

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas April 10, 2025

The Georgetown Historic and Architectural Review Commission will meet on April 10, 2025 at 6:00 PM at Council and Court Building, 510 W 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the March 24, 2025, meeting of the Historic and Architectural Review Commission -- Erica Metress, Planning Specialist

1.B 1411 S College Street (2025-17-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade, and replacing a historic architectural feature with a non-historic architectural feature for the property located at 1411 S. College Street, bearing the legal description of 0.135 acres out of Block 97 (PT) Dimmit Addition, (2025-17-COA) -- Olivia Beams, Historic and Downtown Planner

1.C Demolition Criteria and Definitions

Presentation and discussion on criteria for demolitions within the Old Town and Downtown -- Sofia Nelson, Planning Director

1.D Discussion Items

General updates, and Commissioner questions and comments -- Sofia Nelson, Planning Director

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
April 10, 2025

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the March 24, 2025, meeting of the Historic and Architectural Review Commission -- Erica Metress, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Dunlop, Planning Department

ATTACHMENTS:
[03.24.2025 HARC Minutes Final.pdf](#)

**Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Monday, March 24, 2025**

The Georgetown Historic and Architectural Review Commission met on Monday, March 24, 2025 at 6:00 PM at City Hall Community Room, 808 Martin Luther King Jr. Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Lawrence Romero, Linda C Burns, Evan Hein, Jennifer Powell, Robert Blomquist, Stuart Garner, Heather Smith

Public Wishing to Address the Board

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1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the March 13, 2025, regular meeting of the Historic and Architectural Review Commission -- Erica Metress, Planning Specialist

Moved by Lawrence Romero; seconded by Evan Hein to Approve the minutes from the March 13, 2025, regular meeting of the Historic and Architectural Review Commission.

Motion Approved: 7- 0

Voting For: Lawrence Romero, Linda C Burns, Evan Hein, Jennifer Powell, Robert Blomquist, Stuart Garner, Heather Smith

Voting Against: None

1.B [817 S. Austin Avenue \(2024-76-COA\)](#)

Public Hearing and action on a request for a Certificate of Appropriateness (COA) for an alteration of street-facing façade (elevation facing S. Austin Avenue) on a Low Priority Structure located at the property addressed at 817 S. Austin Avenue, bearing the legal description of Lots 6-8 (PTS), Block 51, City of Georgetown (2024-76-COA) -- Sofia Nelson, Planning Director

Sofia Nelson presented the staff report.

Adam Starr, applicant, approached the speaking area and provided a presentation. Starr shared that he grew up in Georgetown and shared thanks to city staff, the Historic and Architectural Review Commission, and supporters of the community. Starr explained that he had replaced 1,500 loose or broken bricks that had been exposed by the elements from the south wall of the structure. Starr continued to explain the replacement of the tin roof with insulation and a rubber membrane and discussed replacement of the rooftop skylights. Starr explained that the request was to create a draw for people to allow for more foot traffic on the side of Austin Avenue in which the building sits. Starr describes the request as a way to highlight historical pieces.

Commissioner Hein inquired about a summary of the feedback provided since the request was presented to the commission.

Kimberly Spencer, Assistant Planning Director, explained that staff included the collective comments received from the public within staff's presentation of the agenda packet.

Commissioner Hein highlighted that changes made in the request were minimal and noted that staff's recommendation changed substantially. Commissioner Hein asked staff to summarize how staff's recommendation could differ from one review to the next. Nelson explained that staff's recommendation of approval was consistent from the beginning of this request. Nelson highlighted that the reports dated August 16, 2024, and March 21, 2025, had recommendations of approval. Nelson highlighted that the design guidelines and number of compliances are the key. Nelson explained that the building was a 1 story structure so references to 2 story windows were not applicable to the specific application. Nelson further explained that the review references voids and solids because of the portion above and below the awning that contributed to the first floor glazing and solid-to-void surface area.

Commissioner Hein referred to Approval Criteria number 6 found in section 3.13.030 of the UDC and asked staff to explain the determination of non-applicability. Nelson agreed with Commissioner Hein in that the front façade is the most defining character of a structure and explained that staff analyzed the way the approval criteria was worded. Staff

analyzed whether the request was a new building, a new addition, or was adding on to an existing building, and found that the criteria was not applicable.

Commissioner Hein referred to 1.5.H- Storefronts of the design guidelines and shared that his understanding was that if the original storefront was unknown, then the recommendation was to model after the architecture or styles that were seen in the surrounding structures. Nelson explained that staff analyzed the critical elements of the design guidelines and reviewed the awning, window, and storefront windows.

Commissioner Hein acknowledged that the request was unusual in that the structure appears as a second story structure when it is a 1 story structure and acknowledged that the request was specific to the storefront. Commissioner Hein noted that the architectural elements of the request were not modeled after storefronts in the area and that the request did not comply with the ratio of solid to void surface. Commissioner Hein referred to Design Guidelines 1.5.B.2: Form and highlighted that the structure in question had two gabled roofs that were originally covered by a rectangular front façade. Commissioner Hein shared that, based on the information provided, the trusses have always been obscured and that they were not meant to be a traditional architectural element, but instead, a support structure with a rectangular facade. Commissioner Hein concluded that he would interpret the guidelines that the preference would be to maintain the rectangular form.

With no further discussion or questions from the dais, Vice Chair Burns opened the public hearing.

Liz Weaver, 1221 South Main Street, approached the speaking area and shared her concern of approval criteria 6 in the approval summary. Weaver questioned how the request was not considered an addition after the approval of the demolition of the front façade. Weaver explained that the staff report included that there was no evidence of the original character of the storefront of the building. Weaver explained that the building was built around 1924, and that Lindell Peterson Hardware Store was the first occupant. Weaver provided images of the structure from 1929 and shared that the year was confirmed due to movie posters that appear to the left and the date of known truck shows. Weaver spoke of the character of the building with regard to the window pattern and roll up door. Weaver highlighted that over time there were different iterations of the awnings but explained that the building essentially remained the same. Weaver shared that the staff noted within the report that the Secretary of Interior standards were reviewed primarily against the demolition of the façade. Weaver highlighted that the Secretary of Interior standards does not recommend removing or substantially changing storefronts and their features which are important in defining the overall historic character of the building. Weaver also highlighted that the Secretary of Interior standards does not recommend removing a storefront that is unrepairable and not replacing it with a new storefront that does not match. Weaver shared concerns regarding the amount of time and opportunity to review the structure with an upper story versus a structure as 1 story. Weaver referred to a case that HARC reviewed in the past and questioned the determination by HARC. Weaver concluded with a request that the commission deny the request in question.

Dani Babik, 1008 East University Avenue, approached the speaking area and commended the owner for the desire and courage to purchase a historic building. Babik expressed that owning a structure that is an essential part of Georgetown was a responsibility, commitment and honor to maintain the historic appeal of the square. Babik believed that the request does not look historic and highlighted that HARC provided helpful feedback, but instead of providing a new design, the owner submitted the same design with minor changes. Babik believed that the mirror glaze would be hazardous due to the structure facing west. Babik highlighted that each time the design was submitted, the number of citizen comments against the request increased. Babik shared that the design would not be out of place for a place trying to create a new town square and shared that it was inappropriate for Georgetown's square. Babik concluded with thanks to the owner for the courage to restore a historic structure, and thanks to HARC for voting against the proposal and continuing to preserve the historic town square.

Jenelle Looney, 300 San Gabriel Village Boulevard, approached the speaking area and spoke in favor of the façade. Looney explained that Starr, the owner, grew up in Georgetown and was not an outside developer trying to change the square. Looney believed that the structure did not have an interesting character. Looney shared that the design included the most interesting architectural element, the peaks of the roof, and shared that highlighting that would make an impact. Looney concluded with hope that HARC would vote in favor of the proposal.

Debra Hobbs, 817 South Austin Avenue, approached the speaking area and shared that she is the owner of All Things New and shared a direct relationship with residents who frequent the square. Hobbs stated that the history was what made Georgetown so unique. Hobbs shared that she was a store owner on the square for over 20 years and had never heard anyone say they visit the square to see all the new structures. Hobbs explained that disapproval could make a difference. Hobbs believed that developers and building owners will make the square modern. Hobbs encouraged city staff to listen to those who frequent the square.

Cordy Trevino, 817 South Austin Avenue, approached the speaking area and explained that she owns a boutique business inside of All Things New. Trevino explained that she opened her business on the square because she loved to go to the square to shop. Trevino expressed that renovations should be in keeping of the tradition of Georgetown square. Trevino shared that she has a business in Round Rock as well, but did not want Georgetown's square to be like downtown Round Rock or South Congress in Austin. Trevino highlighted that small businesses are being displaced but shared that she hears customers and tourist comment that Georgetown has a beautiful square. Trevino explained that the square needs a lot of shopping sources to be available.

Cherie Akiva, 104 Rosespring, approached the speaking area and explained that she is a land developer. Akiva shared that she enjoyed the way the architect brought out and

taken use of the trusses of the structure. Akiva believed that the commission should approve the proposal. Akiva shared that she does not visit buildings on the square that look like it could fall. Akiva concluded that she enjoys that historic elements are trying to be preserved.

Chris Marble, 150 Turtle Creek, approached the speaking area and shared that he is the architect assigned to the request. Marble explained that there is generational handoff for people who are trying to grow in the community. Marble explained that they are utilizing traditional materials and keeping the 3-window rhythm. Marble highlighted that transoms are not defined well in the guidelines and highlighted that the design guidelines mention the generic character of overall downtown. Marble concluded that they are trying not to bring in anything new and trying to utilize pieces from the historical area.

Joe Savage, 4011 Malaga Drive, approached the speaking area and shared that he is present to advocate for the future of downtown Georgetown. Savage requested that HARC assist with advocating for the preservation of historic architecture. Savage spoke of the finances the owner has put forth in the structure, including \$950K beyond the original purchase. Savage explained that Starr's passion was to showcase the historic and architectural significance of the structure. Savage posed a question of whether the current structure or the structure with a renovated façade would be beneficial to the downtown area. Savage requested that HARC make a positive force of historic and architectural preservation in passing the project.

Vice Chair Burns closed the public hearing.

Question on postponement as an option. It was deemed that postponement to a date certain with specific reasons was an option.

Commissioner Hein thanked the owner for diligence that went into the design and explained that his role was to ensure the preservation of historic Georgetown. Commissioner Hein shared concerns with the large window that displays the trusses and the design guidelines around scale, the use of rectangular shapes, storefront preservation of the original façade or using retaining elements from surrounding structures. Commissioner Hein asked Starr if he was willing to make modifications to the large window space. Starr explained that he has made modifications per HARC directions from the past and explained that he preferred the proposed design. Commissioner Romero shared that he enjoyed the design but was not in favor as it was proposed. Commissioner Romero did not recommend postponement because the owner did not want to make changes to the design.

With no further discussion, Vice Chair Burns asked for a motion from the dais.

Moved by Evan Hein; seconded by Robert Blomquist to Deny as presented due to non-compliance with Design Guideline (1.5.H), as it relates to preserving original storefronts and Design Guideline (1.5.B), as it relates to mass, scale, and use of rectangles.

Commissioner Garner shared that there should be a demarcation somewhere to deviate from the designs of the square.

Alternate Commissioner Blomquist presented a photo from the 1930s and spoke about the rooflines that have not changed since then. Alternate Commissioner Blomquist explained that a change in the roof would gain approval.

With no further discussion, the commission proceeded to vote on the motion.

Motion Approved: 5- 2

Voting For: Linda C Burns, Evan Hein, Jennifer Powell, Robert Blomquist, Stuart Garner

Voting Against: Lawrence Romero, Heather Smith

1.C [Demolition Criteria and Definitions](#)

Presentation and discussion on criteria for demolitions within the Old Town and Downtown -- Sofia Nelson, Planning Director

Vice Chair Burns announced that staff requested that item 1.C be discussed at a later date.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
April 10, 2025

SUBJECT:

1411 S College Street (2025-17-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade, and replacing a historic architectural feature with a non-historic architectural feature for the property located at 1411 S. College Street, bearing the legal description of 0.135 acres out of Block 97 (PT) Dimmit Addition, (2025-17-COA) -- Olivia Beams, Historic and Downtown Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting HARC approval for an addition that creates a new, or adds to an existing street facing facade (roof addition that raises the roof height to 20'-0".) and replacing historic architectural features with non-historic architectural features (original roof).

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 2, partially complies with 3, does not comply with 2 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 1 of the 8 criteria were not applicable to the proposed project.

Public Comments:

As required by the Unified Development Code (UDC), 1 sign was posted on-site, and 27 letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received 1 written comments in favor and 1 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Olivia Beams, Planning Department

ATTACHMENTS:

[2025-17-COA HARC Staff Report.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Letter of Intent.pdf](#)

[Exhibit 3 - Plans and Specifications.pdf](#)

[Exhibit 4 - Historic Resource Survey.pdf](#)

[Exhibit 5 - Public Comments.pdf](#)



Historic & Architectural Review Commission Planning Department Staff Report

Report Date: April 4, 2025
File Number: 2025-17-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade, and replacing a historic architectural feature with a non-historic architectural feature for the property located at 1411 S. College Street, bearing the legal description of 0.135 acres out of Block 97 (PT) Dimmit Addition, (2025-17-COA) – Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name: *RESUMBITTAL 1411 S College*
Applicant: *John Lawton c/o Green Earth Builders LLC.*
Property Owner: *Dorothy Fallin*
Property Address: *1411 S College Street, Georgetown Texas 78626*
Legal Description: *0.135 Acres Block 97(PT), Dimmit Addition*
Historic Overlay: *Old Town*
Case History: *2021-2-COA (Addition - Withdrawn), COA-2018-016 (Demo), 2024-40-COA (Addition)*
Prior COA Denials: *COA-2018-016*
Prior COA Approvals: *2024-40-COA*

HISTORIC CONTEXT

Date of Construction: *1930*
Historic Resources Survey Level of Priority: *Medium Priority*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

- HARC:
- ✓ Addition that creates a new, or adds to an existing street facing facade (roof addition that raises the roof height to 20'-0".)
 - ✓ Replacing historic architectural features with non-historic architectural features (original roof)

STAFF ANALYSIS

Case History - 2024-40-COA

Planning Department Staff Report

Historic and Architectural Review Commission

A Certificate of Appropriateness for this address received action by the Historic Architecture Review Commission previously, under City project number 2024-40-COA. This project was primarily for the project scope of an addition that creates a new or adds to an existing street facing façade. The project was seen twice by HARC. Once at the September 12, 2024, HARC meeting, where the project was postponed, and once at the September 26, 2024, HARC meeting, where the revised project design was approved with the condition that the current railing is repurposed or rebuilt rather than what is depicted in the proposal and that the second story windows at the rear of the home is opaque to assist with the looming concern. The current proposed design has addressed each of the conditions of approval.

In January of 2025, a building permit was issued (City project number 2024-103379) and construction began at the property. However, as construction progressed, it became apparent that the applicant had chosen to construct the version of the project postponed by the HARC at the September 12, 2024, meeting, rather than the version of the project that was approved by the HARC (and consequently approved for permitting) at the September 26, 2024 meeting.

In response to this deviation in the plans, Historic Preservation staff requested that the applicant stop work and reapply for a new Certificate of Appropriateness project that represents the construction that is currently underway. Although an official stop work order was not issued at the time due to voluntary compliance with Staff's requests, the Building Permit has since been placed in a status that prevents the applicant from revising the Permit and requesting inspections until action has been taken on the COA.

Present Property Description:

The property is located within the Old Town Historic Overlay District on the eastern midblock of South College Street between E. 14th Street and E. 15th Street. The property is improved with a medium priority historic resource constructed in 1930.

According to the City's 2016 Historic Resources Survey (HRS), the home is a bungalow plan with no specific stylistic influences. It has had few alterations over time, most of which were done at the rear of the home, which has helped retain its integrity over time. These additions have been demolished to accommodate the addition that is currently under construction.

