



**AGENDA
HISTORICAL PRESERVATION COMMISSION
MEETING
CITY OF LEANDER, TEXAS**

Development Services - San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
Wednesday, January 15, 2025
Regular Meeting at 5:30 PM



**Place 1 - Benjamin Geiger
Place 2 – Anna Yelaun
Place 3 – Kathy Howell
Place 4 – Kathy Gonzales
Place 5 - Joel Bakki**

**Place 6 – Christina Twing
Place 7 – Triste Freeburg
Council Liaison - Kathryn Pantalion-Parker
Staff Liaison – Karina Castillo**

REGULAR MEETING

1. Open Meeting.
2. Roll Call.
3. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

4. Review Board and Commission Reference Book.
5. CHAIR'S REPORT
6. SUB-COMMITTEE REPORT
 1. Public Education
 2. Website and Social Media
 3. Special Events
 4. Historic Locations
7. STAFF BRIEFINGS
 1. Bryson Farmstead
 2. Davis House

CONSENT AGENDA: ACTION

8. Approval of the minutes for meeting held on November 20, 2024.

REGULAR AGENDA

9. Discuss and consider the sub-committee appointments.
10. Discuss and consider action on the upcoming events for 2025.
11. Discussion of historical properties within the City of Leander limits.
12. Future Agenda Items [Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]
13. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Historic Preservation Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 10th day of January 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Karina Castillo". The signature is written in a cursive, flowing style.

Karina Castillo, Planning Manager



**EXECUTIVE SUMMARY
1/15/2025**

AGENDA SUBJECT:

Review Board and Commission Reference Book.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

PRESENTER:

Attachments:



**EXECUTIVE SUMMARY
1/15/2025**

AGENDA SUBJECT:

Approval of the minutes for meeting held on November 20, 2024.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

PRESENTER:

Attachments:

1. 11.20.2024 HPC Draft Minutes



**MINUTES
HISTORICAL PRESERVATION COMMISSION
MEETING
CITY OF LEANDER, TEXAS**

Development Services - San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
Wednesday, November 20, 2024
Regular Meeting at 5:30 PM



**Place 1 - Benjamin Geiger
Place 2 – Anna Yelaun
Place 3 – Kathy Howell
Place 4 – Esmeralda Gonzales
Place 5 - Joel Bakki**

**Place 6 – Christina Twing
Place 7 – Triste Freeburg
Council Liaison - Kathryn Pantalion-Parker
Staff Liaison – Karina Castillo**

REGULAR MEETING

1. Open Meeting.
2. Roll Call.

Roll call reflects all Commissioners present except Commissioner Twing and Commissioner Gonzales.

3. Election of Chair.
 - a. Nomination for position of Chair.
 - b. Discussion of Nominees.
 - c. Election of Chair.

Motion: Appoint Commissioner Geiger as the Chair.

By: Commissioner Geiger
Seconded: Commissioner Howell

4. Election of Vice Chair.
 - a. Nomination for position of Vice Chair.
 - b. Discussion of Nominees.
 - c. Election of Vice Chair.

Motion: Appoint Commissioner Howell as the Vice Chair.

By: Commissioner Geiger
Seconded: Commissioner Freeburg

5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per

individual.]

No one spoke.

6. CHAIR'S REPORT

No report.

7. SUB-COMMITTEE REPORT

1. Public Education
2. Website and Social Media
3. Special Events
4. Historic Locations

1. The public education update included a presentation at the City Council meeting regarding the Spirits of Bagdad.
2. The website and social media update included an update on the City's policy for social media accounts. The Commission discussed the intent and target of the posts and established that they are for informational purposes only. The ownership and rights of the photos by Mason Heritage was also discussed.
3. The special events update included a debrief of the Spirits of Bagdad and Holidays at the Homestead.
4. The historic locations update included an update on the Round Mountain School.

8. STAFF BRIEFINGS

1. Bryson Farmstead

The Commission discussed cancelling the December meeting. The next scheduled meeting is January 15, 2025.

1. The Bryson Farmstead update included the selective demolition being approved and pending the completion in order to finalize the plans and proceed with the bidding process.

CONSENT AGENDA: ACTION

9. Approval of the minutes for meetings held on May 15, 2024, September 18, 2024, and October 16, 2024.

Motion: Approve the minutes for the meeting held on May 15, 2024, September 18, 2024, and October 16, 2024.

By: Commissioner Howell
Seconded: Commissioner Yelaun

REGULAR AGENDA

10. Discuss and consider action on a schedule for oral history events at the Leander Public Library.

Motion: Keep the same schedule for the reserved room at the Leander Public Library from 10 am - 12 pm every first Monday of the month and assign Commissioner Yelaun as the designated person for the oral history.

By: Commissioner Yelaun

Seconded: Commissioner Howell

11. Discuss and consider action on a topic for the library display.

Motion: Work on a display that showcases Leander moving from Bagdad.

By: Commissioner Howell

Seconded: Commissioner Freeburg

12. Discuss and consider the volunteer schedule and responsibilities for the Christmas Festival being held on December 7, 2024.

No action needed.

13. Future Agenda Items [Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.]

Future agenda items to include consideration of the sub-committees, the presentation from the City Secretary, reviewing the inventory of the historical properties, and considering the schedule for the upcoming year.

14. Adjournment

Adjourned at 6:43 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
1/15/2025

AGENDA SUBJECT:

Discuss and consider the sub-committee appointments.

BACKGROUND:

The Historic Preservation Commission Ordinance listed duties that are required by the Commission to include the creation of committees. The Commission previously took action to include the committees for the following topics:

1. Public Education
2. Website and Social Media
3. Special Events
4. Historic Locations

The Commission requested an item on the agenda to reconsider the committees that have been designated.

DIVISION 5. - HISTORICAL PRESERVATION COMMISSION

Sec. 1.04.121. - Created; purpose; appointment and term of members.

