Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
June 27, 2019 at 6:00 PM
at City Council Chambers, 510 W. 9th St., Georgetown, Texas 78626

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

The Historic and Architectural Review Commission, appointed by the Mayor and the City Council, is responsible for hearing and taking final action on applications, by issuing Certificates of Appropriateness based upon the City Council adopted Downtown Design Guidelines and Unified Development Code.

Welcome and Meeting Procedures:

· Staff Presentation
· Applicant Presentation (Limited to ten minutes unless stated otherwise by the Commission.)
· Questions from Commission to Staff and Applicant
· Comments from Citizens *
· Applicant Response
· Commission Deliberative Process
· Commission Action

* Those who speak must turn in a speaker form, located at the back of the room, to the recording secretary before the item they wish to address begins. Each speaker will be permitted to address the Commission one time only for a maximum of three minutes.

Legislative Regular Agenda

A Public hearing and possible action on a request for a Certificate of Appropriateness for a Residential Addition and Alteration at the property located a 1011 S. College Street, bearing the legal description of Dimmit Addition, BLOCK 86 (PTS), ACRES 0.27, (2019-25-COA) - Chelsea Iruby, Senior Planner

B Updates, Commissioner questions and comments. Sofia Nelson, Planning Director

Adjournment

Certificate of Posting
I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of __________________, 2019, at __________, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

__________________________________
Robyn Densmore, City Secretary
SUBJECT:
Public Hearing and possible action on a request for a Certificate of Appropriateness for a Residential Addition and Alteration at the property located a 1011 S. College Street, bearing the legal description of Dimmit Addition, BLOCK 86 (PTS), ACRES 0.27, (2019-25-COA) - Chelsea Irby, Senior Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is proposing a remodel and three additions. The scope of works includes replacement of roof and windows, removal of a street-facing porch ½ wall, demolition of a non-historic addition and the demolition of a non-historic garage. The following list specifies the specific work proposed by the applicant. Portions of the request are reviewed by staff and HARC per UDC 3.13.010, including:

HARC:
- Street-facing wall removal (masonry porch ½ wall)
- Removal and replacement of windows
- Street-facing addition (garage and studio)

Staff Review:
- Demolition of rear addition (non-historical)
- Non-street facing addition (non-historical)

Public Comments:
Staff has not received any public comments.

Findings:
Staff finds that the proposed replacement of all windows and removal of the masonry porch ½ wall meet the Downtown and Old Town Design Guidelines. The materials proposed for the replacement of the windows are similar materials, which is allowed by the UDC for low and medium priority structures. The design respects the historic integrity of the existing structure and does not have a significant visual impact on the structure. Staff recommends approval of the street-facing ½ wall removal, the replacement of all windows and the addition of two street facing facades at the rear of the property. The creation of two (2) new street facing facades are compatible in scale, materials, and character with the main building and surrounding properties in the historic overlay district.

FINANCIAL IMPACT:
None. The applicant has paid all required fees.

SUBMITTED BY:
Chelsea Irby, Senior Planner

ATTACHMENTS:
<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exhibit 1 - Location Map</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Exhibit 2 - Letter of Intent</td>
<td>Backup Material</td>
</tr>
<tr>
<td>----------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Exhibit 3 - Plans and Renderings</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Exhibit 4 - Materials</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Exhibit 5 - Historic Resource Survey</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Staff Report</td>
<td>Exhibit</td>
</tr>
</tbody>
</table>
The Project Scope Summary:

This application is for a CoA relating to the remodeling and addition to the existing structure at 1011 South College Street. The style of the original home is traditional vernacular with some Victorian elements. The home is currently classified as Medium Priority in the Historic Resources Survey. In the 1984 Survey, it was classified as Low Priority. The residence was estimated to be constructed in about 1900 (also according the Historic Resource Survey).

The existing masonry porch ½ wall will be removed between the two middle columns. This wall is not original to the house. We have observed this to be the case due to cracking in the stucco and by the fact that the original columns bisect the walls. The wall was constructed with stacked (infill type) rocks and stucco was applied to the surface.

The south and east windows are of various styles making it difficult to confirm if they are original to the structure and truly historic in nature. The windows on the North and West side of the house are degraded single pane windows, making it cost prohibitive to bring them up to current Energy Code compliance. Most are leaking air or water, frames are partially rotted, sashes are inoperable and generally energy inefficient. They are inconsistent in window size and detailing and detract from the original style of the structure. All windows will be replaced to bring more continuity to the style of the home. All new and replacement windows will be Andersen composite fiberglass (100 Series). The lite patterns (3 over 1) and configuration will reflect the original architectural style of the home.
There is currently an existing addition to the rear of the home that is not historic in nature and has a failing foundation. This earlier addition will be razed and replaced with a new addition of similar size and form.

The roof of the existing structure is currently comprised of composite shingles. New roofing material for the main structure will be composition shingles. The original roof is a conglomeration of various pitches. This is due to the various additions that have been made to the original structure. Some of the older additions were porches that were closed in to provide more living space to the various owners. As a result, there are variating ceiling heights throughout the house. The roofs on the North and South sides of the house (toward the rear of the structure) will be razed and reconstructed in the same style in order to provide a consistent ceiling height inside the home.

