Notice of Meeting of the
Historic and Architectural Review Commission
of the City of Georgetown, Texas
June 11, 2026

The Georgetown Historic and Architectural Review Commission will meet on June 11, 2026 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 Liaisor 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.

At the time of posting, no one had signed up to speak on an item not on the agenda.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the May 14, 2026 regular HARC meeting -- Shelly Holcomb, Planning Specialist

1.B 1100 Southwestern Blvd., (2026-18-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 1100 Southwestern Blvd. bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2026-18-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.C Discussion Items

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

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 _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

_____

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
June 11, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the May 14, 2026 regular HARC meeting -- Shelly Holcomb, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Shelly Holcomb, Planning Department

ATTACHMENTS:
05.14.2026 HARC Minutes Final.pdf

Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, May 14, 2026

The Georgetown Historic and Architectural Review Commission met on Thursday, May 14, 2026 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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:
Present were: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Crystal Wetter, Phil Rotheram

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 mee ng is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.
At the time of posting, no one had signed up to speak on an item not posted on the agenda.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the April 23, 2026 Regular HARC meeting -- Shelly Holcomb, Planning Specialist

Moved by Evan Hein; seconded by Linda Burns to Approve the minutes from the April 23, 2026 HARC meeting..

Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Crystal Wetter, Phil Rotheram
Voting Against: None

1.B 1407 Elm St, (2026-17-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition (2026-17-COA) -- Hunter Gould, Associate Planner

Hunter Gould, Associate Planner, presented the staff report.

The sales manager for the fencing company hired for the project, Loren Albanese, approached the dais speaking in regards for the homeowner of 1407 Elm St to request approval for an 8’ fence to essentially provide a level of privacy and to block the direct line of sight to the neighbor across the street which is a two-story home. The backyard and the pool are directly visible from multiple rental units. The fence will be aesthetically pleasing and completely replaced, not just adding 2’ onto the existing fence. The posts will only be visible on the inside of the fence, so full cedar will be the only thing seen from the street. The homeowner was given an option to plant privacy trees, however, they were informed this was a right of way, so the trees could get ripped out at any time for a sidewalk to be placed.

Chair Cash opened and closed the public hearing as no one had signed up to speak on the item.

Commissioner Burns shared that HARC approved everything that happened across the street for what was supposed to be a forever home, but it has unfortunately turned into a rental property and feels that the homeowner deserves the approval of the fence.

Commissioner Hein shared that he supports this and it is very common for HARC to support fences like this, especially those with a pool and feels there is a need for a privacy fence here.

Chair Cash shared that she feels the same way and given the fact that the 6’ fence has already been approved, they are simply looking for a replacement for something that has already been approved.

Commissioner Rotheram stated that he agrees with the comments and asked if it was the same owners as the prior HARC approval of the 6’ fence. It was confirmed it was.

Commissioner Lemanski shared that she would echo the other commissioners and that this would actually be an improvement.

Moved by Linda Burns; seconded by Evan Hein to Approve as presented.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Crystal Wetter, Phil Rotheram
Voting Against: None

1.C 203 S. Main Street, (2026-11-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) new building construction, and a setback reduction to allow for an encroachment of 1' into the required side setback for the property located at 203 S. Main Street, bearing the legal description of .1609 out of Block 2, Lo 1 (SW/PT), Whittle Addition (2026-11-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Allyson Iiams, Preservation and Redevelopment Program Manager, presented the staff report.

The applicant, Rosa Conde 203 S Main St, approached the dais. Conde shared her reasons for wanting a carport that included protection for her car from weather and trees.

Commissioner Hein commented that he is in favor of the project as it is low-profile and doesn't see it having a negative impact on the neighborhood.

Chair Cash opened and closed the public hearing as no one had signed up to speak on the item.

Chair Cash shared that like Commissioner Hein, she feels that with the structure being so far from the front of the property line, she does not have an issue with it.

Moved by Stuart Garner; seconded by Evan Hein to Approve as presented.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Crystal Wetter, Phil Rotheram
Voting Against: None

1.D Discussion Items
General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
June 11, 2026

SUBJECT:
1100 Southwestern Blvd., (2026-18-COA)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 1100 Southwestern Blvd. bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2026-18-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC approval for a demolition that results in the loss in the total square footage of the existing Medium Priority resource identified in the Historic Resource Survey located outside a Historic Overlay District.

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 0, 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. 4 of the 8 criteria were not applicable to the proposed project.

Public Comments: 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 (97 notices), and 3 signs were posted on-site. To date, staff has received 1 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
2026-18-COA HARC Presentation.pdf
2026-18-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 Comment.pdf
Exhibit 6 - Demo Subcommittee Findings and Recommendation.pdf

1100 Southwestern Blvd. 2026-18-COA

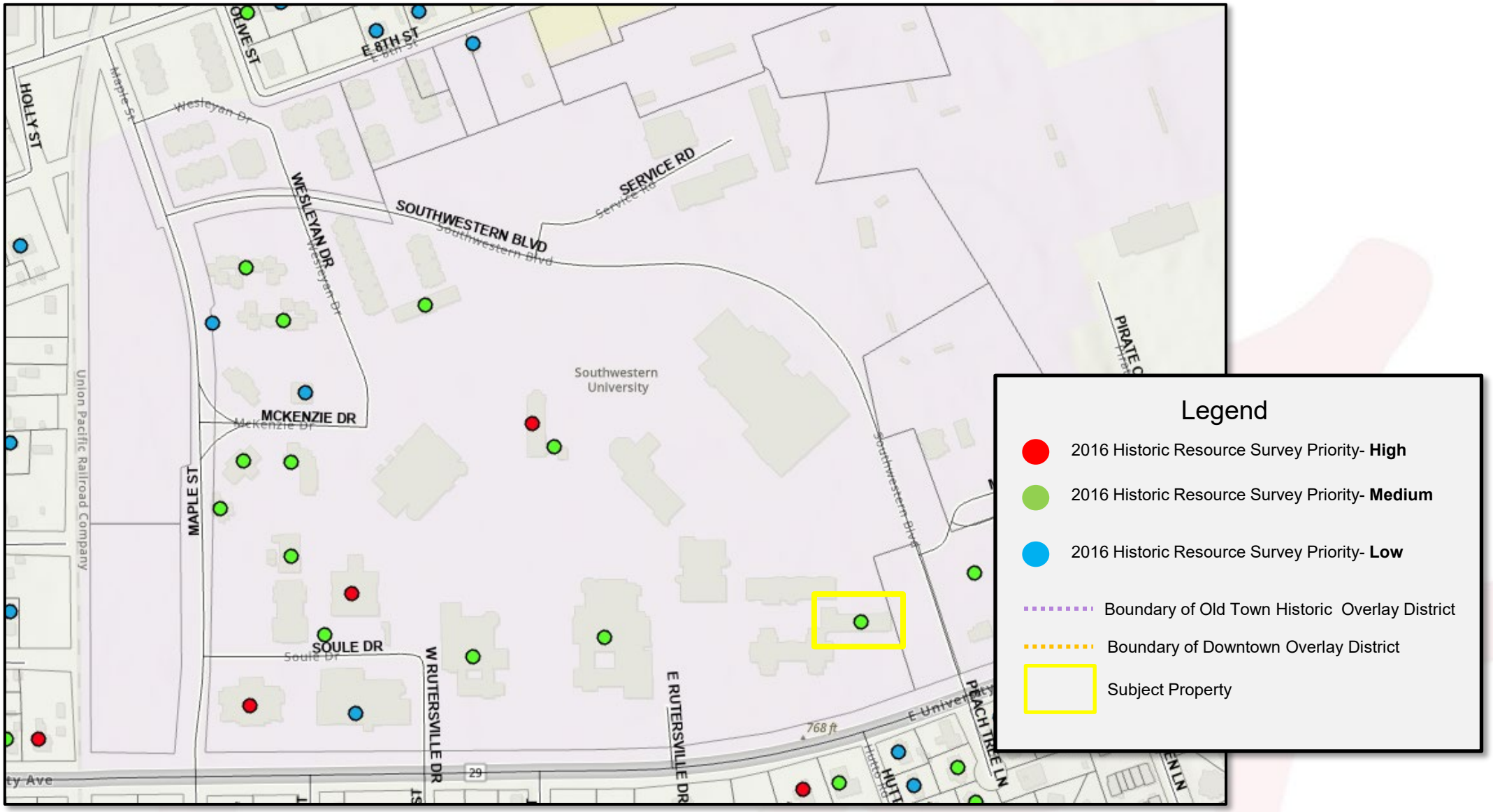
June 11, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

GEORGETOWN TEXAS

Item Under Consideration

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 1100 Southwestern Blvd., bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2026-18-COA) –Allyson Iiams, Preservation & Redevelopment Program Manager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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

2016 Survey







Historic Photos







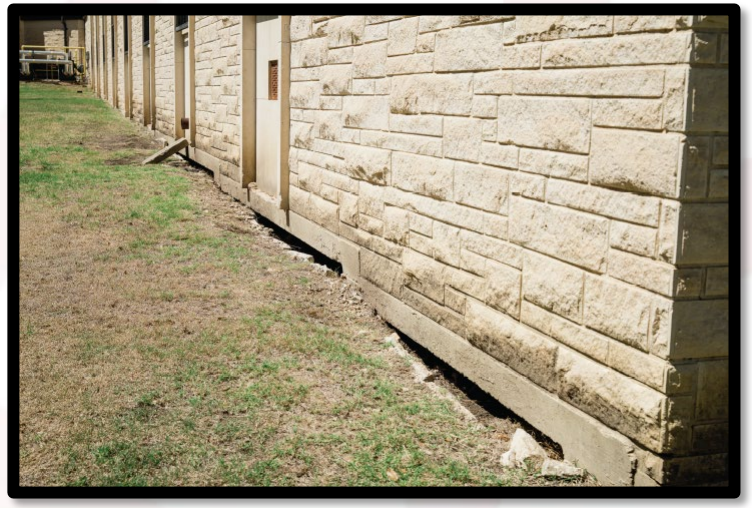
Current Context











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;	Not Applicable
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;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Does Not comply
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Not Applicable
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 ***4 of the 6*** applicable Historic District Design Guidelines in ***Chapter 4.*** A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
A. The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official.	**Does Not Comply**	Each structure has not been constituted as a hazard to the safety of the public or the occupants as determined by the Building Official.
4.3 Loss of Historic Significance or Integrity	**Does Not Comply**	While the structure was modified via an addition that connected it to the Mabee Residence Hall, the Historic Resource Survey recognized that modification, and continued to indicate that despite the alteration, the structure is significant and contributes to the neighborhood character.

