

**Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
February 13, 2020 at 6:00 PM
at 510 W. 9th Street Georgetown, Texas 78626 Council and Courts Building**

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 Consideration and possible action to approve the minutes from the January 23, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst
- B **Public Hearing** and **possible action** on a request for a **Certificate of Appropriateness** (COA) for signage that is inconsistent with applicable guidelines for the property located at 708 Rock Street, bearing the legal description of Georgetown City Of, BLOCK 42, Lot 3-4(PTS), ACRES 0.2226. (2019-82-COA) – Britin Bostick, Downtown & Historic Planner
- C **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for the relocation of a contributing historic residential structure at the property located at 1813 S. Main Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9A. – Britin Bostick, Downtown and Historic Planner

D **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** for the following:

- 3' setback encroachment into the required 20' front setback to allow a residential structure 17' from the front property line;
- 10" setback encroachment into the required 25' garage setback to allow an attached garage addition 24'-2" from the property line;
- 7' building height modification from the required 15' maximum building height at the 24'-2" setback to allow a building height of 22' at the garage setback;
- 7' building height modification from the required 15' maximum building height at the 10' rear setback, allowing for a building height of 22' at the rear setback;
- An addition to a street facing façade; and
- The replacement of historic architectural features with non-historic architectural features

at the property located at 105 E. 18th Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9B (0.14 acres). – Britin Bostick, Downtown and Historic Planner

E Presentation and Update Regarding the FY2020 Home Repair Program - Britin Bostick, Downtown & Historic Planner

F Discussion of annual training for Historic and Architectural Review Commissioners. - Britin Bostick, Downtown and Historic Planner

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 _____, 2020, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review
February 13, 2020

SUBJECT:

Consideration and possible action to approve the minutes from the January 23, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Mirna Garcia, Management Analyst

ATTACHMENTS:

Description		Type
	Minutes	Backup Material

City of Georgetown, Texas
Historic and Architectural Review Commission
Minutes
January 23, 2020 at 6:00 p.m.
Council and Courts Building
510 West 9th Street Georgetown, TX 78626

Members present: Catherine Morales; Art Browner; Terri Asendorf-Hyde; Pam Mitchell; Steve Johnston; Amanda Parr

Staff present: Nat Waggoner, Long Range Planning Manager; Mirna Garcia, Management Analyst; Britin Bostick, Historic Planner; Sofia Nelson, Planning Director

Call to order by Commissioner Parr filling in for the Chair at 6:00 pm.

- A. Consideration and possible action to approve the minutes from the January 9, 2020 regular meeting of the Historic and Architectural Review Commission. – Mirna Garcia, Management Analyst

Motion to approve Item A as presented by Commissioner Morales. Second by Commissioner Browner. Approved (6-0).

- B. Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the addition of an awning or canopy for a commercial structure at the property located at 109 E. 7th Street, bearing the legal description Georgetown City Of, BLOCK 39, Lot 2-3(PTS) (0.08 acres). – Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The Applicant is requesting HARC approval for the installation of a flat metal and wood canopy across the street-facing façade of the medium priority structure. The existing small awnings are not historic and did not receive regulatory approval, and the applicant intends to remove the existing small awnings and replace them with a canopy that will extend the width of the building. An aerial photo from the mid-1930s shows the building had an awning across the front, as did the other buildings along the north side of that portion of E. 7th St. Based on the findings listed above, staff recommends *APPROVAL* of the request for the installation of the proposed canopy. Historic records and photos show that the building had an awning or canopy originally in a similar configuration, and a modern interpretation of the original canopy is permitted per the Design Guidelines.

Commissioner Asendorf-Hyde had a question about the type of materials that will be used. Bostick explained that the proposed canopy diagram indicates paint metal framing and stain underside of T & G boards.

Commissioner Parr opened and closed the Public Hearing as no one signed up to speak.

Motion to approve Agenda Item B (2019-80-COA) as presented by Commissioner Asendorf-Hyde. Second by Commissioner Morales. Approved (6-0).

- C. Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a fence that is inconsistent with the overlay district's characteristics and applicable guidelines at the

property located at 1811 Eubank Street, bearing the legal description Eubank Addition, BLOCK 8, Lot 7-8 - Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval to increase the height of the existing fence from 3' tall to 6' tall using the same design as the existing fence for the height extension. The property is situated at the corner of Eubank Street and E. 17 ½ Street, and currently has a semi-transparent front and side yard fence that encloses the main portion of the yard. On this particular corner lot, the house is situated close to the south property line and occupies approximately the center third of the lot depth. This leaves the balance of the yard space for the property in the front and side yards along Eubank and E. 17 ½ Streets, rather than in the back yard. The subject property also has a detached garage facing E. 17 ½ Street that makes the feasible location for a swimming pool on the property to be in the already fenced area in the front and side yard along Eubank and E. 17 ½ Streets. Other residences located along Eubank Street are situated closer to front property lines and to the street curb, and do not have the same front or side yard condition. The request for the increase in height is based upon the applicant's plan to have a below-ground swimming pool on their property, which requires a minimum 48" (4') high fence per Title 9, Chapter 757 of the Texas Health and Safety Code. The additional 2' the applicant is requesting for a total of 6' in fence height is for additional safety. To attain the requested 6' in fence height in the front and side yards of the property, the applicant is proposing to extend the current fence to a 6' height in the same style, which is semi-transparent per the UDC requirements in Chapter 8.07, as well as Design Guideline 8.25. However, the Design Guidelines require a front yard fence to be limited to 3' in height in the Old Town Overlay District. Taller side or rear yard fences may be considered, and the UDC limits residential fences to 6' in height except in certain circumstances.

The applicant is also requesting HPO approval for a pergola structure within the fenced portion of the yard, which is an addition to a street-facing façade for a low priority structure. The pergola is proposed adjacent to the proposed pool.

Commissioner Parr invited the applicant to address the Commission and answer questions.

Alternate Commissioner Mitchell asked how far back the fence is from the street. The applicant explained the measurements; approximately 25 feet back from Eubanks and about 12 ½ feet from the 17 ½ Street side.

Commissioner Parr asked if the six foot fence would also have the same transparency as the existing fence. The applicant commented that the fence will be the same at six feet.