The wood siding of the existing structure will be patched and repaired with new wood material to match as necessary. All siding where the addition abuts to the original structure will be horizontal lap Hardi-Siding with a profile similar to that of the original structure to create a point of distinction.

The overall style of this house will remain the same and will be rounded out with the addition of architectural details appropriate with the overall style. We appreciate the opportunity to present this project to HARC.

Sincerely,

J. Bryant Boyd, AIA
The following information is required to resubmit an application with changes and corrections based on staff review comments. A resubmittal fee of $250 will be charged for each submittal after the third submittal, for each separate application type, or for any resubmittals received more than 45 calendar days after the City’s comments were provided.

Please note that per Unified Development Code Section 3.02.060, Expiration of Application, an accepted application for which there has been no action taken by an applicant for a period of 180 calendar days or more from the date of last action shall be determined to be dormant and processed as withdrawn by the applicant, causing the file to be closed. A 30-day notification letter will be send to the Applicant on record prior to closing an application due to lack of inactivity.

Project Number (required for resubmission): 2019-25-COA

<table>
<thead>
<tr>
<th>Resubmittal Checklist Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>The entire resubmittal packet must be submitted through the online Customer Portal located at mygovernmentonline.org. This allows our office to manage, track, and coordinate the review timeline with all departmental staff reviewers. The resubmittal packet shall contain the set of files shown in bold below for each single project. Only submit requested documents do not resubmit files our office sent you and please use the appropriate file name in order to facilitate the review of your project:</td>
</tr>
</tbody>
</table>

- **Application Resubmittal Form.pdf** - Provided to the applicant by the Case Manager.
- **Response to Staff Comments.pdf** - Please include a written and/or graphical explanation of how staff comments have been addressed. This includes a response to each comment made on each Plan Set and a cover letter. Both the marked Plan Set and cover letter must be merged into one PDF file.
- **Plan Review.pdf** or **Development Plan.pdf** (depending on checklist) – The entire set of plans including the revised documents shall be combined and merged together into one PDF file (please do not place in separate folders).
- **If additional supporting documents are required**, please label each additional file with the appropriate name of the document(s) or set of plans (i.e. Drainage Study.pdf, Drainage Report.pdf, Waterline Easements.pdf, Waste Waterline Easements. pdf, Exhibits.pdf). Individual files will not be accepted.
  - For Floodplain and Drainage Analysis – All HEC RAS and HEC HMS files must be zipped together into one zip file named Floodplain.zip.
  - For Synchro Files – All synchro files must be zipped together into one zip file named Synchro Files.zip.
  - Electric Analysis Files - files must be zipped together into one zip file named Electric Analysis.zip.

Please do not add project names, dates, acronyms, special characters, version numbers or prefix numbers to the file names. Staff will manage the different versions for the applicant and use the most recent version submitted when the City approves plats and plans. Please remember that all sheets and supporting information must be flattened/merged together into each set of files as identified on the checklist. All pages must be oriented in the same direction (not sideways).

Files that do not follow the proper naming scheme and format will be rejected and require resubmittal before they can be distributed to staff for review.

For questions or assistance with MyGovernmentOnline, please contact customer service at 1-866-957-3764.
The Project Scope Summary:

This application is for a CoA relating to the remodeling and addition to the existing structure at 1011 South College Street. The style of the original home is traditional vernacular with some Victorian elements. The home is currently classified as Medium Priority in the Historic Resources Survey. In the 1984 Survey, it was classified as Low Priority. The residence was estimated to be constructed in about 1900 (also according the Historic Resource Survey).

The existing masonry porch ½ wall will be removed between the two middle columns. This wall is not original to the house. We have observed this to be the case due to cracking in the stucco and by the fact that the original columns bisect the walls. The wall was constructed with stacked (infill type) rocks and stucco was applied to the surface.

The south and east windows are of various styles making it difficult to confirm if they are original to the structure and truly historic in nature. The windows on the North and West side of the house are degraded single pane windows, making it cost prohibitive to bring them up to current Energy Code compliance. Most are leaking air or water, frames are partially rotted, sashes are inoperable and generally energy inefficient. They are inconsistent in window size and detailing and detract from the original style of the structure. All windows will be replaced to bring more continuity to the style of the home. All new and replacement windows will be Andersen composite fiberglass (100 Series). The lite patterns (3 over 1) and configuration will reflect the original architectural style of the home.
There is currently an existing addition to the rear of the home that is not historic in nature and has a failing foundation. This earlier addition will be razed and replaced with a new addition of similar size and form.

The roof of the existing structure is currently comprised of composite shingles. New roofing material for the main structure will be composition shingles. The original roof is a conglomeration of various pitches. This is due to the various additions that have been made to the original structure. Some of the older additions were porches that were closed in to provide more living space to the various owners. As a result, there are variating ceiling heights throughout the house. The roofs on the North and South sides of the house (toward the rear of the structure) will be razed and reconstructed in the same style in order to provide a consistent ceiling height inside the home.