Approval Criteria – UDC Section 3.13.030F.

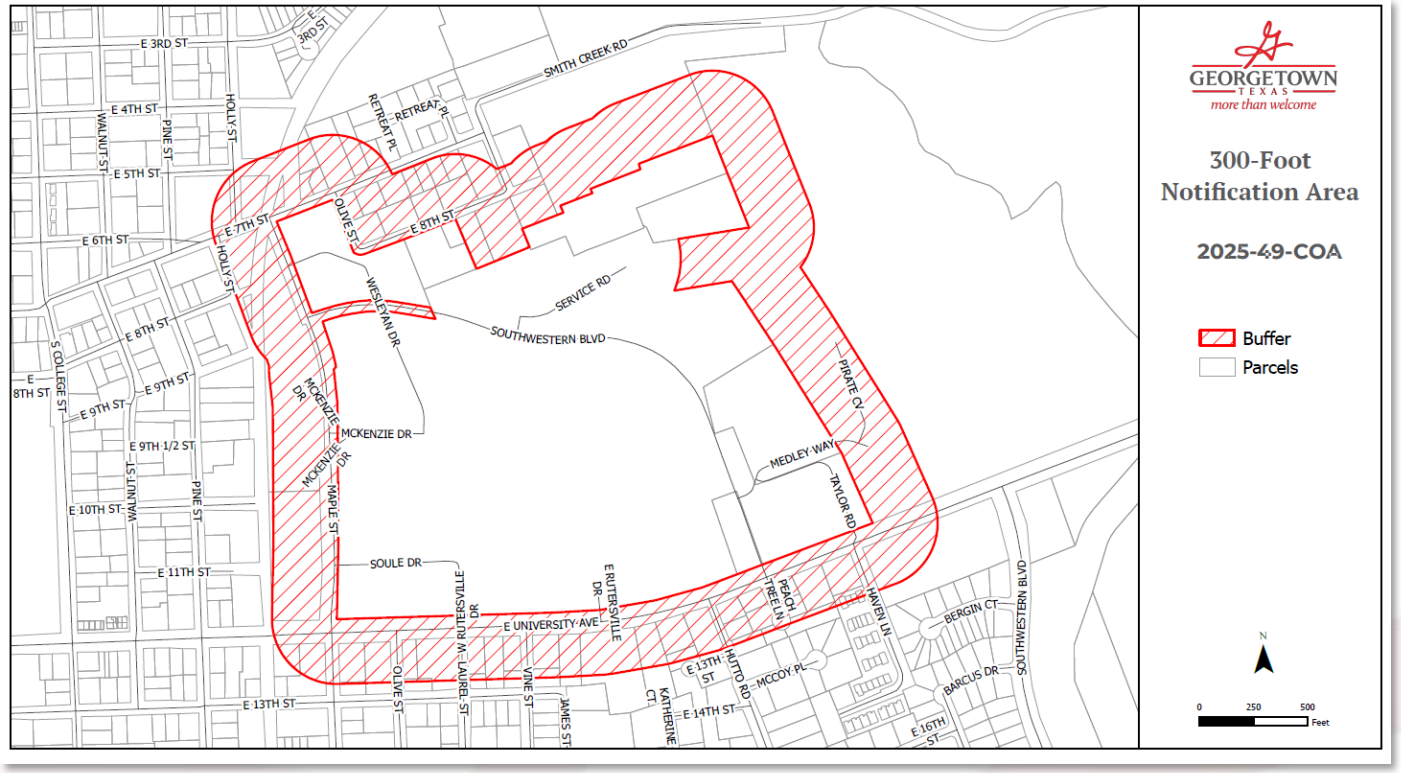
Criteria	Staff's Finding
1. a. Loss of Significance. i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and ii. The applicant has established that 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 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 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;	Does Not Comply

Approval Criteria – UDC Section 3.13.030F.

Criteria	Staff's Finding
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	Complies
c. There is a compelling public interest that justifies the relocation, removal, or demolition of the structure.	Does Not Comply

Public Notification

- 97 notices mailed
- 6 signs posted
- To date, staff has received:
  - 1 written comments IN FAVOR
  - 0 written comments OPPOSED



Demolition Subcommittee Recommendation

April 27, 2026 - Subcommittee Meeting

The Demolition Subcommittee report includes a recommendation of approval.

Staff Recommendation

Based on the findings listed in the staff report, staff recommends ***APPROVAL*** of the request. Evidence of economic hardship is supported by a cost estimate for rehabilitation that would result in an estimated break-even outlook of 260 years.

HARC Motions to Consider

- Approve
- Deny
- Approve with conditions
- Postpone

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *June 5, 2026*
File Number: *2026-18-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 1100 Southwestern Blvd. bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2026-18-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name:	*Clark Residence Hall Removal*
Applicant:	*Southwestern University c/o Facilities Management*
Property Owner:	*Southwestern University*
Property Address:	*1100 Southwestern Blvd.*
Legal Description:	*71.68 acres out of the W.M. Addison Survey*
Historic Overlay:	*N/A*
Case History:	*N/A*

HISTORIC CONTEXT

Date of Construction:	*1962*
Historic Resources Survey Level of Priority:	*Medium*
National Register Designation:	*N/A*
Texas Historical Commission Designation:	*N/A*
Notable Property Owners/Events:	*Southwestern University*

APPLICANT'S REQUEST

HARC:

- ✓ Demolition of one Medium Priority resources (Clark Hall) identified in the Historic Resource Survey located outside a Historic Overlay District

STAFF ANALYSIS

Present Property Description:

Clark Hall is a residence hall located on the south side of Southwestern's campus and is outside of the Historic Overlay Districts. It is located at Hwy 29 and Southwestern Blvd. The structure is identified as a Medium Priority Historic Resource building and was constructed in 1962.

The building is a three-story Post-War Modern rectangular building clad in limestone with a flat parapet roof. It has a one-story entry wing with a shed roof and a double door entry with sidelights and a transom. A modification to the building exterior includes a later connection to the adjoining residence hall through an addition to the primary façade.

Applicant's Justification

As stated in the Letter of Intent, the applicant states that due to its historic nature, the structure lacks modern electrical, plumbing, air-conditioning, fire systems, and material safety regulations. Routine maintenance of the structure has been limited due to a risk of exposing and dispersing asbestos. An effort to renovate the property and abate asbestos and lead would result in a significant cost, with an anticipated break-even outlook of 260 years.

Design Guideline 4.1. states a demolition 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:

- 4.1A. The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official.
- 4.1.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.
- 4.1.C. Retention of the resource will cause undue financial hardship to the owner.

The applicant has submitted the application under one of the three potential conditions justifying the request:

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

Staff notes that an undue financial hardship is an event beyond control of the property owner wherein all feasible alternatives to eliminate the financial hardship, which may include moving or selling the historic resource, should have been attempted and exhausted by the property owner. Staff notes that selling or moving the historic resource would not be possible due to the resource being centrally located within the campus (making selling impractical) and that the size of the structure is prohibitive for moving the structure.

Archival and Material Salvage

Additionally, the applicant has stated their intent to create a complete and detailed archival record of the property and the building. A partial archive of each building has been provided to the Historic Preservation Officer.

Demolition Subcommittee Findings

On April 27, 2026 the Demolition Subcommittee, city staff and the applicant met to review application materials and make findings included in the attached Demolition Subcommittee report (Exhibit 6). During the site visit, the applicant emphasized the existence of mold and asbestos, along with concerns about the structure not meeting current building codes related to safety and ADA compliance. The Demolition Subcommittee report includes a recommendation of approval.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *4 of the 6* applicable Historic District Design Guidelines in *Chapter* 4 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 4 – DEMOLITIONS & RELOCATION	
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	**Does Not Comply** Each structure has not been constituted as a hazard to the safety of the public or the occupants as determined by the Building Official.

GUIDELINES	FINDINGS
CHAPTER 4 – DEMOLITIONS & RELOCATION	
stabilization, including consultation with design professionals on project feasibility.	
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.	**Complies** The applicant states that the building is not currently up to modern living standards as desired by students. The applicant has provided a cost estimate with a plan for renovating the interior of the structure to bring the interior up to modern standards. Staff does note that alternatives to demolition, such as selling the property or relocating it are not practical due to it being centrally located to Southwestern's campus and its size being a significant deterrent to relocation.
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,	**Complies** The applicant has provided a plan for renovating the structure that includes a cost estimate to bring the structure to state that would be desirable for modern students. In addition to the cost estimate, the applicant has provided an estimated rate of return, which indicates a break-even outlook of 260 years.

GUIDELINES	FINDINGS
CHAPTER 4 – DEMOLITIONS & RELOCATION	
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.	
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.	**Does Not Comply** While the structure was modified via an addition that connected it to the Mabee Residence Hall, the Historic Resource Survey recognized that modification, and continued to indicate that despite the alteration, the structure is significant and contributes to the neighborhood character.
B. Additionally, HARC or the HPO must find that such changes were not caused either directly or indirectly by the owner, and were	**Complies** The integrity of the structure appears to remain intact. The existing condition of the

GUIDELINES	FINDINGS
CHAPTER 4 – DEMOLITIONS & RELOCATION	
not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.	building reflects its age and use rather than an act of neglect on the part of the property owner.
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:	**Complies** The applicant has stated in the provided letter of intent the intention to submit an archival record for the buildings proposed to be demolished. An archival record for each building has been provided to staff that satisfies Design Guidelines 4.4A. and 4.4B.
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 provide 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	

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.