Requested Changes:

The applicant is requesting to amend their approved COA and to use the first proposed design from the previous project (2024-40-COA). The applicant intends to update the roof profile of the house from a cross gable to a front facing gable.

Justification for Requests:

As stated in the applicant's Letter of Intent, the applicant and property owner did not favor the roofline appearance of the approved design. and has requested that changes to the approved plans be made to allow for construction to continue so they can meet the intent of construction to increase the living space.

Planning Department Staff Report

Historic and Architectural Review Commission

Technical Review:

The original house was a Sears kit house that was 552 square feet in area, measuring 12'-0" in width and 26'-0" in length. In order to accommodate the change in the roof planes between the original and proposed construction, the applicant also intends to re-orient the roof profile from a cross gable to a front facing gable and raise the overall height of the roof to allow for a taller interior ceiling height.

Roof Alteration

The overall height of the home, measured to the ridgeline of the roof was estimated to be approximately 15'-6" in height. The previous roof form was a cross gable that runs parallel to S. College Street. The applicant is requesting to remodel the roof to change it to a front-facing gable and add an additional 4'-6" in height, creating an overall height of 20'-0" when measured from grade to ridgeline. The new gable roof is visible behind the front facing gable roof over the porch and in front of the second-story addition at the rear. The roof incorporates the same 7:12 roof pitch and composite shingle material as the other rooflines. A new brick veneer chimney on top of the new roof is also proposed on the northern side of the home that will be completely visible from S. College Street.

Staff has requested that the City's Assistant Building Official review the updated plans, and he has stated that it is possible to change the roofline back to its original form at this stage of the process.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 5 of the 19 applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
F.6 Porch Roofs A minimum of 60% of the front porch should be covered by a roof or a trellis.	Complies The porch roof will not be altered by the design and the porch will be entirely covered by the roof as it is today.
3.5.A. Respect Historic Styles New construction in Old Town should recognize and respect the historic elements and patterns that exist within the neighborhood. The design of new structures should respond to the character of existing structures, using them as a source of inspiration for new designs.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
<p>A.1 Building Form One of the most prominent unifying elements of the Old Town District is the similarity in building form. Generally, residential buildings are simple rectangular solids, either wider than they are deep or deeper than they are wide. Residential roof forms are pitched. These building form characteristics are important and should be preserved.</p>	<p style="text-align: center;">Complies</p> <p>Although the roof form has been changed through swapping the cross gable to a front gable, the roof form will remain pitched, and the gable over the porch has been retained.</p>
<p>A.3 Properties designated by the City as a High, Medium, or Low Priority Structure shall be given a more in-depth review, so that its architectural character is not lost or damaged by any proposed addition or alteration.</p>	<p style="text-align: center;">Does Not Comply</p> <p>Although the property is designated by the Historic Resource Survey as a Medium Priority Structure, much of the architectural significance has been lost due to the addition and roof alteration that has already been constructed. The roofline alteration altered an important architectural feature and added a detail that was not there before. However, with the roofline being significantly altered, it is important to document these changes through something such as an archival document. This is to avoid the implication that the changes made are original to the home.</p>
<p>A.4 Avoid trying to change the overall appearance of a building by adding features and details that were never there before.</p>	
<p>3.5.K Additions</p>	
<p>K.1 Design alterations and additions to be compatible with the historic character of the property. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.</p>	<p style="text-align: center;">Partially Complies</p> <p>The roof alteration will reincorporate historic materials and new material that reinforce the character of the house such as the horizontal wood siding and composite shingle roof once completed.</p> <p>The design is not compatible with the</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	historic or architectural character of the property in that the alteration to the roof profile alters the modest style of the Bungalow home.
<p>b. Avoid alterations that would damage historic features.</p>	<p style="text-align: center;">Does Not Comply</p> <p>The constructed roof addition altered historic features such as the existing form and roof profile of the home.</p>
<p>c. Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. Alterations that seek to imply an earlier period than that of the building are inappropriate.</p>	<p style="text-align: center;">Does Not Comply</p> <p>The simple form and modest size of the home are integral to its Bungalow style. The roof alteration obscures the existing architecture of the house.</p>
<p>d. New additions should not obscure or demolish character defining features of the original structure. An addition to the front of a building is usually inappropriate. For example, loss or alteration of a porch should be avoided.</p>	
<p>K.2 An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.</p>	<p style="text-align: center;">Does Not Comply</p> <p>The constructed roof alteration addition to the roof height is indistinguishable from the original architecture of the home.</p>
<p>a. Creating a jog in the foundation between the original and new structures may help to define an addition.</p>	<p style="text-align: center;">Does Not Comply</p> <p>The constructed roof alteration is indistinguishable from the existing architecture of the house. The roof alteration cannot be interpreted as a later alteration.</p>
<p>b. Even applying new trim board at the connection point between the addition and the original structure can help define the addition.</p>	
<p>c. An addition should be simple in design to prevent it from competing with the primary façade.</p>	
<p>K.3 Location of Additions</p>	<p style="text-align: center;">Does Not Comply</p> <p>The roof addition and alteration have impacted the primary, character-defining elevation of the home.</p>
<p>a. Additions should be located inconspicuously on the least character defining elevation.</p>	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
<p>c. Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. This will allow the original proportions and character to remain prominent.</p>	<p style="text-align: center;">Does Not Comply</p> <p>The roof alteration and addition is not set back from the street-facing façade and impacts the character-defining elevation visible from S. College Street.</p>
<p>e. An addition shall be set back from any primary, character-defining façade. If sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").</p>	<p style="text-align: center;">Does Not Comply</p> <p>The roof alteration and addition are not set back or recessed from the primary, character-defining façade.</p>
<p>K.4 The roof of a new addition shall be in character with that of the primary building.</p> <p>a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.</p> <p>b. Repeat existing roof slopes and materials.</p>	<p style="text-align: center;">Does Not Comply</p> <p>The existing roof form was altered by the constructed alteration, limiting the opportunity for compatibility of the addition with the original architecture of the home.</p>
<p>K.6 Design of Additions should be compatible with the primary structure.</p>	
<p>a. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.</p>	<p style="text-align: center;">Complies</p> <p>The roof is gabled and incorporates a similar pitch, material, and overhangs as the existing roof and porch roof to be maintained.</p>
<p>c. Additions should acknowledge and respect and where appropriate include architectural features of existing building.</p>	<p style="text-align: center;">Partially Complies</p> <p>The roof alteration and addition irreversibly altered architectural features of the home such as the form, roof profile, existing side windows, etc.</p> <p>However, if the applicant were to reverse the roof alteration, a faux history would be created, which is not respectful of the architectural history of the building.</p>
<p>K.7 Exterior Materials of Additions</p>	
<p>a. The selection of exterior materials should</p>	<p style="text-align: center;">Complies</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
be compatible with the primary building.	The applicant intends to repurpose existing materials such as the wood siding and to match siding with new wood where it is needed when construction is complete.
b. Use the same siding and roof materials as used on the original structure if possible.	<p style="text-align: center;">Complies</p> The additions will be finished in horizontal board wood siding and composite shingle roof material to match the original home. The materials are the same color, size, and proportion as the existing materials on the house.
c. Materials should strive to be the same color, size, and proportion and used in the same manner as the original house but not necessarily used in the same overall proportions. This allows the addition to be recognized as an addition.	
K.8 The architectural features of existing buildings should be protected when additions are proposed.	<p style="text-align: center;">Partially Complies</p> Architectural features of the home such as the majority of the existing windows and doors visible from the street and the front porch are protected. However, features of the home that contribute to its original style such as the modest roof height will be altered.
K.9 Distinguish New from Old	
a. Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to materials and details will be critical to achieving the desired design unity.	<p style="text-align: center;">Does Not Comply</p> The roof alteration and addition will be indiscernible from the original architecture of the house.
c. A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.	<p style="text-align: center;">Does Not Comply</p> The roof addition does not provide a visible change to differentiate it from the original architecture of the house.

Planning Department Staff Report

Historic and Architectural Review Commission

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 2 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<p style="text-align: center;">Complies</p> <p>The application is complete with sufficient information for review.</p>
2. Compliance with applicable design standards of this Code;	<p style="text-align: center;">Complies</p> <p>The constructed roof addition meets the standards of the Residential Single Family zoning district.</p>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<p style="text-align: center;">Does Not Comply</p> <p>The design does not comply with Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</p> <p>And Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	<p style="text-align: center;">Partially Complies</p> <p>The design complies with the Design Guidelines in that the selected materials are appropriate and in keeping with the architecture of the home.</p> <p>The design does not comply with the guidelines in that the constructed additions impact the character-defining elevation of the house, the roof alteration and addition</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	will be indistinguishable from the original architecture of the house.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p style="text-align: center;">Partially Complies</p> <p>The design significantly impacts the integrity of the historic home and will be indistinguishable from its original architecture.</p> <p>However, if the roofline were to be reversed back, a faux history would be created. In light of the work that has already been completed, most of the architectural integrity of the structure has already been lost.</p>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<p style="text-align: center;">Partially Complies</p> <p>The proposed roof alteration and addition is compatible with surrounding properties in that appropriate and compatible materials, shapes, and styles are incorporated in the design.</p>
7. The overall character of the applicable historic overlay district is protected; and	<p style="text-align: center;">Does Not Comply</p> <p>The proposed alteration and additions significantly impact the integrity of the historic home's architecture and will therefore impact its ability to contribute to the District as a historic Bungalow style house. The character-defining elevation of the house is impacted by the proposed design.</p>
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	<p style="text-align: center;">Not Applicable</p> <p>Signage is not included with this request.</p>

STAFF RECOMMENDATION

The changes to the front facade of the home include both raising the height of the roof (an addition that adds to an existing street facing facade) and changing the orientation of the roof line (replacing and architectural feature with non-historic architectural feature). While the work seeking approval is coded

Planning Department Staff Report

Historic and Architectural Review Commission

as two separate scopes of work by the UDC one scope of work cannot occur without the other. As a result we are providing one recommendation on this request. Based on the findings listed above, staff recommends **APPROVAL WITH the following CONDITIONS:**

- The applicant create an archival record of the construction that has already taken place and to document the original form of the structure.

This allows for the construction of the addition to continue but for the architectural history of the home to be documented. The constructed roof alteration has impacted the integrity of the home and limit its ability to continue to contribute to the District. The roof alteration will be indiscernible from the original architecture of the home. However, were the applicant to reverse the roofline alteration, a faux history would be created, which would further impact the integrity of the site.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (27 notices), and (1) sign was posted on-site. To date, staff has received 1 written comments in favor and 1 in opposition to the request (Exhibit 5).

ATTACHMENTS

- Exhibit 1 – Location Map
- Exhibit 2 – Letter of Intent
- Exhibit 3 – Plans and Specifications
- Exhibit 4 – Historic Resource Surveys
- Exhibit 5 – Public Comments

SUBMITTED BY

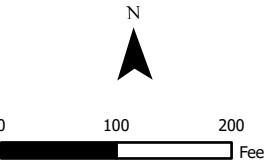
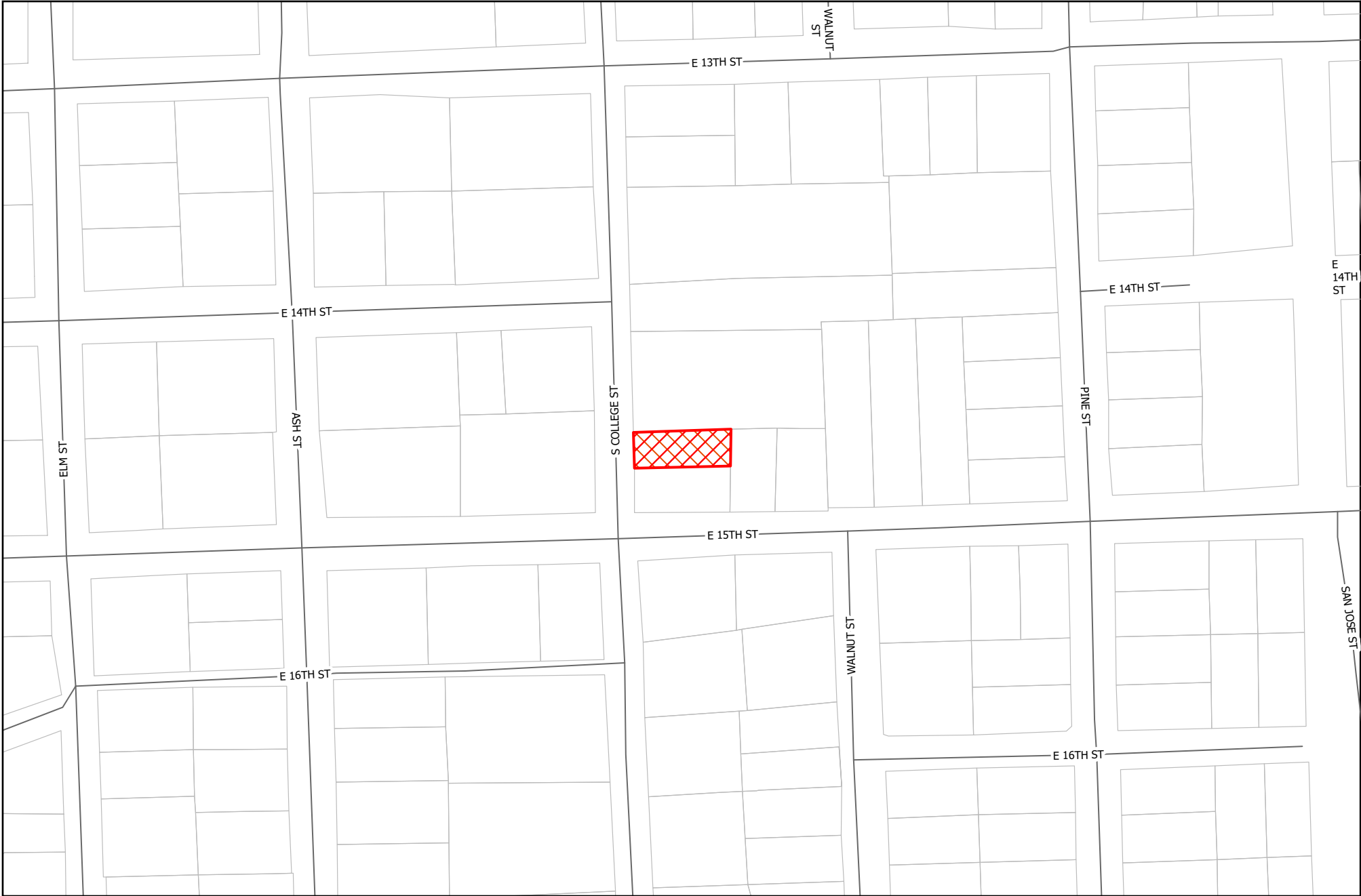
Olivia Beams, Historic and Downtown Planner

Location

2025-17-COA

Exhibit #1

-  Site
-  Parcels





2306 Watzel Way Georgetown, Texas 78626

Office: 512-966-9177 Cell: 512-779-0100

Email: greenearthconsultingllc@gmail.com

LETTER OF INTENT REVISION

1411 S COLLEGE STREET

Proceeding with the project submitted to HARC for 1411 South College. We were asked to come back with the revisions. One being to add a 2(6)5(O) window to the west second floor wall. Another request is to add the front original gables to shorten the lines of the second floor. After frame out of the house, the homeowner and I didn't like the look of the gables north and south because of their size. They looked too small for the roofline. The roofline that exists now looking directly in front of the house without the gables (north and south) still has an appearance of shorter lines on the second floor because of the first-floor height and second floor distance back from the first-floor handle on west side of the house. When moving north or south from the front of the house. The west second floor of the house is shortened from the first-floor roofline which takes up most of that west second floor wall. We are asking to go back to the original intent for the roofline.



