



Planning and Zoning Commission Planning Department Staff Report

Report Date: April 2, 2021
Case No: 2021-1-REZ
Project Planner: Britin Bostick, Downtown & Historic Planner

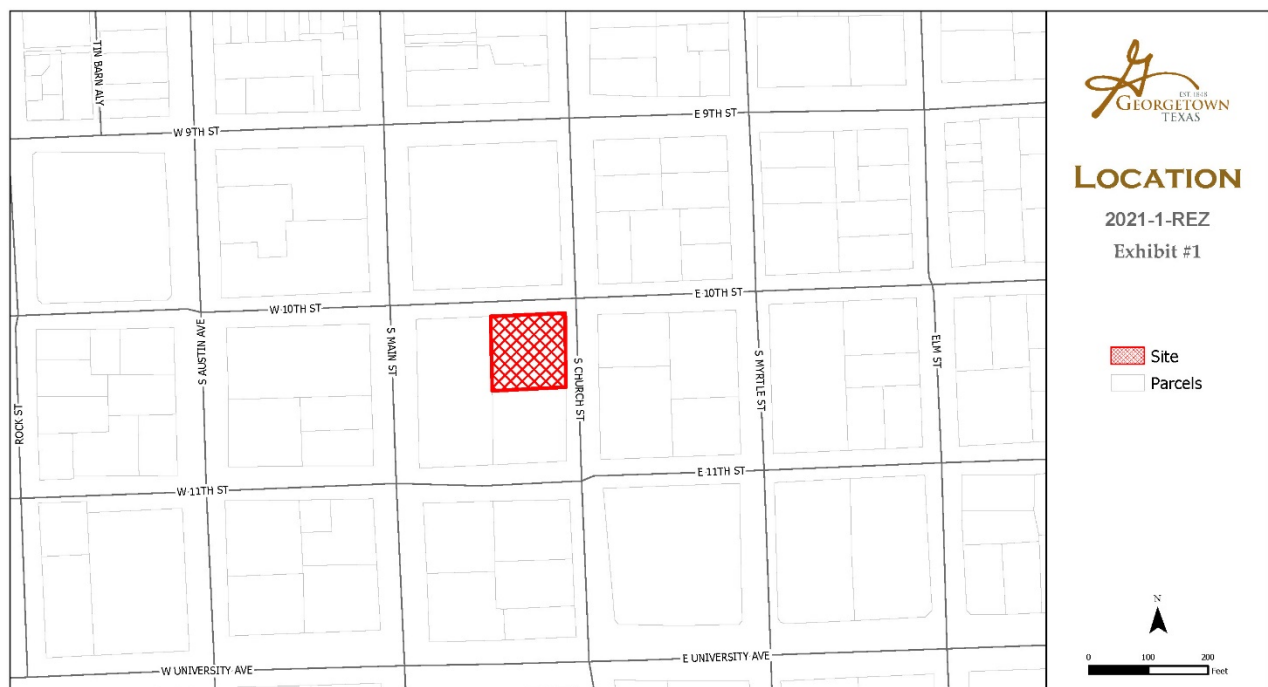
Item Details

Project Name: 1004 Church Street Rezoning
Project Location: 1004 Church Street, within City Council district No. 6.
Total Acreage: 0.33 acres
Legal Description: Lots 1 and 2, Block 22, Glasscock Addition

Applicant: Halina Day Spa c/o Richard Ryan
Property Owner: Richard Ryan

Request: Zoning Map Amendment to rezone the subject property from the **Residential Single Family and Old Town Overlay** zoning districts to the **Mixed-Use Downtown and Downtown Overlay** zoning districts.

Case History: This is the second public hearing of this request. The request to rezone the subject property from the Old Town Overlay zoning district to the Downtown Overlay zoning district was considered by the Historic & Architectural Review Commission in their meeting on March 25, 2021 with a recommendation of approval (3-1).



