

**Notice of Meeting for the
Historic and Architectural Review Commission Demolition subcommittee meeting
of the City of Georgetown
May 6, 2020 at 4:00 PM
at 1002 E. 14th Street, Georgetown, TX 78626**

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 regular meeting will convene at 4:00pm on May 6, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:

<https://bit.ly/3fjJ1ES>

If you're attending the live event on the web, use a media-source extension (MSE) - enabled web browser like Chrome, Firefox, or Edge. Safari is not currently supported.

To participate by phone:

Call in number: +1 512-672-8405

Conference ID: 529311761#

Public comment will be allowed via the above conference call number or the "ask a question" function on the video conference option; no in-person input will be allowed.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

A *(Instructions for joining meeting attached)*

Discussion on how the Historic and Architectural Review Commission virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

B 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

* Once staff and the applicant have addressed questions from the Commissioners, the Chair of the Commission will open the public hearing. If a member of the public would like to provide comments on the agenda item under discussion, the chair will ask if anyone would like to speak. To speak, unmute yourself by pressing *6 on your phone and state your name and address. Once the Chair has the names of everyone who would like to speak, the Chair will call the names in order, and when your name is called you will have up to 3 minutes. A speaker may allot their time to another speaker for a maximum of 6 minutes. If a member of the public wished to allot their time to another speaker, they may do so when their name is called by the Chair. Please remember that all comments and questions must be addressed to the Commission, and please be patient while we organize the speakers during the public hearing portion.

- The public also has the opportunity to provide comments through the Q&A section of the Live Meeting, located on the right-hand side of your computer screen. Please provide your full name and address for the record, and your comment will be read by Staff.

- After everyone who has asked to speak has spoken, the Chair will close the public hearing and provide a few minutes of rebuttal time to the applicant if they so choose.

Legislative Regular Agenda

- C Discussion and possible recommendation for the demolition of a low priority structure located at 1002 E. 14th Street - Britin Bostick, Downtown & Historic Planner

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 _____, 2020, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review
May 6, 2020

SUBJECT:

(Instructions for joining meeting attached)

Discussion on how the Historic and Architectural Review Commission virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

Attached is a set of meeting instructions and procedures to assist in joining and participating in the meeting.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

Description		Type
	Instructions on How to Participate	Cover Memo

Participating in a Public Meeting Commissioners and Public

4.2.2020 Draft (we will continue to update to improve- if you have suggestions for improvement after use please email sofia.nelson@georgetown.org so the sheet can be updated)

Each agenda will have the following link to access the meeting. Agenda links can be found at www.agendas.georgetown.org :

- **WEBSITE**
 - *this will change for each meeting/ an updated link will be posted with each agenda*
- **CALL IN NUMBER**
 - *this will change for each meeting/ an updated phone number and conference id will be posted with each agenda*

EXAMPLE:

Website to
access
meeting

Commission name
Date and Time of Meeting

Notice of Meeting for the
Georgetown Economic Development Corporation
of the City of Georgetown
March 30, 2020 at 4:00 PM
at

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.

This special meeting of the Georgetown Economic Development Corporation will convene at 4 p.m., Monday, March 30, 2020 via videoconference.

Website: <https://tinyurl.com/qu2rong>

Call-In Number: 512-672-8405, Conference ID: 226 444 046#

Public comment will be allowed via the above conference call number above or the "ask a question" function on the video conference option; no in-person input will be allowed.
The meeting will be available for viewing at this link: <https://tinyurl.com/qu2rong>

Call In # &
Conference
ID #

FAQs for Participating in a Meeting.

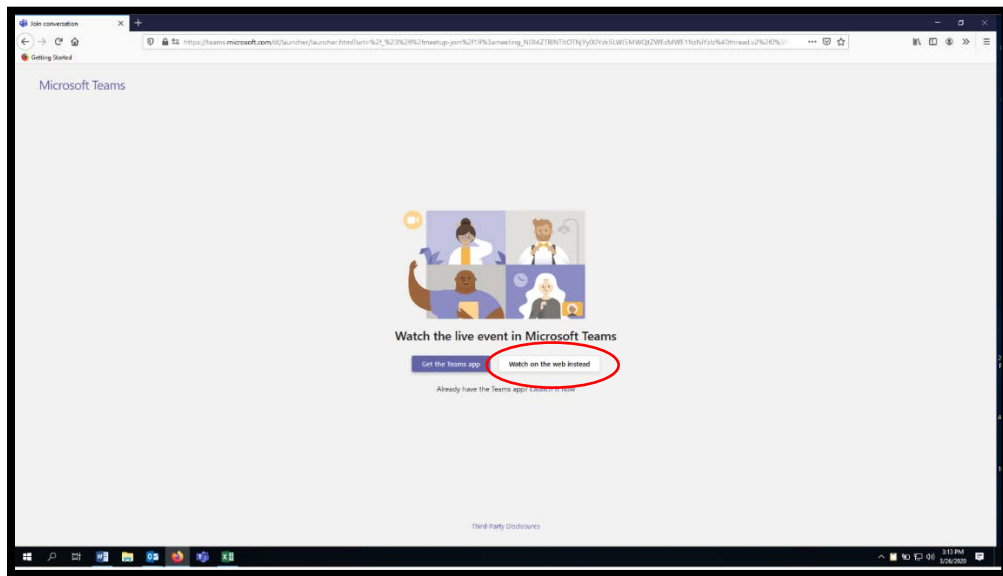
- **If I log into the meeting on my computer can you see me?** NO. Logging into the meeting via the computer is the equivalent of watching the meeting on your TV. We cannot see you and we cannot hear you. If you want to participate in public comment or as a commissioner in voting and discussion you need to follow both the phone and/or web instructions below.
- **If I do not have a computer to log into the meeting can I still participate via phone?** YES. Please use the dial in number and listen along to the meeting and speak as directed by the Chair of the commission.
- **If I would like to sign up to speak during public comment- how do I do that on this platform?**
Please join the meeting (via below instructions) 15 minutes in advance of the start of the meeting and announce your name and the agenda item you would like to speak on. The chair will announce the public hearing for that item at the appropriate time. You will need to share your name and address and the time limits associated with a physical meeting still apply.



