

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas April 27, 2026

The Georgetown Historic and Architectural Review Commission will meet on April 27, 2026 at 10:30 AM at 1100 Southwestern Blvd.

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.

Agenda Notice

This is a meeting of the demolition subcommittee of the regular Historic and Architectural Review Commission.

Regular Session

1.A 1100 Southwestern Blvd (2026-18-COA)

Consideration and possible recommendation on a request for demolition that results in the loss in the total square footage of the existing structure (Medium Priority resource identified in the Historic Resource Survey located outside a Historic Overlay District) for the property addressed at 1100 Southwestern Blvd., bearing the legal description of 71.648 acres of Addison, WM. Survey. (2026-18-COA) -- Allyson Iiams, Preservation & Redevelopment Program 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
April 27, 2026

SUBJECT:

1100 Southwestern Blvd (2026-18-COA)

SUGGESTED ACTION:

Consideration and possible recommendation on a request for demolition that results in the loss in the total square footage of the existing structure (Medium Priority resource identified in the Historic Resource Survey located outside a Historic Overlay District) for the property addressed at 1100 Southwestern Blvd., bearing the legal description of 71.648 acres of Addison, WM. Survey. (2026-18-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Scope: The property owner intends to fully demolish a Medium Priority Structure (Clark Residence Hall) at 1100 Southwestern Blvd., under this COA application. The applicant has filed the demolition under the criteria of approval of Unreasonable Economic Hardship.

UDC Section 3.13.010 COA Applicability: Demolition results in the reduction or loss in the total square footage of the existing structure for a Medium Priority resource identified in the Historic Resource Survey located outside a Historic Overlay District.

Project History: This is the first review of this request.

At this meeting, the Demolition Subcommittee, city staff and the applicant will review application materials and make findings included in the attached Demolition Subcommittee report form. The Demolition Subcommittee report will include a recommendation to HARC on the request for the demolition, in accordance with the process established in the Unified Development Code. 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?

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

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

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

[Exhibit 3 - Supporting Documentation.pdf](#)

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

[Exhibit 5 - Demo Subcommittee Findings and Recommendation.pdf](#)



Exhibit #1

-  Site
 Parcels
 City Limits
 Georgetown ETJ



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.

A handwritten signature in blue ink, appearing to read "Trenton H. Jacobs".

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

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
City: Georgetown
County: Williamson
2016 Survey ID: 124083 N
2016 Preservation Priority: Medium
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 2016 Survey ID: 124083 N
City: Georgetown 2016 Preservation Priority: Medium
County: Williamson 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

