Notice of Meeting for the
Historic and Architectural Review Commission Demolition subcommittee meeting for
1103 Rock St
of the City of Georgetown
October 15, 2020 at 4:00 PM
at Teleconference

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 Demolition Subcommittee meeting will convene at 4:00pm on October 15, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:

Weblink:https://georgetowntx.zoom.us/j/99242000902?pwd=c2Rzc2VpOUZiWVFWSk9YQkFPUDBDdz09
Webinar ID: 992-4200-0902
Password: 491065

To participate by phone:
Call-in number (toll free): 833-548-0282 or +1(346)248-7799
Password: 491065

Citizen comments are accepted in three different formats:
1. Submit written comments to planning@georgetown.org by 3:00p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.
2. Log onto the meeting at the link above and "raise your hand" during the item
3. Use your home/mobile phone to call the toll-free number

To join a Zoom meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon). To speak on an item, click on the "Raise your hand" option at the bottom of the Zoom meeting webpage once that item has been opened. When you are called upon by the Recording Secretary, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.
Use of profanity, threatening language, slanderous remarks or threats of harm are not allowed and will result in you being immediately removed from the meeting.

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 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. The chair will ask if anyone would like to speak. To speak, click on the "Raise Your Hand" option at the bottom of the Zoom meeting webpage. Your device will be remotely un-muted and you may speak for three minutes. Please state your name and address clearly. A speaker may allot their time to another speaker for a maximum of 6 minutes. If a member of the public wishes 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. When your time is over, your device will be muted again.

• 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.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the
At the time of posting, no persons had signed up to address the Board.

Legislative Regular Agenda

D Discussion and possible recommendation for the demolition of a low priority structure located at 1103 Rock Street. - Britin Bostick, Downtown & Historic Planner

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

__________________________________
Robyn Densmore, City Secretary
SUBJECT:
Discussion and possible recommendation for the demolition of a low priority structure located at 1103 Rock Street. - Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:
The applicant is requesting the demolition of a Contributing Historic Structure (Low Priority) under the criteria of loss of significance. The UDC provides criteria for loss of significance as outlined 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;

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Demolition Report Template</td>
<td>Cover Memo</td>
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<tr>
<td>Exhibit 1 - Location Map</td>
<td>Exhibit</td>
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<td>Exhibit 2 - Letter of Intent</td>
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<td>Exhibit 3 - Photos</td>
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<td>Exhibit 4 - Historic Resource Surveys</td>
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<tr>
<td>Exhibit 5 - Property Survey</td>
<td>Exhibit</td>
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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?

_____________________________________________________________________________________

_____________________________________________________________________________________

_____________________________________________________________________________________

Other comments

_____________________________________________________________________________________

_____________________________________________________________________________________

_____________________________________________________________________________________

RECOMMENDATION

☐ Approval

☐ Approval with Conditions: _____________________________________________________________

_____________________________________________________________________________________

☐ Disapproval

Based on: __________________________________________________________________________

_____________________________________________________________________________________

Subcommittee Chair Signature (or representative) __________________________ Date __________
Letter of Intent

1103 S Rock St
Georgetown TX 78626

The current home situated on this property was built sometime between 1905-1910. According to the Sanborn Maps, there was a house that was removed before the current home was built. In 1985, a second story was added that did not conform with the architecture of the original home.

At first glance, the property appeared to be salvageable, but after several site visits with P&Z, contractors, and inspectors, the home is not in a salvageable condition. I’ve included pictures below for reference. The foundation is being held up by cinder blocks and cedar tree trunks. There are at least 6 different types of siding, all of which are deteriorated. The detached garage is sitting on the ground which has severely impacted its structural integrity. This property is zoned RS, but is surrounded by MUDT zoning. Regardless of the desired use, the property is not capable of supporting a residential or commercial use. There are however, items that could be salvaged. The hardwood floors in the living room are in good enough condition to re-use. The detached garage is in severe need of repair.
There is what appears to be a clawfoot tub that can be resurfaced and used. Some pieces of the board and batten siding on the detached garage/shed could be used as a focal point on a new structure. The intent here is to demolish the building while salvaging the items above and any others found before the demolition takes place.

I look forward to answering any questions.

Landon Smith
720-633-2505
Landon_Smith@mac.com
1. County  Williamson  
City/Rural  Georgetown  

2. Name  1103 Rock  

3. Owner  Ann Anderson  
Address  Same, 78626  

4. Block/Lot  Lost/Blk. 65/N.W. corner  

5. USGS Quad No.  3097-313  
Site No.  355  

6. Date:  Factual  Est.  1910  

7. Architect/Builder  
Contractor  

8. Style/Type  

9. Original Use  residential  
Present Use  residential  

10. Description  One-story wood frame dwelling; exterior walls w/ asbestos shingle siding; gable roof w/ composition shingles; front elev. faces W.; wood sash double-hung windows w/ 1/1 lights: single-door entrance; one-bay porch w/ gable roof on W. elev.; wrought-iron supports. Other noteworthy features include symmetrical three-bay facade. Outbuildings include>  

11. Present Condition  good; altered—asbestos siding  

12. Significance  Primary area of significance: architecture  

13. Relationship to Site:  Moved  Date  or Original Site  x  (describe)  

14. Bibliography  Sanborn Maps  

15. Informant  A. Taylor/HHM  Date  July 1984  

DESIGNATIONS  

PHOTO DATA  

TNRIS No.  Old THC Code  B&W 4x6s  Slides  

NR:  Individual  Historic District  

Thematic  Multiple-Resource  

NR File Name  

YEAR  DRWR  ROLL  FRME  to  ROLL  FRME  to  ROLL  FRME  to  

CONTINUATION PAGE  

1. County  Williamson  
City/Rural  Georgetown  

2. Name  

#10. Description (cont'd): garage and frame storage building.
| **SECTION 1**
| **Basic Inventory Information**
| **Property Type:** | Building | Structure | Object | Site | District | WCAD ID: R043222 |
| **Construction Date:** | 1910 | Actual | Estimated | Source: 2007 survey |
| **LatITUDE:** | 30.633905 | 1103 Rock St | 2016 Survey ID: 124090 |
| **Longitude:** | -97.678793 | City: Georgetown | 2016 Preservation Priority: Low |
| **County:** | Williamson | Local District: Downtown District |

**Stylistic Influence(s)**

- None Selected

**Plan**

- None Selected

**Priority**

- 2016 Survey ID: 124090 (Low)
- 2007 Survey ID: 644 (Low)
- 1984 Survey ID: 355 (Low)

**General Notes:** (Notes from 2007 Survey: asbestos shingles; porch roof and posts altered)

**Recorded by:** CMEC
**Date Recorded:** 3/3/2016

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

Photo Direction  Northeast