- (e) (3) Create committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of the historical preservation ordinance.

HISTORY/TIMELINE:

APPLICANT/AGENT:

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:



EXECUTIVE SUMMARY
1/15/2025

AGENDA SUBJECT:

Discuss and consider action on the upcoming events for 2025.

BACKGROUND:

The Historic Preservation Commission Ordinance listed duties that are required by the Commission to include the public education. The Commission previously participated at the Old Town Festival on June 1, 2024 and assisted with other events such as Mason Heritage Days, Spirits of Bagdad, and Holiday at the Homestead. The Commission requested an item on the agenda to consider the events that they would like to consider for 2025.

DIVISION 5. - HISTORICAL PRESERVATION COMMISSION

Sec. 1.04.121. - Created; purpose; appointment and term of members.

- (e) (5) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.

HISTORY/TIMELINE:

APPLICANT/AGENT:

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:



EXECUTIVE SUMMARY
1/15/2025

AGENDA SUBJECT:

Discussion of historical properties within the City of Leander limits.

BACKGROUND:

The Historic Preservation Commission Ordinance listed duties that are required by the Commission to include maintaining an inventory of historical properties within the City of Leander. The City completed a study in partnership with CityLab which included an inventory of historical properties as a part of Tools for Implementing Preservation Policy and Programs.

DIVISION 5. - HISTORICAL PRESERVATION COMMISSION

Sec. 1.04.121. - Created; purpose; appointment and term of members.

(e) (6) Maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located within the city.

HISTORY/TIMELINE:

APPLICANT/AGENT:

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Inventory of Local Assets Presentation

LEANDER TEXAS

AN INVENTORY OF LOCAL HISTORICAL ASSETS

JOSHI—LEITH—SECRIST



Photograph c. 1910, courtesy of Dr. F. Stiles



While upon superficial examination we were not certain whether much historic fabric remained in Leander Texas, we were quick to learn the extent of material that contributes to this unique vernacular landscape.

Thoughts from
Karen Thompson:

The Leander of yesteryear was a family orientated place where everyone knew each other, looked out for one another, and came together when it counted most. It had a great community spirit. If we could recapture that spirit and preserve those special aspects of our past we would have a richer future for it.



RESEARCH OBJECTIVE:

