

## INTRODUCTION

The City of Georgetown, with a grant through the Certified Local Government (CLG) Program of the Texas Historical Commission (THC), commissioned Hardy-Heck-Moore, Inc. (HHM) to conduct a historic resources survey to update a survey that HHM prepared for the Georgetown Heritage Society in 1984. Phase I of the 2007 survey update located, documented, and reevaluated all resources documented by the 1984 survey. This survey documented all pre-1935 historic resources built within the city limits and its extraterritorial jurisdiction. Phase II of the 2007 survey located, documented, and evaluated buildings, structures, objects, and districts built by 1960 within the city limits of 2007. Resource types include buildings, structures, objects, sites, and districts. The survey aims to heighten awareness of Georgetown's historic resources, support implementation of the City's historic preservation ordinance, and guide planning for future development.

### SURVEY PARAMETERS

The survey limits for the project were set forth in the scope of services for the Historic Resources Survey. For Phase I, the survey targeted the 902 properties identified in the 1984 survey that were within the city limits and Extraterritorial Jurisdiction (ETJ) at that time. Phase I also included comprehensive documentation of all resources within historic districts listed in the National Register of Historic Places (NRHP), regardless of date of construction. During Phase I, 912 resources were resurveyed, and 158 number of resources identified in 1984 had been either relocated or demolished. For Phase II, the survey area encompassed the current corporate limits of the City of Georgetown and evaluated all resources built between 1935 and 1960, with the exception of post-World War II housing subdivisions. While the original scope outlined a survey of all resources, due to the large number of postwar residences, the scope was reduced. Residential subdivisions platted by 1960 were evaluated as districts rather than as individual resources. The Phase II survey initially targeted all pre-1961 resources in the current city limits. However, the large number of postwar domestic resources made a comprehensive survey not feasible under existing time and budget constraints. As a consequence, the Phase II survey documented all pre-1961 resources in non-residential zoning districts, as well as representative buildings, planning features, and landscape features within all postwar subdivisions platted by 1964. Within the survey boundaries, 657 resources were identified during Phase II, for a total of 1570 resources surveyed during Phases I and II.

### PURPOSE OF THE SURVEY

Since the initial historic resources survey was conducted in 1984, the City has demonstrated its commitment to the management and preservation of its historic resources by approving a historic preservation ordinance, placing historic zoning overlays onto its designated NRHP historic

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districts, providing tax incentives for owners of historic resources, implementing design guidelines for historic districts, and partnering with the THC in the Main Street and CLG programs. The City of Georgetown Planning Department uses historic resource survey data to make informed decisions about local historic zoning overlays, and to guide decisions about new development. Updated survey data will assist the City of Georgetown in executing its historic preservation policies, and will ensure that they are applied accurately and consistently throughout the city. While the cut-off date for the 1984 survey was set at 1935 to coincide with the recommended age-threshold for NRHP designation, the survey update of 2007 extends the cut-off date to 1960 and considers the significance of resources built between 1935 and 1960.

#### **ORGANIZATION OF SURVEY MATERIALS**

Work products generated for the survey update include a survey report, digital images, a database with information on each identified resource, and an electronic GIS-based map that plots the location of identified resources. The survey report provides background for interpretation and analysis of the data gathered. The survey report explains the methods used for fieldwork, research, and evaluation by:

- Describing the broad patterns of local history after 1935;
- Defining the property types and architectural styles used to categorize historic resources;
- Explaining the criteria used to evaluate the significance and integrity of each resource (LOW, MEDIUM, and HIGH priority);
- Analyzing the results of the survey data; and
- Setting forth recommendations to manage or protect significant historic resources.

The digital images document the appearance and integrity of each resource and provide a baseline against which future alterations can be compared.

## SURVEY METHODS

The 2007 historic resources survey was structured into two phases. The intent and methodology of Phase I was to reassess the City of Georgetown's inventory of previously identified historic resources, to verify the accuracy of the inventory, document resources that had been moved or demolished, update the assessment of integrity, and acknowledge which resources had gained or lost significance. The intent of Phase II was to supplement the City of Georgetown's inventory of historic resources to include resources constructed between 1935 (the cut-off date of the previous survey) and 1960.

### PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

Before initiating the 2007 survey fieldwork, HHM staff reviewed records of previously identified historic resources. The 1984 *Historic Resources Survey of Georgetown, Texas* provided a large volume of information. In addition, the THC Historic Sites Atlas was consulted to identify properties listed in the NRHP or designated as Registered Texas Historic Landmarks (RTHLs). Historic resources surveys conducted by Texas Department of Transportation (TxDOT) prior to construction of State Highway (SH) 130 were reviewed as well.