2306 Watzel Way Georgetown, Texas 78626

Office: 512-966-9177 Cell: 512-779-0100

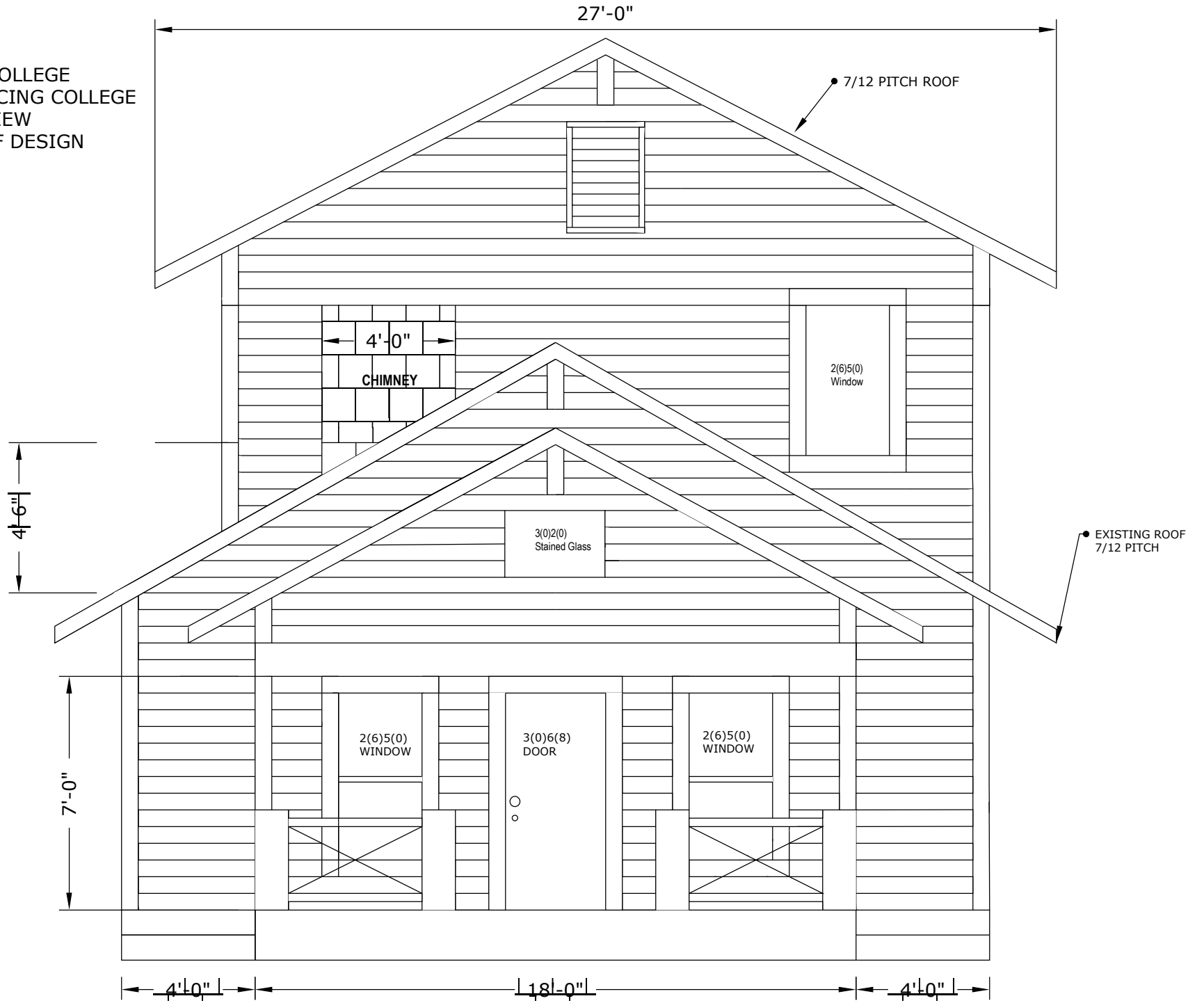
Email: greenearthconsultingllc@gmail.com

LETTER OF INTENT REVISION

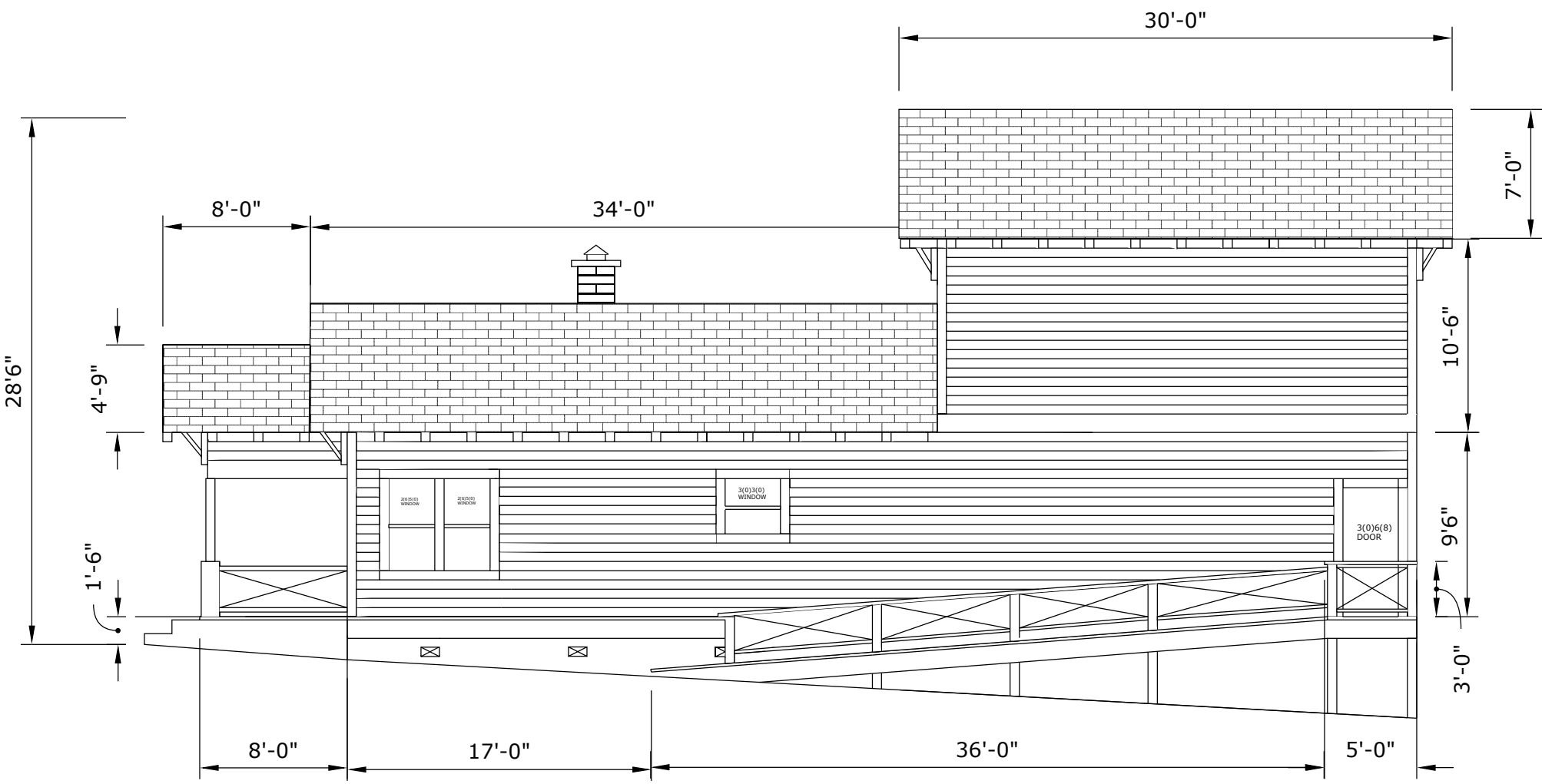
1411 S COLLEGE STREET

Proceeding with the project submitted to HARC for 1411 South College. We were asked to come back with the revisions. One being to add a 2(6)5(O) window to the west second floor wall. Another request is to add the front original gables to shorten the lines of the second floor. After frame out of the house, the homeowner and I didn't like the look of the gables north and south because of their size. They looked too small for the roofline. The roofline that exists now looking directly in front of the house without the gables (north and south) still has an appearance of shorter lines on the second floor because of the first-floor height and second floor distance back from the first-floor handle on west side of the house. When moving north or south from the front of the house. The west second floor of the house is shortened from the first-floor roofline which takes up most of that west second floor wall. We are asking to go back to the original intent for the roofline.

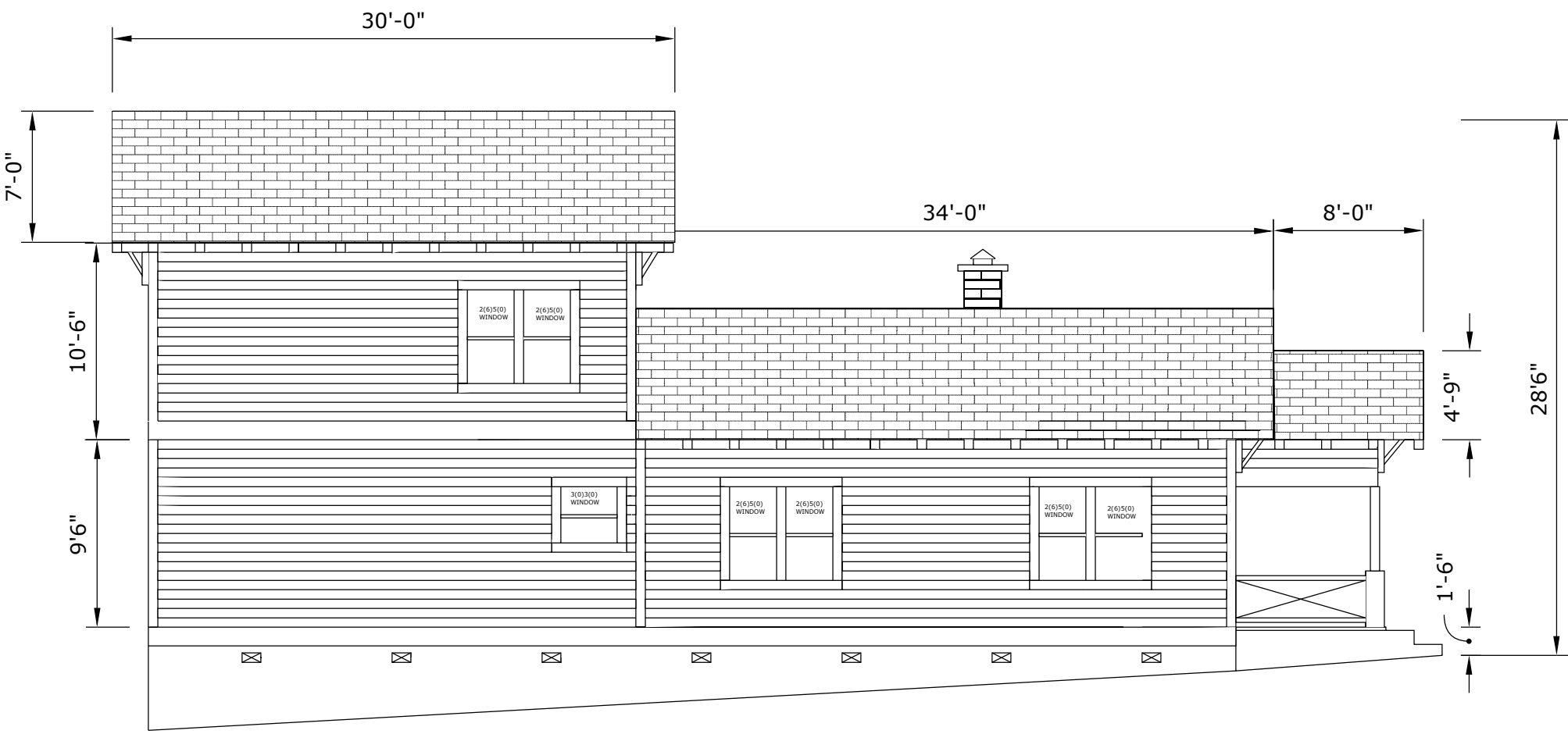
1411 S COLLEGE
WEST FACING COLLEGE
FRONT VIEW
HIP ROOF DESIGN



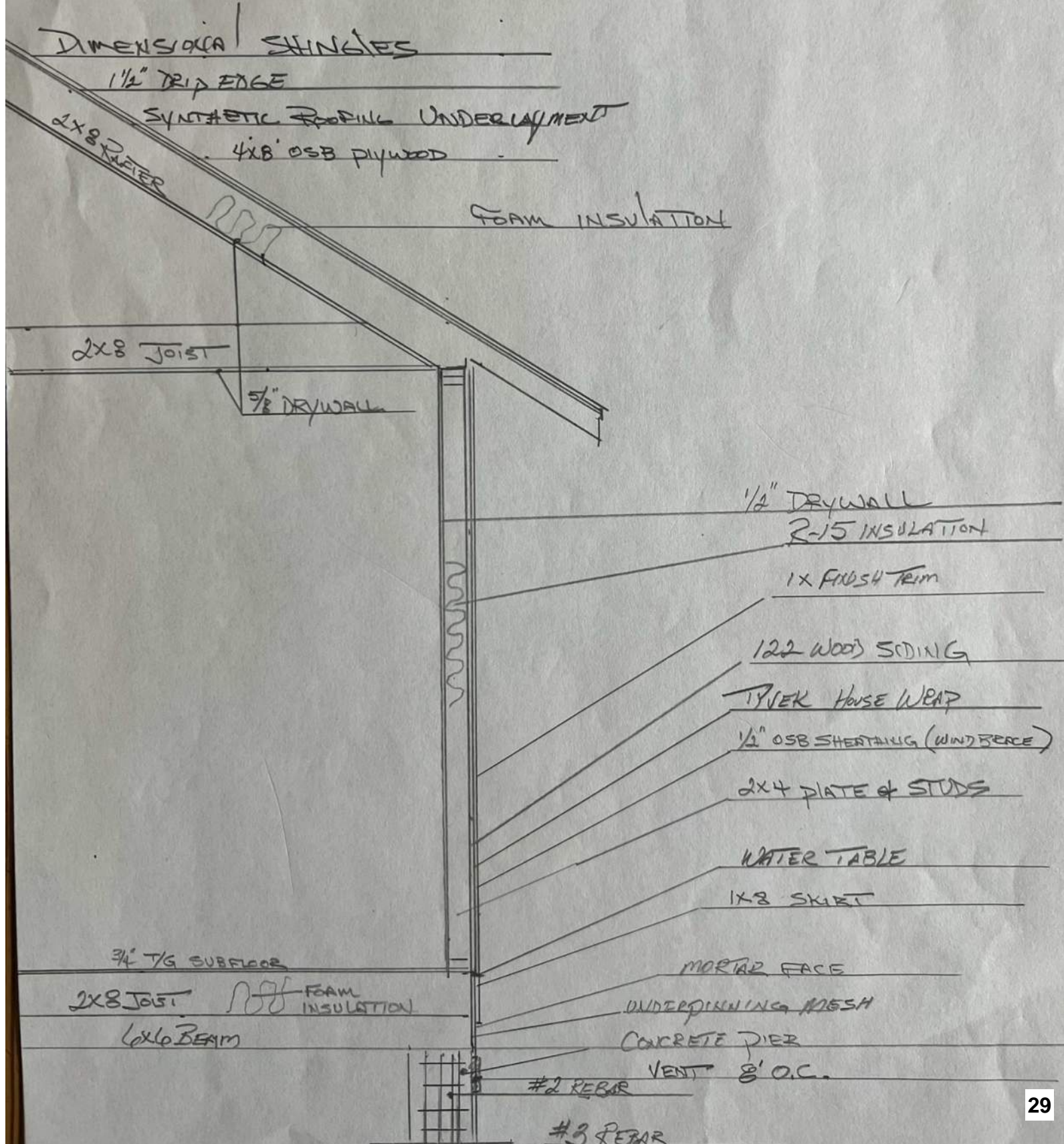
1411 S COLLEGE ST
SOUTH SIDE



1411 S COLLEGE ST
NORTH SIDE



FALL IN
1411 S COLLEGE
MATERIAL LIST



DIMENSIONAL SHINGLES

1 1/2" TRIP EDGE

SYNTHETIC ROOFING UNDERLAYMENT

4x8 OSB PLYWOOD

FOAM INSULATION

2x8 JOIST

5/8" DRYWALL

1/2" DRYWALL

R-15 INSULATION

1x FINISH TRIM

122 WOOD SIDING

TYVEK HOUSE WRAP

1/2" OSB SHEATHING (WIND BARRIAGE)

2x4 PLATE OF STUDS

WATER TABLE

1x8 SKIRT

3/4" T/G SUBFLOOR

2x8 JOIST

FOAM INSULATION

6x6 BEAM

MORTAR FACE

UNDERPINNING MESH

CONCRETE PIER

VENT 8' O.C.