Commissioner Asendorf-Hyde asked the applicant why they are requesting a six foot fence. The applicant explained that it is due to safety, as she does not want children to be endangered by having a low fence.

Commissioner Parr opened and closed the Public Hearing as no one signed up to speak.

Motion to approve Item C (2019-85-COA) as presented by Alternate Commissioner Mitchell. The motion dies due to no second motion.

Motion to approve Item C (2019-85-COA) with the stipulation that the fence be no higher than four feet, by Commissioner Browner. Second by Morales. Motion dies as there is a tie, (3-3),

with Alternate Commissioner Mitchell, Commissioner Johnston, and Commissioner Asendorf-Hyde opposed.

There was discussion amongst the Commissioners as to whether there should be an exception to allow the six foot fence due to safety concerns. Alternate Commissioner Mitchell commented that there should be an exception because there is a far setback from the street. Commissioner Browner does not agree, and if approved, this will set precedence for future requests.

Alternate Commissioner Johnston asked the applicant if they would reconsider an alternative design for the fence, while keeping the existing height. Alternate Commissioner Mitchell also asked if the applicant would consider adding another barrier between the pool and fence.

Commissioner Parr asked staff what would happen if this item is postponed to the next meeting. Waggoner explained that the item has to be brought back to the Commission within 35 days.

Commissioner Asendorf-Hyde asked the applicant if they would consider a different design to the fence that is less climbable. The applicant is open to other designs.

Motion to postpone Item C and be considered at the next meeting by Alternate Commissioner Johnston. Second by Asendorf-Hyde. Motion does not pass, (2-4) with Commissioner Parr, Morales, Browner, and Alternate Commissioner Mitchell opposed.

Motion to approve Item C with the conditions that the fence remain at four feet height and the applicant redesign the fence to address the safety issue (staff recommendations), by Commissioner Parr. Second by Morales. Approved (4-2) with Commissioner Browner and Alternate Commissioner Johnston opposed.

- D. Public Hearing and Possible Action on a request for a Certificate of Appropriateness for demolition of a carport structure and rear addition at the property located at 1215 S. Main Street, bearing the legal description of Morrow Addition, BLOCK G (SE/PT) (0.236 acres). - Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. This property is located just south of University Ave. on the east side of S. Main St. It is in the Belford National Register Historic District. The parcel size is nearly a quarter of an acre and has two structures listed on the 2016 Historic Resource Survey. The Main Structure is designated as a medium priority structure and is estimated to have been constructed in 1920. The Sanborn Fire Insurance Map of Georgetown from 1916 shows that lot as vacant. The house has Craftsman features, including the low-pitched gable roofs, unenclosed eave overhangs, front porch with brick columns that extend to the ground, multi-pane upper sash windows, and triangular knee braces under the deep eave overhangs at the gable ends. The rear porch addition in the demolition request is an enclosed porch, and the construction of the enclosure indicates that the framing and siding for the porch were constructed atop the existing porch floor boards. The detached carport with storage is located toward the rear of the main structure and is designated as a low-priority structure on the 2016 Historic Resource Survey. It is estimated to have been constructed in 1950. The carport structure incorporates some of the elements of the main structure, such as the low-pitched gable roof. Its column

supports are constructed on the ground rather than on a slab, and the rear storage portion has some deterioration.

Based on the construction of the rear porch enclosure atop the porch floorboards, the rear enclosed porch is not part of the original structure, although an open porch is likely to have been an original feature of the pier-and-beam house. The trim board below the wood siding of the enclosed porch has a different width than does the main portion of the structure, and the overlapped edges of the siding on the rear addition do not match with the siding on the original structure. The porch is not original to the house and does not provide character-defining features, nor would its removal damage character-defining features. The carport, which is designed to be consistent with the character and features of the main structure, is noted on the Historic Resource Survey sheet for the structure as having been re-designated from a medium priority structure on the 2007 Survey to a low priority structure on the 2016 survey because "Property lacks significance". In the Demolition Subcommittee Meeting, both Staff and Committee Members found that the structure lacks significance of its own, and that its construction has likely been improved more recently from the original structure with the addition of features such as the decorative columns. It appears to have been originally constructed atop the ground with metal poles for the column supports, and the existing concrete drive was poured after the carport was constructed. Staff concurs with the Demolition Subcommittee finding that the structure does not have salvage value, and that the demolition of the structure would not negatively impact either the subject property or the surrounding neighborhood.

Commissioner Parr opened the Public Hearing.

Liz Weaver, public speaker, is in favor of the request.

Commissioner Parr closed the Public Hearing.

Motion to approve Item D (2019-70-COA) as presented by Alternate Commissioner Mitchell. Second by Commissioner Parr. Motion approved (6-0).

- E. Conceptual Review of a request for an addition to a residential property located at 1215 S. Main Street, bearing the legal description of MORROW ADDITION, BLOCK G (SE/PT), ACRES .236. - Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. Bostick explained that this item is seeking feedback from the Commission.

The existing structure proposed to have an addition has an estimated construction year of 1920, and is 1,944 square feet, including the covered front porch. The one-story house has Craftsman features, including the low-pitched gable roofs, unenclosed eave overhangs, front porch with brick columns that extend to the ground, multi-pane upper sash windows, and triangular knee braces under the deep eave overhangs at the gable ends. The proposed 2,263 square foot addition is designed to be two stories in height and will be visible behind the rear and right side of the main structure as viewed from Main Street. The addition will be attached directly to the main structure and will provide useable carport space with storage on the ground floor, and

bedrooms and family area on the second floor. The addition will require the removal of a rear wall of the main structure, removal of 11 windows and a door with trim, siding, two non-functioning brick chimneys, and a section of the existing roof. The applicant has expressed a desire to reuse the windows, door and salvageable siding materials in the new addition.

The Commissioners discussed issues of scale. Mass and scale need to be reduced relative to the existing structure, which might be accomplished by reducing the overall height of the addition or by reducing the added square footage. Commissioner Browner asked if dormers can be utilized for the proposed addition to reduce the overall height of the structure.

Bostick continued to explain design and materials.

Commissioner Parr invited the applicant to address the Commission. The applicant commented on trying to make the necessary changes to accommodate the desired living spaces while adhering to the rules and not needing to request setback or height modifications.