Prior to the 1984 historic resources survey, two historic districts and four individual properties had been listed in the NRHP (*Table 1a*). In addition, the Williamson County Historical Commission had placed state historical markers on eight properties through the RTHL program prior to the 1984 survey (*Table 1b*). One of those resources—the Old Main Building at Southwestern University—was also listed in the NRHP. The bulk of the previously identified historic resources were documented by the 1984 historic resources survey. The scope of the 1984 survey included documentation of all resources constructed by 1935 within the city of Georgetown and its ETJ. The 1984 survey documented 902 resources—243 were assigned a HIGH preservation priority rating, 230 were given a MEDIUM preservation priority rating, and the remaining 429 were classified in the LOW preservation priority rating (*Tables 4 and 5, Chapter 5, Section C*). Phase II of the 1984 survey project involved the preparation of a National Register Multiple-Resource nomination. As a result of the Multiple-Resource nomination, the Belford Historic District was listed in the NRHP, the boundaries of the Williamson County Courthouse Historic District were increased, and 49 individual resources were listed in the NRHP (*Table 1c*). In 1996, four additional individual resources were listed in the NRHP (*Table 1c*) as part of the Multiple-Resource nomination. In 1988, the Williamson County Historical Commission marked six individual properties as RTHLs, and in 1990 they designated one additional RTHL (*Table 1d*). The only RTHL not listed in the NRHP is the Marsh F. Smith House (Site ID No. 474a).

<b>TABLE 1a. RESOURCES LISTED IN THE NRHP PRIOR TO 1984</b>			
<b>RESOURCE NAME</b>	<b>ADDRESS</b>	<b>2007 SITE ID NO.</b>	<b>LIST DATE</b>
University Avenue-Elm Street Historic District	E. University and Elm Sts.		12/6/1979
Williamson County Courthouse Historical District	Rock and 9th Sts., Main and 7th Sts. (includes both sides)		7/26/1977
Railroad Produce Depot (Grocery Produce Building)	401 W. 6th St.	103	11/7/1979
Dilley-Tinnen House	1220 Austin St.	472	8/25/1970
Southwestern University Mood Hall	University Ave., Southwestern University campus	1199	4/23/1975
Southwestern University Administration Building	University Ave., Southwestern University campus	1204	4/23/1975

<b>TABLE 1b. RESOURCES DESIGNATED AS RTHLs PRIOR TO 1984</b>			
<b>RESOURCE NAME</b>	<b>ADDRESS</b>	<b>2007 SITE ID NO.</b>	<b>LIST DATE</b>
The A.M. Brown Cabin	FM 2243, 6 miles west of Georgetown	75	1974
First United Methodist Church	University Ave. & Ash St.	291 a	1970
First Presbyterian Church of Georgetown	703 Church St.	826 a	1962
Harrell-Stone House	1404 Elm St.	903	1976
J.A. McDougle Home	1312 Elm St.	905	1975
Penn-Allen Home	1304 Elm St.	908	1975
Lane-Riley House	1302 College St.	1021	1972
Old Main Building, Southwestern University	1000 E. University Ave.	1204	1962

<b>TABLE 1c. RESOURCES LISTED IN THE NRHP AFTER 1984</b>			
<b>RESOURCE NAME</b>	<b>ADDRESS</b>	<b>2007 SITE ID NO.</b>	<b>LIST DATE</b>
Cooper, Jesse and Sara, House	1.8 mi. E of Georgetown Hwy. 29	2034	2/16/1996
Taylor--Cooper House	105 E. Fifth St.	75	1/14/1986
Williamson County Courthouse Historic District (Boundary Increase)	114--124 and 113 E. Eighth St.		4/29/1986
Belford Historic District	Roughly bounded by University Ave., Main, E. Eighteenth, and Austin		4/29/1986
Casey House	705 E. Third St.	40	1/14/1986
Wesley Chapel A.M.E Church	508 W. Fourth St.	68	1/14/1986
Patrick, Woodson and Margaret, House	211 E. Fifth St.	76	1/14/1986

