

100 E. Main Street
Certificate of Appropriateness HP24-000017

Request: Certificate of appropriateness (CofA) for:

- Work completed without a CofA in 2024, including reconfiguration of back stair and other repairs to the back porch
- New light fixture under back stairs
- Replace shingled roof on back porch with standing seam metal roof
- Cover an exposed steel lintel on the back wall with a limestone veneer soldier course that has a similar texture to the historic stone

Date of Review: January 21, 2024

Historic Designations and Zoning:

This property has H overlay zoning with MU-1 base zoning.

This property is a contributing structure in the Downtown National Register District.

This property is a Recorded Texas Historic Landmark (RTHL)

Review Considerations:

1. The Secretary of the Interior's *Standards for the Treatment of Historic Properties*
 - a. Pg. 75-79: Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
 - b. Pg. 156-162: Guidelines for New Exterior Additions and Related New Construction
2. City of Round Rock *Commercial Historic Design Guidelines*.
 - a. Pg. 17-18: Porches
 - b. Pg. 25: Lighting and Fixtures
3. Texas Historical Commission (THC).
This application was recently reviewed by the THC and their evaluation is attached.

About the building:

The Old Broom Factory is a limestone two-part arcaded commercial block with a stepped parapet, built in 1880. It is a contributing structure in the National Register Round Rock Commercial Historic District and a Recorded Texas Historic Landmark.

Between 1936-38 the building became an auto dealership/garage and one of the front columns was removed for a vehicle entrance. Vehicle openings were also cut in the north (back) and west (side) walls.

When the building was rehabilitated in 1982 the front column was restored, the west vehicle opening was filled in with four double-hung windows, and the north vehicle opening was filled in with three divided-lite doors. A metal shed built against the back of the building that had housed The Tap bar was removed. A staircase on the west side was removed as it was too close to Mays Street/US 81 and a 2-story wooden porch with stairs was built on the north (back) wall.

100 E. Main Street
Certificate of Appropriateness HP24-000017



2024 photo, south (front) side



1938 photo showing alterations for vehicle access

Staff Review and Analysis:

Completed work: back stair

Part of this application concerns work noted in the 2024 tax exemption inspection that was completed without a CofA. The work included extensive repairs to the back porch, including replacing the back stairs. While repairs to the porch and walls are considered maintenance and do not require a CofA, there should have been one for the staircase because the configuration of the stair runs and landings was changed.

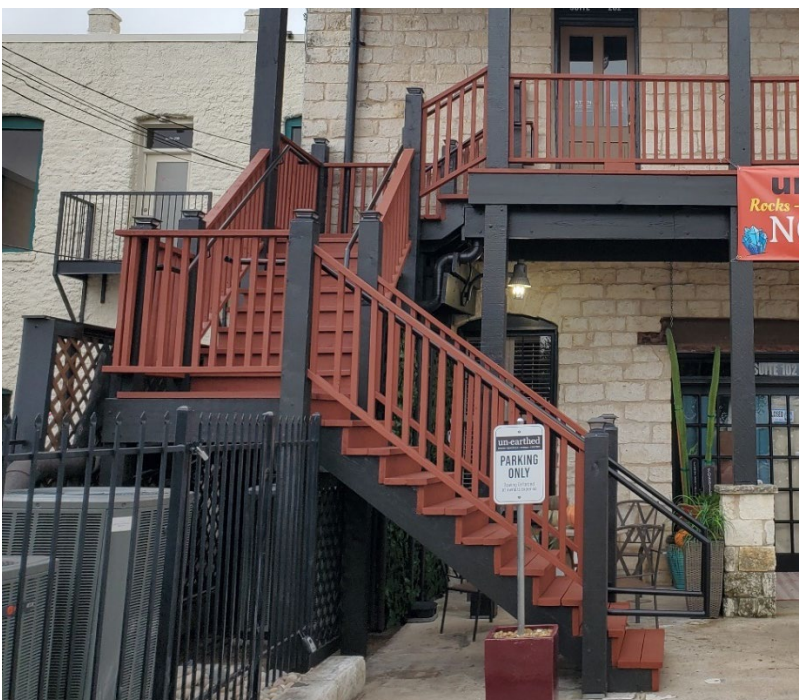
**100 E. Main Street
Certificate of Appropriateness HP24-000017**

The previous back staircase was built in 1982 and is not considered to have attained its own historic significance. Previously the staircase had three landings and steps descending from the lowest landing both north and south. A back staircase is required by fire code to provide a second egress from the second floor.