**CREATE AN INVENTORY OF
TANGIBLE ASSETS,
INTANGIBLE ASSETS, AND
BUILDINGS FOR THE
PURPOSES OF PLACE-MAKING**

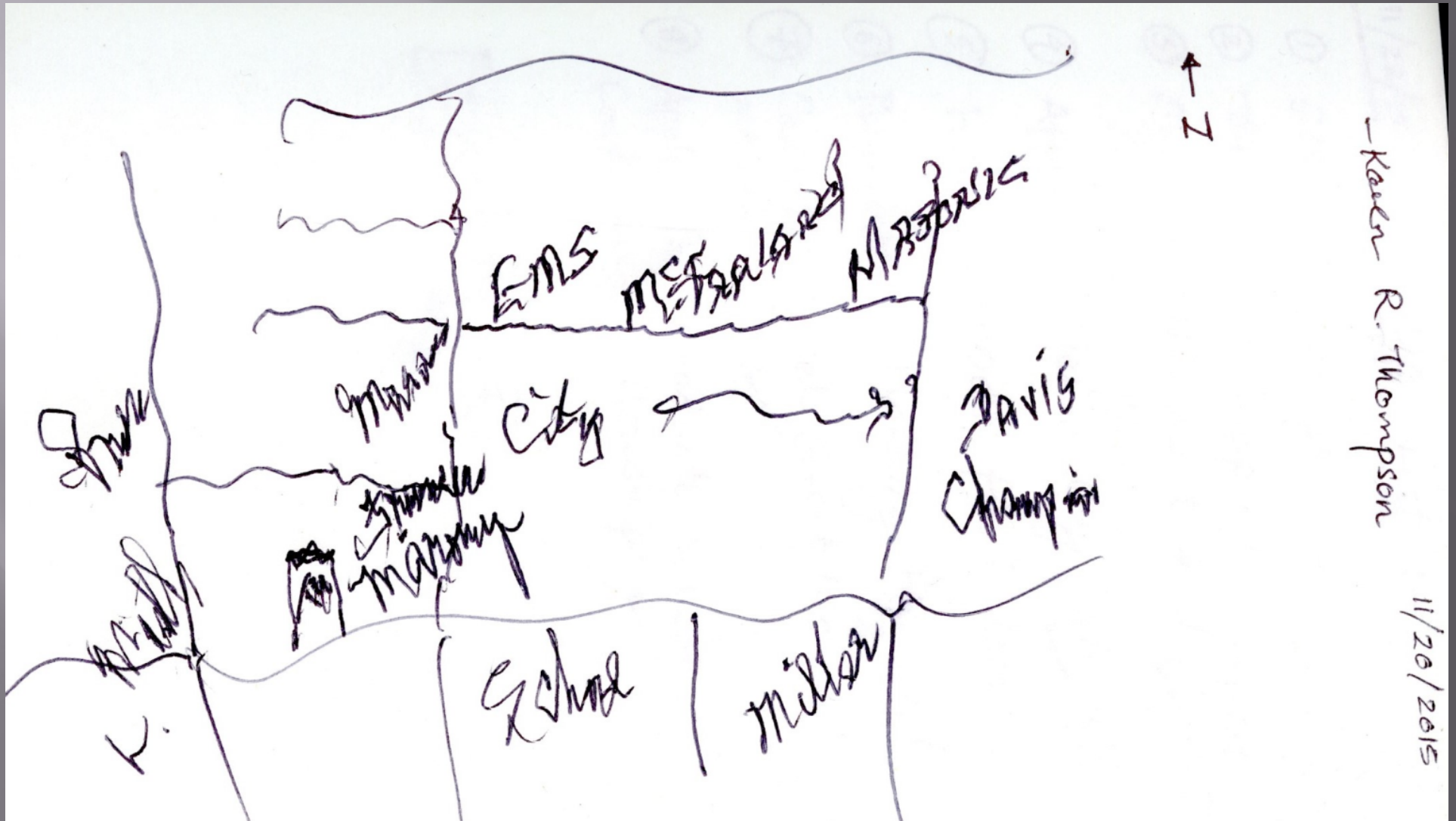
Our Process

A. Williamson Museum Collections

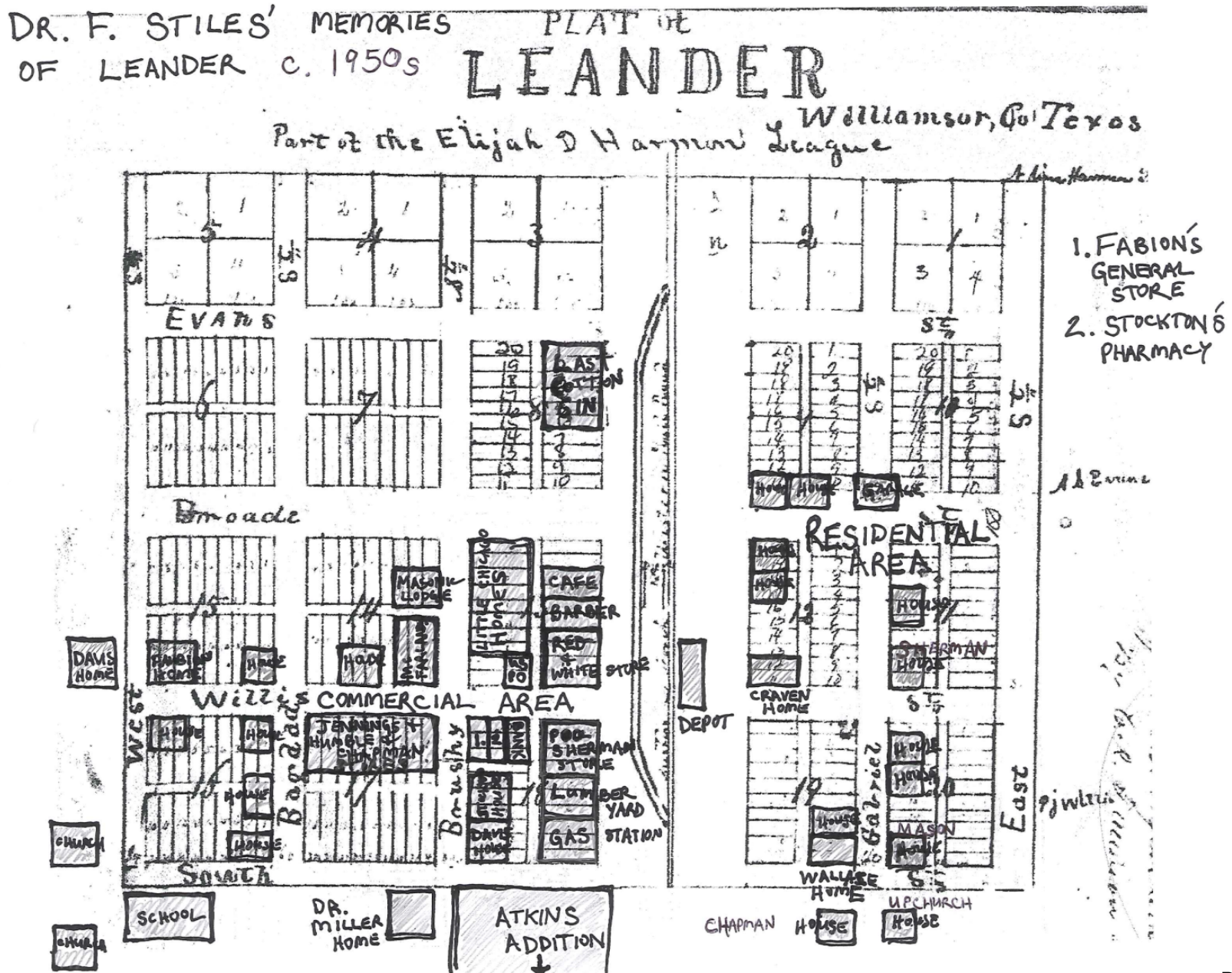
B. Cedar Park Archives

C. Leander Stakeholder Interviews

Karen R. Thompson Memory Map of Leander c. 1950s



Dr. F. Stiles' Memory Map of Leander c. 1950s
Drawn over copy of early map



Historical Introduction

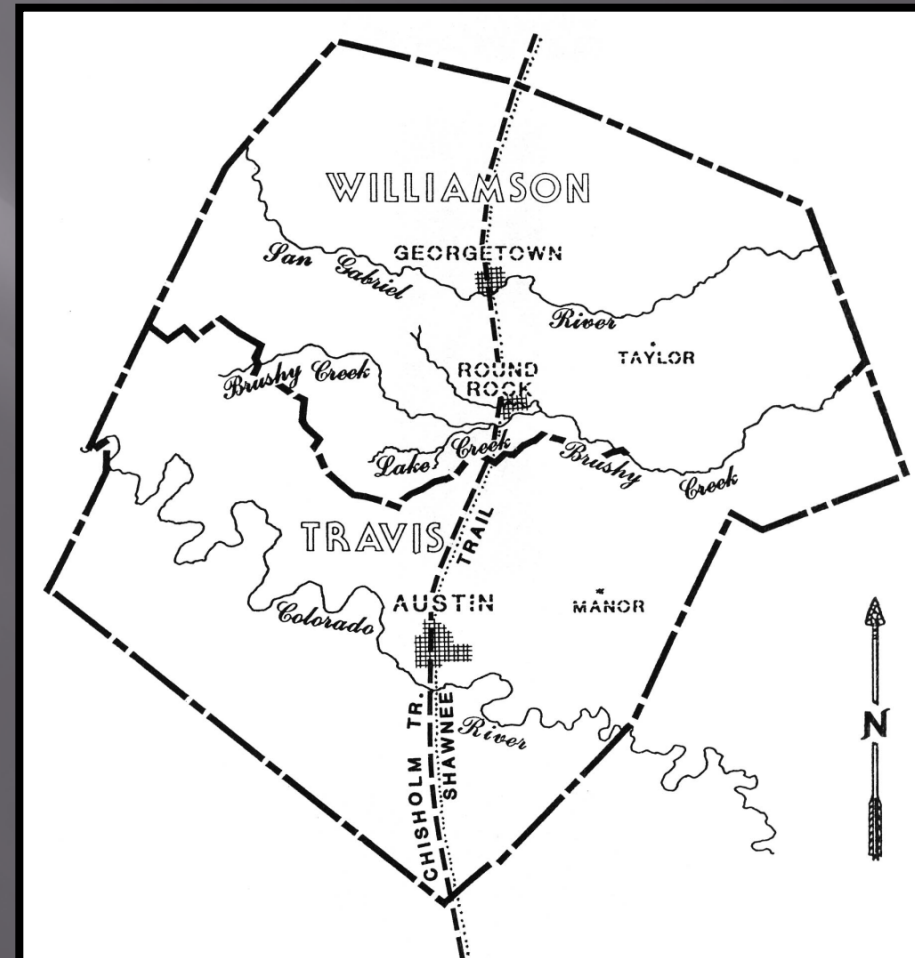


The relationship between Bagdad and Leander:

The early Days

- Mid 1840's first European settlers arrive
- Bagdad established in 1855
- Stagecoach stop between Austin and Burnet
- 1882 railroad passed by
- Late 19th century many Bagdad residents migrate to the burgeoning railroad town of Leander