see instructions below

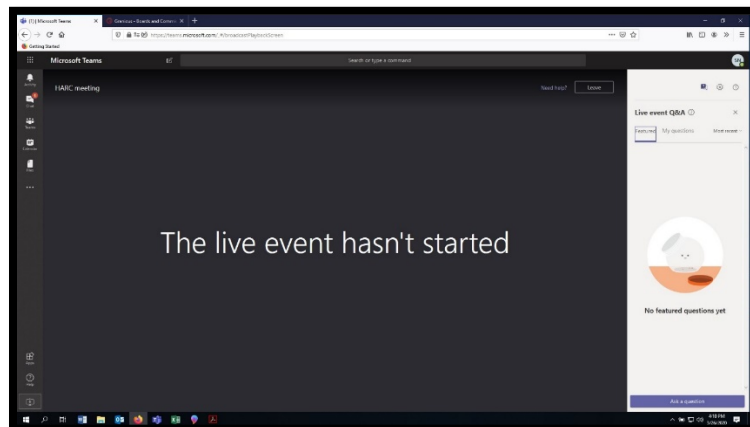
Steps for joining the meeting

- **Step 1-** Join by copying and pasting the weblink into your browser.
*If you're attending the **live** event on the web, use a media-source extension (MSE)-enabled web browser like Chrome, **Firefox**, or Edge. Safari is not currently supported.*
- **Step 2:** The below screen will come up:
*Click watch on the web instead (**circled in red below**)*



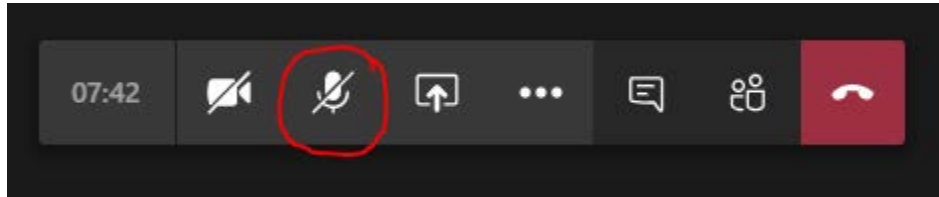
- **Step 3:** You will enter the meeting and see this screen. Wait here until the event starts. If you intend on participating in the meeting (public comment/ commissioner deliberations), please take this time to also call in via the dial in number above.

Turn down your volume on your computer and listen via phone. There will be a 20-40 second lag- we are working on it.

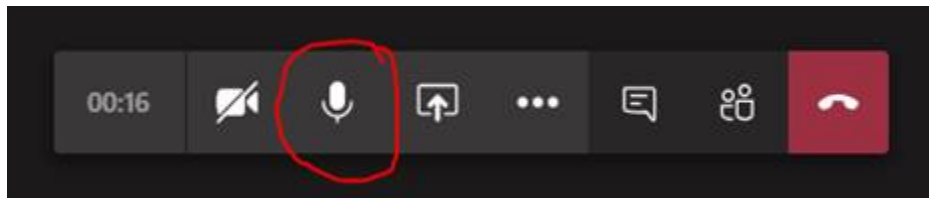


- **Step 4: Prepping for the Meeting** - mute your mic until you need to speak. To unmute yourself when you are on the phone, press the unmute button on your screen & **PRESS *6 in your key pad.**

To mute your device-



To unmute- press the screen unmute button **AND then *6 (WE WILL NOT HEAR YOU IF YOU DO NOT PRESS *6)** you should keep your keypad on your phone up/open and be ready to respond on the phone. Then mute when you are done talking, to avoid external noises coming into the meeting



- **Step 5 Meeting Starts. Orientation to meeting screen**

This is the meeting screen.

A screenshot of the Microsoft Teams meeting screen. The top bar shows the meeting title "Special Council Meeting - GEDCO Grant - Starts 3:00 p.m." and a "Leave" button. The main content area shows an "Overview" slide with bullet points about the Georgetown Chamber of Commerce grant program. On the right side, there is a "Live event Q&A" panel with a "Featured" tab selected. Below the Q&A panel is an "Ask a question" button. Red arrows point from text annotations to these elements: "Meeting title" points to the top bar, "Q&A selection button" points to the "Featured" tab, and "Ask a question Function--IF you attend late please announce yourself using this function." points to the "Ask a question" button.

Meeting title

Q&A selection button

Ask a question Function--IF you attend late please announce yourself using this function.

If you would like to submit written comments during public hearing for the commission please alert the recording secretary using this box

Quick Tips

You do NOT need to download Microsoft Teams-

- If you are watching the meeting in the web browser on your computer, any click on your screen may make the meeting pause momentarily. The video will then be a few seconds behind. If this happens, click “LIVE” at the bottom right of the screen to jump to the live recording.



- If you already have TEAMS, please sign out completely from the Microsoft suite & join anonymously on the web.
- If you're attending the live event on the web, use a media-source extension (MSE)-enabled web browser like Chrome, Firefox, or Edge. **Safari is not currently supported.**
- If participating by web browser and phone, be sure to turn down the volume of your computer to avoid an echo.

City of Georgetown, Texas
Historic and Architectural Review
May 6, 2020

SUBJECT:

Discussion and possible recommendation for the demolition of a low priority structure located at 1002 E. 14th Street - Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

Applicant is seeking the Demolition of a Contributing Historic Structure (Low Priority) under the criteria of loss of significance as described in the attached letter of intent. The UDC provided criteria for loss of significance is outlined in the attached as well as below:

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

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

	Description	Type
❑	Demolition Report Template	Cover Memo
❑	Exhibit 1 - Location Map	Exhibit
❑	Exhibit 2 - Letter of Intent	Exhibit
❑	Exhibit 3 - Photos	Exhibit
❑	Exhibit 4 - Historic Resource Survey	Exhibit
❑	Exhibit 5 - Site Survey	Exhibit
❑	Exhibit 6 - HARC Demolition approval criteria	Exhibit



HISTORIC AND ARCHITECTURAL REVIEW COMMISSION
DEMOLITION SUBCOMMITTEE
REPORT AND RECOMMENDATION

FILE NUMBER:

MEETING DATE:

MEETING LOCATION:

APPLICANT:

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?

