

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
October 10, 2019 at 6:00 PM  
at 510 W. 9th Street Georgetown, Texas 78626 Council and Courts Building**

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.

**The Historic and Architectural Review Commission, appointed by the Mayor and the City Council, is responsible for hearing and taking final action on applications, by issuing Certificates of Appropriateness based upon the City Council adopted Downtown Design Guidelines and Unified Development Code.**

**Welcome and Meeting Procedures:**

- **Staff Presentation**
- **Applicant Presentation (Limited to ten minutes unless stated otherwise by the Commission.)**
- **Questions from Commission to Staff and Applicant**
- **Comments from Citizens \***
- **Applicant Response**
- **Commission Deliberative Process**
- **Commission Action**

**\* Those who speak must turn in a speaker form, located at the back of the room, to the recording secretary before the item they wish to address begins. Each speaker will be permitted to address the Commission one time only for a maximum of three minutes.**

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**Legislative Regular Agenda**

- A Consideration and possible action to approve the minutes from the September 26, 2019 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst
- B **Public hearing and possible action** for the demolition of a low priority structure located in the Old Town Overlay District, located at 1304 E.15th Street –Nathaniel Waggoner, Long Range Planning Manager
- C Updates, Commissioner questions, and comments. - Sofia Nelson, Planning Director

**Adjournment**

### **Certificate of Posting**

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Historic and Architectural Review  
October 10, 2019

**SUBJECT:**

Consideration and possible action to approve the minutes from the September 26, 2019 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

Description		Type
	Minutes	Backup Material

City of Georgetown, Texas  
Historic and Architectural Review Commission  
**Minutes**  
September 26, 2019, 2019 at 6:00 p.m.  
Council and Courts Building  
510 West 9<sup>th</sup> Street Georgetown, TX 78626

Members present: Terri Asendorf-Hyde; Lawrence Romero; Josh Schroeder; Steve Johnston; Amanda Parr; Pam Mitchell; Karalei Nunn; Catherine Morales

Absent: Art Browner

Staff present: Nat Waggoner, Long Range Planning Manager; Mirna Garcia, Management Analyst; Britin Bostick, Historic Planner; Sofia Nelson, Planning Director

Call to order by the Chair at 6:00 pm.

- A. Consideration and possible action to approve the minutes from the August 22, 2019 regular meeting of the Historic and Architectural Review Commission. – Mirna Garcia, Management Analyst

**Motion to approve Item A by Commissioner Johnston. Second by Commissioner Morales. Approved (7-0).**

- B. Public Hearing and possible action on a request for a Certificate of Appropriateness for the New Construction of a Single-Family Residence at the property located at 907 S Elm, bearing the legal description of Block 27, Lot 6 (NW/PT) & Lot 7 (SW/PT) of the Glasscock Addition (0.07 acres). (2019-57-COA). – Nat Waggoner, AICP, PMP, Long Range Planning Manager

Staff report was presented by Waggoner. The applicant is requesting to construct a 1,905 sq. ft. single-family structure on a vacant lot in the Old Town Overlay District. The structure is proposed to have a 5 3/4" Hardieplank lap siding with board and batten at the gabled ends. The applicant has proposed a steep pitched 12/12 cross-gabled roof with a street facing gabled dormer with single hung, divided light windows. The proposed structure meets the dimensional standards of the Unified Development Code (UDC) for the Residential Single-Family (RS) zoning district. The majority of the structures within the block are single story with the exception of two structures within the immediate area which have also incorporated a half story, such as the residences at 901 and 916 S. Elm. Both properties are located on a corner lot, which lessens the impact the 2<sup>nd</sup> story may have on adjacent, single story structures. The proposed structure is not compatible with the historic character of the neighborhood or District in terms of height, the proportion and the scale of the proposed building, particularly with the inclusion of a full 2<sup>nd</sup> story. Staff recommends that the applicant and Commission consider modification of the request that reduces the massing and protects the character of the block, which is defined by a majority single story structure.

Commissioner Johnston asked what the proposed house will look like, and Waggoner presented the proposed site plan to the Commission.

Commissioner Romero asked staff what the previous review process was, and Waggoner indicated that the application would not have gone to the Commission and would have been reviewed by the Department. Waggoner also discussed compatibility of setbacks, mass and scale of this project with homes in the area near the property.

There was discussion between the Commissioners and staff related to the compatibility of the proposed project to other homes similar in size, as well as with the neighborhood. The Commission proposed a one-story structure, as well as a one and a half story structure as opposed to a two-story structure for the applicant's consideration.

There was also discussion between the Commissioners and staff about the design guidelines and how to properly evaluate the proposed project. The Commissioners discussed other properties surrounding this proposed property as well as homes in the neighborhood, and whether the proposed project is compatible.

