a license agreement, the approval of which is at the City's discretion. Refer to the *Guidelines for Streetscapes, the Public Realms, and Cultural Lanscapes* for appropriate treatment in the public realm.
- The addition, removal, or alterations of non-historic décor items (outdoor furniture, planters, art objects etc. that were not historically part of the property) that are on properties with H (Historic Overlay) zoning also require a Certificate of Appropriateness.

- The City has programs designed to activate the streetscape in certain areas. In these areas, a private party may be allowed to place elements such as sidewalk furniture in the right-of-way, with the appropriate permits and license agreements to ensure their safety and compatibility. Contact the Planning and Development Services Department regarding permitting.

Appropriate site features for commercial properties, including planters, lighting, and sidewalk furniture that support an active, pedestrian-friendly streetscape



CHAPTER 4

GUIDELINES FOR RESIDENTIAL PROPERTIES

4 Guidelines for Residential Properties

This chapter addresses the appropriate treatment of Round Rock's historic residential and agricultural properties when proposing alterations to the present condition of the property. The guidelines in this chapter are applicable to structures whose original form and use were residential and agricultural, regardless of their present use. For guidelines regarding the treatment of a historic commercial building converted to a residence, refer to the *Guidelines for Commercial Properties*. For guidelines on non-occupiable structures on private property, public spaces, and landscapes, refer to the *Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes*.

The *Historic Design Guidelines* are applied to ensure appropriateness of proposed projects involving designated historic landmarks and districts. These guidelines are also utilized when reviewing proposed projects for properties that are not historically designated but are located in historically significant areas and identified with a certain zoning district as subject to the *Historic Design Guidelines*.

The City has established preferred treatment approaches for these approaches based on the Secretary of the Interior's *Standards for the Treatment of Historic Properties* which are summarized in the table below. The treatment approaches are listed in order of preference based on the City's historic preservation priorities. Refer to the table when selecting an appropriate treatment approach for projects involving historic residential properties that may impact building form or fabric.

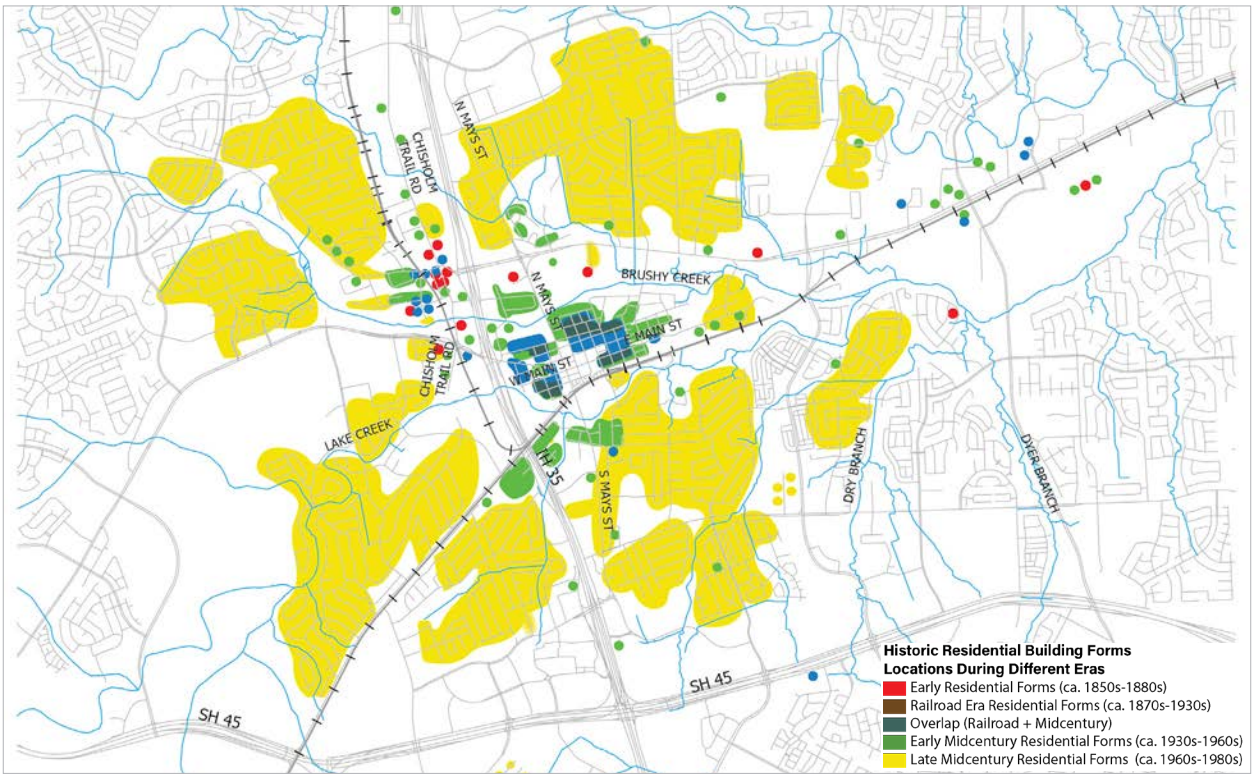
City of Round Rock Preferred Treatments of Designated Historic Properties with H (Historic Overlay) Zoning		
Treatment Approach	**Use This Approach When**	**Guidance**
Preserve	Original historic materials are intact and can be maintained as they are	Retain and maintain original materials and character-defining features
	Original historic fabric is damaged but can be fixed	Repair rather than replace; use methods that extend the life of existing fabric
Restore	Original historic property has been altered and there is sufficient documentation of its earlier condition during its period of significance	Accurately return a property to the way it appeared during its period of historic significance by removing features that do not reflect that period of significance and/or reconstructing missing historic features
	Original historic feature is damaged and cannot be repaired but is well documented	Accurately replicate the damaged feature based on documentation, matching the materials, size, and appearance
Rehabilitate	Original historic feature is known to have existed, but documentation is incomplete	Design a new feature that is compatible with the property's age, style, type, and materials; design should be simple and understated
	Historic property requires modification or addition to remain in service or accommodate a new use	Retain character-defining features; structural additions must be compatible, and visually distinct from and secondary to the historic structure
Relocate	Relocation is necessary to avoid demolition of the historic structure	Select a relocation site that offers a setting and context that is as similar as possible to its original site
Reconstruct	Historic structure has been lost but was well documented	Reconstruction should be accurate and clearly identified as a contemporary re-creation

4.1 Round Rock's Historic Residential Building Forms

Homes in Round Rock take different forms depending on when and where they were built, and any alterations should respect their original form and period of significance. Each building is a product of the time and circumstances under which it was built and occupied. These conditions, the purpose for which it was built, where, and with what materials, strongly influences the building's form. That form must be understood when determining whether a proposed alteration is an appropriate treatment for that building.

Round Rock's historic houses reflect the styles, building technologies, and available building materials of their times. The following describes building forms that are characteristic of different periods in Round Rock's development.

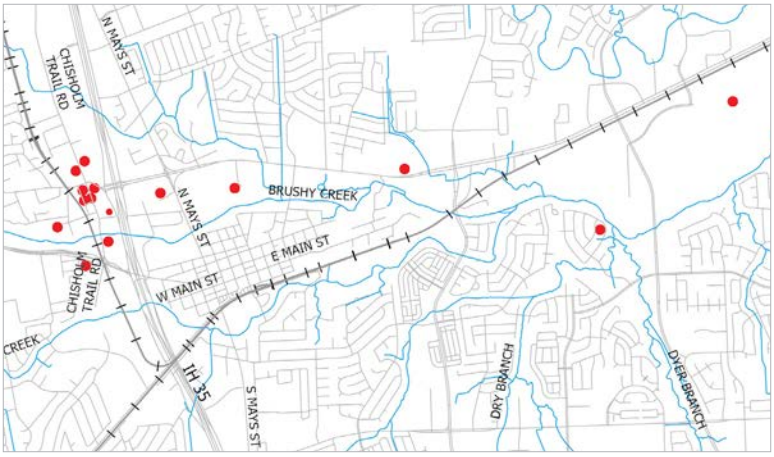
When new construction is proposed on a historic property or in a historic district or area, the following provides guidance concerning building forms appropriate for its era in addition to the general requirements for new residential construction given in Section 4.3.2.



Residential building form by era and location

4.1.1 Early Residential Forms (ca. 1850s-1880s)

The oldest surviving houses in Round Rock can be found in Old Town and in outlying farming areas. After Texas became a state in 1845, settlers arrived to establish farms and businesses. Two stagecoach routes ran along Chisholm Trail Road, and several businesses sprang up near the creek crossing to serve the stagecoach operators and their passengers as well as nearby farmers. Houses on Chisholm Trail Road were set back from the road and usually oriented to the south.



Locations of early settlement residential form

Most surviving homes from this era were built according to folk tradition by skilled builders. These folk buildings, sometimes referred to as “pre-railroad,” were often detached, one- or two-room structures with gable roofs. Rooms were more or less the same size and not differentiated by function. Most homes had multiple outbuildings for specialized functions: chicken coops, stables, outhouses, smokehouses, wash houses, etc. Most households had large gardens to grow vegetables for their own consumption. Doors and windows were usually narrow because there were few easily available materials to use for lintels to span the opening. Most stone buildings either used wood lintels or flat stone arches, neither of which could support stone over wide openings. A few similar houses were also built in farming areas around the same time.

The limited range of exterior materials reflects the era’s transportation challenges. Limestone blocks were quarried from the area around the creek, and lime for mortar and plaster was made from the leftover limestone chips. Several small sawmills nearby provided rough sawn lumber, and nearby cabinetmakers made doors and windows. Manufactured materials that were brought from outside the area were glass, small items such as hardware, and a limited number of luxury items.

Compatible Characteristics

New houses or alterations to building fabric in these early settlement areas should incorporate the following character-defining features of the period's residential properties:

- Houses are one or two stories with gabled roofs and rooms no wider than 20 feet. The original structure is almost always built from limestone but may have later wood-framed additions.
- Houses are usually oriented to the south to catch prevailing breezes. Entrances are near grade level. May include a house and/or accessory buildings or structures on the same lot.
- Door and window openings are narrow. Windows are double-hung, multi-paned, and are not grouped together.
- Roofs were originally wood shakes but many were later replaced with corrugated metal.
- A new house in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



The Barker-Porter House (Recorded Texas Historic Landmark and City Landmark) was built ca. 1870 so that the eight children of a rancher near Taylor could attend school in Round Rock.



The Owen House, aka St Charles Hotel (built ca. 1870, National Register and City Landmark) was the residence of Dr. William M Owen, a prominent physician and businessman.



The Israelson-Telander House was built ca. 1870 in Palm Valley, a farming community largely inhabited by Swedish immigrants near present-day Kalahari Resort. It was damaged by a fire in 2019 and destroyed by a tornado in 2022. It was recognized as historically significant but was not designated.



The Caldwell-Palm House (Recorded Texas Historic Landmark) was built ca. 1860 for a farming family.



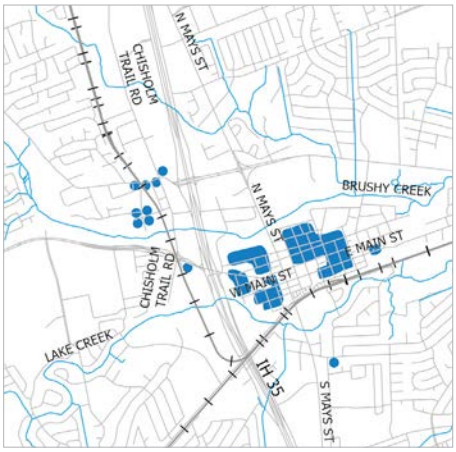
The Washington Anderson House (Recorded Texas Historic Landmark) was built ca. 1859 for one of Round Rock's founding families and a hero of the Battle of San Jacinto.



House on Chisolm Trail oriented South with narrow door openings

4.1.2 Railroad Era Residential Forms (ca. 1870s-1930s)

In 1876, the International and Great Northern Railroad extended a line into Williamson County, ending just ¾-mile from the original settlement on Brushy Creek. The land company associated with the railroad laid out a street grid with square blocks, soon referred to as New Town, and one diagonal street back to "Old Town". Lots near the depot were designed for attached buildings, while houses and other detached structures were built a little further away, where lots were wider. Most of the historic-aged houses on the blocks that the railroad's land company established were built between 1880-1940.



Railroad era residential form locations

The two oldest surviving houses in New Town are estimated to have been built in 1880. Both use standard-dimension lumber, which the railroad had made more accessible. Standardized lumber also made it easier to use pattern book designs, which offered instructions for building homes in more fashionable styles than those built according to folk tradition. The railroads gradually made additional materials accessible, including brick, metal and asphalt roofing, decorative millwork, and larger windows.