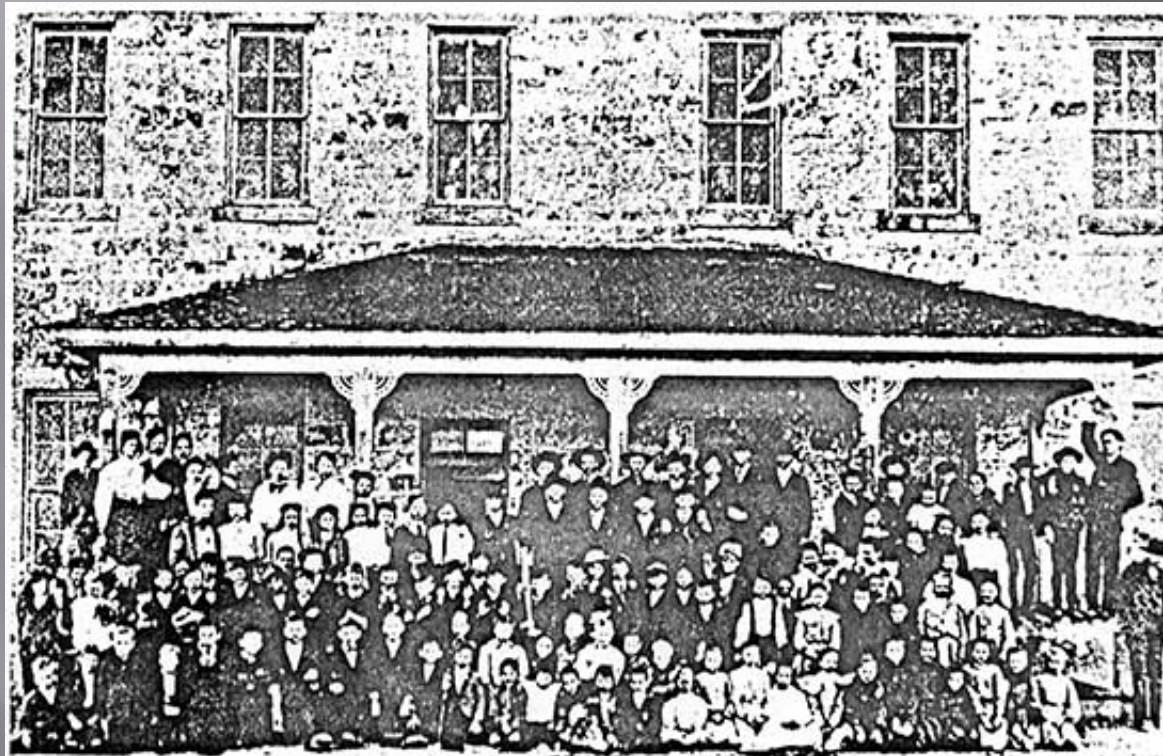
Chisholm Trail



The Norton Moses Masonic Lodge

Founded 1868, erected 1870, Bagdad.

Moved to Leander, stone by stone, c. 1900



On June 24, 1868, a group of Masons met for the purpose of organizing a Masonic Lodge in Bagdad, Williamson County, Texas. At this same meeting, a committee was appointed to locate suitable land for a building. The building, of native stone quarried on the headwaters of Running Brushy, was reported completed on May 11, 1870. The building was also used as a school as evidenced by the class of 1871.

Pioneer families in Bagdad and Leander

- Colonial C. C. Mason
- Charles F. Heinatz
- the Faubion family
- Charles Babcock
- and many more...



