

CURRENT SURVEY RESULTS

The 2007 historic resources survey identified a total of 1570 properties, dating from the 1880s through 1960 and representing a wide array of property types and architectural styles associated with the context of the development of Georgetown. Each property was assigned a preservation priority of LOW, MEDIUM, or HIGH based on its age, integrity, and architectural and historic significance. The survey results were then analyzed to develop recommendations to acknowledge and identify significant historic resources for effective preservation planning.

PROPERTY TYPES

Property type designation is primarily based upon the function intended for the building at the time of its construction. Because form follows function, properties that share a use-type often share similarities in floor plan, roof form, size, and scale. Similar property types often are clustered together due to a variety of factors influencing development, including zoning ordinances, restrictive neighborhood covenants, property values, desire for visibility versus desire for privacy, and convenience. Standard definitions for property types are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*. The Georgetown Historic Resources Survey Update of 2007 located the types of properties indicated below (Table 2).

<i>Table 2. Property Types: Phases I & II</i>		
Property Type	No. Resources	% Resources
Auto Related	12	0.82%
Transportation & Bridges	9	0.62%
Commemorative	3	0.21%
Commercial	13	0.89%
Commercial Ancillary Structures	3	0.21%
Commercial Empty Lots	6	0.41%
Commercial Parking Lots	4	0.27%
Designed Cultural Landscapes	16	1.10%
Domestic	1290	88.30%
Domestic Single Family	1075	73.58%
Domestic Ancillary Structures	121	8.28%
Domestic Multiple Family	23	1.57%
Domestic Empty Lots	60	4.11%
Domestic Parking Lots	11	0.75%

<i>Table 2. Property Types: Phases I & II</i>		
Property Type	No. Resources	% Resources
Educational	28	1.92%
Utility	2	0.14%
Agricultural	22	1.51%
Governmental	13	0.89%
Industrial	11	0.75%
Health-Care	4	0.27%
Irrigation	2	0.14%
Recreational	2	0.14%
Religious	35	2.40%

DOMESTIC PROPERTY TYPES

Domestic properties are designed for the functions of everyday living, including cooking, eating, sleeping, bathing, and socializing. Domestic properties typically were not designed with the intent for use as office or commercial space, but they can be adapted for these functions easily. Subtypes of domestic properties include single-family houses and multiple-family houses or buildings. In Georgetown during the historic period (1848-1961), domestic property types typically were constructed in subdivisions intended exclusively for domestic use. Therefore, domestic properties typically are clustered together, separate from commercial properties. University Avenue, Austin Avenue, and Williams Road are notable exceptions to this trend. These wide boulevards include both stretches of domestic properties, stretches of commercial properties, and institutional landmarks; in some locations, commercial properties are even interspersed within stretches of domestic properties.

SINGLE-FAMILY

Single-family houses typically are the most prevalent subtype of domestic buildings within small-scale urban contexts that developed during the late nineteenth and early twentieth centuries, like Georgetown. Single-family properties documented for the survey date from middle of the nineteenth century through 1960. Single-family domestic buildings are sited on lots typically measuring about one-quarter of an acre. They almost always are oriented toward the street and are set back with landscaped front yards. Most resources in this category are modestly sized and detailed buildings that reflect popular residential designs and trends disseminated through pattern books, magazines, or other publications. A smaller number of these resources exhibit characteristics of regional folk (vernacular) traditions. Construction is typically wood frame. Common exterior materials are wood siding, vinyl or aluminum siding manufactured to resemble wood, wood shingles, asbestos shingles, brick veneer, stone veneer, or stucco. During the late nineteenth and early twentieth century pier and beam foundations were typical, but concrete slab foundations became more common during the mid-twentieth century. The forms and plans assumed by single-family residential building types documented during the current field survey include Vernacular Linear Plan (Shotgun, L-Plan, Two-Room, Center Passage); Modified L-Plan; One-Story Square; Bungalow; Foursquare; Minimal Traditional; Ranch; Modern residences; and Outbuildings.

