Hillsboro TEXAS

HISTORIC PRESERVATION

Handbook

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HISTORIC PRESERVATION in HILLSBORO
Chapter 1

Hillsboro approached preservation in much the same way as most communities. The first efforts that were consciously preservation revolved around individual landmarks with which a majority of the town identified specifically: the Hillsboro City Library and the Katy Depot, are in all likelihood, among the most magnificent structures in Hillsboro. The Hill County Courthouse has been taken for granted. It has survived as the focal point of the community and in this case, probably serves as a subconscious daily reminder to many residents of the history and the traditions of the town and the county. Citizens of Hillsboro realized some time ago that there were other things about the community that could not be taken for granted. This was first expressed in the 1960's in efforts to attract business and industry and to combat the economic decline that the 1950's had brought. New industry and commercial development, along with completion of Interstate 35E, boosted Hillsboro economically. By the 1970's. it became evident to some citizens that what were positive and desired results on the one hand could have adverse results in other ways. The Central Business District was not benefitting from the changes, and there were signs that the older residential neighborhoods could be altered drastically with new and incompatible development. Gradually, the two interests--business and preservation—have merged, perhaps more than is realized by citizens in the community. In March, 1979, the Hillsboro Heritage League was incorporated "to assist." among other things, "in the preservation and restoration of buildings, markets, historical sites, works of art, documents, papers, pictures, records and writings of historical, traditional or cultural value." Previously, citizens working in conjunction with the City of Hillsboro raised funds for the restoration and adaptation of the 1913 Post Office as the City Library. The latter opened in 1971. A few years later, the Hillsboro Chamber of Commerce appointed a committee to save the Katy Depot. In 1978, the task was assumed by the newly created Restoration and Preservation Board of the City of Hillsboro. The Bond's Alley Art and Craft Show provided financial support for both projects. The Hill County Historical Commission has been promoting a marker program for many years. The Heritage League in late 1979, investigated sponsorship of a survey of the cultural, architectural, and historical resources in Hillsboro, recognizing that it was the prerequisite for a city-wide preservation program. A matching grant from the Texas Historical Commission allowed the League to launch the survey project and the preparation of a preservation plan. The project began in April, 1981.

Coinciding with these events, it was announced in late 1980, that Hillsboro had been selected as one of five original Texas Main Street Cities as part of a program co-sponsored by the National Trust for Historic Preservation and the Texas Historical Commission. This has meant that Hillsboro has had within the City structure, a full-time Main Street Director to work with property and business owners in improving the Central Business District both economically and visually. It also has given Hillsboro access to the expertise that has been assembled for the Main Street Program. Completion of the survey and an analysis of the information, combined with the resulting recommendations, suggest that much has been accomplished in Hillsboro but there is much that is left to do. The purposes of the survey and plan have been the following:

- To record the variety of older building types in Hillsboro;
- To identify areas, groupings of buildings, and older neighborhoods where collectively
- the buildings and other amenities are of importance to Hillsboro;
- To identify sites, buildings, groupings of buildings, areas, and neighborhoods
- that would qualify for national, state, and local designation and recognition;
- To outline preservation priorities and program phases with long and short term
- goals and specific objectives for community action;
- To outline strategies for accomplishing these objectives including the responsibilities
- of the public and the private sectors in implementing each objective,
- legal and financial tools, sources of funding, and architectural and planning options.

The elements are in place in Hillsboro for a stronger preservation program. The recommendations indicate time and again that the same goals are shared by preservation, business, and City interests, and that an even greater meshing of cooperative effort will be of benefit to all the community.

Benefits of Historic Preservation

The owners of historic structures and homes in Hillsboro are entrusted with proper preservation of the community's architectural past. Proper preservation will help Hillsboro maintain its historical designations and ensure that tourism and its economic benefits continue to grow. Preserving Hillsboro's old structures enriches the community and maintains a strong link to its past. Both Hillsboro and its residents benefit financially from the City's revitalization. Visitors and new residents come to Hillsboro to step back in time and savor the rural, agricultural heritage of Texas. Cherishing and preserving that heritage has enabled Hillsboro to pave a new pathway to the community's growing future.

HISTORY of HILLSBORO and HILL COUNTY
Chapter 2

HILLSBORO PRESERVATION HISTORY

Hillsboro is the county seat of Hill County, when Hill County was established in 1853, three locations (Lexington (Union Bluff), Peoria and Woodbury) were suggested for the county seat, but none were near the center of the county. A 220-acre plot was donated by Thomas M. Steiner a mile from the center of the county, and the community was called Hillsborough, in honor of Dr. George W. Hill, an early settler; Hill was the first settler in Navarro County, which later became part of Hill County. In 1853 a section was carved out of the west half of Navarro County and named Hill County after Dr. Hill. The first school in Hill County opened, and in 1854 Hillsborough received a post office. Before the last courthouse was built in 1890, several courthouses served the community. The first, built of elm poles, was replaced by a frame building in 1854. In 1872 a two-story brick courthouse was constructed; it burned and was replaced by a fourth courthouse in 1874 and that structure burned in 1993 and was restored and occupied today.

Introduction

This pamphlet has been prepared by the Hillsboro Preservation Commission to provide the public with an easy-to-understand summary of the location and purpose of the City's local historic districts and the Commission's role and responsibilities in administering the affairs of the District.

In 2004, the Hillsboro City Council established the **Designation of Landmarks and Historical Districts** in order to safeguard the City's historic and cultural heritage as embodied and reflected in historic properties, districts, and landmarks, by application of appropriate resources. The Council established the Hillsboro Preservation Commission, which recommended to Council the boundaries of the designated District's. Additionally, the Commission was given the responsibility to "preserve and protect" the District's architectural character. To accomplish this, the Commission is authorized by city ordinance to review proposed changes to the exterior features of buildings (and certain structures) within the Districts visible to the public and to decide upon the appropriateness of such changes within the context of the District.

To assist with carrying out its responsibilities, the Commission has developed and adopted a Preservation Handbook that is utilized to help the Commission decide upon the appropriateness of activities proposed within the Districts. The handbook is also intended to help residents of the Districts understand the Commission's general preferences as it reviews proposed changes.

RESEARCHING the HISTORY of YOUR OLD HOUSE or BUILDING
Chapter 3

Researching the history of your old house or building can help you gain an interest in and appreciation for your historic property. Historical designations can help increase the value of your historic property, and sleuthing can be fun.

How to Begin

If your research is thorough, your house or building can receive local, state or national historical designations. You can begin by going to the Hillsboro City Library and reading resource materials that have been written on other local historic structures. To obtain information on how to have your building designated as a Hillsboro Historic Landmark, see the appropriate section of this handbook. To obtain an application for a Texas Historical Marker or the National Register of Historic Places, contact the City of Hillsboro Community Development Department. The appropriate addresses and phone numbers are listed in the Resources Chapter of this book.