Early houses in the New Town consisted of rooms that were somewhat differentiated according to function. By around 1900, rooms were becoming more specialized: entertaining rooms in the front, cooking and bedrooms in the back. Cooking was usually done over a cast iron stove and cabinets were pieces of movable furniture. As indoor plumbing became more common in the 1920s and 1930s, specialized kitchens and bathrooms came to be designed around their specific functions.

Compatible Characteristics

New houses or alterations to building fabric in the New Town area should incorporate the following character-defining features of nearby historic residential properties:

- Houses are detached and set back from the street. Garages are separate structures usually accessed from side streets or alleys. A few of the garages have second floor apartments.
- Nearly all historic homes of this period have pier-and-beam foundations.
- Houses are one or two stories with sloped roofs.

- Most have a porch or protected entry.
- Nearly all have painted wood siding.
- Many were heated with cast iron stoves and do not have masonry chimneys.
- Most were built from pattern books or kits, which offered designs in a range of architectural styles that could be constructed from standard dimension lumber.
- A new house in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



The Landrum-Ledbetter House (built ca. 1880, City Landmark) is a Greek Revival style home, one of the most popular styles of the mid-1800s.



The Olson House (built ca. 1912, Recorded Texas Historic Landmark) is a Queen Anne style home with a two-story wraparound porch.



This Tudor Revival cottage (built ca. 1930, City Landmark) has a rear parking area accessed from the front.



The William J. Walsh House (built ca. 1905, City Landmark) was originally a Folk Victorian. It is not known whether it was remodeled as a Craftsman in response to damage or for the then-owner's preference.



The Cantu-Franco House (built ca. 1881, City Landmark) is a Folk Victorian with Greek Revival details added later.



Hipped-roof Craftsman Bungalow (built ca. 1927, City Landmark)



This Queen Anne style cottage on E. Main Street (built ca. 1900, City Landmark) was home to the Black and Engstrand families, early retailers.



Typical Railroad era house on E Liberty with wood siding, sloped roof and front porch



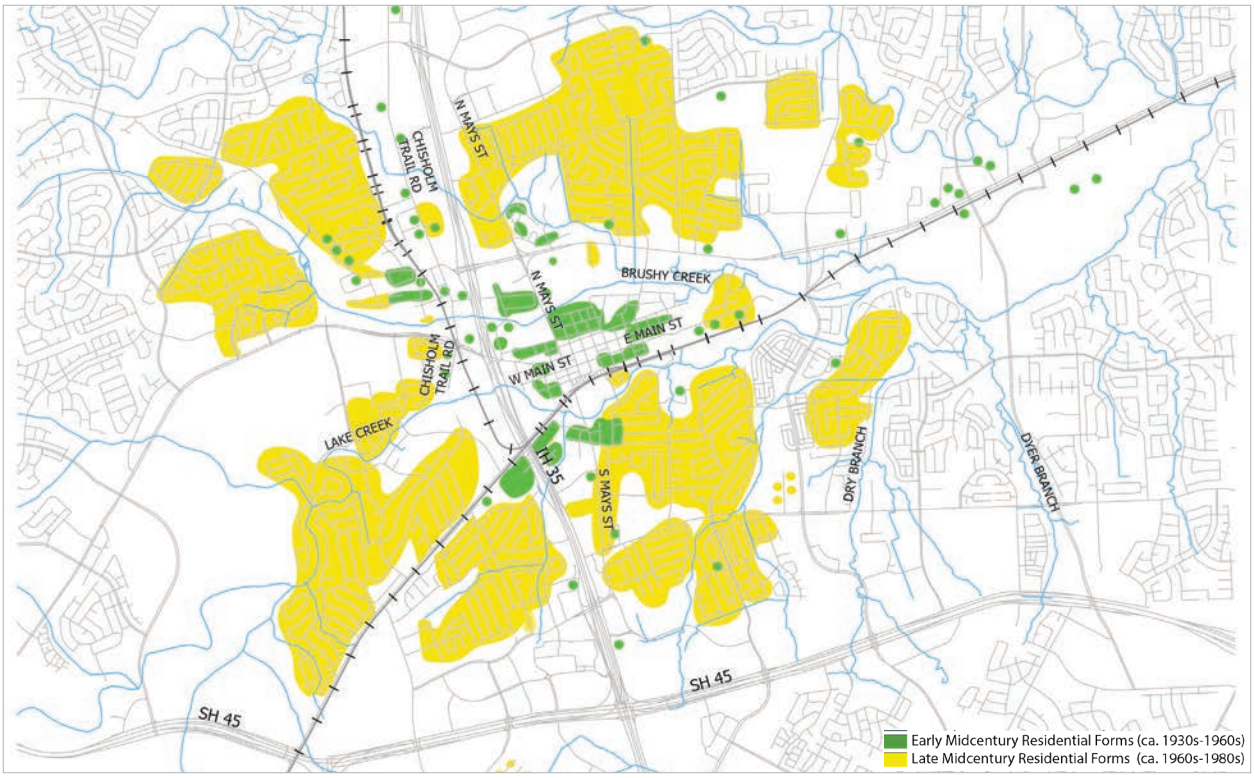


Anderson-Vaught House (Left) and Anderson House (Right) are examples of two-storied railroad era houses with porch/protected entrance.

4.1.3 Midcentury Residential Forms (ca. 1930s-1980s)

Housing in the postwar period typically do not have alleys and instead have driveways in the front. Most houses have attached garages. For the most part, houses were built one at a time rather than in large tracts of similar-looking houses. Early houses have a traditional but simplified appearance, and later houses tended toward a sprawling Midcentury Ranch form. By the mid-1970s, Round Rock was still relatively small, but development patterns were setting up for the much larger suburban boom.

At the time of the creation of this document, houses from this time period are aging into eligibility for historic designation, although none have yet been designated.



Locations where Midcentury residential forms are common

Compatible Characteristics

New houses or alterations to Midcentury building fabric should incorporate the following character-defining features:

- Many are built in a Minimal Traditional or Ranch style, though others have no particular style or have been significantly altered. They have little exterior detail other than window trims. Some of the Ranch style homes have prominent rectangular brick chimneys and/or brick exteriors below the windows.

- Most early Midcentury houses are under 1500 square feet and may or may not have attached garages. Later Midcentury houses are larger with an attached garage, many of which have since been converted to additional living space. Concrete slab foundations become increasingly common. Driveways are in the front, and most are paved.
- Roofs are pitched with a simple shape and low slope. Most exterior cladding is painted wood or synthetic siding.
- Windows may be wood or metal, sash or sliders. Often windows are grouped together.
- A new house in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.




Early Midcentury houses with simplified appearance and no alleys




Early Midcentury houses with paved driveways in the front



Later Midcentury houses with garages attached garages and carports

4.1.4 Residential Form in Rural Areas (ca. 1870s-1950s)

Round Rock had a population less than 3,000 until the 1970s. Outside of the areas now known as Old Town and Downtown/New Town, most of today's city was farmland until then. These houses reflect the styles and technologies of their day. They differ from in-town houses of the same age in their siting, which is usually oriented either to the southeast or to a rural road. Most also have both large and small utility buildings, for farm equipment and animals. Many at one time had windmills to pump well water. Over the 20th century, land was consolidated into fewer and larger farms, and from the 1970s on, many farms were developed for housing. In a few subdivisions the original farmhouse is still standing, usually on a larger lot and not oriented to the current street pattern.

Compatible Characteristics

Alterations to these rural homes should incorporate the following character-defining features:

- Homes in farming areas may have been built in any era up to the 1960s in any style, and of any material. Often the next generation would build a second house next to their parents' house, creating a small family compound that would also include utility outbuildings for animals and equipment.

- Houses are usually oriented to the south or to the nearest road. If the surrounding area has become a housing development, the original farmhouse usually isn't directly facing the new street.

- A new house in this setting should play a supporting role in the streetscape and let the historic structures be the focus. Reproduction of a historic building is only appropriate when a previously demolished building can be accurately replicated.



The Warner-Reid House (built ca. 1911, demolished 2018) was a Queen Anne style farmhouse that was home to the Reid and Telander families for many years. The house was recognized as historically significant but was not designated when it was annexed into the city limits in 2006.



The Palm House (Recorded Texas Historic Landmark and City Landmark) in its downtown location in 1982. The house was built ca. 1873 for Andrew J. Palm, who came to Texas with his mother and brothers in 1853. The house was moved downtown in 1976 to house the Chamber of Commerce and Palm Museum, then moved back to the Palm Farm in 2024.



The Captain Nelson Merrell House (National Register and City Landmark) was built ca. 1871 for comfort in hot weather, with 18-inch-thick limestone walls and a full-length gallery on the south side. A valve on the gutters allowed rainwater to be directed into the cistern.

4.2 Building Fabric

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

- Preserve existing historically significant residential structures and accessory buildings or structures.
- Restoration and replacement decisions should be based on historic evidence specific to a building's architectural expression and building type. A building's features should reflect the property's own historic identity rather than a collection of architectural elements that happened to coexist during the same time period.
- When original fabric no longer exists, replacement fabric should be compatible with the rest of the building in scale, design, materials, color and texture or an accurate reconstruction could be undertaken based on historical research and physical evidence.

4.2.1 Materials and Finishes

The most common exterior wall materials on historic residential buildings in Round Rock are wood clapboard and Dutch-lap siding, along with brick and some rock or stone applications. Some exteriors combine materials, such as wood siding with wood shingles, giving buildings a varied and interesting appearance.



- The materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to a building's historic character and should be preserved.
- Do not alter the natural appearance of historic materials by applying high gloss coatings and reflective finishes.

- If replacement is necessary, new materials should match historic materials in composition, size, shape, color, pattern and texture. Consider substitute materials only if original materials are not technically feasible.
- Original wood finishes should be maintained and painted or, when necessary, replaced in-kind. When repairing historic wood elements, techniques should:
    - Use compatible wood species, profiles, dimensions, and joinery.
    - Avoid wholesale replacement when selective repair is possible.
    - Most wood surfaces should be painted regularly to protect them from moisture, wear, and UV rays, which can lead to warping and rot. The exception is for wood species such as cedar that are rot-resistant and will develop a patina over time.
- Substitute materials may be considered for new construction when they closely replicate the appearance, dimensions, and detailing of traditional materials; however, approval is not automatic and shall be evaluated based on the appropriateness for that particular structure.
- Fiber cement siding is not an appropriate substitute for wood siding but may be used in some new construction where its appearance and detailing are compatible with the historic structure.
- Avoid using modern synthetic siding materials such as vinyl or metal that bear little resemblance to historic siding materials and can create moisture problems in the walls. The application of such materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. Removal of synthetic siding materials is strongly encouraged, to restore historic patina, finish and appearance.



Wood siding (Right) restored after it had been covered with vinyl siding (Left)



Remove synthetic siding to reveal original wood shingles

- Original masonry is significant and should be preserved. Cleaning should only be undertaken to halt masonry deterioration. Any abrasive, strong chemical or high-pressure cleaning method should never be used, as these permanently damage the surface of historic masonry and accelerate its deterioration. Refer to the *Guidelines for Maintenance* for more information on appropriate cleaning methods.

- Imitation brick or stone, and gravel aggregate materials are appropriate only where documented as present during the property's period of significance.

- When masonry needs repair or replacement, patching with in-kind or similar material is preferable. When in-kind material is not available, new materials that match the texture, color and detail of the original material should be used. New mortar used in repointing should match the color, texture, and composition of the original. Do not artificially tint masonry to achieve a new or uniform appearance.

Paint and Other Protective Coatings

In addition to providing protection to surfaces, paint and other protective coatings provide an opportunity to reinforce the architectural style of a historic building.



Regarding existing paint and protective coatings:

- The natural color, variation, and patina of historic materials are integral to a building's character and should be preserved.

- Paint and other protective coatings such as stain should be compatible with the substrate, allow the material to breathe and release moisture, retain historic appearance and texture, be reversible, and be reapplied at regular intervals to ensure the historic materials are preserved.

- Do not alter the natural appearance of historic materials by applying high gloss coatings and reflective finishes.