F. Updates, Commissioner Questions and comments. Sofia Nelson, Planning Director

No updates.

Adjournment

Motion to adjourn by Commissioner Morales. Second by Alternate Commissioner Johnston.

Meeting adjourned at 7:32p.m.

Approved, Josh Schroeder, Chair

Attest, Amanda Parr, Secretary

City of Georgetown, Texas
Historic and Architectural Review
February 13, 2020

SUBJECT:

Public Hearing and **possible action** on a request for a **Certificate of Appropriateness** (COA) for signage that is inconsistent with applicable guidelines for the property located at 708 Rock Street, bearing the legal description of Georgetown City Of, BLOCK 42, Lot 3-4(PTS), ACRES 0.2226. (2019-82-COA) – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The proposed signage for 6 Whiskey is two (2) signs, a flush-mounted primary sign above the business entrance facing Rock Street and a flush-mounted sign facing W. 8th Street next to two previously-approved signs for the two other building tenants. The illumination style for the primary sign is a modern interpretation of text backlighting and is not specifically addressed in the approval criteria of Section 9.21 of the Design Guidelines. The proposed sign facing W. 8th Street is different from the existing signs in design, color and alignment, however it is similar in size. The proposed sign for this location on the building is not consistent with the existing tenant signage and does not meet the requirements of Section 9.12 of the Design Guidelines for a multi-tenant sign.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

	Description	Type
☐	Staff Report	Cover Memo
☐	Exhibit 1 - Location Map	Exhibit
☐	Exhibit 2 - Letter of Intent	Exhibit
☐	Exhibit 3 - Drawings & Specifications	Exhibit
☐	Exhibit 5 - Historic Resource Survey	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: **Thursday, February 13, 2020**

File Number: **2019-82-COA**

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for signage that is inconsistent with applicable guidelines for the property located at 708 Rock Street, bearing the legal description of Georgetown City Of, BLOCK 42, Lot 3-4(PTS), ACRES 0.2226.

AGENDA ITEM DETAILS

Project Name: ***6Whiskey Exterior Signage***
Applicant: ***Allison Ray***
Property Owner: ***Doering Danny & Sylvia Coulter & Steven Doering Trustees***
Doering Irrevocable Tr
Property Address: ***708 Rock Street***
Legal Description: ***Georgetown City Of, BLOCK 42, Lot 3-4(PTS), ACRES 0.2226***
Historic Overlay: ***Downtown Historic Overlay District***
Case History: ***2019-6-COA for window signage***

HISTORIC CONTEXT

Date of construction: ***1930 (HRS)***
Historic Resources Survey Level of Priority: ***Medium***
National Register Designation: ***N/A***
Texas Historical Commission Designation: ***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ Sign that does not conform to the Downtown & Old Town Design Guidelines

STAFF ANALYSIS

The proposed signage for 6 Whiskey is two (2) signs, a flush-mounted primary sign above the business entrance facing Rock Street and a flush-mounted sign facing W. 8th Street next to two previously-approved signs for the two other building tenants.

The proposed primary sign is a flush-mounted sign that is 21.85 square feet in size. The sign is proposed to be a black and matte gold finish aluminum and vinyl with the business name and artistic detail incorporated into the shape of the sign. The business name portion of the sign – 6 Whiskey – is proposed to be a push-thru illumination style of lighting, which would have a warm illuminated glow along the edge of the “6 Whiskey” lettering of the sign while the rest of the sign – the cutout background and artistic details in vinyl – would not have illuminated features. According to the applicant, the push-through illumination style is proposed for this sign so that the “6 Whiskey” letters

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Historic and Architectural Review Commission

can be illuminated, which would not be feasible in other illumination styles due to the fonts and size of the letters that are illuminated. Observers would see the illumination from the sides of the letters while the fronts of the letters would remain black and would not show the illumination. The color temperature of the lighting is proposed to be a warm, golden glow to coordinate with the matte gold finish of the sign background. Because this illumination style is a modern interpretation of text backlighting and is not specifically addressed in the approval criteria of Section 9.21 of the Design Guidelines, the request for approval is made to HARC.

As this is a multi-tenant building, approved signage requires a Master Sign Plan so that multiple business signs can be coordinated for review and approval. The existing signage has received approval and dimensions were provided for the installed signage so that Staff were able to determine that the additional proposed signage for 6 Whiskey is supported by the Master Sign Plan.

The proposed flush mounted secondary sign facing W. 8th Street would be located next to two existing secondary signs advertising the building's other two tenants. Per the Design Guidelines, secondary signs are utilized in addition to the primary building sign. Typically, a secondary sign protrudes from the building below the awnings or canopies but above pedestrian heads. The secondary sign is generally intended to capture the attention of the pedestrian walking on the sidewalk. The existing secondary tenant signs are used in a multi-tenant directory configuration, having similar size, proportion, color and alignment. The applicant's proposed sign is different from the existing signs in design, color and alignment, however it is similar in size. Because the applicant's proposed sign for this location on the building is not consistent with the existing tenant signage and does not meet the requirements of Section 9.12 of the Design Guidelines for a multi-tenant sign, the request for approval is made to HARC.

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:

GUIDELINES	FINDINGS
CHAPTER 9 – DESIGN GUIDELINES FOR SIGNS	
9.1 Consider the building front as part of an overall sign program. <ul style="list-style-type: none">✓ Coordinate a sign within the overall façade composition.✓ A sign should be in proportion to the building, such that it does not dominate the appearance.• Develop a master sign plan for the entire building; this should be used to guide individual sign design decisions.• This is especially important in Area 2 where the use of contemporary building forms and	Partially Complies Proposed signs are coordinated with the facades and relate to the composition and scale of the building. However, the proposed flush-mounted sign facing W. 8 th Street is not consistent with the existing signage.