Take a Good Look at Your House or Building

By examining your old house or building carefully and doing some reading on architectural styles (see the next section of this book), you can get an idea of when your structure might have been built.
Look for obvious additions and alterations that may have occurred over the years, and also look at outbuildings and landscaping.

Researching Old Records

Begin your search for written information in the Hill County Courthouse with a warranty deed search. Researching transactions that your property has gone through helps reveal its age and historical significance. Look for obvious references to structures in each deed, or large increases in sales prices. These can indicate the addition of a home or building to the property. Old county tax assessor records are kept in the Covington Street Annex. Look through these for increases in your property's tax assessment from one year to the next, which can also indicate the addition of an improvement like a home or building. Sanborn Insurance Maps of Hillsboro for 1893,1898,1905,1910 and 1932 are part of the Barker Texas History Collection at the University of Texas at Austin, City Library and online. These maps show sketches of each old building and give information on construction materials.

Oral Histories and Cemetery Records

There are many local historians in Hillsboro and Hill County who have maintained private collections of records and who have much first-hand knowledge of Hillsboro's history that they have learned from their families. These are available at the Hill County Library.
Other local residents of your neighborhood may have knowledge of the history of your home or building and the people who built it and lived there.

ARCHITECTURAL STYLES in HILLSBORO
Chapter 4

Building Styles and Types

Like most county seats in Texas, the Courthouse Square in Hillsboro was planned to be the town center. Because it was the hub of the community, it developed a strong visual identity and associative value for those living and working in the vicinity. Commercial activity was even more firmly entrenched when the railroad tracks were located two short blocks to the west of the Courthouse. The rest of the town radiated from this economic and commercial core.

Just exactly what Hillsboro looked like in its first years cannot be documented. It probably differed little from most other county seats in Texas. Certainly, this was true by the late nineteenth century, the period for which there is some documentation. When the first Sanborn map was drawn in 1885, the square was essentially enclosed except on the north side. Uses were mixed with residential buildings of varying sizes located within half a block of the Courthouse. The Hill County Courthouse at that time was a square structure with a hip roof and cupola. (Ill. 1.)

Ill. 1. **The Hill County Courthouse:**
Built in 1890, Restored from fire in 1993
Hillsboro Courthouse Square:

Ill. 2. Hill County Courthouse, Hillsboro Courthouse Square. Built in 1890. Listed on the National Register of Historic Places.

Ill. 3. Old Rock Saloon, 58 W. Elm. Built in 1876; the oldest structure remaining in Hillsboro. Renovated in 1981-82.

The well illustrated September, 1894, Special Edition of The Hillsboro Mirror, along with the 1891 and the 1896 Sanborn maps, indicate that Hillsboro experienced a considerable amount of construction during the 1880's and the 1890's. Obviously, this was in response to the tremendous increase in population which more than doubled between 1890 and 1900. During the 1880·s, 26 brick commercial buildings were constructed by the firm of Frank Bird, builder, and W.H. Bragg, brickmaker and burner, as Bird reported in an article in the Reflector on June 10, 1886. Completion of the new Courthouse in 1890, no doubt, influenced additional building on the square. (Ill. 2.) The 1894 Special Edition illustrates the Levy Block, the Tarlton Block, and the Levy Opera House, noting that all were erected in 1894.

Also pictured in the Special Edition are numerous dwellings with fanciful details, as well as school buildings and churches. The newspaper stated that "the building boom has not slacked up to any great extent in Hillsboro," and invited its readers to place your faith in Hillsboro, invest your money in Hillsboro real estate and the result will surprise you and make you happy."

Three lumberyards advertised such items as shingles, doors, windows, moldings, and blinds with one yard offering "all kinds of Scroll and Turned Work Kept in Stock". The newspaper includes articles about several builders: John Hughes & Co., architects and builders; J.S. Robinson, contractor and builder; J.A. Greathouse & Co., builders and contractors; and T.A. Boswell, contractor, architect, and builder.

Ill.4. 116 Nowlin. Built between 1896 and 1900. The ell-shaped house is a type that is seen throughout Hillsboro; the porch detail on this house is unusual.

1. Pre-1900 Period

A healthy number of pre-1900 buildings remain in Hillsboro. This includes two structures built for public use: the Hill County Courthouse and the Hill County Jail. (Ills. 2 and 58.) Among the early commercial structures are the Old Rock Saloon, the Levy Block and the Katy Depot. (Ills. 3 and 60.) With the exception of the Depot, all the above mentioned structures are masonry which, by this time, was the norm for public, institutional, and commercial buildings in Hillsboro.

Pre-1900 residential buildings, all built of frame, are scattered throughout the older neighborhoods. The simplest rectangular and ell-shaped forms were built into the twentieth century thereby making it difficult sometimes to date them exactly. (Ills. 4, 47, and 55.) There are other dwellings that are basically simple forms to which late Victorian details were added, usually in a subdued manner as with the Lumpkin-Crow House at 418 E. Franklin and the McKinnon-Anderson House at 205 Corsicana. (Ill. 5.) A more exuberant example is the Liner-Rhoads House at 315 Corsicana. (Ill.6.) The Sanborn maps and the 1894 Special Edition indicate that there were more houses like these but they have since disappeared.

Ill. 5. Lumpkin-Crow House, 418 E. Franklin. Built in 1883 by builder John Self Robinson for R. S. Lumpkin, Hillsboro's first saddle and harness maker. Recorded Texas Historical Landmark.

In the 1890's, several houses were built with related characteristics: corner towers or turrets; complex roof systems that were either multiple gable roofs or a combination gable and hip roof; generous porches; and making their first appearance, slightly projecting entrance porticos, a detail that was to become a common feature on Hillsboro houses of all sizes in the early twentieth century. Examples of these late nineteenth century houses are: the E.S. Davis House, 130 Corsicana; the Brin-Ske1ton House, 109 Corsicana; the Dennis House, 114 Corsicana; the Johnson Thompson House, 106 Corsicana; the Tarlton-Morris House, 211 N. Pleasant, and the Averette House, 502 Tarlton. Stylistically, the majority of these houses could be described as a local interpretation of the Queen Anne style. (Ills. 7. 40. and 50.)

By the late nineteenth century, Hillsboro was spreading beyond the Steiner Donation which was the original townsite. Morgan & Simmons, abstracters, real estate, loan and fire insurance agents, advertised in the 1894 Special Edition:

We have complete control of unimproved lots in several very desirable additions to the city, which are on the market for the present very cheap--ranging from $50 to $1,200. We also control very desirable resident and business lots, both improved and vacant, in all parts of the city.