Historic and Architectural Review Commission

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;	**Complies** The application is complete with sufficient information for staff's review.
2. Compliance with applicable design standards of this Code;	**Not Applicable** Design standards adopted in the UDC are not applicable for the request of a demolition.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Does Not Comply** Due to the demolition of the buildings, the request Does Not Comply with Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Complies** The proposed demolition of the structure meets the Design Guidelines in that proper justification demonstrating the demolition is justified by an unreasonable economic hardship, that is quantified through a cost estimate for rehabilitation as well as a statement regarding the estimated return on investment.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Does Not Comply** The structure is significant to the history of Southwestern and to the community as a whole. Removal will impact the integrity of the site.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Not Applicable** No new buildings or additions are proposed with this application. The proposed infill development will be located outside of the Historic Overlay Districts.
7. The overall character of the applicable historic overlay district is protected; and	**Not Applicable** The structures are located outside of the Historic Overlay Districts.

SECTION 3.13.030 CRITERIA	FINDINGS
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable** Signage is not included with this request.

In addition to the approval criteria listed above, the HARC must also consider the following criteria for a request for COA for Demolition or Relocation of a Historic Structure:

SECTION 3.13.030.F CRITERIA	FINDINGS
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 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 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 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;	**Does Not Comply** i. Evidence that the building is no longer architecturally or historically significant has not been found. ii. Evidence that the building has undergone significant or irreversible changes to cause the building to lose its historic or architectural significance has not been found. iii. The changes to the building over time, to include the connection to Mabee Hall via an addition is indicated in the HRS as not having a significant impact on the integrity of the structure or site. iv. The building does not currently contribute a historic overlay district. The building does contribute to the area as Medium Priority resource that has retained its architectural integrity over time.
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	**Complies** The applicant has demonstrated that the property owner cannot take practical measures to rehabilitate or restore the building. The applicant has expressed the significant costs associated with rehabilitation or relocation; and provided an estimated rate of return.

SECTION 3.13.030.F CRITERIA	FINDINGS
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	
c. There is a compelling public interest that justifies the relocation, removal, or demolition of the structure.	**Does Not Comply** The applicant has not demonstrated a compelling public interest in the demolition of the structures. While the City and the public have expressed support for the long-range efforts of the University, evidence that a rehabilitation of the building would not yield a reasonable rate of return has not been provided.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends ***APPROVAL*** of the request. Evidence of economic hardship is supported by a cost estimate for rehabilitation that would result in an estimated break-even outlook of 260 years.

PUBLIC NOTIFICATION

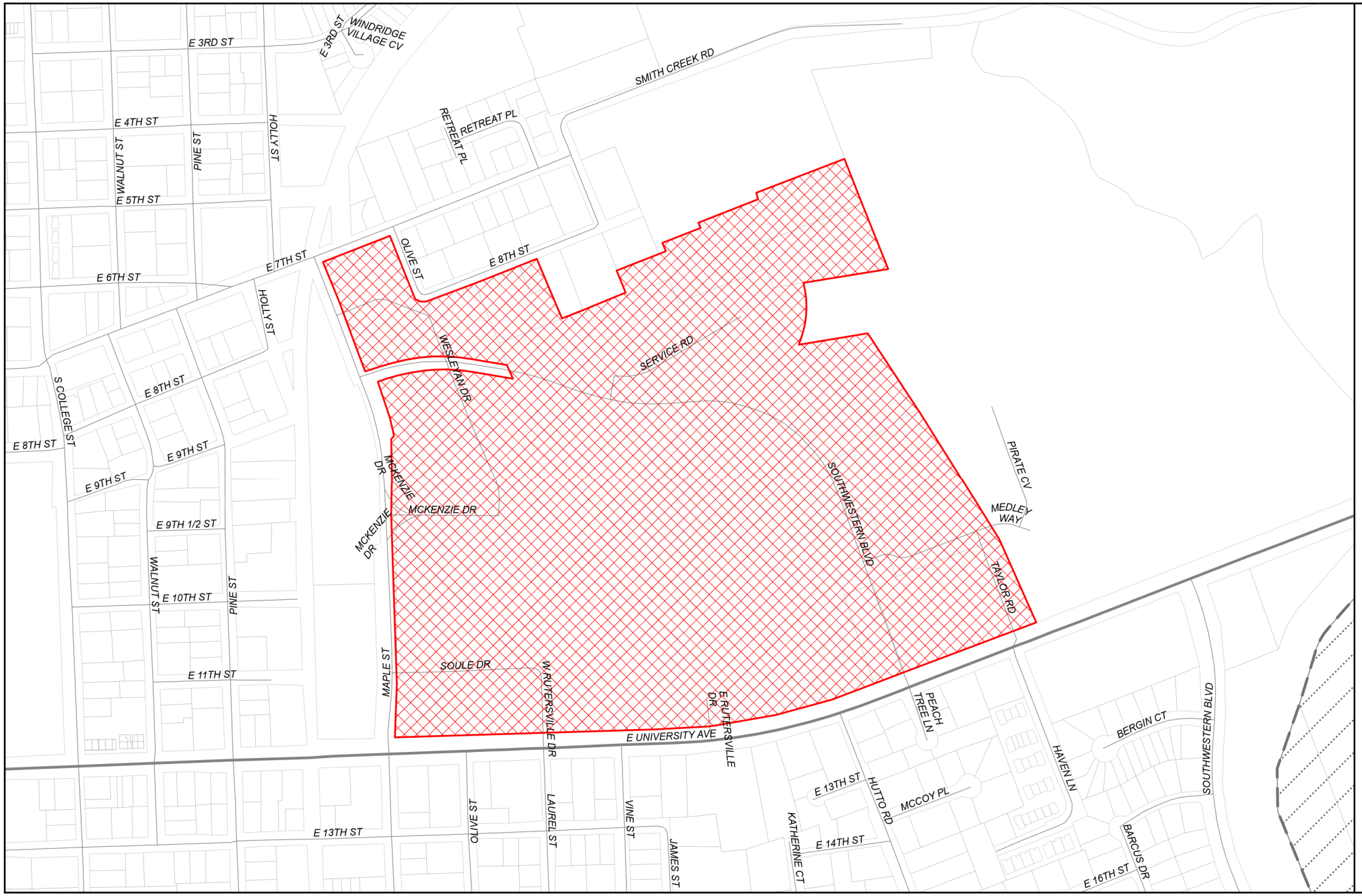
As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (97 notices), and 6 signs were posted on-site. To date, staff has received 1 written comments in favor and 0 in opposition to the 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
Exhibit 6 – Demolition Subcommittee Findings

SUBMITTED BY

Allyson Iiams, Preservation & Redevelopment Program Manager



GEORGETOWN TEXAS
more than welcome

Location

2026-18-COA

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet

SOUTHWESTERN UNIVERSITY

April 6, 2026

City of Georgetown Historic and Architectural Review Commission
Allyson Iiams, Preservation and Redevelopment Program Manager

Re: Ernest Clark Residence Hall - Demolition Request

This letter is to request a Certificate of Appropriateness for the demolition of the uninhabited Southwestern University dormitory building located at 1100 Southwestern Blvd. in Georgetown, TX. See Exhibit A – Location. The Ernest Clark Residence Hall (formerly "Ernest L. Kurth Hall) was designed and constructed in a time before modern electrical, plumbing, air-conditioning, fire systems, and materials safety regulations. See Exhibit B – Record. Routine maintenance has been severely restricted by the risk of exposing and dispersing encapsulated asbestos. See Exhibit C – Asbestos.

FINANCIAL BURDEN OF REHABILITATION

Southwestern recently commissioned a detailed estimate for the rehabilitation of a 46,000sf dormitory. See Exhibit D – Costs. The estimate indicated a budget over $30M to bring the building fully into compliance with modern building and life-safety codes. This cost/area ratio for rehabilitation is about $650/sf. Applying this cost model to the 22,100sf Clark Hall for 90 residents, results in a price tag of appx. $14.4M. Based on student housing fee models for this building, gross revenue could only be increased by $55K/year if Clark was an active housing option, resulting in an optimistic break-even outlook of 260 years.

ADAPTIVE REUSES CONSIDERED

The rehabilitation price point of $650/sf remains excessive even for other uses that have been considered for the building including (non-revenue generating) faculty and administration offices. Both of which would require the same asbestos and lead abatement, central air-conditioning, fire systems, and accessibility modernization. Adaptive reuse would place faculty and staff offices far from other academic buildings and squarely in a student residential area which does not meet the needs of university staff, faculty, or students. See the color coding of Exhibit A – Location.

Thank you for your time and consideration.

Trenton H. Jacobs, LEED AP
Campus Architect & Director of Projects
Facilities Management

1001 East University Avenue, Georgetown, Texas 78626 512.863.6511 southwestern.edu

HISTORIC STRUCTURE DOCUMENTATION



Clark (Kurth) Hall

SOUTHWESTERN UNIVERSITY

Introduction

The building, known as Clark (Kurth) Hall, located at 1100 Southwestern Blvd. in Georgetown, Texas was constructed in 1962. It was identified in the 2016 HRS as a medium priority structure. The medium-priority category is for those structures which:

- Are valuable resources that add to the area's overall character and contribute moderately to an understanding of local history or border historical patterns
- Are typical examples of common building forms or architectural styles from the late-nineteenth century to the mid-twentieth century
- May also encompass significant properties that have experienced deterioration or have undergone moderate alterations that detract from their integrity

The Clark (Kurth) Hall building is an example of a three-story, Post-war Modern style with local stone veneer and references to classical architectural details. This style prioritizes clean lines, affordability, and showcases industrial materials like aluminum, steel, plywood, and concrete masonry units. Large, floor-to-ceiling windows are intended to connect the indoor and outdoor environments.