Previous back staircase (2022 photo)

The new back staircase eliminates the lowest landing, and a single flight continues west to grade level. The new staircase has the same type of construction with the same forms for posts, decking and railing. A new metal handrail and solar downlighting on the posts have also been added.



New back staircase (November 2024)

**100 E. Main Street
Certificate of Appropriateness HP24-000017**

Standard for Rehabilitation #9 states that new additions to a should be compatible with the historic structure, and the Guidelines for new exterior additions recommend that new features should have a simple design and be secondary features to the historic structure. Staff agrees that the stair design meets this standard and that the new stair configuration is at least as appropriate for the building than the previous configuration. The THC also determined that the reconfigured stair is appropriate.

Proposed work: metal porch roof

The applicant proposes replacing the damaged cedar shingles over the 2nd floor back porch with a standing seam metal roof in the Galvalume finish. As standing seam roofing was available during the building's period of significance and the porch roof itself is a recent addition, staff believes that the metal roof is appropriate. The THC also found the roofing appropriate.

Proposed work: new light fixture under staircase

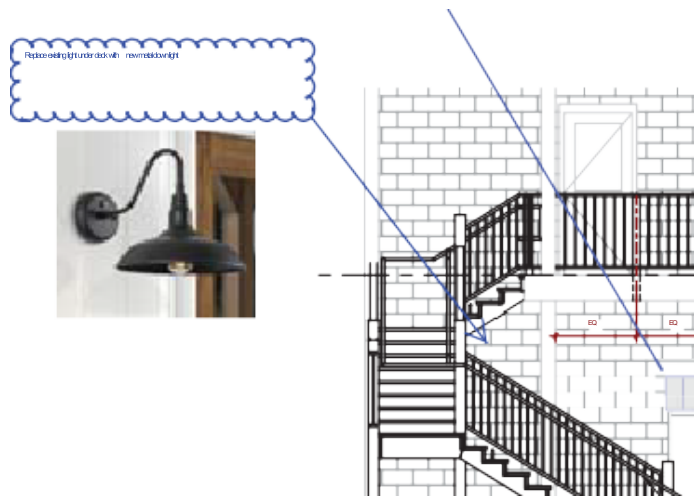
The applicant wishes to replace the light fixture under the staircase with one that is more period-appropriate. The application does not name a specific model for the new fixture but the photo in the plans show a black or dark bronze gooseneck light.

The THC agreed that the proposed fixture design is more appropriate but cautioned against installing one that was attached to the stone wall of the building. Staff believes the illustrated fixture is appropriate but would like to have the product number and specific location. Staff agrees that the fixture should be attached to the staircase rather than the stone wall.



Current light fixture (2022 photo)