VERNACULAR LINEAR PLANS (SHOTGUN, L-PLAN, TWO-ROOM, CENTER PASSAGE)

A small number of houses in the survey area fall within this category. These building forms are characterized by a one-room-deep, linear, rectangular-plan, central mass and side-gabled or front-gabled roof. Shotgun houses are one room in width and two or three rooms in depth, with rooms leading onto one another and no interior hallway. Shotgun houses have front-gable roofs or, occasionally, hipped roofs. Center passage houses generally have a centered entry door that opens onto a central hallway, while two-room houses have an asymmetrically placed entry that opens directly into a room. When additional room was necessary, often times a shed-roof addition was appended to the rear facade. The L-plan is a variation of this form that is derived by adding an offset front-facing gable to the basic side-gabled, center passage house type. A shed-roof porch often extends across one or both sides of the ell. The primary door is typically located at the center of the side gable, with entry into a central hall. Within Georgetown, most vernacular linear plan houses appear to have been constructed between 1890 and 1910. A few examples of this plan type have been well maintained, but many examples are in poor condition or have been added on to in ways that obscure the original form.

MODIFIED L-PLAN

This plan represents a turn-of-the-century elaboration of the vernacular L-plan house type. The massed central section with its steeply pitched, hipped roof distinguishes the type from the simple L-plan house form. Specifically, this house type consists of a massed, central, hipped roof block with projecting secondary gabled wings. A number of examples of this plan type are present throughout the older central neighborhoods in Georgetown, including the Belford Historic District.

ONE-STORY SQUARE-PLAN

One-story, square-plan houses are another early twentieth century vernacular form within the core of the town. Most of these houses were constructed within the city's older central residential neighborhoods between 1900 and 1930. These houses are typified by their prominent, high-pitched, hipped or pyramidal roof and nearly square, four-room plan, which often afforded residents greater interior space than the center passage and L-plan forms. The square plan also results in a distinctive boxy appearance. Pyramidal/hipped-roof houses of this period usually feature a porch across the house's front facade, often sheltered by an extension of the primary roofline. The majority of one-story, square-plan houses use limited decorative ornamentation or elaboration.

BUNGALOW

The bungalow plan type was the most common form of single-family domestic building constructed in Georgetown between circa 1910 and circa 1940. The "bungalow" was used by many writers and designers of the age to describe any small dwelling with infinite variations in form and style, making it a vague and confusing term. As a general building type, bungalows are usually one story in height with low-pitched roofs, broad overhanging eaves, and prominent porches. Bungalow roof forms vary considerably. Front-gabled and cross-gabled examples predominated during the 1910s and 1920s. Side-gabled bungalows became more common in the late 1920s and 1930s. Hipped roofs were also occasionally applied to the bungalow type, particularly in the 1910s and early 1920s. The bungalow house form is often associated with the Craftsman style, as demonstrated

by the use of exposed rafter tails, decorative eave brackets, and battered porch columns and piers. However, some bungalows employed Prairie style or even Classical influences, while many later bungalows incorporated various attributes of the Period Revival styles, such as Tudor Revival, Spanish Colonial Revival, and Mission Revival.

FOURSQUARE

Another popular house form that was developed contemporaneously with the bungalow plan is the foursquare plan type, also known as the American Four Square. Almost without exception, this distinctive house form has a cube-like massing that is two stories in height and features a low-pitched, hipped roof. Fenestration patterns are typically asymmetrical with the entry offset to one end of the primary facade. A one-story porch typically stretches the full length of the foursquare primary facade, creating a horizontal emphasis that contrasts with its basic form. The building's signature architectural attribute is the floor plan, which is two rooms wide and two rooms deep. Within Georgetown, foursquare dwellings are typically found within its older central neighborhoods. Exterior detailing, if present, reflects Prairie School, Craftsman or Classical Revival stylistic influences.