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GUIDELINES	FINDINGS
styles and several colorful, attention-getting signs have appeared in the past. Such a typical “strip-commercial” development pattern is inappropriate in the Downtown and Old Town Overlay Districts.	
9.2 A sign shall be subordinate to the overall building composition. <ul style="list-style-type: none">✓ A sign should appear to be in scale with the façade.✓ Locate a sign on a building such that it will emphasize design elements of the façade itself.✓ Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.	Complies Proposed signs are in scale with the façade and do not disturb architectural features.
9.3 A primary sign should identify the services or business offered within. <ul style="list-style-type: none">✓ To avoid driver confusion, the information on the primary sign should be in a large enough font or design that it is easily viewable from a vehicle.✓ The sign should contain only enough information to alert the viewer in a vehicle to the location of the business or entity at the building.✓ Whenever possible, other signs should be utilized for information geared towards pedestrian or other viewers.✓ The primary sign should be easily viewable from a vehicle with as little visual clutter as possible.	Complies Proposed primary sign identifies the business and is clear and sufficiently large to be viewable from a vehicle. The proposed secondary sign directs the viewer to the location of the business and is easily viewable.
9.4 A secondary sign should identify the services or businesses offered within. <ul style="list-style-type: none">✓ Typically, a secondary sign is intended to capture the attention of pedestrians walking on the sidewalk.✓ The sign should contain only enough information to alert the viewer on a sidewalk to the location of the business or entity at the building.	Complies Proposed secondary sign is oriented toward pedestrians, is easily viewed from the sidewalk, and clearly identifies use of the building and location of the business.

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GUIDELINES	FINDINGS
<ul style="list-style-type: none">✓ The secondary sign should be easily viewable from the sidewalk with as little visual clutter as possible.	
<p>9.7 A flush-mounted wall sign shall not exceed one square foot for every one foot of linear façade width.</p> <ul style="list-style-type: none">✓ For instance, a building with twenty feet of street frontage would be eligible for a sign of twenty square feet ($20 \times 1 = 20$). In true sign dimensions, this would be a sign of approximately two feet by ten feet.✓ Note that the formula establishes the maximum permitted sign area, when all other factors of scale, proportion, and compatibility are met. A sign does not have to be as large as this equation allows. The first consideration shall be compatibility with the size and character of the façade.✓ In a case where a building has more than one face exposed to a public way, the allowed sign area may not be combined.	<p style="text-align: center;">Complies</p> <p>When considered in relation to the total width of the business lease space and in relation to the building width as a whole, the two proposed flush-mounted signs are within the total allowed sign area for the building based on the Rock Street building facade.</p>
<p>9.12 A directory sign for multi-tenant buildings must be considered.</p> <ul style="list-style-type: none">✓ A Master Sign Plan is required for multi-tenant buildings.• Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them into a single panel as a directory.• Use similar forms or backgrounds for the signs to tie them together visually and make them easier to read.✓ The manner in which a directory sign is mounted to a building, either flush to or projecting from a wall, will determine the maximum allowable sign area.✓ Electronic message centers are not allowed.✓ Signage allocation must be considered when setting up a building for multiple tenants, and the appropriate distribution of allowable sign square footage and sign sizes and locations planned for the various tenants.	<p style="text-align: center;">Partially Complies</p> <p>The proposed sign facing W. 8th Street meets the size requirements for a multi-tenant directory sign and for flush-mounted signage for the building. However, it has proportions, design and color that are not consistent with or aligned to the existing tenant signs. It is also not a directory sign.</p>

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GUIDELINES	FINDINGS
<p>9.17 Sign materials should be compatible with that of the building façade.</p> <ul style="list-style-type: none">✓ A simple, easy-to-read sign design is preferred.✓ Typefaces that are in keeping with those seen in the area traditionally are encouraged.✓ Select letter styles and sizes that will be compatible with the building front. Generally, those are typefaces with serifs.✓ Avoid hard-to-read or overly intricate type-face styles.✓ Painted wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including untreated wood, are discouraged because they are out of character with the context of the Overlay Districts.✓ Plastic is not permitted, except for flush, adhesive, professionally installed lettering.✓ Highly reflective materials that will be difficult to read are inappropriate.✓ Painted signs on blank walls were common historically and may be considered.	<p>Complies</p> <p>Sign materials and fonts are consistent with the building façade and do not detract from architectural details of the building. The proposed signs are to be professionally constructed and installed. The illumination of the primary sign has acrylic or plastic elements, which are mounted flush with the face of the sign and which are set behind the faces of the lettering. This is a serif font.</p>
<p>9.19 Use colors for the sign that are compatible with those of the building front.</p> <ul style="list-style-type: none">✓ Sign colors should be limited. In general, no more than three colors should be used. For these Guidelines, black and white are not counted as colors.✓ HARC may consider different shades of a color similar enough to count as one color in the determination of the numbers of colors being allowed.✓ Signs with photo images, including multiple colors, are appropriate on A-frame/sandwich board type signs only.	<p>Complies</p> <p>Sign colors are limited and compatible with the building.</p>
<p>9.21 If internal illumination is used, it should be designed to be subordinate to the overall building composition.</p> <ul style="list-style-type: none">• Internal illumination of an entire sign panel is discouraged. If internal illumination is used, a	<p>Partially Complies</p> <p>Sign illumination is proposed to be a push-through illuminations style, which would illuminate the side edges of the “6 Whiskey” text rather than the faces of the</p>

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Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<p>system that backlights only the sign text is preferred.</p> <ul style="list-style-type: none">✓ Neon and other tubular illumination may be considered. However, use neon in limited amounts so it does not become visually obtrusive.✓ Internal illumination of an awning is inappropriate.	<p>text. This illumination style is considered “backlit” by sign professionals but is not specifically referenced in the Design Guidelines and would illuminate a portion of the sign background in attention to the text edges.</p>

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies – Staff have determined that the application is complete.
2. Compliance with any design standards of this Code;	Complies – Complies with UDC Standards.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies – Proposed signage does not alter or negatively affect the historic property.
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;	Partially Complies – Proposed primary sign uses a lighting style that is not consistent with Guideline 9.21. Proposed secondary sign does not meet the requirements for multi-tenant directory signage per Guideline 9.12.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies – Proposed signage is consistent with cultural and architectural integrity of the structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable – No new buildings or additions proposed as part of this project.
7. The overall character of the applicable historic overlay district is protected; and	Complies – Proposed signage does not diminish the character of the Downtown Historic Overlay District.

