

Historic Preservation Commission

March 15, 2016 Meeting Minutes

DRAFT

A. Call to Order

The meeting was called to order at 5:45 p.m.

B. Roll Call

Present: Chairperson Jerry Hodges, Vice-Chair Pamela Sue Anderson, Commissioner Paul Emerson, Commissioner Barbara Keese, and Commissioner Rae Lynn Tipping

Absent: None

Staff present: Senior Planner Joelle Jordan, Transportation Director Gary Hudder, Communication Director Will Hampton, Transportation Operations Manager Todd Keltgen, Transportation Engineer Leah Collier, CIP Program Manager Gerald Pohlmeier, Senior Planner David Bost, and Planning Technician Kerstin Harding

C. Approval of Minutes

C.1 Consider approval of the minutes of the February 16, 2016 Historic Preservation Commission meeting.

Motion: by Commissioner Emerson and Second by Commissioner Tipping to approve the minutes of the February 16, 2016 meeting as presented.

Vote: Aye: Chairperson Hodges, Vice-Chair Anderson, Commissioner Emerson, Commissioner Keese, and Commissioner Tipping. Nay: none. The vote was 5-0.

D. Presentations

D.1 Consider a presentation and action concerning a Certificate of Appropriateness for Demolition of the Old Stagecoach Inn at 901 Round Rock Avenue.

Senior Planner Joelle Jordan explained that the property is owned by the City and the application for a Certificate of Appropriateness for Demolition came from the City's Transportation Department, which is required because the property has local historic designation (H-overlay zoning).

The Stagecoach Inn was built in 1848-53 along the first stagecoach line through Williamson County. It was designated a Registered Texas Historical Landmark in 1963 and a Round Rock historic landmark in 1984. In 1996 the state designation was removed after alterations to the roof and windows without state review. As part of the road realignment project the Inn underwent Section 106 review, and was determined to be ineligible for listing on the National Register of Historic Places.

Planning staff recommended that the Commission deny the application for a Certificate of Appropriateness for Demolition, which would impose a 120-day waiting period before a demolition permit could be issued. The purpose of the waiting period is to allow time to investigate alternatives to demolition. After the 120-day waiting period passes, the City's Building Inspection Division may

issue a demolition permit. This is the strongest action allowed by city code that the Commission can take on a request for demolition.

Transportation Director Gary Hudder took the podium and explained that the purpose of the RM 620 project is to pass over the railroad crossing at Chisholm Trail Rd. and reduce traffic backups. The alignment for the RM 620 project was selected with extensive public input, but unfortunately goes directly through the shopping center where the Inn is located. The City bought the center in late 2012 in order to accommodate the realignment. Since then they have looked at relocating the structure and obtained an estimate from a structural mover. He cautioned that the estimate does not include significant expenses that the City would be responsible for. One location that was considered was the Bathing Beach Park which will be developed where Chisholm Trail Road crosses Brushy Creek, but topographical conditions make this site difficult. He also indicated that they had considered honoring the building's history in some way, through a monument or pavilion.

Chairman Hodges noted that the Commission's directive is to preserve historic structures, and the best option from their perspective would be to relocate it, perhaps with the assistance of a private party, but that he understood that this option presents significant costs and engineering challenges.

Chairman Hodges emphasized that the Commission should take a leadership role in investigating all possibilities, and would be seeking public input and suggestions at its scheduled meetings during the 120 day period, and could also hold special called meetings on the subject if necessary. Another Commissioner asked what kind of public support had been demonstrated for preserving the Inn. Mr. Hudder replied that for several years there has been a handful of engaged people advocating for the Inn, but that the number of people contacting them had increased in the last week or so since the application for a Certificate of Appropriateness for Demolition. The email address historic@roundrocktexas.gov will be established to specifically for public input on the project. Commissioner Anderson also requested that the Transportation Department keep the Commission updated on the progress of the road project.

Motion: by Vice-Chair Anderson and Second by Commissioner Keese to deny the Certificate of Appropriateness for Demolition of the Stagecoach Inn at 901 Round Rock Avenue, and imposing a 120-day waiting period on the issuance of a demolition permit in order to investigate alternatives.

Vote: Aye: Chairperson Hodges, Vice-Chair Anderson, Commissioner Emerson, and Commissioner Keese. Nay: Commissioner Tipping. The vote was 4-1.

F. Adjournment

The meeting adjourned at 6:08 p.m.

Respectfully Submitted,

**Kerstin Harding
Planning Technician**