MINIMAL TRADITIONAL

Minimal Traditional single-family buildings were constructed during the early and mid-twentieth century using a transitional form that borrows elements from both the early twentieth-century bungalow and the mid-twentieth-century Ranch house. The term Minimal Traditional also describes a modest scale and type that owes its built form less to stylistic influences and more to economy of design. Simple forms and minimal ornament and stylistic embellishment primarily define this housing type, which was erected in large numbers across the United States from the mid-1930s through the late 1950s. These dwellings are mostly one-story frame buildings, often on pier-and-beam foundations. Later examples of these dwelling type utilized concrete slab-on-grade foundations. Earlier resources in the category are side-gabled, while the later postwar examples tend to follow a modified-L plan. Recessed or flush entry porches are common, and porch supports are often simple posts or brackets. Exterior materials can vary, but wood siding is most common. Windows are one-over-one wood sash on older examples and some have aluminum-sash windows. A side carport or small, attached, one-car garage is prevalent, and most examples lack the larger two-car attached garage that characterizes other domestic forms of the postwar period, such as the Ranch dwelling. Finally, ornamentation is limited and can include scalloped vertical siding in gable ends and decorative shutters. In Georgetown, Minimal Traditional houses are most often located at the fringes of the central city, especially in the neighborhoods just north and south of the San Gabriel River.

RANCH

The vast majority of the residences built during Georgetown's postwar housing boom fall within this category. This trend reflected increasing standardization and prefabrication in building materials, a desire for inexpensive and quickly built housing, and prevailing trends towards reduced ornamentation and eclecticism in architectural forms. Particularly after 1950, automobile garages were attached as an integral part of the house, and concrete slab-on-grade foundations enjoyed widespread acceptance and popularity. Ranch houses typically present an elongated horizontal form with a low-pitched roofline

with deep, overhanging eaves. The massing ranges from the simple three-room deep rectangular blocks of the early Ranch houses to the more complex asymmetrical forms sometimes referred to as “Rambling” Ranches. Ranch form houses often create a Modern style by using integral architectural elements such as a low cornice line, low roof pitch, horizontal ribbons of windows, and horizontal pattern of thin stacked fieldstone or thin Roman brick. However, many Ranch form houses also use applied ornament in an eclectic variety of architectural styles including Tudor Revival and Colonial Revival. In Georgetown, Ranch houses are located in subdivisions platted after World War II just outside the central city core, including the areas just south of Southwestern University to the east of downtown and along Williams Road to the west of downtown.

OUTBUILDINGS

Most outbuildings associated with resources classified in the Domestic Buildings property type category are simple, one-room, rectangular-plan, gabled-roof buildings of wood-frame construction. The garage is the most common outbuilding. Typical exterior materials are wood weatherboard or board-and-batten siding, although many outbuildings now have non-historic materials applied to exterior walls. Stylistic decoration is rare, although such features as exposed rafter tails are found on some of the garages and sheds constructed from the 1930s through the 1960s. Outbuildings typically are located behind and to one side of the main house on a single-family property; garages typically are connected to the street by a driveway.

MULTIPLE-FAMILY

Multiple-family domestic properties are typically less abundant than single-family domestic properties in a city the size of Georgetown, where historically property values for single-family houses were not prohibitive. No apartment buildings constructed by 1960, the survey cut-off date, were surveyed, but a number of duplexes and retirement homes were documented, dating from circa 1920 to circa 1960. Due to the extended period of construction for the property type, exterior materials, roof forms, and method of construction vary.

COMMERCIAL PROPERTY TYPES

Resources classified in this category were originally built for commercial purposes. The oldest commercial properties identified for the survey were found in central Georgetown, near the public square and the Williamson County Courthouse. These resources date from the 1880s. Examples of this property type from the early and mid-twentieth century are located along major roads, especially University Avenue and Austin Avenue. Although the category includes resources used for a variety of purposes and with differing physical characteristics, all buildings in this category were built to facilitate commerce and trade. Many of Georgetown’s most architecturally grand and significant historic resources fall within the commercial property type. Around the courthouse square, commercial properties typically are two stories, with a storefront and retail space on the first floor and office space above, are built flush with the lot line, and share party walls with neighboring buildings. Nineteenth century examples typically use stone or brick masonry and often include Romanesque Revival, Queen Anne, or Colonial Revival stylistic influences. Mid-twentieth century examples typically are more modest in scale and are freestanding, constructed of brick or concrete block sometimes finished in stucco, with minimal detail, sometimes showing Moderne, Deco, or Spanish Colonial Revival stylistic influences.

EDUCATIONAL PROPERTY TYPES

Within the historic period, educational properties typically were clearly institutional buildings, set apart from the street grid on a large parcel of land and using substantial building materials and a formal architectural style. Educational properties date from the 1890s through the 1950s. In Georgetown, resources in this property type category include Southwestern University, the old Georgetown High School (now Williams Elementary School), and Carver Elementary School on Williams Road. Late nineteenth- and early twentieth-century examples of educational properties typically are constructed with brick or stone and use a Gothic Revival or Colonial Revival architectural style. Mid-twentieth-century educational buildings typically use brick veneer or concrete block with a steel frame and are Modern in style.