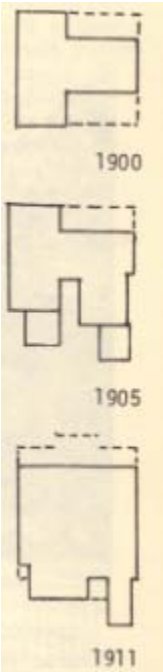
Over the years, there were new additions and surveys in Hillsboro. Many of them overlapped previous divisions which complicates boundary descriptions. The inconsistent street numbering system that was introduced in the l890's also can be confusing.

Ill. 6. Liner-Rhoads House, 315 Corsicana. Built circa 1885.

Ill.7. Johnson Thompson House, 106 Corsicana. Built in 1896 by Tom Sowell, contractor/builder. One of a group of houses with similar characteristics. See Ills. 40 and 50.

2. 1900-1910 Period

Construction kept pace with the growing population in Hillsboro in the early twentieth century. In some cases, non-residential and residential structures were built with little change in appearance from their earlier counterparts, but new styles and elements of new styles did emerge. In addition, the Sanborn maps, supported by county records, document the "updating" of some residences and in other instances, the replacement of an earlier house with one that presumably was more fashionable and modern. (Ills. 8 and 9.)



Ills. 8 and 9. 516 E. Franklin. Built in 1908 when C. M. and Marge Smith entered into an agreement with contractor W. J. Satterfield. Specifications by T. J. Galbraith. Construction between 1905-1911 is supported by Sanborn maps. In 1900, a T-shape house was on the lot; enlarged by 1905; and replaced with the present structure by the 1911 map.

Two non-residential buildings that were constructed in 1910 are of particular interest: St. Mary's Episcopal Church at 200 N. Abbott and the Hillsboro City Hall at 129 E. Franklin. (Ills. 10 and 11.) Both structures show the modified influence of the Craftsman Movement that was occurring throughout the country. The church interior, which is distinctly Prairie Style, has had only minor alterations. It is one of several interiors that are important to Hillsboro as social and cultural documents.

Ill. 10. St. Mary's Episcopal Church, 200 N. Abbott. Built in 1910.

The City Hall building relates to the four-square houses that begin to appear in Hillsboro in the early twentieth century. The exterior of the building has survived virtually as built although it has been adapted to use as times have changed. (Ill. 12.)

Ills. 11 and 12. Hillsboro City Hall and Fire Department, 129 E. Franklin. Built in 1909-1910 by Tom Sowell, contractor/builder.
Documentary photograph taken in 1911; from collection of Will Bond.

For the most part, the details on commercial buildings were being simplified although there are examples that show a close kinship to the more detailed structures dating from the late 1880's and the 1890's. The most notable example is the Gebhardt Bakery or the Page Building at 119 E. Franklin. (Ill. 13.) Two additional exceptions are the Neo-Classical Revival facades on the bank buildings that flank the south side of the square: precisely when the facades were changed is undetermined but the columns and the pediment are in place on the bank at the corner of Waco and Elm streets in the 1912 photograph. (Ill. 44.) It was also during this period that the Hillsboro Cotton Mill, originally built in 1899, was altered and bricked. (Ill. 48.)

In stark contrast, the McLeod Mule Barn on the alley between Paschal and Franklin, and Waco and Covington streets, demonstrates the range of buildings that were constructed simultaneously in any community. Function was the sole consideration for this rectangular frame barn built in 1907 . (Ill. 14.)

Ill.13. Gebhardt Bakery,
119 E. Franklin. Built in 1905.

Ill. 14. McLeod Mule Barn,
alley between Paschal and Franklin,
And Waco and Covington streets.
Built in 1907 and razed in **???**

Many residential structures follow earlier forms illustrating that the styles and the details that were popular in Hillsboro spanned many years. The dwelling at 444 Craig was built in 1894 as a one-story house but was enlarged in 1903 to two stories with a tower, a projecting entrance portico, and an energetic porch, all of which relate it to the group of residences built in the 1890's.

The bulk of the dwellings that are most typical of Hillsboro's neighborhoods were constructed during this period and can be described as modified Queen Anne cottages if there is a compulsion to classify them stylistically. Although there is an infinite variety to the houses, the majority share the following characteristics: intersecting gable roof or a combination gable and hip roof; dormer(s); at least one gable fronting the street facade; a porch, frequently wrapping to the side(s); and a slightly projecting entrance portico. (Ills. 15, 16, 17, and 18.) The

houses show a similarity to a series of house plans that were described simply as "cottages" and that were published in 1901 and 1902 in the popular Dallas weekly, Farm and Ranch. By 1910, the vertical emphasis of the different components of these Hillsboro houses becomes more horizontal which acknowledges the appearance of a new house form, the bungalow.

Ill. 15.

Ill.16.

Ill.17.

Ill. 18.

Ills. 15-18. 309 E. Franklin, 409 E. Walnut, 424 E. Park, and 513 Franklin, respectively. The house at 309 E. Franklin was built by 1900; the remaining three houses date 1900-1911. Basically, the houses are the same but with varying details.

New styles do appear. As mentioned previously, this includes the four-square house which is two-story with a hip roof and minimal decoration. Its economical, simple, and functional qualities appealed to homeowners throughout the country. (Ill. 19.) Also appearing are the first bungalows, a small house form that grows in popularity during the next decade. (Ills. 20 and 27.) The most imposing residences built in Hillsboro in the early 1900's are those in the Classical Revival style with columned porches, such as the W.D. Arno1d House, 409 N. Pleasant; the Will Bond House, 313 Craig; the Satterfield House, 311 Craig, and the structure at 300 Corsicana. (Ill. 21.)

Ill. 19. 400 E. Franklin. An earlier house on the lot burned, and this variation of the four-square house was built circa 1925.

111. 20. Davis-Martin-Hooker House, 615 E. Franklin. Built in 1909. Early example of a bungalow house in Hillsboro.

Ill. 21. Satterfield House, 311 Craig. Original house built in 1895, and enlarged in 1906-08. An example of the Classical Revival Style in Hillsboro.

Hillsboro supported a sizeable building industry beginning in the late nineteenth century. For the limited number of specific properties that have been researched, the names of well-over 25 contractors, builders, and some architects have surfaced in the Mechanics Liens as well as in newspaper advertisements and articles. As one example, Tom Sowell was builder/contractor of the aforementioned residences at 114 Corsicana, 106 Corsicana, and 409 N. Pleasant. He also built the City Hall in 1910 and the residence at 412 E. Franklin in 1913. (Ills. 7, 11, and 30.)

3. 1910-1920 Period

The 1911 Texas Almanac states that Hillsboro "is an important city commercially, and has modern public utilities, good streets and many fine homes." A panoramic photograph taken one year later and looking south from the top of the Courthouse shows a fairly dense residential area immediately adjacent to the downtown. Most dwellings are modest as are the many secondary structures. Some industrial activities are visible along the railroad tracks and there is just a glimpse of the residential section west of the tracks. In the background south of what is now State Highway 22 & 171, are the residential areas known as Rose Hill and Prospect Heights. both named for additions, and Freetown, which is associated with black history in Hillsboro. In the immediate foreground is the commercial row of buildings, intact with Victorian details, on the south side of the square.