☐ 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

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

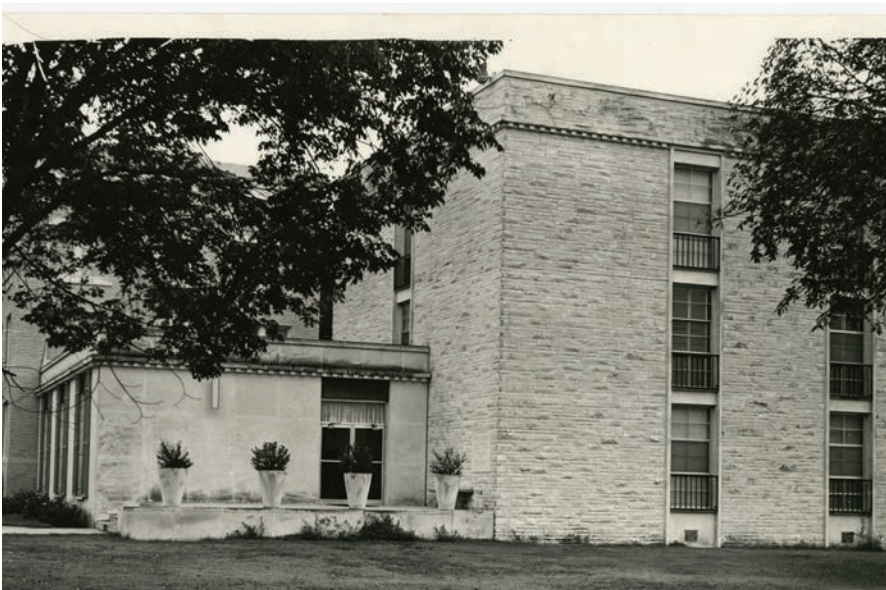
Photo Direction East



Photo Direction Southwest



Historical Images



Historical Images



Building Images



Building Images



Building Images