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Overview of Applicant's Request

The applicant is requesting approval of a zoning map amendment (rezoning) to rezone the subject property from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, which also requires the subject property to be rezoned to the Downtown historic zoning overlay district. The subject property is currently located within the Old Town historic zoning overlay district. The applicant is requesting this zoning change to be able to use the historic Jesse Daniel Ames House, the historic main structure on the subject property, as a day spa.

Site Information

Location:

The subject property is located on the west side of Church Street, two blocks north of University Avenue and directly east of Main Street Baptist Church.

Physical and Natural Features:

The subject property is the northeast quarter of a block shared with another single-family residential property and Main Street Baptist Church. Although the site does not have distinct natural features, the historic two-story main structure is listed as a high priority structure on the 2016 Historic Resource Survey (HRS), and the house was once owned and occupied by Jessie Daniel Ames, the noted women's suffrage and civil rights advocate, as well as David Love, a merchant and civic leader whose David Love Building, a Recorded Texas Historic Landmark, is on the west side of the Courthouse Square.

Future Land Use and Zoning Designations:

The subject property has a Mixed Density Neighborhood Future Land Use designation and is currently zoned Residential Single Family (RS). It is also located within the Old Town Overlay zoning district.

Surrounding Properties:

The subject property is located along the boundary line between the Downtown and Old Town historic zoning overlay districts, within the Old Town Overlay district. Surrounding properties include residential properties to the east and south, a church property on the west half of the block, and a city parking lot to the north.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	MU-DT	Special Area	City Parking Lot
East	RS	Mixed Density Neighborhood	Single Family Residence
South	RS	Mixed Density Neighborhood	Single Family Residence
West	MU-DT	Special Area	Church



Property History:

This is the first development application for the subject property. Prior applications for this property include building permits for residential work.

Comprehensive Plan Guidance

Future Land Use Map:

Mixed-Density Neighborhood (MDN)

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian orientation to support the surrounding residents.

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

The Mixed-Density Neighborhood designation has been applied to the majority of the Old Town Overlay District because this historic residential area does have a mix of home types and limited, neighborhood-scale commercial development, although the primary residential type is single-family

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homes. Commercial areas, churches and school campuses – which have a different designation as Institutional – are primarily located along major roadways such as University Avenue and Austin Avenue, although they may also be located in transition areas, such as the transition from the Old Town Overlay District to the Downtown Overlay District.

Other Master Plans:

The Downtown Master Plan seeks to maintain the city's unique character while maximizing opportunities for economic development and for enhancing the quality of life for its residents. The intent is to move the downtown area towards becoming a center of activity not only in the day, but also at night and on weekends, by promoting a mix of commercial, entertainment, residential, and civic uses. Creative forms of housing are encouraged, such as attached homes, "lofts," and live-work units.

The subject property is not included in the Downtown Master Plan as is it nor presently located within the Downtown overlay zoning district. However, it is adjacent to an area designated by the Downtown Master Plan as the Downtown South Character Area. This area is noted to include a mix of traditional commercial storefronts, transitional business uses and residential structures that have converted to commercial uses, while other houses have remained in residential use. The Downtown Master Plan recommends the development of commercial uses that support the surrounding neighborhoods, with a mix of retail and office space that locates parking to the rear of new buildings. Recommended projects for this character area include restaurants, multifamily housing, professional offices, and neighborhood-based services, as well as improved sidewalks, streetscapes, and landscaping.

Additionally, due to its adjacency to the Downtown, the subject property is identified as a part of the transition area between the concentration of civic and commercial land uses and the primarily single-family neighborhood to the east. Properties within these transition areas offer a special opportunity for unique design solutions to help buffer the two areas. Development that is compatible in design and scale with abutting residential uses is especially important, as is providing places that serve nearby residents while utilizing measures to mitigate impacts of new uses. Where applicable, new building designs should draw upon residential forms, have variation in massing, and maintain view opportunities and pedestrian circulation through blocks.