#2 REBAR

#3 REBAR



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Internet # 207045637 Model # 168PTG6PK

Customers Also Viewed



1 in. x 6 in. x 8 ft. Premium Tongue and Groove Pattern Common Softwood Boards
★★★★★ (339)
\$8⁹⁷



1 in. x 8 in. x 8 ft. Premium Pine Shiplap Siding Board (6-Pack)
★★★★★ (6)
\$95⁸¹ /package



Hakwood
5/16 in. x 3-11/16 in. x 8 ft. Knotty Spruce Pine Edge V-Plank Wall Boards Kit (6 piece...)
★★★★★ (58)
\$32⁴⁸ /package



CMPC
1 in. x 6 in. x 8 ft. Radiata Pine Primed Finger-Joint Edge and Center Bead Panel (6-Pack)
★★★★★ (44)
\$119²⁰ /box



1 in. x 4 in. x 8 ft. Southern Yellow Pine Tongue and Groove Board
★★★★★ (35)
\$6⁷⁸



1 in. x 8 in. x 8 ft. Premium Eastern White Pine Shiplap S1S & 3/4 Bufferhead Siding (3-Piece Box)
★★★★★ (41)
\$46²⁸ /box

< 1/3 >

1 in. x 6 in. x 8 ft. Pine Tongue and Groove Common Siding Plank (6-Pack)

782

★★★★★ (122) Questions & Answers (65)



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\$105⁹⁹ /package

Pay \$80.99 after \$25 OFF your total qualifying purchase upon opening a new card. Apply for a Home Depot Consumer Card

- The edges are buttery smooth and splinter resistant.
- Product is reversible, smooth on 1 side rough on the other
- Perfect for accent walls and other projects around the house.
- [View More Details](#)

Out of Stock

Receive an email when this item is back in stock.

Email



Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase. [Read Return Policy](#)

Product Details

About This Product

Every piece meets the highest grading standards for strength and appearance. This lodgepole pine siding is the finest in the world and is renowned for its appearance and durability. The edges are smooth and splinter resistant and great for a variety of projects around the house or office.

Highlights

- Product is reversible, smooth on 1 side rough texture on the other
- Perfect for accent walls and other projects around the house or office
- Warms up a room or outdoor project with this wood siding
- Can be installed in a horizontal or vertical application
- Butter smooth moulder finish requires no sanding
- Dimensional stability, minimal tendency to warp, shrinks, swell, cup or twist
- Excellent workability, light weight, easy to nail, saw, trim or cut
- Interior or exterior use
- Each individual board is approximately 3.34 sq. ft. coverage area
- Each box (6 pcs) is approximately 20 sq. ft. coverage area
- Approximate weight per piece (1): 6 lbs
- [Return Policy](#).
- California residents [see Prop 65 WARNINGS](#)

Product Information

Internet # 207045637
 Model # 168PTG6PK

Additional Resources

From the Manufacturer

- [Installation Guide](#)
- [Return Policy](#)



48 in. W x 76 in. H
 Single Sliding
 Frameless Showe...
 ★★★★★ (2)
\$679⁰⁰
 /box ~~\$759.00~~
 Save \$80.00 (11%)

Sponsored

Specifications

Dimensions

Actual Product Length (ft.)	8 ft
Actual Product Thickness (in.)	0.625 in
Actual Product Width (in.)	5.37 in
Coverage Area (sq. ft.)	3.34 sq ft
Nominal Product Length (ft.)	8 ft
Nominal Product Thickness (in.)	1
Nominal Product Width (in.)	6 in

Details

Appearance Board Type	Softwood Boards
Board Joint Type	Tongue & Groove
Fastener recommendation	Nails or screws
Features	Paintable, Stainable
Finish Type	Unfinished
Lumber Grade	No. 2&BTR

h
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Material	Wood
Moisture content	Kiln Dried
Number Of Boards Per Pack	6
Returnable	90-Day
Texture	Granulated



 Live Chat

 Feedback

Warranty / Certifications

Manufacturer Warranty	No Warranty
-----------------------	-------------

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

65 Questions

Customer Reviews

4.3 out of 5      (122)

More from This Brand

All Items

Framing Studs

Appearance Boards





































Framing Lumber

Pressure Treated Lumber

Sanded Plywood

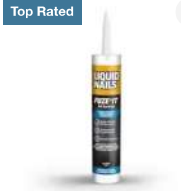























Sheathing Plywood



					
2 in. x 4 in. x 8 ft. Prime Stud      (4432) \$3⁷³	1 in. x 4 in. x 8 ft. Premium Kiln-Dried Square Edge Whitewood Common Board      (715) \$7⁹⁷	2 in. x 12 in. x 16 ft. Prime Lumber      (89) \$26⁹⁸ /piece	2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber      (1532) \$4¹⁸	1/4 in. x 4 ft. x 8 ft. BC Sanded Pine Plywood      (634) \$29⁰⁰	3/4 in. x 4 ft. x 8 ft. Ground Contact Pressure Treated Pine Performance Rated Sheathing Plywood      (802) \$49¹⁸
Add to Cart	Add to Cart	Add to Cart	Add to Cart	Add to Cart	Add to Cart

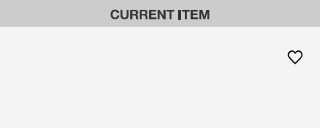



< 1/2 >

You Might Also Need

			
Liquid Nails Fuze It 9 oz. Gray All Surface Construction Adhesive      (886) \$8⁹⁸	DEWALT 2.3 Amp Corded 1/4 Sheet Palm Grip Sander Kit with Contractor Bag      (933) \$64⁰⁰	Linzer 5 in. Block Deck Polyester Blend Flat Stain Brush      (988) \$16⁹⁷	DEWALT Pneumatic 15-Gauge DA Nailer      (254) \$219⁰⁰
Add to Cart	Add to Cart	Add to Cart	Add to Cart

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1X6 radiata pine finger joint primed



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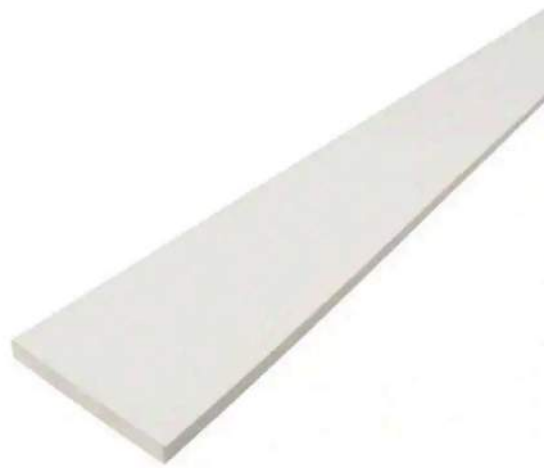
... / Boards, Planks & Panels / Appearance Boards / Softwood Boards / Primed Boards

Internet # 304468198 Model # 280552 Store SKU # 590632

1 in. x 6 in. x 8 ft. Radiata Pine Finger Joint Primed Board

846

★★★★★ (163) Questions & Answers (20)



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\$1283

- Real wood
- Ideal for a craftsman style trim
- Suitable for most interior and exterior applications.
- [View More Details](#)

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Pickup

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FREE

Delivery

Today
156 available

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How much will you need?

Please note: calculations are estimates only

Calculate by:

- Length x Width
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Area 1

Length:

Width:

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+ Add Area

Calculate

- 1 +

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1 in. x 6 in. x 8 ft. Radiata Pine Finger Joint Primed Board ★★★★★ (162) \$12 ⁸³	PrimeLinX 1 in. x 4 in. x 8 ft. Radiata Pine Finger Joint Primed... ★★★★★ (206) \$9 ²³	2 in. x 4 in. x 8 ft. Prime Stud ★★★★★ (4432) \$3 ⁷³	Woodgrain Millwork Pro Pack 356 1 1/16 in. x 2 1/4 in. x 84 in. Primed... ★★★★★ (620) \$30 ³⁸	DAP ALEX FLEX 10, 1 oz. White Premium Molding and Tr... ★★★★★ (983) \$5 ⁹⁸	ARAUCO 9/16 in. x 5-1/4 in. x 8 ft. Radiata Pine Nickel Gap... ★★★★★ (718) \$9 ⁴⁷

< 1/1 >

Subtotal: **\$71⁶²**

Add 6 Items to Cart

Product Details

About This Product

Applications for a 1 in. x 6 in. x 8 ft. Primed Finger-Joint Pine Board are: fascia, corner boards, trim base molding, furniture parts, shelving, cabinets, etc. It is primed for your convenience and therefore ready to paint. This Radiata Pine finger joint primed board can be used for interior and exterior uses, separating it from many other products.

Highlights

- Jesso primed followed by 2 coats of exterior white latex primer
- No sanding required
- Ready for paint
- Actual dimensions per piece = 0.719 in. x 5.5 in. x 8 ft.
- [Return Policy](#)

Product Information

Internet # 304468198
Model # 280552
Store SKU # 590632

Additional Resources

From the Manufacturer

- [Installation Guide](#)
- [Return Policy](#)

Malibu Wide Plank
French Oak Covelo
20 MIL 7.2 in. x 6...
★★★★★ (417)
\$3³²
/sq. ft. (\$79.30 /case)
~~\$36.69~~ Save 10%
Buy 130 or more \$75.34

Sponsored

Specifications

Dimensions

Feedback Live Chat

Actual Product Length (ft.)	8 ft
Actual Product Thickness (in.)	0.73 in
Actual Product Width (in.)	5.5 in
Coverage Area (sq. ft.)	4 sq ft
Nominal Product Length (ft.)	8 ft
Nominal Product Thickness (in.)	1
Nominal Product Width (in.)	6 in

Details

Appearance Board Type	Softwood Boards
Board Joint Type	Square Edge
Color Family	White
Color/Finish	White
Fastener recommendation	Nails
Features	Finger Joint, Paintable
Finish Type	Primed
Lumber Grade	Finger Joint
Material	Pine
Moisture content	KDHT
Number Of Boards Per Pack	1
Texture	Smooth

Warranty / Certifications

Manufacturer Warranty	1 Year Limited
-----------------------	----------------

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

20 Questions

Customer Reviews

4.5 out of 5 (183)

More from This Brand

All Items

Framing Studs

Appearance Boards

Moulding

Pressure Treated Lumber

Oriented Strand Board - OSB

Framing Lumber >



2 in. x 4 in. x 8 ft. Prime Stud

(4432)

\$3⁷³

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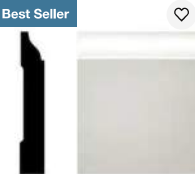


Trim Board Primed Pine Finger-Joint (Common: 1 in. x 3 in. x 8 ft.; Actual: .719 in. x 2.5 in. x 96 in.)

(644)

\$8⁵²

Add to Cart



WM 623 9/16 in. x 3 1/4 in. x 144 in. Pine Primed Finger-Jointed Baseboard Molding Pro Pack 120 LF (10-Pieces)

(400)

\$138⁰⁰

Add to Cart



2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber

(1532)

\$4¹⁸

Add to Cart



OSB 7/16 Application as 4ft. X 8 ft. Sheathing Panel

(2493)

\$19⁸⁵

Add to Cart



2 in. x 4 in. x 12 ft. KD-HT SPF Dimensional Lumber

(431)

\$7³⁷

Add to Cart

< 1/3 >

You Might Also Need



Georgetown 10PM 78628

2x6x8 kd dimensional lumber



Georgetown 10PM 78628

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Internet # 312528832 Model # 058443 Store SKU # 161713

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Top Rated

1.2k

2 in. x 6 in. x 8 ft. KD-HT SPF Dimensional Lumber

★★★★★ (975) Questions & Answers (35)



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BULK PRICE \$6.34 Buy 100 or more \$5.71

- Suitable for new home construction, renovation projects, and more
- Can be primed and painted for customized use
- Meets the stamped grading standards for high strength and quality
- [View More Details](#)

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1 available

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CURRENT ITEM

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Top Rated

2 in. x 4 in. x 10 ft. Lumber

2 in. x 6 in. x 8 ft. KD-HT SPF Dimensional Lumber
 ★★★★★ (974)
 Buy 100 or more \$5.71

2 in. x 4 in. x 8 ft. Prime Stud
 ★★★★★ (4432)
 \$3.73

OSB 7/16 Application as 4ft. X 8 ft. Sheathing Panel
 ★★★★★ (2493)
 \$19.85

★★★★★ (204)
 \$6.16

4 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated Southern Yellow...
 ★★★★★ (2784)
 \$9.48

2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow...
 ★★★★★ (1532)
 \$4.18

Subtotal: **\$49.74**

Add 6 Items to Cart

Product Details

About This Product

Every piece of Kiln-Dried Dimensional Lumber meets the highest grading standards for strength and appearance. This high quality lumber is ideal for a wide range of structural and nonstructural applications including framing of houses, barns, sheds and commercial construction. Perfect for projects that require structural dimensional lumber that meets building codes. It can also be used for furniture and hobbies and comes in a variety of widths and lengths.

Highlights

- Use for new home construction, renovation projects of craft projects
- Every piece meets the stamped grading standards for strength and high quality appearance
- Ideal for framing, houses, barns, sheds and other structures and hobbies
- Lumber can be primed and painted or sealed and stained
- Untreated premium lumber
- Common: 2 in. x 6 in. x 8 ft., actual: 1.5 in. x 5.5 in. x 96 in.
- [Return Policy](#)

Product Information

Internet # 312528832
 Model # 058443
 Store SKU # 161713

Specifications

Dimensions

Actual Product Length (ft.)	8 ft
Actual Product Thickness (in.)	1.5 in
Actual Product Width (in.)	5.5 in
Nominal Product H x W (In.)	2x6
Nominal Product Length (ft.)	8 ft
Nominal Product Thickness (in.)	2 in
Nominal Product Width (in.)	6 in

Details

Fastener Recommendation	Standard Nails
Features	Heat Treated, Kiln Dried, Paintable, Stainable, Untreated
Lumber Grade	#2
Material	Wood
Moisture content	KDHT
Texture	Smooth
Wood Species	Spruce/Pine/Fir

Warranty / Certifications

Manufacturer Warranty	N/A
-----------------------	-----

[How can we improve our product information? Provide feedback.](#)

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Georgetown 10PM 78628

2X10 southern yellow pine



Georgetown 10PM 78628

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Home / Lumber & Composites / Dimensional Lumber / Framing Lumber

Internet # 326965961 Model # 852-562 Store SKU # 852562

2 in. x 10 in. x 16 ft. Prime Kiln-Dried Southern Yellow Pine Dimensional Lumber

★★★★★ (2) Questions & Answers (2)



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BULK PRICE \$16.82 /piece
Buy 40 or more \$15.14

Georgetown Store

✓ 57 in stock Aisle 22, Bay 007

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Delivering to 78628

Pickup

Today
57 in stock

FREE

Delivery

Tomorrow
99 available

Get it as soon as tomorrow. Schedule your delivery in checkout.