New construction was in greater volume than might be expected by the population increase of 837 between 1910 and 1920. During this time, construction simply may have been catching up with the rapid growth of previous years. Also, more citizens had had an opportunity to accumulate enough to invest in property.

Singularly, the United States Post Office built in 1913 on South Waco Street, was the most important building constructed during this period. (Ill. 22.) Although its Mediterranean Revival Style makes it one of the most sophisticated structures architecturally in town, it had little influence on other buildings.

New downtown buildings were brick, rectangular in shape, with simple or no decoration. (Ill. 23.) In 1917, the large industrial complex, the Hill County Cotton Oil Co., was built adjacent to the railroad tracks. (Ill. 24.) Small commercial buildings that repeated earlier vernacular forms continued to be built in the community. (Ill. 25.)

Ill. 22. Hillsboro City Library built in 1913.
Originally the U.S. Post Office, 118 S. Waco Street.

Ill.23. 120 E. Franklin. Built in 1911. Typical example of simple brick commercial buildings.

Ill. 24. Hill County Cotton Oil Co., south side
of W. Franklin and west of railroad tracks. Built 1917.

Ill. 25. 416 S. Waco. The 1918 Sanborn map shows a grocery store with same outline located on this corner. This is no longer standing.

Various residential styles and forms straddled the first two decades of the twentieth century. The cottages that are most common to Hillsboro were built into the teens. There are transitional examples that borrow details from several styles such as Queen Anne, Classical Revival, and bungalow. (Ill. 26.) The bungalow, or variations of it, was the type residence most frequently constructed during this period in Hillsboro. (Ill.27.) The four-square house also continued to be popular with some examples built in brick. As was true earlier, house designs were repeated, even duplicated, throughout town. (Ills. 28 and 29.)

Ill.26. 424 Craig. Built in 1913 by builders J. D. and R. A. Dalton. Example of house that borrows details from various styles.

Ill. 27. 1012 E. Park Drive. Built in 1917.

Ills. 28 and 29. 418 S. Pleasant and 709 E. Park Drive. Early 20th century. One of numerous examples of house designs that were duplicated throughout Hillsboro. There are only minor differences between these two houses such as the rounded columns on 418 S. Pleasant and the squared columns on 709 E. Park.

Ill. 30. Woodall House, 412 E. Franklin. Built by 1911 by Tom Sowell, contractor/builder.

Several larger residences that are unique in Hillsboro date from this period. This includes the Woodall House, completed by 1911 at 412 E. Franklin. It combines elements of the Prairie Style with an eclectic application to the porch entrance of a Classical Revival broken pediment. (Ill. 30.) The Williams-Murphree House, built in 1913, at 414 Corsicana, is difficult to categorize but it does borrow elements from English Revival styles.

4. 1920-1940 Period

The 1920's and the early 1930's are marked by the construction of several substantial public and institutional buildings. The most imposing structure is the old Hillsboro High School, now the Junior High School, built on Walnut Street in 1923. (Ill. 31.) Less imposing but a landmark in its neighborhood and typical of smaller school buildings in Hillsboro is the one-story Franklin School built of brick.

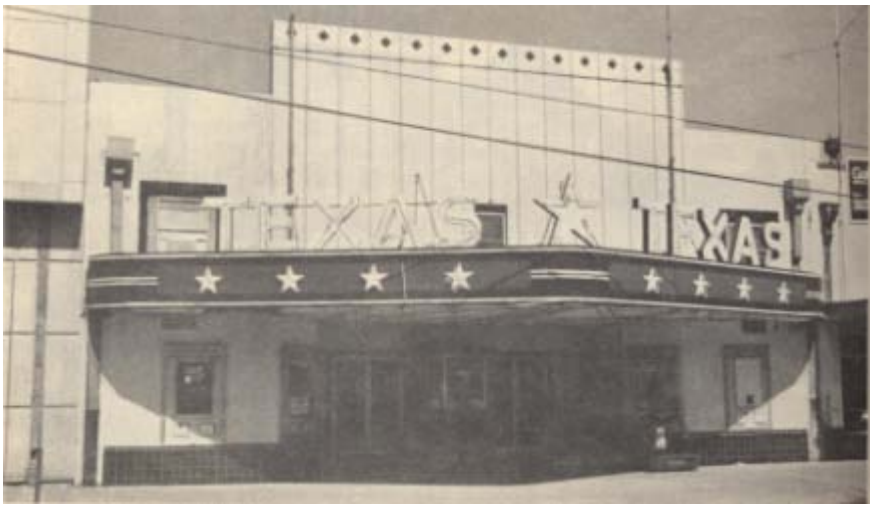
In 1928, the Central Christian Church on North Pleasant Street at Craig was remodeled and covered with brick, perhaps in response to the construction of the First United Methodist Church built on East Elm at South Pleasant in 1928-29. (Ill. 32.) At the same time, 1929, Our Lady of Mercy Catholic Church was built on Corsicana Street. The latter has been converted to a residence.

Ill.31. Hillsboro Junior High School, originally the Hillsboro Junior College and High School, 310 E. Walnut. Built in 1923.

Ill.32. First United Methodist Church, 315 E. Elm. Originally built in 1914 and burnt and rebuilt in 1928-29.

Commercial buildings of interest are those that were built in response to advancing technology and its impact on daily life. Several gas stations were located immediately north of the Courthouse on North Waco Street which was the highway between Waco and Dallas. Famous throughout the region was the Grimes Garage where fresh flowers were placed daily in the restrooms and white uniformed maids served ice water to customers. (Ill. 33.) The Texas Theatre opened on South Waco Street although it was not the first movie house in Hillsboro. (Ill. 34.)

Ill. 33. Fred O. Grimes Garage, 110 N. Waco. A well-known garage on the highway between Waco and Dallas.



Ill. 34. Texas Theatre, 100 block S. Waco.

Residential architecture was characterized by the continued construction of bungalows as well as other small house types that were standardized nationally through magazines and builders' or related trade catalogues and journals. (Ill.35.)There are occasional examples of the small brick "period" houses that were so popular in some Texas communities but which seem to have had limited appeal in Hillsboro.

Ill.35. 922 E. Park Drive. Built after 1925. Example of standardized house type for which plans appear in trade journals and popular magazines in the 1920's. This house usually was classified as "Colonial".