The applicant, Billy Wehring, addressed the Commission and presented the proposed home design. He discussed the neighborhood impact, and diversity of style this project would provide. He also provided comments from homeowners in the surrounding area to the property in support of the project.

Chair Schroeder opened the Public Hearing.

The owner, Chance Leigh addressed the Commission. He stated that a one and a half story structure would not sell as there is no demand right now for that; the best option is a two-story home.

Commissioner Nunn commented that the project is appropriate for the district. Even though the proposed home is a little bigger than other homes, it would help to make it a vibrant neighborhood and all houses should be considered not just the ones immediately next to this property.

Chair Schroeder closed the Public Hearing.

**Motion by Commissioner Nunn to accept Item B (2019-57-COA) as presented. Second by Commissioner Johnston.**

Commissioner Romero commented that the two-story home would not be conducive to the area. A one and a half story would be a better fit.

Chair Schroeder commented that there are other factors to take into consideration such as finances and the house being able to sell, as that keeps the district alive and thriving.

Homeowners next to the property are in favor of the project and no one is at the meeting opposed to the project.

Commissioner Parr asked about the option to delay the item to be addressed at a following meeting. Nelson explained that it would need to be addressed by within the next two meetings.

Chair Schroeder asked the applicant if he would rather take the item to Council or have it discussed at the next HARC meeting. The applicant would like to take the item to Council.

Nelson reminded the Commission that a motion was made, and Commissioners need to vote on that motion.

**Motion to approve Item B (2019-57-COA). Motion approved (4-3) with Commissioners Morales, Romero, and Parr opposed**

- C. Updates, Commissioner Questions and comments. Sofia Nelson, Planning Director

Waggoner introduced the new Historic Planner, Britin Bostick.

Alternate Commissioner Mitchell commented on the Commission's vote, and also that she was in favor of the project as well.

Nelson let the Commissioners know if there are any questions, the Commission can reach out to staff. She also commented on a survey for a downtown parking garage that will be sent out in October.

**Adjournment**

**Motion to adjourn by Commissioner Johnston. Second by Commissioner Parr. Meeting adjourned at 7:18 pm.**

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Approved, Josh Schroeder, Chair

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Attest, Amanda Parr, Secretary

City of Georgetown, Texas  
Historic and Architectural Review  
October 10, 2019

**SUBJECT:**

**Public hearing** and **possible action** for the demolition of a low priority structure located in the Old Town Overlay District, located at 1304 E.15th Street –Nathaniel Waggoner, Long Range Planning Manager

**ITEM SUMMARY:**

**Background**

The one-story residential structure located at 1304 E 15th Street is identified as a low priority structure in the 2016, medium priority structure in the 2007 and was not included in the 1984 Historic Resources Surveys Reports (HRSR) completed by the City of Georgetown. The estimated date of construction is 1949. The 2016 HRSR indicates a “Ranch” stylistic influence with an irregular plan. Additions to the original structure include an enclosed garage and a carport.

**Public Comments**

To date, staff has received one (1) written comment in favor of the demolition. See Exhibit 9.

**Staff Findings**

This low priority structure is compatible with other ranch style homes in the area and remains habitable and repairable. The information provided is not enough to determine that the applicant meets the criteria established in UDC Section 3.13.030. See HPO Report for full evaluation.

**FINANCIAL IMPACT:**

n/a

**SUBMITTED BY:**

Chelsea Irby, Senior Planner

**ATTACHMENTS:**

	<b>Description</b>	<b>Type</b>
☐	Exhibit 1 - Location Map	Exhibit
☐	Exhibit 2 - Letter of Intent	Exhibit
☐	Exhibit 3 - Applicant provided Supporting Documents	Exhibit
☐	Exhibit 4 - HARC Demolition Process	Exhibit
☐	Exhibit 5 - HARC Criteria	Exhibit
☐	Exhibit 6 - Demolition Subcommittee Form	Exhibit
☐	Exhibit 7 - Historic Resource Survey	Exhibit
☐	exhibit 8 HPO Staff Report	Cover Memo
☐	Exhibit 9 - Public Comments	Exhibit

# Location Map

## 2019-52-COA

### Exhibit #1

- Legend
-  Site
  -  Parcels
  -  City Limits
  -  Georgetown ETJ





July 31, 2019

Dear Historic Preservation Officer(s),

Our intention is to remove the house located at 1304 East 15<sup>th</sup> street from the premises.

Thank you,

Paul Morris

x  \_\_\_\_\_

Shawn Boyd

x  \_\_\_\_\_

Structure Removal  
Shawn Boyd and Paul Morris

Property :1304 East 15<sup>th</sup> street  
Georgetown, TX 78626

City of Georgetown planning members and HARC members:

The following is short list of the major defects with the structure we are wanting to remove from the lot.