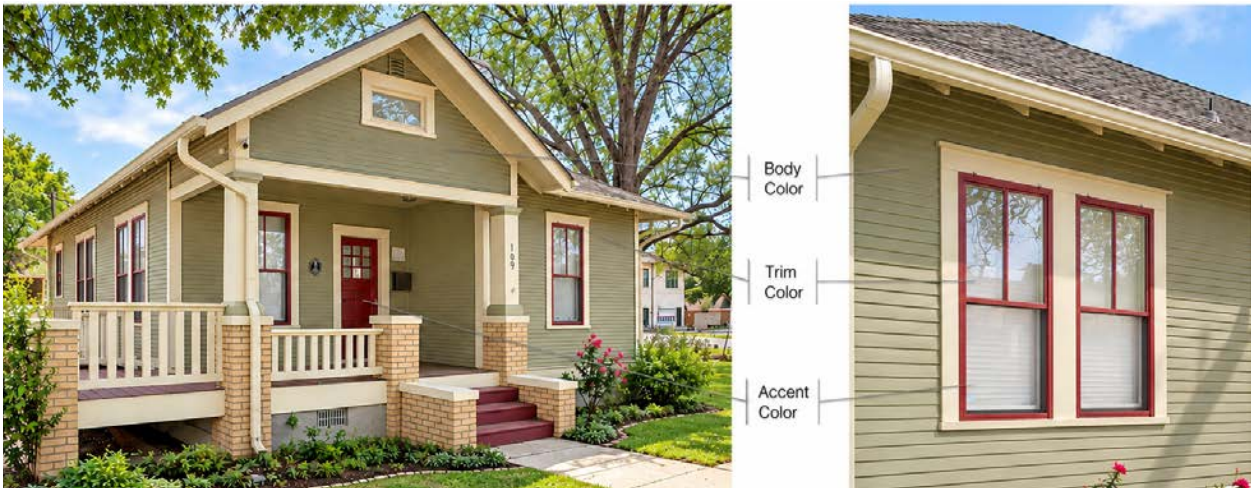
- Most wood surfaces should be painted regularly to protect them from moisture, wear, and ultraviolet (UV) rays, which can lead to warping and rotting. The exception is for wood species such as cedar that are rot-resistant and will develop a patina over time.

Regarding new paint and protective coatings:

- The color, tone, and finish of new or replacement materials shall be compatible with historic materials.
- Choose finishes that are appropriate for the underlying material.
- When selecting a new paint or protective coating, ensure appropriate sheen. Typically, shiny and glossy finishes are not appropriate.
- Adequate surface preparation before applying paint or other protective coatings is vital to ensuring its longevity and protecting the material underneath.
- Paint finishes that simulate an aged appearance are not appropriate.
- Blistering and chipped paint may expose older layers of paint that contain lead. Lead paint was banned in 1978, and while the top layer of paint likely does not contain lead, older layers likely do. Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Mitigation should be done by a trained professional and usually involves some combination of encapsulation and removal. Refer to *Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing*.
- Specific to masonry surfaces:
    - Do not paint original masonry surfaces that were not historically painted, including stucco. Paint is very difficult to remove and may trap moisture inside masonry walls. Alternative treatments may be considered under certain, unique circumstances.
    - Traditional limewash, although a breathable coating that does not trap moisture, is permanent and cannot be removed and therefore should not be used unless historically documented.
    - If a masonry surface was previously painted, it is often not appropriate (or possible) to remove the paint and appropriate repainting may be the best approach. Care must be taken to use a compatible paint and continue to monitor for moisture problems.

Paint and Stain Colors

Colors of materials and finishes reinforce the architectural style of a historic building. Select material and paint colors appropriate to the style, period and type of building and its district or area.



A three-color scheme (green walls, cream trim, and red accents) to highlight character-defining historic features

Round Rock does not have a required historic color palette. Use colors that are appropriate for the building's style and period of significance. In the absence of a documented historic condition, colors should be compatible rather than conjectural, drawing from established historic palettes for the building type and era.

- Select colors based on documentation or paint analysis if possible. Otherwise select colors that were available during the building's period of significance and appropriate for its style.

- When developing a color scheme, consider the property as a whole, including roof color, adjacent buildings, streetscape character, and landscape features. Maintain a coordinated scheme across trim, body, and accents. A typical historic residential color scheme uses 3–5 colors, though the exact number depends on the architectural style and the level of decorative detail on the house.

- Paint color schemes on buildings and in a streetscape as whole should be used to highlight character-defining historic features. Color schemes should complement the historic architecture of the building and highlight its character-defining features. Colors should be selected to reinforce the historic composition of the building rather than draw attention away from it.

- Avoid colors that visually overwhelm or obscure architectural detailing, masonry patterns, or material textures.
- New houses in historic areas should use a color scheme that is generally appropriate for the historic houses in the area.
- New or non-historic elements on historic buildings should use subtle, compatible colors that do not compete with historic fabric.

Appropriate Colors of Non-Painted Historic Materials



The natural color and patina of historic materials are a defining aspect of a building's character and should be preserved whenever possible.

- Masonry should retain its original color including natural variation, weathering, and patina developed over time. Replacement or new masonry should match historic materials in color, range, tone, and variegation, and mortar should be similar in color to historic masonry. Do not artificially tint masonry to achieve a new or uniform appearance.
- Metal decorative elements should have a natural metal tones, or dark, muted finish. In some instances, weathered or patinated surfaces may be historically appropriate. Copper may also be appropriate for elements such as gutters. Highly reflective, polished, or mirror-like finishes, bright or novelty colors inconsistent with historic residential character, and faux finishes that create a false sense of age or material are not appropriate.
- Roofing color should be visually recessive so that it does not dominate the façade or streetscape. Appropriate colors include muted browns and greys, dark or subdued finishes, or natural metal tones. Bright, high-contrast, or highly reflective roofing materials and synthetic colors that draw attention away from historic façades are not appropriate.
- Where unpainted wood is historically appropriate, it should not be artificially tinted to simulate historic age, or a highly saturated or exotic wood color inconsistent with historic context.

4.2.2 Doors and Entrances

The proportion, shape, location, pattern and size of doors contribute significantly to the historic character of a building and convey its architectural style and period and craftsmanship.



- Original or historic doors and openings should be preserved.
- Existing openings should not be enlarged or reduced to fit stock door sizes.
- Avoid creating new door openings; if necessary, they should be compatible with existing doors in proportion, shape, size, and material.
- Preserve and repair original doors, hardware, hinges, plates, locks, etc.
- Sidelights, transoms and fanlights surrounding entries should be preserved and rehabilitated, where appropriate.
- When original fabric no longer exists, recreate original designs in appropriate materials whenever possible. The design of replacement doors should reflect the style and period of the building.
- Storm or screen doors should be wooden when possible and painted to match the building or trim. Metal screen doors may be considered for homes built after 1960. Full glazed panels in storm doors should be installed to maximize the view of the existing door and should be installed so that the door and frame are not obscured or damaged. Selected screening should not block the view of the door underneath.
- Preserve and repair historic shutters. Replacements should match the historic design and materials. New shutters should be appropriately designed for the building's architectural style, and sized and positioned to correspond to the door opening.



Front door with transoms and sidelights



Screen doors should complement the style of the home.

4.2.3 Porches, Balconies, Decks, and Patios

Porches, balconies, decks, and patios strongly influence how historic buildings relate to the street, to other historic buildings, and how a building is used/occupied. They are strong character defining features because they are often the most prominent feature of the facade, characterizing the house's period and style.



The original building envelope refers to the exterior perimeter of the building as constructed during its period of significance, excluding later additions and enclosures, which were areas originally opened to the exterior.

- Preserve existing historic porches, balconies, decks, and patios. Avoid loss, enclosure, or inappropriate alteration which can change a historic building's identity. Creating a false historical appearance through the application of new elements and details to a porch or balcony is considered inappropriate, as is adding a porch or balcony to a prominent elevation where none historically existed.

- The various components of porches and balconies, such as steps to an upper floor, railings and columns which provide scale and detail to historic buildings, should be preserved.

- Maintain historic floor heights, alignments, and rhythms along the façade; raised, lowered, or extended platforms that disrupt these relationships are not appropriate.

- When safety and accessibility upgrades (guardrails, handrails, ramps) are incorporated, they should be installed to minimize visual impact and preserve historic appearance.

- Reconstruction of a missing porch, entrance, balcony, patio, or other building entry feature should be based on accurate evidence of the original configuration, placement and detail. If no evidence is available, a new design should be compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color.

- Existing porches and patios may be enclosed when located on secondary or rear elevations and not visible from public view, provided the enclosure does not remove, obscure, or alter character-defining features of the historic building and is compatible with its historic character. The enclosure should be evaluated separately from the original building envelope and, where possible, retain visual evidence of the original open condition.

- New porches and balconies are only appropriate where they are compatible with the building type, period, and streetscape pattern. Ensure new work is reversible and does not involve the permanent removal of historic fabric.

- New sunrooms should be located on secondary or rear elevations and designed to be compatible with and subordinate to the historic building. New sunrooms should also comply with the guidelines for new additions.

- Exterior staircases and fire escapes are often associated with porches, and should be preserved in their historic form. When new, they should be designed and placed to avoid damage to character-defining features and to minimize visibility from public view.



Historic porch and patio designs in Round Rock houses

4.2.4 Awnings, Canopies, and Door Hoods

Awnings, canopies and door hoods, are roof-like covers extending over a door or window that are intended to protect pedestrians and building features from sun and rain. Awnings are usually made of soft canvas or other fabric stretched over a frame and may be fixed or adjustable. Canopies are fixed structures of wood or metal, flat or curved, that provide similar protection to pedestrians, merchandise and patrons. Door hoods are typically shallow in depth, attached directly to the building, and may be supported by brackets or simple framing elements.



- Historic awnings, canopies, and door hoods should be preserved.
- Materials used for these features should be consistent with the building, such as wood or metal, and should not introduce highly contrasting or synthetic materials.
- Awnings, canopies, and door hoods should not obscure significant architectural features of the building façade including trim, windows, or decorative elements.
- New installations, including hardware, should not be attached to a wall in a way that damages historic materials. When installed on masonry surfaces, they should penetrate mortar joints rather than brick or stone.
- New awnings and canopies may replace deteriorated existing awnings and canopies in-kind or to be installed where once seen in pictorial or physical documentation.

- New awnings or canopies may be installed where none previously existed, provided they are compatible with the historic building. A new awning or canopy should be appropriate with the features and characteristics of a historic building.
- Typically, a minimum of 8 feet of vertical clearance is required for any awnings or canopies which extend over any walkway.
- Awnings should be made of canvas or other fabric and may be either fixed or operable. Canvas awnings are typical of historic buildings. Plastic or similar synthetic materials should not be used for awnings. Metal awnings may be appropriate in some applications.
- No illumination should be added to fabric awnings.
- The shape of an awning should be complementary to the building and the openings that the awning shelters. For buildings where windows are separated by wall space, it is preferred to have awnings which relate to individual openings.
- New awnings should utilize flame-retardant and fade resistant fabrics.
- Door hoods should be simple in form and proportion, and compatible with the architectural style of the house.



Door hood



Fabric door awning



Fabric window awning

4.2.5 Windows

The proportion, shape, size, positioning, material, design, and arrangement of windows contributes significantly to a building's historic character and are particularly indicative of styles or periods of architecture. Some preservationists refer to them as the eyes of the building.



- Whenever possible, original windows, framing, and glazing pattern (arrangement of individual panes of glass) should be retained rather than replaced. Because they are subject to heavy use, historic wood windows are made to be repaired and can last for hundreds of years. Until the early-mid 20th century most windows were constructed of old-growth wood that is stronger and more durable than contemporary lumber. Often, it is less expensive to repair the original window fabric and components than to replace a window. Refer to the *Guidelines for Maintenance* for suggestions on improving energy efficiency.

- New windows should be compatible with existing units in proportion, shape, location, pattern, size, materials, and details. If the existing windows are inappropriate replacements, it is preferable to replace them with more historically appropriate materials and light configurations.

- When window replacement is necessary, do so within the existing historic opening. Use the same sash size to avoid filling in or enlarging the original opening. If an original opening is presently blocked, consider reopening it. It is not appropriate to create new window openings if they diminish the original design of the building or damage historic materials and features.

- The shape of muntins is important and should be considered when matching or replacing historic windows. Older wooden muntins are thicker, while most contemporary window grilles simulating muntins are usually rather flat.

- Muntin grilles sandwiched between layers of glass are not appropriate in historic structures or non-historic structures in historically significant areas.

- Clear glass should be used in windows. No reflective, tinted, patterned or sandblasted glass should be used in windows, except that patterned, leaded, or colored glass may be used in transoms and sidelights when appropriate.

- Window screens and storm windows should be the same material as the window, have a narrow perimeter frame that conforms to the primary window opening, and should not obsure the architecural elements of the window.

- Interior storm windows are the preferred means of improving energy efficiency of historic windows. If installed on the exterior, storm windows should have a narrow perimeter framing that conforms to the primary window opening and may have the same muntin as the windows. Storm windows should be painted with a color which blends with surrounding elements to create minimal visual impact.

- Preserve and repair existing historic shutters where feasible. Replacement shutters should match the historic shutters in material, design, dimensions, and configuration.

- The design and installation of new shutters should be appropriate to a building's architectural style. Shutters should be sized and positioned to correspond to the window opening.

- Security bars should be installed only on the interior of windows and doors.



Victorian style, multi-pane double-hung window with privacy glass



Simple six-over-six double hung window on a tradidtional, Pre-Railroad era house.



Bay windows are common in Victorian era styles



Greek Revival style, four-over-four double-hung window



Victorian era fixed stained glass panel over single-lite operable window



Tudor Revival style window with diamond panes



Craftsman style, double-hung windows often had a multiple-lite upper sash with a single-light lower sash

4.2.6 Roofs

The shape and material of a historic building's roof, and details such as coping or cornice brackets, are all character-defining features. Chimneys, dormers and other roof features add to the diversity and character of historic residential buildings. The roof can also reveal alterations and additions over time through variations in line, pitch, and overhang. The roof is also the feature most exposed to the elements, and most roofing materials have a limited lifespan.