File Number:

Meeting Date:

Page 2 of 2

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?

Other comments

RECOMMENDATION

☐ Approval

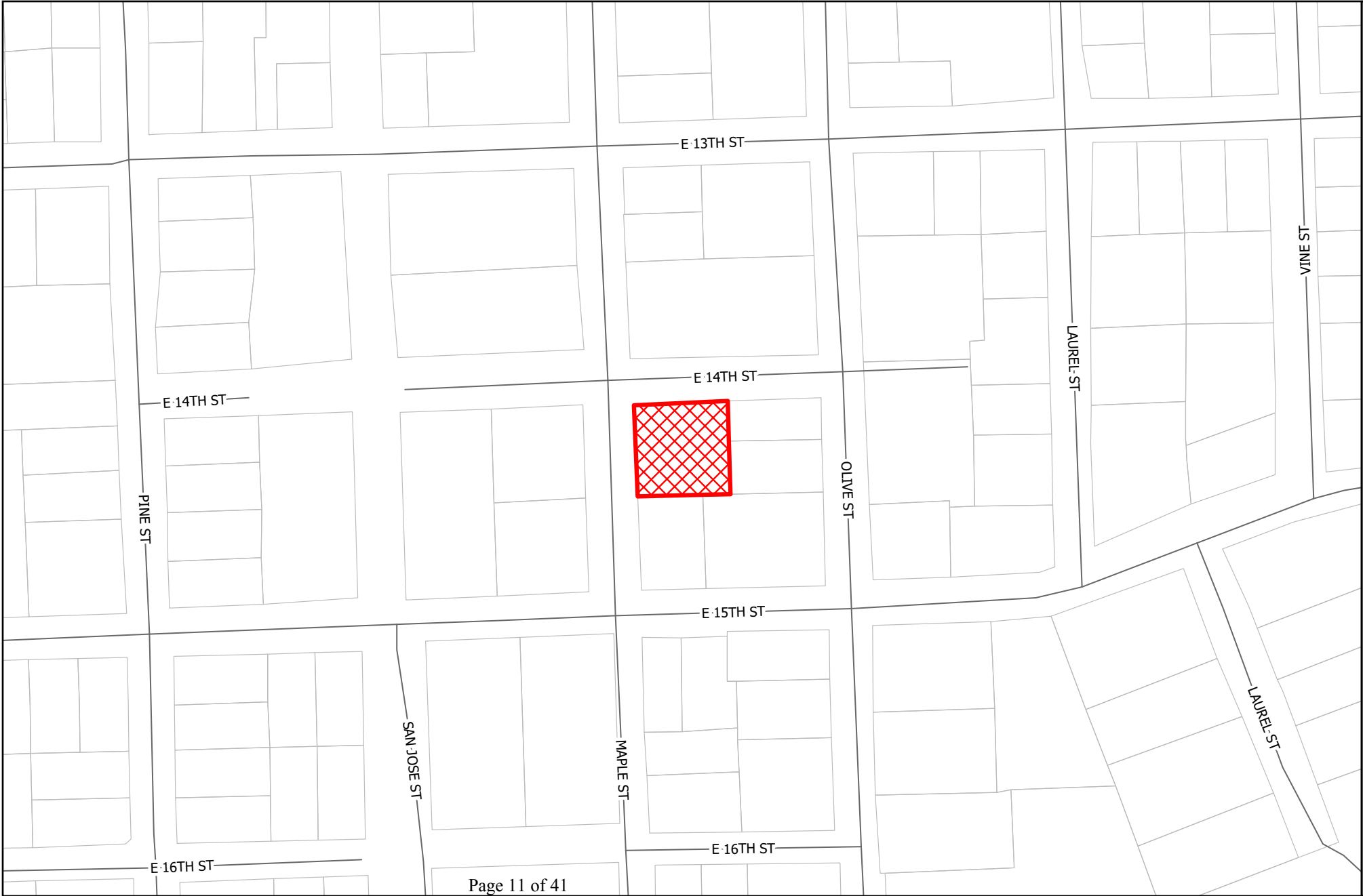
☐ Approval with Conditions: _____

☐ Disapproval

Based on: _____

Subcommittee Chair Signature (or representative)

Date

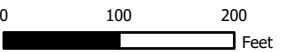


LOCATION

2020-18-COA

Exhibit #1

-  Site
-  Parcels



April 4, 2020

Letter of Intent

Re: Demolition of structure located at 1002 E 14th

Georgetown, Texas

The property the subject of this demolition request is a Low Priority single family home located at 1002 E 14th Georgetown, Texas. The structure is located within the Old Town Historical Overlay District and is approximately 1331 sf consisting of 3 bedrooms, 2 baths and a converted carport addition. It is estimated from deed records that the home was built in the late 1960's and in the most current time frame has been vacant on and off over the past few years.

The vacancy combined with a general lack of maintenance and basic care over many years has resulted in a loss of any significance for this structure. The roof is a medium quality asphalt shingle system in need of replacement and the siding is a concrete shingle, examples of which can be seen on other well maintained homes within the neighborhood.

The existing windows and exterior doors are not original, and the carport revision utilized fiberboard siding inconsistent with the original siding and shows signs of decay. Additionally, the exterior of the structure shows signs of foundation failure resulting from improper drainage and maintenance. The electrical, plumbing and HVAC systems are inoperable in their current state and in the case of electrical and plumbing do not meet current codes.

A search of deed records and historical sites failed to show any historical significance attached to this property and in its current condition both the neighborhood and The Old Town Overlay District are negatively impacted by its presence.