Numerous larger brick residences, representing various styles were built during this same period, generally on the north and northeast side of town. Two examples are the A.L. Smith, Jr., House built at 415 Corsicana in 1927 in the Mediterranean Style, and the Fred O. Grimes, Sr., House built in 1926-27 on the southeast corner of Corporation and Country Club Road in the Georgian Revival Style. (Ills.36 and 37.) Concluding the period is the Morrow-Showers House that was built in 1939, also in the Georgian Revival Style, at 1120 E. Park Drive. The Smith and the Morrow-Showers houses both were designed by Dallas architects whereas Fred Grimes served as his own architect.

Ill.36. A. L. Smith, Jr., House, 415 Corsicana. Built in 1927.

Ill. 37. Fred O. Grimes, Sr., House, southeast corner of Corporation and Country Club Road. Built 1926-27 in the Georgian Revival Style.

In summary, Hillsboro is typical of most small towns that were established in the late nineteenth century and whose economic base was agriculture and agricultural by-products. The Hillsboro town plan follows that of other county seats in Texas. The structures that were built reflected trends and styles throughout the country although they often acquired a local Hillsboro look--at least those that were built in the late nineteenth and early twentieth centuries. For this reason, it can be risky to assign a specific style to many of the structures in Hillsboro. Styles and forms did overlap with the most popular being built for several decades.

Construction slowed down in Hillsboro in the 1930's and was affected in the 1940's by a decline in the cotton industry. The resulting decrease in population and per capita income kept new construction at a minimum until recently. Due to these events. Hillsboro is a community that has retained a remarkable stock of pre-1940 structures. Its visual image is that of a small town that experienced a steady growth in its earlier years and that is experiencing a respect for traditions and traditional values by its present residents.

HISTORICAL DESIGNATIONS
Chapter 5

There are three different types of historical designations available to owners of historic buildings in Hillsboro: local, state and national.

Hillsboro **Historic Landmarks and** Hillsboro **Historic Districts**

The City of Hillsboro recognizes structures that are historically significant as Hillsboro Historic Landmarks. The city also recognizes neighborhoods that are historically significant as Hillsboro Historic Districts.

The city protects the architectural integrity of the buildings and homes that it recognizes as historic. Any changes to these buildings must receive a Certificate of Appropriateness from the city's Historic Preservation Commission (see the chapter on Certificates of Appropriateness).

A property can be awarded designation as a Hillsboro Historic Landmark or a neighborhood can be awarded designation as a Hillsboro Historic District if it:

1. has been recognized as a Recorded Texas Historic Landmark or has been entered into the National Register of Historic Places.
2. possesses significance in history, architecture, archeology, and culture.
3. is associated with the lives of persons significant in our past.
4. embodies the distinctive characteristics of a type, period, or method of construction.
5. represents the work of a master designer, builder or craftsman.
6. represents an established and familiar visual feature of the city.

The property or district must meet one or more of these criteria.

Established Historic Districts in Hillsboro

In 2004, the Hillsboro City Council established the **Designation of Landmarks and Historical Districts** in order to safeguard the City's historic and cultural heritage as embodied and reflected in historic properties, districts, and landmarks, by application of appropriate resources. The Council established the Hillsboro Preservation Commission, which recommended to Council the boundaries of the designated District's. Additionally, the Commission was given the responsibility to "preserve and protect" the District's architectural character. To accomplish this, the Commission is authorized by city ordinance to review proposed changes to the exterior features of buildings (and certain structures) within the Districts visible to the public and to decide upon the appropriateness of such changes within the context of the District.

To assist with carrying out its responsibilities, the Commission has developed and adopted a Preservation Handbook that is utilized to help the Commission decide upon the appropriateness of activities proposed within the Districts. The handbook is also intended to help residents of the Districts understand the Commission's general preferences as it reviews proposed changes.

Any preservation work (including changing paint colors) to the buildings within the Districts must receive a Certificate of Appropriateness from the city's Historic Preservation Commission.

Demolition, new construction, landscaping, signs and merchandise displays within the historic district must also receive a Certificate of Appropriateness.

Texas Historical Markers

There are two types of historical markers awarded by the Texas Historical Commission: subject markers and Recorded Texas Historic Landmark markers.

Subject markers are educational and are best suited for church congregations, cemeteries, events, persons, or institutions.

The Recorded Texas Historic Landmark designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations.

To be designated as a Recorded Texas Historic Landmark, a structure must be at least 50 years of age and should retain its appearance from its period of historical significance. The Recorded Texas Historic Landmark designation is awarded to buildings that are exemplary models of preservation. It is the highest honor the state can bestow to historic structures.

There are more than 10,000 Texas Historical Markers throughout the state, with approximately 105 in Hill County and 34 in the City of Hillsboro.

For information on how to apply for a Texas Historical Marker, see the Resources Chapter of this handbook.

National Register of Historic Places

The National Register of Historic Places is a catalog of districts, sites, buildings, structures and objects that are a major part of the cultural heritage of the American people.

The National Register is maintained by the U .S. Department of the Interior with the assistance of each state's historic preservation officer. Nominations for the National Register are submitted to the Texas Historical Commission (see the Resources Chapter of this handbook).

To be eligible for the National Register, a property is evaluated for significance in one or more of the following criteria. Eligible properties:

1. are associated with events that have made a significant contribution to the broad patterns of our history;

2. are associated with the lives of persons significant in our past;

3. embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or

4. have yielded or may be likely to yield archeological information important in prehistory and/or history.

To be eligible for the National Register, properties must be at least 50 years of age, and they must have maintained their historic integrity in respect to location, design, setting, materials, workmanship, feeling, and association.

HOW TO APPLY FOR A HILLSBORO HISTORIC LANDMARK or HILLSBORO HISTORIC DISTRICT DESIGNATION Chapter 6

To apply to have your old home or building recognized as a Hillsboro Historic Landmark, or to apply to have your neighborhood recognized as a Hillsboro Historic District, follow the steps in this section.

Why You Should Apply for Local Historical Designation

If your old home or building is recognized as historic by the City of Hillsboro, its architectural integrity will be protected for generations to come by the city's Historic Preservation Commission.

Application

The Hillsboro Historic Landmark or Hillsboro Historic District application form is available from the Community Development Department at the City of Hillsboro. The appropriate addresses and phone numbers are listed in the Resources Chapter of this book.

The application asks for a documented, written history of the property, its legal description, the date it was built, and a chain of title for the property. It also asks you to submit both current and historic photographs of the property.

The application must be submitted to the Community Development Department 10 days before a regular meeting date of the city's Historic Preservation Commission. The commission meets on the first Thursday of each month. You will be asked to pay an application fee with your application.

You will be notified prior to the Historic Preservation Commission's hearing on your application. At the hearing, you may present testimony or documentary evidence on the importance of the proposed historic landmark or district.

Approvals and Zoning

If the Historic Preservation Commission recommends your property for designation as a historic landmark, or they recommend your neighborhood for designation as a historic district, their recommendation will be submitted to the Zoning Commission.