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SECTION 3.13.030 CRITERIA	FINDINGS
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Partially Complies – Proposed signage is within the total allowed for the building per the Design Guidelines. Proposed sign facing W. 8 th Street is not consistent with the other signs on that building face and does not meet the criteria for a multi-tenant directory sign.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for signage. The total area of the proposed additional signage for the building is within the maximum sign area allowed, and the sign facing W. 8th Street provides direction to the business location within the building while maintaining a consistent character with the other business signage. The illumination style of the primary sign above the business entrance, while a modern illumination style, is proposed to have a warm glow consistent with the design and character of the sign and does not propose an excess of illumination or excessively bright lighting that would be inconsistent with the character of the building or the block in which the business is located.

PUBLIC COMMENTS

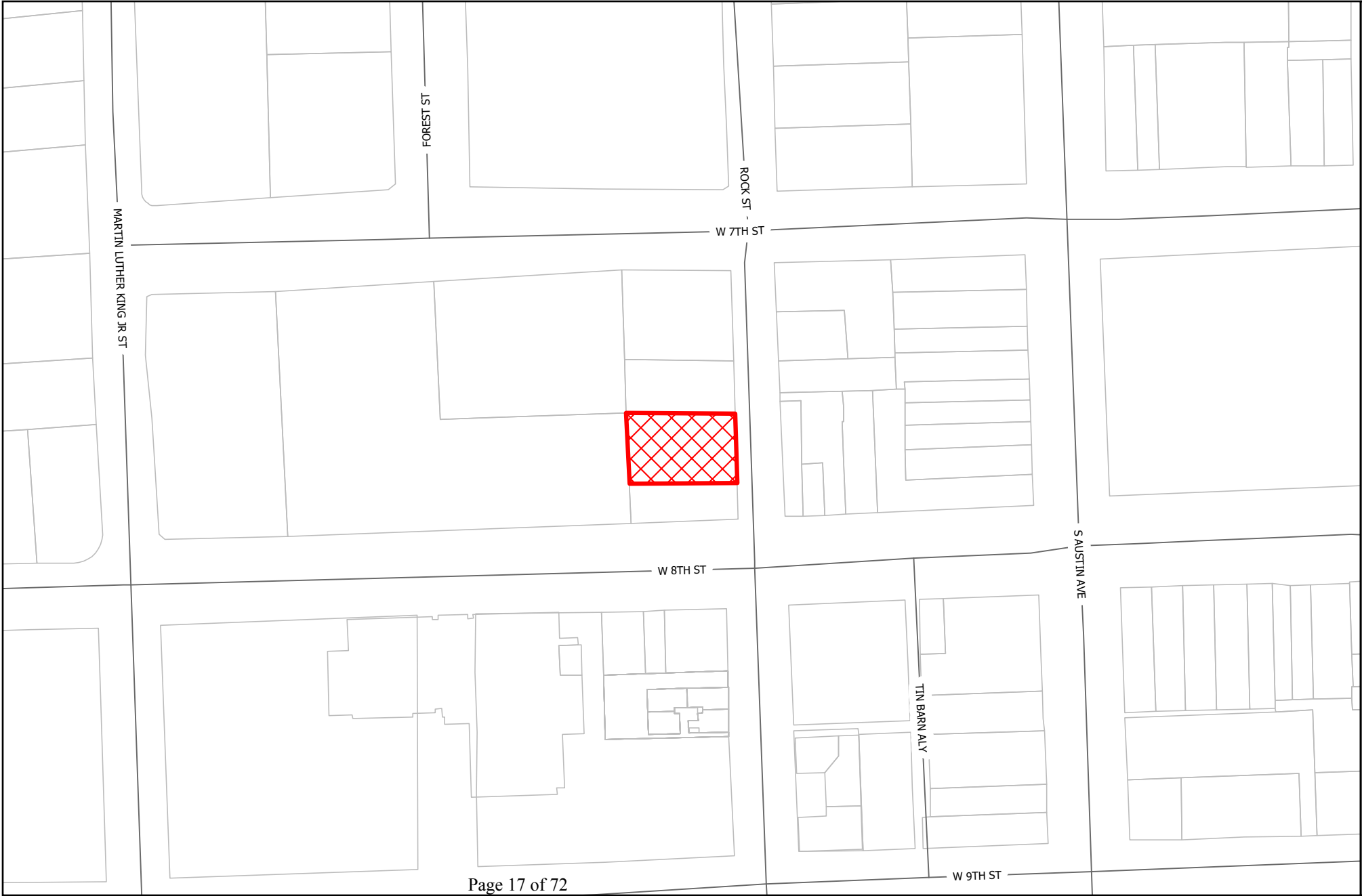
As of the date of this report, staff has received no written comments.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Drawings & Specifications
Exhibit 4 – Historic Resource Survey Sheet

SUBMITTED BY

Britin Bostick, Downtown Historic Planner



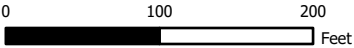
LOCATION

2019-82-COA

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ

N





What is 6Whiskey? What does it mean?

Well I can tell you what we are not ~ a bar for starters and we are not like any other store in Georgetown.

6Whiskey is an experience in retail shopping with product knowledge and customer service. It's name comes from my father, Bill Snead who is a glider pilot when he is not running his local business. 6W is his tail sign and us kids have always been part of the 6Whiskey crew. It's catchy and gets a lot of people who are walking by for parking to come in.

We are devoted to the lone star lifestyle, preserving outdoor activities, dressing up for the arts, giving back and getting involved in our community, helping the planet out with less plastics, promoting American made products and being open in the evenings for the working crowd. We sell men's and women's apparel, gifts for the home and indulge in friendly conversations with our patrons over fine chocolates.

6Whiskey is also unique because we are not on the square but one block west, located at 708 S. Rock Street. We experience quite a bit of foot traffic from getting or searching for parking spaces both to the north and south of us. Going to and from Blue Corn or seeking out the Day Tripper. Barrel and Amps has brought a healthy crowd as well. Not to mention the Library with Red Poppy Café and the other City Offices. We feel like we are in the perfect spot as well as wanting to be part of the development of the west side. Hence the 3 signs request.