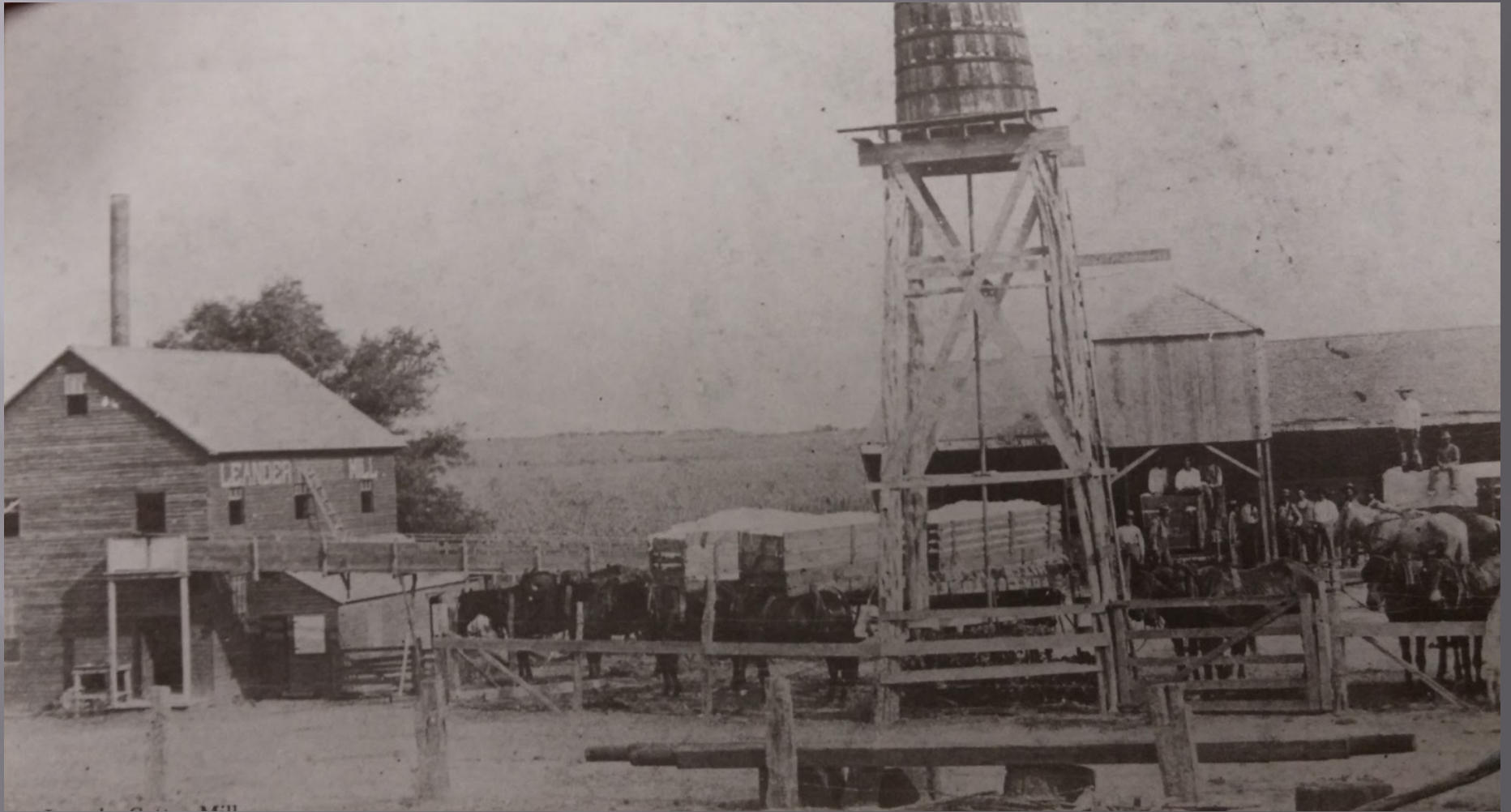
C.C. Mason Family (above)
A.S. Mason Family (left)

Leander: Historical Economy

- Cotton
- Ranching
- Stone quarry
- Farming
- Cedar post production
- Wool and mohair



The old Leander Gin



1. Tangible Assets

Tangible assets are historical artifacts, or material residues of the past, that physically reveal local history.

(Buildings are distinguished from this in a separate category.)



Tangible Assets

Leanderthal Lady



Tangible Assets

Dinosaur tracks along the San Gabriel River



Tangible Assets

Lion mascot, Leander
High School

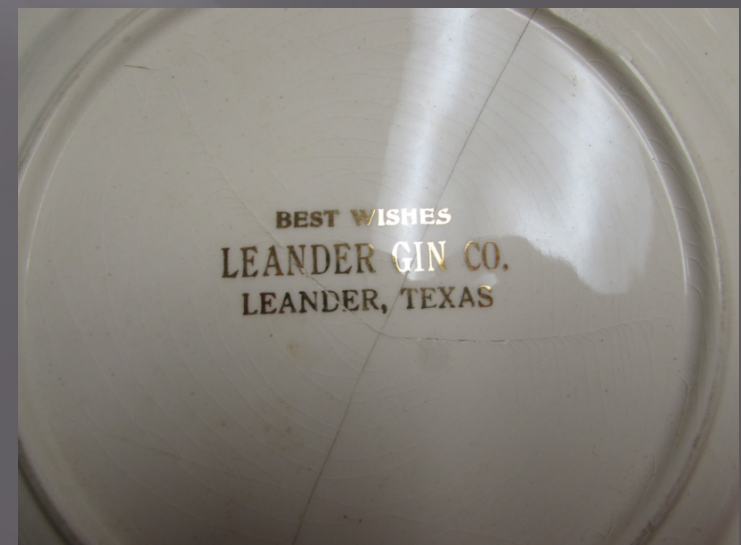
Image: Katherine
Dannelly (Thompson)
c.1950s



Photo courtesy of the Williamson
Museum

Tangible Assets

Leander promotional items from the First State Bank and last cotton gin, from the collection of Dr. Stiles



Tangible Assets

Leander promotional items from
the Red & White Store, J.J.
Stockton, and Pool's

From the collection of Dr. Stiles



Tangible Assets



Pharmaceutical bottle
from the old Stockton
Drug Store and site of the
old Stockton store below

Artifact from the Karen R.
Thompson



Tangible Assets



Mason family photos documenting over 100 years of life in Leander Texas.

