



P.O. Box 12276
Austin, Texas 78711-2276
512-463-6100
thc.texas.gov

12/23/2024

Mr. Curtis Churchill

Re: Recorded Texas Historic Landmark project review: Old Broom Factory Building, 100 E. Main St, Round Rock, TX, 78664, Williamson County (RTHL)

Mr. Churchill,

Thank you for sending information regarding proposed project work on the Old Broom Factory, designated as a Recorded Texas Historic Landmark (1970), and a contributing building within the Round Rock Commercial Historic District. This letter represents the comments of the Executive Director of the Texas Historical Commission.

The review staff, led by Patrick Bassett, has completed its review of the project documentation provided on December 2, 2024, and has the following comments, recommendations and expectations. Our office understands the exterior scope of work to include: the replacement of damaged cedar shake roof tiles with a new standing seam metal roof utilizing McElroy 26 gauge in the Galvalume colorway for the awning on the rear façade of the building; the reconfiguration of the back porch and stair, including replacement of rotten deck areas; repairing stone and mortar overall where needed; covering the existing steel lintel with a soldier course of limestone blocks that imitate the size/texture of the historic stone; and the installation of a more period appropriate light fixture to match the building's period of significance.

For the awning, the change from a cedar shake shingle roof to a standing seam metal roof is appropriate, as the awning appears to be a later addition. The replacement of any rotted decking or wood is appropriate, as long as the wood is replaced in kind. The replacement of the light fixture is also not problematic, but we ask that the fixture not be secured to any historic masonry. Based on the provided photographs, it appears to be fixed to the stairwell, which would be acceptable.

It is important that this work follows the Secretary of the Interior's Standards for Rehabilitation, specifically standard 2 which states: "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". Due to this standard, utilizing a soldier course of limestone blocks to cover the steel lintel(s) is not appropriate. This would create a false sense of development and obscure a defining feature on the façade of the building. If any of the limestone on the façade must be replaced due to deterioration or damage, it should be replaced in kind and carefully chosen to match existing. Mortar should be evaluated and the correct mortar mix selected to match existing. Typically this is type N mortar, but see Preservation Brief 2 for information on selecting the correct mortar mixture.

In sum, the limestone and mortar repair work, repair and replacement of rotten decking, reconfiguration of the stairway, and changing the awning roof cladding from cedar shake shingle to a standing seam metal roof, and the light fixture replacement are approved. Additionally, covering up the steel lintel is not appropriate, and we recommend keeping that distinctive feature visible and unobscured. As a reminder for any future work, changes to the exterior of the building must be sent to us for review sixty days **before** work is undertaken.

We look forward to further consultation with you and hope to maintain a partnership that will foster effective historic preservation. Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. If you have any questions concerning our review or if we can be of further assistance, please contact Patrick Bassett at 512-463-6183 or at Patrick.bassett@thc.texas.gov.

Sincerely,

Patrick Bassett, Central & West Texas and Military Sites Project Reviewer
For Joseph Bell, Executive Director, Texas Historical Commission
BP/PB