

Historic Georgetown: Small Homes Have Always Been Part of Our Town

The Issue: Some opponents claim that cottage housing does not fit Georgetown's heritage or small-town character. These claims are often framed in terms of protecting tradition, but they overlook the true history of how Georgetown grew.

The Fact: Small homes, modest lots, front porches, walkable blocks, and compact neighborhoods are central to Georgetown's true historic pattern. These traditional features reflect what many residents consider Georgetown Values: practicality, neighborliness, modesty, walkability, and stewardship. Cottage Housing Developments continue this longstanding pattern rather than depart from it.

Georgetown Has Always Been a Town of Modest, Well-Placed Homes

From its earliest days, Georgetown grew around:

- Small homes on compact lots
- Practical, stick-built construction
- Front porches facing the street
- Walkable connections to shops, houses of worship, and civic buildings
- Modest scale and human-centered design reflecting a lovely town to raise a family in

These elements shaped the walkable neighborhoods near downtown and Market Street. Cottage homes follow the same pattern, offering right sized homes that match the scale and rhythm of historic Georgetown.

Cottage Homes Reflect Georgetown Values

Georgetown Values are the qualities that have shaped our town from its beginning. These are the shared habits and expectations that most residents already recognize as part of Georgetown's daily life.

Georgetown Values are the traits that have allowed our lovely small town to remain practical, welcoming, and steady for generations.

Most residents would agree that Georgetown Values include:

- Modesty: Enough homes sized for regular families, local workers, and seniors
- Practicality: Using existing infrastructure wisely instead of sprawling development outward
- Neighborliness: Streets and porches that make it easy to greet a friend or check in on a neighbor
- Stewardship: Protecting farmland and open space by encouraging in town growth on walkable blocks
- Walkability: Keeping daily life close to houses of worship, schools, shops, and services so time and money is spent in the community rather than on long commutes to western Sussex

Cottage Housing Developments reflect these qualities. They continue and help entrench Georgetown's traditions rather than replace them.

How Small Homes Define the Historic Core

Many of the older neighborhoods near The Circle show a consistent pattern:

- Narrow streets with walkable distances between homes and destinations
- Modest building footprints
- Porches and front facing homes
- Shared green spaces, shade trees, and simple landscaping

These characteristics are not new. They are part of the original town plan. Cottage homes mirror these same design traditions.

Why Cottage Homes Are Not a Break From Tradition

Cottage Housing Developments:

- Use stick-built construction, the same method used in historic neighborhoods
- Fit comfortably within the scale of existing blocks
- Include porches, pathways, and shared open space
- Promote community focused living
- Support the people who have always made Georgetown work: local workers, young adults, seniors, and veterans

Rather than introducing something unfamiliar, cottage homes reaffirm the design language that has shaped Georgetown since its founding.

The Bottom Line

Georgetown’s historic character has always rested on modest homes, walkable blocks, and a practical approach to land use.

Cottage Housing Developments are completely in line with this tradition.

They reflect Georgetown Values by offering modest, stick-built homes for local workers, young adults, seniors, and veterans, while protecting farmland and supporting the continued vitality of our Town’s historic core.

There are more than 35 comparable cottage housing developments across the United States. The oldest opened in 2003. Cottage housing is normal, safe, and mature.