- 1 +

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Frequently Bought Together

CURRENT ITEM

✓ Select



2 in. x 10 in. x 16 ft. Prime Kiln-Dried Southern Yellow Pine Dimensional Lumber
★★★★★ (22)

✓ Select



OSB 7/16 Application as 4ft. X 8 ft. Sheathing Panel
★★★★★ (2493)

✓ Select



2 in. x 4 in. x 16 ft. Dimensional Lumber
★★★★★ (137)

✓ Select



2 in. x 4 in. x 8 ft. Prime Stud
★★★★★ (4432)

✓ Select



WeatherShield 2 in. x 4 in. x 16 ft. 2 Prime Ground Contact Pressur...
★★★★★ (301)

✓ Select



23/32 in. x 4 ft. x 8 ft. RTD Sheathing Symp
★★★★★ (874)

Deal \$16⁸² /piece
Buy 40 or more \$15.14

\$19⁸⁵

\$10⁷⁴

\$3⁷³

\$11¹⁸

\$31⁹²

< 1/1 >

Subtotal: **\$94²⁴**

Add 6 Items to Cart

Product Details

About This Product

Dimensional lumber is ideal for a wide range of structural and nonstructural applications including framing of houses, barns, sheds, and commercial construction. Every-piece meets the highest grading standards for strength in #2 grade. Can be painted and stained.

Highlights

- 1-1/2 in. x 9-1/2 in. x 16 ft. #1 SYP
- Kiln dried
- #1 grade
- Southern yellow pine
- Can be painted or stained
- [Return Policy](#)

Product Information

Internet # 326965961
Model # 852-562
Store SKU # 852562

Specifications

Dimensions

Actual Product Length (ft.)	16 ft
Actual Product Thickness (in.)	1.5 in
Actual Product Width (in.)	9.5 in
Nominal Product H x W (In.)	2x10
Nominal Product Length (ft.)	10 ft
Nominal Product Thickness (in.)	2 in
Nominal Product Width (in.)	10 in

Details

Fastener Recommendation	N/A
Features	Paintable, Stainable
Lumber Grade	#1
Material	Southern Yellow Pine
Moisture content	KDHT
Texture	Smooth
Wood Species	Southern Pine

Warranty / Certifications

Manufacturer Warranty	See store for details
-----------------------	-----------------------

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

2 Questions

Customer Reviews

3.9 out of 5 (22)

Feedback Live Chat



Georgetown 10PM 78628

ekena millwork 2X5/8 drip cap moulding



Georgetown 10PM 78628

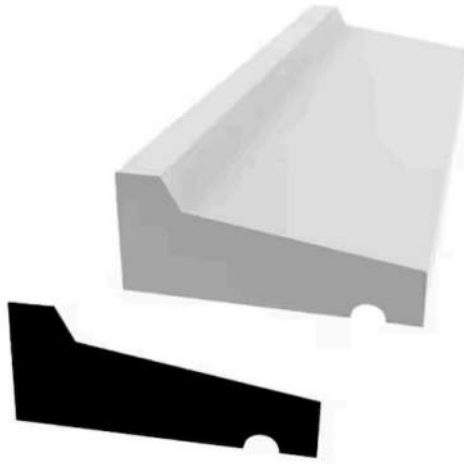
Shop All Services DIY Me

... / Moulding & Millwork / Moulding / Door & Window Moulding / Casing

Internet # 309946991 Model # LWM187X96SWPV Store SKU # 1004431049

Ekena Millwork (Brand Rating: 4.0/5) 2 in. x 5/8 in. x 96 in. Drip Cap Moulding, PVC

★★★★☆ (5) Questions & Answers (9)



Hover Image to Zoom

9

Live Chat Feedback

Share Print

\$32⁸⁶

Pay \$7.86 after \$25 OFF your total qualifying purchase upon opening a new card. Apply for a Home Depot Consumer Card

- Provides authentic, longer lasting, alternative to wood
- PVC resists insects, rot, and moisture making it a great choice
- Many size and pattern options available to fit all projects
- [View More Details](#)

Pickup at Georgetown

Delivering to 78628

Ship to Store
 May 31 - Jun 3
 992 available
FREE

Delivery
 Thursday, May 30
 992 available
FREE

⚠ This item can only be purchased for quantities of 2 or more

- 2 +

Add to Cart

Free & Easy Returns In Store or Online Return this item within 90 days of purchase. Read Return Policy

Frequently Bought Together

CURRENT ITEM

Select



Ekena Millwork 2 in. x 5/8 in. x 96 in. Drip Cap Moulding, PVC
★★★★★ (5)
\$32⁸⁶

Select



1-3/8 in. x 1-5/16 in. x 84 in. Vinyl Composite Sill Molding
★★★★★ (442)
\$19⁴⁸

Select



Loctite Power Grab All Purpose Instant Grab 9 oz. Latex...
★★★★★ (1253)
\$5³⁸

Select



Veranda 3/4 in. x 5-1/2 in. x 8 ft. White PVC Trim (6-Pack)
\$154⁰⁰ /box

Select



Owens Corning R13 Thermafiber Fire and Sound Guard Plus Miner...
★★★★★ (122)
\$55⁸⁸

Select



Unger Lock-On Multi-Angle Wash Brush (2-Pack)
★★★★★ (423)
\$23⁹⁴

Subtotal: \$291⁵⁴

Add 6 Items to Cart

Product Details

About This Product

General purpose mouldings, such as lattice, stop, decorative, quarter round and others are used in many different applications. General purpose mouldings can be used to combine 2 window units, cover corner wall cracks, complement accent moulding pieces and complete door units. General purpose mouldings come in many different shapes and sizes.

Highlights

- Will not rot, crack, splinter or split
- Resistant to moisture, no mold and mildew
- Impervious to insects
- Does not require painting if not desired
- Paint prep is minimal, and no sanding is required
- Outstanding for exterior or interior use
- [Return Policy](#)
- California residents [see Prop. 65 WARNINGS](#)

Product Information

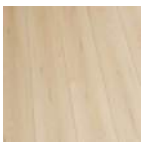
Internet # 309946991
Model # LWM187X96SWPV
Store SKU # 1004431049

Additional Resources

[Shop All Ekena Millwork](#)

From the Manufacturer

- [Installation Guide](#)
- [Measurement Guide](#)
- [Return Policy](#)



Malibu Wide Plank Maple Woodside 20 MIL 7.2 in. x 60 in...
\$3⁵¹ /sq. ft. (\$5441.24 /pallet)
~~\$3.99~~ Save 5%

Sponsored

Specifications

Dimensions

Product Depth (in.)	0.625 in
Product Length (in.)	96 in
Product Width (in.)	2 in

Details

Color Family	White
--------------	-------

Feedback Live Chat

Color/Finish	White
Decorative Moulding Type	Standard Profile
Durability	Moisture Resistant, Rot Resistant, Split Resistant
Finish Type	Unfinished
Installation Type	Glue, Nail
Interior/Exterior	Exterior, Interior
Material	PVC
Moulding Cut	Full Stick
Moulding Features	Paintable
Moulding Type	Casing
Moulding Use	Door & Window
Number of Pieces Included	1
Pack Size	1
Pattern Number	1
Returnable	90-Day

Warranty / Certifications

Manufacturer Warranty	No Warranty
-----------------------	-------------

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

9 Questions

Customer Reviews

4.2 out of 5 ★★★★★ (6)

More from Ekena Millwork

Ekena Millwork
2 in. x 5/8 in. x 96 in. Drip Cap Moulding, PVC (12-Pack)
★★★★★ (1)
\$176²⁰ /case

Add to Cart

Ekena Millwork
2 in. x 5/8 in. x 96 in. Drip Cap Moulding, PVC (6-Pack)
★★★★★ (7)
\$78⁸⁸ /case

Add to Cart

Ekena Millwork
2 in. x 5/8 in. x 96 in. Drip Cap Moulding, PVC (8-Pack)
\$117¹⁵ /case

Add to Cart

Ekena Millwork
2 in. x 1-1/4 in. x 96 in. Brick Mould, PVC
★★★★★ (1)
\$32³⁴

Add to Cart

Ekena Millwork
5/8 in. x 5/8 in. x 96 in. Quarter Round Moulding, PVC
★★★★★ (13)
\$10⁸⁷

Add to Cart

Ekena Millwork
1/2 in. x 1/2 in. x 96 in. Quarter Round Moulding, PVC
★★★★★ (13)
\$6⁸⁸

Add to Cart

< 1/2 >

Compare Similar Items

CURRENT ITEM				

SUMMER DOING STARTS WITH DEALS While Supplies Last. Shop Now.



Georgetown 10PM 78628

shingles



Georgetown 10PM 78628

Shop All Services DIY Me

Home / Building Materials / Roofing / Roof Shingles

Internet # 100658151 Model # 0600552 Store SKU # 777990

Top Rated

299

GAF

Timberline Natural Shadow Pewter Gray Algae Resistant Architectural Shingles (33.3 sq. ft. per Bundle)

★★★★★ (357) Questions & Answers (33)



Hover Image to Zoom

Share Print

Covers 33.33 pieces (\$1.09 /piece)

\$36.47 /bundle

Save up to \$100 on your qualifying purchase Apply for a Home Depot Consumer Card

- Stylish architectural roof shingle with a natural shadow effect
- Budget-friendly roofing shingle with a Lifetime Ltd. Warranty
- Algae protection helps ensure the curb appeal of your home's roof
- [View More Details](#)

Color/Finish: Pewter Gray



Out of Stock

This item is unavailable online and in stores.

Product Details



Live Chat Feedback



Nothing protects quite like a roof. That's why millions of Americans live, work, and play under quality products from North America's largest roofing manufacturer - GAF.



Timberline® Natural Shadow®
Architecturally stylish and practically priced, Timberline NS shingles can improve your home's curb appeal and resale value at a price you can afford.



Build a Durable Roof System a Layer at a Time
Building a roof to last means installing a series of protective layers, all designed to work together to create a durable roof system.



Classic Appearance
The classic shadow effect creates a subtle, upscale, even-toned, architectural look with the warmth of wood.



StainGuard® Algae Protection
Helps ensure the beauty of your roof against unsightly blue-green algae.¹ (Applies only to shingles with StainGuard®-labeled packaging)



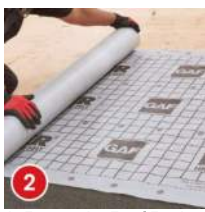
Stays In Place
Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph.²



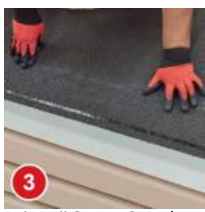
Peace of Mind
Lifetime limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.³



1. Install Leak Barrier
Protect vulnerable areas against leaks caused by wind-driven rain, ice dams, and extreme weather.



2. Protect the Roof Deck
Resist moisture with a layer of synthetic deck protection between deck and the shingles.



3. Install Starter Shingles
Saves time, reduces waste, & features a self-seal adhesive to help reduce the risk of shingle blow-off.



4. Install Shingles
Beautify and protect your home. Choose from over 100 styles/colors. Always read installation instructions.



5. Ventilate and Protect
Proper ventilation helps promote energy efficiency & reduces damaging heat & moisture that can cause roof damage.



6. Beautify and protect
Enhance the home's beauty with matching hip and ridge cap shingle while protecting the highest stress areas.

About This Product

Installers have long preferred the rugged, dependable performance that only a Timberline roof can offer. That's why Timberline Shingles are the #1-selling shingles in all of North America. The classic shadow effect of Timberline NS Shingles creates a subtle, upscale, even-toned, architectural look with the warmth of wood. They'll improve your home's curb appeal and resale value at a price you can afford.

Highlights

- Don't know how much to order? A GAF QuickMeasure report provides all of the measurement data you need when planning your material orders. A complete bill of materials, with Home Depot product SKUs, is provided with each single-family report delivered in under 1 hour. Learn more here. [gaf.com/gaf.com]
- Home Depot supplies full roofing jobs - Get your complete project checklist here.
- Architectural style that's practically priced
- Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle
- Highest roofing fire rating: UL class A, listed to ANSI/UL 790
- Advanced protection shingles technology reduces the use of natural resources while providing excellent protection for your home
- Dura grip adhesive seals each shingle tightly to roof reducing the risk of shingle blow-off, shingles warranted to withstand winds up to 130 MPH (wind speed coverage requires special installation, see GAF shingle and accessory ltd. warranty for details)
- Lifetime ltd transferable warranty with smart choice protection (non-prorated material and installation labor coverage) for the first 10-years, see GAF shingle and accessory ltd. warranty for complete coverage and restrictions
- Request a quote for installation.
- For design inspiration, Click here for exterior front of home trend ideas
-



- [Shop all GAF Shingles here](#)
- [Return Policy](#)

Feedback Live Chat

- California residents [see Prop 65 WARNINGS](#)

Product Information

Internet # 100658151
 Model # 0600552
 Store SKU # 777990

Additional Resources

[Shop All GAF](#)

From the Manufacturer

- [Warranty](#)
- [Pre-Delivery/Install Checklist](#)
- [Product Brochure](#)
- [Instructions / Assembly](#)
- [Return Policy](#)

Specifications

Dimensions

Coverage Area (sq. ft.)	33.33 sq ft
Product Length (in.)	39.38 in
Product Thickness (in.)	2.4 in
Product Width (in.)	13.25 in

Details

Color Family	Gray
Color/Finish	Pewter Gray
Features	Algae Resistant, High Wind Resistant, Stainguard Protection
Fire Rating (UL 790)	Class A
Material	Asphalt
Number of bundles per 100 sq. ft. (Square)	3
Number of pieces per bundle	21
Requirements	Attic Ventilation, Underlayment
Roofing Product Type	Architectural Shingle
Shingle Exposure (in.)	5.625
Shingle Type	Architectural Shingle
Warranty	Lifetime Limited Warranty
Weight Per Bundle (lb.)	70

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

33 Questions

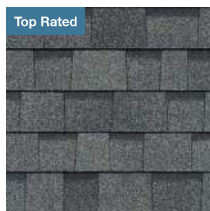
Customer Reviews

4.8 out of 5 (357)

We Found Similar Options You Might Like



GAF
 QuickStart 33 in. ft. Peel and Stick Roofing Starter Shingle Roll



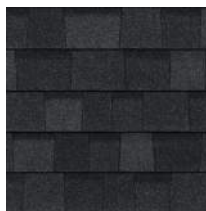
Owens Corning
 Oakridge Estate Gray Algae Resistant Laminate Architectural Roofing Shingles (32.8 sq. ft. per Bundle)



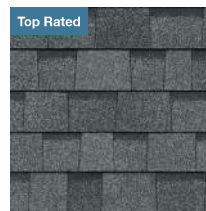
GAF
 WeatherBlocker 50 in. ft. Premium Eave and Rake Roofing Starter Strip Shingles



Owens Corning
 Oakridge AR Estate Gray Architectural Laminate Shingles (32.8 sq. ft. per Bundle)



Owens Corning
 Oakridge Onyx Black Algae Resistant Laminate Architectural Roofing Shingles (32.8 sq. ft. per Bundle)



Owens Corning
 TruDefinition Duration Estate Gray Algae Resistant Laminate Architectural Roofing Shingles (32.8 sq. ft. per Bundle)

Feedback Live Chat



Georgetown 10PM 78628

yellow pine 122 v joint siding boar



Georgetown 10PM 78628

Shop All Services DIY Me

... / Boards, Planks & Panels / Appearance Boards / Softwood Boards / Common Boards

Internet # 202089113 Model # 465198 Store SKU # 465198

1 in. x 6 in. x 8 ft. Southern Yellow Pine #122 V-Joint Siding Board

★★★★★ (3) Questions & Answers (2)

17



Hover Image to Zoom

Share Print

\$1450

- Perfect for accent walls and other DIY projects
- Can be primed then painted/sealed then stained
- Meets the highest grading standards for strength and appearance.
- [View More Details](#)

Unavailable at Georgetown

Delivering to 78628

Pickup
Unavailable

Delivery
Tomorrow
40 available

Have a question?
Chat with a Home Depot expert.