Staying with the uniqueness thread we also find ourselves with room to advertise on actually all 4 sides of our building, instead of just the front facade. Especially with the new parking spaces going in behind us. Don't worry, I am still on Steve Doering who owns the building to liven up the back.

We are hoping to attract interest and give direction in the old fashion way of beautiful signage for these areas, to catch us on their way coming in or on the way out and of course at the front door. Google does it part, and we are grateful, but we grew up here, and want to promote our business with old heritage type fonts, great shapes and timely colors.

Please come experience 6Whiskey for yourself. We are open Tues ~ Friday 6pm to 8pm and all day Saturday 10am ~ 8pm.

Welded Reverse Channel Letters - Backer/Raceway mounted to building
Aluminum Faces: Reverse Channel Black or Matte Black?
Flat Cut-Outs: Matthews Brilliant Gold Metallic
6 Whiskey would light up / Vinyl Graphics for everything else
Total sign square footage as shown is 21.85' (40"x78.67")



Custom cut out MDO Wood Sign (single sided) mounted to building

Total sign square footage as shown is 12.5' (66.475"x27.079")
(Matches the square footage of the existing signs)





Push-thru sign illumination examples. Applicant is proposing a warm white or golden light color for the sign illumination.



Specifications:

Face : Aluminum Face: .125 routed aluminum painted brushed aluminum. Face: 3/4" 7328 white plex w/ 1/2" push thru w/ Logos & Bar - arlon 2500-2114 blue vinyl overlay applied / WACHTER - arlon 2500-22 black vinyl overlay applied

Trim : Trim not required

Return Depth : 18.5" painted brushed aluminum / Interiors painted white

Mounting Options : Self-Contained

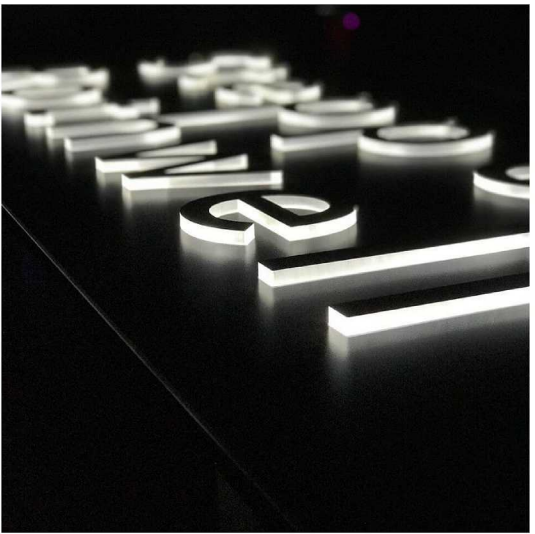
Specifications:

Face : CABINET - .125 routed aluminum face painted Matthews brushed aluminum / PUSH THRU - 3/4" 7328 white plex w/ 2500-22 black & 2500-253 red vinyl applied to plex faces & face of cabinet

Trim : No Trim

Return Depth : 9" painted Matthews brushed aluminum

Mounting Options : Self-Contained



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 708/716 Rock St 2016 Survey ID: 125218
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 1

Basic Inventory Information

Owner/Address DOERING DANNY COULTER SYLVIA &, STEVEN DOERING, TRUSTEES, 30412 LA QUINTA DR, GEORGETOWN, TX 78628-1115

Current/Historic Name: None/None

Latitude: 30.636798

Longitude -97.679189

Legal Description (Lot/Block): GEORGETOWN CITY OF, BLOCK 42, LOT 3-4(PTS),

WCAD ID: R041415

Addition/Subdivision: S3667 - Georgetown City Of

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Downtown District ☐ Other

Architect:

Builder:

Construction Date: 1930

☒ Actual ☐ Estimated

Source: WCAD

Function

Current Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government

☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Historic Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government

☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Recorded by: CMEC

Date Recorded 3/3/2016



Photo direction: Northwest

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	708/716 Rock St	2016 Survey ID:	125218
City:	Georgetown	2016 Preservation Priority:	Medium
County:	Williamson	Local District:	Downtown District

SECTION 2

Architectural Description

General Architectural Description:

One-story, brick, commercial building with a two-story, brick addition at the rear dating to c.1945. The one-story portion of the building is rectangular with a flat roof with a parapet, and it has multiple storefront entries, including a flat roofed canopy supported by metal posts over a single door, and a flat roofed canopy supported by suspension rods over three single doors.

☒ Additions, modifications: One window converted to a door with sidelights; one door replaced; addition at rear; brick painted

☐ Relocated

Stylistic Influence(s)

<input type="checkbox"/> Log traditional	<input type="checkbox"/> Shingle	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Pueblo Revival	<input type="checkbox"/> International
<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Romanesque Revival	<input type="checkbox"/> Tudor Revival	<input type="checkbox"/> Spanish Colonial	<input type="checkbox"/> Post-war Modern
<input type="checkbox"/> Italianate	<input type="checkbox"/> Folk Victorian	<input type="checkbox"/> Neo-Classical	<input type="checkbox"/> Prairie	<input type="checkbox"/> Ranch
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Beaux Arts	<input type="checkbox"/> Craftsman	<input type="checkbox"/> Commercial Style
<input type="checkbox"/> Eastlake	<input type="checkbox"/> Renaissance Revival	<input type="checkbox"/> Mission	<input type="checkbox"/> Art Deco	<input checked="" type="checkbox"/> No Style
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Exotic Revival	<input type="checkbox"/> Monterey	<input type="checkbox"/> Moderne	<input type="checkbox"/> Other:

Structural Details

Roof Form

☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☒ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials

☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☒ Asphalt ☐ Other:

Wall Materials

☒ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows

☒ Fixed ☐ Wood sash ☒ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Shutters, Wood

Doors (Primary Entrance)

☐ Single door ☐ Double door ☐ With transom ☐ With sidelights ☒ Other: Multiple single door storefronts, one with sidelights

Plan

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☒ Irregular ☐ Four Square ☐ Rectangular ☐ Other

Chimneys

Specify # 0 ☐ Interior ☐ Exterior ☒ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES

Form: ☐ Shed Roof ☒ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☒ Other Awning over sidewalk

Support

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☐ None
☒ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☒ Other: Metal Posts