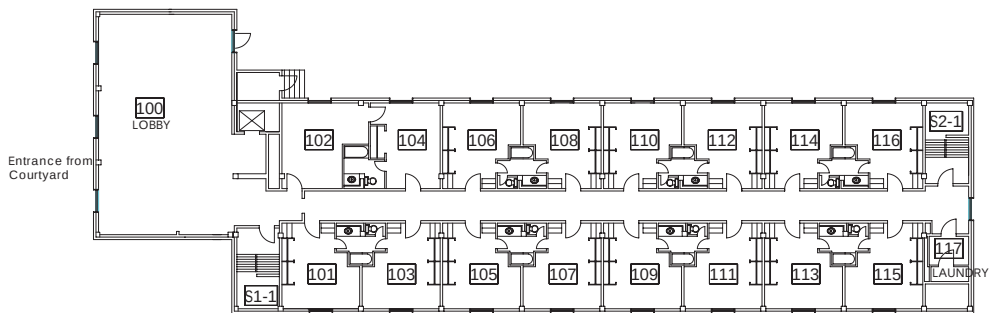


Building Images

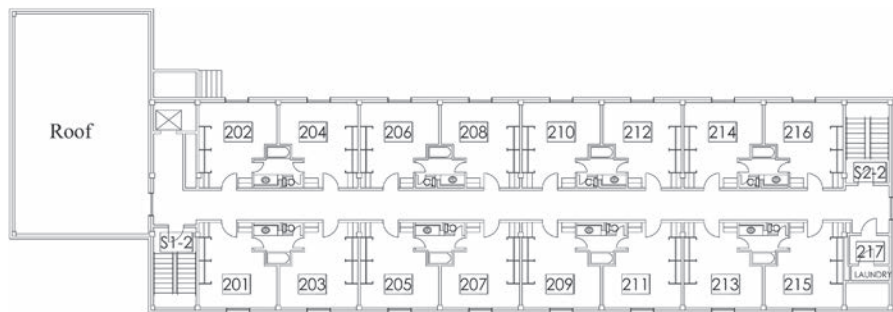


Floor Plan

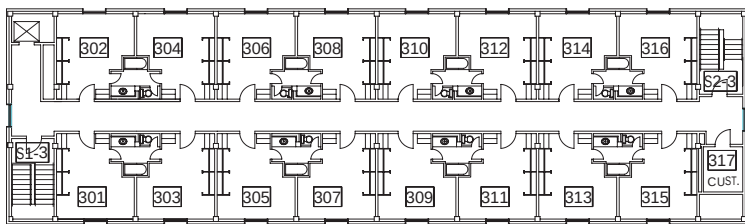
First Floor



Second Floor



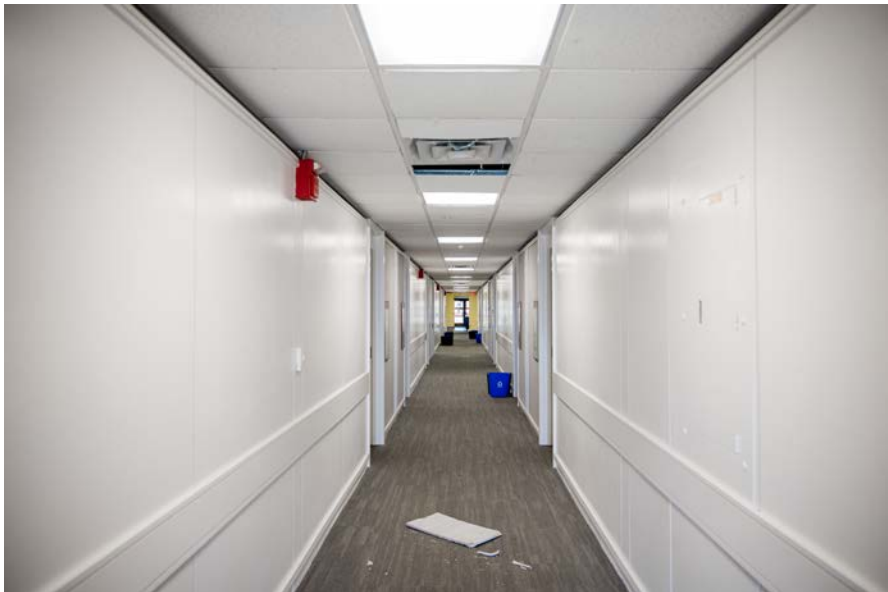
Third Floor



Building Images



Building Images



Building Images

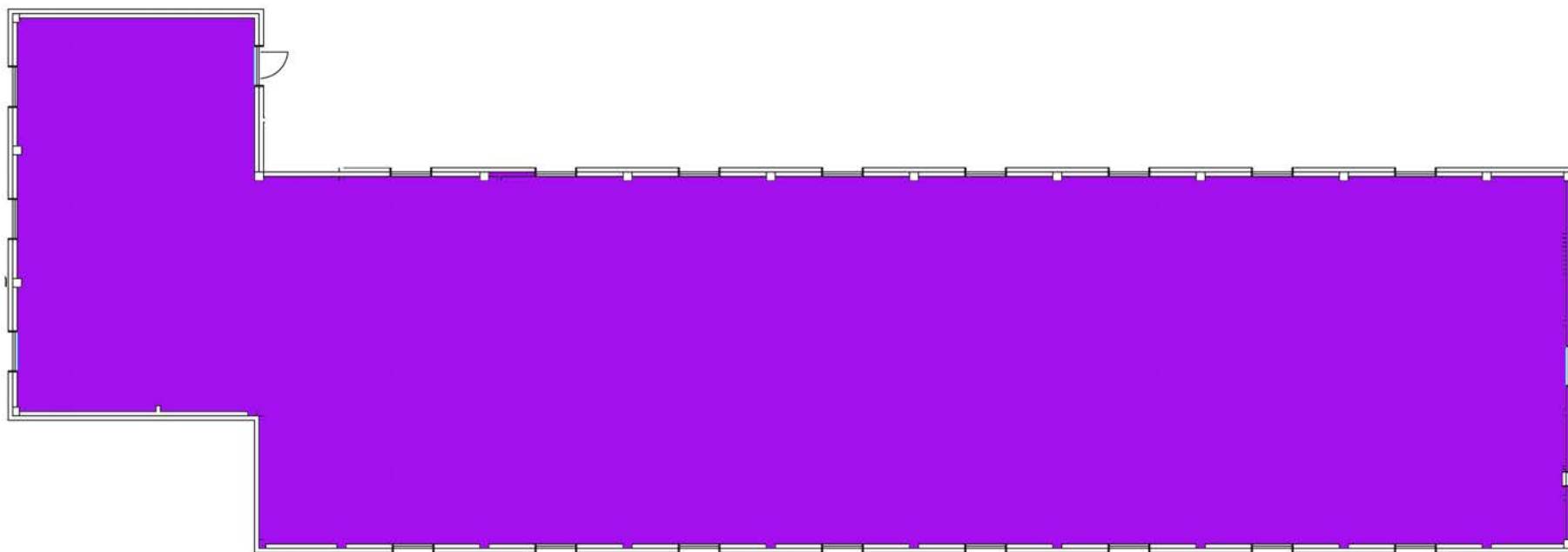