- The original shape, line, pitch, overhang, and eave depth of historic roofs should be preserved, as well as architectural features such as dormers, chimneys and turrets. While the structural framing itself may not always be visible, alterations should not modify framing in ways that change the exterior roof form, particularly on front and street facing elevations.

- Original roofing materials should be preserved or replaced in-kind when possible. When roofing material replacement is necessary, replacement materials should be consistent with the original in texture, dimensions, design and color. Roof color should not visually dominate or alter a building's historic character.

- Use the same flashing material that was used historically, if known. If the historic flashing material is not known, use flashing that has a color similar to the roofing material.
- Historic roof equipment and accessories such as lightning rods should be reinstalled following roof replacement.
- New roof-mounted features such as ventilators and skylights should be located on rear slopes so that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way. For new roof-mounted equipment such as antennas and satellite dishes, refer to Section 5.2.8 Building Adaptations for Contemporary Use.



Some house styles are characterized by specific roofing materials, such as the glazed tile pent roof, chimney cap, and coping on this Spanish Revival home.



Most early homes in Round Rock originally had wood shake or shingle roofs.





Many wood shingle roofs were later replaced with composite shingle or metal roofs.

4.2.7 Foundation Skirting

Some foundation types raise the body of a historic building above ground level and foundation skirting is used to cover the crawl space.

Masonry with framed lattice panels



- The height, materials, features, and details of a foundation contribute to the historic character of the building and should be preserved. Character-defining foundation materials and features such as decorative vents and grilles, lattice panels and steps should be preserved.
- Skirting at residential buildings should be appropriate to the style of the building. Framed lattice panels are appropriate for some Victorian era styles while pressed metal or stucco are appropriate for others.
- Ensure that crawl spaces are adequately ventilated to prevent moisture problems on the floor, joists, and sill plate.



Stucco foundation skirting



Limestone skirting



Pressed metal skirting with rough stone pattern

4.2.8 Building Adaptations for Contemporary Use

Historic homes can be updated to meet modern needs or accommodate new uses; however, these alterations should be approached carefully. Well-designed adaptations allow historic properties to remain viable and relevant while preserving the features that define their significance. The goal is to retain what makes the property historic, including historic materials, form, and details, while introducing improvements that are functional, compatible, and respectful of the home's historic character.

Mechanical and Service Equipment

- Mechanical and service equipment are necessary for modern living but were generally not part of historic residential design. Impacts on character-defining features and overall historic setting should be minimized.
- Mount mechanical and service equipment in a manner that minimizes damage to historic materials.
- Install equipment using reversible mounting methods whenever possible.
- Avoid cutting or removing historic siding, trim, or masonry to accommodate service equipment.
- Avoid leaving electrical conduits and junction boxes exposed. Screen them from public view if attachment to a façade is unavoidable.
- Mechanical and service equipment including trash receptacles, utility meters, communication devices, and similar, should be screened from the street and other pedestrian areas with appropriate materials or vegetation.



Trash bins screened from public view



Mechanical equipment screened from public view

- New mechanical equipment should be placed in rear yards and all mechanical equipment including window air-conditioning units should not be visible from public view.
- Install roof mounted equipment such as satellite dishes and antennas in locations not visible from the primary street, such as rear roof slopes, side yards, or rear yards.
- Solar panels should not be visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

Lighting and Fixtures

- The design and materials of light fixtures should be consistent with the historic character of the area and match the style and period of the structure.
- In addition to improving safety and security, lighting may be used to highlight signs or ornamental detail.
- Lighting should be soft or subdued, non-glare producing, evenly distributed, shielded, downward-directed, and of moderate intensity to avoid glare and preserve the historic character of the structure and streetscape.
- On masonry surfaces, mounting anchors may only be drilled into mortar joints, not into bricks or stones themselves.
- Avoid exposed electrical conduits and junction boxes. Screen them from public view if attachment to a façade is unavoidable.

Wall-Mounted Decorations and Equipment

Many residents wish to attach security cameras, music speakers etc. to protect or enhance their home.

- Do not attach devices or decorations to character-defining features of a building.
- Select device models that are small and unobtrusive. Select colors that blend with their background (e.g. for installation under a white soffit, select a white security camera). Consider painting the device to match the mounting surface.



White security camera used to blend with the background

- Where feasible, screen devices from public view.
- Attach devices in a way that will leave minimal damage when they are removed. On masonry surfaces anchor holes should only be drilled into mortar, not into stone or brick.
- Interpretive signage, such as historic markers, should be located near the primary entrance to ensure visibility without obscuring architectural features or interfering with functional elements of a building. The National Park Service has placement guidelines to ensure readability and accessibility. Local historic markers are the property of the City and their placement must be approved by preservation staff.

Conversions to a Commercial Use

Where conversions are permitted, physical adaptations may be necessary to accommodate commercial functions in a residential structure. Alterations should be reversible and have minimal visual impact on the historic structure and surrounding residential context to ensure that the building continues to appear as a historic house even if the use changes.

If additional space is needed to accommodate a commercial use, consider whether it can be incorporated without visually overwhelming the historic building. If an addition cannot remain visually subordinate, the proposed space may be better accommodated in a separate building. In houses built before 1910 or on farms, it was common for homes to have multiple outbuildings for specialized uses.



When a house is converted to a commercial use, the property will need to meet standards for signage, accessibility, etc.

Structural Adaptation

- Select a business occupant or new use that requires minimal adaptation.
- Preserve the residential character of the building, including residential building form, style, character-defining features such as porches, front doors, windows, and embellishments and ornamentation. Retain the front yard orientation and traditional residential setback patterns.
- Interior alterations for commercial use should minimize effects on exterior character. For example, large exhaust fans required for commercial kitchen should not be visible from public view.

Accessibility

- Commercial uses require accessible entrances and functional circulation in all areas open to the public. For more information, refer to *Preservation Brief 32: Making Historic Properties Accessible* or consult an accessibility specialist.
- Preserve the historic primary entrance even when another accessible entrance is added.
- Locate accessibility ramps or lifts at the side or rear when possible.
- Avoid removing or significantly altering historic front stairs or entry features, which are key to defining a building's historic character.
- Design ramps, handrails, and other accessibility features so they are compatible with entry design and materials.

Site Alterations

- Preserve historic landscape features where present and retain landscaping typical of residential properties.
- Minimize new paving or hardscape areas, locate new parking areas outside of the streetyard, and screen parking.
- Parking should be accessed from the alley if one exists.
- Limit curb cuts and preserves historic driveway locations if they exist.

- Lighting should be compatible with residential settings. Use low-level, warm toned lighting that is shielded and close to the ground and has minimal impact to adjacent properties. Mount fixtures appropriately; freestanding posts should be residentially scaled.

- Avoid installing equipment and utilities where visible from public view and screen equipment with landscaping or residentially compatible enclosures.

- In certain areas, the City may have programs designed to activate the streetscape. Whenever a private party wishes to place elements such as sidewalk furniture in the right-of-way, the City should be contacted to determine appropriate permits and license agreements.

Signs and Murals

- The design and placement of signs at historic properties must be in accordance with the Zoning and Development Code section on signs and must adhere to the sign standards for special areas. A sign permit application will include a historic review. A Certificate of Appropriateness is not required for the sign itself, but is required for brackets and other portions of a sign attached to a historic structure.

- Signage should be small scale and compatible with residential architecture. In residential areas, the pedestrian's focus should be directed toward buildings, landscape and the streetscape, not signs. A sign should be visible and legible, but the choice of appropriate details and materials and proper location is more effective than the size of the sign.

- Locate signs so that they relate to and do not compete with architectural features of the building. Signs should not obscure historic building features such as cornices, gables, porches, balconies or other decorative elements.

- The materials used in the construction of the sign shall be the same or similar to those found in historic properties in the area. No visible plastics of any kind are permitted.

- External illumination is most appropriate. Illumination by halation may be permitted in some areas. If lighting fixtures are visible, they should be appropriate to the age and style of the building.

- Avoid a cluttered appearance by limiting the number and size of signs. In general, signs should be small and limited to one per elevation, including for buildings with multiple tenants. Where several businesses share a building, content and design of the sign should be coordinated.
- Mount signage so that it does not damage historic materials. On masonry surfaces, anchors should be drilled into the mortar, not into the bricks or stones themselves.
- Murals are not appropriate for residential structures unless associated with commercial use where they are permitted under limited circumstances depending on their location and visibility. In no instance shall a painted sign or mural be applied directly to a masonry surface. Signs shall not be painted on previously unpainted masonry surfaces.
- Projecting or hanging signs must allow eight feet of vertical clearance over pedestrian pathways.
- Interpretive historical markers are not considered signs. See Wall-Mounted Decorations and Equipment section.



Example of a projecting sign

4.3 Residential Building Form

Historic houses share certain common characteristics, although they have a wide range of styles and features based on the preferences of their occupants and the conveniences of the age. Apartments were not built in Round Rock before the mid-1970s other than some downtown buildings with boarding facilities on the second floor, so historic-age residential buildings are almost exclusively houses.

Rehabilitation of a home usually occurs because the occupant's needs change or due to the evolution of domestic technology, rather than a change of use. When rehabilitating a historic house the aim is to allow it to serve the needs of new occupants (or new needs of current occupants) while retaining its exterior features intact as a record of its role in the neighborhood. If the house will no longer serve as a residence it should retain as many of its character-defining exterior and site features as possible.

4.3.1 Preserving Residential Building Form

Preserve and maintain the defining mass, scale, and spatial relationships of historic residential buildings so that their original form remains clearly identifiable.



This 2018 rear addition attached with the simple connector complements the original ca. 1899 house with compatible form and massing. The original structure's form also remains intact.

- Respect the building's context and ensure compatibility with its surroundings.
- Retain established relationships between buildings including spacing and block patterns.
- Maintain historic orientation to the street including building alignment, setbacks, and primary entrance orientation.
- Preserve overall façade proportions and orientation.
- Retain overall building mass by preserving the building's height, width, depth, and proportions.
- Maintain human-scaled proportions to ensure that alterations do not result in monolithic or oversized forms that are inconsistent with the historic context.
- Preserve the primary building form by maintaining the fundamental geometry (rectilinear forms, simple volumes, or distinct historic shapes). Avoid significant increases in visual bulk through additions or alterations that make the building appear substantially larger or more massive.

- Maintain historic roof forms and profiles by preserving roof type, pitch, and orientation. Retain defining roof elements and avoid roof alterations that visually change the form or building silhouette.
- Retain established rhythm and spacing of openings.
- Maintain façade articulation by preserving projections, recesses, and depth that contribute to the building's three-dimensional character.
- Avoid altering defining plan configurations that obscure or eliminate character-defining layouts.
- Existing historic accessory buildings or structures should be retained in their historic condition and protected against deterioration and neglect. Repairs to these should be made with historic materials such as stone, brick, wood and other materials as deemed appropriate.

4.3.2 New Construction Building Form

The form or shape of new construction and its relationship to historic properties and the surrounding neighborhood context is important. New construction may take the form of a new building, an addition, or an accessory building or structure. For the purposes of these guidelines, a new building is a stand-alone building; an addition is physically attached to an existing building; and an accessory building or structure is secondary to and supports the principal building or use of the property. Form includes the size, shape, massing, and materials of new construction. When considering new construction, in addition to the following building form guidelines, also consider the compatibility of proposed building elements and refer to applicable building fabric guidelines in Section 4.2.

This section is applicable to all new construction including the following:

- Additions to a structure within a historic district.
- Additions to the historic portion of a designated landmark with H (Historic Overlay) zoning but not within a historic district.
- Additions to non-historic structures in historically significant areas which require compatibility with the *Historic Design Guidelines*.
- New buildings and/or accessory buildings or structures on a site within a historic district.

- New buildings and/or accessory buildings or structures on a site with H (Historic Overlay) zoning but not within a historic district
- New buildings and/or accessory buildings or structures in historically significant areas which require compatibility with the *Historic Design Guidelines*.

Compatibility with the surrounding neighborhood context should be considered in all applicable scenarios listed above. Alterations to a home and other new construction should therefore consider how the building or site relates to the surrounding neighborhood.



A building's character is shaped by its district context. Building an addition or new structure in harmony with its historic context requires understanding that context at multiple levels.

When evaluating the proposed new construction, consider the extent of the alterations and the period of significance of a site. For era-specific residential form descriptions, refer to Section 4.1 Round Rock's Historic Residential Buildings Forms.