Both the Zoning Commission and the City Council must hold hearings on your application. If the City Council votes to recognize your building as a historic landmark or your neighborhood as a historic district, the designation will be recorded with the county, city, and tax appraisal district. All zoning maps will indicate the designated historic landmark or district.

DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS

(A) Designation

Any proposal to designate a historic landmark or area as an historic district shall be reviewed by the Hillsboro Preservation Commission. The Commission shall recommend to the City Council designation of resources as historic landmarks and areas as historic districts and the public rights of way in and surrounding them, by adopting zoning overlay districts designated as "H" on the City's official zoning maps pursuant to procedures incorporated into the City's zoning ordinance.

The City Council will have full authority to designate resources as historic landmarks and areas as historic districts, define or alter the boundaries of such districts, and remove the designation of such historic landmarks or areas as historic districts. All persons owning, leasing, or otherwise transacting business concerning any building, structure, or land located in whole or in part in such districts will have constructive legal notice of the character and limitations upon such property, and of the provisions of this ordinance. In accordance with Texas Law, no city official acting independently of the Hillsboro preservation commission, or the city council in official session shall have any authority to

determine, waive, or modify any provision of this ordinance or its application to any building, structure, or land.
The boundaries of each historic district and listing of each historic landmark designated henceforth shall be specified in detail and shall be filed, in writing, with the appointed preservation officer and be maintained for public review in the offices of the City of Hillsboro and shall be the property of the City of Hillsboro.

(B) Designation criteria

Prior to recommending to the City Council designation of resources as historic landmarks and areas as historic districts, the Hillsboro preservation Commission shall hold a public hearing and provide notice as stipulated herein. At the public hearing, any interested parties may present testimony or documentary evidence relating to the proposed designation. A historic landmark or historic district may be designated if it meets any of the following criteria:

(1) possesses significance in history, architecture, archeology or culture to the city, state or nation;
(2) is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history;
(3) is associated with the lives of persons significant in our past;
(4) embodies distinctive characteristics of a type, period or method of construction;
(5) represents the work of a master designer, builder or craftsman;
(6) or represents an established and familiar visual feature of the City of Hillsboro.
(7) is the location of a significant historic event.

(C) Methods of Designation

(1) Property Owner Requests (residential and commercial). A residential property may be designated only upon the request of the property owner. Upon request by a property owner and recommendation by the Hillsboro Preservation Commission, the City Council may designate, by zoning ordinance, certain buildings, sites, structures, and objects as Historic Landmarks. Such Historic Landmarks shall bear the letter "H" and be noted on the City's official zoning map. In no event shall a residential or commercial property be designated a historic landmark without the consent of the property owner.
(2) Hillsboro Preservation Commission Recommendations for Individual Historic Landmarks (Non-residential). The Commission may recommend a building, site, or structure to the City Council for the purpose of designating it as a historic landmark. Owners of said property shall be notified prior to the Commission's hearing. At the aforementioned public hearing, owners and other interested parties may present testimony of documentary evidence that will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark. Property owners, residential or commercial, may exclude their property from historic landmark designation by written notice to the commission within ten (10) days of the commission's notification to designate.
(3) Hillsboro Preservation Commission Recommendations for Historic Districts. The commission shall recommend to the City Council those areas which it determines should be included in an historic district. In making this recommendation, the Preservation Commission shall consider the criteria in section 6.B and provide a map showing the boundaries of the proposed

historic district or districts to the city council. The designation as a Historic landmark or Historic District does not necessarily impose the obligation on the property owner to improve, alter, or change a property. However, owners of designated property shall comply with the provisions of this ordinance and all other city ordinances.

(D) Process for Designation

(1) The Hillsboro Preservation Commission shall make its recommendation on the proposed Historic Landmark or Historic District to the City Council within (30) days from the date of submittal of a designation request.

(2) The Hillsboro Preservation Commission shall give published and mailed notice to owners of real property in the area and those within two hundred (200) feet of the proposed historic district and site or building of a proposed historic landmark, such notice to be given, not less than ten (10) days before the date set for hearing to all such owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. At least fifteen (15) days notice of the time and place of such hearing shall be published in an official paper, or a paper of general circulation in the City of Hillsboro. The Hillsboro preservation commission shall conduct its public hearing and make its own recommendations to the City Council in the same manner and according to the same procedures as specifically provided in the general zoning ordinance of the City of Hillsboro.

(3) The City Council shall give published and mailed notice, hold public hearings and make its determination in the same manner as provided in the general zoning ordinance of the City of Hillsboro. The City Council shall not amend, supplement, change, or modify or repeal any regulation, restriction, or boundary or approve a certificate of appropriateness where a protest against such change, signed by the owners of twenty (20) percent or more either of the area of the lots or land immediately adjoining the same and extending two hundred (200) feet there from, except by the favorable vote of at least five (5) members of the City Council.

(E) Removal of Historic Landmark Designation.

The owner of an historic landmark may request the removal of the designation of the property as an historic landmark by filing with the Hillsboro Preservation Commission an application for removal of the designation. The application for removal of designation shall be supported by evidence that the application cannot realize a reasonable rate of return on the value of the property and will suffer unreasonable economic hardship if the designation as an historic landmark is not removed or that other unusual and compelling circumstances justify the removal of the designation. The application shall also contain information pertaining the future use and disposition of the designation historic landmark. In making its recommendation to the City Council, the Hillsboro Preservation Commission shall balance the historic, architectural, cultural and/or archaeological value of the existing historic landmark against the merits of removing the landmark designation.

(F) Modification of Historic District Boundaries.

Any proposal to modify the boundaries of a designated historic district, either adding area to the district or removing area from the district, shall be treated in the same manner as an original proposal to designate the area proposed to be added and/or removed as an historic district.

The HILLSBORO HISTORIC PRESERVATION COMMISSION
Chapter 7

City of Hillsboro Historic Preservation Commission Mission statement:

The City of Hillsboro, through its Historic Preservation Commission, declares that as a matter of public policy the protection, enhancement, and perpetuation of districts and landmarks of historic and cultural importance and significance is necessary to promote the economic, cultural, education and general welfare of the public. It is recognized that the mission of the Historic Preservation Commission is to represent the unique confluence of time and place that have shaped the identity of generations of citizens, collectively and individually, and these resources constitute the heritage of the citizens of Hillsboro.

Vision statement:

The vision of the Historic Preservation Commission of the City of Hillsboro is to safeguard the city's historic and cultural heritage as embodied and reflected in historic properties, districts, and landmarks, by application of appropriate resources.

Purpose of the Historic Preservation Commission

1. Approve or disapprove applications for Certificates of Appropriateness utilizing the approved Hillsboro Preservation Handbook.

2. Adopt criteria for the designation of historic, architectural, and cultural landmarks and for the delineation of historic districts, which will be ratified by the City Council.