AGRICULTURAL PROPERTY TYPES

Agricultural resources include a wide variety of buildings and structures designed to facilitate agricultural industry. In Georgetown, agricultural resources typically are located outside the city limits, in the ETJ, but a few agricultural properties were surveyed within the core of the city. Agricultural resources identified in this survey include structures and buildings such as barns, sheds, and cisterns. Due to their utilitarian purpose, these agricultural resources display no architectural detail or ornament. Exterior walls are clad with corrugated metal or wood siding. Agricultural resources are often associated with other property types such as domestic buildings.

FUNERARY PROPERTY TYPES

Funerary resources include cemeteries, crypts, and other sites and structures associated with human burials. Funerary property types typically are located on the edge of the city, although in some instances in Georgetown, newer development has surrounded them. The current survey effort documented five cemeteries, including Site ID No. 457, the Presbyterian Cemetery; Site ID No. 560, located on Scenic Drive at the intersection with Martin Luther King; Site ID No. 1217, the IOOF Cemetery; Site ID No. 2002, St. John's Cemetery; and Site ID No. 2032, Guadalupe Cemetery.

These sites are medium-sized in scale, with densely spaced graves and concrete, stone, or metal headstones. Most are within a rectangular plot of land that is enclosed with a metal or wood fence. An entry gate typically facing onto the nearby roadway provides access to the graves. No examples of funerary properties in Georgetown indicate intentional site planning or landscape design; simple subdivision of cemetery lots governs the spatial organization of the property.

GOVERNMENTAL PROPERTY TYPES

This category includes buildings that house governmental offices and/or services. The Williamson County Courthouse and the old Post Office (Site ID No. 182, now the City Hall) are examples of governmental properties. The resources are monumentally scaled, constructed of limestone, and executed in a Classical Revival style.

RELIGIOUS PROPERTY TYPES

Resources grouped within this property type category are used for religious purposes. Most of the buildings are churches and associated resources such as chapels. They vary in size, scale, materials, and architectural styling, depending on the date of construction, the type and affluence of the associated group, and location. The main building on religious properties, however, typically has a large open gathering space with a high ceiling. This category also includes

auxiliary buildings such as educational facilities, religious, and/or parochial schools, as well as other resources directly or indirectly associated with and/or used for religious purposes.

TRANSPORTATION

Transportation resources include a wide variety of structures with varying roles in the movement of people and goods. These systems embrace rail and vehicular traffic and include structures such as bridges and culverts. These elements either help to overcome natural and/or man-made obstacles that impede traffic or are designed to improve the flow of traffic.

ARCHITECTURAL STYLES

Architectural styles can be integral to the form of the building and related to the property type, but more commonly in Georgetown architectural styles are manifested in decorative ornament applied to a building. Consequently, a single property type can present multiple different architectural styles. For instance, a bungalow can be influenced by the Classical Revival Style or the Spanish Colonial Revival Style. While property types typically are clustered together, architectural styles often are very eclectic within a grouping. Some architectural styles were very popular for a confined period of time but then declined in popularity, but because many architectural styles—especially “Revival” styles—have their roots in earlier architectural styles, they are used throughout the historic period rather than in one confined era. Standard classifications for architectural styles are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*, and are derived from seminal texts in American Architectural History such as *American Architecture Since 1780: A Guide to Architectural Styles* by Marcus Whiffen; *Identifying American Architecture* by John J. G. Blumenson; *What Style Is It?* by John Poppeliers, S. Allen Chambers, and Nancy B. Schwartz; and *A Field Guide to American Houses* by Virginia and Lee McAlester. The 2007 survey of the City of Georgetown located the types of properties indicated below (*Table 3*).