Building Images



Building Images





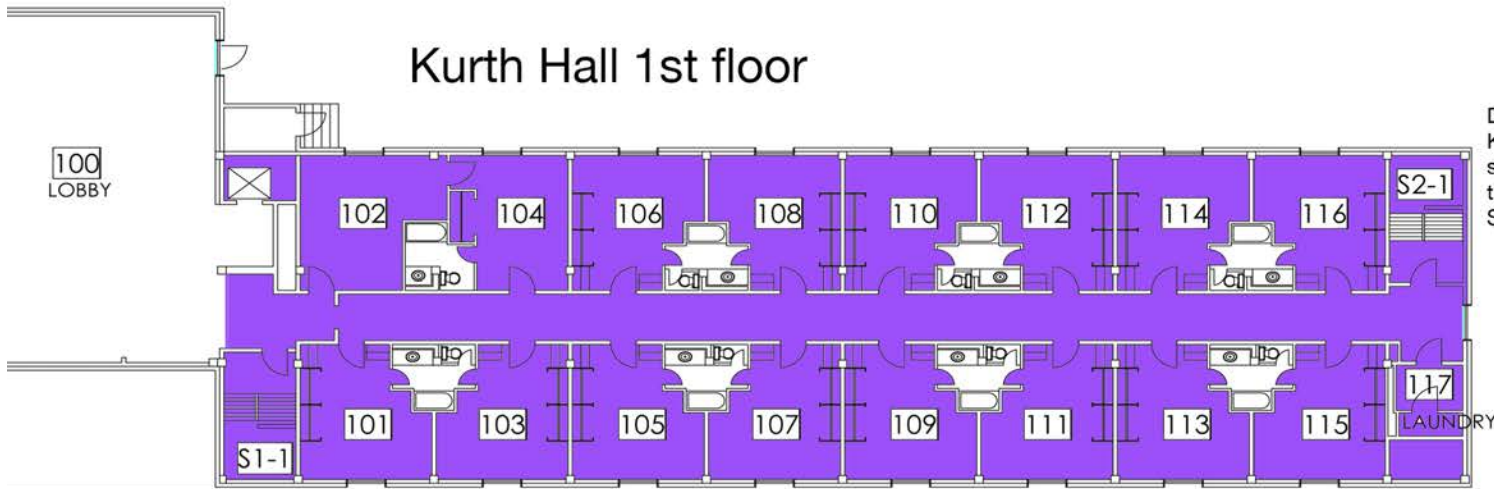
Kurth Hall Basement

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)

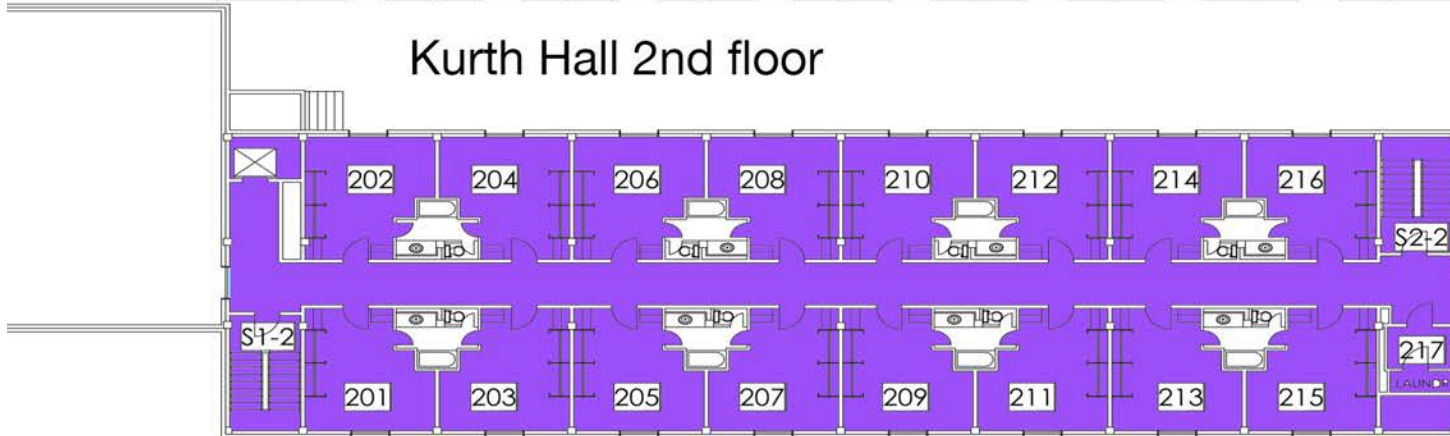
Note: Asbestos was detected in the white HVAC piping mastic over the insulation in the crawl space and basement mechanical room.