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: None

of stories: 2 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	708/716 Rock St	2016 Survey ID:	125218
City:	Georgetown	2016 Preservation Priority:	Medium
County:	Williamson	Local District:	Downtown District

SECTION 3

Historical Information

Associated Historical Context:

- | | | | | |
|---|---|--|--|---|
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Communication | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Architecture | <input type="checkbox"/> Arts |
| <input type="checkbox"/> Immigration/Settlement | <input type="checkbox"/> Law/Government | <input type="checkbox"/> Education | <input type="checkbox"/> Exploration | <input type="checkbox"/> Health |
| <input type="checkbox"/> Religion/Spirituality | <input type="checkbox"/> Science/Technology | <input type="checkbox"/> Military | <input type="checkbox"/> Natural Resources | <input type="checkbox"/> Planning/Development |
| | | <input type="checkbox"/> Social/Cultural | <input type="checkbox"/> Transportation | <input type="checkbox"/> Other |

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

- Level of Significance:** ☐ National ☐ State ☐ Local
- Integrity:** ☒ Location ☐ Design ☐ Materials ☐ Workmanship
- ☒ Setting ☒ Feeling ☒ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☒ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☐ Yes ☒ No ☐ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Documentation details 2007 ID: Not Recorded 1984 ID: Not Recorded
2007 Survey Priority: Not Recorded 1984 Survey Priority: Not Recorded

General Notes:

Questions?

Contact Survey Coordinator
History Programs Division, Texas
Historical Commission
512/463-5853
history@thc.state.tx.us



HISTORIC RESOURCES SURVEY FORM

Address: 708/716 Rock St

City: Georgetown

County: Williamson

2016 Survey ID: 125218

2016 Preservation Priority: Medium

Local District: Downtown District

Additional Photos

Photo Direction Northeast



City of Georgetown, Texas
Historic and Architectural Review
February 13, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for the relocation of a contributing historic residential structure at the property located at 1813 S. Main Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9A. – Britin Bostick, Downtown and Historic Planner

ITEM SUMMARY:

The Applicant is requesting HARC approval for the relocation of a 923 sq. ft. residential structure currently located at 1813 S. Main Street, which is listed on the 2016 Historic Resource Survey as a medium priority structure, to the lot directly behind the current location, which is addressed at 105 E. 18th Street. When the applicant purchased the property at 1813 S. Main St. the two lots were still one single lot, and the applicant subsequently re-platted the lot into two lots in 2009 so that the lot facing E. 18th Street could be separately developed with a residence. The existing historic structure at 1813 S. Main is in need of foundation repairs, and the applicant would like to relocate the structure to 105 E. 18th St. in order to construct a new foundation for the historic structure.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

Description	Type
□ Staff Report	Cover Memo
□ Exhibit 1 - Location Map	Exhibit
□ Exhibit 2 - Letter of Intent	Exhibit
□ Exhibit 3 - Plans & Specifications	Exhibit
□ Exhibit 4 - Demolition Subcommittee Report	Exhibit
□ Exhibit 5 - Historic Resource Survey	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: **Thursday, February 13, 2020**

File Number: **2019-86-COA**

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the relocation of a contributing historic residential structure at the property located at 1813 S. Main Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9A.

AGENDA ITEM DETAILS

Project Name: ***1813 S. Main Relocation***
Applicant: ***Gregory Lynn Haag II***
Property Owner: ***Gregory Lynn Haag II***
Property Address: ***1813 S. Main Street***
Legal Description: ***EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9A***
Historic Overlay: ***Old Town Historic Overlay District***
Case History: ***Lot in the Eubank Addition was re-platted as two lots in 2009***

HISTORIC CONTEXT

Date of construction: ***1947 (HRS)***
Historic Resources Survey Level of Priority: ***Medium***
National Register Designation: ***N/A***
Texas Historical Commission Designation: ***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ Relocation of a building or structure to a historic overlay district

STAFF ANALYSIS

The applicant is requesting HARC approval for the relocation of a 923 sq. ft. residential structure currently located at 1813 S. Main Street, which is listed on the 2016 Historic Resource Survey as a medium priority structure, and which can be identified as a minimal traditional style residence. Minimal traditional is a style of house associated with low or intermediate-pitched roofs, often with gables; small, generally one-story in height; roof eaves with little to no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; and rarely has dormers. This house style was predominant before, during and after World War II due to its cost efficiency and ease of construction. The applicant is proposing to relocate the structure to the lot directly behind the current location, which is addressed at 105 E. 18th Street. When the applicant purchased the property at 1813 S. Main St. the two lots were still one single lot, and the applicant subsequently re-platted the lot into two lots so that the lot facing E. 18th Street could be separately developed with a residence. The existing historic structure at 1813 S. Main needs foundation repairs, and the applicant is requesting to relocate

Planning Department Staff Report

Historic and Architectural Review Commission

the structure in order to construct a new foundation for the historic structure and a two-car garage addition with a second story. In its current configuration, there is a non-historic addition on the left side (if viewing the structure from S. Main Street or north side) of the original structure of a single car garage. The garage is an addition as the siding of the addition is not aligned with the original structure and the flashing of the roof of the garage addition has been cut into the siding of the original structure. The existing one-car garage addition at 1813 S. Main is to either remain in place or be demolished as it is not constructed on a pier and beam foundation and may not be able to be successfully relocated, and the applicant expects to redevelop the lot with a new residence in the future. In an on-site meeting on January 28, 2020 the Demolition Subcommittee found that the garage addition was not original to the main structure, which was evidenced by the siding of the addition not aligning with the siding of the original structure, and the method by which the roof of the addition was attached to the original structure. The siding of the original structure had been cut out for the garage roof flashing with sealant, rather than installed in the same period of construction. Due to this evidence, the construction of the attached garage and the lack of architectural significance, the Demolition Subcommittee found that the garage addition was not original, lacks historic significance and recommended that the structure be demolished or relocated rather than retained on the site.