**GEORGETOWN HISTORIC RESOURCES SURVEY**

**TABLE 1c. RESOURCES LISTED IN THE NRHP AFTER 1984**

RESOURCE NAME	ADDRESS	2007 SITE ID NO.	LIST DATE
Saxon Motor Car Store	316 E. Sixth St.	96	6/17/1986
Leake, Will and Mary, House	313 E. Seventh St.	132	4/29/1986
Harris, E. M., House	404 E. Seventh St.	133 a	1/14/1986
Caswell House	207 E. Ninth St.	214	4/29/1986
Miller--Ellyson House	303 E. Ninth St.	216	1/14/1986
Georgetown Light and Water Works	403 W. Ninth St.	221	2/16/1996
Price, R. H. and Martha, House	209 E. Tenth St.	231	4/29/1986
Daughtrey, E. M., House	1316 E. University Ave.	266	4/29/1986
Reedy, J. H., House	908 E. University Ave.	272	4/29/1986
Pegues House	904 E. University Ave.	273	1/14/1986
Lockett, M. B. and Annie, House	811 E. University Ave.	277	4/29/1986
Vaden, W. C. and Kate, House	711 E. University Ave.	280	4/29/1986
First Methodist Church	410 E. University Ave.	291 a	6/17/1986
Old Georgetown High School	507 E. University Ave.	292	1/14/1986
Irvine, George, House	409 E. University Ave.	293	4/29/1986
Saint John's Methodist Church	301 E. University Ave.	298	4/29/1986
House at 214 W. University	214 W. University Ave.	302	4/29/1986
Chesser--Morgan House	1202 E. Fifteenth Ave.	372 a	1/14/1986
McKnight--Ebb House	502 W. Eighteenth Ave.	433	1/14/1986
Dimmitt, John J., House	W. University (TX 29) 0.5 mi. W of jct. with Austin Hwy.	557	2/16/1996
House at 801 West	801 West	568	1/14/1986
Imhoff House	208 Austin	670	1/14/1986
Bowlen House	1405 Forest	754	1/14/1986
Harrell, Moses, House	1001 Church	819	1/14/1986
Sansom--Schmalenbeck House	813 Church	821	1/14/1986
McMurray House	611 Church	827	1/14/1986
Rouser House	602 Myrtle	864	1/14/1986
Hyer, Dr. Robert, House	904 Ash	978	1/14/1986
Stone, Robert and Lula, House	1103 Ash	979	1/14/1986
Makemson, W. K. and Kate, House	1002 Ash	982	1/14/1986
Love, Frank and Mellie, House	1415 Ash	985	4/29/1986
Sillure, A. W., House	1414 Ash	986	4/29/1986
Fowler, D. D., House	1531 Ash	996	4/29/1986
Harper--Chesser House	1309 College	1018	4/29/1986
Burcham House	1310 College	1019	4/29/1986
Lane--Riley House	1302 College	1021	4/29/1986
Leavell, John, House	803 College	1025	4/29/1986
Hewitt, M. S., House	1019 S. College	1036	2/16/1996
Atkinson House	911 Walnut	1055	4/29/1986

<b>TABLE 1c. RESOURCES LISTED IN THE NRHP AFTER 1984</b>			
<b>RESOURCE NAME</b>	<b>ADDRESS</b>	<b>2007 SITE ID NO.</b>	<b>LIST DATE</b>
Arnold--Torbet House	908 Pine	1106	4/29/1986
House at 907 Pine	907 Pine	1110	1/14/1986
Amos, Martin C., House	1408 Olive	1146	4/29/1986
Hawnen, A. W., House	1409 Olive	1147	4/29/1986
Wilcox--Graves House	1403 Olive	1148 a	4/29/1986
Easley, S. A., House	1310 Olive	1150 a	4/29/1986
Wilcox, D. K. and Inez, House	1307 Olive	1151	4/29/1986
Johnson, J. J., Farm	Rabbitt Hill Rd.	2002	1/14/1986
Paige--DeCrow--Weir House	I-35 and SR 2243	2022 a	1/14/1986

<b>TABLE 1d. RESOURCES DESIGNATED AS RTHLs AFTER 1984</b>			
<b>RESOURCE NAME</b>	<b>ADDRESS</b>	<b>SITE ID NO.</b>	<b>LIST DATE</b>
Old Georgetown High School	507 E. University Ave.	292	1988
George Irvine House	409 E. University Ave.	293	1988
Marsh F. Smith House	1242 Austin Ave.	474a	1988
A.W. Sillure House	1414 Ash St.	986	1990
Burcham House	1310 College	1019	1988
Page-Decrow-Weir House	N of FM 2243 (Leander Road) on W side of IH-35	2022 a	1988
Jesse Cooper House	Wilbarger Point, off SH 29, 1.5 mi. E	2034	1988

### **GIS / WILLIAMSON COUNTY APPRAISAL DISTRICT DATA INTEGRATION**

Geographic Information System (GIS) data was obtained directly from the City of Georgetown. Types of data retrieved from the City included ESRI shapefiles of parcel boundaries, location and address information of all structures, centerlines of all roads, as well as aerial imagery dating from the mid-1990s to 2006.