Kurth Hall 1st floor

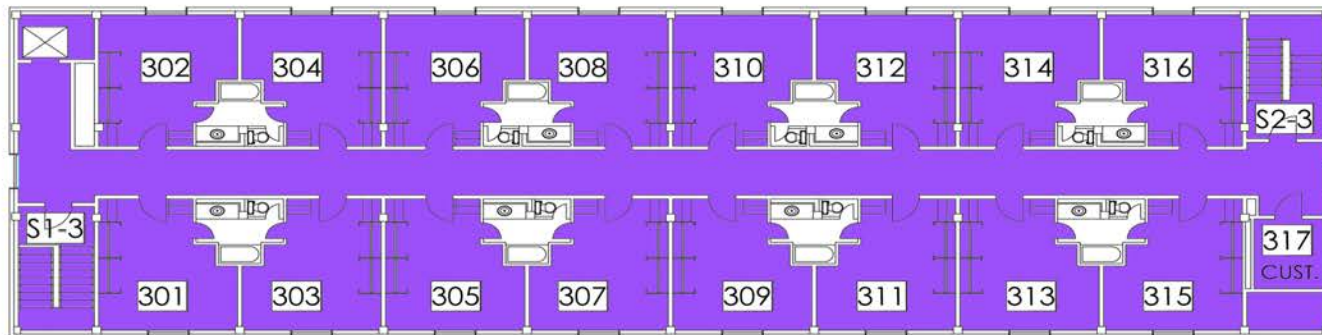


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Kurth Hall 2nd floor

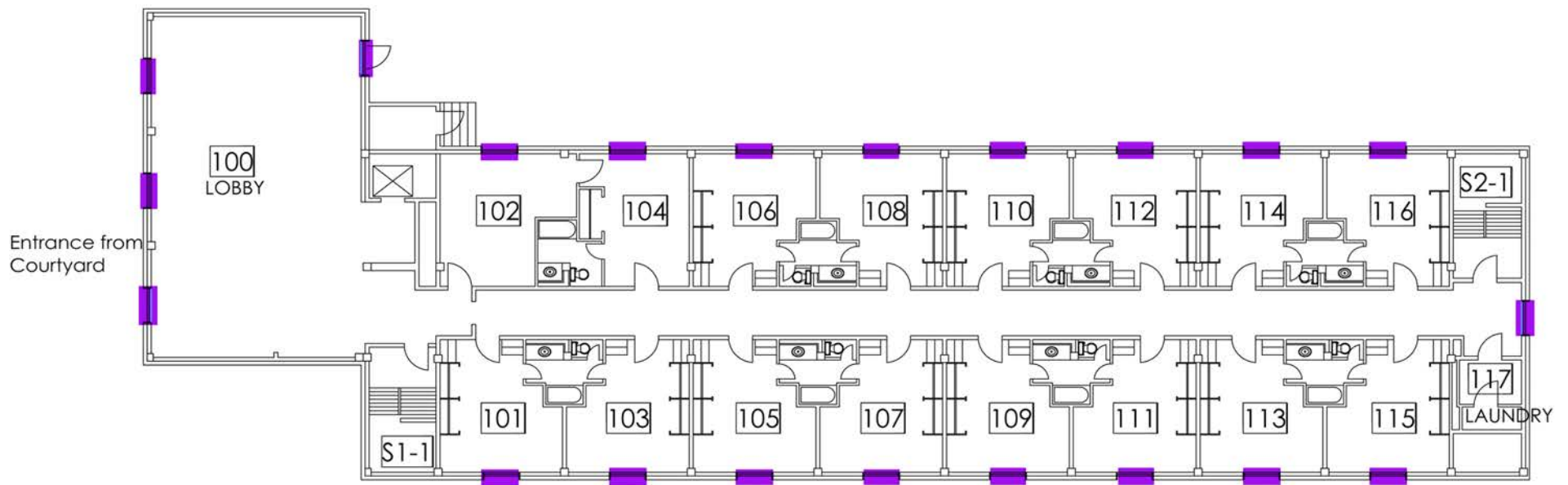


Kurth Hall 3rd floor



ACM - VAT and Floor Mastic

- VAT POS and Mastic POS