In summary this structure is appropriate for demolition because it lacks both architectural or historical significance, negatively impacts the surrounding neighborhood and the cost of rehabilitation is prohibitive.

If granted a permit for demolition the proposed replacement structure will be a single-family home of approximately 2900 sf in the modern farmhouse style. A separate COA application will follow based on this outcome, however I have included in the photographs submitted the front elevation of the proposed replacement structure.

Chance Leigh Custom Homes









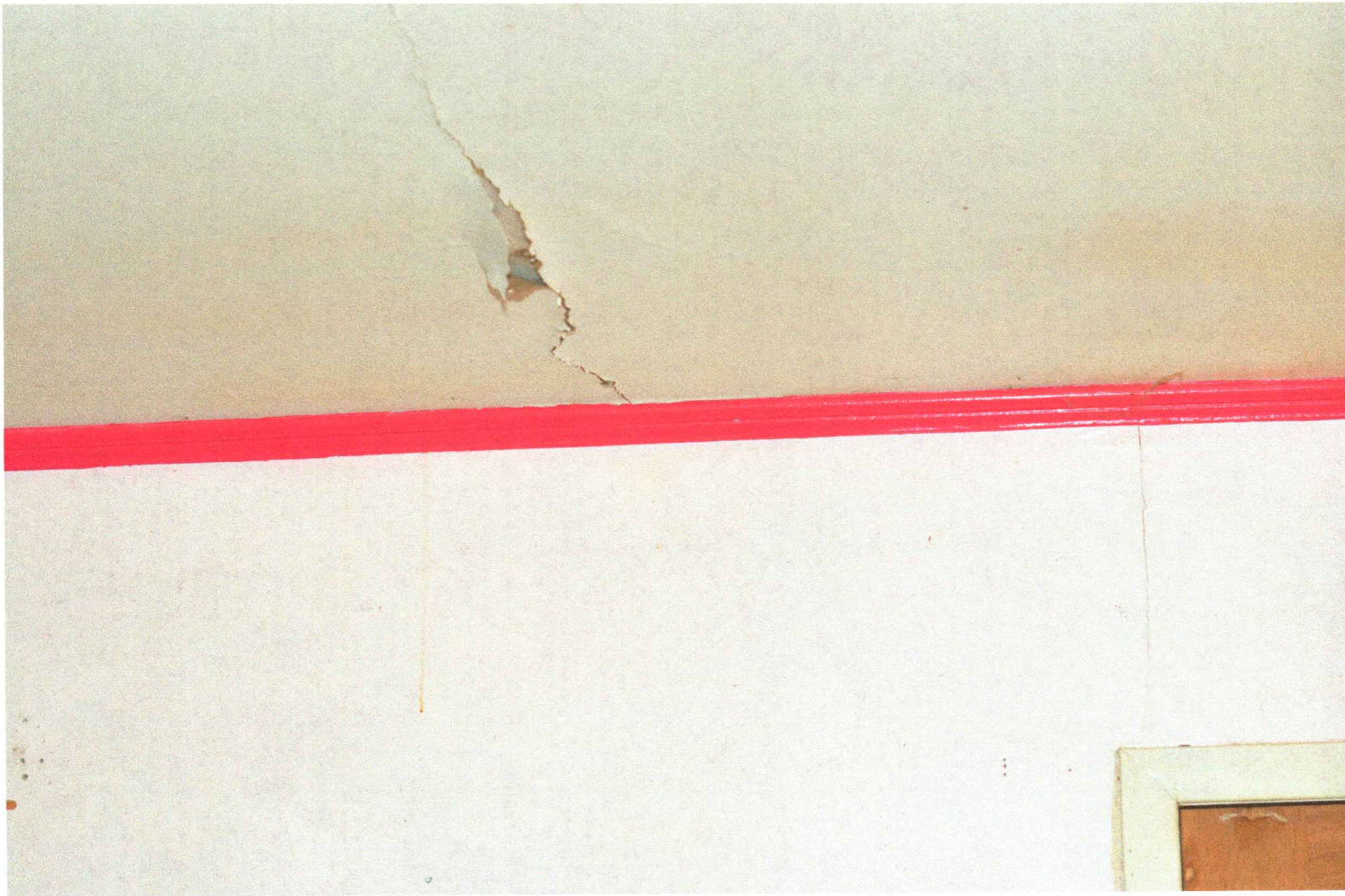


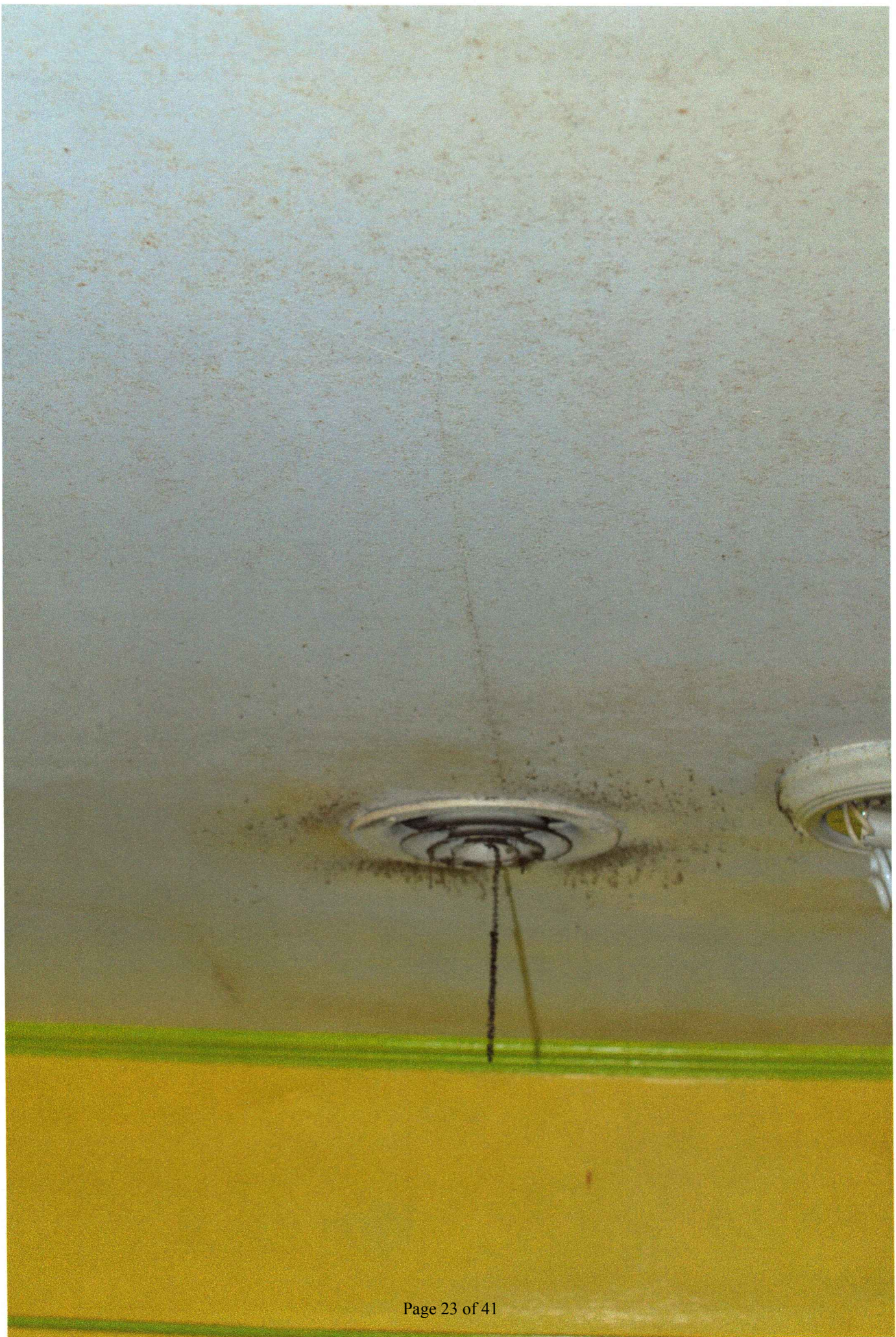




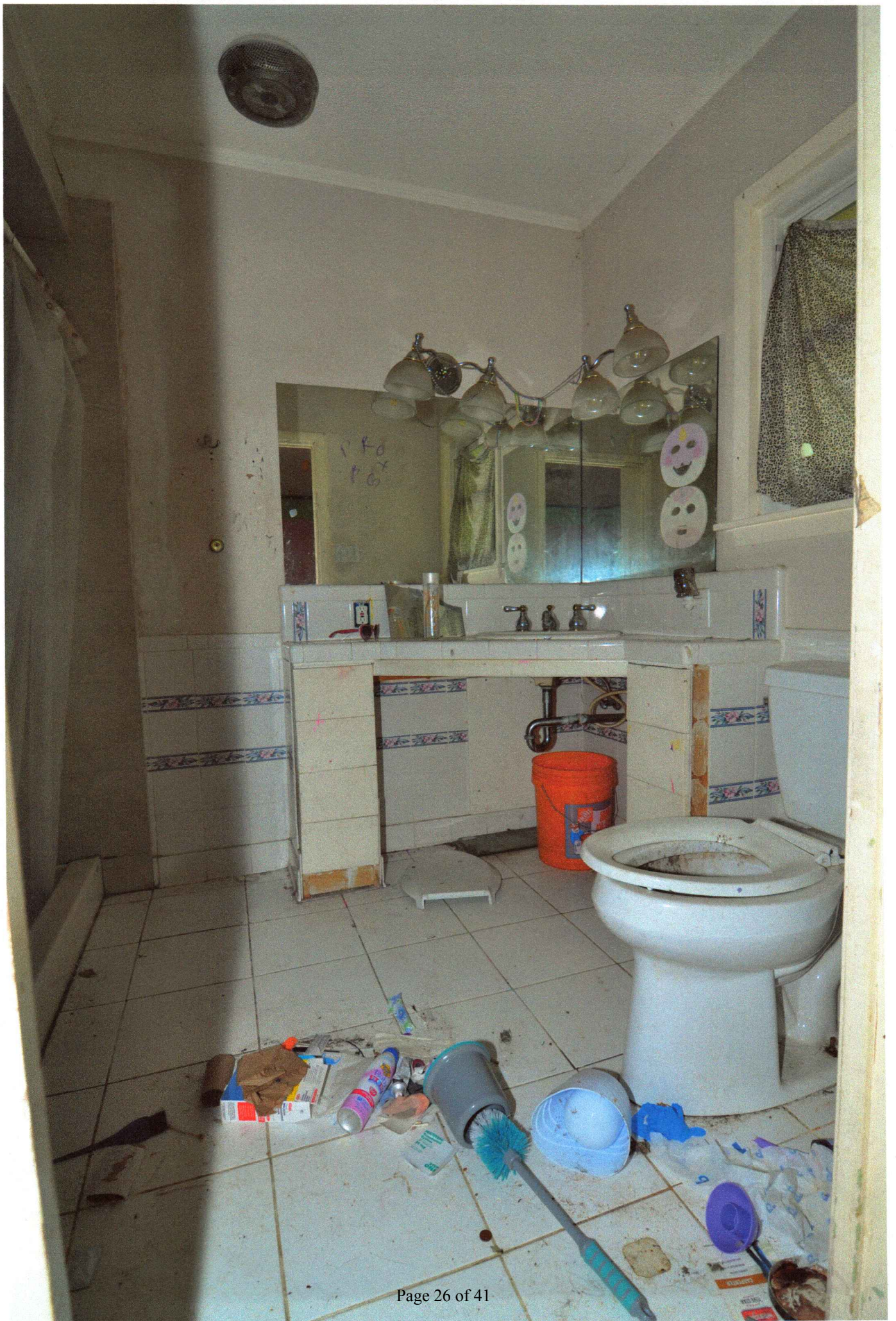






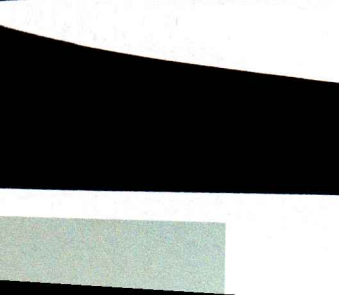