Live Chat

CHAT NOW

Get it as soon as tomorrow. Schedule your delivery in checkout.

How much will you need?

Please note: calculations are estimates only

Calculate by:

- Length x Width
- Square Footage

Area 1

Length:

Width:

[+ Add Area](#)

Calculate

- 1 +

Add to Cart

Product Details

About This Product

Southern yellow pine is an abundant, fast growing, renewable resource. Used for centuries in elegant and rustic settings: paneling is still gorgeous after years of use. Stainable and paintable.

Highlights

- Choose the finish to match your look paint, stain, whitewash or clear finishes transform the wood
- Pick a piece for old-fashioned pine character used in country, cottage or cabin decor
- Learn how to blind nail or use mastic so that unsightly nails dont show in your final project
- Kiln dried
- 3/4 in. x 5-1/2 in. x 8 ft.
- Durable
- [Click to learn how to select the right Lumber for your project](#)
- [Return Policy](#).
- California residents [see Prop. 65 WARNINGS](#)

Product Information

Internet # 202089113
Model # 465198
Store SKU # 465198

Additional Resources

From the Manufacturer

- [Instructions / Assembly](#)
- [Return Policy](#).

Specifications

Dimensions

Actual Product Length (ft.)	8 ft
Actual Product Thickness (in.)	0.75 in
Actual Product Width (in.)	5.5 in
Coverage Area (sq. ft.)	4 sq ft
Nominal Product Length (ft.)	8 ft
Nominal Product Thickness (in.)	1
Nominal Product Width (in.)	6 in

Details

Appearance Board Type	Softwood Boards
Board Joint Type	Tongue & Groove
Fastener recommendation	n/a
Features	No Additional Features
Finish Type	Unfinished
Lumber Grade	C and Btr
Material	Wood
Moisture content	KDHT
Number Of Boards Per Pack	1
Texture	Smooth

Warranty / Certifications

Feedback Live Chat

Have a question?
Chat with a Home Depot expert.
Live Chat
CHAT NOW



Georgetown 10PM 78628

trimfinity wm 105 3/4 in d



Georgetown 10PM 78628

Shop All Services DIY Me

... / Moulding & Millwork / Moulding / Shoe & Quarter Round / Quarter Round

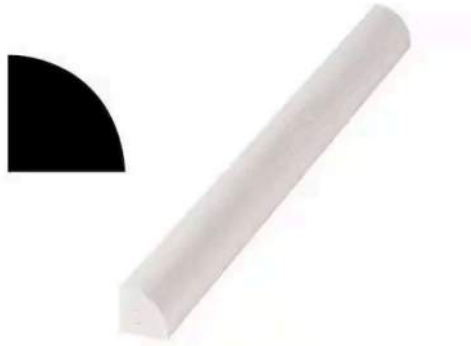
Internet # 204263857 Model # 10000957 Store SKU # 483388 Store SO SKU #483388

446

TRIMFINITY

WM 105 3/4 in. D x 3/4 in. W x 192 in. L EcoPoly Interior Polystyrene Quarter Round

★★★★★ (216) Questions & Answers (21)



Hover Image to Zoom

Share Print

96¢ /linear feet

- Paintable and stainable
- Smooth, knot-free surface
- Moisture, rot, termite and split resistant
- [View More Details](#)

Georgetown Store

✓ 265 in stock Aisle 24, Bay 019

Linear Feet (ft.): 16 ft

8 ft 16 ft

Pickup at Georgetown

Delivering to 78628

At Your Store

Today
265 in stock near you,
not eligible for pickup

Delivery

Unavailable

Product Details

About This Product

The TRIMFINITY 3/4 in. x 3/4 in. Polystyrene 105 Quarter Round makes a great transition between base molding and flooring. Polystyrene 105 Quarter Round can also be used to cover gaps where flooring surfaces meet base molding. Quarter round is also used to cover small alignment challenges where hard surface flooring meets the wall.

Highlights

- Smooth, consistent surface is free from knots and is ready to finish

Live Chat Feedback

- Can be painted with any high quality latex based paint
- Insect resistant and moisture resistant product that will not warp, rot or crack
- Interior use only
- [Return Policy](#)

Product Information


Internet # 204263857
 Model # 10000957
 Store SKU # 483388
 Store SO SKU #483388

Additional Resources

[Shop All TRIMFINITY](#)

From the Manufacturer

- [Warranty](#)
- [Installation Guide](#)
- [Return Policy](#)



Malibu Wide Plank
 French Oak Covelo
 20 MIL 7.2 in. x 6...
 ★★★★★ (417)
 \$3.32
 /sq. ft. (\$79.30 /case)
~~\$6.99~~ Save 10%
 Buy 130 or more \$75.34

Sponsored

Specifications

Dimensions

Product Depth (in.)	0.75 in
Product Length (in.)	192 in
Product Width (in.)	0.75 in

Details

Color Family	White
Color/Finish	White
Decorative Moulding Type	Standard Profile
Durability	Moisture Resistant, Rot Resistant, Termite Resistant
Finish Type	Unfinished
Installation Type	Nail
Interior/Exterior	Interior
Material	Polystyrene
Moulding Cut	By Linear Foot
Moulding Features	No Additional Features
Moulding Type	Quarter Round
Moulding Use	Floor
Pack Size	1
Pattern Number	105

Warranty / Certifications

Manufacturer Warranty	N/A
-----------------------	-----

[How can we improve our product information? Provide feedback.](#)



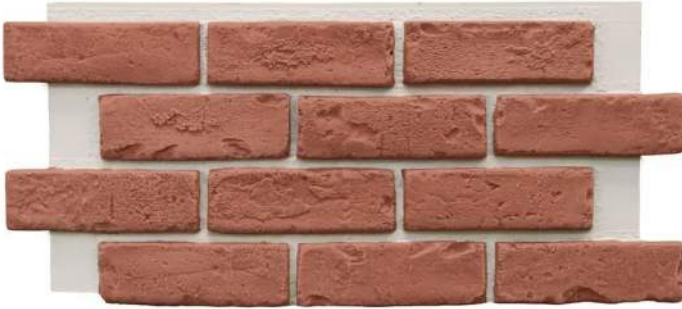
Close 

Classic Brick 12 in. x 22-1/4 in. Brick Veneer Siding Half Panel

by **GenStone**

 Compare at 3 Stores

Product Images



Hover Image to Zoom

 Live Chat

 Feedback

int











TEXAS HISTORICAL COMMISSION

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 1411 College St 2016 Survey ID: 124980
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: Building Structure Object Site District WCAD ID: R042089

Construction Date: 1930 Actual Estimated Source: 2007 survey

Latitude: 30.631102 Longitude -97.6716

Current/Historic Name None/None

Stylistic Influence(s)* None Selected

- | | | | | |
|--|--|---|---|---|
| <input type="checkbox"/> Log traditional | <input type="checkbox"/> Shingle | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival | <input type="checkbox"/> International |
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Romanesque Revival | <input type="checkbox"/> Tudor Revival | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern |
| <input type="checkbox"/> Italianate | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Prairie | <input type="checkbox"/> Ranch |
| <input type="checkbox"/> Second Empire | <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Beaux Arts | <input type="checkbox"/> Craftsman | <input type="checkbox"/> Commercial Style |
| <input type="checkbox"/> Eastlake | <input type="checkbox"/> Renaissance Revival | <input type="checkbox"/> Mission | <input type="checkbox"/> Art Deco | <input type="checkbox"/> No Style |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Exotic Revival | <input type="checkbox"/> Monterey | <input type="checkbox"/> Moderne | <input type="checkbox"/> Other: |

Plan*

- L-plan T-plan Modified L-plan 2-room Open Center Passage Bungalow Shotgun
 Irregular Four Square Rectangular None Selected Other:

Priority: 2016 Survey ID: 124980 High Medium Low

Explain: Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

2007 Survey ID: 1014 High Medium Low

1984 Survey ID: 677 High Medium Low

General Notes: (Notes from 2007 Survey: detached side carport)

Recorded by: CMEC

Date Recorded 3/4/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.



Photo direction: Southeast

Note: See additional photo(s) on following page(s)

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 1411 College St
City: Georgetown
County: Williamson

2016 Survey ID: 124980
2016 Preservation Priority: Medium
Local District: Old Town District

Additional Photos

Photo Direction East



Photo Direction Northeast



Olivia Beams

From: Doris Curl [REDACTED]
Sent: Thursday, April 3, 2025 8:55 PM
To: Olivia Beams
Subject: [EXTERNAL] 2025-17-COA-HARC Meeting 04/10/2025

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

April 3, 2025

Historic & Architectural Review Commission of the City of Georgetown

Re2025-17-COA (1411 S. College Street) HARC Meeting 04/10/2025

Members:

I am not in support of yet another exception to the regulations on this property.

It seems that this and other properties:

1. originally built small for a variety of reasons do not qualify for value when preserving the history of Georgetown;
2. are to be given special consideration when the property already meets the impervious cover limits;
3. determined by the property owner to be so unsanitary as to be unlivable are not required to be evaluated by the City for unsanitary conditions and possible demolition before any plans for a new structure are given consideration.

Georgetown needs to decide if there is a specific time when history stops and the regulations for preservation no longer apply, if regulations are guidelines or regulations, or if the City wants regulations that continue to build the documentation of the history of Georgetown for future generations. Likewise, decisions forming future guidelines should be established **in support** of good neighbor relations, healthy neighborhoods, citizens' privacy on their property, proportion and scale to adjacent properties, safety, the blending of new construction with old, and elements in support of planet preservation (examples: tree preservation, lighting in support of bird migrations, rescue and support for wildlife needing assistance).

The only historic feature of this house was its size and the College Street front façade and porch. The Commissioners, in support of preservation required the porch railing design to be retained, but approved the addition of a decorative window which altered the historic façade.

It is my understanding the guidelines, requirements, and decisions related to historic structures, as well as new/future construction are thankfully being evaluated. This property and the decisions regarding it are an

example of why the City needs this process. As a City we must decide how we define history and preservation and if we really want to preserve history, or to accommodate whatever a property owner desires, or rely on what the Commissioners conclude is appropriate. Without very clear guidelines for future residents and builders the City is open to legal actions. Additionally, I believe this particular property, and the decisions made in its regard are an excellent example in support of the need to review the regulations.

Thank you for your time and service.

Doris Curl

1404 S. College Street

[EXTERNAL] 1411 College Street HARC

From Jordan Maddox [REDACTED]
Date Mon 3/24/2025 2:26 PM
To Kimberly Spencer <Kimberly.Spencer@georgetown.org>
Cc Sofia Nelson <sofia.nelson@georgetown.org>

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

Hi Kimberly,

Hope you are doing well. I wanted to reach out based on a couple of conversations I had in the last couple months with John Lawton, who led the rebuild of our home in 2012. I have enjoyed talking to John about old houses, materials, and techniques ever since and respect his work. We ran into John at a Christmas party in December where I mentioned how I was watching the progress of 1411 College, which I can see from my yard. We talked about the little eyebrow features he had just put on the roof of this little house, which he explained was a HARC condition of his remodel approval. I have not kept up with changes to the City's design guidelines or HARC activities in quite some time. But, as a neighbor, I write today to support John's efforts to build that house without the addition of what I feel is an unnecessary architectural feature for this little house. To me, this embellishment does not add or return a historic element to the home and doesn't appear necessary to break up a massing concern. When I view it now versus when I saw it with the eyebrows on it, it looks better without them. I support a modification to the permit to remove this condition. Thank you!

Jordan Maddox
1502 S Ash

1411 S. College Street 2025-17-COA

April 10, 2025 | Historic & Architectural Review Commission

Olivia Beams, Historic and Downtown Planner

Item Under Consideration

2025-17-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade, and replacing a historic architectural feature with a non-historic architectural feature for the property located at 1411 S. College Street, bearing the legal description of 0.135 acres out of Block 97 (PT) Dimmit Addition, (2025-17-COA) – Olivia Beams, Historic and Downtown Planner

Item Under Consideration

HARC:

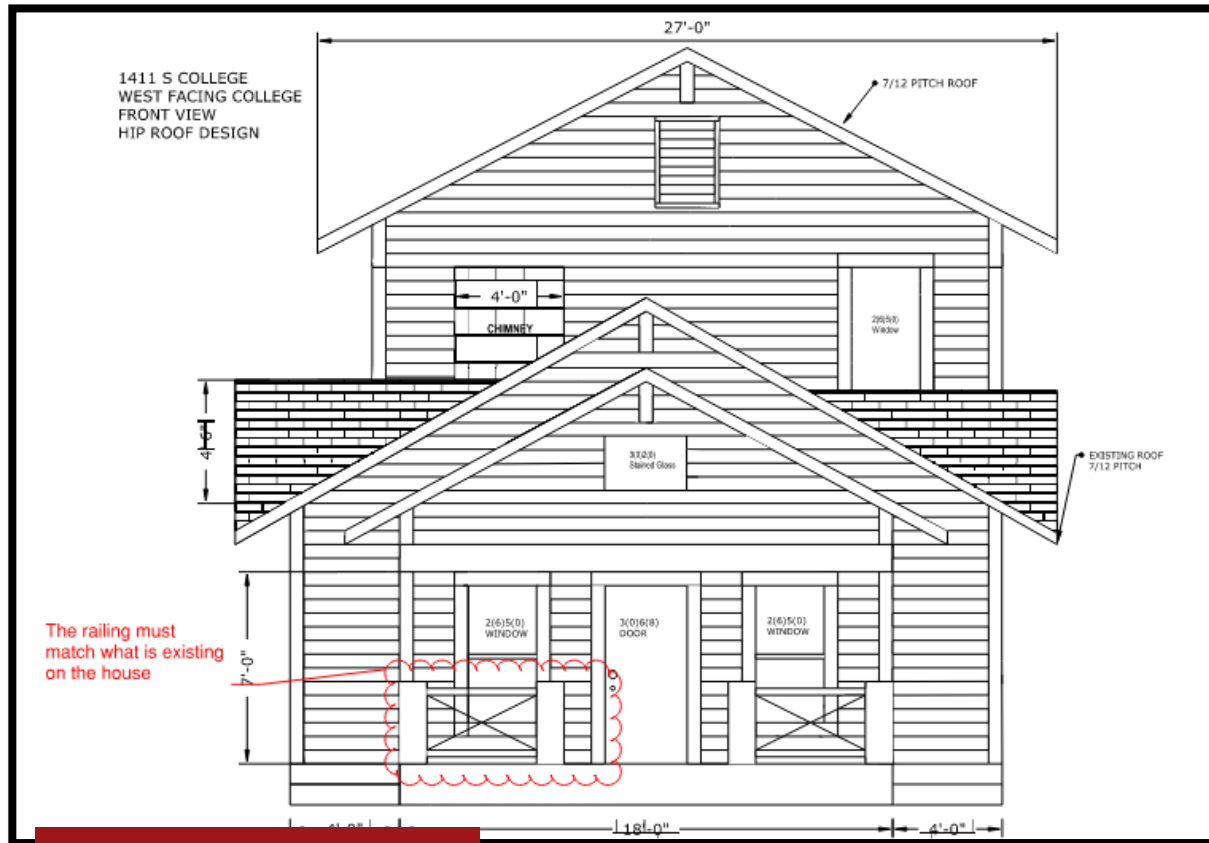
- ✓ Addition that creates a new, or adds to an existing street facing facade (second-story rear addition and roof addition that raises the roof height to 20'-0".)
- ✓ Replacing historic architectural features with non-historic architectural features (original roof)

Case History

2024-40-COA

- **September 12, 2024 – Item Postponed**
- **September 26 – Item Approved with Conditions**
- Condition that the current railing is repurposed or rebuilt rather than what is depicted in the proposal and that the second story windows at the rear of the home is opaque to assist with the looming concern.