<i>Table 3. Stylistic Influence: Phases I & II</i>		
Stylistic Influence	No. Resources	% Resources
Art Deco	4	0.26%
Classical Revival	3	0.19%
Colonial Revival	7	0.45%
Contemporary	4	0.26%
Craftsman	49	3.13%
Folk Victorian	17	1.09%
Georgian Revival	5	0.32%
Gothic Revival	5	0.32%
Greek Revival	2	0.13%
Italianate	5	0.32%
Minimal Traditional	74	4.73%
Mission Revival	5	0.32%
Modern	6	0.38%
Moderne	1	0.06%
Neo Traditional	5	0.32%

<i>Table 3. Stylistic Influence: Phases I & II</i>		
Stylistic Influence	No. Resources	% Resources
Neoclassical Revival	3	0.19%
None	1224	78.21%
Prairie	1	0.06%
Queen Anne	14	0.89%
Ranch	119	7.60%
Romanesque Revival	3	0.19%
Spanish Colonial Revival	3	0.19%
Tudor Revival	5	0.32%
Vernacular	5	0.32%

FOLK VICTORIAN STYLE

The Folk Victorian style typically takes a vernacular property type and applies prefabricated wood decorative trim, such as turned porch balusters, a spindle frieze, or scrolled brackets supporting porch posts. The Folk Victorian style typically is related to the arrival of the railroad in a community and the new availability of milled lumber. In Georgetown, examples of the Folk Victorian style typically date from the 1880s and 1890s. Many examples are within Georgetown’s central neighborhoods, but others are scattered on former agricultural complexes on the fringes of the city. An example of a Folk Victorian style house is Site ID No. 214, located at 207 E. 9th Street.

ECLECTIC REVIVAL STYLES

From the 1880s through the 1930s, the new availability of prefabricated ornament led to a revival of the popularity of historical styles. From about 1880 through about 1910, popular Eclectic Revival styles included the Gothic Revival, Classical Revival, and Italianate styles. During the 1930s, the American Colonial Revival and Spanish Colonial Revival styles gained popularity. Like the Folk Vernacular style, Eclectic Revival styles took a common property type form and applied decorative elements reminiscent of a particular style or movement. Character-defining elements of each Eclectic Revival style include:

Gothic Revival:

- Pointed-arched window and door openings
- Steeply pitched cross-gabled roofs
- Rusticated stone masonry

Classical Revival

- Stone or wood columns of a Classical Greek or Roman Order
- Cornice and frieze of a Classical Greek or Roman Order
- Pedimented entry

Italianate

- Character-defining elements of the Classical Revival style applied with less restraint, and using more elaborate moldings used in combinations not historically found in Classical Greek or Roman architecture
- Segmental-arched windows, especially on second floor
- Bracketed eaves

American Colonial Revival

- Foursquare or central passage plan
- Side-gabled roof
- White wood or stone columns
- White wood trim
- Projecting pedimented entry
- Red brick masonry

Spanish Colonial Revival

- Stucco exterior finish
- Clay tile roof
- Low-pitched or flat roof

QUEEN ANNE STYLE

The Queen Anne style in Georgetown dates from the 1880s through about 1910. The style uses an irregular plan form, often with many projecting wings and modulations of the wall plane. This irregular plan form creates a complicated hipped roof form. The exterior walls of a Queen Anne style building typically use multiple different materials, including wood siding, wood shingles, brick, and stone. Decorative elements from all of the Eclectic Revival styles may be mixed together in a Queen Anne style building.

CRAFTSMAN STYLE

The Craftsman style in Georgetown dates from about 1910 until as late as 1940. The Craftsman style most typically is applied to the bungalow building form, but it may be applied to center passage, foursquare, or irregular plans as well. The philosophy behind the Craftsman style emphasizes a handmade aesthetic using natural materials and colors. In practice, though, most Craftsman style buildings use prefabricated materials and designs supplied by pattern books. The most typical character-defining element of the Craftsman style is the exposed rafter end; additional character-defining elements include tapered porch supports, window screens with geometric detailing, and decorative use of river rock.

MINIMAL TRADITIONAL STYLE

The term “Minimal Traditional” can be applied to the plan type, but also to the architectural style. The simple style of house was constructed in Georgetown between the 1930s and 1950s. Detailing on a Minimal Traditional style house is very limited but often includes wood shutters or a small amount of geometric wood trim at the porch supports or on the screen door. Exposed rafter ends also often are seen on Minimal Traditional style houses.