Photos from the Karen R. Thompson collection

Tangible Assets

Colloquially known as the 'queen trees,' this grove of live oak trees near 11327 Old Farm Road (2243) is believed to be several hundred years old and among the oldest standing trees in the Leander area.



2. Intangible Historical Assets

Intangible historical assets include significant historical characters, events, celebratory dates, and other non-material cultural capital unique to Leander, that should be remembered and commemorated.

Photo courtesy of the Williamson Museum



Intangible Historical Assets

Local Celebratory Dates and heritage themes:

December 25, 1851: The Babcock family arrives in Bagdad. Mr. Charles Babcock went on to survey the area in 1854, which led to its establishment as a town in 1855

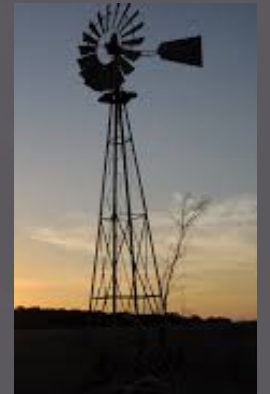
July 17, 1882: The city of Leander was founded named after railroad official **Leander Catfish Brown**

January 21, 1978: Leander was incorporated

Old Leander Days: First Saturday in November
A traditional Leander festival initiated by the high school

Appalachian heritage: **Bagdad Texas** was named after Bagdad Tennessee by early Appalachian pioneers who settled in the area.

Leander was known as **Windmill town** due to all the windmills in use



Intangible Historical Assets

Leander Community Theatre c. 1920s



Photograph courtesy of the Williamson Museum

Intangible Historical Assets

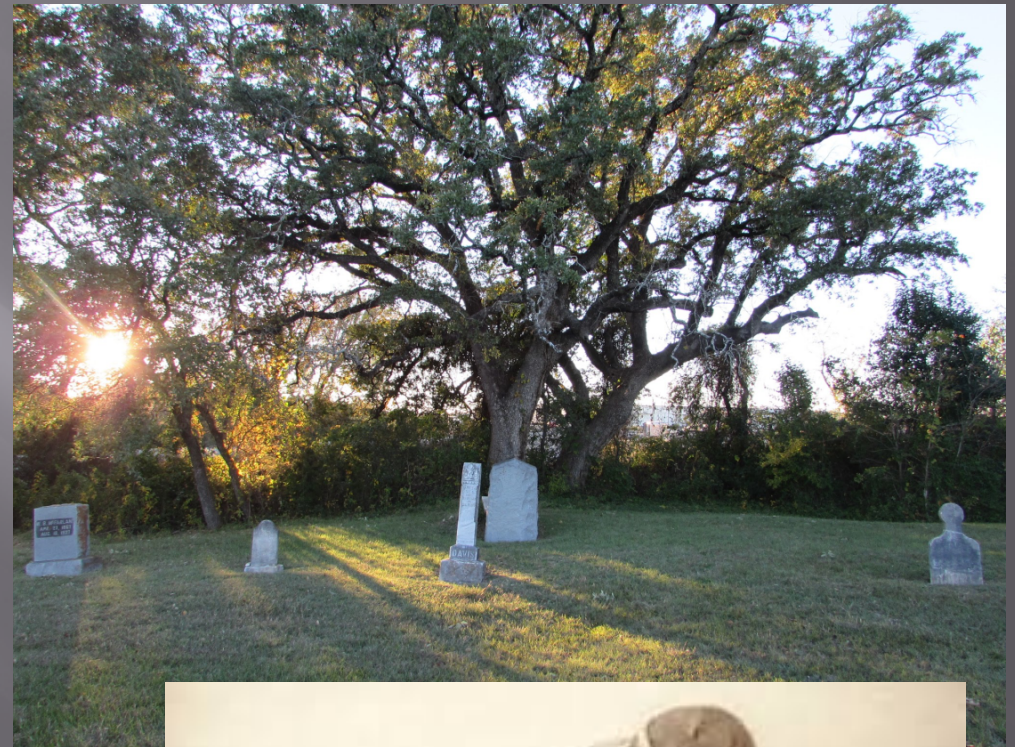
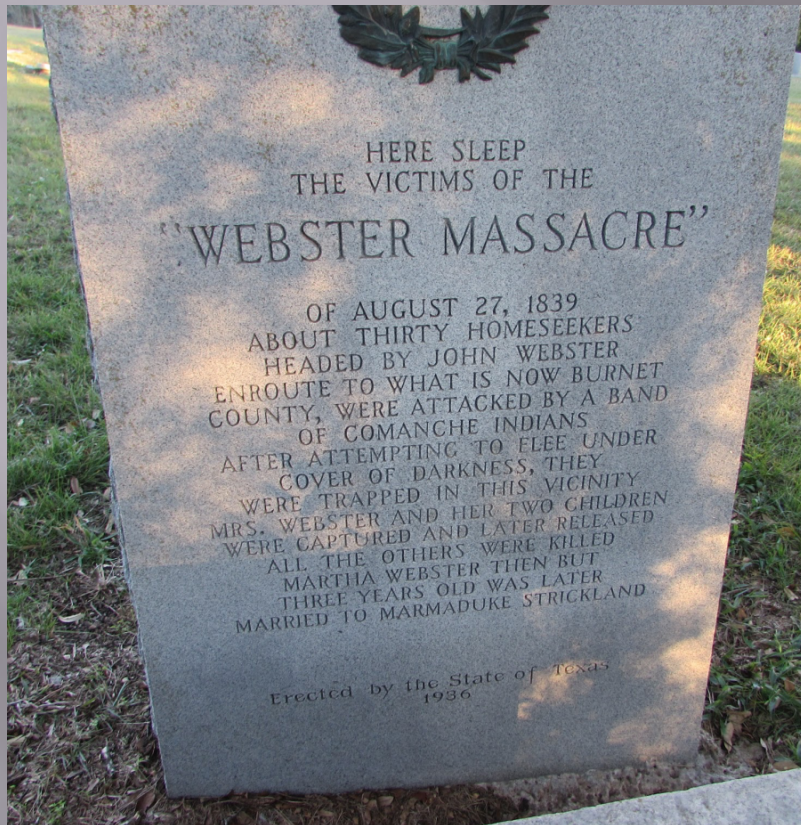
Leander Youth Baseball Team c. 1950s