The wood siding of the existing structure will be patched and repaired with new wood material to match as necessary. All siding where the addition abuts to the original structure will be horizontal lap Hardi-Siding with a profile similar to that of the original structure to create a point of distinction.

The overall style of this house will remain the same and will be rounded out with the addition of architectural details appropriate with the overall style. We appreciate the opportunity to present this project to HARC.

Sincerely,

J. Bryant Boyd, AIA
NOTES: ALL BEARINGS AND DISTANCES ARE RECORD AND FOUND

CERTIFIED: ALAN T. HENDERSON / G & B 6/6/99 72004/69

BEARINGS BASED ON OFFICIAL RECORDS - #199974887

CASTLEBERRY SURVEYING, INC.
203 SOUTH IH-35, SUITE 101C
GEORGETOWN, TEXAS 78626
TELEPHONE: (512) 869-0850 FAX: (512) 930-9389

JOB NO: 0318
DRAWN BY: CS

PAGE 1 OF 2
FIELD NOTES ATTACHED

PLAT SHOWING THE LOCATION OF
IMPROVEMENTS ON 0.27 ACRE
OUT OF BLOCK 86, DIMMITT
ADDITION TO THE CITY OF
GEORGETOWN, WILLIAMSON
COUNTY, TEXAS.

SCALE: 1" = 20'

LEGEND:
- 1/2" IRON PIN FOUND
- P - FOOT POLES
- F - FENCE
- E - ELECTRIC POLE
- C - CHAIN LINK FENCE
- W - WIRE FENCE

THIS AREA IS NOT SHOWN TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #4649/220
C, DATED SEPTEMBER 27, 1997. HOWEVER, AT PRESENT TIME, NO ELEVENMENTS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN
PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS
TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT REPRESENT ACCURACY OR INACCURACY OF SAID MAP. THIS
FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOODING
OR FLOOD DAMAGE.

THE STATE OF TEXAS $ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON $ THAT I, CLYDE C. CASTLEBERRY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE THIS
date caused to be performed an On-The-Ground Survey under my supervision of the foregoing Platted Tract of
Land and to the best of my knowledge and belief there are no discrepancies, conflicts, shortages in area,
estimation, visible utility lines or roads in place, and that said property has access to and from a
dedicated roadway, except as shown hereon.

WITNESS IN HAND AND SEAL
THE 7TH DAY OF JULY, 2000, A.D.
The Smith Residence
Proposed Alterations and Remodel

1011 S College Street
Georgetown, TX 78686

PM
06.03.2019
18026

Exhibit: B
LOW MASONRY WALL AND HEDGE
HEDGE TO BE REMOVED FROM
BETWEEN THE TWO MIDDLE
COLUMNS. FRONT ENTRANCE TO
BE RE-INSTATED.

THIS SIDE WALL TO BE
EXTENDED TOWARDS THE BACK

The Smith Residence
Proposed Alterations and Remodel
1011 S College Street
Georgetown, TX 78686
The Smith Residence
Proposed Alterations and Remodel

1011 S College Street
Georgetown, TX 78686

J. Bryant Boyd AIA
Georgetown, Texas
Telephone 512 930.1686
Facsimile 512 863.7794
jbboyd@jbryantboyd.com
www.jbryantboyd.com

PM
06.03.2019
18026
D

1. Existing Front View
2. Existing Front Right View

Low masonry wall and hedge
hedge to be removed from
between the two middle
columns. Front entrance to
be re-instated.

These four windows to
be reduced to two.
EXISTING WINDOWS THAT ARE TO REMAIN ALONG THE LEFT FRONT AND RIGHT SIDES ARE ALL SIMILAR BUT ARE IN VARIOUS STATES OF DISREPAIR AND WILL BE REPLACED WITH NEW OF A SIMILAR STYLE.
ALL LOCKING DEVICES ARE DAMAGED OR MISSING

ALL WINDOWS ARE SINGLE Pane GLASS

EXISTING WINDOWS THAT ARE TO REMAIN ALONG THE LEFT, FRONT AND RIGHT SIDES ARE ALL SIMILAR BUT ARE IN VARIOUS STATES OF DISREPAIR AND WILL BE REPLACED WITH NEW OF A SIMILAR STYLE

Windows are seated in place from being painted over so many times and are now impossible to open

The Smith Residence
Proposed Alterations and Remodel
1011 S College Street
Georgetown, TX 78686

J. Bryant Boyd AIA
Georgetown, Texas
Telephone 512 930.1686
Facsimile 512 863.7794
jbboyd@jbryantboyd.com
www.jbryantboyd.com

PM
Date: 06.03.2019
Job No: 18026
Exhibit: F
The Smith Residence
Proposed Alterations and Remodel
1011 S College Street
Georgetown, TX 78686

Expansion Foam Used to Prevent Air Drafts

Mastic Tape Used to Create Seal

Window were painted over so many times that they are now stuck shut and are non-operable, would be impossible to open in case of emergency.

Single Pane Glass

Some window locking devices are broken or missing, nail used to secure this window.