Clark (Kurth) Hall, since its construction, has served as a dormitory.

Location Map

The property at 1100 Southwestern Blvd. is located on the campus of Southwestern University.



Google aerial map image showing the location 1100 Southwestern Blvd. on the campus of Southwestern University. Image below is a closer view of the building.



Property Information Sheet

Address: 1100 Southwestern Blvd., Georgetown, TX 78626

Historic Context: Located to the west of Southwestern Blvd. and north of University Ave.

Estimated Construction Year: 1962 (based on Southwestern University Records)

Size: 22,095 sq ft.

Architect/Builder: George Page (Page Sutherland Page)

ASSOCIATION WITH NOTABLE PERSONS:

The Ernest Clark (Kurth) Residence Hall was originally named after Ernest Kurth. It was renamed in June 2020 in honor of Ernest Clark, Southwestern's first Black student and graduate.

Ernest L. Kurth (1885–1960) was an East Texas lumberman, industrial leader, and longtime supporter of higher education. As head of the Angelina County Lumber Company, he expanded its operations and contributed to the development of the southern pine industry, including efforts to produce newsprint from southern yellow pine through the Southland Paper Company. Kurth was also active in civic and educational initiatives, serving for more than three decades on the Board of Trustees at Southwestern University and supporting the institution through his leadership and philanthropy. His tenure overlapped with a period of significant institutional and social change.

Ernest L. Clark (1947–2023) holds an important place in Southwestern University's history as the institution's first African American student and graduate. He enrolled in 1965, after participating in the Negro Fine Arts School, a program that introduced Black students in the region to music education and campus life. Clark earned his degree in music in 1969 and was active in campus organizations, including band, choir,

and Mask & Wig. After graduating, he built a long career as a music educator in the Dallas Independent School District, teaching tens of thousands of students and contributing to music education across the region.

The architect for the building was George Page. George Page was an architect and partner in the Texas firm Page Southerland Page, which played a significant role in shaping the built environment of Austin and other communities across the state during the mid-twentieth century. He joined the firm founded by his brother, Louis Page, in 1939, helping expand both its scope and identity; the firm's name was subsequently changed to Page Southerland Page as its work diversified into educational, civic, commercial, and medical buildings. Through this expansion, George Page contributed to the firm's growing influence. His work reflects a period of architectural development in Texas marked by increasing institutional growth, modernization, and the integration of design with engineering practices. George Page, like Cameron Fairchild before him, served as the university architect from about 1960-1980.

Historic Significance/Features

Example of a Post-war Modern three-story rectangular building clad in limestone. The front entrance features a common area with large floor-to-ceiling windows. Known as Clark Hall, it is listed in the 2007 and 2016 Historic Resource Survey. Changes have been made to the building, including the connection of the common area to a later dormitory building. The interior was renovated in 1998 to refresh the hallways. It is listed as a medium priority as the property retains a relatively high degree of integrity in addition to the property being significant and contributing to neighborhood character.

Clark (Kurth) Hall was built to accommodate Southwestern University's growing enrollment. In 1959, President Finch reported to the Board of Trustees that the university had reached its maximum capacity of 634 students and that one hundred fully qualified women had been turned away due to a lack of space. In response to this demand, the Board authorized Finch to begin planning a new all-female dormitory.

George Page of Page Southerland Page was selected to design the building. Clark (Kurth) Hall was planned as a separate three-story limestone structure to house ninety-two women, with a target completion date of September 1, 1961, in time for the fall semester.

Construction was delayed due to additional precautions needed to secure stable footings, following issues encountered during the construction of Alma Thomas Theater. As a result, the dormitory was not completed until spring 1962.

Since its completion, Clark (Kurth) Hall has continuously served as a residence hall for Southwestern University students.

Historic Resources Survey

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	E University Ave	2016 Survey ID:	124083 N
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	

SECTION 1

Basic Inventory Information

Owner/Address SOUTHWESTERN UNIVERSITY, P.O. BOX 542016, , OMAHA,NE 68154

Current/Historic Name: Ernest L. Kurth Residence Hall/None

Latitude: 30.634452 Longitude -97.66249

Legal Description (Lot/Block): AW0021 ADDISON, WM. SUR., ACRES 71.648, [R090926, WCAD ID: R038797

Addition/Subdivision: AW0021 - Addison, Wm. Sur.

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local: ☐ Other

Architect: George Page, Page Southerland Page Builder:

Construction Date: 1962 ☑ Actual ☐ Estimated Source: Southwestern University Course Catalog, 2014-2015

Function

Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☑ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☑ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Recorded by: CMEC Date Recorded 5/9/2016



Photo direction: Northwest

Note: See additional photo(s) on page 4

Historic Resources Survey

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 124083 N
2016 Preservation Priority: Medium
Local District:

SECTION 2

Architectural Description

General Architectural Description:
Three story, Post-War Modern institutional building clad in limestone with a flat roof with a parapet. It has a one-story entry wing with a shed roof and a double door entry with sidelights and a transom.

☑ Additions, modifications: Connected to the J.E. & L.E. Mabee Residence Hall via an addition

☐ Relocated

Stylistic Influence(s)

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☑ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Structural Details

Roof Form
☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☑ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials
☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☐ Asphalt ☑ Other: Unknown: not visible

Wall Materials
☐ Brick ☐ Stucco ☑ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows
☑ Fixed ☐ Wood sash ☐ Double hung ☑ Casement ☐ Metal sash ☐ Decorative Screenwork ☑ Other: Wood

Doors (Primary Entrance)
☐ Single door ☑ Double door ☑ With transom ☑ With sidelights ☐ Other:

Plan
☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☑ Rectangular ☐ Other

Chimneys
Specify # 0
☐ Interior ☐ Exterior ☑ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES
Form: ☑ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☐ Other

Support ☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☑ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☐ Other:

Materials: ☐ Metal ☐ Wood ☐ Fabric ☑ Other: None

# of stories: 3 Basement: ☐ None ☐ Partial ☐ Full ☑ Unknown

Ancillary Buildings
Garage Barn Shed Other:

Landscape/Site Features
☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

Historic Resources Survey

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	E University Ave	2016 Survey ID:	124083 N
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	

SECTION 3

Historical Information

Associated Historical Context:

☐ Commerce	☐ Communication	☐ Agriculture	☐ Architecture	☐ Arts
☐ Immigration/Settlement	☐ Law/Government	☐ Education	☐ Exploration	☐ Health
☐ Religion/Spirituality	☐ Science/Technology	☐ Military	☐ Natural Resources	☐ Planning/Development
		☐ Social/Cultural	☐ Transportation	☐ Other

Applicable National Register (NR) Criteria:

- ☐ A — Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B — Associated with the lives of persons significant in our past
- ☐ C — Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D — Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

Level of Significance: ☐ National ☐ State ☐ Local

Integrity: ☑ Location ☐ Design ☑ Materials ☑ Workmanship ☑ Setting ☑ Feeling ☑ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☑ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☑ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☑ Yes ☐ No ☐ Not known **Type:** ☐ HABS ☑ Survey ☐ Other

Documentation details	2007 ID:	1208	1984 ID: Not Recorded
2007 survey	2007 Survey Priority:	Low	1984 Survey Priority: Not Recorded

General Notes: Architect source: "Campus Construction Marks New Year," The Megaphone, January 12, 1962, 1. (Notes from 2007 Survey: surrounded by new buildings)

Questions?

Contact Survey Coordinator
History Programs Division, Texas Historical Commission
512/463-5853
history@thc.state.tx.us

TEXAS HISTORICAL COMMISSION
real places telling real stories

Historic Resources Survey

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	E University Ave	2016 Survey ID:	124083 N
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	