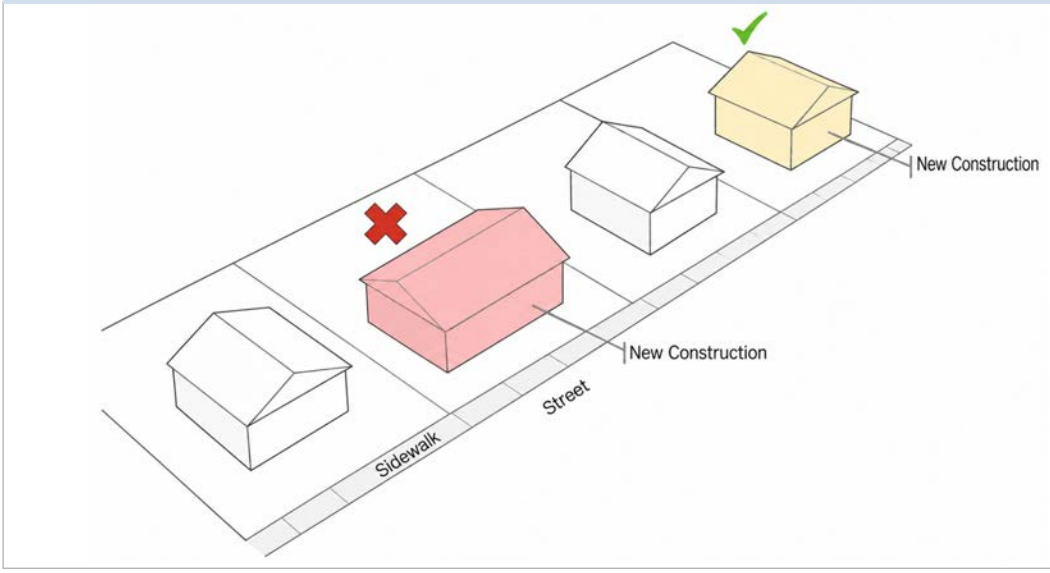
New residential construction should respect the architectural integrity of and context created by the historic buildings on and surrounding the site. Compatibility shall be achieved through the consideration of building form, massing, scale, spatial organization, and streetscape relationships.

Direct imitation or replication of historic detailing is discouraged in order to avoid creating a false sense of history; however, the repetition of related forms, rhythms, and proportions may be used to achieve visual continuity between new and historic buildings.

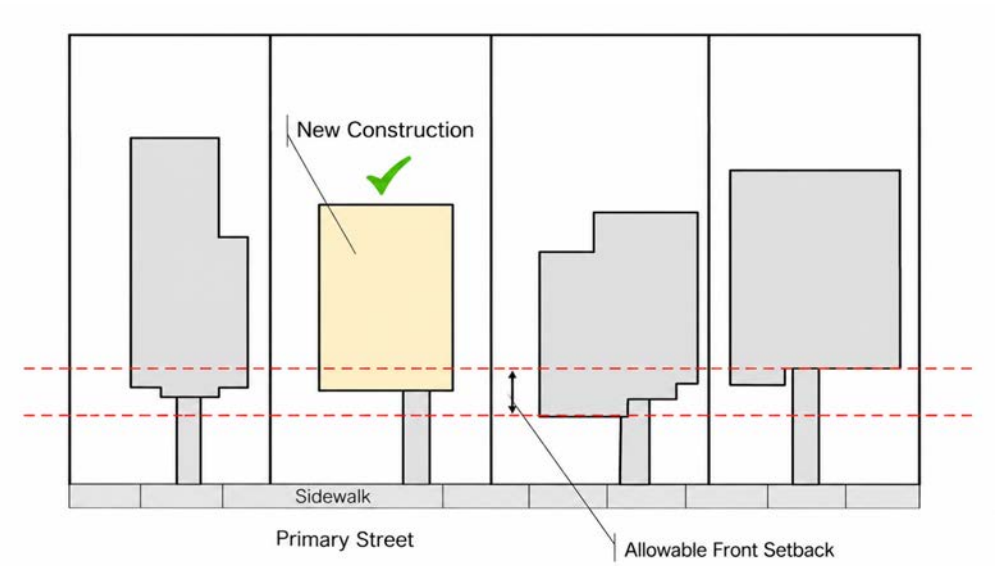
New Buildings

- New buildings should align with established setbacks, building orientation, and spacing patterns to reinforce the rhythm of the historic streetscape.

New construction should have the same orientation as other buildings in the streetscape



Appropriate setback for new construction is between the shortest and longest setback on the block. New construction should have the same orientation as other buildings in the streetscape.



- New buildings should maintain a scale that is visually compatible with adjacent historic residential buildings.
- New buildings should respect the height of buildings on site and surrounding buildings.

Appropriate height for new construction is between the shortest and tallest building on the block



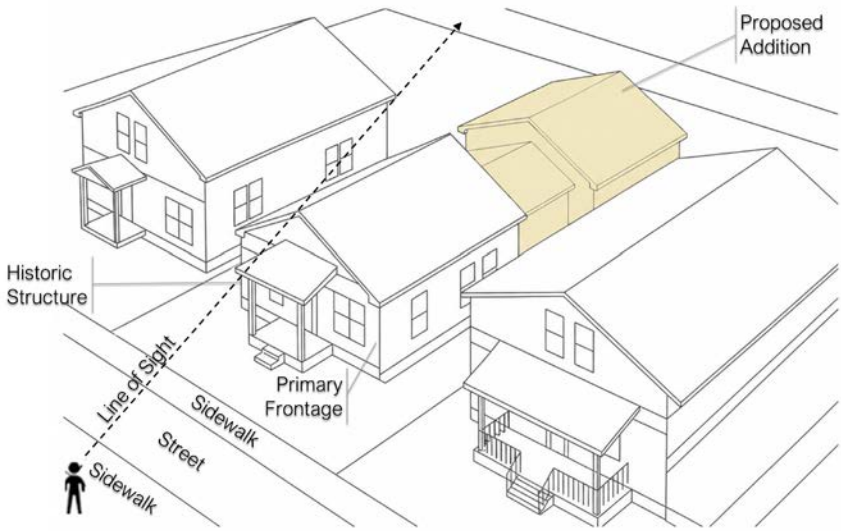
- Roof forms and features should be compatible with those found in the area where they are located.
- Where a historic building exists on the same site as the proposed new building, the following additional considerations apply:
    - New buildings should not alter the historic character of the property. A property's historic function should remain evident even if there is a change of use.
    - When visible and in close proximity to a historic building, new buildings should remain subordinate in massing, size, and scale so that the historic building remains visually prominent and clearly identifiable.
    - New buildings should generally be located behind, beside, or away from the historic building to avoid blocking primary elevations or obscuring character-defining features of the historic building or site. The historic structure should take center stage.
    - New buildings should preserve established open space, building density, and relationships between buildings that contribute to the historic setting of the property.
    - On sites containing multiple historic buildings, new buildings should not isolate historic buildings from one another.

Additions

Additions to historically designated properties, in historic districts, or to properties within historically significant areas, should be compatible with the surrounding neighborhood context in size, texture, color, design, proportion and detail.

- Additions should be subordinate in mass, scale, and height, and should be differentiated from the historic fabric while remaining compatible in form and materials.
- Additions should be designed so that they appear to be an addition and not part of the original structure.
- Additions should be located to the rear, secondary, or non-character defining elevations. Character-defining features of historic buildings should not be radically changed, obscured, damaged or destroyed by an addition.
- Vertical additions must be located such that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way.
- An addition may be differentiated by recessing it back from the facade of the historic building or connecting to it through a breezeway or similar connector that is designed to create minimal visual impact and does not damage the historic building fabric.

An addition that is taller than the historic house should be placed toward the back of the lot where it is not visible to a person standing at ground level on the opposite side of an adjacent right-of-way



- Additions to historic or non-historic buildings should relate to and complement the architectural style of the main building, or to the general style of the streetscape if possible. Such additions relate to the existing buildings through simplified details that are compatible in proportion, rhythm, and character without directly replicating historic ornament or decorative features.

- Maintain historic details such as eaves, copings, cornices, dormers and roof trim where the building abuts the addition.

- If an addition cannot remain visually subordinate to the historic building, consider whether the proposed space would be better accommodated as a separate building.

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns recommends that a new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering nonsignificant interior spaces.





Side addition



Vertical addition

Materials In New Buildings and Additions

- Materials used should be typical of common building materials utilized in the district or on structures of this type, age and location. Similarity of materials to that of relevant historic structures is encouraged.
- The size, color, and bonding pattern of brick or stone should be similar to those found on historic residential buildings in the neighborhood, or typical of buildings of this type, age and location.
- New wood siding should be compatible with existing profiles (either novelty, tongue and groove, shiplap or equivalent), and installation.
- Substitute materials may be considered in the construction of new buildings when they closely replicate the appearance, dimensions, and detailing of traditional materials; however, approval is not automatic and shall be evaluated based on the appropriateness for that particular structure.
- Imitation brick or stone or gravel aggregate materials are appropriate only where documented as present during the property's period of significance.
- For windows on new buildings and additions, if muntins are used, the grille must be on the exterior of the glass.
- Wood shingles, composition shingles, slate tiles, terra cotta tiles, metal roofs are permitted for use on residential structures. Built-up roofs, single-ply membranes and synthetic wood shingles and synthetic clay tile roofs should not be used.

Accessory Buildings or Structures

Accessory buildings or structures support the function of the main residential building. These can include garages, workshops, gazebos, barns, smaller outbuildings, etc. The design of accessory buildings or structures should be secondary in scale, height, and architectural detailing to the primary residential building that they serve.



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

- New accessory buildings or structures should be simple in form and compatible in size, scale, proportion, rhythm, texture, height, materials, color and detail to similar accessory buildings or structures within the neighborhood and should follow the historic setback patterns in the streetscape or neighborhood.

- Accessory building materials should reflect the use of the accessory building, and not that of the primary building, while remaining complementary to the primary building. Exterior materials on façades of accessory buildings were often different than that of the main building.

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

4.4 Landscape and Site Features

Each historic property consists of the site, an area or plot of ground that is usually defined by a property boundary, and most often a building or structure located within the site. In addition to buildings, the landscape is the whole of the exterior environment of a historic site, district, or context of a historic property, and can include landforms, softscaping (typically trees and plants), hardscaping, fencing and walls, site furniture, outdoor lighting, and other site features. The relationship between a building and its landscape is an important character-defining feature of historic properties, districts, and neighborhoods.

In most cases, H (Historic Overlay) zoning extends over the entire site, usually defined by lot boundaries. Alterations to the site must also be approved with a Certificate of Appropriateness. Unless the historic appropriateness supersedes the zoning standards, the zoning requirements typically apply.

- Protect character-defining landforms, topography, and open space.

- Retain the historic landscape and spatial organization of the site, including front yards, side yards, and open areas.

- Retain historically significant site features that contribute to the historic setting.

- Avoid rearranging the site by moving or removing buildings and site features that help define the site and neighborhood's historic value.
- Ensure new landscape features are compatible with the historic setting in scale, materials, and placement and typical of the historic structure's type, age, and location.

Other site features such as but not limited to rock walls and windmills that are found on private residential or commercial properties should be reviewed based on the *Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes* where applicable.

4.4.1 Landforms

Topography profoundly influences settlement patterns, building placement, orientation, and form. Natural landforms may contribute to a site's historic significance and may include open pastures or field remnants, natural slopes/hillsides, creeks and floodplains/natural drainage patterns, bluffs, and portions of properties adjacent to natural road alignments following topography. Attention should be paid to how landforms influence a building's relationship to the land.

- Historically significant viewsheds should not be interrupted by new construction or alterations to a site.
- Retain historically significant original grading, changes in slope, and site relationships.
- Protect historic creek corridors.
- Prevent stormwater design or other above ground drainage improvements that overwhelm a historic site.

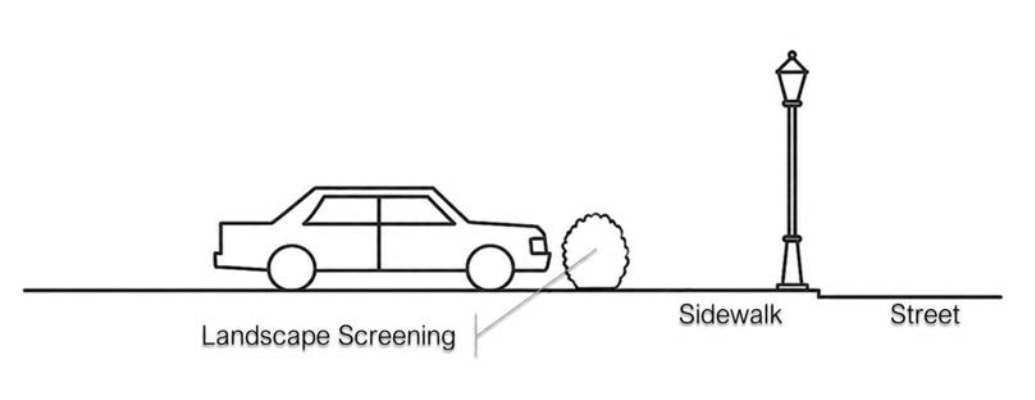
4.4.2 Off-Street Parking

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

- Minimize new paving or hardscaped areas and locate new parking areas outside of the street yard and screen parking. Parking should be accessed from the alley if one exists.