1. This structure is 70 years old and is of limited historical value and architectural value.
2. Bryant Boyd bid \$350,000 just to bring it up to code.
3. Coregon Builders advised relocating the original structure on the property would be cost prohibitive.
4. It goes with out saying that the plumbing and electrical do not meet the current code practices.
5. There is significant amounts of wood rot through out the structure.
6. The Western most pier and beam addition was built using 4x6 untreated wooden piers sitting atop a cracked, nearly crumbling below grade and below code, thin cement slab. The far western wall is bolted to this slab preventing leveling of that section of the structure.
7. The balance of the structure is on cinder block piers or concrete pylons, most of which will need to be replaced or re-engineered to provide adequate support. The structure currently floats and buckles with ground movement.
8. The lot needs run-off engineering and fill. Water accumulates under the structure and in the back yard. Remediation is unfeasible with the current structure in place. This problem exacerbates the above mentioned foundation issues.
9. The roof rafters were built undersized, improperly installed or missing purlins, improperly installed or missing purlin braces, missing collar ties on rafters and undersized ridge beams, thus offering inadequate support. The roof is sagging and shows significant waves or deflections due to this structural defect. The entire roof system will require replacement or rebuilding.
10. The screened in porch is an assembled patchwork of poor grade materials.
11. This structure is a low end mid-century modern construction apparently built piecemeal by unskilled labor.

12. Cost for reconstruction plus out initial investment would result in a negative ROI. The value of such a structure is currently on the low end of the areas current high values.

13. HARC rated this structure as a Low Priority and non-contributory to the historic or architectural value of Georgetown in the 2016 survey.

We believe this property meets two of the three (a and b) criteria outlined by Nat Waggoner in his recent email detailing the requirements for removal or demolition:

- a. Loss of Significance.
- b. Unreasonable Economic Hardship.
- c. There is a compelling public interest that justifies relocation, removal or demolition of the structure.

Satisfying two of the requirements should be compelling evidence this property is ready for modern development when only one is a requirement. Any attempt to with hold up a modern development plan is a disrespect to the community and its willingness to upgrade an insignificant property to its highest and best use providing a more prosperous taxable entity for the community.

A 70 year old structure has at best a limited history and is then significant only if the structure was owned by a significant person, used for some significant purpose or designed by a significant architect. None of which apply to this property. Its only history is that is was built and built poorly out of sometimes seemingly scrap materials.

We hope this document has pointed out important aspects of the property that lend itself to an agreement that it is not a viable or contributing structure and that we may move forward with clearing the lot for development.

Thank you,

Paul Morris  
Shawn Boyd



07/01/2017

MORRIS | PAUL G & SHAWN L BOYD  
1304 E 15TH ST  
GEORGETOWN TX 78626-7119

**Re: City of Georgetown Historic Resources Survey**

Dear MORRIS | PAUL G & SHAWN L BOYD:

You are receiving this letter because one or more buildings on a parcel of land you own at 1304 15TH ST, GEORGETOWN, TX 78626 has been identified as a property within the 2016 Historic Resources Survey. The survey classifies historic-age resources as high, medium, or low priority. Within the City's Historic Overlays (Downtown and Old Town), high and medium priority properties are considered Contributing resources, and low priority properties are considered Non-Contributing resources. The resource at this address has been rated as a low priority structure. Your 2016 Survey ID is 125621.

This letter explains what this means to you as a property owner, how you can find additional information about the survey, and who at the City you can contact to ask questions. In addition, I want to encourage you to attend the Open House that is scheduled for July 13 and is explained on the next page.

The City of Georgetown takes great pride in our diverse historic resources. The Downtown and Old Town Overlay Districts were adopted to protect the significant number of historic structures and to tell the history of Georgetown. Additionally, there are many historic structures that are located outside of the formal historic districts and throughout the city and ETJ (extra-territorial jurisdiction), which document the continuing growth of the City since its establishment in 1848.

***What does this mean for you as a property owner?***

As a result of the 2016 survey, architectural historians made recommendations to the City of Georgetown regarding the priority level (high, medium, or low) of each property within the survey area constructed prior to 1975, including revisions to previously surveyed properties.

- If your property is outside the Downtown and Old Town Overlay Districts, your property is only subject to special approvals for demolition. All other construction or changes to your property are only subject to the standard permitting requirements.
- If your property is located within the Downtown and Old Town Overlay Districts and is identified on the Survey, certain changes to your property could require a Certificate of Appropriateness (COA) reviewed by the Historic Preservation Officer or by the Historic and Architectural Review Commission (HARC). To determine what changes might need a COA, please go to <https://historic.georgetown.org>.

*Where do I find out more information about priority levels for properties on the Historic Resources Survey?*

This information is available at <https://historic.georgetown.org/>. Click on the Survey.

