

**405 E. Main Street**  
**Certificate of Appropriateness HP25-007**

**Request:** Replace damaged windows on garage with new wood windows. New windows will have an external wood grille instead of true divided lights

**Date of Review:** April 15, 2025

**Historic Designations and Zoning:**

Subject property has H overlay zoning with PUD# 115 (Woodbine Mansion) base zoning.

Subject property is a Round Rock Historic Landmark and a Recorded Texas Historic Landmark (RTHL).

**Review Considerations:**

1. The Secretary of the Interior's *Standards for the Treatment of Historic Properties* [Secretary of the Interior Standards & Guidelines \(2017\).pdf](#)
  - a. Pg. 76-79: Standards for Rehabilitation
  - b. Pg. 102-109: Windows
2. City of Round Rock *Residential Historic Design Guidelines*. [CORR Design Guidelines for Historic Properties \(1999\).pdf](#)
  - a. Pg. 11-21: Building Fabric (Preservation, Rehabilitation, Roofs at Residential Properties, Finishes at Residential Properties, Doors and Entry Designs, Porches, Windows, Foundations)

**About the Building:**

The Nelson-Crier House at 405 E. Main Street, a.k.a. Woodbine Mansion, is a 2-1/2 story brick house built in 1900. It was originally built in a Queen Anne style and was remodeled in a Classical Revival style in 1931. This application concerns the garage.

WCAD lists the 2-car garage's construction date as 1960, and it does not appear on the 1937 Sanborn map, the most recent available. The garage is a utility structure and its style is probably best described as Minimal Traditional. The garage has a gabled roof, lapped wood siding, two wooden roll-up vehicle doors on the west side, a door, and 6-over-6 windows with louvered wooden shutters on the north and east sides.

**Proposed Work:**

The three 6-over-6 wood windows have been damaged to the extent that repair is impractical. The applicant has not submitted sketches but provided the following description of proposed repairs:

Replace rotten wood and broken glass on three windows in the garage of the property. New sashes will be built to match the existing windows, new glass will be installed, and new grids will be attached to the exterior to match as closely as possible existing six lite grids. The window sashes will be painted to match other existing windows.

In discussion with staff, the applicant indicated that he proposes building the new wood sashes with a wood grille on the outside of the glass instead of muntins and true divided lights. The shape of the wood sashes and profile of the grilles will replicate the existing windows as closely as possible.

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*Northwest corner of the garage*



*Detail of damaged left window on east wall*

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**Staff Review and Analysis:**

Review by the Texas Historical Commission (THC) has not been sought because the garage is an outbuilding that is not listed in the RTHL nomination, and the THC has previously indicated that they will only review structures that are listed on the nomination.

Per Standard for Rehabilitation #6, repair of damaged features is the preferred treatment, but in this case the damage is such that replacement is necessary. The proposed replacement would be considered maintenance except that the true divided lights are to be replaced with a wooden grille on the exterior surface. The reason for not using true divided lights is that the applicant prefers to use a single pane of glass in each sash so that tempered glass can be used (hand cutting tempered glass is difficult as it tends to shatter).

The applicant originally proposed 1-over-1 replacement windows, but staff felt that would be a significant change and should be avoided if possible. However, staff felt that an exterior grille would be acceptably similar to the existing windows.

**Staff Recommendation:**

Staff believes the proposed work is consistent with Standard for Rehabilitation #6 and recommends approval of the Certificate of Appropriateness.

Recommended conditions:

- The HPC may wish to add the condition that once more detailed plans with measurements are completed they must be approved by staff before starting work.