The GIS database for the historic resources survey was based upon the point dataset of building location and address. Each building surveyed in the field was assigned a unique number. Within the database, the corresponding record was encoded with this unique number to provide a link between the GIS data and the historic resources database.

### **FIELDWORK METHODS**

The 2007 survey fieldwork was conducted in June, July, and August 2007. Phase I fieldwork identified, documented, and evaluated all historic resources previously identified in the 1984 survey. Phase II fieldwork identified, documented, and evaluated all pre-1961 non-residential resources within the 2007 city limits, as well as representative examples of residences within subdivisions platted before 1960. The specific scope of work for each phase of field investigations is defined below.

***PHASE I SCOPE OF WORK: UPDATE 1984 HISTORIC RESOURCES SURVEY***

- Document all properties identified in the 1984 survey;
- Document every resource within the NRHP-listed historic districts;
- Record salient physical data (Site ID No., address, property type designation, plan form, number of stories, current use, historic use, estimated construction date, architectural style or influence, exterior finishes, structural system, roof form, and integrity issues) for all identified resources on the field survey form;
- Photograph each identified resource using a digital camera to THC standards, with one facade view and one oblique view;
- Plot each historic resource on project field map(s);
- Assign each surveyed property a LOW, MEDIUM, and HIGH preservation priority rating based upon its current architectural integrity and/or historical significance;
- Photograph each HIGH priority resource using 35mm black-and-white film to THC standards, with one facade view and one oblique view;
- Input data into Microsoft Access database to generate computerized inventory;
- Integrate the 1984 survey data into Microsoft Access database developed for the survey update; and
- Link database into the City of Georgetown GIS System.

***PHASE II SCOPE OF WORK: IDENTIFY, RECORD, AND ASSESS UNDOCUMENTED HISTORIC RESOURCES BUILT BY 1960***

- Document all properties built between 1935 (the cutoff date for the 1984 survey) and 1960 in non-residential areas;
- Document representative examples of buildings, landscape features, and site planning features in all residential subdivisions platted between 1935 and 1960;
- Record salient physical data (Site ID No., address, property type designation, plan form, number of stories, current use, historic use, estimated construction date, architectural style or influence, exterior finishes, structural system, roof form, and integrity issues) for all identified resources on the field survey form;
- Plot each historic resource on project field map(s);
- Photograph each identified resource using a digital camera to THC standards, with one facade view and one oblique view;
- Assign each surveyed property a LOW, MEDIUM, or HIGH preservation priority rating based upon its current architectural integrity and/or historical significance;
- Photograph each HIGH priority resource using 35mm black-and-white film to THC standards, with one facade view and one oblique view;
- Input data into Microsoft Access database to generate computerized inventory; and
- Link database into the City of Georgetown GIS System.

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The Phase I survey sought to reevaluate the integrity and priority of resources independently of the 1984 survey findings. To this end, the 1984 survey maps guided the Phase I survey. Each resource indicated on the 1984 survey maps was located and assigned a new Site ID No. and its location plotted on new field maps. Historic fire insurance maps published by the Sanborn Map Company were also used in the field to help identify resource locations based on construction date and building footprint. The survey team recorded physical data on field survey forms and photographed each of the previously identified historic resources in both film and digital formats. The survey crew documented existing conditions at each resource location, even if the historic building was longer extant. This step provides the City with complete coverage that can be used to observe trends since the 1984 survey was undertaken.

For Phase II, the primary objective of the fieldwork was the identification of historic resources properties constructed between 1935 (the cutoff date for the 1984 survey) and 1960. This effort targeted areas already documented for the 1984 survey but also land areas that had been added to the city since 1984. The Phase II survey also recorded 91 previously undocumented pre-1935 historic resources within the survey area and included properties not surveyed in 1984. The majority of these resources (67 out of 91) were historic outbuildings that were not included in the 1984 inventory. The remaining 24 out of 91 resources may have been moved into the survey area after 1984. Some of the fieldwork for this phase was conducted concurrently with Phase I survey efforts and included post-1935 infill in historic neighborhoods and commercial districts.