Expansion Foam Used to Prevent Air Drafts

Periglass Poured Into Penetrations
The Smith Residence

Proposed Alterations and Remodel

1011 S College Street
Georgetown, TX 78686

J. Bryant Boyd AIA
Georgetown, Texas
Telephone 512 930.1686
Facsimile 512 863.7794
jbboyd@jbryantboyd.com
www.jbryantboyd.com

PM
06.03.2019
18026

Exhibit: H

ADD-ON AND DECK TO BE DEMOLISHED

ADD-ON AND DECK TO BE DEMOLISHED
SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years of smooth, reliable operation
- Fibrex material construction provides long-lasting performance
- Durable, low-maintenance finish won’t fade, flake, blister or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

- White
- Sandtone
- Terratone
- Cocoa Bean
- Dark Bronze
- Black

*Visit andersenwindows.com/warranty for details.

“ENERGY STAR” is a registered trademark of the U.S. Environmental Protection Agency.
Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

HIGH-PERFORMANCE GLASS OPTIONS
- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology
Tempered glass and other glass options are available. Contact your Andersen dealer.

PATTERNED GLASS
Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.

FRAME OPTIONS
1-3/8” flange setback, 1” flange setback with stucco key or replacement configuration.

ADDITIONAL FEATURES
- Sash lock engages automatically when operable sash is closed
- Operable sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily

INTERIOR OPTIONS
- White
- Sandtone
- Dark Bronze
- Black

HARDWARE
Single-hung windows feature hardware that automatically locks when windows are closed. Hardware color matches the window's interior.

GRILLES
Choose from the following grille options:
- Finelight™ grilles-between-the-glass
- Finelight with exterior grilles
- Simulated divided light
- Full divided light
All grille options are available in a variety of patterns.

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively.
Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.
©2017 Andersen Corporation. All rights reserved. SS_015 02/17

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 3657mm (12 ft) lengths. Nominal widths from 133mm (5 ¼ in) to 305mm (12 in) create a range of exposures from 100mm (4 in) to 210mm (8 ¼ in).

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie’s prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We’ve evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we’ve engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we’ve added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.
Brite White 824 | IR= .60
White 899 | IR= .54
Ivory 883 | IR= .62
Light Stone 887 | IR= .51
Tan 855 | IR= .38
Hickory Moss 870 | IR= .36
Cocoa Brown 856 | IR= .35
Dark Brown 859 | IR= .30
Antique Bronze 854 | IR= .29
Patina Green 893 | IR= .38
Evergreen 875 | IR= .27
Hartford Green 821 | IR= .29
Caribbean Blue 881 | IR= .27
Gallery Blue 826 | IR= .29
Brick Red 898 | IR= .31
Brite Red 845 | IR= .32
Classic Burgundy 853 | IR= .26
Ash Gray 848 | IR= .38
Light Gray 889 | IR= .31
Charcoal Gray 851 | IR= .35
True Black 882 | IR= .30
Bright Copper Penny 939 | IR= .48

**Subject to premium pricing.**
Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles & under different lighting conditions.

*All colors are ENERGY STAR® approved

Due to product improvements, changes & other factors, we reserve the right to change or delete information herein without prior notice.

IR = Initial Reflectivity
Value & Performance
In A Natural Wood-Shake Look

- **Attractive Appearance**... Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Great Value**... Architecturally stylish but practically priced.
- **High Performance**... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more).
- **Highest Roofing Fire Rating**... UL Class A, Listed to ANSI/UL 790.
- **Stays In Place**... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph.\(^1\)
- **Peace Of Mind**... Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.\(^2\)
- **Perfect Finishing Touch**... Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.\(^3\)

1. **Lifetime Shingles**
2. Leak Barrier
3. Starter Strip Shingles
4. Roof Deck Protection
5. Cobra® Attic Ventilation
6. Ridge Cap Shingles

*Notes on Color Availability:
- Arctic White only available in the Shafter area.
- Pewter Gray only available in the Baltimore/Myerstown and Michigan City areas.
- Timberline® Natural Shadow® Shingles are not available in the Tampa area.

\(^{1}\) This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

\(^{2}\) See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word “Lifetime” refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, lifetime coverage is not applicable.

\(^{3}\) These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

*ENERGY STAR® Certified (White Only)*
SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

DURABLE
- Virtually maintenance-free
- Rigorously tested to deliver years of smooth, reliable operation
- Fibrex material construction provides long-lasting performance
- Durable, low-maintenance finish won’t fade, flake, blister or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL
- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

- White
- Sandtone
- Terratone
- Cocoa Bean
- Dark Bronze
- Black

*Visit andersenwindows.com/warranty for details.

“ENERGY STAR” is a registered trademark of the U.S. Environmental Protection Agency.
Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

**HIGH-PERFORMANCE GLASS OPTIONS**
- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology
Tempered glass and other glass options are available. Contact your Andersen dealer.

**PATTERNED GLASS**
Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.

**FRAME OPTIONS**
1-3/8” flange setback, 1” flange setback with stucco key or replacement configuration.

**ADDITIONAL FEATURES**
- Sash lock engages automatically when operable sash is closed
- Operable sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily

**INTERIOR OPTIONS**
- White
- Sandtone
- **NEW!** Dark Bronze
- **NEW!** Black

**HARDWARE**
Single-hung windows feature hardware that automatically locks when windows are closed. Hardware color matches the window’s interior.
- Optional lift handle matches the window’s interior.
- New metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

**GRILLES**
Choose from the following grille options:
- Finelight™ grilles-between-the-glass
- Finelight with exterior grilles
- Simulated divided light
- Full divided light
All grille options are available in a variety of patterns.