*How are Properties Evaluated?*

In assigning the 2016 preservation priority, architectural historians utilized National Register of Historic Places Criteria for Evaluation as a guide. This involves examining the property's age, integrity, and significance.

- Age and Integrity. Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- Significance. Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

*What should I do if I feel my priority level should be different than what is identified?*

If you have any questions about the classification of your property, or would like to provide more information about the history of your property, please contact the Planning Department by email at [historic@georgetown.org](mailto:historic@georgetown.org) or by telephone at (512) 930-2545 to set up an appointment. **Individual meetings for property owners** to meet with the historians are available during the day of July 13, 2017. If for some reason you cannot attend office hours on July 13, please call and we will arrange a meeting at a more convenient time.

**An Open House is scheduled for July 13, 2017 at 6 pm** in the Council Chambers, located at 101 E. Seventh Street, to discuss the use of the Historic Resources Survey, along with the cumulative results.

Again, the initial results of the survey and more detailed information can be found at <https://historic.georgetown.org/>. The new survey will be utilized to document the continued growth of the City, used for any required building permit or Certificate of Appropriateness reviews, and highlighted in promotional materials marketing our historic resources.

We hope you can attend one of our meetings and look forward to visiting with you about your property.

Sincerely,  
*Sofia Nelson*  
Sofia Nelson  
Planning Director  
City of Georgetown

## HISTORIC RESOURCES SURVEY FORM

1304 E 15th St

Georgetown

Williamson

2016 Survey ID: 125621

2016 Preservation Priority: Low

Local District: Old Town District

## SECTION 1

## Basic Inventory Information

## Geographic Location

Latitude: 30.631023

Longitude -97.664729

Current/Historic Name: None/None

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site District WCAD ID: R048164Construction Date: 1949 ☒ Actual ☐ Estimated Source: WCAD

## Stylistic Influence(s)

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

Plan

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun

☒ Irregular ☐ Four Square ☐ Rectangular ☐ Other

Priority: 2016 Survey ID 125621 ☐ High ☐ Medium ☒ Low

Explain Upon reevaluation, the resource does not have sufficient integrity for medium priority

2007 Survey ID 373 ☐ High ☒ Medium ☐ Low

1984 Survey ID Not Recorded ☐ High ☐ Medium ☐ Low

## General Notes:

Recorded by: CMEC

Date Recorded 5/6/2016



Photo direction: Southwest

Note: See additional photos on page 2

## HISTORIC RESOURCES SURVEY FORM

Address 1304 E 15th St  
City Georgetown  
County Williamson

2018 Survey ID 125621  
2018 Preservation Priority Low  
Local District Old Town District

## Additional Photos

Southeast



Survey for Paul G. Morris  
& Shawn L. Boyd  
0.36 AC.

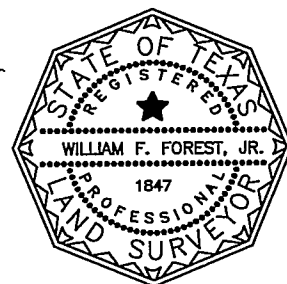
Eva I. Evans, et. vir. 368/395  
part of Lots 36 & 37  
Edward Lee Evans 344/254  
Lots 38, 39, 40 & 41  
Block 6 of  
University Park,  
City of Georgetown  
Cab. A, Sl. 140-141  
in Williamson Co., Tx.

SCALE:  
1"=30'

THE UNDERSIGNED DOES HEREBY  
CERTIFY THAT THIS SURVEY WAS  
MADE ON THE GROUND OF THE  
PROPERTY LEGALLY DESCRIBED  
HEREON, UNDER MY SUPERVISION.  
THIS PLAT IS TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE  
AND BELIEF AND IDENTIFIES ANY  
EVIDENCE OF BOUNDARY LINE  
CONFLICTS, SHORTAGES IN AREA,  
PROTRUSIONS, INTRUSIONS, AND  
OVERLAPPING OF SIGNIFICANT  
IMPROVEMENTS. THIS PROPERTY  
ABUTS A PUBLIC ROADWAY, EXCEPT  
AS SHOWN HEREON.