- Ensure new driveways are compatible with the site in width, materials, and placement .
- Driveways should be located perpendicular to the street in the residential areas; no circular drives should be allowed in front or corner side yards, so that the character of landscaped yards can be reinforced. Limit curb cuts and preserve historic driveway locations if they exist
- Screen existing parking from streets and pedestrian areas in the residential districts.

Parking should be screened from public view



4.4.3 Softscaping, Hardscaping, and Other Site Features

Softscaping includes plants, shrubs, trees, and ground cover. Hardscaping includes walkways, driveways, patios/courtyards, fences/gates, retaining walls, steps, and site edging. Other site features include cisterns, windmills, chicken coops, etc. that offer a glimpse into the daily life of the historic inhabitants and contribute to historic setting. Other contemporary site features may include arbors, pergolas, trellises, site lighting, planters, flag poles, and site furnishings.

- Avoid introducing landscape designs that are inconsistent with the historic setting.
- Ensure new landscape features are compatible in scale, materials, and placement and typical for the historic structure's type, age and location.

Softscaping

- Preserve historic planting patterns and vegetation that contribute to a site's character.
- Retain mature canopy trees and protect tree root zones during construction activities, preserve historic tree alignments, windbreaks, and hedgerows, and replace historic trees that have been removed with species similar in scale and character.
- Encourage the use of regionally appropriate plant materials and avoid introducing invasive or visually incompatible plant species.
- Maintain historic lawn areas where historically present. Replacing a lawn with artificial turf requires a Certificate of Appropriateness and is not appropriate in the front yard of historic property.
- Avoid excessive foundation plantings that obscure character-defining architectural features.
- Maintain historic garden beds in scale and configuration.
- Living plants, excluding trees, are typically exempt from review.

Hardscaping

- Retain historic fences, gates, and walls, replace missing fences with designs appropriate to the period and property type, and ensure new fencing is compatible in height, material, and transparency.
- Fences should not obscure views of historic property from public view.



Fence constructed wood reflects appropriate historic materials, maintains visibility from public view, and reinforces historic character

- New fences and walls should be constructed of stone, cast iron, iron, wood or other appropriate materials. Stones used in walls should be similar in size, pattern and color to those typical of residential structures of this type, age and location. Low, stone walls are an appropriate treatment to differentiate historic properties from the public realm.





Low stone wall maintains open views of the historic building while defining the property boundary and reinforcing historic character

- Ensure the finished side of the fence faces neighboring properties and public areas.
- Hardscape form, style, and materials should reinforce historic character.
- Retain historic paving materials such as brick, limestone, or gravel where present, replace deteriorated paving in-kind where feasible, and avoid the use of incompatible modern substitutes (e.g., stamped concrete simulating brick) or paving patterns inconsistent with the district.
- Maintain historic walkway alignments and widths and limit curb cuts to minimize impact on streetscape character.
- Design patios and outdoor areas to be subordinate to the historic structure.
- Off-street parking in residential historic areas should not interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.
- Ensure new driveways are compatible with the site in width, materials, and placement.
- Driveways should be located perpendicular to the street in the residential areas; no circular drives should be allowed in front or corner side yards, so that the character of landscaped yards can be reinforced.

Other Site Features

- Historic site features such as small outbuildings, cisterns, windmills, chicken coops, etc. should be preserved and retained in their original locations as they offer a glimpse into the daily life of the historic inhabitants and contribute to historic setting.

- Avoid introducing oversized or visually dominant landscape features which obscure the views to, and vistas from, a historic structure. Ensure that pergolas, trellises, arbors, and similar features are simple and subordinate to the historic structure.

- Site or structural elements may not be located in the public right-of-way without a license agreement, the approval of which is at the City's discretion. Refer to *Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes* for appropriate treatment in the public realm.

- Site lighting should enhance the historic structure, be warm in tone and of moderate intensity, and be shielded to minimize glare and light spill outside of the area intended to be illuminated and over property lines.

- Swimming pools (indoor, outdoor, in-ground, above-ground), spas, hot tubs, and similar recreational water features should not be located in the street yard and should be located to minimize visibility from public view. Minimize the visibility of associated equipment, decking, and other related features through appropriate placement and screening.

Appropriate site features for residential properties



CHAPTER 5

GUIDELINES FOR STREETSCAPES, THE PUBLIC REALM, AND CULTURAL LANDSCAPES

5 Guidelines for Streetscapes, the Public Realm, and Cultural Landscapes

This chapter includes guidelines for a variety of elements predominantly found in the public realm. This includes, but is not limited to, natural features, non-occupiable site structures, streetscapes, historic cemeteries, and historic markers. While most of these features are found on public land, in some instances, elements may be on private property but are in public view and serve a public purpose. Many of these elements comprise cultural landscapes which reveal aspects of our country's origins and development through their form and features and the ways they were used.

Cultural landscapes are defined as geographic areas including both cultural and natural resources associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. Cultural landscapes are addressed in the *Historic Design Guidelines* because historic preservation is about both structures/sites and the area as a whole, including how human use of land, structures, and vegetation have evolved together over time. Character-defining features of cultural landscapes may include topography, vegetation, circulation systems, water features, structures, and site furnishings, and the spatial and visual relationships among these elements.

The guidelines in this chapter apply to historic districts, historically significant areas, and block faces containing individually designated historic landmarks. Certain zoning districts which reference the *Historic Design Guidelines* or other specific zoning overlay districts that reference preservation, should also follow the guidelines in this chapter. The Downtown Historic District specifically includes elements of the public realm such as the streetscape within the boundary of the district.

Other structures such as but not limited to gazebos, barns, rock walls, and windmills that are found on private residential or commercial properties should also be reviewed utilizing the guidelines discussed in this chapter, as applicable.

5.1 Historic Review in the Public Realm

The elements identified in this chapter require a historic review and potentially a Certificate of Appropriateness (CofA) because they are located in the public realm and affect the historic context of the area in which they are located. As a result, proposed alterations to these elements require historic review to ensure they follow the *Historic Design Guidelines*. Depending on the extent of the impact of alterations to these elements on historic landmarks, a CofA may be required.

Select elements such as markers that may be located on private property must also follow the guidelines in this chapter because they are visible from public view.

5.2 Natural Features, Infrastructure, and Structures in the Public Realm

Natural features and other site structures are those that are important to the historic landscape and environment of Round Rock and that are not considered as occupied buildings. These include bridges, ruins, gazebos, roads and roadways, barns, windmills, rock walls, water retention elements, and wells.

5.2.1 Natural Features

- Ensure the preservation and protection of geologic elements, including The Round Rock.
- The historic location of creeks, floodplains, historic water retention areas and other waterways should be preserved and protected.
- Intrusions into creeks and other waterways should be limited to those elements that are necessary for public safety or education in nature: signs, path markers, safety bollards, etc. These should be designed to reflect the historical importance and character of the area and reviewed for appropriateness.
- Well-established natural vegetative and treed areas should be preserved and protected.
- The clustering of trees adjacent to creeks and waterways in Central Texas has historic significance; therefore, these areas should be protected and preserved.

5.2.2 Infrastructure and Structures in the Public Realm

- Historic-age local streets, alleys, lanes, and roadway features that contribute to neighborhood character and historic development patterns, and convey the historic relationship between buildings, lots, blocks, and public spaces should be preserved. They should be protected against deterioration and neglect.

- Re-location, widening or enlargement of local streets, alleys, lanes, and roadway features should be reviewed against the *Historic Design Guidelines*. When it is necessary to alter a street that has played a significant role in local history, the alterations should be designed in a way that expresses that history, excluding transportation corridors whose primary significance is mobility rather than neighborhood identity.

- Bridges and railroad trestles should be retained in their historic condition and protected against deterioration and neglect. Repairs to bridges should be made with materials that are historically appropriate.

- Locations of new bridges or other non-building structures should be placed so as not to adversely impact views and vistas of historic bridges.

- Historic-age structures in the public realm, such as water towers, should be retained in their historic condition and protected against deterioration and neglect. Repairs should be made with attention to historic construction methods and materials.

- New detention ponds in historic areas should be designed as rain gardens or appropriately screened from public view, preferably with landscaping, to minimize their visual impact.

- In streetscapes, tree spacing should not obscure historic buildings. Refer to Section 5.3 Streetscape Guidelines for additional guidelines on tree spacing.

- Utility lines should be located underground when possible. Utility structures including wireless transmission infrastructure, utility boxes, etc. should be hidden behind the rear façade to minimize visibility from public view to the extent possible.

- Trash enclosures should be located on alleys or behind buildings whenever possible to minimize their impact on public spaces.

- Ruins of historic bridges, walls, buildings and other structures should be retained in their historic condition and protected against deterioration and neglect. Repairs to ruins should be made with materials that are historically appropriate.

5.3 Streetscape Guidelines

Providing a safe and pleasant streetscape environment is important but does not require the loss of historical context. Streetscape modifications can be accomplished while being sensitive to and enhancing local historic landmarks and districts. As each neighborhood in Round Rock is unique, the design of each project should be tailored to respond to the history and needs of that specific community.

The Texas Historical Commission (THC) provides guidance concerning streetscapes in commercial historic districts. It should be noted that Round Rock's Downtown Historic District in the 100 and 200 blocks of East Main Street has H (Historic Overlay) zoning within the public realm including the streetscape within the boundary of the district. For review purposes, the streetscape guidelines below should apply to all public streets within historic districts, historically significant areas, and block faces containing individually designated historic landmarks. Certain zoning districts which reference the *Historic Design Guidelines* or other specific zoning overlay districts that reference preservation should also follow the guidelines in this chapter.



The Downtown Historic District is shown above shaded in grey. The entire area, including the public realm on Main Street is subject to historic review.

These *Historic Design Guidelines* have interpreted the National Park Service Secretary of the Interior's *Standards for Rehabilitation* and the THC's streetscape guidelines to create the following streetscape guidelines for Round Rock:

- Identify historic streetscape features in your project area and plan for their preservation. Protect these features during construction.
- Avoid adding elements used in other communities that were not historically present in Round Rock.
- Understand the period within which important events and growth occurred within historic districts or historically significant areas. Respect the character of buildings and elements added during that period of significance.
- Protect adjacent historic buildings from damage during streetscape construction. The THC provides and may require specific *Protection Notes* language be included in a streetscape project's construction documents specifying measures to protect adjacent historic buildings and other historic features from damage.
- Repair historic features or materials as needed. Use in-kind replacements for historic materials if replacement is necessary. New substitute materials may be appropriate in certain circumstances.
- If construction requires cleaning of historic materials or surface cleaning of structures, use the most gentle means possible.
- Ground disturbing projects may require archeological investigation prior to construction.
- Design new elements, such as ramps for accessibility, to be in keeping with the historic character of the streetscape but distinguishable as modern additions. Respect the existing character of the project area. Design simple additional elements and recognize that new features should be secondary, supporting elements.
- New construction in the streetscape shall be undertaken in such a manner that if removed in the future, the streetscape and adjacent historic properties would be unimpaired.

Guidelines for the design and treatment of streetscapes including sidewalks, streets, trees, vegetation, historic canopies and awnings, sidewalk furniture, lighting, artwork and decoration are provided to assist you with the design of streetscape projects.

5.3.1 Protection of Historic Features During Construction

- *Protection Notes* should be included in all construction documents for historic streetscape projects. These notes aim to protect historic properties during the construction, demolition, or removal of pavement, curbs, or sidewalks adjacent to historic buildings or other historic features, including historic awnings/canopies, building entrances, pavement materials, fences, and retaining walls.

5.3.2 Pedestrian Infrastructure

- Identify historic features of sidewalks and streets and preserve them in place where they contribute to the historic character of the area.

- Repair damaged streets and sidewalks in-kind where possible. Where replacement is necessary, use the existing material or a documented historic material; avoid introducing brick or modern pavers without documentation, as this creates a false sense of historical development. Utility access and pavers marking pedestrian zones are acceptable if color-matched to the existing sidewalk and free of decorative patterns, multiple colors, or inscriptions.

- Bring sidewalks into compliance with *Texas Accessibility Standards (TAS)* and the *Americans with Disabilities Act (ADA) Accessibility Guidelines* using context-sensitive solutions that balance accessibility with historic character; new ramps, steps, and handrails should be recognizable as modern additions rather than imitations of historic fabric. Retain historic high curbs by adding compatible ramps, preferably on side streets to preserve the main corridor's appearance. Railings should be simple and unobtrusive so as not to block views of historic storefronts.

- Corner extensions (expansion of the sidewalk into the parking lane at street corners, also known as bump-outs or aprons) reduce pedestrian crossing distance and improve safety where sidewalks are too narrow, but should be sized and detailed carefully to avoid altering block character; minimize their footprint and use materials compatible with the historic sidewalk.