It should also be noted the Downtown Master Plan recommends that development along the edges of the Downtown Overlay District should be sensitive to the existing established residential neighborhoods to the east. Some compatible redevelopment, such as repurposing existing single family homes into professional offices or restaurants, can provide appropriate transitional uses similar to those already existing in other transition areas, such as further north along Church Street. Other transitional uses such as Bed and Breakfast establishments, professional offices and light commercial uses can be considered if the architectural design is context sensitive and responds to the surrounding residential character.

Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

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Transportation

The subject property is located two blocks north of E University Avenue and two blocks east of S Austin Avenue, providing close access to existing major arterial and collector roadways. Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Major Arterials connect major traffic generators, land use concentrations, and serve much larger traffic volumes over greater distances. S Church Street and E 10th Street are both local streets, and the existing driveway is located on E 10th Street with access to a grid street network that provides opportunities for alternate vehicle routes to traffic lights.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

The subject property is also less than a quarter of a mile from a GoGeo Transit Stop located on E 8th St just west of the intersection with S Myrtle Street, providing access to other residential and commercial areas within the city, including the convention center and St. David's Hospital through the GoGeo Transfer Station at the Georgetown Public Library.

Proposed Zoning district

Mixed-Use Downtown (MU-DT)

The Mixed-Use Downtown (MU-DT) zoning district is intended to provide a location for a mix of land uses including general commercial and retail activities, office as well as single-family and multi-family in the downtown area. Developments in the MU-DT District are typically smaller in size and scope although there may be occasionally heavy traffic. The Mixed-Use Downtown District is only appropriate in the traditional downtown area of Georgetown. Properties in MU-DT shall meet the design requirements of the Downtown Overlay District, and Downtown and Old Town Design Guidelines.

Permitted uses in this district include, but are not limited to inn, restaurant, personal services, single-family detached, parking lot, and banking and financial services. Other uses such as bed and breakfast, general office, upper-story residential, and daycare are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including hotel, theatre, medical or dental clinic, assisted living, multi-family attached, and community center uses may be permitted subject to approval of a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of MU-DT district permitted uses and development standards.

Downtown Overlay District

The City of Georgetown recognizes that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. Historic overlay districts are created to:

- Protect and enhance the landmarks and districts which represent distinctive elements of Georgetown's historic, architectural, and cultural heritage;
- Foster civic pride in the accomplishments of the past;

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- Protect and enhance Georgetown's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- Insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city; and
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation and preservation.

The Downtown Overlay District is intended to protect the aesthetic and visual character of the Town Square and Downtown Georgetown through the establishment of two distinct zones, designated as Area 1 (Town Square Historic District) and Area 2 (remainder of the Downtown Overlay District). The standards for review of projects in the Downtown Overlay District include application of the Downtown and Old Town Design Guidelines through the Certificate of Appropriateness application process.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it partially complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	Partially Complies
The Downtown Overlay District's designation as a Special Area envisions primary uses of high-density residential and retail, as well as secondary uses of medium-density residential, office and other similar commercial uses, recreational and civic uses. The subject property has historically been used as a single-family residence, and with a zoning change to Mixed-Use Downtown (MU-DT) and Downtown Overlay District, the subject property could retain that use, as well as convert to other commercial uses such as office, personal services or retail that would be consistent and compatible with surrounding properties and what is envisioned for this area.	
The future land use designation of Mixed Density Neighborhood allows for commercial uses at a neighborhood scale, with neighborhood-serving retail, office, institutional and civic uses being	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

similar in intensity to the proposed use of personal services and retail. Many of the uses permitted in the MU-DT zoning district including artisan studio/gallery, personal services and library or museum are compatible with the site and location, with more intense uses like hotels, bars, event facilities and multifamily requiring approval of a Special Use Permit (SUP). The SUP process allows for an evaluation of the scale of more intense uses, including proposed site and building alterations related to the proposed use, to ensure a proper transition of uses is maintained to minimize the impact these uses may have on the adjacent residential neighborhood. The Mixed Density Neighborhood designation has a target ratio of 80% residential and 20% commercial, and the future land use area in which the subject property is located currently has a lower ratio of commercial – 7.6%. Although the third acre size of the subject property does not make a significant change to the ratio, the proposed zoning change is within the established target ratio.