3. Recommend recognition for owners of landmarks or properties within historic districts with certificates, plaques or markers.

4. Increase public awareness of the value of historic, cultural and architectural preservation by developing and participating in public education programs.

BENEFITS OF HISTORIC PRESERVATION

The owners of historic structures and homes in Hillsboro are entrusted with proper preservation of the community's architectural past. Proper preservation will help Hillsboro maintain its historical designations and ensure that tourism and its economic benefits continue to grow. Preserving Hillsboro's Historic structures enriches the community and maintains a strong link to its past. Both Hillsboro and its residents benefit financially from the City's revitalization. Visitors and new residents come to Hillsboro to step back in time and savor the rural, frontier heritage of Texas. Cherishing and preserving that heritage has enabled Hillsboro to pave a new pathway to the community's growing future.

LOCAL EXAMPLES OF HISTORIC PRESERVATION

Hillsboro City Library:
118 S. Waco Street, Built in 1913…originally the U. S. Post Office

The Tarlton-Morris House:
211 N. Pleasant, Built in 1895 for attorney Green D. Tarlton,

The Hill County Courthouse:
Built in 1890, Restored from fire in 1993
Hillsboro Courthouse Square:

The Palace Theatre:
Located on South Waco

The marquee shows movie Treasure Island (Wallace Beery, Jackie Cooper, Lionel Barrymore) and Hide Out (Robert Montgomery and Maureen O'Sullivan) Both were released in August 1934

MKT (Katy) Depot:
115 N. Covington The depot was restored and moved to its current location from the original site in 1978.

Historic City Hall:
127 E. Franklin
Built in 1909-1910 by Tom Sowell, contractor/builder.

Internet information regarding Hillsboro Historic Preservation is available on the web at the following address: http:// www.hillsborotx.org

Responsibilities of the Historic Preservation Commission

The Historic Landmark and District Zoning Ordinance empower the commission to do the following:

1. Approve or disapprove of applications for Certificates of Appropriateness (see the chapter on Certificates of Appropriateness).
2. Adopt criteria for the designation of historic, architectural, and cultural landmarks and for the delineation of historic districts, which will be ratified by the City Council.
3. Recommend the designation of historic resources as Hillsboro Historic Landmarks and Hillsboro Historic Districts.
4. Recommend recognition for owners of landmarks or properties within historic districts with certificates, plaques or markers.
5. Conduct surveys and maintain an inventory of significant historic landmarks and of all properties located in historic districts within the city.
6. Prepare specific design guidelines. The guidelines will be used by the members of the commission when they review renovation or work to historic landmarks and historic districts. The guidelines can also be used by property owners as they preserve their historic structures.
7. Increase public awareness of the value of historic, cultural and architectural preservation by developing and participating in public education programs.
8. Make recommendations to the city government concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the city.
9. Recommend the acquisition of a landmark structure by the city government, when its preservation is essential, and private preservation is not feasible.
10. Accept, on behalf of the city, donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to approval of the City Council.
11. Propose tax abatement programs for landmarks or districts.

HISTORIC LANDMARK and DISTRICT ZONING ORDINANCE CERTIFICATE of APPROPRIATENESS
Chapter 8

Before making any changes to buildings that are Hillsboro Historic Landmarks or making any changes to buildings that are in a Hillsboro Historic District, application must be made for a Certificate of Appropriateness.
The kind of work to these historic structures that requires a Certificate of Appropriateness from the Historic Preservation Commission includes:

1. restoration, rehabilitation, reconstruction, renovation, or alteration of a building (including changing paint colors).
2. demolition or relocation of a structure.
3. new construction or additions.
4. changing or adding signs, light fixtures, sidewalks, fences, steps, paving or other exterior elements.
5. landscaping or open-air displays of merchandise within a historic district.

Levels of Review

There are two levels of review for Certificates of Appropriateness: ***Minor Exterior Alterations***, which can be reviewed by the Historic Preservation Officer, or ***Significant and Major Changes***, which must be reviewed by the Historic Preservation Commission.
The Historic Preservation Officer will determine the correct level of review for each application for a Certificate of Appropriateness. The preservation officer's decisions may be appealed to the Historic Preservation Commission.

How to Apply for a Certificate of Appropriateness

Applications for a Certificate of Appropriateness are available from the Community Development Department of the City of Hillsboro at City Hall, 214 E. Elm St. (254) 582-2119, cd@hillsborotx.org
The Hillsboro Historic Preservation Commission meets the first Thursday of each month to review applications. Completed applications and drawings must be in the Community Development Department 10 days prior to the commission's meeting date.
You will be asked to pay a fee based on the project cost when you submit your application for a Certificate of Appropriateness. If the application is for a sign, an additional fee is collected after the application Is approved. The fee schedule is available for your review at the Community Development Department. You must post a notice of your proposed project in the window of your building after submitting your application. The notice must be posted at least 10 days in advance of the Historic Preservation Commission meeting. Notices are available at the Community Development Department.

Follow these steps when completing your application:

1. Your permanent address and telephone number and the address and telephone number of the property owner must be on the application.
2. The location of the building where work will be occurring must be on the application. Describe the current or intended use of the building.
3. Attach a detailed description of the proposed alterations or repairs and paint color schemes of the building. Also attach samples of materials to be used.
4. Select paint colors for buildings and signs from the approved color palettes at City Hall. You may select up to three color combinations and prioritize your selections.
5. Scale drawings of building alterations must accompany your application. If your application is for a sign, attach a drawing showing the sign's dimensions, materials, and its height and position. Also show the size and style of lettering, what will be on the sign, any method of illumination, and where and how it will be mounted.
6. Attach photographs of the building and of adjacent properties.
7. Include the project's intended start and completion dates.
8. Be sure you or your designated agent attends the Historic Preservation Commission meeting when your application is being reviewed.

Review Process and Criteria

The Historic Preservation Commission is guided by *The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* when considering applications for a Certificate of Appropriateness (see the chapter on Preservation Guidelines).

They will also use *Historic Preservation Design Guidelines for* Hillsboro. The guidelines will be available at the City of Hillsboro Community Development Department.

The commission must review your application within 60 days from the date it is received, and they must approve it, deny it or approve it with modifications within 45 days after the review meeting.

Regular Inspections and Enforcement

After you receive your Certificate of Appropriateness, you must notify the city's Historic Preservation Officer when work begins on your building, so inspections can be conducted periodically.

The officer will submit inspection forms for review at the Historic Preservation Commission's regular meetings.

If work on a building is not being performed according to the Certificate of Appropriateness, the Historic Preservation Officer or building inspector can issue a stop work order.

Right of Appeal

If you are dissatisfied with the action of the commission on your application for a Certificate of Appropriateness, you can appeal their decision to the City Council within 30 days.