Case History



Approved Plans



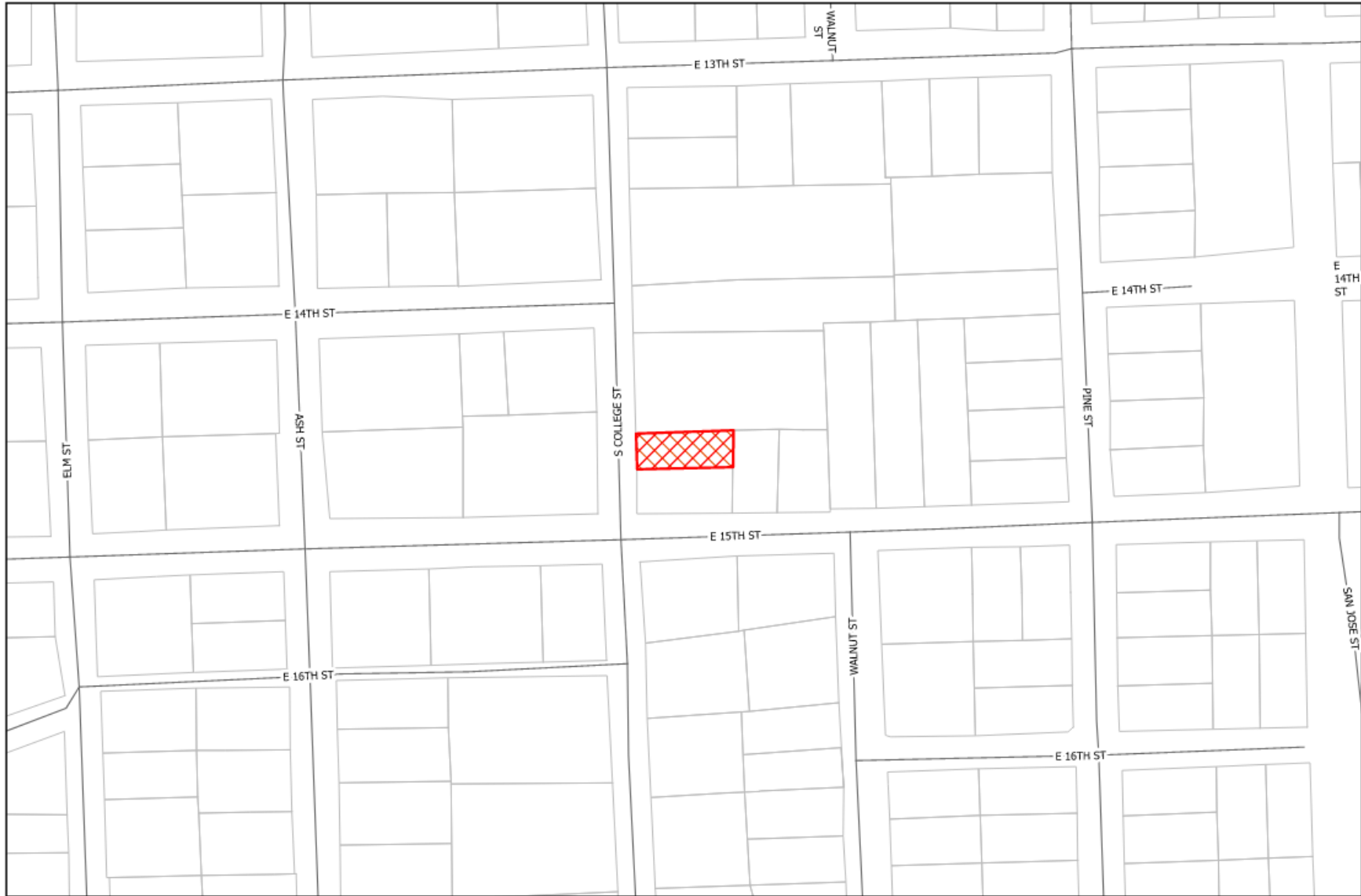
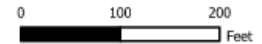
Current Context

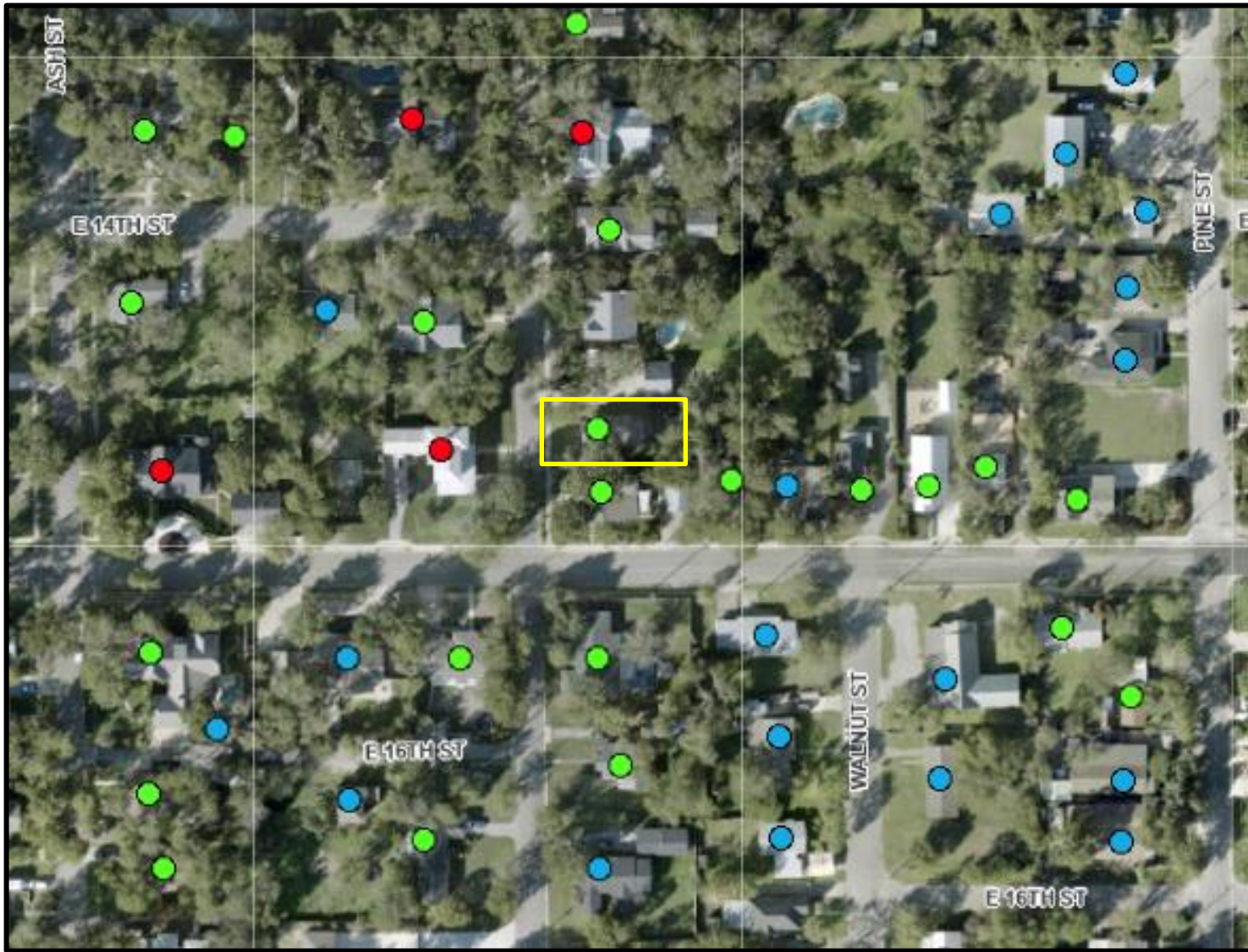
Location

2025-17-COA

Exhibit #1

-  Site
-  Parcels





Legend

- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- ⋯ Boundary of Old Town Historic Overlay District
- ⋯ Boundary of Downtown Overlay District
- Subject Property

1984 Survey



2016 Survey



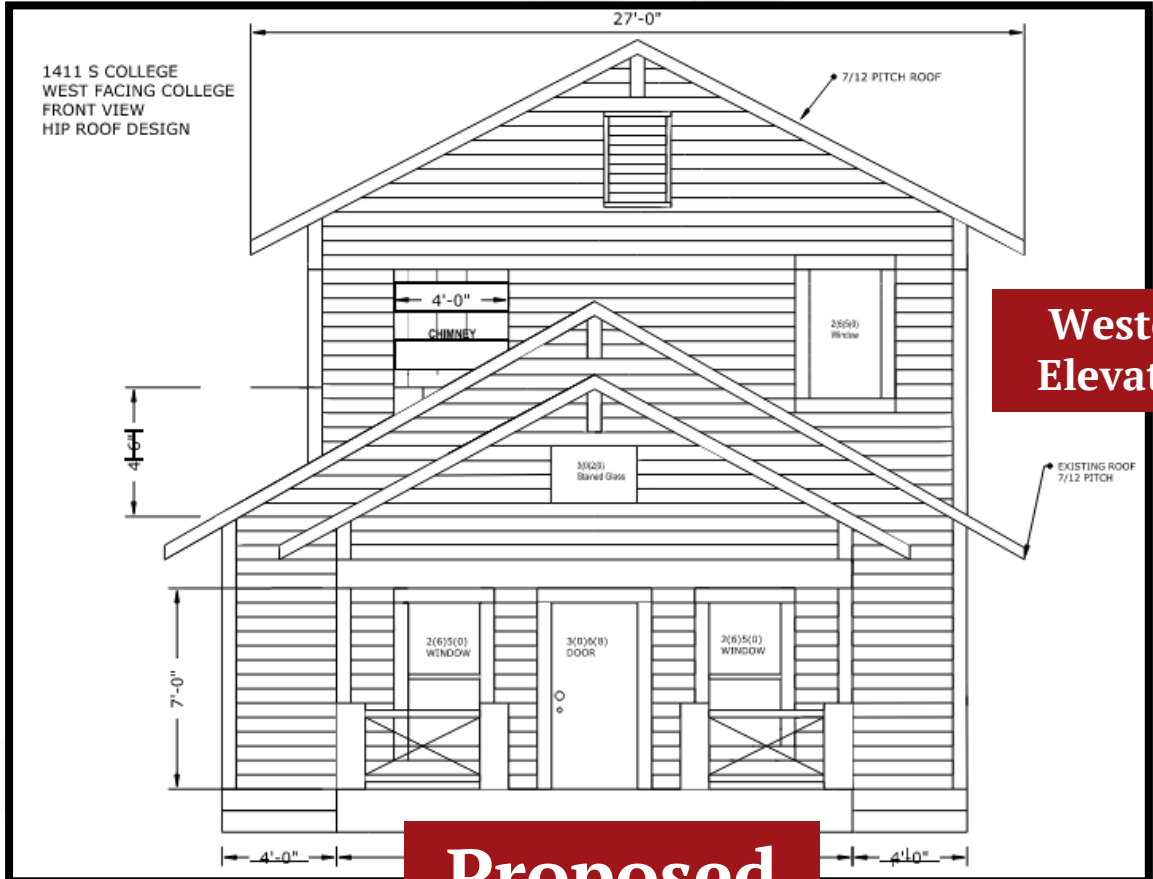
Current Context



Plans and Specifications - Elevations



Pre-Construction



Western Elevation

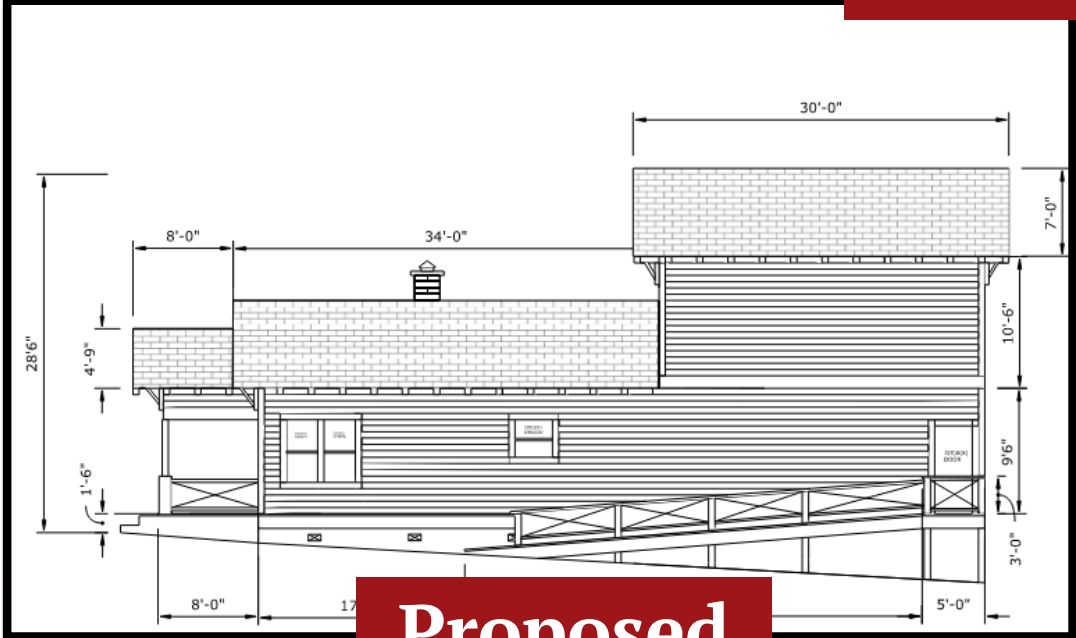
Proposed

Plans and Specifications - Elevations



Pre-Construction

**Southern
Elevation**



Proposed

Plans and Specifications - Elevations



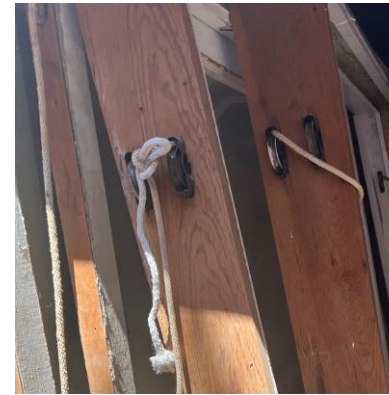
Pre-Construction



**Northern
Elevation**

Proposed

Plans and Specifications – Materials



Repurposed wood windows to be incorporated in the design

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Does Not Comply
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies
7. The overall character of the applicable historic overlay district is protected; and	Does Not Comply
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Design Guideline Compliance

Staff has determined that the proposed project complies with **5 of the 19** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
A.4. Avoid trying to change the overall appearance of a building by adding features and details that were never there before.	Does Not Comply	Although the property is designated by the City as a Medium Priority Structure, much of the architectural significance has been lost due to the addition and roof alteration that has already been constructed. The roofline alteration altered an important architectural feature and added a detail that was not there before. However, with the roofline being significantly altered, it is important to document these changes through something such as an archival document. This is to avoid the implication that the changes made are original to the home.
3.K. b. Avoid alterations that would damage historic features.	Partially Complies	The constructed roof additions altered historic features such as the existing form and roof profile of the home.
K.3.a. Additions should be located inconspicuously on the least character defining elevation.	Does Not Comply	The roof addition and alteration have impacted the primary, character-defining elevation of the home.

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Does Not Comply
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies
7. The overall character of the applicable historic overlay district is protected; and	Does Not Comply
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Staff Recommendation

The changes to the front facade of the home include both raising the height of the roof (an addition that adds to an existing street facing facade) and changing the orientation of the roof line (replacing and architectural feature with non-historic architectural feature). While the work seeking approval is coded as two separate scopes of work by the UDC one scope of work cannot occur without the other. As a result we are providing one recommendation on this request. Based on the findings listed above, staff recommends ***APPROVAL WITH the following CONDITIONS:***

- The applicant create an archival record of the construction that has already taken place and to document the original form of the structure.