- Stamped concrete is acceptable as a means to add accents or texture to a hardscape and distinguish features of sidewalks and streets but is not acceptable as a replacement for historic pavers.

5.3.3 Vegetation and Sidewalk Furniture

- Consider thoughtfully designed vegetation and furniture which create a welcoming environment that complements the historic fabric, providing shade and places for vistors to rest.

- Consider how to integrate shade elements. Historically, shade in commercial districts came from canopies and awnings rather than street trees, which were more common on residential streets and around civic buildings. Use historic photographs to confirm whether tree planting fits the historic area's documented character before introducing it.

- Where planting trees, locate them on side streets, in corner extensions, or in non-historic infill areas; not in front of storefronts, where they can block signage, future canopy restoration, or street lighting. Keep proposed trees and plantings low-profile and account for periodic maintenance, survivability in paved areas, and potential root damage to paving.

- Identify and preserve historic street signs, planters, hitching rings, benches and other sidewalk furniture in their original locations

- New furniture should only be added where sidewalks are wide enough, and should reflect either a local historic design or a simple, muted-color modern design compatible in scale and style with surrounding historic features. Never borrow a design from another community. Do not permanently affix new furniture, especially to historic fabric.

- In certain areas such as downtown, the City may have programs designed to activate the streetscape. Whenever a private party wishes to place elements such as sidewalk furniture in the right-of-way, the City should be contacted to determine appropriate permits and license agreement.









Sidewalk furniture should be placed in such a way that it does not obstruct pedestrian's right-of-way

5.3.4 Lighting

- Incorporate appropriate historic lighting styles into streetscape design where possible. Appropriate historic-age lighting should be preserved.
- Where historic fixtures are absent, choose new fixtures that closely match the historic period. If a historic area never had historic streetlamps, or the community prefers not to replicate them, choose a modern fixture compatible in scale, appearance, and color with the downtown's character. Do not select a historic design borrowed from another community.

5.3.5 Historic Canopies and Awnings

- Canopies and awnings historically sheltered storefront entrances and shaded sidewalks in commercial districts. They typically extend into the right-of-way or include posts located in the right-of-way. Avoid introducing new streetscape elements that would inhibit future restoration of historic canopies or awnings by building owners. The City has additional procedures associated with the placement of structures in the public realm.

5.3.6 Artwork and Decoration

- Historic artwork such as murals and sculpture, located in the public realm or on private property serving a public purpose, should be retained and preserved as part of the community's historic record.
- Before installation, evaluate new decorative features for compatibility with the historic district and limit their number to retain historic character. Seasonal decorations are generally acceptable if they do not damage historic fabric, and festive lighting should be attached only to non-historic surfaces.
- The attachment of new artwork and decorations to historic buildings should be carefully considered to ensure preservation of historic surfaces. In no instance should drilling occur into historic material such as stone or brick.

5.4 Parking on Public Streets

This section addresses considerations for on-street parking adjacent to historic properties, within historic districts, or within historically significant areas.

On-street parking may be necessary to support contemporary use of historic neighborhoods. When introduced or modified, parking shall be designed to remain visually secondary to and not diminish character defining features of historic buildings, properties, districts, streetscapes, and landscapes.

These guidelines apply to historic districts, historically significant areas, and block faces containing individually designated historic landmarks for the following:

- The addition of new on-street parking spaces.
- Changes to existing parking configurations.
- Associated improvements such as curb modifications, signage, markings, lighting, and streetscape elements.

General design principles include:

- On-street parking shall not alter the historic spatial relationships between buildings, sidewalks, planting strips, and the street to preserve historic streetscape character.
- Parking shall remain subordinate to historic residences, porches, fences, and front yards to minimize visual impact.
- The introduction of parking shall not require removal or alteration of historic sidewalks, curbs, trees, fences, steps, or landscape features to avoid loss of historic features.

When determining appropriate parking configurations, the following should be considered:

- Parallel parking is preferred. Angled or perpendicular parking is generally not appropriate, particularly in residential areas.
- Streets should not be widened solely to accommodate on-street parking.
- Existing curb lines and street geometry shall be retained.
- Parking layouts should respect the historic rhythm of lot widths, driveways, and street trees.

- Continuous curbside parking should be interrupted to preserve views to significant buildings or landscape features.
- Materials and scale of new construction should complement the surrounding historic properties/structures.

The installation of on-street parking should consider its relationship to historic properties, with particular attention to building visibility, front yards and setbacks, and historic fences and walls. Specifically:

- On-street parking shall not obscure primary façades, porches, stoops, or principal entrances of historic residences.
- Parking shall not visually read as an extension of front yards.
- Parking configurations should preserve historic fences, walls, or gate openings.

The following streetscape elements should also be taken into account when designing new on-street parking:

- Existing street trees shall be preserved.
- Where feasible, planting strips, trees, or low-profile landscape features may be used to visually soften parked vehicles without obscuring historic views.
- Striping shall be minimal and unobtrusive. Highly reflective or oversized markings are discouraged.
- Parking signs shall be simple in design and limited in number.
- Sign placement shall minimize visual clutter and avoid blocking views of historic buildings.
- Existing historic curb materials and profiles shall be retained where present.
- Parking-related lighting shall be pedestrian-scale.
- Tall or highway-style light fixtures are not appropriate on residential streets.
- Lighting shall be designed to avoid glare or spillover onto historic residences.
- Modern safety improvements should not erase historic features unnecessarily.

Traffic calming, parking management, and preservation goals should be aligned. Preservation review is about design, not prohibiting parking outright.

When reviewing proposals for new or modified on-street parking in historic districts or on streets adjacent to historic properties, appropriateness review shall consider:

- The historic significance of adjacent properties.
- The cumulative visual impact of parked vehicles.
- The degree to which the proposal preserves historic spatial relationships.
- Whether new materials and scale complement the surrounding historic properties/ structures.
- Whether reasonable alternatives exist that would result in less impact.

5.5 Historic Markers

This section on historic markers is included to ensure that marker visibility and preservation are considered during project review.

There are various types of historic markers. Properties with state or local historic designation are required to display a marker indicating the degree of preservation protection and to interpret a property's significance to community history. Other markers are strictly interpretive and describe the history of an area or events associated with that location. See the Texas Historic Commission (THC) or the City of Round Rock Historic Preservation Program if you have questions about a marker or its associated regulatory requirements.

Although historic markers are typically installed on private property, the markers serve a public purpose and are a part of the community's historic record. Historic markers educate the public, commemorate significant people, places, or events and reinforce community identity and history. While markers do not alter ownership or access rights, their visibility and preservation support the educational purpose for which they were installed and reinforce community identity and history.

These guidelines apply to:

- Historic markers of various types issued by the Texas Historical Commission.
- City issued historic markers, plaques, placards or other interpretive signage.

- Markers issued by other entities.
- Any site work, construction, additions, landscaping, or signage that may affect a historic marker's visibility, condition, or location.

Historic markers are significant interpretive features and shall be retained and protected. All types of markers must be preserved and maintained. In no instance shall a marker be removed, altered, or defaced. If relocation is necessary, the entity that issued the marker must review and approve the relocation. Markers should be installed and remain in public view. The following guidelines allow for reasonable visibility:

- Markers must be placed for optimal legibility from the nearest public right-of-way. The National Park Service has placement guidelines to ensure readability and accessibility.
- Do not install landscape elements in locations that obscure the marker. Consider the mature height of living plants.
- Routine maintenance of markers is encouraged to ensure long-term preservation. Repairs should use appropriate methods and materials. Any refinishing should follow guidance from the entity that issued the marker. Avoid abrasive or damaging methods and maintain original lettering/content and appearance.

If temporary removal of a marker is necessary during construction, the marker shall be:

- Protected from damage in the interim with contact information for the party responsible for re-installing it.
- Reinstalled upon completion of work in its original location, or a location approved by the entity that issued the marker.
- Returned to its original location or a comparable location determined during the project review and approved by the entity that issued the marker.



Texas Historical Commission (THC) subject marker describing the history of downtown Round Rock



THC's Recorded Texas Historic Landmark medallion with description of the Nelson Hardware Building





Unofficial historic markers also convey local history

5.6 Historic Cemeteries and Grave Markers

Historic cemeteries and grave markers are tangible records of a community's history, craftsmanship, and cultural practices. Their materials, inscriptions, and settings contribute to the significance and integrity of historic cemeteries and burial grounds and should be retained, protected and preserved. Historic cemeteries and grave markers are part of the broader cultural landscape, where grave markers, paths, fencing, vegetation, and other site features together help convey the historic character of a cemetery.

Historic cemeteries and grave markers should be preserved. All work should follow the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, which provide guidance for maintaining, repairing, and replacing historic materials while preserving historic integrity.

Specific to historic cemeteries:

- Identify and protect the grave site boundary even when markers are not visibly apparent.
- Distinguish grave site boundary from non-burial areas through markers, fencing, or other appropriate means.
- Manage trees and vegetation to prevent damage from falling branches, excessive shade, moisture retention, and biological growth. Tree care and hazard assessments should be performed by a certified arborist when necessary.

Specific to grave markers:

- Identify the grave marker material (such as stone, brick, concrete, metal, or wood) and evaluate the type and extent of deterioration to determine appropriate treatment.
- Protect grave markers from environmental stressors. Repeated temperature fluctuations can weaken materials, increase brittleness, and accelerate deterioration, particularly in stone and other porous masonry.
- Avoid harsh maintenance practices, including high-pressure washing, abrasive cleaning, inappropriate chemical cleaners, or mower and string-trimmer damage, which can accelerate deterioration of grave markers.

- Cleaning, painting, or lime washing, when appropriate for the material, may be performed as part of an initial treatment and on a cyclical basis as part of an ongoing maintenance program.
- Repairs such as repointing, patching, filling, and resetting should be undertaken only as needed and using compatible materials and techniques.



Examples of cemetery markers

APPENDIX A
GLOSSARY

A Glossary

The following terms are used throughout the *Historic Design Guidelines*:

ABUTTING - having a common property border, such as a lot line or shared building wall.

ACCESSORY BUILDING/STRUCTURE - structures, such as outhouses, gazebos, barns, stables or other buildings that support the function of the principal building on the site and are subordinate to the principal building.

ADDITION - construction that increases the size of the original structure by building outside of the existing walls and/or roof. Additions can be either horizontal by increasing the building footprint or vertical by adding a level above the existing structure.

ALLEY - a utilitarian vehicular way that provides access to the rear of lots and to the service areas, parking and outbuildings. Alleys often also serve as utility corridors.

ALLIGATORING - a cracking pattern in a coating that resembles alligator hide, resulting from age, prolonged exposure to sunlight, or incompatible coatings, as when a harder coating is applied over a more flexible coating such as oil paint over latex paint.

ALTERATION - any change to the exterior architectural features of a structure, including but not limited to constructing, reconstructing, modifying, or removing a structure or attached feature.

> **Major Alteration** - an alteration which affects the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally, it includes work normally done with the aid of a professional drafter or professional quality plans.
>
> **Minor Alteration** - an alteration which does not significantly affect the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally, it includes work normally done without the aid of a professional drafter or professional quality plans.

APPROPRIATE - a proposed alteration or new construction that is compatible with the historic character of a property or district.

ARCHITECTURAL STYLE - a category of architecture of buildings distinguished by similar characteristics of construction, design, materials, features, etc. often reflecting the shared time period of their construction.

AWNING - a lightweight, roof-like projection typically consisting of a frame covered with fabric or light metal. Awnings may be fixed or operable and are commonly installed over storefront windows, doors, or display openings to provide shade and weather protection. Awnings are attached only to the wall of the building and do not have legs or posts.

BLOCK FACE - the portion of one side of a street between two consecutive intersecting streets, including the lots and development frontages facing that street.

BOARD AND BATTEN - a type of wall cladding for wood frame houses where applied boards are closely spaced, usually placed vertically, the joints of which are covered by narrow wood strips. Board and batten also refers to a type of vernacular wood construction consisting of wide vertical planks with smaller vertical boards covering the gaps between them.

BRIDGE - a structure that spans over a depression or waterway, allowing a footpath, road, or railway to continue uninterrupted.

BUILDING - any enclosed structure designed, constructed, or intended to provide shelter for human activity.

BUILDING FABRIC - materials, finishes, architectural features, embellishments and ornamentation of a historic building such as doors, windows, roofs, porches, balconies, lighting, fixtures, awnings, canopies, and signs.

BULKHEAD - a vertical partition. In a traditional storefront, it refers to the part of the wall under a large display window.

CANOPY - a fixed, roof-like structure projecting from the wall of a building to provide weather protection over entrances, sidewalks, or storefronts. Canopies are typically constructed of wood or metal attached to the façade and may also be supported by brackets, cables, rods, or posts.

CAULK or CAULKING - a waterproof material applied to seal gaps between parts of the building envelope.

