

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
June 15, 2021 at 3:00 PM  
at 1710 S Main St., 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 demolition subcommittee meeting will convene at 3:00pm on June 15, 2021 at 1710 S Main Street, Georgetown, TX 78626 as well as via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <https://bit.ly/3g8m2P1>**

**Webinar ID: 912-6218-7298**

**Password: 357659**

**To participate by phone:**

**Call in numbers: (346)248-7799 or Toll-Free: 833-548-0282**

**Password: 357659**

**Citizen comments are accepted in three different formats:**

- 1. Submit written comments to [planning@georgetown.org](mailto:planning@georgetown.org) by 2:00p.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 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.**

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**Legislative Regular Agenda**

- A Discussion and possible recommendation for the demolition of a low priority detached garage located at 1710 S. Main 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 \_\_\_\_\_, 2021, 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  
June 15, 2021

**SUBJECT:**

Discussion and possible recommendation for the demolition of a low priority detached garage located at 1710 S. Main 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:**

	<b>Description</b>	<b>Type</b>
☐	Demolition Report Template	Cover Memo
☐	Exhibit 1 - Location Map	Exhibit
☐	Exhibit 2 - Letter of Intent	Exhibit
☐	Exhibit 3 - Historic Resource Survey	Exhibit



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

**FILE NUMBER:** 2021-6-COA

**MEETING DATE:** June 15, 2021 at 3:00pm

**MEETING LOCATION:** 1710 S. Main Street

**APPLICANT:** Kris Thompson

**SUBCOMMITTEE MEMBERS PRESENT:** \_\_\_\_\_

**STAFF PRESENT:** \_\_\_\_\_

**OTHERS PRESENT:** \_\_\_\_\_

**COMMENTS**

**Applicant:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Subcommittee:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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Other comments

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**RECOMMENDATION**

Approval  
 Approval with Conditions: \_\_\_\_\_

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Disapproval  
Based on: \_\_\_\_\_

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\_\_\_\_\_  
Subcommittee Chair Signature (or representative)

\_\_\_\_\_  
Date



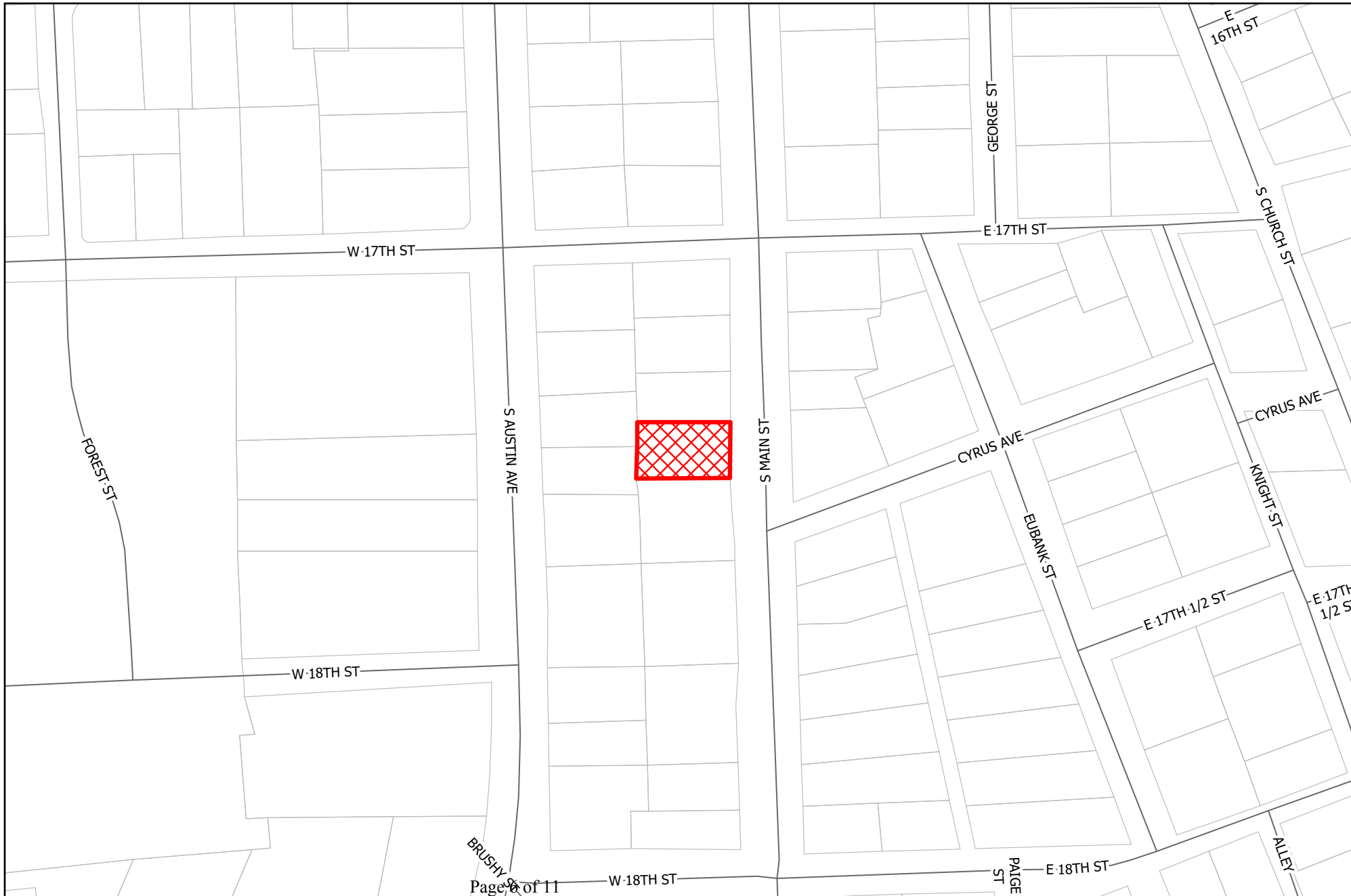
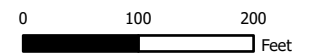
# LOCATION

2021-6-COA

Exhibit #1

 Site

 Parcels



Letter of Intent (Revised 5.25.2021)  
1710 S. Main Street, Georgetown, TX

**A detailed description of the proposed project:** 1) Demolition of garage and carport, which sit on the back end of the property and construction of new garage. 2) Addition of one dormer to the right side of the existing house roof and addition of one dormer to the left side of the existing house roof.