RANCH STYLE

Like “Minimal Traditional,” the term “Ranch” is often applied to both a building form and an architectural style. Ranch Style houses emphasize low-slung horizontal lines by using a low foundation, horizontal ribbons of windows, deep eaves, and a low roof pitch. Porches often are cantilevered, and when porch posts are present they often are very thin to deemphasize this vertical element. Applied ornamentation is typically rare, but sometimes wrought-iron porch supports, stoop railings, and screen doors add naturalistic decorative themes. In Georgetown, Ranch style houses were built from about 1945 into the 1970s. The style was used for infill construction in Georgetown’s central neighborhoods, and in new subdivisions throughout the city.

MODERN STYLE

The Modern style is rare in Georgetown, but nationally it gained popularity after World War II. Character defining elements of the Modern style are flat roofs, large swaths of windows indicating that a steel or concrete structure frees the walls from bearing the structural load, cantilevered porches and eaves, a smooth stucco or stone exterior wall, and a total lack of applied ornamentation. Examples of the Modern style in Georgetown are seen in the downtown area and along major commercial arterials.

CRITERIA FOR EVALUATION

During the 2007 survey, the survey team identified 912 properties during Phase I and 657 properties during Phase II for a total of 1570 properties. Each property was assigned a preservation priority of LOW, MEDIUM, or HIGH. Out of the 1570 total properties, 101 (6.43%) were determined to be HIGH priority, 713 (45.41%) MEDIUM priority, and 72 (4.90%) LOW priority (*Figure 1*). The survey team was unable to determine the priority of 4 out 1570 (0.25%) Phase I resources due to inability to gain right of entry. This three-tiered priority system is consistent with the system of evaluation used during the 1984 survey. Evaluation of preservation priority was based upon a property’s age; architectural integrity; demonstration of a distinctive architectural style, form, or construction method; or association with broad patterns of history set forth in the historic context. These evaluations reflect an assessment of each property’s relative significance at the local level within the city of Georgetown. These assessments should not be considered static, but can and should be changed to reflect the evolving status of properties. For example, any of the assigned assessments may be upgraded if future research reveals significant historical or cultural associations or if future rehabilitation efforts or alterations affect a property’s historic architectural integrity.

LOW

Properties categorized as LOW are neither individually eligible for listing in the NRHP nor potentially contributing resources within a historic district. The baseline consideration for determining the preservation priority was age; non-historic age properties located within a historic district were automatically assigned a LOW preservation priority. Resources of historic age were considered LOW priority if they could not be associated with a significant architectural style, building form, construction method, or trend in local history. Also, resources of historic age that had been severely altered to the extent that their architectural and historic associations were no longer understandable, or that the new alterations overwhelmed visual interpretation of the original or historic appearance, were assigned a LOW priority.

MEDIUM

Resources assigned a MEDIUM preservation priority do not possess sufficient architectural or historical significance to be individually eligible for listing in the NRHP; however, they would likely be a contributing resource if located within a historic district that is eligible for the NRHP. MEDIUM priority properties are valuable resources that add to the area's overall character and contribute moderately to an understanding of local history or broader historical patterns. Some MEDIUM priority resources are typical examples of common building forms or architectural styles from the late nineteenth century to the mid-twentieth century, such as the folk Victorian style L-plan house or the Craftsman bungalow. The category of MEDIUM priority may also encompass significant properties that have experienced deterioration or have undergone moderate alterations that detract from their integrity.

HIGH

HIGH priority properties are either eligible for listing in the NRHP or designation as RTHLs, or have previously been listed in the NRHP or are designated as an RTHL. These resources are good examples of architecture, engineering, or crafted design. They retain a high degree of their original contextual and architectural integrity and, if altered, changes are in keeping with original design, scale, and workmanship. These properties contribute significantly to local history or broader historical patterns and are considered to be the most significant resources within the city. Some properties in the HIGH category are notable because they represent noteworthy examples of a common local building form, architectural style, or plan type that exhibits particularly exceptional craftsmanship or design qualities. Others are among the city's oldest properties and may be missing certain architectural element and/or have been subject to a moderate amount of changes; nonetheless, because of their age, they are still significant within a local context. A number of properties with HIGH ratings remain as excellent examples of relatively rare vernacular/folk architectural forms that represent Georgetown's early development.