Photograph courtesy of the Williamson Museum

Intangible Historical Assets

1839 Webster Massacre



Intangible Historical Assets

Dr. Miller, Town physician



Photograph from the collection of Dr. Stiles

Judge J.W. Parker, Texas
Supreme Court



Photograph courtesy of
the Williamson Museum

Intangible Historical Assets



Bill Pickett

A Damned Cool Guy

1870-1932

A Leander son of African American and Native American descent, born near the Free-Slave community of Miller (Jinks Branch) in Northwest Leander. Pickett was a famous cowboy, rodeo star, and trainer for Western film stars such as Roy Rogers. Pickett developed the rodeo sport of 'Bulldogging' which is a form of steer wrestling. Inducted posthumously into the National Rodeo Hall of Fame in 1972. He was part of the Miller Wild West Show in Oklahoma--which originated as the Buffalo Bill Cody Wild West Show. .

Intangible Historical Assets

The Manuel Flores Incident, c. 1839

A decisive move in the Texas Revolution



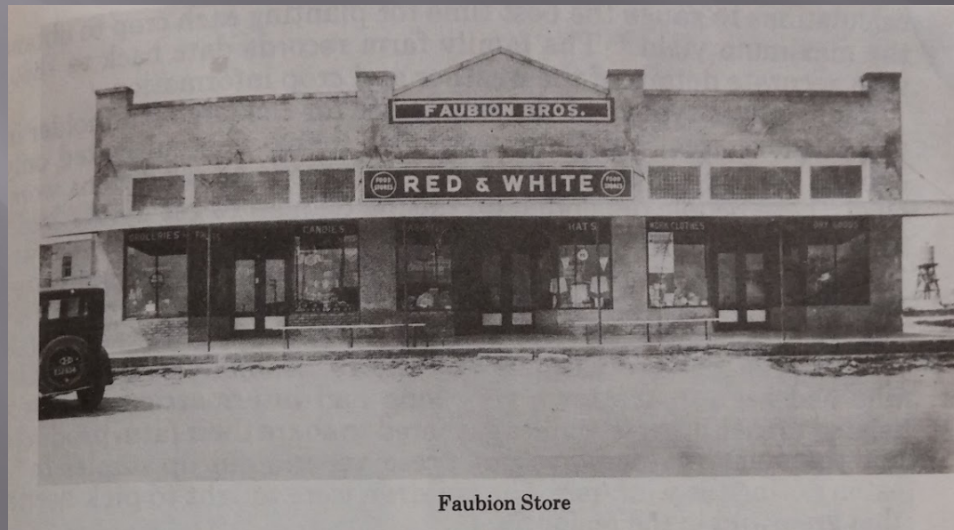
Intangible Historical Assets

The Mason monument in the Bagdad Cemetery was used as the backdrop in the opening scene to the 1974 horror film, Texas Chainsaw Massacre



3. Extant Building Stock Survey

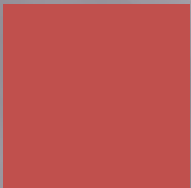
1. Our process: walking survey, photography, mapping, and information infill from historic maps, archival documents and local remembrances from informal interviews.
2. Our geographically distinctions in discussing Leander:
 - A. Old Town Leander, potential Historic District: based upon cursory street-view survey and classification of extant architecture
 - B. Leander Town-wide historical assets



Faubion Store

Four Divisions for Extant Old Town Leander Building Stock:

1. **Contributing** to a local vernacular landscape:
Structure is over fifty years of age and demonstrates building materials, construction techniques, massing, and aesthetics indicative of localized traditions of vernacular architecture, and thus contributing to the cultural landscape.



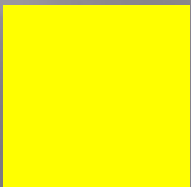
Four Divisions for Extant Old Town Leander Building Stock:

2. **Non-contributing** to a vernacular landscape:
Structure is relatively new, and does not contribute to the vernacular landscape due to a dissonance in materials, massing or aesthetics. These structures include big-box stores, track homes, demonstrating global rather than local building strategies.



Four Divisions for Extant Old Town Leander Building Stock:

3. **Intermediate significance:** A structure that is older but not historic (it is less than 50 years old). It may be emblematic of vernacular construction, or may have been extensively remodeled in recent years. While these structures do not appear historic or significant today, they may be so in the future.

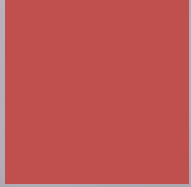


Four Divisions for Extant Old Town Leander Building Stock:

4. **Complementary:** A structure that is relatively new, but demonstrates construction techniques, materials, massing, and aesthetics that complement the extant vernacular cultural landscape.



Contributing Properties in Old Town Leander

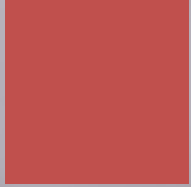


201 N. Gabriel

Dale Rancher property



Contributing Properties in Old Town Leander



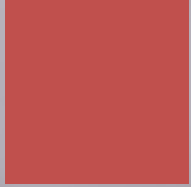
107 S. West Dr.