Ordinary Maintenance

A Certificate of Appropriateness is not necessary for ordinary maintenance or repair that does not involve a change in design, material, paint color or outward appearance that has been previously approved by the Historic Preservation Commission.

PRESERVATION GUIDELINES
Chapter 9

The City of Hillsboro's Historic Preservation Commission uses *The Secretary of the Interior's Standards for Rehabilitation* as guidelines for preservation of Hillsboro's historic buildings, districts and resources.

To be eligible for federal preservation tax incentives, a rehabilitation project must meet all ten of the Secretary of Interior's Standards.

The Secretary of the Interior's Standards for Rehabilitation

These standards pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior of historic buildings.

The standards also encompass related landscape features and the building's site and environment and attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Inappropriate Treatments

Certain treatments, if improperly applied, or certain materials, by their physical properties, may cause or accelerate physical deterioration of historic buildings.

Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulations where damage to historic fabric would result.

Every effort should be made to ensure that new materials and workmanship are compatible with the materials and workmanship of the historic property.

Design Guidelines

The Historic Preservation Commission will also use *Historic Preservation Design Guidelines for* Hillsboro, when working with property owners on rehabilitation projects. These Design Guidelines will be available at the City of Hillsboro Community Development Department.

Preservation Briefs

The U. S. Department of the Interior has a series of technical *Preservation Briefs* available that give invaluable information on specific preservation projects, like cleaning and repointing rock and masonry buildings and rehabilitating historic storefronts.

For More Information

See the Resources Chapter of this handbook for a list of design guidelines and preservation briefs available and how to find copies of them.

GLOSSARY
Chapter 10

ADAPTIVE USE Adapting a building for a use that is different than its original use.

BALUSTRADE A decorative railing supported by small posts or balusters.

CORNICE A prominent, projecting continuous ornamental molding that runs horizontally along the top of a building.

FACADE The front of a building, or its face. "Facade" may refer architecturally to any two-dimensional surface of the building, as the "west" facade, or "garden" facade, or "street" facade, or "front" facade.

HOOD MOLDING Decorative molding over a window that was originally designed to protect the window from dripping water.

PEDIMENT The crown part of a gable, which may be triangular and pointed, rounded or broken, typically with horizontal and raking cornices. It may surmount a major division of a facade or be part of a decorative scheme over an opening.

PRESERVATION Allowing a property to retain its historic appearance through continued maintenance and use, or saving an old building from destruction or disrepair.

REHABILITATION A project that combines preservation, restoration and adaptive use, allowing a property to retain its historic integrity while meeting modern requirements.

RESTORATION The return of a property (or an element such as the exterior or interior) to its appearance at a particular time during its history.

TRANSOM A smaller window above a door or window, which is often hinged.

SIDELIGHTS Vertical windows alongside a door or window.

VERNACULAR A type of building featuring a traditional design that has been adapted to locally available materials (such as limestone) and social and practical requirements. Vernacular buildings are often produced in mass.
Many one-story frame homes in small towns in Texas were ordered from Sears and Roebuck catalogs during the first decade of the 20th century. The materials and plans were shipped to the homeowner by railroad.

RESOURCES
Chapter 11

For more information on historic preservation and historical research, the following resources are available.

Preservation Assistance

The following *Historic Preservation Design Guidelines for Hillsboro* are available at the city's Community Development Office.

1. Categories of Preservation for Historic Buildings & Landmarks
2. Application to Receive a Certificate of Appropriateness
3. Procedure to Obtain Designation as a City of Granbury Historic Landmark or a Historic District
4. Definitions
5. Porches, Doors, Windows, & Related Façade Elements
6. Commercial Facades Including Ground Floor Glazed Storefronts
7. Awnings, Canopies, Shutters & Other Exterior Weather-Control Devices
8. Signs
9. Building Exterior Materials
10. Architectural Metals: Cast Iron, Steel, Pressed Tin, Copper, Aluminum & Zinc
11. Roof Systems Including Membranes, Flashings & Roof Drainage
12. Colors
13. Mechanical, Electrical & Plumbing Services in Existing Buildings
14. *Landscape & Streetscape*

Copies of the following U.S. Department of Interior *Preservation Briefs* are available from the city's Community

Development Department or from the Texas Historical Commission.

1. *The Cleaning and Waterproof Coating of Masonry Buildings*
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
6. *Dangers of Abrasive Cleaning to Historic Buildings*
8. *Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*
9. The Repair of Historic Wooden Windows
10. *Exterior Paint Problems on Historic Woodwork*
11. *Rehabilitating Historic Storefronts*
13. *The Repair and Thermal Upgrading of Historic Steel Windows*
14. *New Exterior Additions to Historic Buildings: Presentation Concerns*
17. *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*
19. *The Repair and Replacement of Historic Wooden Shingle Roofs*

In all, there are 38 *Presentation Briefs* available from the Texas Historical Commission. Additional topics available include *Repairing Historic Flat Plaster - Walls and Ceilings,* and *Rehabilitating Interiors in Historic Buildings - Identifying Characteristic Defining Elements.*

Guidelines to help property owners apply *The Secretary of the Interior's Standards for Rehabilitation* are available from the National Park Service and the Texas Historical Commission.

A booklet entitled *Preservation Tax Incentives for Historic Buildings* is also available from the National Park Service.

STATE and NATIONAL AGENCIES

Texas Historical Commission
P. O. Box 12276
Austin, TX 78711
(512) 463-6100
www.thc.state.tx.us

Technical Preservation Services
Heritage Preservation Services-2255
National Park Service
1849 C. St., NW
Washington, D.C. 20240
Publications - (202) 343-9583
www.cr.nps.gov

National Trust for Historic Preservation
1785 Massachusetts Ave., NW
Washington, D.C. 20036
www.nthp.org

National Trust* for *Historic Preservation
Southwest Regional Office
500 Main St., Suite 1030
Fort Worth, TX 76102
(817) 332-4398

LOCAL ORGANIZATIONS

Hillsboro Historic Preservation Commission
Community Development Office
City of Hillsboro
214 E. Elm St.
Hillsboro, TX 76645
254-582-2119

HISTORICAL RESEARCH RESOURCES

Hillsboro City Library
118 S. Waco St.
Hillsboro, TX 76645
254-582-7385

Hillsboro Heritage League
P.O. Box 2
Hillsboro, TX 76645
Henry Moore- (254)582-5346

Hillsboro Chamber of Commerce
115 N Covington
Hillsboro, TX 76645
254-582-2481

Texas Heritage Museum
112 Lamar Dr.
Hillsboro, TX 76645
254-659-7750

Hill County Historical Commission
John Erwin Courthouse Annex
200 E Franklin St.
Hillsboro, TX 76645

PUBLICATIONS

Hillsboro Mirror
(via microfilm at Hillsboro City Library)