Rezoning the subject property is supported by Land Use Policy LU.6: “Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.” This policy continues with guidance that includes, “Uses appropriate in historic neighborhoods may include commercial and other neighborhood supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources.” Although the subject property originally developed as a single-family residence and continued as such for well over a century, the area around it has changed from primarily residential to a mix of residential and commercial, especially within the Church Street transition area.

The subject property is situated within a transition area of both future land use designations and zoning districts, both of which support neighborhood-scale commercial uses and structures within the transition area. The subject property and adjacent property to the south have historically been used and zoned as residential, although surrounding residential uses and zoning have slowly converted to commercial uses on the edges of the Downtown Overlay District and repurposed some of the residential structures for commercial activity. This transition activity has occurred to the north and south of the subject property along Church Street, where the Downtown Overlay District and Mixed-Use Downtown (MU-DT) zoning district are typically bound by S Church and S Myrtle Streets on the east.

Downtown Overlay transition areas must balance historic and current land uses with the built form, which is often historic residential structures and sites. While the desired land uses available with the MU-DT zoning are generally in line with what is envisioned for this area, MU-DT allows for more intense uses than one might typically want to see in a transition from intense uses to a single-family residential neighborhood. Also, the character identified for MU-DT and expressed through 0’ setbacks and a 40’ maximum building height allows for an urban form that is greater in scale and mass than you would typically want to see next to a residential neighborhood, particularly the Old Town Overlay District, which limits height at the setbacks to 15’ and where setback requirements can be as much as 25’. Having a less intense zoning district such as the Office (OF) or Commercial Neighborhood (CN) districts may be more appropriate in allowing the desired land use (neighborhood-serving commercial), but at a mass and scale that are more compatible with the adjacent residential neighborhood.

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies
<p>The requested rezoning from Residential Single-Family (RS) and Old Town Overlay district to Mixed-Use Downtown (MU-DT) and Downtown Overlay zoning are consistent with orderly development by continuing the MU-DT and Downtown Overlay zonings that currently apply to the west half of the block. Although having an RS-zoned parcel abutting MU-DT-zoned parcels, as is currently the case, does not provide for a proper transition of uses and thus orderly development, this part of historic Georgetown has evolved over time with residential and non-residential properties sometimes abutting, both historically and currently. S Church Street currently acts as a transition and natural boundary between the Downtown and Old Town Overlay Districts as well as the Mixed-Use Downtown (MU-DT) and Residential Single Family (RS) zoning districts in many areas, although it is not a firm dividing line between the districts. Maintaining the MU-DT and Downtown Overlay zoning on the west side of S Church Street does not substantially encroach commercial uses into the Old Town Overlay District in comparison to a request that would shift the transition line further to the east and across S Church Street, as this road can continue to serve as a buffer and boundary between the districts.</p>	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Partially Complies
<p>Historic neighborhoods include layers of time and change that apply both to individual structures as well as whole neighborhoods. Although the design and review requirements are very similar, the Downtown and Old Town Overlay Districts were created to acknowledge two distinct historic characters and development patterns that are exhibited by the two separate districts. The Downtown Overlay District captured a primarily commercial neighborhood that has evolved from a small commercial core centered on the Courthouse Square with surrounding residential properties along the main streets and side streets to a vibrant Downtown that attracts both businesses and visitors. The structures that are protected within the Downtown Overlay today are not always representative of the structures from the past, which included lumber yards, large homes, modest dwellings and small businesses. There are relatively few remaining structures from pre-1880, partly due to many of those structures being demolished to make way for commercial expansion in the mid-20th century. The Old Town Overlay District captured a primarily residential neighborhood that has experienced a similar amount of change, although the changes have been primarily residential infill and alterations. Old Town has some small-scale commercial nodes, but its focus is the residential structures that span more than one hundred and fifty years of architectural styles and materials. As the original large lot properties were reduced to make way for new investment and development, a variety of sizes and styles emerged to create an eclectic mix that placed some of the most elaborate and expensive structures built around the turn of the 20th century next to rows of post-WWII starter homes and middle-class, mid-century styles.</p> <p>The transition between the Downtown and Old Town neighborhoods has been a constant evolution over Georgetown's history as commercial and civic interests and investments have continued to expand outward from the Square. Although the Mixed Density Neighborhood designation allows for neighborhood-scale and neighborhood-serving commercial uses and districts, part of</p>	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA

establishing protections for historic structures is protecting the context of those structures and neighborhood character, especially for areas that retain century-old streetscapes and relationships between structures. The subject property has been neighbor to the historic Main Street Baptist Church sanctuary for nearly a century, as well as the Belford House next door for more than a decade longer, and the Moses Harrell House across S Church Street for three decades longer than that. Zoning changes from districts that allow residential uses to districts that allow a mix of commercial uses may provide a conflict with the retention of the historic structure due to the application of commercial site development standards to the historic property (i.e. off-street parking spaces), which inevitably change the context, especially for properties that were developed prior to the arrival of the automobile.

The change of historic overlay district from the Old Town Overlay to the Downtown Overlay would alter some of the zoning requirements specific to maximum building height and setbacks but does not result in a change to the design review or Certificate of Appropriateness requirements that presently apply to the subject property and its surroundings.

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

Partially Complies

The main two-story historic structure is suitable for many of the uses permitted in the Mixed-Use Downtown (MU-DT) zoning district, and protections would be in place with the inclusion in the Downtown Overlay District for proposed exterior modifications to the existing historic structure to be reviewed through the Certificate of Appropriateness application process. Additionally, the MU-DT zoning district allows the residential single-family use, and the historic residential use of the property could continue with the proposed zoning change. However, the proposed change of use of the site from a residential property to a commercial property would require compliance with the City's off-street parking requirements, which in Area 2 of the Downtown Overlay District is 1 space per 500 sq. ft. of gross floor area ratio. Although site design plans have not been submitted to staff for the review of parking requirements and calculations, staff estimate between 7 and 9 off-street parking spaces could be required for a commercial use of the property, compared with the two parking spaces per dwelling unit required for residential uses by the Unified Development Code. The property owner would have the opportunity to apply for an alternative parking plan; however, it is important to note that parking alternatives, including the use of abutting on-street parking spaces, may be limited for the number of spaces required based on the gross floor area of the structures on the property.

Additionally, staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.060 for a Historic Overlay District, as outlined below:

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA

1. Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation.

Complies

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA

The subject property has one of the oldest known residential structures in Georgetown, which is estimated to have been constructed in 1867. According to public records, David Love bought the east half of Block 22 of the Glasscock Addition from Alfred S. Harbin on August 24, 1867 and died in 1892. His wife Mary died in 1905, and their heirs sold the property to A. P. Johnson in 1909. Although the HRS notes an estimated construction date of 1890 for the house, further research and analysis of the style of the house suggest that the house was constructed as early as 1867, which would make it one of the oldest structures in Georgetown. Jessie Daniel Ames bought the house from her mother, Laura Daniel, in 1932 and sold it two years later. Public records indicate that the Daniel-Ames family owned the subject property from 1915 to 1934, and that during that time both Laura Daniel and Jessie Daniel Ames both took out building loans. Sanborn Fire Insurance Maps of Georgetown indicate that the style of the house as well as the E 10th Street porch and rear two-story porch changed between 1900 and 1905, during the time of the Love family's ownership. The maps also indicate that between 1910 and 1916 the south half of the lot was sold for the construction of a new house at 1006 S Church Street, and the porch was removed from the north side of the house on the subject property. The house changed shape again between 1925 and 1940 with the removal of the rear porches and one-story addition, and addition of first and second floor area that changed the shape of the house from an "L" to a more rectangular shape, with a porch added back on the E 10th Street facade.

