



Tischler/Kocurek
Environmental Engineers

City of Round Rock
Historic Preservation Commission

Tischler/Kocurek (T/K), the owner of the building located at 107 South Mays Street, has been notified that the status of issues in the 2025 inspection report were identified as unresolved in the 2026 inspection report. T/K acknowledges that these issues exist and have not yet been resolved. The following is brief explanation for the Commission's consideration.

T/K purchased the building in 1991. The building required extensive interior renovation and replacement of the front doors that had been previously replaced with temporary doors. We repaired all of the windows to maintain their historic appearance. Since then, we have repaired the second floor windows and frames on the sides and back of the building multiple times. It has become difficult to find companies willing to undertake the repairs of the existing windows and T/K has concluded that second floor windows and frames on the sides and rear of the building will have to be replaced in their entirety. These windows are the most susceptible to deterioration because they receive direct sunlight and are not recessed in the stone wall, as those at the front of the building are.

We did not address the 2025 issues identified by the City because we were considering selling the building. We did notify the City of this. Although we did receive offers, we subsequently decided at the beginning of this year that we would not sell the building at this time and would address the windows this year. T/K is planning to get estimates this spring-summer to replace the side and rear second floor windows and frames with a style compatible with the building's architecture. We will also have the potential contractor evaluate the front windows and frames to determine if they need replacement.

T/K will provide the City with all required plans and specifications for review. It is our intent to maintain the historic architecture to the extent it is feasible.

Lial Tischler
Partner

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