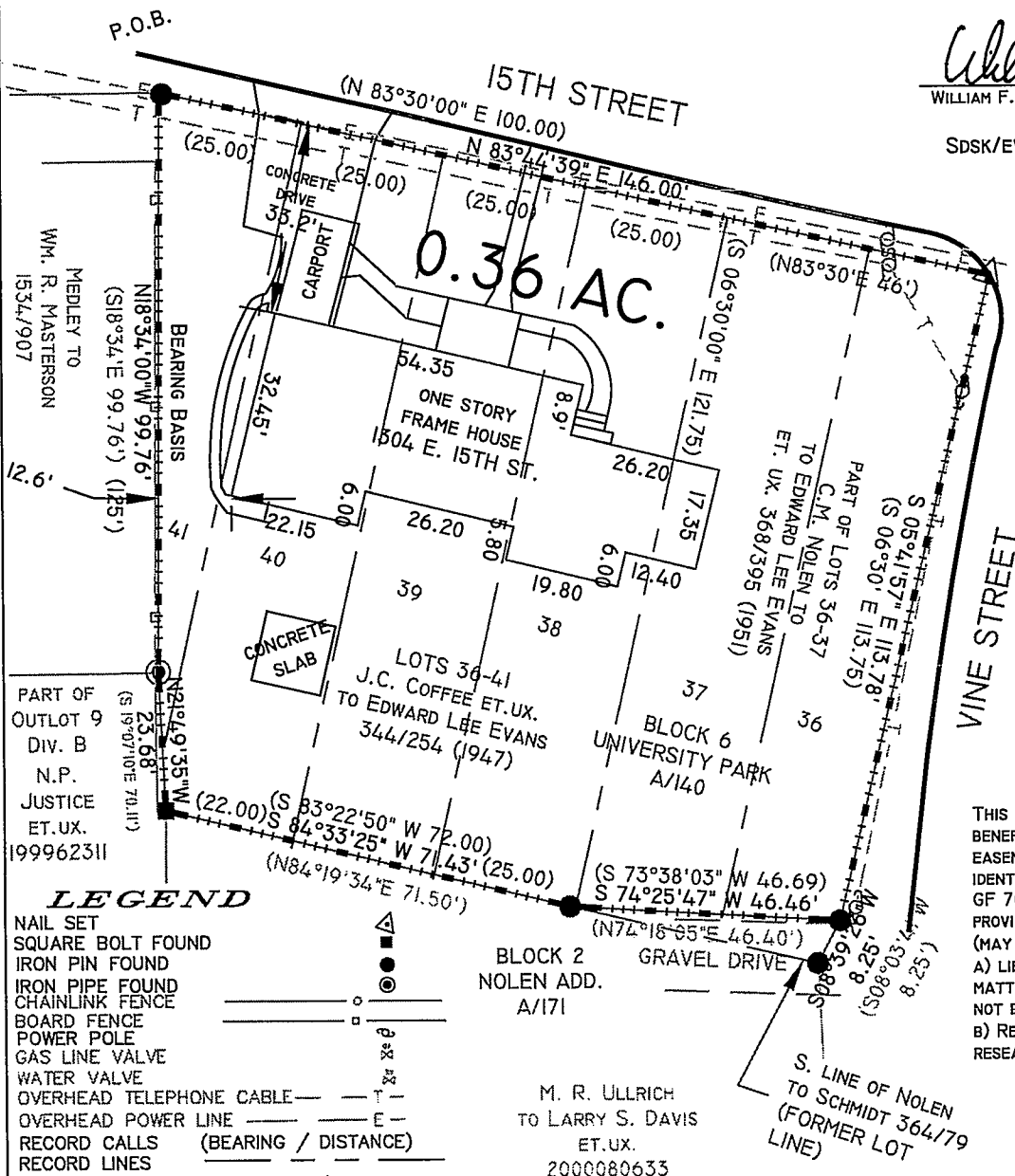
SURVEY DATE JULY 26, 2012.

*William F. Forest, Jr.*  
WILLIAM F. FOREST, JR. R.P.L.S. 1847  
SDSK/EVANS\_E/EVANS\_EVA.DWG



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BENEFIT OF AN ABSTRACTED TITLE. RECORD  
EASEMENTS HAVE BEEN LISTED HEREON AS  
IDENTIFIED FOR THIS SURVEY BY COMMITMENT  
GF 70030 EFFECTIVE DATE JUNE 21, 2012  
PROVIDED BY GRACY TITLE CO. AS FOLLOWS  
(MAY APPLY IF EXTENDING TO SITE):  
A) LIENS, LEASES, MINERAL RIGHTS AND OTHER  
MATTERS THAT HAVE NOT BEEN REQUESTED HAVE  
NOT BEEN REVIEWED AS A PART OF THIS SURVEY  
B) RESTRICTIVE COVENANTS ETC. HAVE NOT BEEN  
RESEARCHED





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

In addition to the staff review process established in Section 3.13.030.A, applications for a Certificate of Appropriateness for the relocation, removal or demolition of a building or structure designated as a Historic Landmark or contributing historic structure shall be subject to the following additional review:

**1. Demolition Delay Period Certified Local Government (CLG) Program.**

- a. Upon deeming the application complete, requests for a Certificate of Appropriateness for demolition of a Historic Landmark or contributing historic structure shall be subject to a 60-day demolition delay period. The Historic and Architectural Review Commission shall not take action on a request for demolition until the 60-day demolition delay period is complete.
- b. During this 60-day delay period, the applicant shall coordinate with the Historic Preservation Officer to reach a satisfactory resolution that preserves the building or structure, or that preserves historic and significant architectural features that are unique to the building or structure, era or district.
- c. The Historic Preservation Officer shall coordinate with local, county and other historic organizations to explore possibilities for preserving, to include the possible relocation of the structure.
- d. The Historic Preservation Officer shall present the findings and resolution, if applicable, to the Historic and Architectural Review Commission with the request.