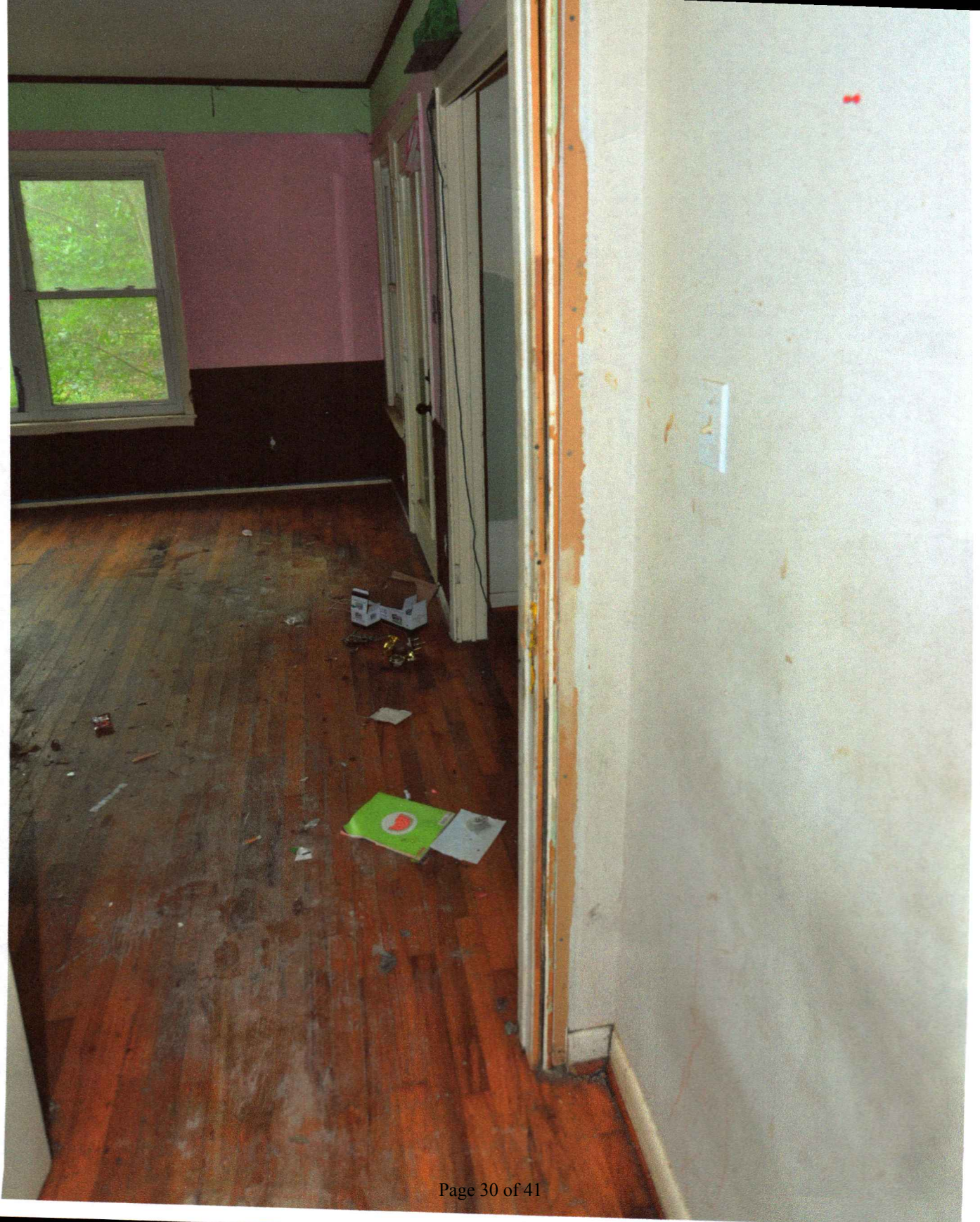








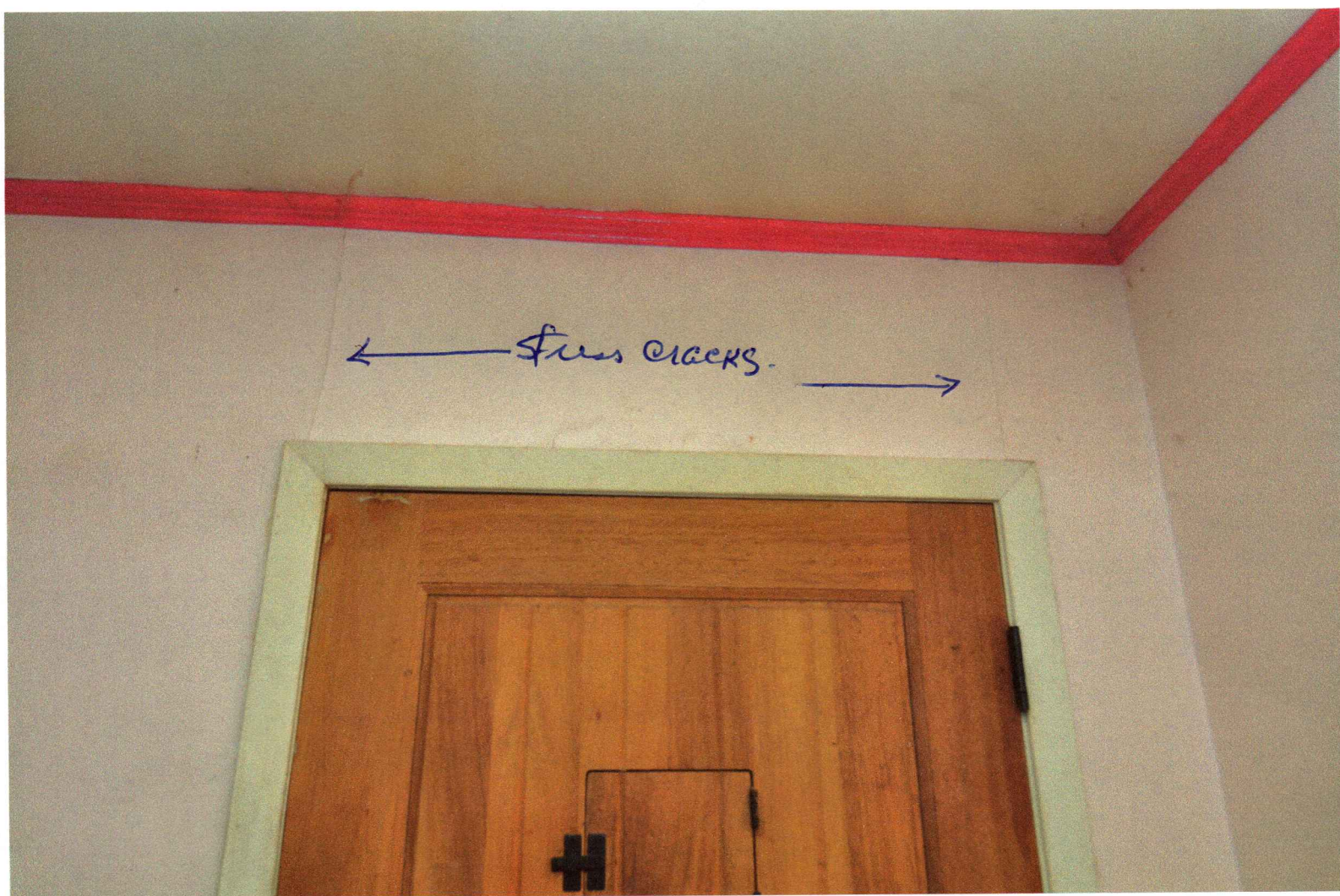


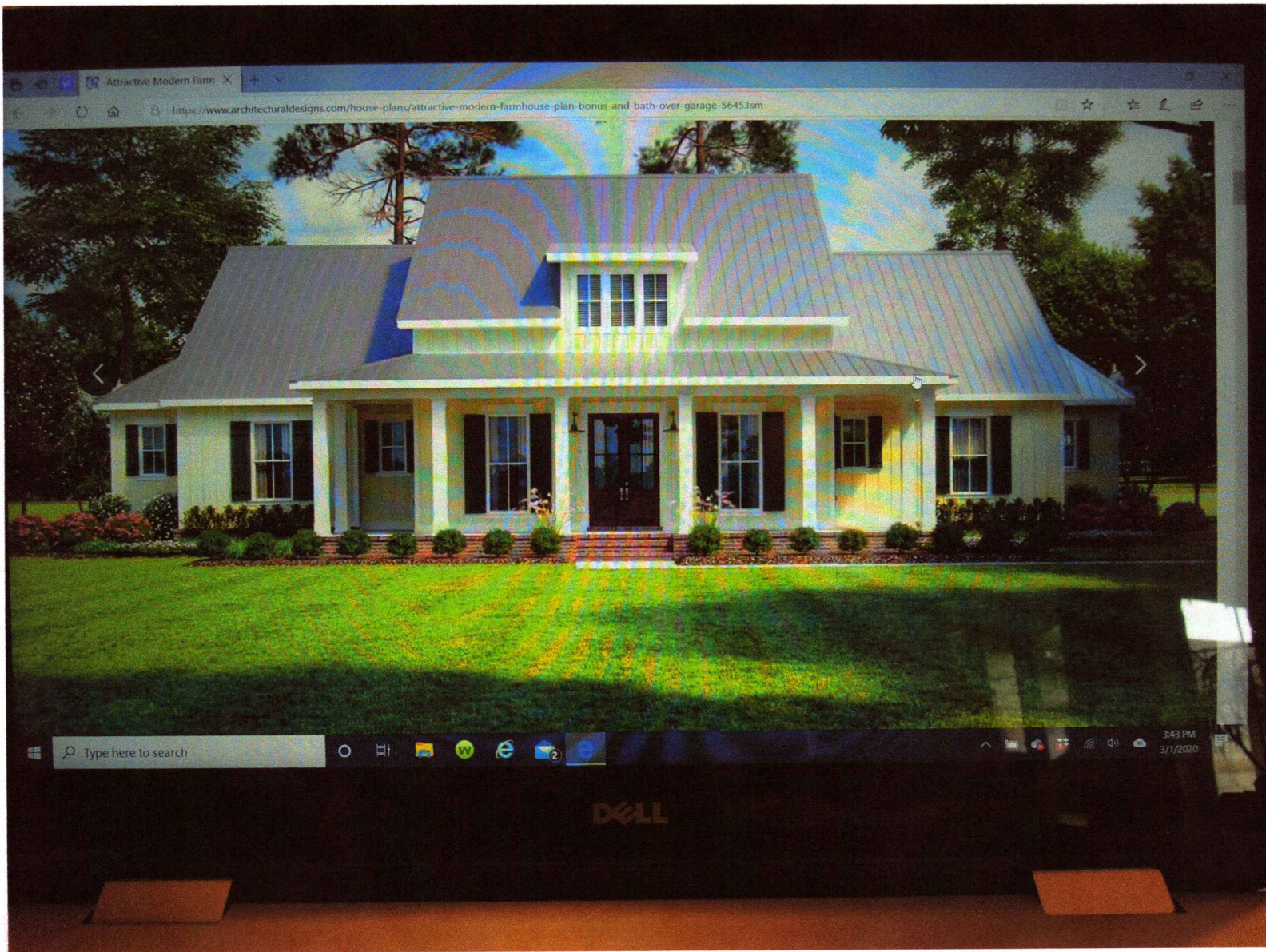












Proposed

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1002 E 14th St 2016 Survey ID: 124452
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address GILMER, CLAUDIA L, 101 OAK MEADOW DR, , GEORGETOWN, TX 78628-6884
 Current/Historic Name: None/None
 Latitude: 30.631466 Longitude -97.667754
 Legal Description (Lot/Block): SNYDER ADDITION, BLOCK 38(NW/PT), ACRES .328 WCAD ID: R047473
 Addition/Subdivision: S4615 - Snyder Addition
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: 1960 ☒ 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 4/23/2016



