

## Historic Preservation Commission

### June 21, 2016 Meeting Minutes

DRAFT

#### A. Call to Order

The meeting was called to order at 5:47 p.m.

#### B. Roll Call

**Present:** Chairperson Jerry Hodges, Vice-Chair Pamela Sue Anderson, and Alternate Commissioner Cathleen Quick.

**Absent:** Commissioner Rae Lynn Tipping and Commissioner Paul Emerson

**Staff present:** Principal Planner Joelle Jordan, Transportation Director Gary Hudder, Transportation Operations Manager Todd Keltgen, Transportation Engineer Leah Collier, CIP Program Manager Gerald Pohlmeier, and Planning Technician Kerstin Harding

#### C. Approval of Minutes

##### C.1 Consider approval of the minutes of the May 17, 2016 Historic Preservation Commission meeting.

**Motion:** by Vice-Chair Anderson and Second by Alternate Commissioner Quick to approve the minutes of the May 17, 2016 meeting as presented.

**Vote:** Aye: Chairperson Hodges, Vice-Chair Anderson, and Commissioner Quick. Nay: none. The vote was 3-0.

#### D. Presentations

##### D.1 Consider a presentation, public hearing, and discussion on the 120-day waiting period imposed on a Certificate of Appropriateness for Demolition for the Old Stagecoach Inn.

Principal Planner Joelle Jordan gave a brief recap of the status of the Stagecoach Inn. The Inn is one of Round Rock's oldest buildings, but is located in the path of the RM 620 road realignment project. In March the City's Transportation Department applied for a Certificate of Appropriateness for Demolition, which the Historic Preservation Commission (HPC) denied. The denial imposed a 120-day waiting period before a demolition permit can be issued, which is to be used to investigate alternatives to demolition. This is the strongest action that the Commission can take to prevent demolition of a historical property, and will expire on July 14, 2016

The City has hired consultant Architexas to perform a feasibility study assessing the full cost of relocating and restoring the building, including stabilization, site preparation, moving the building, and restoration. Two potential sites will be considered, one in the Commons Center slightly south of the current location, and one north of the creek in the future Bathing Beach Park. The results will be presented to the City Council in the fall. No final determination has been made as to whether the structure will be moved, or what the final use might be. Updates will be posted at [www.roundrocktexas.gov/stagecoach-inn](http://www.roundrocktexas.gov/stagecoach-inn). Comments and suggestions may be sent to [historic@roundrocktexas.gov](mailto:historic@roundrocktexas.gov).

Transportation Director Gary Hudder clarified that although his department plans to request the demolition permit after the waiting period ends on July 14, they do not intend to initiate demolition. The reason for obtaining the permit is to demonstrate to the city's state and county funding partners that the city is moving the project along and that construction will not be unreasonably delayed. The city's funding partners need to know that if they release funds for a particular year, then construction will begin that year.

Chairman Hodges thanked Mr. Hudder and opened the public hearing. Shirley Marquardt greeted the Commission and said that Mr. Hudder had explained to her that the end of the 120-day waiting period was not necessarily the end for the Stagecoach Inn. She reported that Round Rock Preservation had not made the funding progress they had hoped, and that no businesses had approached them with an interest in using the building. Their organization has gotten its Texas sales tax permit, and is waiting for the IRS to approve its federal tax-exempt status. Although their pending tax exempt status makes fundraising difficult, they are taking donations through their website, [www.rrpreservation.org](http://www.rrpreservation.org), and are

planning a number of fundraising events, such as selling t-shirts and photo albums featuring the Stagecoach Inn.

She related an anecdote from the Richards family, who owned the Inn when RM 620 was routed in 1946. The original route would have passed south of the Inn, but the family objected because it would have run between the Inn and the home of a relative where the children often played. If RM 620 had been routed on the south side, the Inn might not be endangered by road improvements now.

Chairman Hodges closed the hearing. He thanked Ms. Marquardt and said that it was a privilege to have her working with the Commission on this project.

**E. Presentations**

**E.1 Consider a presentation and discussion on Section 106 review for street improvements near historic properties in the southwest downtown area.**

Mr. Hudder explained that the project was part of the street and sidewalk improvement project in the southwest part of downtown that has been under construction for almost a decade. When CAMPO announced an unexpected source of funds for pedestrian mobility improvements, Round Rock applied for and received one of the grants to complete another phase of the project. The grant includes federal funds, which triggers a Section 106 review of potential impact to historic properties.

Ms. Jordan explained that although the street and sidewalk improvements are all in the right-of-way, they are *adjacent* to three properties of historic interest. The Walsh House at 106 W. Bagdad had historic overlay zoning that was removed in 2006 when major alterations were made. The property no longer has any historic designation. The Cantu-Franco House at 208 S. Blair and the Peña House at 110 Florence both have historic overlay zoning, but neither staff nor the architect hired to complete the review believe that either will be adversely affected by the construction of new sidewalks in the public right-of-way next to them. The Commission agreed.

**E.2 Consider a presentation and discussion regarding the status of a marker program for city-designated historic landmarks.**

Ms. Harding gave an update regarding a new historic marker program recognizing properties the city has designated as local historic landmarks. Of the City's 72 designated historic structures, 36 are designated *only* by the City. Several owners have inquired about markers or plaques for their properties, so staff has investigated options for a new City marker program.

Staff considered whether the markers should be identical or include the property's name and construction date. However, investigation revealed that many of the properties do not have names, and that new owners frequently change a building's name. After consulting several fabricators staff believes that the best approach is to produce identical cast aluminum plaques that can be mounted either on a wall or on a post. Owners that wish to display descriptive information about their properties will have the option to purchase a separate rectangular plaque. The next step will be to finalize the design and have the plaques fabricated.

**F. Adjournment**

The meeting adjourned at 6:23 p.m.

Respectfully Submitted,

  
Kerstin Harding  
Planning Technician