100 E. Main Street Certificate of Appropriateness HP24-000017

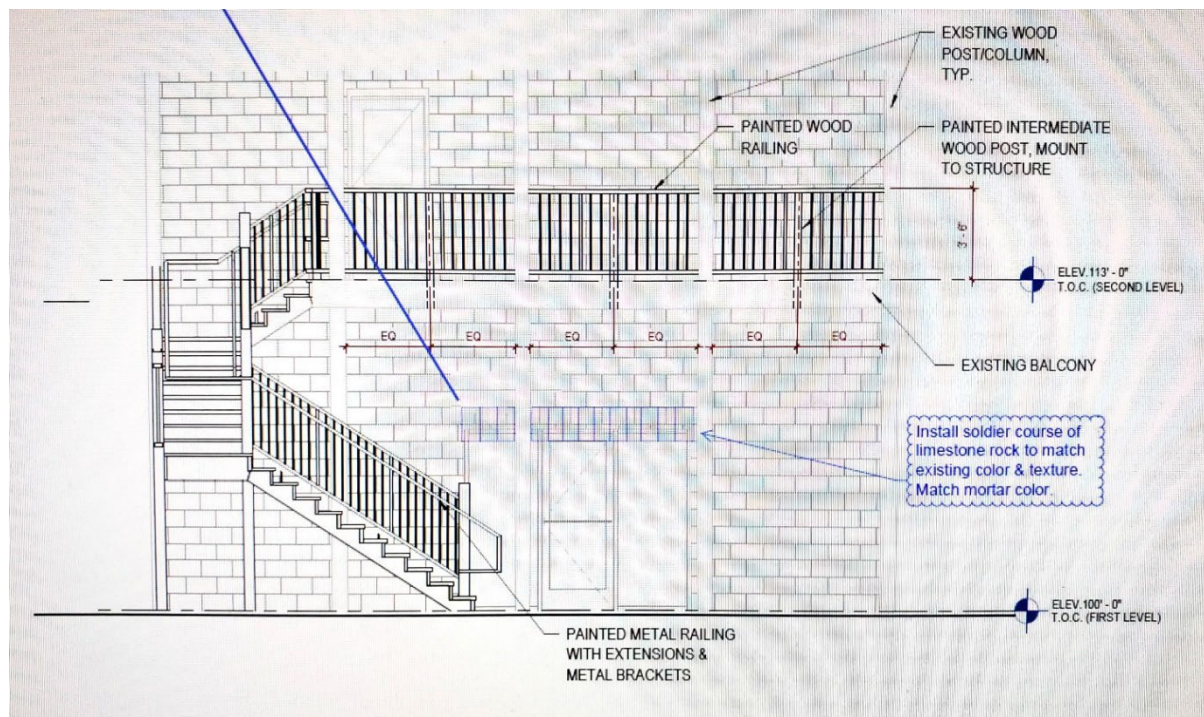


Proposed light fixture

Proposed work: soldier course veneer

The fourth request is to cover a steel I-beam lintel in the north (back) wall with a soldier course of limestone veneer matching the color and texture of the stones in the wall. These stones would be hand-cut with chisel marks similar to the historic stone.

The THC determined that based on Standard for Rehabilitation #2, adding a soldier course of limestone veneer over the lintel would create a false sense of development. They denied the request, recommending that the lintel remain exposed as evidence of the period when the vehicle entrances were added. The applicant has noted the tenants do not like the rusty appearance of the lintel.



Detail from application

100 E. Main Street
Certificate of Appropriateness HP24-000017



Photo of back entrance, November 2024

Staff notes that the other remaining vehicle opening on the west side is spanned with a different type of lintel made from steel plate and bolted to the wall over the opening. In the 1938 photo, the lintel on the south side appears to be the plate type, and it's likely that all three openings originally had this type of lintel. If so, the I-beam lintel on the back wall would have been installed later, perhaps in 1982 when the back porch and staircase were built. However, the significance of the different lintel types remains speculative until additional documentation is produced.



Photo of west lintel under awning, November 2024

**100 E. Main Street
Certificate of Appropriateness HP24-000017**



1938 photo indicating lintels

It's possible that the different lintel types reflect different eras of the building's history, and it's also possible that the era embodied in the I-beam lintel is as significant as the era evidenced by the steel plate lintel. Staff attempted to contact the architect who managed the 1982 rehabilitation but was unsuccessful. Until the different lintel types is explained staff also recommends against covering the I-beam lintel on the back wall.

Recommended Motion:

Based on Standards for Rehabilitation #2, #4 and #9, staff recommends approval of the application with the following conditions:

- The new staircase design is approved as presented.
- The standing seam metal roof is approved as presented.
- The illustrated light fixture is approved with the conditions that:
 - Light fixture may not be attached to the stone wall.
 - Applicant shall provide a product number and mounting location before ordering.
- Covering the I-beam lintel on the north wall is not approved.
 - If in the future an explanation for the different lintel types is presented, the HPC may reconsider the request without waiting a full year after denial.