Additional Photos

Photo Direction East



Photo Direction Southwest



Historical Images





Historical Images





Building Images





Building Images





Building Images





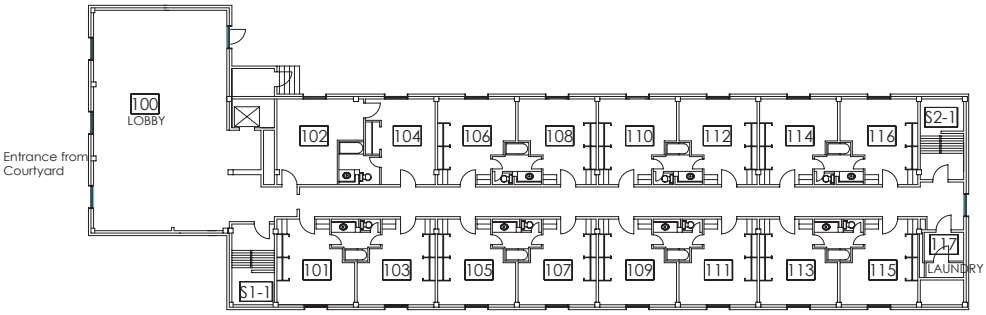
Building Images



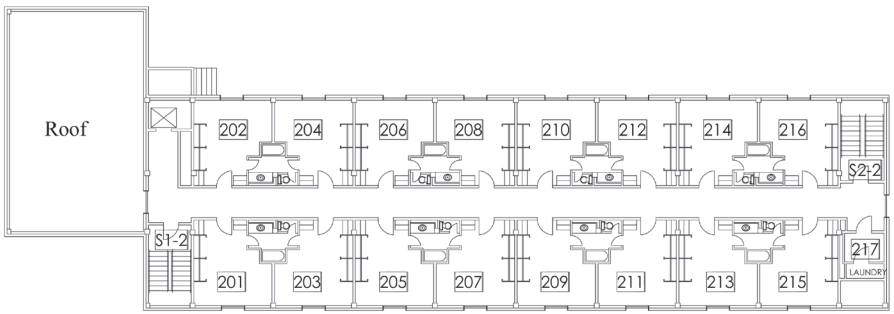


Floor Plan

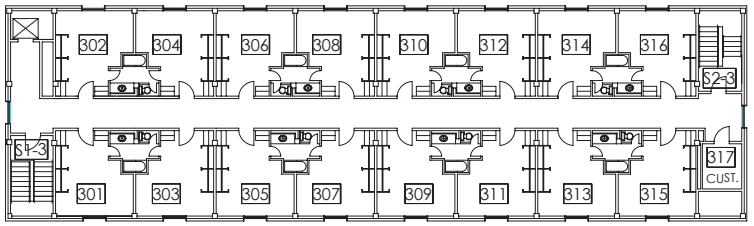
First Floor



Second Floor



Third Floor



Building Images





Building Images





Building Images





Building Images





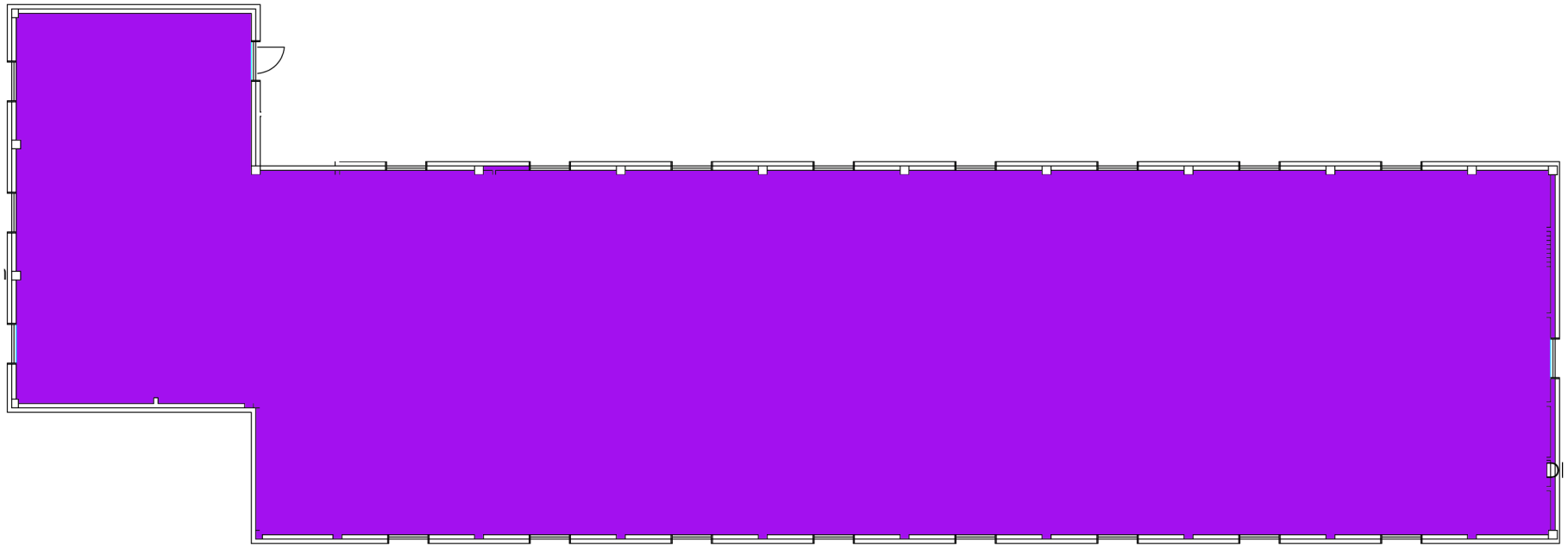


Building Images









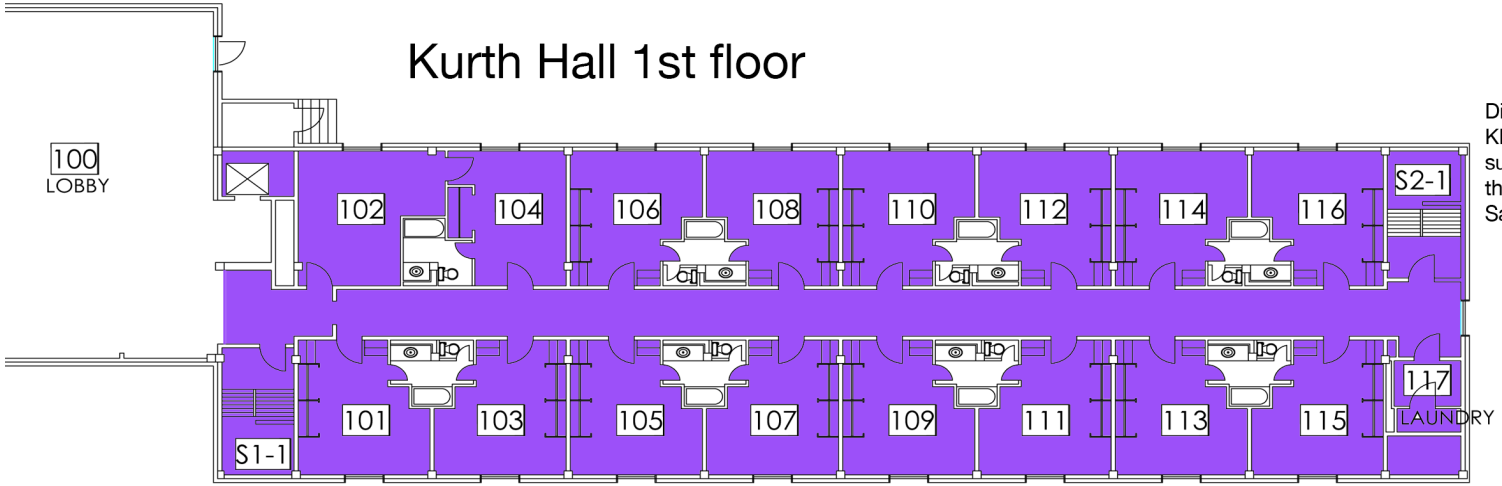
Kurth Hall Basement

Disclaimer: This drawing represents only materials that are KNOWN to contain asbestos. If you find a material that you suspect to contain asbestos that is not shown here or on the building drawings, contact the Southwestern University Safety Office.

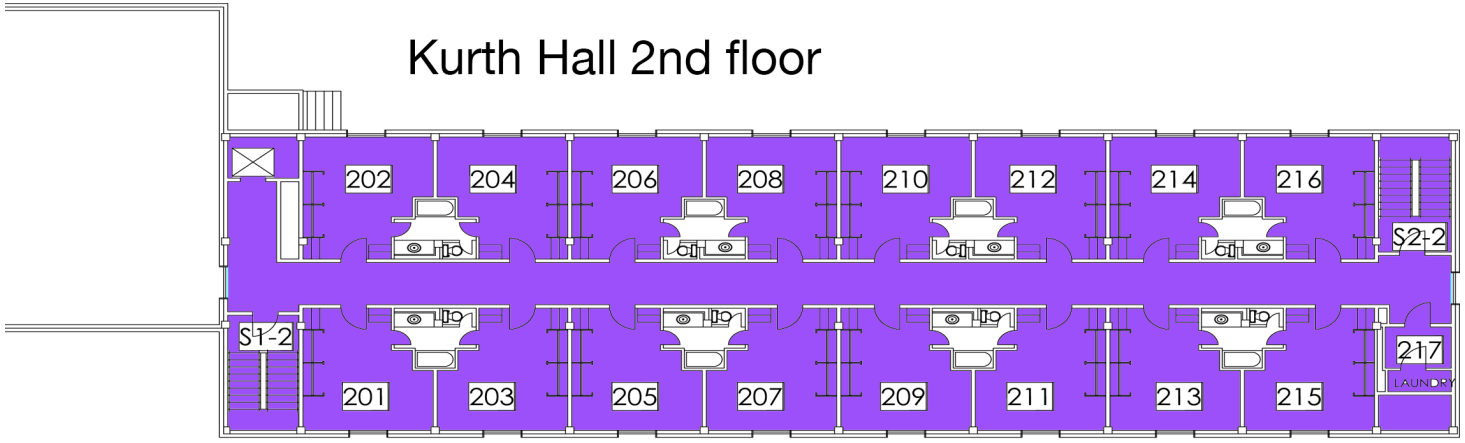
ACM - Pipe Mastic (HVAC and Plumbing)

Note: Asbestos was detected in the white HVAC piping mastic over the insulation in the crawl space and basement mechanical room.