**2. Demolition Subcommittee Review.**

- a. No later than the 30th day from deeming the application complete, the Historic and Architectural Review Commission's Demolition Subcommittee shall complete a walk-through of the building or structure proposed to be demolished or relocated with the Historic Preservation Officer and the applicant.
- b. The Demolition Subcommittee shall review the application and analyze the building or structure to determine possibility of preservation and restoration, and appropriateness for demolition or relocation. In the event of demolition, the Demolition Subcommittee shall also create a list of historic salvageable materials identified during the walk-through.
- c. The Demolition Subcommittee's report shall include a recommendation for final action.

**3. Responsibility of Final Action.**

- a. In addition to the application and Historic Preservation Officer's report, the Historic and Architectural Review Commission shall review the recommendation by the Demolition Subcommittee, conduct a hearing in accordance with the HARC's established procedures and state law, and take final action on the application within 35 days of the application hearing unless the applicant agrees to extend the time.
- b. As conditions of approval, the Historic and Architectural Review Commission may require historic materials to be salvaged, archival-quality photo-documentation, and/or architectural drawings of the building or structure proposed to be demolished or relocated similar to those required by the Historic American Buildings Survey to be submitted to the Historic Preservation Officer.

Sec. 3.13.030. - Certificate of Appropriateness—HARC Approval.

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

1. The Historic and Architectural Review Commission shall use circumstances or items that are unique to the building or structure proposed to be relocated, removed or demolished when reviewing the application.
2. The Historic and Architectural Review Commission shall make the following findings when considering a request for demolition or relocation of a structure:
  - a. Loss of Significance.
    - i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and
    - 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; or
  - b. Unreasonable Economic Hardship.
    - i. The applicant has demonstrated that the property owner cannot take reasonable, practical or viable measures to adaptively use, rehabilitate or restore the building or structure, or make reasonable beneficial use of, or realize a reasonable rate of return on a building or structure unless the building or structure may be demolished or relocated; and
    - ii. The applicant must prove that the structure cannot be reasonably adapted for any other feasible use, which would result in a reasonable rate of return; or
  - c. There is a compelling public interest that justifies relocation, removal or demolition of the structure.



**HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**  
**DEMOLITION SUBCOMMITTEE**  
**REPORT AND RECOMMENDATION**

**FILE NUMBER:** 2019-52-COA  
**MEETING DATE:** 08/22/2019  
**MEETING LOCATION:** 1304 E 15<sup>th</sup> Street  
**APPLICANT:** Shawn Boyd & Paul Morris  
**SUBCOMMITTEE MEMBERS PRESENT:** Lawrence Romero and Amanda Parr  
**STAFF PRESENT:** Chelsea Irby, Nat Waggoner, and Mark Moore  
**OTHERS PRESENT:** Applicants

**COMMENTS**

**Applicant:**

- Okay with relocation of the structure. See attached handouts provided by the 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?**

- Foundation – slab on grade carport. Slab would not require rebuild of roof structure.

**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?**

- Yes, it would be recognizable.
- Partial leveling, removal of slab on grade, rear porch, the façade west of the entry is not an original condition (applicant was unsure of date of construction).

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

- Original portion of structure
- New additions could be removed

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

- Cannot move slab on grade
- Concern for how addition would hold up on move
- Could divide and move

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

- No unique architectural features

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

- Doors
- Flooring
- Original window
- Trim
- Built-ins

Other comments

- N/A

RECOMMENDATION

☐

Approval

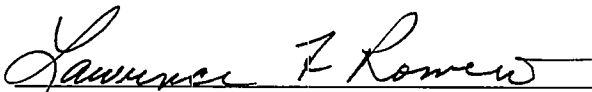
☐

Approval with Conditions:

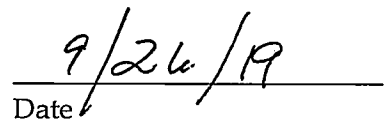
☒

Disapproval

Based on: Concern for deterioration of the structure without evidence of efforts to maintain and preserve the structure. The Committee expressed concern that removal of the structure would have an impact to the character of the District. The Commission encouraged the applicant to provide additional information on the efforts taken to rehabilitate/restore or realize a reasonable rate of return of the structure and demonstrate that they cannot take reasonable, practical or viable measures to adaptively use the structure.