**GARAGE (DEMOLISH AND NEW CONSTRUCTION) & CARPORT (DEMOLISH)**

*Current Condition:* The existing garage and carport are not in reasonable enough condition to repair and have been in such a state since we purchased several years ago. Conditions that preclude repair include:

- A neighbor tree, which is mature, is growing up through the back wall
- A side wall has slipped out of place and no longer provides support to be structurally sound or safe
- Extensive termite damage throughout
- Extensive rotting and patchwork throughout
- Built on the property line so there is no opportunity to access the back and one side for maintenance.
- A neighbor chain link fence is built right up on the back of the garage making access impossible for maintenance.

*Usage:* This new structure will serve as garage and workshop.

*Design:* The new structure will be built to match the house with a matching jerkinhead style dormer as seen on the front of our house. It will not be taller than the house. We currently have zero lot line on the back and right side of the garage. We would like to change that to a two-foot setback, so we have room to maintain. We realize this may be an exception which, if so, we would ask for. We do have neighbors who have rebuilt garages and received such an exception, and we are hoping for the same type of permission.

*Materials:* See attached Materials Page. The siding and roofing will match the material on the existing house. The front of the garage, which is the only part that is visible from the street, will feature a double swing style garage door, centered with the existing driveway.

**DORMERS (ADD 2 DORMERS, 1 RIGHT SIDE/1 LEFT SIDE, TO THE EXISTING HOUSE ROOF)**

*Current Condition:* We have almost no closet or storage space. To avoid any increase in impervious cover by building “out” and increasing the house footprint, we would like to utilize our attic space for storage and wish to add dormers to maximize that space and provide light.

*Usage:* Storage and light.

**Design:** Jerkinhead style dormers to match front design of existing house. Estimate approx. 10 feet long and feature two windows styled to match existing historic windows on house.

**Materials:** See attached Materials Page. The siding and roofing will match the material on the existing house. The windows on the dormers would be modern windows but would be a design that looks as close to our many historic windows as possible.

**Explanation as to how the request meets the approval criteria/guidelines:** We will be decreasing our impervious cover from what it is right now and rather than expanding our footprint, have devised a solution that will give us the storage space we need. The general historic, cultural, and architectural integrity of the building, structure and site remains preserved. The new garage and dormers are designed to be compatible with surrounding properties. The overall character of the applicable historic overlay district is protected. The height of the new garage does not compete with neighbors or obstruct views.

**GARAGE/CARPORT PHOTOS:**

*Current pic showing carport and garage and showing jerkinhead style dormer on house*



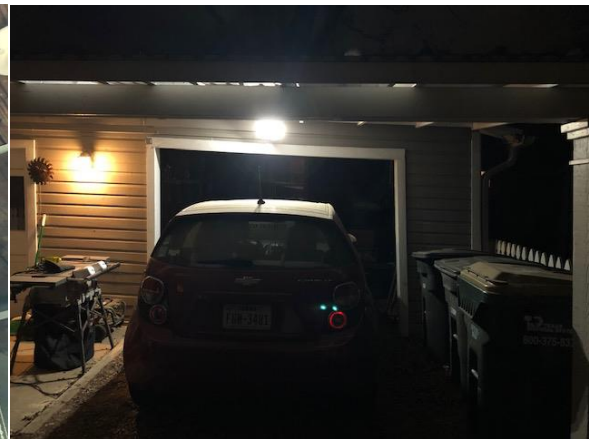
*Pic showing carport removed and proposed garage, which would begin approx. 5 feet past back of house.*



*Termite Damage*



*Sagging, slipped sidewall*





*Neighboring tree (mature) is pushing through wall*



*Rotting and patches throughout structure*



**DORMERS PHOTOS:**

Left side of house. Dormer would sit middle to back of house, set back from existing side porch

Right side of house. Dormer would sit middle of house depending on engineering requirements.



This is an example of the Jerkinhead style dormer that would be designed to match the front of the house.



Thank you for your consideration. We are available to answer any questions you may have and are open to suggestions to help us maintain the historical integrity of our home and the district.

Lance & Kris Thompson  
281-253-2474, 281-253-3488

HISTORIC RESOURCES SURVEY FORM

Address: 1710 S Main St 2016 Survey ID: 123824 B  
 City: Georgetown 2016 Preservation Priority: Low  
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Geographic Location

Latitude: 30.628515 Longitude -97.677359  
 Current/Historic Name: None/None

Property Type:  Building  Structure  Object  Site  District WCAD ID: R043395

Construction Date: 1926  Actual  Estimated Source: Visual estimate

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               |

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

Priority: **2016 Survey** ID 123824 B  High  Medium  Low  
**Explain:** Property lacks significance  
**2007 Survey** ID 528b  High  Medium  Low  
**1984 Survey** ID Not Recorded  High  Medium  Low

General Notes:

Recorded by: CMEC

Date Recorded 3/14/2016



Photo direction: West