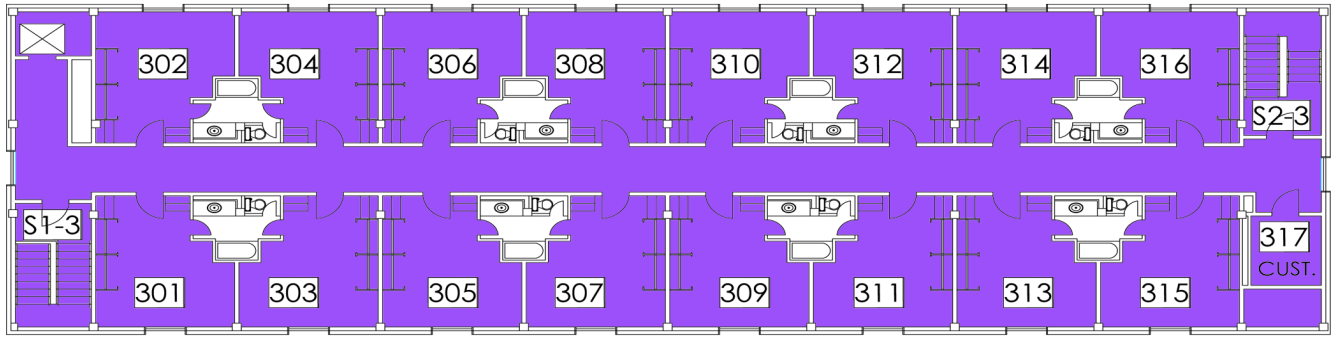
Kurth Hall 1st floor



Kurth Hall 2nd floor



Kurth Hall 3rd floor



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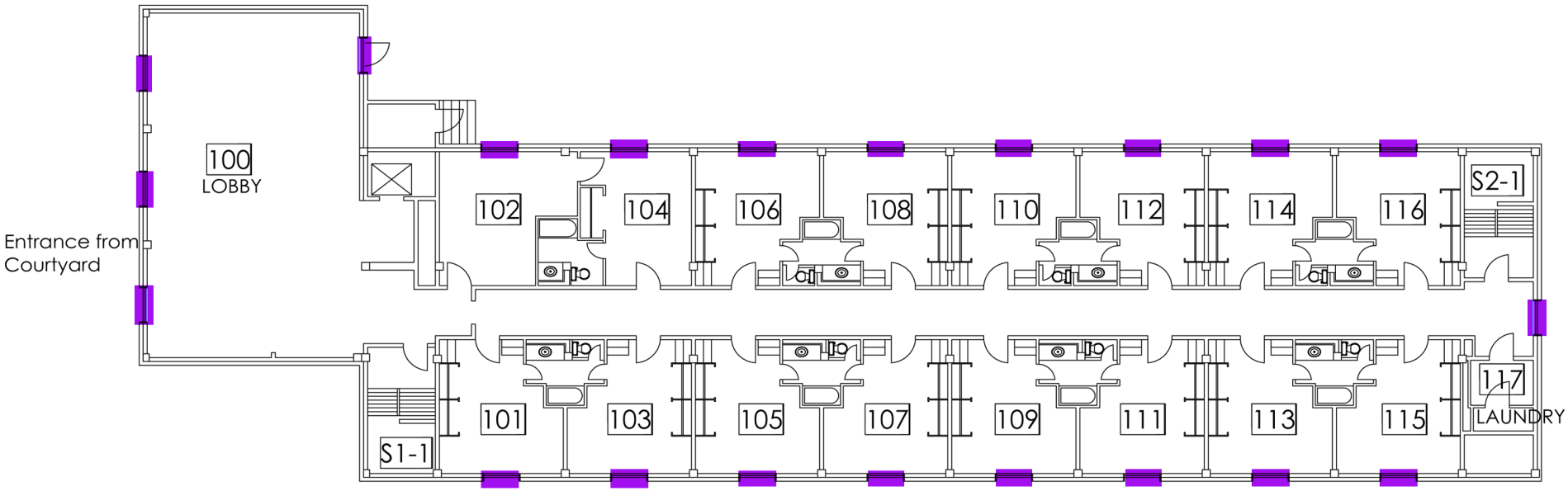
ACM - VAT and Floor Mastic

VAT POS and Mastic POS

Mastic only POS

VAT only POS

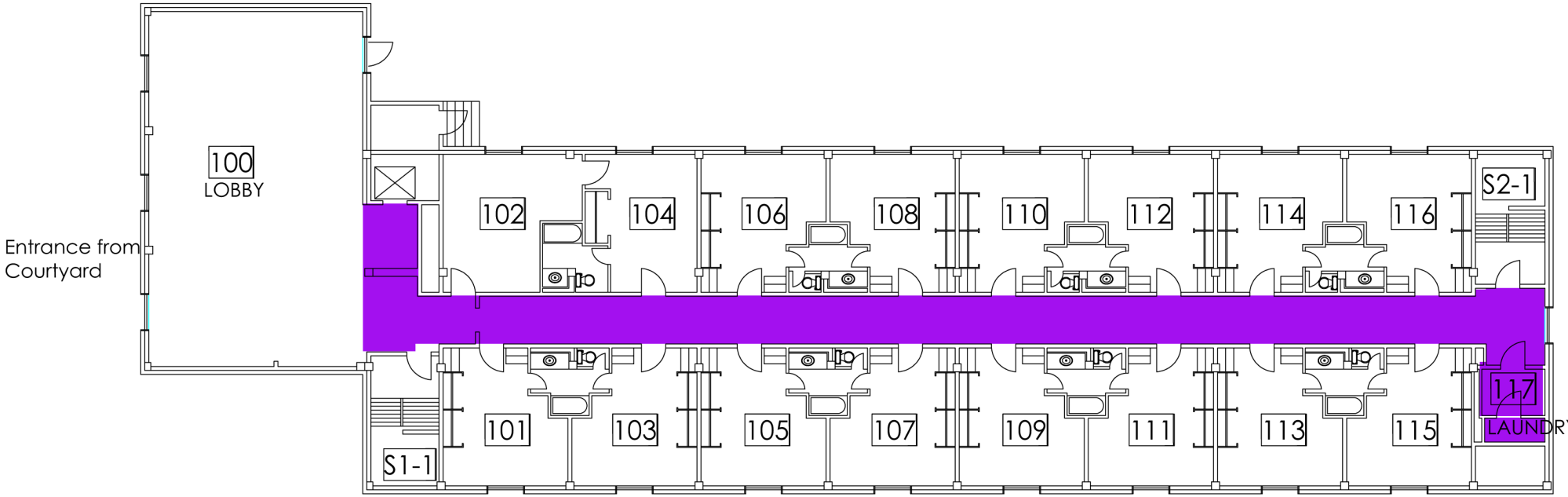


ACM Windows

KURTH HALL - FIRST FLOOR

Location of Windows containing asbestos materials (caulk/glaze)

Disclaimer: This drawing represents only materials taht are KNOWN to contain asbestos. If you find a material that you suspect to contain asbestos that is not shown here or on the buliding drawings, contact the Soutwhestern University Safety Office.



KURTH HALL - FIRST FLOOR

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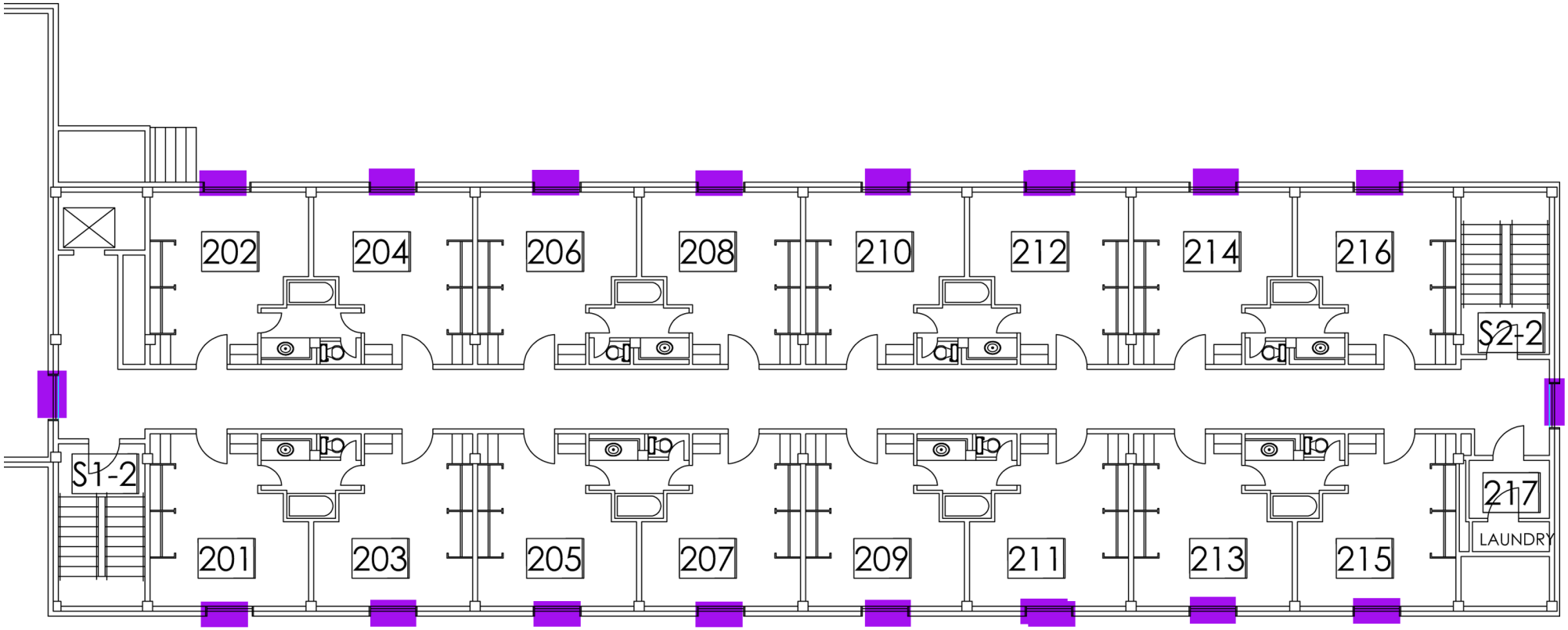
ACM Ceilings

(Overspray above ceiling tile)

Location of ACM ceiling



KURTH HALL - SECOND FLOOR

ACM Windows

Location of Windows containing asbestos materials (caulk/glaze)