As the survey team conducted fieldwork, the number of post-World War II residential resources far exceeded pre-fieldwork estimates and necessitated a change in field documentation procedures. With approval from the City and the THC, the field crew continued to identify every post-1935 buildings in historic (i.e., pre-1935) neighborhoods; however, crew members only documented representative examples in subdivisions platted after 1935. If the subdivision appeared to be a significant grouping with potential eligibility as a historic district—such as the Nolen Addition—the survey team documented all resources within the subdivision. This approach proved to be a more efficient method of recording and assessing resources associated with the postwar housing boom that Georgetown and much of the nation experienced after World War II. This approach was undertaken for residential properties only and did not apply to non-residential properties, such as commercial, industrial, or institutional buildings. To identify these post-1935 subdivisions, the field crew obtained data from the Williamson County Central Appraisal District. The survey team subsequently implemented the alternate field documentation procedures in subdivisions platted between 1935 and 1960.

## **HISTORICAL RESEARCH METHODS**

The Georgetown Historic Resources Survey of 1984, which evaluated individual properties that were erected before 1935, included a brief overview of the city's history. In contrast, the current survey effort provided a historic background intended to aid with the evaluation of properties built from 1935 through 1960 and concentrated on broader patterns of development. The Project Historian conducted investigations at local archives, including the Georgetown Public Library, the Texas State Archives, and the Center for American History at The University of Texas at Austin and examined plat maps and newspaper articles from the period to establish target markets and significant historical associations; examined Sanborn and county highway maps to note changes that occurred over time; and general/published histories. Using information gathered from these efforts, the Project Historian prepared a historical context that described Georgetown's development during the middle of the twentieth century to present day.

#### **DATA ENCODING AND ANALYSIS**

After completion of the 2007 fieldwork, field data was encoded in the Microsoft Access database file developed for the project. The 1984 survey database was then integrated into the new database file. To ensure that the 2007 Site ID No. accurately linked to the 1984 Site ID No., a query from the database enabled staff to compare images from the survey update against the 1984 photo contact sheets on file at the THC. The database also enabled the project team to generate reports by priority ranking (LOW, MEDIUM, or HIGH) that could be used to verify consistency in rankings and integrity notes within each priority grouping. Internal roundtable discussions were held to gain consensus on resources with marginal or questionable priority rankings.

#### ***DATA GAPS***

During the Phase I survey of the ETJ, surveyors were unable to gain right-of-entry to four properties: Site ID No. 1309, 355 Wilbarger Point; Site ID No. 1310, 3587 E. Highway 29; Site ID No. 2027, Blue Springs Boulevard, approximately 0.15 mile east of CR 116, north side; and Site ID No. 2036, CR 111, approximately 0.3 mile south of Inner Loop, east side. Consequently, the integrity of the properties could not be reevaluated. In addition, the accuracy of data gathered and analyzed during the survey process depends upon the logic of the methodology and the reliability of background materials. The Phase I methodology was dependent upon background materials provided by the 1984 survey. The 1984 survey was conducted thoroughly and methodically, but if any pre-1935 resources were overlooked at that time, they may have been overlooked in the 2007 Phase I resurvey as well. For instance, the 1984 inventory lists Site ID No. 806 as a circa 1910 commercial building at 110 E. 7th Street, where the Williamson County Courthouse is located. Similarly, the 1984 survey map of the ETJ denotes Site ID Nos. 844, 847, and 853, but these Site ID Nos. are not included in the 1984 inventory. The Phase II methodology for residential properties was dependent on the plats filed with the Williamson County Appraisal District. Any gaps in the accuracy of these plat records could possibly cause gaps in survey results within residential subdivisions documented during Phase II. Additionally, in the unlikely event that post-1960 residential subdivisions incorporated and preserved resources constructed between 1935 and 1960, these properties would not have been documented for the Phase II survey.

Examination of the GIS data provided by the City revealed occasional errors within the city's dataset. Typical errors encountered included mislabeling of addresses or road direction, as well as missing structures. The database created for this project corrected those errors encountered only for the properties surveyed.

Most of the research material for the historic context came from secondary sources. Historians did not undertake deed or appraisal record research and thus, the survey does not include specific information on the history and development of identified resources or on the names of associated developers, contractors, and architects.

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