The association with owners who were known to have operated businesses in Downtown Georgetown – David Love, who owned a mercantile on the west side of the Square, and Laura Daniel and Jessie Daniel Ames, who owned and operated the Georgetown Independent Telephone Company – as well as the age and style of the house, including its evolution over time, all played a unique role in the development and heritage as well as historic characteristics of Georgetown. Per UDC Sec. 4.04.050.B, historic overlay districts are created to protect and enhance the landmarks and districts which represent distinctive elements of Georgetown's historic, architectural, and cultural heritage; protect and enhance Georgetown's attractiveness to visitors and the support and stimulus to the economy thereby provided; and ensure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources, among other goals. Additionally, the Downtown Overlay District is intended to protect the aesthetic and visual character of the Town Square and downtown Georgetown, and inclusion within the Downtown Overlay District would provide those protections.

2. Occurrence of a notable historical event at the structures, sites or area.	Does Not Comply
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The subject property is not known to have had the occurrence of a notable historical event.

3. Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation.	Complies
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The subject property has had at least two notable owners:

1. David M. Love, born in South Carolina in 1821, had moved to Texas circa(?) 1848 and was one of the signatories for the petition to create Williamson County from Milam County. He

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA

and his second wife, Mary, a native of Missouri, farmed and ranched in Williamson County before moving into Georgetown, where they constructed their home at the corner of Church and 10th Streets (Orange Street at the time), in which they raised their large family. David opened a mercantile business on the Square, constructing a two-story stone building on the west side of the Square that is still known as the David Love building. The structure was designated a Recorded Texas Historic Landmark in 1988. Prior to his death in 1892, David Love was part of the group that funded and organized the Georgetown Railroad Company and served in other business and civic capacities. He is buried in the Odd Fellows Cemetery in Georgetown. The Love family owned the house on Church Street until 1909, when it was purchased by A P Johnson.

2. Jessie Harriet Daniel Ames was the founder and first president of the Texas League of Women Voters. Born in Palestine, Texas in 1883, she attended the Ladies Annex at Southwestern University beginning at the age of thirteen. After completing her Bachelor of Arts degree in 1902 she moved with her family to Laredo, where she met and married army surgeon Roger Post Ames. Her husband served as a doctor in Central America until his death in 1914 from a tropical disease, and Jessie and her three children lived with her parents and sister until her father's death in 1911, after which she worked with her mother to run their Georgetown Independent Telephone Company. Jessie's father had been the I&GN Railroad station agent and owner and manager of the telephone company. Jessie organized the Georgetown Equal Suffrage League in 1916 and wrote a women's suffrage column for the Williamson County Sun. She led efforts for Texas to be the first southern state to ratify the 19th Amendment to the US Constitution and founded and served as the first president of the Texas League of Women Voters, an organization that continues to this day. Her civic and advocacy work continued with anti-lynching advocacy throughout Texas and the southern US, and she founded the Association of Southern Women for the Prevention of Lynching in 1930, after moving to Atlanta, Texas in 1929. She retired in 1944 and moved to North Carolina but returned to Georgetown in 1968, where she lived until her death in 1972. She is buried in the Odd Fellows Cemetery in Georgetown. According to public records Jessie's mother, Laura, bought the Love's house from A P and Cora Johnson in 1915, and Laura sold the house to Jessie in 1932. Jessie owned the house until December 1934.

4. **Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to:**
 - a. Scale of buildings and structures typical of the area;
 - b. Architectural style of the buildings and structures;
 - c. Architectural period of the buildings and structures;
 - d. Building materials typical of the area;
 - e. Colors and textures used in the buildings and structures typical of the area;

Complies

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA

- f. Typical relationships of buildings in the area to the street;**
- g. Setbacks and other physical patterns of buildings in the area;**
- h. Typical patterns of rooflines of buildings in the area; or**
- i. Typical patterns of porch and entrance treatments of buildings in the area.**

The subject property's high priority historic structure is a two-story Folk Victorian house, a style that was popular in the US from around 1870 to 1910. Folk Victorian houses were a simpler, early form of the well-known Queen Anne Victorian style, and the Folk styles were known to be more symmetrical, have simpler ornaments and usually constructed of wood. Some examples of Folk Victorian could also have more distinctive wood details, particular at porches and eaves, or have front gables or decorative windows and L-shaped floor plans. The Folk Victorian style, which predated the arrival of the railroad in Georgetown and access to more decorative building elements, meant that even large residential structures were constructed with more simple designs and details than the later Queen Anne houses that are well-known in Georgetown's historic districts.