CERTIFICATE OF APPROPRIATENESS - a certification that a proposed project will not diminish the historic integrity of a designated historic property, required by the City of Round Rock before any permit for the alteration, construction, reconstruction, restoration, relocation, or demolition may be issued. Alterations made to a historic property without a Certificate of Appropriateness may be considered a zoning violation.

CHARACTER-DEFINING FEATURES - the materials, spaces, design elements, and details that give a historic property its distinctive identity and help convey its historic nature or significance.

COMMISSION - for the purposes of *Historic Design Guidelines*, means the City of Round Rock's Historic Preservation Commission.

COMPATIBLE - an alteration, material, feature, or new construction that complements the historic character of a property or district without necessarily copying them. Compatibility is usually evaluated in terms of scale, massing, proportion, rhythm and spacing, design character, material, color, texture, setting, and orientation.

CONSOLIDANT - a substance applied to repair a weakened or deteriorating building material, making it less vulnerable to further damage by binding the material's parts together and improving its strength and solidity. For example, wood damaged by rot is often repaired with an epoxy resin that holds the remaining wood together and fills voids where rot was removed.

CONSTRUCTION - the act or process of building a structure or part of a structure.

CONTRIBUTING BUILDING/STRUCTURE/SITE - a building, structure or site which reinforces the visual integrity or interpretability of a historic district. A contributing building may lack individual distinction but may add to the historic district's status as a significant and distinguishable socio-cultural entity.

COPING - a protective strip along the top of a wall or parapet that keeps water from penetrating the wall's interior. In a masonry wall it may be a top course of stone or terra cotta that spans from one side of the wall to the other and keeps water from entering into the wall but more commonly is a metal strip that extends a few inches down both sides of the wall.

CORNICE - a horizontal feature projecting outward along the top of a parapet that helps direct water away from the wall.

CULTURAL LANDSCAPE - a geographic area including both cultural and natural resources associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

DEMOLITION - the destruction of all or part of a structure or the permanent impairment of its structural integrity.

DEMOLITION BY NEGLECT - neglect in the maintenance of any structure on a property with H (Historic Overlay) district zoning that results in deterioration of the structure, including but not limited to structural defects, or threatens the preservation of the structure through the loss of any character-defining features.

DIRECTOR - the director of the Planning and Development Services Department or the Director's representative.

EFFLORESCENCE - the accumulation of chalklike white salts on a masonry surface, indicating the movement of moisture.

EMBELLISHMENTS - elements added to a building semi-permanently but that can be removed without damaging the building, such as awnings, light fixtures, or signs.

ENTRANCE - a door, gate or passage used to enter a building.

ENTRY - the collection of features immediately around a building entrance, such as steps, sidelights, transom, canopy, etc.

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

FAÇADE - any exterior faces or elevations of a building.

FASCIA - a flat horizontal member or molding that projects from the wall only slightly.

FENCE - a structure designed for screening or enclosing outdoor spaces.

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

FIBER CEMENT SIDING - a cladding material made from a composite of cement, sand, water, and cellulose fibers, designed to mimic wood, stucco, or stone.

FLASHING - a thin, impervious material installed at roof joints, edges, penetrations, and transitions to direct water away from vulnerable areas and prevent moisture from entering the building.

GABLE - a typically triangular shaped wall that encloses the area under a pitched roof.

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

HISTORIC - mentioned, celebrated or having played a role in history.

HISTORIC-AGE - a structure or feature that is typically at least 50 years old.

HISTORIC-AGE SIGN - a sign that is itself of historic significance, contributes to the historic fabric of the area, or is historically linked with the operation of a business. These signs are typically at least 50 years old and may be preserved in place as decorative features.

HISTORICALLY DESIGNATED PROPERTY - a property that is designated by the City as a historic landmark or district because it meets the criteria for designation in the Zoning and Development Code.

HISTORICALLY SIGNIFICANT AREA - a certain area containing a significant number of older properties, identified in a certain zoning district as subject to the *Historic Design Guidelines*.

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

HISTORIC FABRIC - the physical materials, features, and components of a building that contribute to its historic character, including original construction and alterations made during its period of historic significance.

HISTORIC PROPERTY - a historic site and all buildings, structures, and landscape.

HISTORIC SITE - a specific location possessing historical, cultural, or archeological value.

INFILL - new development or construction that occurs on a vacant or underutilized parcel within an existing developed area, rather than on previously undeveloped land.

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

KICKPLATE - a metal plate attached near the bottom of a door to protect it from being damaged by people using the door.

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

LAP or LAPPED SIDING - an exterior wall cladding installation consisting of horizontal boards installed so that each course overlaps the one below it to direct water away from the wall surface.

LAZER ABLATION - a cleaning process that uses a concentrated beam of laser light to remove unwanted material from a surface without physical contact.

LIMEWASH - a thin, paint-like coating for masonry or wood made from slaked lime, water, and sometimes pigment.

LINTEL - a horizontal structural element, usually a steel beam, which spans a window or door opening, supporting the upper facade. In traditional storefronts a single lintel spans all the ground-floor windows and doors in one piece, supported only by the side walls of the building, defining the upper boundary of the storefront.

LOAD-BEARING (especially of a wall) - supporting much of the weight of the overlying parts of a building or other structure.

LOT - a legally defined parcel of land that fronts on a public street, intended as a unit for transfer of ownership or for development.

MAIN BUILDING - the primary historic building in an individual historic site.

MASONRY - a type of construction made up of natural brick or stone laid unit by unit and set in mortar.

MILDEW - a surface-level, powdery fungus (white, gray, or yellow) that thrives in humid, warm, and damp conditions.

MODIFICATION - changes made to an existing structure.

MODIFY - to make changes to an existing structure.

MORTAR - a mixture of lime and/or cement, sand and water used to bind bricks or stones together to form a wall or other structure part.

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

MORTAR MIX - the composition of the mortar used in a particular structure. The correct mix will vary based on the type of masonry unit, the load and weather the wall must withstand, and what materials are available.

MOTHBALL - stabilizing a structure and making the envelope secure and weathertight to prevent deterioration until it can be restored for future use.

MUNTIN - a rigid supporting strip between adjacent panes of glass. For these guidelines, a simulated muntin or grille must be applied to the exterior surface of the glass.

MURAL - a picture painted directly on an exterior surface of a structure. A mural is a sign only if it is related by language, logo, or pictorial depiction, to the advertisement of any product or service or the identification of any business.

NATURAL FEATURES - elements of the exterior environment that are not made by humans and that are not substantially altered by human activity.

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

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

OLD TOWN - the area of earliest permanent settlement in Round Rock, which grew around a low water crossing marked by a table shaped rock in the middle of Brushy Creek. Old Town is located west of Interstate 35 between RM620 and Sam Bass Road.

ORDINARY MAINTENANCE AND REPAIR - any work, the sole purpose and effect of which is to correct deterioration, decay, or damage, including repair or damage caused by fire or other disaster and which does not result in a change in the existing appearance and materials of a property. Round Rock Codes includes a specific list of work that is considered ordinary maintenance and repair.

ORIENTATION - the positioning and alignment of a building on its site in relation to the sun, prevailing winds, surrounding streets, views, and other environmental conditions.

ORNAMENTATION - any decorative features used to add visual interest to the façade.

PARAPET - the extension of a wall or false front above a roofline, concealing the roof surface from public view.

PARKING LOT - an area of land used for parking vehicles; may be paved or unpaved.

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

PATINA - the change in the surface of a material that develops over an extended age or period of use, such as oxidation of a metal or wear patterns. It can include changes in color, texture, sheen, and surface irregularity. A patina is not considered a defect but rather a quality that evidences the material's history of use.

PERIOD OF SIGNIFICANCE - the span of time when the property acquired the characteristics that make it historically significant to the community. Understanding the period of significance helps determine which features should be retained and preserved and which later changes may not contribute to the property's character-defining features.

PERMEABILITY - the capacity of a porous material to transmit fluids.

PORCH - a covered and floored structure attached to a building, especially a house, that is open on at least one or more sides.

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

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

RECONSTRUCTION - the act or process of accurately replicating an original structure or part of a structure that has been destroyed, using the same materials and means of construction as the original by means of new construction.

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

RENOVATION - a general term for modernizing or updating an existing structure without the intent to preserve its character.

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

REPLACEMENT - to exchange a deteriorated element of a building, structure or object with a new element that matches the original element.

REPOINTING - repairing existing masonry joints by removing mortar that has deteriorated and applying new mortar.

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

REVEAL - an intentional design feature that creates a visible line or gap between two surfaces to visually separate building elements.

RIGHT OF WAY - a strip of public land occupied by transportation corridors and/or utility extensions that is acquired by reservation, dedication, prescription or condemnation.

SANDBLASTED GLASS - glass that has been sprayed with a jet of sand to roughen the surface and give it a frosted appearance.

SASH - a section of a window that can be moved as a unit. A sash may include multiple panes of glass, but the panes cannot be moved independently.

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

SECRETARY OF THE INTERIOR'S STANDARDS - the set of principles expressing best practices for the treatment of historic structures compiled by the United States Secretary of the Interior. It includes lists of principles for preserving, rehabilitating, restoring and reconstructing historic structures.

SETBACK - the required minimum distance between a building (or structure) and a property line, as established by zoning or development regulations.

SHEEN - the degree of light reflectivity on a surface, describing how shiny or matte a material or finish appears.

SIDEWALK FURNITURE - a collective term for commercial grade movable outdoor furniture and features that are manufactured for exterior uses that a business places in public rights-of-way or open space adjacent to the business such as planters, tables, umbrellas, benches, chairs, and sandwich board signs subject to appropriate permit and license agreements.

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

SILL - the lowest horizontal bottom member of a frame or other opening, usually referring to the bottom part of a window in contact with the wall opening, or the bottom horizontal member of a wood frame structure that rests on the foundation.

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

SPANDREL - the roughly triangular space between the curves of arches, or between an arch and a rectangular, structural boundary, often used in architecture for decorative or, in modern construction, structural and fire-safety purposes.

SPALLING - the flaking, pitting, or chipping of the surface of a masonry unit, often caused by moisture infiltration, freeze-thaw cycles, and/or corrosion of internal steel reinforcement.

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

STOREFRONT - a ground level façade of a commercial building, particularly retail, with display windows and minimal mullions or columns; often with a recessed entrance.

STOREFRONT COLUMN - slender vertical elements within the storefront opening which help support the lintel.

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

STREETSCAPE - the collection of physical and visual elements that contribute to the character of a street, including sidewalks, paving, street trees, landscaping, lighting, street furniture, signage, and other improvements located within or adjacent to the public right-of-way.

STREET YARD - the area of a lot which lies between the property line and the primary façade of the building.

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

SUBSTRATE - underlying material or surface to which another material or finish is applied, attached, or installed.

TOOLING PATTERN - the shape and appearance of the mortar joint created by using a masonry jointing tool to compress and finish the mortar after the masonry units are laid.

TRANSOM - a window set high in the wall to admit light without providing a view of the surrounding environment.

TRIM - the strips of material used to cover gaps between different building features or to outline the edges and joints of building elements and often adds detail to architectural features.

TURRET - a tower that is part of a larger building or defensive wall, often connected at a corner. The roof of the turret is separated from that of the main structure, and the turret is often taller. Turrets are common in Queen Anne and Second Empire style houses.

UPPER FAÇADE - all parts of a facade above a ground floor storefront including the upper-story walls, windows, decorative elements, and cornice.

VAPOR-PERMEABLE - describes a material that allows water vapor to pass through it.

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

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

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

WINDOW, DOUBLE-HUNG - a type of window that has two operable sashes that slide up and down offering versatile ventilation by opening from the top, bottom, or both for efficient airflow.

WOOD - a natural building material derived from trees, including parts of a tree that have been shaped and/or finished for use in construction. Wood does not include compressed wood chips or wood fibers held together with a chemical binder.

ZONING AND DEVELOPMENT CODE - the unified set of city regulations that govern the development of real property within the city's jurisdiction. It provides regulations for zoning, subdivision platting, streets and thoroughfares, buildings, signs, tree protection, and other aspects of land development that are written in accordance with the general plan.

ZONING, BASE - the primary zoning classification assigned to a property that establishes the fundamental land use permissions and development standards, including allowed uses, density, height, setbacks, and lot requirements.

ZONING DISTRICT - a legally defined geographic area established by a city that is subject to the same set of development and land use standards.

ZONING, OVERLAY - a zoning district that may be applied to a property in addition to its base zoning district. Overlay zoning districts establish additional standards to highlight historic and cultural areas through design standards or protection for historic properties. The city designates historic landmarks through H (Historic Overlay) district.

APPENDIX B

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

B The Secretary of the Interior's *Standards for the Treatment of Historic Properties*

The Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)* for the four treatments are reproduced here for use by property owners in determining the appropriate treatment for a historic property. The *Standards* that the National Park Services posts on its website is combined with guidelines for how the standards for each treatment should be applied, in the form of lists of "recommended" and "not recommended" actions. The *Standards* are posted at: www.nps.gov.

The following page includes the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

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

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

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

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

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

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

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