- Mastic only POS
- VAT only POS

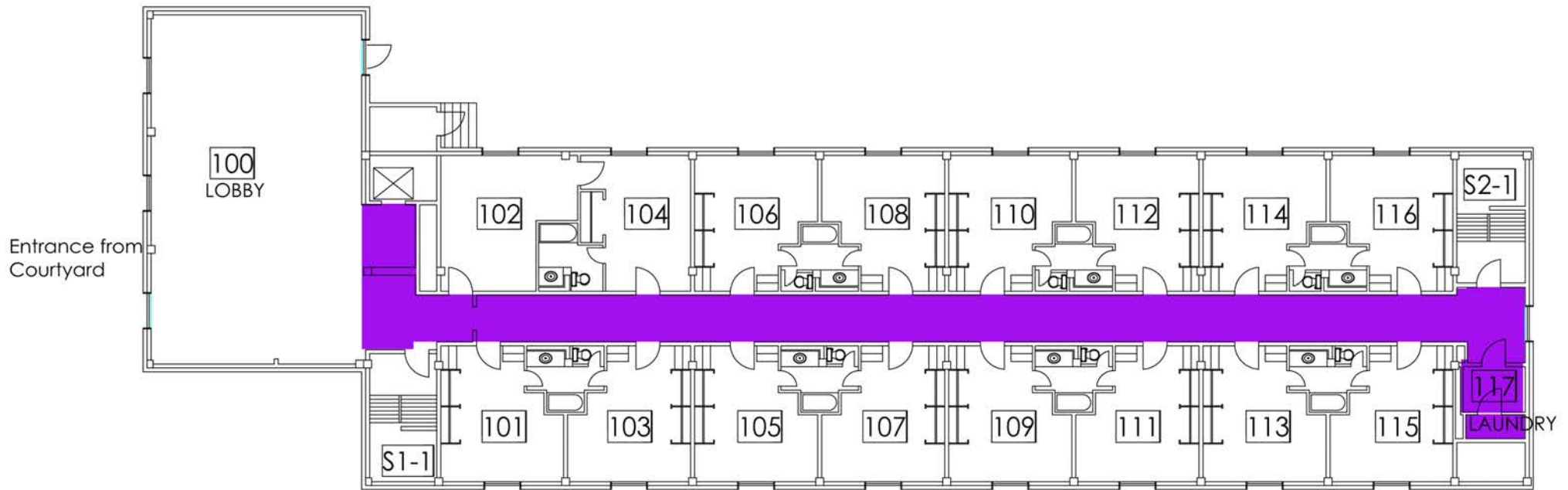


ACM Windows

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.

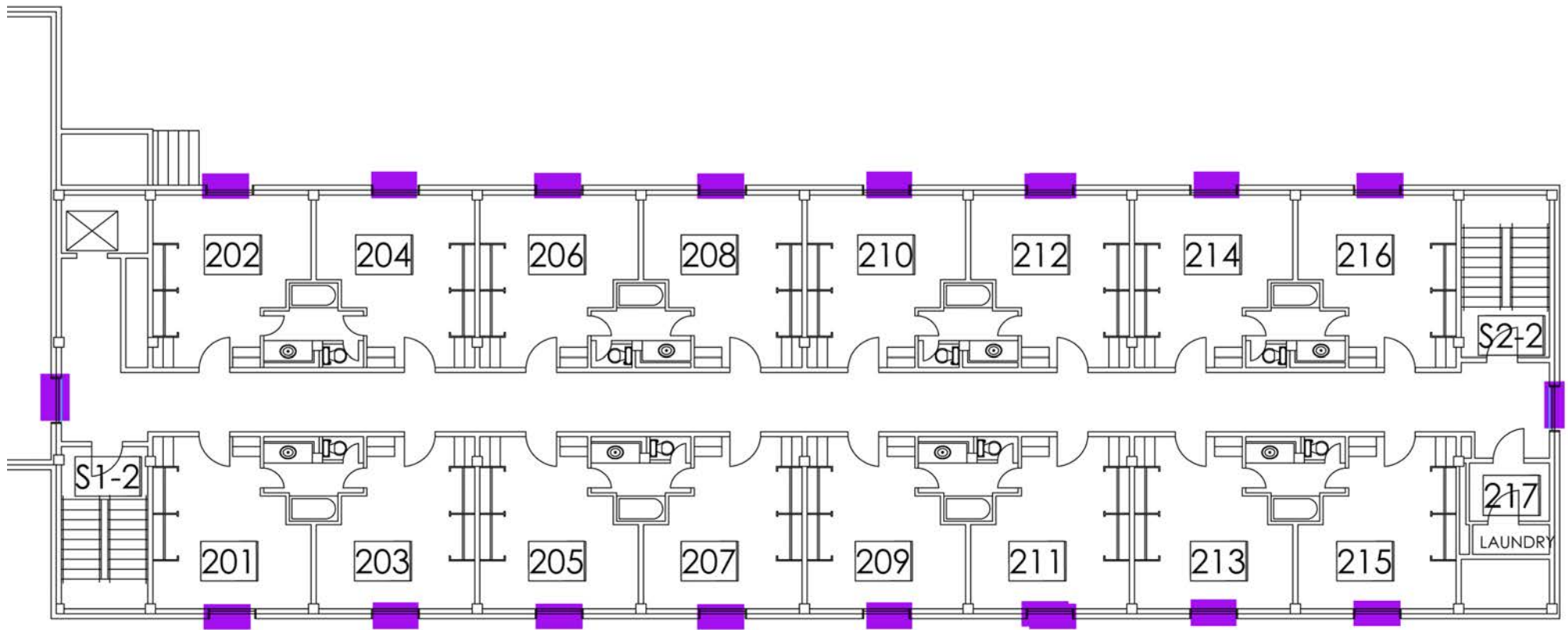


KURTH HALL - FIRST FLOOR

ACM Ceilings (Overspray above ceiling tile)