Leander United
Methodist
Church

Rolled on logs
from Bagdad to
Leander



Contributing Properties in Old Town Leander

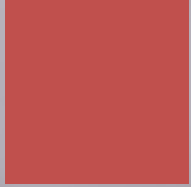


201 N. West Dr.

colloquially
known as the
Ms. Davis House



Contributing Properties in Old Town Leander



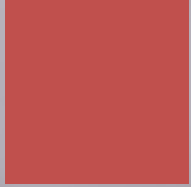
100 N. Brushy

colloquially
known as the
Champion House

Today: The
Chamber of
Commerce
building



Contributing Properties in Old Town Leander



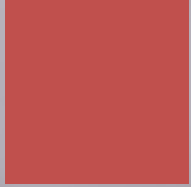
104 N. Brushy

colloquially
known as the
Davis house
and the Stockton
house

Today: The
Planning
Department



Contributing Properties in Old Town Leander

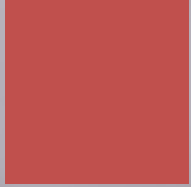


101 N. Gabriel

colloquially
known as the
Wallace House



Contributing Properties in Old Town Leander



101 N. Bagdad
Street

Stone masonry
outbuilding



Contributing Properties outside Old Town Leander

Bagdad Rd ½
mile south of
2243

A.S. Mason
house c. 1866



Contributing Properties outside Old Town Leander

Bagdad Rd 1
mile south of
2243

E.B. Mason
house c. 1865

Donated to
Leander by
Christine Mason
c. 2005



Contributing Properties outside Old Town Leander

E.B. Mason
house c. 1865

Interior



Contributing Properties outside Old Town Leander

301 Bagdad Rd

Heinatz House
c. 1850

Owner:
Bruce Safley

Possibly the
oldest standing
house in
Leander



Contributing Properties outside Old Town Leander

Heinatz House

Interior



Contributing Properties outside Old Town Leander

351 N. Bagdad
Rd

Heinatz General
Store and post
office

c. 1855



Contributing Properties outside Old Town Leander

400 N. Bagdad
Rd

Bagdad
Cemetery



Contributing Properties outside Old Town Leander

**Miller or
Jinks Branch**

Freed Slave
community

North Leander



Contributing Properties outside Old Town Leander

6000 N. Bagdad
Rd

Purportedly a
Sears Roebuck
home

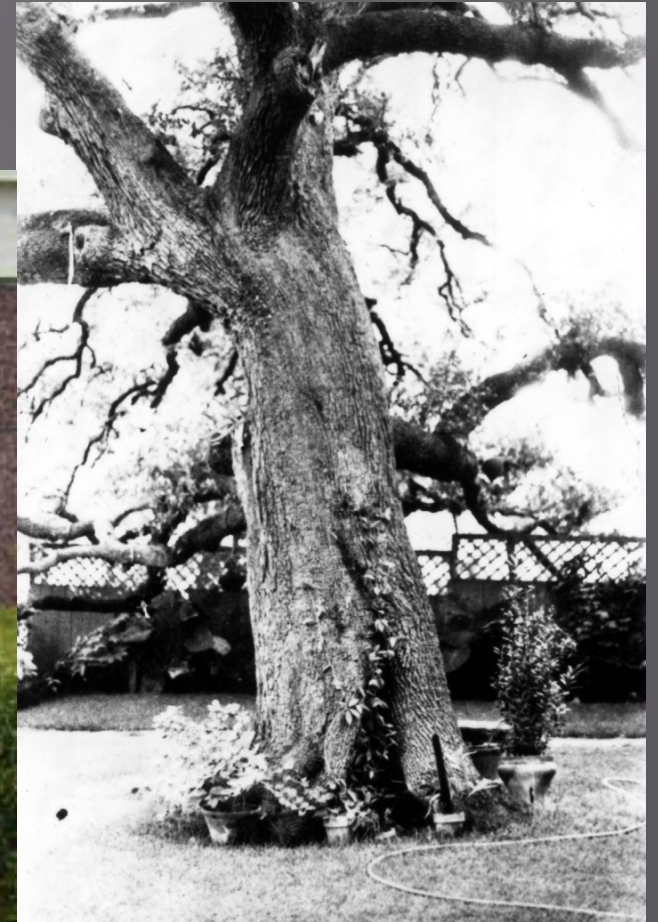


Contributing Properties outside Old Town Leander

Fort Tumlinson Blockhouse site

c. 1835

one of the
earliest
European
settlements in
the area



Conclusions

- Leander is indeed a special place
- If the city council does elect to pursue a National Register district nomination, they can perhaps utilize this data
- There is a considerable amount of historical fabric to work with that contributes to a unique vernacular landscape
- There are many people here who care a lot—which is the most critical key in preservation
- Aspects of Leander that community stakeholders regard as essential to preserve—without which Leander's unique character will be further jeopardized:
 - Certain buildings
 - A representative sample of open land
 - A spirit of community

With sincere gratitude to the generous stakeholders of Leander who gave of their time and insight:

Ann Evans, Curator Williamson Museum
Bill Dodd
Bruce A. Safley
Dale Rancher
Debra Carlson, Leander United Methodist Church
Dr. Frank Stiles
Karen R. Thompson
Mason Thompson
Susan Ney, proprietor of Cobblestone Antiques, Georgetown
Ted Kirkpatrick

Access to archival materials courtesy of the Williamson Museum, the Cedar Park Library, Karen R. Thompson, and Dr. Frank Stiles

Bibliography

Bailey, Elizabeth. A History of Leander: 1836-1986.
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<https://tshaonline.org/handbook/online/articles/HJL04>
<https://www.stoppingpoints.com/texas/city.cgi?city=Leander&cnty=williamson>
http://www.williamson-county-historical-commission.org/Leander/Pioneers_Home_old_J-C_Bryson_Home_Historical_Marker_Leander_Texas.html
<http://www.statesman.com/news/news/local/century-old-mason-homestead-now-open-to-public/nTtJ9/>
<https://tshaonline.org/handbook/online/articles/bbw03>



Aunt
M. Lord