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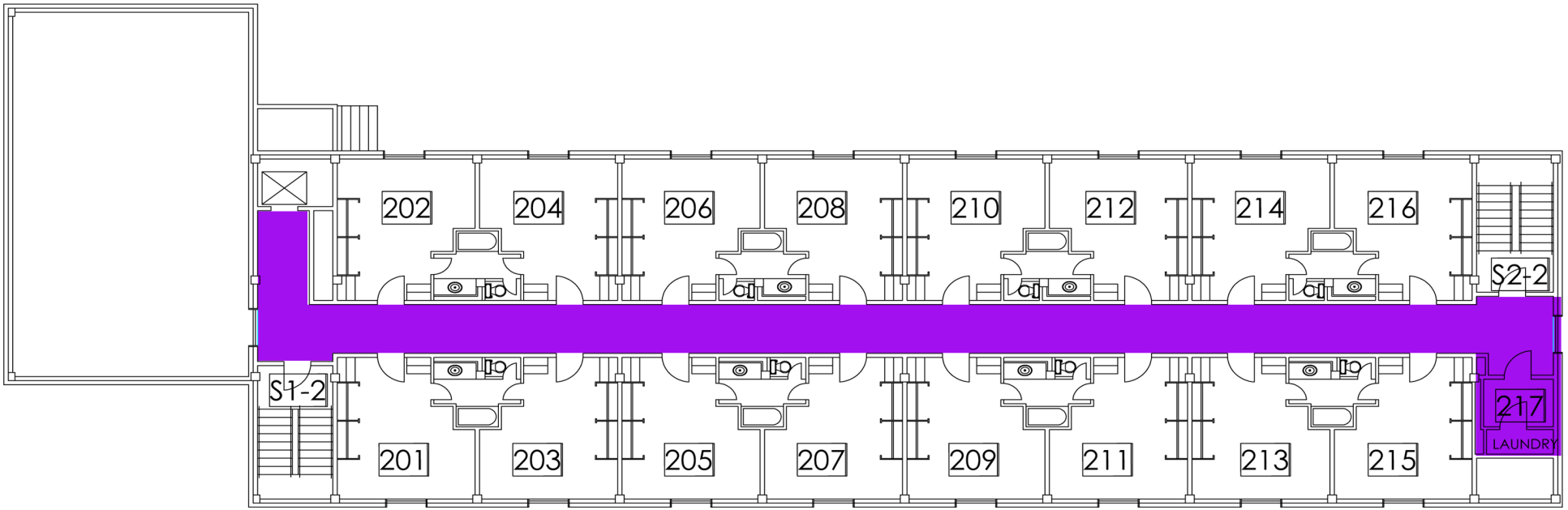

KURTH HALL - SECOND FLOOR

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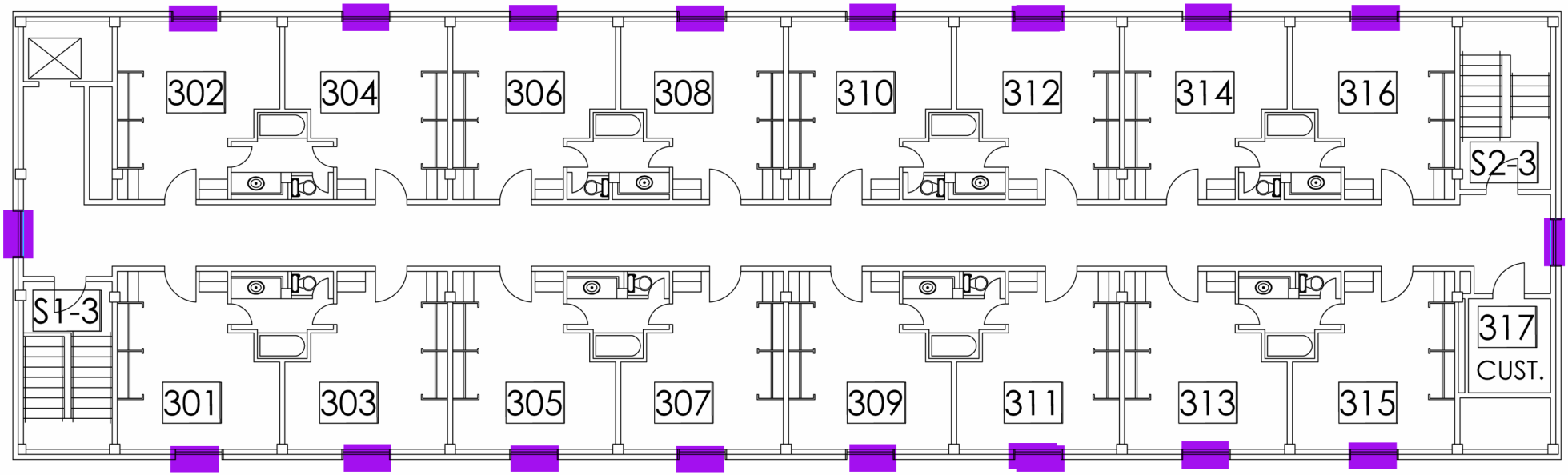
ACM Ceilings

(Overspray above ceiling tile)

Location of ACM ceiling



KURTH HALL - THIRD FLOOR

ACM - Windows

Location of Windows containing asbestos materials (caulk/glaze)

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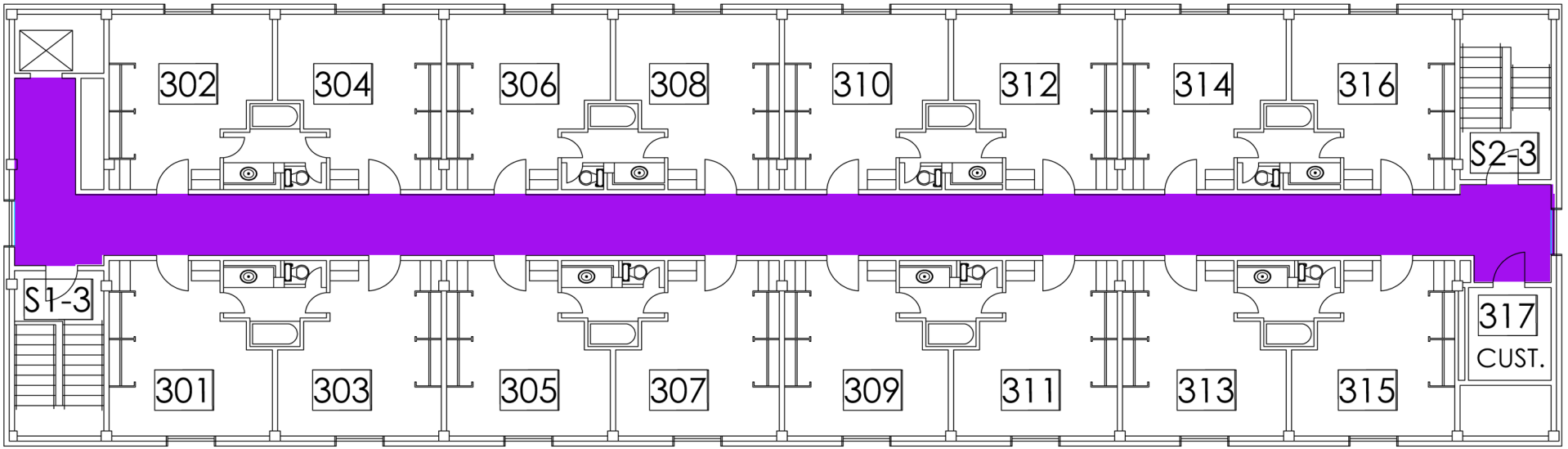

KURTH HALL - THIRD FLOOR

Disclaimer: This drawing represents only materials that are KNOWN to contain asbestos. If you find a material that you suspect to contain asbestos that is not shown here or on the building drawings, contact the Southwestern University Safety Office.

ACM Ceilings

(Overspray above ceiling tile)

Location of ACM ceiling

TPB Budget Items (BP-01, Exhibit 01)

Project Name:	MABEE HALL - RENOVATION AND REMEDIATION
Project Phase:	CONCEPTUAL ESTIMATE
Accountable PM (APM):	Alex Gonzalez
Accountable AM-VP (AM):	Andy Siefker/Andres Villegas

A	**Real Estate**			**-**
	1	Property Costs		-
	2	Closing Cost		-
	3	Projected Interest		-
	4	Professional Fees (Due Diligence)		-
	5	Holding Costs		-
	6	Rent Credit		-
	7	Site Surveys		-
	8	Other		-
B	**Professional Services**			**1,845,177**
	1 **Project Management**			**644,571**
	A	Project Management Fee	3.00%	644,571
	B	Project Management Reimbursables	0.00%	Incl Above
	C	Other	0.00%	-
	2 **Programming & Planning Study**			-
	A	Programming & Planning Fee	0.00%	Incl. in A/E
	B	Programming & Planning Reimbursables	0.00%	Incl. in A/E
	C	Other	0.00%	-
	3 **Design**			**1,200,606**
	A	A/E Basic Design Fees	8.00%	603,148
	B	A/E Reimbursables	10.00%	60,315
	C	Additional Fees for Contingencies	0.00%	-
	D	Architectural Renderings/Model	0.00%	-
	E	Design Contingency	5.00%	IN CONST.
	F	Additional Services/Special Studies (A/E Contract)	2.50%	537,143
	G	Additional Consultants (A/E Contract)	0.00%	-
	H	Other		-

C	**Construction**			**21,485,713**
1		New Construction Cost of Work		21,485,713
2		Renovation Cost of Work	0.00%	IN CONST.
3		Update As-Built Drawings	0.00%	IN CONST.
4		Construction Contingency	0.00%	IN CONST.
5		Cash Allowances	0.00%	IN CONST.
6		Off-Site Work	0.00%	IN CONST.
7		Owner Procured Insurance (OCIP)	0.00%	IN CONST.
8		Pre-Construction Services	0.00%	IN CONST.
9		Other	0.00%	IN CONST.
D	**Support Expenses (Owner Procured)**			**483,429**
1		Moveable Furniture	0.00%	-
2		Special Equipment	1.15%	247,086
3		Test and Air Balance	0.25%	53,714
4		Material Testing	0.35%	75,200
5		HazMat Survey	0.00%	-
6		Geotechnical	0.15%	32,229
7		Traffic Study	0.00%	-
8		Art	0.00%	-
9		Furniture Consultant	0.00%	IN A/E
10		Special Equipment Consultant	0.00%	-
11		Sustainable/LEED Consultant	0.00%	-
12		Thermal Energy Consultant	0.00%	-
13		Audio/Visual Consultant	0.00%	IN A/E
14		Telecommunications Consultant	0.00%	IN A/E
15		Security Consultant	0.00%	IN A/E
16		Abatement Consultant/Hazardous Material Testing/Monitor	0.00%	-
17		Acoustics Consultant	0.00%	IN A/E
18		ADA/TDLR Consultant	0.00%	IN A/E
19		Constructability Reviews/Consultant	0.00%	IN A/E
20		NFPA/Life Safety Consultant	0.00%	IN A/E
21		SWPPP Consultant	0.00%	-
22		Wayfinding Consultant	0.00%	-
23		Consultant Reimbursables	0.00%	-
24		Printing & Reprographics	0.10%	21,486
25		Postage & Shipping	0.05%	10,743
26		Other	0.20%	42,971