Subcommittee Chair Signature (or representative)

  
Date

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1304 E 15th St 2016 Survey ID: 125621  
 City: Georgetown 2016 Preservation Priority: Low  
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address MORRIS, PAUL G & SHAWN L BOYD, 1304 E 15TH ST, , GEORGETOWN, TX 78626-7119

Current/Historic Name: None/None

Latitude: 30.631023

Longitude -97.664729

Legal Description (Lot/Block): UNIVERSITY PARK, BLOCK 6, LOT 38-41, PTS 36-37, WCAD ID: R048164

Addition/Subdivision: S4861 - University Park

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

Current Designations:

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

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Old Town District ☐ Other

Architect:

Builder:

Construction Date: 1949



Actual



Estimated

Source: WCAD

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 5/6/2016



Photo direction: Southwest

Note: See additional photo(s) on page 4

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

Address:	1304 E 15th St	2016 Survey ID:	125621
City:	Georgetown	2016 Preservation Priority:	Low
County:	Williamson	Local District:	Old Town District

**SECTION 2**

**Architectural Description**

General Architectural Description:

One-story Ranch house clad in wood siding with an irregular plan, side-gabled roof, and a projecting entry stoop with a shed roof canopy and a single front door.

☒ Additions, modifications: Garage enclosed; carport added; windows resized and replaced; hand rail added to entry steps

☐ Relocated

**Stylistic Influence(s)**

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

**Structural Details**

**Roof Form**

☒ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

**Roof Materials**

☐ Wood shingles ☐ Tile ☒ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

**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: Shutters, Vinyl

**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:

# of stories: 1 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**

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**SECTION 3**

**Historical Information**

**Associated Historical Context:**

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> Commerce               | <input type="checkbox"/> Communication      | <input type="checkbox"/> Agriculture     | <input type="checkbox"/> Architecture      | <input type="checkbox"/> Arts                 |
| <input type="checkbox"/> Immigration/Settlement | <input type="checkbox"/> Law/Government     | <input type="checkbox"/> Education       | <input type="checkbox"/> Exploration       | <input type="checkbox"/> Health               |
| <input type="checkbox"/> Religion/Spirituality  | <input type="checkbox"/> Science/Technology | <input type="checkbox"/> Military        | <input type="checkbox"/> Natural Resources | <input type="checkbox"/> Planning/Development |
|   |   | <input type="checkbox"/> Social/Cultural | <input type="checkbox"/> Transportation    | <input type="checkbox"/> 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:**

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
| <b>Level of Significance:</b>               | <input type="checkbox"/> National            | <input type="checkbox"/> State                  | <input type="checkbox"/> Local       |
| <b>Integrity:</b>                           | <input checked="" type="checkbox"/> Location | <input type="checkbox"/> Design                 | <input type="checkbox"/> Materials   |
| <input checked="" type="checkbox"/> Setting | <input checked="" type="checkbox"/> Feeling  | <input checked="" type="checkbox"/> Association | <input type="checkbox"/> Workmanship |

**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: Upon reevaluation, the resource does not have sufficient integrity for medium priority.

Other Info:

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

Documentation details	2007 ID: 373	1984 ID: Not Recorded
2007 survey	2007 Survey Priority: Medium	1984 Survey Priority: Not Recorded

**General Notes:** (Notes from 2007 Survey: carport; vinyl windows)

**Questions?**

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





HISTORIC RESOURCES SURVEY FORM

Address: 1304 E 15th St

City: Georgetown

County: Williamson

2016 Survey ID: 125621

2016 Preservation Priority: Low

Local District: Old Town District

## Additional Photos

Photo Direction Southeast







**HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**  
**HISTORIC PRESERVATION OFFICER**  
**REPORT AND RECOMMENDATION**

**FILE NUMBER:**

2019-52-COA

**PROPERTY ADDRESS:** 1304 E 15<sup>th</sup> St, Georgetown TX 78626

**APPLICANT:** Shawn Boyd & Paul Morris

**Background**

The one-story residential structure located at 1304 E 15<sup>th</sup> Street was identified as a low priority structure in the 2016, medium priority structure in the 2007 and was not included in the 1984 Historic Resources Surveys Reports (HRSR) completed by the City of Georgetown. The estimated date of construction is 1949. The 2016 HRSR indicates a "Ranch" stylistic influence with an irregular plan. Additions to the original structure include an enclosed garage and a carport.

**Public Comments**

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property that are located within City limits were notified of the rezoning application (33 notices mailed), and two (2) signs were posted on-site on September 25, 2019. To date, staff has received one (1) written comment in favor of the demolition. See Exhibit 9.