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

*“Andersen” and all other marks where denoted are trademarks of Andersen Corporation. ©2017 Andersen Corporation. All rights reserved. SS_015 02/17

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com/100series
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 3657mm (12 ft) lengths. Nominal widths from 133mm (5 ¼ in) to 305mm (12 in) create a range of exposures from 100mm (4 in) to 210mm (8 ¼ in).

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie’s prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We’ve evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we’ve engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we’ve added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.

Cedarmill®

Smooth

Beaded Cedarmill®

Beaded Smooth

Colonial Roughsawn

Colonial Smooth

Drip Edge

Stapled Edge

Nail Line
**Subject to premium pricing.**

Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles & under different lighting conditions.

*All colors are ENERGY STAR® approved*

Due to product improvements, changes & other factors, we reserve the right to change or delete information herein without prior notice.

IR = Initial Reflectivity
Value & Performance
In A Natural Wood-Shake Look

- **Attractive Appearance**… Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Great Value**… Architecturally stylish but practically priced.
- **High Performance**… Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more).
- **Highest Roofing Fire Rating**… UL Class A, Listed to ANSI/UL 790.
- **Stays In Place**… Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph.1
- **Peace Of Mind**… Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.2
- **Perfect Finishing Touch**… Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.3

1 This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.
2 See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word “Lifetime” refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence or the second owner(s) in certain circumstances owns the property where the shingles are installed. For owners/structures not meeting the above criteria, lifetime coverage is not applicable.
3 These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

*Notes on Color Availability:
- Arctic White only available in the Shafter area.
- Pewter Gray only available in the Baltimore/Myerstown and Michigan City areas.
- Timberline® Natural Shadow® Shingles are not available in the Tampa area.

---

Where They Fit Within The Lifetime Roofing System

1. **Lifetime Shingles**
2. Leak Barrier
3. Starter Strip Shingles
4. Roof Deck Protection
5. Cobra® Attic Ventilation
6. Ridge Cap Shingles
# Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

**Address:** 1011 College St  
City: Georgetown  
County: Williamson  
2016 Survey ID: 124220  
2016 Preservation Priority: Medium  
Local District: Old Town District

## SECTION 1
### Basic Inventory Information

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Building</th>
<th>Structure</th>
<th>Object</th>
<th>Site</th>
<th>District</th>
<th>WCAD ID:</th>
<th>R042045</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Date:</td>
<td>1900</td>
<td>Actual</td>
<td>Estimated</td>
<td>Source: 2007 survey</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Latitude:</td>
<td>30.634301</td>
<td>Longitude:</td>
<td>-97.671588</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current/Historic Name</td>
<td>None/None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Stylistic Influence(s)*

- None Selected

### Plan*

- None Selected

### Priority: 2016 Survey

| ID: | 124220 | High | Medium | Low |

### Explain:

- Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

### Priority: 2007 Survey

| ID: | 1034 | High | Medium | Low |

### Priority: 1984 Survey

| ID: | 670 | High | Medium | Low |

### General Notes:

- (Notes from 2007 Survey: stone veneer at porch post bases)

### Recorded by: CMEC  
Date Recorded: 5/2/2016

---

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.*
Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 1011 College St  
City: Georgetown  
County: Williamson  
2016 Survey ID: 124220  
2016 Preservation Priority: Medium  
Local District: Old Town District

Additional Photos

Photo Direction  Northeast

Photo Direction  East

Photo Direction  East

Shed
AGENDA ITEM DESCRIPTION
Public Hearing and possible action on a request for a Certificate of Appropriateness for a Residential Addition and Alteration at the property located a 1011 S. College Street, bearing the legal description of Dimmit Addition, BLOCK 86 (PTS), ACRES 0.27, (2019-25-COA)

AGENDA ITEM DETAILS
Project Name: Smith Residence Remodel and Addition
Applicant: J. Bryant Boyd Design Build
Property Owner: James & Carrie Smith
Property Address: 1011 S College Street
Legal Description: Dimmit Addition, BLOCK 86 (PTS), ACRES 0.27
Historic Overlay: Old Town Overlay
Case History: No notable case history

HISTORIC CONTEXT
Date of construction: 1900
Historic Resources Survey Level of Priority:
- 1984 – Low
- 2007 – Medium
- 2016 – Medium
National Register Designation: No
Texas Historical Commission Designation: No

APPLICANT'S REQUEST
The applicant is proposing a remodel and three additions. The scope of works includes replacement of roof and windows, removal of a street-facing porch ½ wall, demolition of a non-historic addition and the demolition of a non-historic garage. The following list specifies the specific work proposed by the applicant. Portions of the request are reviewed by staff and HARC per UDC 3.13.010, including:

HARC:
- Street-facing wall removal (masonry porch ½ wall)
- Removal and replacement of windows
- Street-facing addition (garage and studio)

Staff Review:
- Demolition of rear addition (non-historical)
- Non-street facing addition (non-historical)
STAFF ANALYSIS

The 2016 Historic Resource Survey identifies this as a single-story, center passage residential structure with an estimated construction date of 1900. The survey notes that the structure lacks stylistic influences, however, according to the applicant, the original house is traditional vernacular with some Victorian elements. The 2007 resource survey noted that the porch post bases are made of stone veneer. The 1984 resource survey identified the house as a low priority structure and the 2007 and 2016 surveys listed it as a medium priority structure.