Based on the Sanborn Fire Insurance Maps and Historic Resource Survey photos, the house has had several exterior alterations over the years, with substantial additions and alterations made between 1900 and 1940. Those alterations included the addition of bay windows, changes to the porches and additional living area that would have "modernized" the house, bringing it from the mid-19th century into a time of electricity, indoor plumbing and automobiles. The second-floor porches currently visible on the street facades were added after 1984.

Although the Downtown Overlay District is primarily commercial structures and properties today, at the time this structure was built residential properties were within a block of the Courthouse Square, which was the commercial district. Maps and photographs show that by the 1920s and 1930s commercial, religious, and school properties had developed further outside of the boundaries of the nine blocks surrounding the Courthouse to the south, but it was not until the middle of the 20th century that many of the residential structures in today's Downtown Overlay District were replaced by commercial structures and uses. Many of the residential structures that were removed were some of the oldest residential structures in the Town of Georgetown and were part of the early development of Georgetown.

This structure is estimated by staff to have been constructed less than two decades after the founding of Georgetown. It serves as an important reminder of the architectural styles and materials of the past, prior to the well-recognized Victorian style structures that were constructed following the arrival of the railroad. Its association historically, however, would have been with a residential neighborhood and district rather than the commercial district a couple of blocks away. The expansion of the Downtown commercial district over the decades has altered the context of this historic structure, which is indicated by the current placement of the Downtown and Old Town Overlay boundary line. Because of this, this residential structure has been included in the primarily residential Old Town Overlay. The Future Land Use and Zoning Maps, which designates this half of the block as Medium Density Neighborhood and Residential Single Family rather than Special Area and Mixed-Use Downtown, also contribute to the residential character of this property.

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA

5. Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.

Does Not Comply

The subject property is not anticipated to yield archaeological value.

In summary, the request to rezone the subject property from Residential Single-Family (RS) to Mixed-Use Downtown (MU-DT) is consistent with the zoning and uses of the surrounding properties, as well as the guidance provided by the Comprehensive Plan and Downtown Master Plan. However, the change of use from residential to commercial requires the provision of additional off-street parking spaces, which may not be able to be accommodated on the existing site due to the configuration and location of existing historic and accessory structures. Improved on-street parking abutting the subject property is limited and may not adequately provide for the minimum number of spaces required by the Area 2 parking ratio. The request to include the subject property within the Downtown Overlay District is generally consistent with the approval criteria for a historic overlay district. The structure is significant because of its construction period and architectural design and materials, and for its association with two notable Georgetown residents, David Love and Jessie Daniel Ames. By continuing the subject property's inclusion in the Downtown Overlay district, the Design Guidelines and Certificate of Appropriateness application review process will remain in place to protect the historic Love Daniel Ames House and provide guidance for future exterior changes to the property.

Meetings Schedule

March 25, 2021 – Historic and Architectural Review Commission

April 6, 2021 – Planning and Zoning Commission

April 27, 2021 – City Council First Reading of the Ordinance

May 11, 2021 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (21 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper on March 21, 2021 and signs were posted on-site. To date, staff has received 0 written comments in favor, and 2 in opposition to the request (Exhibit 7).

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Zoning Map

Exhibit 4 – Design and development standards of the Mixed-Use Downtown (MU-DT) zoning district

Exhibit 5 – Historic Resource Surveys

Exhibit 6 – Letter of Intent

Exhibit 7 – Public Comments