**Findings**

This low priority structure is compatible with other ranch style homes in the area and remains habitable and repairable. The information provided is not enough to determine that the applicant meets the criteria established in UDC Section 3.13.030

<b>CODE Requirements</b>	<b>Findings</b>
UDC Section – Sec. 3.13.030 E. Additional Requirements for Relocation, Removal or Demolition of a Historic Landmark or Contributing Historic Structure.	
<b>Demolition Delay Period Certified Local Government (CLG) Program.</b>  a. Upon deeming the application complete, requests for a Certificate of Appropriateness for demolition of a Historic Landmark or contributing historic structure shall be subject to a 60-day demolition delay period. The Historic and Architectural Review Commission shall not take action on a request for demolition until the 60-day demolition delay period is complete.  b. During this 60-day delay period, the applicant shall coordinate with the Historic Preservation Officer to reach a satisfactory resolution that preserves the building or structure, or that preserves historic and significant architectural features that are unique to the building or structure, era or district.  c. The Historic Preservation Officer shall coordinate with local, county and other historic organizations to explore	<ul style="list-style-type: none"><li>• 60 day demolition delay is currently in place.</li><li>• The subcommittee has visited the site and is providing the commission, as a whole, a recommendation on the request. The recommendation is attached to this email.</li></ul>

<p>possibilities for preserving, to include the possible relocation of the structure.</p> <p>d. The Historic Preservation Officer shall present the findings and resolution, if applicable, to the Historic and Architectural Review Commission with the request.</p>	
<p><b>Demolition Subcommittee Review.</b></p> <p>a. No later than the 30th day from deeming the application complete, the Historic and Architectural Review Commission's Demolition Subcommittee shall complete a walk-through of the building or structure proposed to be demolished or relocated with the Historic Preservation Officer and the applicant.</p> <p>b. The Demolition Subcommittee shall review the application and analyze the building or structure to determine possibility of preservation and restoration, and appropriateness for demolition or relocation. In the event of demolition, the Demolition Subcommittee shall also create a list of historic salvageable materials identified during the walk-through.</p> <p>c. The Demolition Subcommittee's report shall include a recommendation for final action.</p>	<ul style="list-style-type: none"><li>• The subcommittee report is attached to this item for review. A recommendation of denial of the demolition has been made.</li></ul>
<p><b>Responsibility of Final Action.</b></p> <p>a. In addition to the application, and the Historic Preservation Officer's report the Historic and Architectural Review Commission shall review the recommendation by the Demolition Subcommittee, conduct a hearing in accordance with the HARC's established procedures and state law, and take final action on the application within 35 days of the application hearing unless the applicant agrees to extend the time.</p> <p>b. As conditions of approval, the Historic and Architectural Review Commission may require historic materials to be salvaged, archival-quality photo-documentation, and/or architectural drawings of the building or structure proposed to be demolished or relocated similar to those required by the Historic American Buildings Survey to be submitted to the Historic Preservation Officer.</p>	<ul style="list-style-type: none"><li>• In order to meet the 35 day requirement action on this case must be taken by November 14<sup>th</sup>.</li></ul>

Code Requirements	Findings
UDC Section Sec. 3.13.030. F. Criteria for Approval for Relocation, Removal or Demolition of a Historic Landmark or Contributing Historic Structure.	
The Historic and Architectural Review Commission shall use circumstances or items that are unique to the building or structure proposed to be relocated, removed or demolished when reviewing the application.	n/a
<p>The Historic and Architectural Review Commission shall make the following findings when considering a request for demolition or relocation of a structure:</p> <ul style="list-style-type: none"> <li>a. Loss of Significance. <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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</li> <li>iv. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources; or</li> </ul> </li> </ul>	<p>The applicant has not 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.</p> <p>The applicant has not 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;</p> <p>Many of the items listed for repair are items homes of this age require improvement of if regular maintenance had not been occurring.</p>
<p>Unreasonable Economic Hardship.</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>c. There is a compelling public interest that justifies relocation, removal or demolition of the structure.</li> </ul>	<p>The applicant has stated the cost (without documentation) to bring the house to code. However, it is important to note there is not an expectation that the home (given its age) be brought to current building code. As improvements are made to the structure the new improvements are required to be brought to UDC standards.</p> <p>At this point the applicant has not provided documentation that the structure cannot be reasonably adapted for any other feasible use, which would result in a reasonable rate of return; or that there is a</p>

**File Number: COA-2017-015**

Meeting Date: September 20, 2017

Page 4 of 4

compelling public interest that justifies relocation, removal or demolition of the structure
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**RECOMMENDATION**

☐ Approval

☐ Approval with Conditions:

✓ <b>Disapproval</b>
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Sofia Nelson, CNU-A  
Historic Preservation Officer

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Date



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: 1304 E 15<sup>th</sup> Street

Project Case Number: 2019-52-COA P&Z Date: October 10, 2019 Case Manager: Britin Bostick

Name of Respondent: John F. Lewis  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 1304 Vine St. Georgetown TX 78626  
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: \_\_\_\_\_

Additional Comments:

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Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to [planning@georgetown.org](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.