The applicant’s request includes three items to be reviewed by HARC. Exhibit 2 (Letter of Intent) and Exhibit 3 (Plans & Renderings) provide more detail and pictures for the following requests.

- The first request to be reviewed by HARC is to remove the existing masonry porch ½ wall between the middle columns. Based in the construction of the ½ wall, it is highly likely that it is not original to the house. The applicant states that the stucco that was applied to the surface is cracking.

- The second request to be reviewed by HARC is to replace all the windows on the structure. The existing windows are of various styles, which makes it difficult to confirm if they are original. The applicant states that the windows are in poor condition (rotting frames, leaking air/water, and inoperable sashes), making them non-energy efficient. The proposed windows will be composite fiberglass and will reflect the original architectural style of the structure. The applicant also proposes reducing the number of windows on the south side of the structure from seven (7) to five (5).
- The third request is the addition of two street facing accessory structures, detached from the historic structure at the rear of the property. The structures are a 2-car frame garage (552 SF) and a studio (453 SF). The structures are not attached to each other, but the plans show a veranda between the two structures. The veranda is not a part of this request, as it is not street facing. The applicant proposes a combination of clapboard and board & batt siding for the rear yard structures.
The following requests were reviewed by the HPO. These requests meet the intent of the Downtown and Old Town Design Guidelines and maintain the integrity of the structure; therefore, they are appropriate.

- The first request was the demolition of an existing addition (porch) on the rear of the structure. The applicant indicated this the addition has a failing foundation. The addition is not historic.

- The second request was the construction of a rear addition in place of the demolished addition (porch). The new addition will be similar in size and form.

- The third request is the replacement of the roof. The existing roof is made of composite shingles. The applicant is proposing to replace the roof with composition shingles. The existing roof has a variety of pitches due to past additions, including porches that were closed in to provide more living space. This created various ceiling heights throughout the house. The applicant is proposing to raze the roof on the north and south side of the structure and reconstruct it in the same style to provide consistent ceiling height throughout the structure. The proposed roof is consistent with the Downtown and Old Town Design Guidelines.

### APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Downtown and Old Town Design Guidelines:

<table>
<thead>
<tr>
<th>CHAPTER 6 DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</th>
<th>REQUEST: REPLACEMENT OF ALL WINDOWS</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.12 Preserve the position, number, size, and arrangement of historic windows and doors in a building wall.</td>
<td>Partially Complies</td>
</tr>
<tr>
<td>× Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.</td>
<td>The south-facing façade currently has seven (7) windows. The applicant proposes converting a cluster of four (4) windows to two (2) windows. Downtown and Old Town Design Guidelines state that enclosing a historic opening is inappropriate. The south-facing façade is visible from the street, but is not</td>
</tr>
<tr>
<td>✓ Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged.</td>
<td></td>
</tr>
<tr>
<td>✓ Historically, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.</td>
<td></td>
</tr>
</tbody>
</table>
### 6.14 Maintenance of windows.

- Wash windows.
- Clean debris from windows.
- Replace loose or broken glass in kind. This will reduce air leaks.
- Replace damaged muntins, moldings, or glazing compound with material that matches the original in shape, size, and material.
- Repair window hardware or replace with materials that match the original in scale and design. If the replacement hardware does not match the original design it should be simple, unobtrusive, and compatible with the style and building’s period of significance.
- Install weather-stripping. This will enhance energy conservation significantly.
- Maintain the interior views, so that either merchandise or furniture can be seen.

**Partially Complies**

The applicant is proposing to replace the windows, in lieu of maintaining the existing windows. The replacement of the windows will be visually compatible.

### 6.15 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood.

[https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm](https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm)

**Does Not Comply**

The applicant is proposing to replace the windows.

### 6.20 When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- Preserve the original casing, when feasible.
- If the original is double-hung, then the replacement window should also be doublehung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
- Very ornate windows or doors that are not appropriate to the building’s architectural style are inappropriate.

**Partially Complies**

The UDC was recently updated to state that, “Material that is intended to replace a historic material or feature that is either the same or a similar material, and the result will match all visual aspects, including form, color, and
✓ Using the same material (wood) as the original is preferred.  
✓ A new screen door added to the front of a visible door should be “full view” design or with minimal structural dividers to retain the visibility of the historic door behind it. N/A  
✓ A screen door should be sized to fit the original entrance opening and the design should be of the appropriate style and period of the building. N/A  
✓ Security doors are non-historic additions. If installed, they should follow the guidelines for screen doors. N/A  

workmanship in order to retain the original design of the structure, may be permitted by the identified decision maker for medium and low priority resources.” The applicant proposes replacing all windows with Andersen composite fiberglass (100 Series) windows with the lite pattern (3 over 1). This is not the same as the original material; however, these windows would reflect the original architecture of the structure. Replacement of the windows would also be in line with the maintenance goals of Chapter 6.14 in terms of scale and design.