E	**Technology**			**-**
1		Data - Hardware & Equipment	0.00%	-
2		Data - Software	0.00%	-
3		Audio/Visual	0.00%	-
4		Telecommunications	0.00%	-
5		Security	0.00%	-
6		Special Equipment	0.00%	-
7		Other	0.00%	-
F	**Miscellaneous Expenses**			**1,052,800**
1		Capital Campaign Cost	0.00%	-
2		Advertising & Bid	0.05%	10,743
3		Easements	0.00%	-
4		Utilities and Energy Management	0.00%	-
5		Utility Relocation	0.00%	IN CONST.
6		TDLR Review	0.00%	-
7		Permits & Fees	0.15%	32,229
8		State Remodel Tax	0.00%	-
9		HazMat Abatement	0.00%	IN CONST.
10		Signs/Graphics/Wayfinding	0.00%	IN CONST.
11		VOC Testing	3.10%	666,057
12		Parking and Transportation	0.00%	-
13		Historical Commissioning	0.00%	-
14		Relocation/Moving Expenses	0.25%	53,714
15		Commissioning	1.35%	290,057
16		Move Costs	0.00%	-
17		Other	0.00%	-
G	**Contingencies**			**5,371,428**
1		Program/Project Contingency	25.00%	5,371,428
2		Other		-
H	**Total Project Budget**			**30,238,546**

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	E University Ave	2016 Survey ID:	124083 N
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	

SECTION 1

Basic Inventory Information

Owner/Address SOUTHWESTERN UNIVERSITY, P.O. BOX 542016, , OMAHA,NE 68154

Current/Historic Name: Ernest L. Kurth Residence Hall/None

Latitude: 30.634452 Longitude -97.66249

Legal Description (Lot/Block): AW0021 ADDISON, WM. SUR., ACRES 71.648, [R090926, WCAD ID: R038797

Addition/Subdivision: AW0021 - Addison, Wm. Sur.

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local: ☐ Other

Architect: George Page, Page Southerland Page Builder:

Construction Date: 1962 ☑ Actual ☐ Estimated Source: Southwestern University Course Catalog, 2014-2015

Function

Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☑ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☑ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Recorded by: CMEC Date Recorded 5/9/2016



Photo direction: Northwest

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 124083 N
2016 Preservation Priority: Medium
Local District:

SECTION 2

Architectural Description

General Architectural Description:
Three story, Post-War Modern institutional building clad in limestone with a flat roof with a parapet. It has a one-story entry wing with a shed roof and a double door entry with sidelights and a transom.

☑ Additions, modifications: Connected to the J.E. & L.E. Mabee Residence Hall via an addition

☐ Relocated

Stylistic Influence(s)

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☑ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Structural Details

Roof Form
☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☑ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials
☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☐ Asphalt ☑ Other: Unknown: not visible

Wall Materials
☐ Brick ☐ Stucco ☑ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows
☑ Fixed ☐ Wood sash ☐ Double hung ☑ Casement ☐ Metal sash ☐ Decorative Screenwork ☑ Other: Wood

Doors (Primary Entrance)
☐ Single door ☑ Double door ☑ With transom ☑ With sidelights ☐ Other:

Plan
☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☑ Rectangular ☐ Other

Chimneys
Specify # 0 ☐ Interior ☐ Exterior ☑ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES
Form: ☑ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☐ Other

Support ☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☑ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☐ Other:

Materials: ☐ Metal ☐ Wood ☐ Fabric ☑ Other: None

# of stories: 3 Basement: ☐ None ☐ Partial ☐ Full ☑ Unknown

Ancillary Buildings
Garage Barn Shed Other:

Landscape/Site Features
☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 124083 N
2016 Preservation Priority: Medium
Local District:

SECTION 3

Historical Information

Associated Historical Context:

- ☐ Commerce
- ☐ Immigration/Settlement
- ☐ Religion/Spirituality
- ☐ Communication
- ☐ Law/Government
- ☐ Science/Technology
- ☐ Agriculture
- ☐ Education
- ☐ Military
- ☐ Social/Cultural
- ☐ Architecture
- ☐ Exploration
- ☐ Natural Resources
- ☐ Transportation
- ☐ Arts
- ☐ Health
- ☐ Planning/Development
- ☐ Other

Applicable National Register (NR) Criteria:

- ☐ A — Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B — Associated with the lives of persons significant in our past
- ☐ C — Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D — Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

Level of Significance: ☐ National ☐ State ☐ Local

Integrity: ☑ Location ☐ Design ☑ Materials ☑ Workmanship ☑ Setting ☑ Feeling ☑ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☑ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☑ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☑ Yes ☐ No ☐ Not known **Type:** ☐ HABS ☑ Survey ☐ Other

Documentation details	2007 ID:	1208	1984 ID: Not Recorded
2007 survey	2007 Survey Priority:	Low	1984 Survey Priority: Not Recorded

General Notes: Architect source: "Campus Construction Marks New Year," The Megaphone, January 12, 1962, 1. (Notes from 2007 Survey: surrounded by new buildings)

Questions?

Contact Survey Coordinator
History Programs Division, Texas Historical Commission
512/463-5853
history@thc.state.tx.us

TEXAS HISTORICAL COMMISSION
real places telling real stories

HISTORIC RESOURCES SURVEY FORM

Address:	E University Ave	2016 Survey ID:	124083 N
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Additional Photos

Photo Direction East



Photo Direction Southwest



GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Clark Residence Hall Demolition/1100 Southwestern Blvd

Project Case #: 2026-18-COA HARC Date: 6/11/2026 Case Manager: Allyson Iiams

Name of Respondent: Brian Laviage, Lavish Properties LLC
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 1202 Peach Tree Lane, Georgetown, TX
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

FILE NUMBER:	**2026-18-COA**
MEETING DATE:	April 27, 2026
MEETING LOCATION:	1100 Southwestern Blvd.
APPLICANT:	Southwestern University Facilities Management
SUBCOMMITTEE MEMBERS PRESENT:	Linda Burns, Sydney Lemanski, Greg Holt, Wendy Cash (observing)
STAFF PRESENT:	Allyson Iiams, Shelly Holcomb, Hunter Gould
OTHERS PRESENT:	Trenton Jacobs, Amanda Barber, Josiah Cortez, Steve Kost, Shawn Dennis

COMMENTS

Applicant:

- Planned to have the HVAC system replaced when the installer shared concerns about the need to bring the entirety of the building up to code with the work to the HVAC. There is asbestos present in the building, and concerns that mold would become an issue with an updated HVAC. Building was altered from original, where original entrance was removed and structure was connected to a newer residence hall. The newer residence hall contains significant amounts of mold and is currently being prepared for demolition. The fire panels and electrical panels will need to be moved as they are currently housed in the newer residence hall connection. The cost of renovation to address asbestos, ADA compliance, and building code would be significant with an estimated 400 year return on investment.

Subcommittee:

What is the existing (structural) condition of the structure? Are there any structural changes that should be made to the structure for re-occupancy?

- Not structural issues, more mechanical and compliance. It's unclear what is happening with the floating slab.

Would the original owner be able to recognize the structure today? What changes have been made to the structure (excluding cosmetic features)? Are structural changes needed to bring back the structure to its original design?

- The original owner would recognize it, but the entrance was changed.

May the structure, in whole or in part, be preserved or restored?

- Yes, but it would be costly.

May the structure be moved (relocated) without incurring any damages?

- No.

Does the structure, including any additions or alterations, represent a historically significant style, architecture, craftsmanship, event or theme?

- There was an alteration to the entrance. The architectural style matches the rest of the structure on campus but is not significant.

Are there any materials or unique features that can be salvaged? If so, which ones?

- Stone potentially could be saved but no lintels or other details to be salvaged.

Does the resource proposed for demolition or relocation have architectural and/ or historical significance?

- No more so than any other dorm on campus.

What would be the effect on surrounding buildings of demolition or relocation of the resource?

- Improvement, Maybee Hall would have to be demolished though.

What would be the effect on the Overlay District as a whole of demolition or relocation of the resource?

- No impact.

What would be the effect on safeguarding the heritage of the City of the demolition or relocation?

- No effect.

What has been the impact of any previous inappropriate alterations?

- HVAC relies on new dorm which is attached to the structure.

Is the demolition solely a matter of convenience (if applicable)?

- No.

Has the owner offered the property for sale (if applicable)?

- N/A

Has the owner asked a fair price (if applicable)?

- N/A

Has the property been marketed for a reasonable time (if applicable)?

- N/A

Has the property been advertised broadly in a reasonable manner (if applicable)?

- N/A

Has the owner sought the advice of a professional experienced in historic preservation work?

- Trent Jacobs has experience in historic preservation as the form Wilco Architect, but no third preservation professional has been contacted.

What would be the effect of open space in that location if the lot is to be left vacant?

- Positive.

SUBCOMMITTEE RECOMMENDATION

☒ Approval
☐ Approval with Conditions:
☐ Disapproval

Original Signed by Linda Burns — April 27, 2026

Subcommittee Chair Signature (or representative) — Date

City of Georgetown, Texas
Historic and Architectural Review Commission
June 11, 2026

SUBJECT:
Discussion Items

SUGGESTED ACTION:
General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

ITEM SUMMARY:
General updates, and Commissioner questions and comments

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:

N/A