This allows for the construction of the addition to continue but for the architectural history of the home to be documented. The constructed roof alteration has impacted the integrity of the home and limit its ability to continue to contribute to the District. The roof alteration will be indiscernible from the original architecture of the home. However, were the applicant to reverse the roofline alteration, a faux history would be created, which would further impact the integrity of the site.

City of Georgetown, Texas
Historic and Architectural Review Commission
April 10, 2025

SUBJECT:

Demolition Criteria and Definitions

SUGGESTED ACTION:

Presentation and discussion on criteria for demolitions within the Old Town and Downtown -- Sofia Nelson, Planning Director

ITEM SUMMARY:

At the March 13, 2025 meeting the commission appeared to reach consensus on updating the definition of demolition to state the following:

- Demolition for Historic Preservation Review: The complete destruction of a building or structure; or removal of more than 30 percent of the perimeter walls; or removal of a street-facing façade in its entirety

Additionally, the commission appeared to reach a consensus in recommending the following regarding criteria for approval:

- Economic hardship be removed as part of the adopted criteria of approval adopted to evaluate demolition requests
- All criteria be applicable to review a demolition rather than just one finding (i.e. loss of significance or public interest)

Draft language for the above direction is as follows:

Criteria for Approval for Relocation, Removal or Demolition of a Historic Landmark or Contributing Historic Structure.

In addition to the criteria for Certificates of Appropriateness in [Section 3.13.030](#), the Historic and Architectural Commission may approve an application for a demolition where it reasonably determines that there will be no significant negative impact to the historic district and the request for demolition is the order of last resort. The Historic and Architectural Commission shall consider the following criteria in its review:

1. The Historic and Architectural Review Commission shall use circumstances or items that are unique to the building or structure proposed to be relocated, removed or demolished when reviewing the application.
2. The Historic and Architectural Review Commission shall make the following findings when considering a request for demolition or relocation of a structure:
 - a. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district.
 - b. The applicant has established that the building or structure has undergone significant and irreversible changes, which have caused the building or structure to lose the historic, cultural or architectural significance, qualities or features which qualified the building or structure for such designation.
 - c. The applicant has demonstrated that any changes to the building or structure were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction, or lack of maintenance rising to the level of a demolition by neglect.

- d. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources.
- e. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances. It should be noted in determining the "substantial benefit" to the community that the beauty, charm and reputation of Georgetown is rooted in its Historic Character. Destroying that authentic character for a new improvement should be carefully considered when determining benefit.

The focus of this item is discussion on the questions that should be required of the applicant to answer as part of applying for a demolition request. The current draft is included in the attached design guidelines and includes the following:

HARC should consider the following when evaluating proposals to demolish or relocate historic resources:

1. Does the resource proposed for demolition or relocation have architectural and/ or historical significance?
2. What would be the effect on surrounding buildings of demolition or relocation of the resource?
3. What would be the effect on the Overlay District as a whole of demolition or relocation of the resource?
4. What would be the effect on safeguarding the heritage of the City of the demolition or relocation?
5. What has been the impact of any previous inappropriate alterations?
6. Is the demolition solely a matter of convenience?
7. Has the owner offered the property for sale?
8. Has the owner asked a fair price?
9. Has the property been marketed for a reasonable time?
10. Has the property been advertised broadly in a reasonable manner?
11. Has the owner sought the advice of a professional experienced in historic preservation work?
12. What would be the effect of open space in that location if the lot is to be left vacant?

Attachments:

- Historic Design Guidelines
- Draft UDC edits

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[Sec. 3.13.030. ___Certificate_of_Appropriateness_HARC_Approval.-3 redlines for demo criteria 0314.pdf](#)

[Design-Guidelines-Final-Ch-4.pdf](#)

Sec. 3.13.030. Certificate of Appropriateness—HARC Approval.

E. Additional Requirements for Relocation, Removal or Demolition of a Historic Landmark or Contributing Historic Structure.

Purpose: Only as a last resort should a historic structure be considered for demolition. HARC shall not consider or be persuaded to find loss of significance based on items that are not unique to the property in question (i.e. the current economic climate).

Application by the applicant shall include all the requirement outlined within the development manual and shall include detailed information demonstrating the request for demolition an order of last resort. In addition to the staff review process established in Section 3.13.030.A, applications for a Certificate of Appropriateness for the relocation, removal or demolition of a building or structure designated as a Historic Landmark or contributing historic structure shall be subject to the following additional review:

1. **Demolition Delay Period Certified Local Government (CLG) Program.**
 - a. Upon deeming the application complete, requests for a Certificate of Appropriateness for demolition of a Historic Landmark or contributing historic structure shall be subject to a 60-day demolition delay period. The Historic and Architectural Review Commission shall not take action on a request for demolition until the 60-day demolition delay period is complete.
 - b. During this 60-day delay period, the applicant shall coordinate with the Historic Preservation Officer to reach a satisfactory resolution that preserves the building or structure, or that preserves historic and significant architectural features that are unique to the building or structure, era or district.
 - c. The Historic Preservation Officer shall coordinate with local, county and other historic organizations to explore possibilities for preserving, to include the possible relocation of the structure.
 - d. The Historic Preservation Officer shall present the findings and resolution, if applicable, to the Historic and Architectural Review Commission with the request.
2. **Demolition Subcommittee Review.**
 - a. No later than the 30th day from deeming the application complete, the Historic and Architectural Review Commission's Demolition Subcommittee shall complete a walk-through of the building or structure proposed to be demolished or relocated with the Historic Preservation Officer and the applicant.
 - b. The Demolition Subcommittee shall review the application and analyze the building or structure to determine possibility of preservation and restoration, and appropriateness for demolition or relocation. In the event of demolition, the Demolition Subcommittee shall also create a list of historic salvageable materials identified during the walk-through.
 - c. The Demolition Subcommittee's report shall include a recommendation for final action.
3. **Responsibility of Final Action.**
 - a. In addition to the application, and the Historic Preservation Officer's report the Historic and Architectural Review Commission shall review the recommendation by the Demolition Subcommittee, conduct a hearing in accordance with the HARC's established procedures and state law, and take final action on the application within 35 days of the application hearing unless the applicant agrees to extend the time.

- b. As conditions of approval, the Historic and Architectural Review Commission may require historic materials to be salvaged, archival-quality photo-documentation, and/or architectural drawings of the building or structure proposed to be demolished or relocated similar to those required by the Historic American Buildings Survey to be submitted to the Historic Preservation Officer.

F. Criteria for Approval for Relocation, Removal or Demolition of a Historic Landmark or Contributing Historic Structure.

In addition to the criteria for Certificates of Appropriateness in Section 3.13.030, the Historic and Architectural Commission may approve an application for a demolition where it reasonably determines that there will be no significant negative impact to the historic district and the request for demolition is the order of last resort. The Historic and Architectural Commission shall consider the following criteria in its review:

1. The Historic and Architectural Review Commission shall use circumstances or items that are unique to the building or structure proposed to be relocated, removed or demolished when reviewing the application.
2. The Historic and Architectural Review Commission shall make the following findings when considering a request for demolition or relocation of a structure:
 - a. ~~Loss of Significance.~~
 - ~~i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and~~
 - ~~b. ii. The applicant has established that the building or structure has undergone significant and irreversible changes, which have caused the building or structure to lose the historic, cultural or architectural significance, qualities or features which qualified the building or structure for such designation; and~~
 - ~~c. iii. The applicant has demonstrated that any changes to the building or structure were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction, or lack of maintenance rising to the level of a demolition by neglect; and~~
 - ~~d. iv. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources; or~~
 - b. **Unreasonable Economic Hardship.**
 - ~~i. The applicant has demonstrated that the property owner cannot take reasonable, practical or viable measures to adaptively use, rehabilitate or restore the building or structure, or make reasonable beneficial use of, or realize a reasonable rate of return on a building or structure unless the building or structure may be demolished or relocated; and~~
 - ~~ii. The applicant must prove that the structure cannot be reasonably adapted for any other feasible use, which would result in a reasonable rate of return; or~~
 - ~~e. c. There is a compelling public interest that justifies relocation, removal or demolition of the structure. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances. It should be noted in determining the "substantial benefit" to the community that the beauty, charm and reputation of Georgetown is rooted in its Historic Character. Destroying that authentic character for a new improvement should be carefully considered when determining benefit.~~
3. **Relocation of a Structure to a Historic Overlay District.**

Commented [SN1]: Recommendation from HARC is to remove economic hardship as a qualifying factor for demolition. Much of this section is subjective and yield a situation where inconsistency occurs in applying this criteria.

In the event the building or structure is proposed to be relocated to a property in a Historic Overlay District, in addition to the above, the applicant must demonstrate the following with the application:

- a. The architectural compatibility of the relocated building or structure with adjacent buildings according to the applicable Historic District Design Guidelines and UDC standards for new construction; and
- b. The proposed siting, setback and other applicable site-specific treatments according to pertinent Historic District Design Guidelines and UDC standards of the applicable historic overlay district; and
- c. Relocation will not damage existing contributing historic buildings or structures, or the character of the Historic Overlay District.

(Ord. No. 2015-34, § 2(Exh. A), 5-12-2015; Ord. No. 2019-21, § 2(Exh. A), 4-9-2019; Ord. No. 2021-53, § 6(Exh. E), 7-27-2021)

4



CHAPTER 4 DEMOLITIONS & RELOCATION

Demolition is forever, and once a building is gone it takes away another piece of the City's character. Demolition of a historic building or resource that has most of its original design and features should only be an action of last resort.

Chapter 4 outlines the process for determining if demolition or relocation is an appropriate choice. Guidelines also describe recommendations for the documentation of buildings prior to demolition as well as building deconstruction so that historic materials may be salvaged for reuse.

HARC or the Historic Preservation Officer can delay or deny requests for demolition while seeking solutions for preservation and rehabilitation.

4.1 Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless one or more of the following conditions exist and if, by a finding of HARC or the HPO, the proposed demolition or relocation will materially improve or correct these conditions:

A. The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official.

The historic resource has been deemed hazardous to safety or health by the City of Georgetown. Upon such a determination the Historic Preservation Officer shall, to the extent feasible, collect documentation of the structure, including a property history, to determine if the loss of the structure would require mitigation through a written record of the property. This record is to be archived with other, similar documents of historic properties. The Historic Preservation Officer shall also determine whether monies or resources are available to either correct the identified deficiencies in the property, or to develop a plan for corrective action or stabilization, including consultation with design professionals on project feasibility.

B. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

The Historic Preservation Officer must be included in early meetings with the City to assist in the development and design to determine whether viable options exist to retain the property in the new design. It should be noted in determining the “substantial benefit” to the community that the beauty, charm and reputation of Georgetown is rooted in its Historic Character. Destroying that authentic character for a new improvement should be carefully considered when determining benefit.

C. Retention of the resource will cause undue financial hardship to the owner

When a governmental action, an act of God, or other events beyond the owner’s control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information:

C.1 For all structures and property:

- The past and current use of the structures and property;
- The name and legal status (e.g., partnership, corporation) of the owners;
- The original purchase price of the structures and property;
- The assessed value of the structures and property according to the two most recent tax assessments;
- The amount of real estate taxes on the structures and property for the previous two years;
- The date of purchase or other acquisition of the structures and property;
- Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two years;
- All appraisals obtained by the owner or applicant within the previous two years in connection with the owner's purchase, financing or ownership of the structures and property;
- Any listing of the structures and property for sale or rent, price asked and offers received;
- Any consideration given by the owner to profitable adaptive uses for the structures and property;
- Any replacement construction plans for proposed improvements on the site;
- Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- The current fair market value of the structure and property as determined by a qualified appraiser.
- Any property tax exemptions claimed in the past five years.

C.2 For income producing structures and property:

- Annual gross income from the structure and property for the previous two years;
- Itemized operating and maintenance expenses for the previous two years; and
- Annual cash flow, if any, for the previous two years.

C.3 Additional Information

In the event that the Historic & Architectural Review Commission (HARC) determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the HPO shall notify the owner. Failure by the owner to submit such information to the HPO within 15 days after receipt of such notice, which time may be extended by HARC, may be grounds for denial of the owner's claim of unreasonable economic hardship.

C.4 Low-Income Homeowners.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, HARC, at its own discretion, may waive some or all of the required information and/or request substitute information that the resident homeowner may obtain without incurring any costs.

4.2 HARC should consider the following when evaluating proposals to demolish or relocate historic resources:

- 1.** Does the resource proposed for demolition or relocation have architectural and/or historical significance?
- 2.** What would be the effect on surrounding buildings of demolition or relocation of the resource?
- 3.** What would be the effect on the Overlay District as a whole of demolition or relocation of the resource?
- 4.** What would be the effect on safeguarding the heritage of the City of the demolition or relocation?
- 5.** What has been the impact of any previous inappropriate alterations?
- 6.** Is the demolition solely a matter of convenience?
- 7.** Has the owner offered the property for sale?
- 8.** Has the owner asked a fair price?
- 9.** Has the property been marketed for a reasonable time?
- 10.** Has the property been advertised broadly in a reasonable manner?
- 11.** Has the owner sought the advice of a professional experienced in historic preservation work?
- 12.** What would be the effect of open space in that location if the lot is to be left vacant?

4.3 Loss of Historic Significance or Integrity

- A.** If, based on the evidence presented, HARC or HPO finds that the structure or property is no longer historically, culturally, architecturally or archaeologically significant they may make a determination of approval of the demolition. In making this determination, HARC or the HPO must find that the owner has established that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation.
- B.** Additionally, HARC or the HPO must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.
- C.** HARC shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

4.4 Order of Last Resort

Only as a last resort should a historic structure be considered for demolition.

- A.** Where a structure must be razed, then a record shall be made of it prior to demolition. This shall include:
 - 1.** Applicants shall document buildings, objects, sites or structures which are intended to be demolished with two bound copies and one digital copy of the property photos, property ownership, records of notable persons or events and any other information pertinent to the property history bound into a single document with table of contents. All photos shall be clear and high resolution so that the design, appearance, character, materials and condition of the structure are clear. Applicants may also provide copies of the digital photos.
 - 2.** The applicant shall provided a measured set of drawings that includes floor plans and elevations with dimensions.
 - 3.** Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed viable by the HPO for other preservation and restoration activities.
- B.** The required archive record and/or salvage plan of the property for inclusion in the City's records must be submitted to the City prior to the issuance of the Certificate of Appropriateness.
- C.** See the Unified Development Code for provisions related to proposed demolition and/or relocation of historic structures.

4.5 Relocation of a Historic Structure

Moving historic buildings is usually undertaken to save them from demolition or to fulfill the objectives of a preservation or revitalization plan. Often these two objectives complement each other; a historic building or structure threatened with demolition or surrounded by a setting that is incompatible can be relocated into a compatible environment and rehabilitated to a compatible use.

A. No contributing historic structure shall be moved out of the historic overlay district unless an archive record is first made according to the criteria in Section 4.4. Contributing historic structures should only be approved for relocation outside of the historic overlay districts when relocation is the only feasible option aside from demolition.

B. No contributing historic structure shall it be repositioned on its lot unless there is historic evidence of a different location on the lot.

C. A structure being moved into the historic districts should be compatible in style. The Downtown and Old Town Districts contain architectural styles that span from National Folk to Victorian to Ranch Style. Several of the houses have agricultural buildings associated with them including barns and smaller outbuildings. Some residences have small garages that housed early automobiles. Generally, the styles commonly seen in the districts and discussed in Chapters 1 and 3 would be appropriate.

D. Upon approval of the relocation, the building will be considered protected and contributing to the historic overlay districts and subject to review and approval as directed in the UDC.

E. The proposed siting for a relocated main building shall be consistent with the surrounding structures and context.

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City of Georgetown, Texas
Historic and Architectural Review Commission
April 10, 2025

SUBJECT:

Discussion Items

SUGGESTED ACTION:

General updates, and Commissioner questions and comments -- Sofia Nelson, Planning Director

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

N/A