### CHAPTER 7 DESIGN GUIDELINES FOR ADAPTIVE RE-USE, ADDITIONS & ALTERATIONS

#### 7.1 Avoid alterations that would damage historic features.
- ✓ Avoid alterations that would hinder the ability to interpret the design character of the original building.
- ✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.

### REQUEST: REMOVAL OF STREET FACING WALL (MASONRY PORCH ½ WALL) AND ADDITION OF STREET FACING FACADES

Complies

The proposed changes to the existing structure will not damage historic features nor imply a different architectural period. Based on the construction of the ½ wall, it is highly likely that the ½ wall is not a part of the original structure.

### 7.6 Design a new addition such that the original character can be clearly seen. In this way, a viewer can understand the history of changes that have occurred to the building.
- ✓ An addition should be made distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.
- ✓ Creating a jog in the foundation between the original and new structures may help to define an addition.

Partially Complies

The applicant is not proposing any addition, only an alteration (removal of the ½ wall). Removal of the wall will reinstate the front entrance.
**Planning Department Staff Report**

**Historic and Architectural Review Commission**

<table>
<thead>
<tr>
<th>✓ The amount of foundation exposed on the addition should match that of the original building, in appearance, detail, and material.</th>
<th>The addition of the garage and studio in the rear yard are differentiated roofing materials and a vertical siding pattern.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.</td>
<td></td>
</tr>
<tr>
<td>✓ See also Preservation Briefs #14: New Exterior Additions to Historic Buildings, published by the National Park Service. <a href="https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm">https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm</a></td>
<td></td>
</tr>
</tbody>
</table>

**7.7 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.**

| ✓ Setting an addition back from any primary, character-defining façade will allow the original proportions and character to remain prominent. | Complies The applicant is not proposing any addition in place of the ½ wall. |
| ✓ Locating an addition at the front of a structure is inappropriate, and an addition should be to the rear of the building, when feasible. | Addition placed at rear of structure. |

**7.8 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.**

| ✓ When preserving original details and materials, follow the guidelines presented earlier in this chapter. | Complies Based on the construction of the ½ wall, it is highly likely that the ½ wall is not a part of the original structure. Removal would not alter any original architectural details. Removal would open up the porch and expose more details. |

**7.9 An addition shall be compatible in scale, materials, and character with the main building.**

| ✓ An addition shall relate to the historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure. | Complies The applicant is not proposing any addition, only an alteration (removal of the ½ wall). New addition is replacing a non-historic previous addition. In terms of scale, new addition is only adding 70 sq. ft. |
| ✓ While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure. | |
| ✓ An addition should be simple in design to prevent it from competing with the primary facade. | |
Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor. N/A

<table>
<thead>
<tr>
<th>7.10 The roof form of a new addition shall be in character with that of the primary building.</th>
<th>Complies</th>
<th>Roof extended, pitch and style maintained.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings in the downtown area.</td>
<td>✓</td>
<td>Repeat existing roof slopes, overhangs, and materials.</td>
</tr>
<tr>
<td>✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.</td>
<td>✓</td>
<td>The roofs of additions should not interfere with the original roof form by changing its basic shape or view of the original roof, and should have a roof form compatible with the original building.</td>
</tr>
</tbody>
</table>

### CHAPTER 14 DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT

#### REQUEST: ADDITION OF STREET FACING FACADES

<table>
<thead>
<tr>
<th>14.1 Locate a new building using a residential type setback.</th>
<th>Complies</th>
<th>The garage and studio structures conform to the zoning setbacks.</th>
</tr>
</thead>
<tbody>
<tr>
<td>− Align the new non-residential building front at a setback that is in context with the area properties - N/A</td>
<td>✓</td>
<td>Generally, additions should not be added to the front facing façades.</td>
</tr>
<tr>
<td>− New residential buildings should meet the minimum front setback requirement of the UDC or use an increased setback if the block has historically developed with an extended setback - N/A</td>
<td>✓</td>
<td>Where no sidewalk exists, one should be installed that aligns with nearby sidewalks. N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14.9 Historic building materials of existing buildings should be maintained and respected when additions are proposed.</th>
<th>Partially Complies</th>
<th>The applicant is requesting to replace all of the existing wood windows.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ See Chapter 5 for design guidelines related to maintaining and protecting historic building materials.</td>
<td>✓</td>
<td>Typically, artificial stone and brick veneer are not appropriate.</td>
</tr>
<tr>
<td>✓ Asphalt shingles are not appropriate.</td>
<td>✓</td>
<td>Aluminum and vinyl are not appropriate.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14.10 Non-traditional siding materials are discouraged.</th>
<th>Complies</th>
<th>Applicant is proposing Hardie Plank lap siding and composite shingles</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Typically, artificial stone and brick veneer are not appropriate.</td>
<td>✓</td>
<td>Asphalt shingles are not appropriate.</td>
</tr>
<tr>
<td>✓ Aluminum and vinyl are not appropriate.</td>
<td>Complies</td>
<td>The proposed additions are compatible with the existing historic structure.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14.11 Avoid alterations that would damage historic features.</th>
<th>Complies</th>
<th>The proposed additions are compatible with the existing historic structure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>− Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. N/A</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
### 14.12 An addition shall be compatible in scale, materials, and character with the main building.
- An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure.
- An addition to the front of a building is usually inappropriate.

