

Texas Historical Commission staff (SEM), 3/13/2013, 3/27/13

27" x 42" Official Texas Historical Marker with post

Hays County (Job #12HY02) Subject BH, SG (Atlas 17245) UTM: 14 000000E 0000000N

Location: Buda, 150 feet north of Loop 4 (Main Street), one mile west of IH 35

**McELROY-SEVERN HOUSE
(ONION CREEK POST OFFICE AND STAGECOACH HOUSE)**

THE COMPLEX THAT INCLUDES THE McELROY-SEVERN HOUSE/STAGECOACH HOUSE AND ONION CREEK POST OFFICE OCCUPIES A 51-ACRE TRACT OF LAND ON A HIGH BLUFF ABOVE A BRANCH LEADING INTO ONION CREEK, ABOUT A QUARTER MILE EAST OF BUDA. THE POST OFFICE AND STAGECOACH HOUSE SERVED THE AREA'S RESIDENTS AND PEOPLE TRAVELING ON THE OLD SAN ANTONIO ROAD BEGINNING IN 1875. ONCE MAIL SERVICE MOVED TO THE NEW RAILROAD TOWN OF DuPRE (BUDA) IN 1880, THE FORMER STATION HOUSE WAS CONVERTED TO A PRIVATE RESIDENCE AND SERVED AS HEADQUARTERS FOR FAMILY RANCHING OPERATIONS FOR MORE THAN A CENTURY.

THE McELROY-SEVERN HOUSE (STAGECOACH HOUSE) IS AN OUTSTANDING EXAMPLE OF A LATE-19TH CENTURY MODIFIED CENTER-PASSAGE DWELLING. IT IS A FIVE-BAY, SIDE-GABLED FRAME DWELLING WITH A HIPPED ROOF PORCH THAT STRETCHES ACROSS THE ENTIRE SOUTH FAÇADE. FEATURES ALSO INCLUDE LIMESTONE CHIMNEYS PLASTERED WITH CONCRETE AND INTERIOR WALLS FRAMED WITH CEDAR. SEVERAL MAJOR REMODELING CAMPAIGNS IN 1885, 1900 AND 1920 HAVE SUBSTANTIALLY ENLARGED THE HOUSE. THE ADJACENT 1876 ONE-ROOM POST OFFICE IS NOTEWORTHY FOR ITS FINE CRAFTSMANSHIP, SOLID LIMESTONE CONSTRUCTION AND CARVED STONE LINTELS. A SINGLE DOOR FACES THE REAR EAST WING OF THE STAGECOACH HOUSE AND A SMALL, SINGLE-PANE WINDOW IS CUT OUT OF ITS EAST WALL. OTHER HISTORIC RESOURCES ON SITE INCLUDE A BRICK AND LIMESTONE WELL, A CONCRETE TROUGH AND CONCRETE WALKWAYS AND GARDENS. TOGETHER, THESE BUILDINGS RECALL BUDA'S BEGINNINGS AS A COLLECTION OF ISOLATED HOMESTEADS SCATTERED ALONG ONION CREEK AND REFLECT A CENTURY OF BUDA'S AGRICULTURAL HERITAGE.

RECORDED TEXAS HISTORIC LANDMARK – 2012

MARKER IS PROPERTY OF THE STATE OF TEXAS

TEXAS HISTORICAL COMMISSION

RECORDED TEXAS HISTORIC LANDMARK MARKERS: 2012 Official Texas Historical Marker Sponsorship Application Form

Valid September 1, 2011 to November 15, 2011 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (RTHL) requests only for buildings or structures. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (THC will determine official title): McElroy-Severn House (Stagecoach House and Onion Creek Post Office)

County: Hays

Town (nearest county town on current state highway map): Buda

Street address of marker site or directions from town noted above:

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone Easting Northing
Lat: Long: (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): 150 feet north of Loop 4 (Main Street), one mile west of IH 35

NOTE: RTHL markers must be placed at the structure being marked.

RECORDED TEXAS HISTORIC LANDMARK MARKERS

Definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to buildings and structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic building or structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated properties must give the THC 60 days written notice before any alterations are made to the

TEXAS HISTORICAL COMMISSION

exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Properties eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a property for RTHL designation. It must have a significant historical association, which can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Properties deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

SPECIAL CONSIDERATION FOR RTHL DOCUMENTATION:

National Register properties

Properties individually listed in the National Register of Historic Places (NR) under either Criterion A or B **and** Criterion C (Architecture) may not require additional documentation of the building's history or architecture. In such cases, only an RTHL application needs to be submitted. The THC has sole discretion to determine whether such documentation is satisfactory and correct or if documentation needs to be updated.

Check this box if the property is individually listed in the NR. Year listed: 2002

Courthouses

Historic county courthouses with documented master plans accepted through the THC's Texas Historic Courthouse Preservation Program (THCPP) may not require additional documentation of the building's history or architecture. In such cases, only an RTHL application needs to be submitted. The THC has sole discretion to determine whether such documentation is satisfactory and correct or if documentation needs to be updated.

Check this box if the property is a courthouse with a master plan accepted through the THC's THCPP.

APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description; site plan; floor plan; historic photograph; and current photographs clearly showing each side of the structure—please resize digital photographs to 1-2 MB, or approximately 1024 x 768 pixels).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed. Paper copies of applications, whether mailed or delivered, cannot be accepted in lieu of the electronic version.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than November 15, 2011. THC email accepts mail no larger than 10 MB.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview and significance.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. Please send payment with the invoice which THC provides.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application, throughout the review and production processes, will be by direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC contact is notifying the THC that the application and documentation have been reviewed and verified by the CHC, and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

- Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any:

Name of CHC contact (chair or marker chair): Betty Harrison

Mailing address:108 Jay Jay Cove **City, Zip:** Kyle, TX 78640

Daytime phone:512-268-2163 **Email address:** betty.harrison@earthlink.net

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: City of Buda

Address:121 Main St. P.O. Box 1218 **City, state, zip:**Buda, TX 78610

Phone:512-312-0084 **Email address:** jjones@ci.buda.tx.us

Legal Description of the property (metes and bounds, lot and block, etc.):

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. All procedural correspondence (notice of receipt, request for additional information, inscription, shipping notice, etc.) will be sent by email to the CHC representative, who is encouraged to share the information with all interested parties as necessary.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment relates to sponsorship of the marker in partnership with the THC, which provides the match for program costs.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): City of Buda

Contact person (if applicable): Jack Jones

Mailing address:121 Main St. P. O. Box 1218 **City, zip:** Buda, TX 78610

Phone: 512-312-0084

Email address (required):jjones@ci.buda.tx.us

SHIPPING INSTRUCTIONS

In order to facilitate marker delivery, residence addresses, post office box numbers and rural route numbers are not permitted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: City of Buda (attn. Andrew Czimskey)

Street address:121 Main St. **City, zip:** Buda, TX 78610

Daytime phone (required): 512-295-7170 **Email** (required): aczimskey@ci.buda.tx.us

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC by email at the following address:

markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form

- The narrative history (including documentation)
- Legal description of the property
- Detailed floor plan for each floor of the structure
- Detailed site plan of the property
- At least one historic photograph
- Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>)

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512/463-5853
history@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

TEXAS HISTORICAL COMMISSION

RECEIVED
FEB 29 2012

Authorization for Recorded Texas Historic Landmark Designation

Texas Historical Commission

Date of RTHL designation: January 27, 2012

Property Name: McElroy-Severn House (Stagecoach house + Visitors Center)

Physical Address: 880 Main Street

City: Buda County: Hays Zip: 78610

Property reference number (Appraisal District/Tax Office property number, etc.): R10765

Legal Description (Lot and block, metes and bounds, etc.): ABS 5 SVR EGGLESTON SURVEY
7.3203 AC (IN CITY BUDA) EXEMPT AS OF 9-4-98

Additional description ("property encompassing the bridge and abutments," "the 1936 portion of the County Consolidated High School building," "the historic homestead, including the main house, barn, windmill, smokehouse and water well," etc.):
ENCOMPASSING STAGECOACH HOUSE + ONION CREEK POST OFFICE.

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

Benefits of the RTHL designation:

- Recognition that a property is of local, regional or state significance.
- Protection for up to 90 days from exterior alterations, including demolition or relocation.
- Ad valorem tax exemptions, where granted by local taxing authorities.
- Inclusion in the Texas Historic Sites Atlas.
- Technical preservation assistance through the THC.

Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):

A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Additionally:

- The designation requires the public display of the RTHL marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
- RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
- Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
- RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.

Name (print): Alisha Burrow

Mailing address: P.O. Box 1218

City, state, zip: Buda, TX 78610

Signature: Alisha Burrow

Phone: (512) 795-7170 Date: 2-22-12



TEXAS HISTORICAL COMMISSION
real places telling real stories

P.O. BOX 12276 • AUSTIN, TX 78711-2276
PHONE 512.463.6100 • FAX 512.475.4872

www.thc.state.tx.us



McELROY -SEVERNS

ONION CREEK POST OFFICE AND STAGECOACH HOUSE



C•DA



McELROY -SEVERNS

ONION CREEK POST OFFICE AND STAGECOACH HOUSE



C•DA



McELROY -SEVERNS

ONION CREEK POST OFFICE AND STAGECOACH HOUSE



POST OFFICE



C•DA









STAGECOACH HOUSE & VISITORS CENTER
DEDICATED TO THE CITIZENS OF ALGA
INCORPORATED 1887

MAYOR
SARAH WINDHAM
BOBBY LANE — FORMER MAYOR
JOHN TRUCE — FORMER MAYOR

CITY COUNCIL MEMBERS
DIRECTOR
KELLY ALLEN SCOTT DEED DAWN SCHAEFER
CORY CALCOTE BOB FLEISHER SHARON BUCHHO
TIM CHASSIE TODD RUSE HUTCH WHITE

SPECIAL THANKS TO
HILLS COUNTY HISTORICAL COMMISSION
HILLS HISTORICAL PRESERVATION COMMISSION
HISTORICAL RESTORATION PROJECT
HILLS COUNTY HISTORICAL SOCIETY

ARCHITECT CHAIRMAN DESIGN ASSOCIATES
CONTRACTOR VILERS CONSTRUCTION
CITY MANAGER ROBERT W. BALLMAN
PLANNING DIRECTOR ALAN BURNETT, MBA
HILLS & RECREATION DIRECTOR JACK JAMES, CFP®
CITY ENGINEER STALEY PEEBLES, PE, CFM