Photo direction: South

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1002 E 14th St 2016 Survey ID: 124452
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 2

Architectural Description

General Architectural Description:

One-story house with asbestos and wood siding, a rectangular plan, and a side-gabled roof; entry stoop with a shed roof and a single front door.

☒ Additions, modifications: Garage enclosed; primary door replaced; some siding replaced

☐ 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 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 checked="" 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: 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: 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

Address: 1002 E 14th St 2016 Survey ID: 124452
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

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:

- 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: Property lacks significance and integrity

Other Info:

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

Documentation details 2007 ID: 340 1984 ID: Not Recorded
 2007 survey 2007 Survey Priority: Low 1984 Survey Priority: Not Recorded

General Notes: (Notes from 2007 Survey: door replaced)

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 1002 E 14th St

2016 Survey ID: 124452

City: Georgetown

2016 Preservation Priority: Low

County: Williamson

Local District: Old Town District

Additional Photos

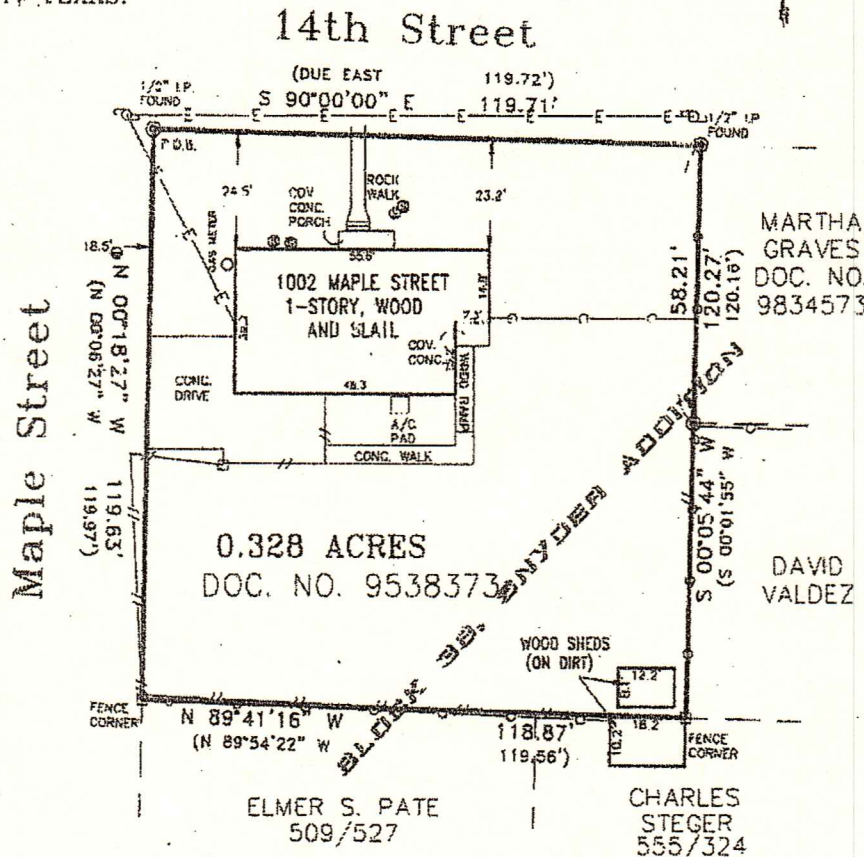
Photo Direction Southeast



Plat of survey of property a. 1002 Maple Street
described as Lot _____, Block _____, of _____
c. subdivision of record in Map or Plat
Volume/Book/Cabinet _____ at Page(s)/Slide(s) _____ of the Williamson
County, Texas Plat Records. G.F. # 06-7046939 Dated: May 1, 2006
Ref: Justin Williams, Brittney Williams

SCALE: 1" = 30'

SURVEY OF 0.328 ACRES
BEING A PORTION OF BLOCK 38 OF
SNYDER ADDITION TO THE CITY OF
GEORGETOWN, BEING THE SAME TRACT
RECORDED IN DOCUMENT NO. 9538373 OF
THE OFFICIAL RECORDS OF WILLIAMSON
COUNTY, TEXAS.



To: Alamo Title Company

_____ exclusively.

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X": Areas outside the 500 year floodplain

as shown on Community Panel Number 480868 0030 C
of the FLOOD INSURANCE RATE MAP prepared for City of Georgetown
by the Federal Insurance Administration Department, H.U.D.
Effective Date: Sept. 27, 1991



107 N. LAMPASAS STREET
ROUND ROCK, TEXAS 78684
(512) 244-3395
FAX (512) 244-9508

LEGEND
● PIN FOUND
○ PIN SET
● NAIL FOUND
○ SPOKER POLE
○ GUY WIRE
XX FIRE HYDRANT
○ WATER METER
○ P.V.C. RISER
○ SEWER CLEANOUT
○ PHONE PEDESTAL
○ CONCRETE PAD WITH ELEC
○ C.A.T.V. PEDESTAL
--- WOODEN FENCE
--- QUARTZ LINK FENCE
--- OVERHEAD ELECTRIC LINE
() RECORD INFORMATION



UPDATED: MAY 15, 2006
DATE: 10-15-98

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.