 Location of ACM ceiling

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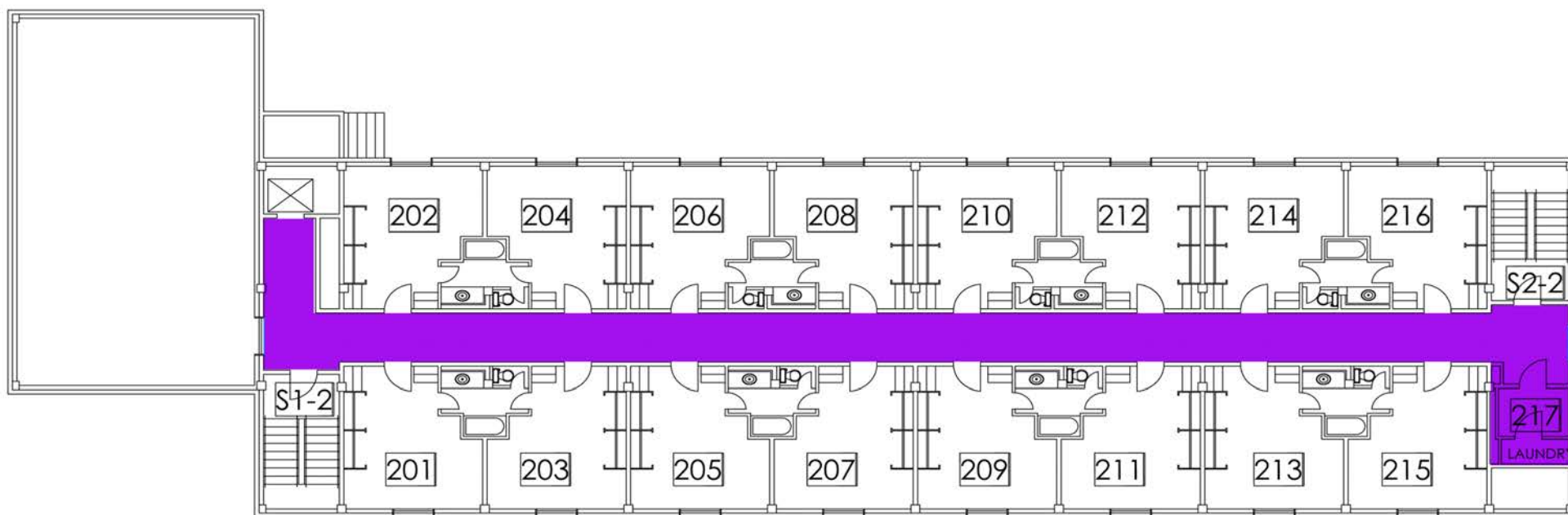


KURTH HALL - SECOND FLOOR

ACM Windows

Location of Windows containing asbestos materials (caulk/glaze)

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KURTH HALL - SECOND FLOOR

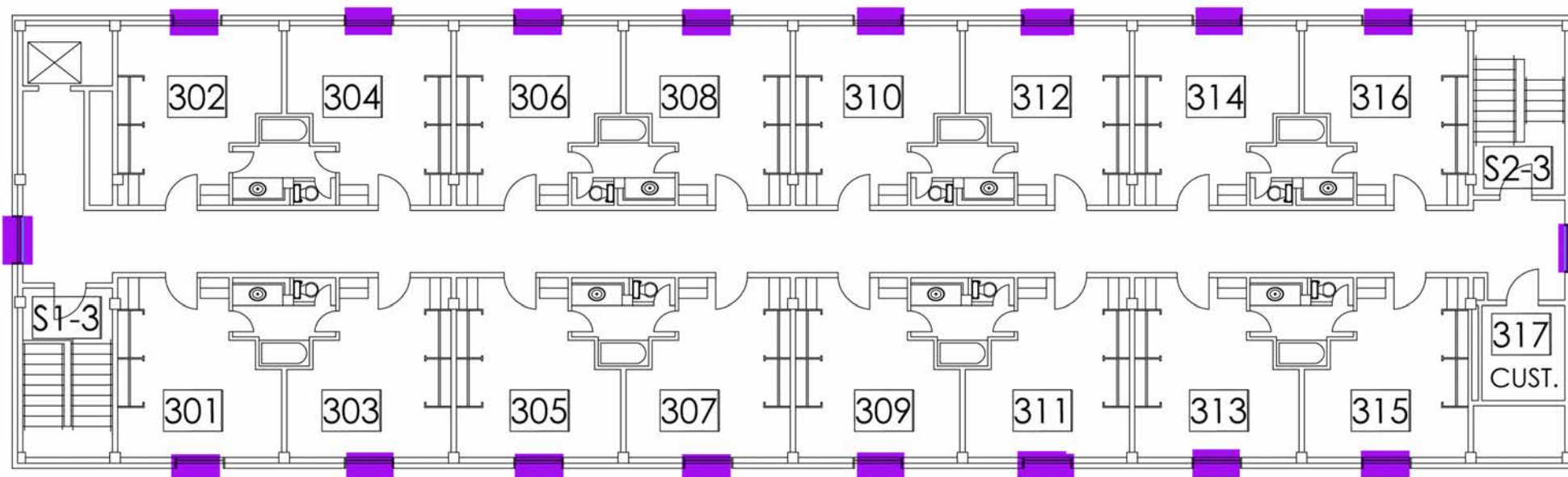
ACM Ceilings

(Overspray above ceiling tile)