### 14.13 Design a new addition such that the original character can be clearly seen.
- In this way, a viewer can understand the history of changes that have occurred to the building.
- An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.
- Creating a jog in the foundation between the original and new structures may help to define an addition.
- Even applying new trim board at the connection point between the addition and the original structure can help define the addition.
- See also Preservation Briefs #14: New Exterior Additions to Historic Buildings, published by the National Park Service.

### 14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- Setting an addition back from any primary, character-defining façade will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate, and an addition should be to the rear of the building, when feasible.

### 14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.
- When preserving original details and materials, follow the guidelines presented in this document.

### 14.16 An addition shall be compatible in scale, materials, and character with the main building.
- An addition shall relate to the historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure.

---

**Complies**
The attached addition is subordinate in both size and visibility to the existing historic structure.

**Partially Complies**
The roof, foundation and windows of the attached addition will all be the same. The new addition will use Hardie Plank siding to differentiate the new structure from the historic. The new addition will not include a jog in the foundation.

**Complies**
The attached addition is placed at the rear of the historic structure.

**Complies**
The addition does not remove, alter, or damage existing architectural details.

**Complies**
Two of the additions are replacing non-historic, previous additions. In terms of scale, the attached new addition is only adding 70 sq. ft.
While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.

An addition should be simple in design to prevent it from competing with the primary facade.

- Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor. N/A

<table>
<thead>
<tr>
<th>14.17 An addition shall be set back from any primary, character-defining façade.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• An addition should be to the rear of the building, when feasible.</td>
</tr>
</tbody>
</table>

Complies
No additions are proposed to the primary, character defining facade.

<table>
<thead>
<tr>
<th>14.18 The roof of a new addition shall be in character with that of the primary building.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.</td>
</tr>
<tr>
<td>✓ Repeat existing roof slopes and materials.</td>
</tr>
<tr>
<td>✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.</td>
</tr>
</tbody>
</table>

Complies
The rooflines are typical of single-family residential styles.

<table>
<thead>
<tr>
<th>14.19 The architectural features of existing buildings should be protected when additions are proposed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ See Chapter 4 for design guidelines related to protecting architectural features.</td>
</tr>
</tbody>
</table>

Complies
The architectural features of the existing buildings are maintained and protected.

<table>
<thead>
<tr>
<th>14.20 An addition shall not damage or obscure architecturally important features.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ For example, loss or alteration of a porch should be avoided.</td>
</tr>
<tr>
<td>✓ Addition of a porch may be inappropriate</td>
</tr>
</tbody>
</table>

Complies
The addition does not damage important features.

<table>
<thead>
<tr>
<th>14.22 Individual building elements of existing buildings should be preserved, protected, and replicated where appropriate when additions are proposed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ See Chapter 6 for design guidelines related to preserving individual building elements.</td>
</tr>
</tbody>
</table>

Complies
CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, the HARC must consider the following criteria:

<table>
<thead>
<tr>
<th>SECTION 3.13.030 CRITERIA</th>
<th>FINDINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;</td>
<td>Complies</td>
</tr>
<tr>
<td>2. Compliance with any design standards of this Code;</td>
<td>Complies</td>
</tr>
<tr>
<td>3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;</td>
<td>Complies</td>
</tr>
<tr>
<td>4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;</td>
<td>Partially Complies</td>
</tr>
<tr>
<td>5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;</td>
<td>Complies</td>
</tr>
<tr>
<td>6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;</td>
<td>Complies</td>
</tr>
<tr>
<td>7. The overall character of the applicable historic overlay district is protected; and</td>
<td>Complies</td>
</tr>
<tr>
<td>8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION

Staff finds that the proposed replacement of all windows and removal of the masonry porch ½ wall meet the Downtown and Old Town Design Guidelines. The materials proposed for the replacement of the windows are similar materials, which is allowed by the UDC for low and medium priority structures. The design respects the historic integrity of the existing structure and does not have a significant visual impact on the structure. Staff recommends approval of the street-facing ½ wall removal, the replacement of all windows and the addition of two street facing facades at the rear of the property. The creation of two (2) new street facing facades are compatible in scale, materials, and character with the main building and surrounding properties in the historic overlay district.

PUBLIC COMMENTS

As of the date of this report, staff has not received any written comments.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Renderings
Exhibit 4 – Materials
Planning Department Staff Report

Historic and Architectural Review Commission

Exhibit 5 – Historic Resource Survey

SUBMITTED BY
Chelsea Irby, Senior Planner and Nat Waggoner, AICP, Long Range Planning Manager