Location of ACM ceiling

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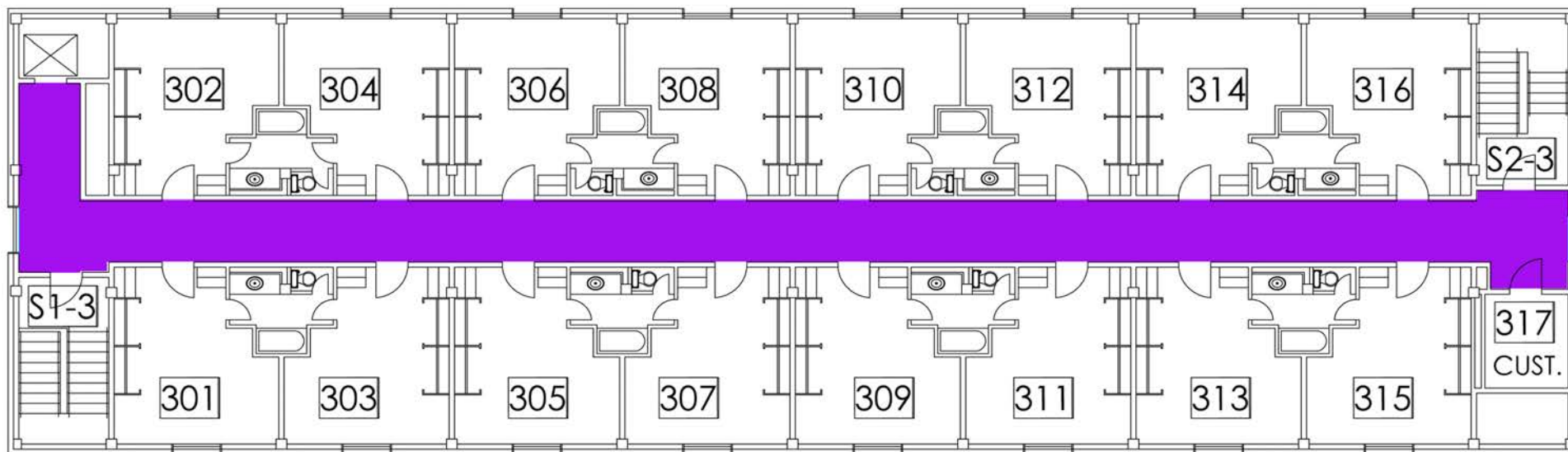


KURTH HALL - THIRD FLOOR

ACM - Windows

Location of Windows containing asbestos materials (caulk/glaze)

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.



KURTH HALL - THIRD FLOOR

ACM Ceilings (Overspray above ceiling tile)

 Location of ACM ceiling

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.



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 2016 Survey ID: 124083 N
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson 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. Mabree 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 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



HISTORIC RESOURCES SURVEY FORM

Address: E University Ave
 City: Georgetown
 County: Williamson

2016 Survey ID: 124083 N
 2016 Preservation Priority: Medium
 Local District: _____

Additional Photos

Photo Direction East



Photo Direction Southwest





HISTORIC AND ARCHITECTURAL REVIEW COMMISSION
DEMOLITION SUBCOMMITTEE
REPORT AND RECOMMENDATION

FILE NUMBER: 2026-18-COA
MEETING DATE: April 27, 2026
MEETING LOCATION: 1100 Southwestern Blvd.
APPLICANT: Southwestern University Facilities Management
SUBCOMMITTEE MEMBERS PRESENT:
STAFF PRESENT:
OTHERS PRESENT:

COMMENTS

Applicant:

•

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?

•

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?

•

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

•

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

•

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

•

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

•

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

•

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

•

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

•

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

•

What has been the impact of any previous inappropriate alterations?

•

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

•

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

•

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

•

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

•

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

•

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

•

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

•

SUBCOMMITTEE RECOMMENDATION

☐ Approval

☐ Approval with Conditions:

☐ Disapproval

Subcommittee Chair Signature (or representative)

Date