1813 S. Main Street is located one block from the south edge of the Old Town Historic Overlay District and is surrounded by medium and low priority structures that were constructed between the 1910s and 1970s or later, with several nearby structures estimated to have been built in the 1940s per the most recent Historic Resource Survey. The architectural styles and stylistic influences include Craftsman and Minimal Traditional, while some structures are not historic or do not have a defined stylistic influence. The primary structures along S. Main Street are generally situated along a similar front setback, and are mostly single-story residences, although some two-story residences are within a block of the subject property. The subject structure is smaller in footprint and overall size than many of the surrounding structures, and the current size of the lot is smaller than most of the surrounding lots.

The proposed new location for the subject structure is directly behind (east) of the current location and the context is similar. The structure will have a different orientation and face a different set of residences. The residences along E. 18th Street are generally smaller in size and are situated on smaller lots than the properties along S. Main Street, and their estimated construction dates vary from 1935 to 1950. These surrounding structures are either Minimal Traditional in style, or lack defined stylistic influence, and the subject structure would fit the context of this portion of E. 18th Street because of its similar size and architectural style to the existing structures.

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:

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

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
7.1 Avoid alterations that would damage historic features. <ul style="list-style-type: none">✓ 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.	Complies Proposed relocation of the structure does not hinder ability to interpret original design character nor does it imply an earlier period, including the possible demolition of non-historic addition
7.2 Properties designated by the City as a High or Medium Priority Historic Structure should be preserved and their historic character retained. <ul style="list-style-type: none">✓ Due to special circumstances, a structure's historic priority may change over time (because a reduced number of similar style structures in stable condition still exist within the district or city, or if unknown historic information becomes available that adds significance).	Partially Complies Proposed relocation will alter the overall historic character of the lot facing S. Main St., which would retain the original structure on what was the original site but in a different configuration as the residence is proposed to face E. 18 th Street instead of S. Main Street. In this instance the special circumstances are structural issues dictating the need for foundation repairs, which are proposed to be accomplished through relocation onto a new foundation.
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
14.24 When use changes demand that structures be altered such that little or no use can be made of the original structure, consider moving the structure to a compatible location. <ul style="list-style-type: none">✓ This move can be made to another location on the same site or to a vacant site in the neighborhood or another neighborhood.✓ Historic structures should be relocated within Georgetown whenever possible.	Complies While this Guideline section is specific to use changes, and there is no change of use proposed for this project, the principle for relocation on the same site or to a vacant site in another neighborhood can be applied to the need for structural repairs that require a new foundation.

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies – application was deemed complete by Staff.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
2. Compliance with any design standards of this Code;	Complies – Proposed lot for relocation of structure meets zoning requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies – Relocating the structure alters the historic relationship between the buildings on S. Main Street, or the sense of place and time associated with the structure, although the original structure will be retained in a nearby location and on the original lot.
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;	Partially Complies – Relocation of structure alters the character of the medium priority property as it will no longer face S. Main Street and will instead face onto E. 18 th Street.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies – General integrity of the building is preserved and general integrity of the site is partially preserved.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies – Relocated building is compatible with proposed site and with surrounding properties.
7. The overall character of the applicable historic overlay district is protected; and	Complies – Structure is retained within the overlay district and on the original site.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Not Applicable – No Signage Included

In addition to the approval criteria listed above, HARC must also consider the following criteria for a request for COA for a relocation:

SECTION 3.13.030.F.2 CRITERIA	FINDINGS
<p>a. Loss of Significance.</p> <p>i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and</p> <p>ii. The applicant has established that the building or structure has undergone significant and irreversible changes, which have caused the building or structure to lose the historic, cultural or architectural</p>	<p>Complies</p> <p>The applicant proposes that the relocation of the structure will not cause significant adverse effect on the historic overlay district or the City's historic resources under criteria IV of this section, because the structure will be relocated to the rear portion of what was the original lot and will continue to be part of the historic</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.F.2 CRITERIA	FINDINGS
<p>significance, qualities or features which qualified the building or structure for such designation; and</p> <p>iii. The applicant has demonstrated that any changes to the building or structure were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction, or lack of maintenance rising to the level of a demolition by neglect; and</p> <p>iv. iv. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources; or</p>	<p>overlay neighborhood fabric as a residence. The Demolition Subcommittee found that as the proposed relocation would retain the original structure in the same block and on what was the original parcel, and as the structure is similar to surrounding structures in the proposed new location, the relocation does not cause significant adverse effect to the historic overlay district of the City's historic resources.</p>
<p>b. Unreasonable Economic Hardship.</p> <p>i. The applicant has demonstrated that the property owner cannot take reasonable, practical or viable measures to adaptively use, rehabilitate or restore the building or structure, or make reasonable beneficial use of, or realize a reasonable rate of return on a building or structure unless the building or structure may be demolished or relocated; and</p> <p>ii. The applicant must prove that the structure cannot be reasonably adapted for any other feasible use, which would result in a reasonable rate of return; or</p>	<p>Not Applicable</p>
<p>c. There is a compelling public interest that justifies the relocation, removal or demolition of the structure.</p>	<p>Not Applicable</p>

In the event the building or structure is proposed to be relocated to a property in a Historic Overlay District, in addition to the above, the applicant must demonstrate the following with the application:

SECTION 3.13.030.F.3 CRITERIA	FINDINGS
<p>a. The architectural compatibility of the relocated building or structure with adjacent buildings according to the applicable Downtown and Old Town Design Guidelines and UDC standards for new construction; and</p>	<p>Complies</p> <p>Relocated structure is compatible with adjacent buildings in the proposed location.</p>
<p>b. The proposed siting, setback and other applicable site-specific treatments according to pertinent Downtown and Old Town Design Guidelines and UDC standards of the applicable historic overlay district; and</p>	<p>Complies</p> <p>The siting of the relocated structure with the proposed setback modifications related to the proposed addition is consistent with other similarly-situated structures facing</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.F.3 CRITERIA	FINDINGS
	onto E. 18 th St., and the relocation otherwise generally meets the applicable Design Guidelines.
c. Relocation will not damage existing contributing historic buildings or structures, or the character of the Historic Overlay District.	Complies The relocation of the structure is proposed in part to provide a new foundation, which could contribute to the longevity of the historic structure, thus protecting the resource, and the proposed new location does not damage the character of the Historic Overlay District.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for relocation.

PUBLIC COMMENTS

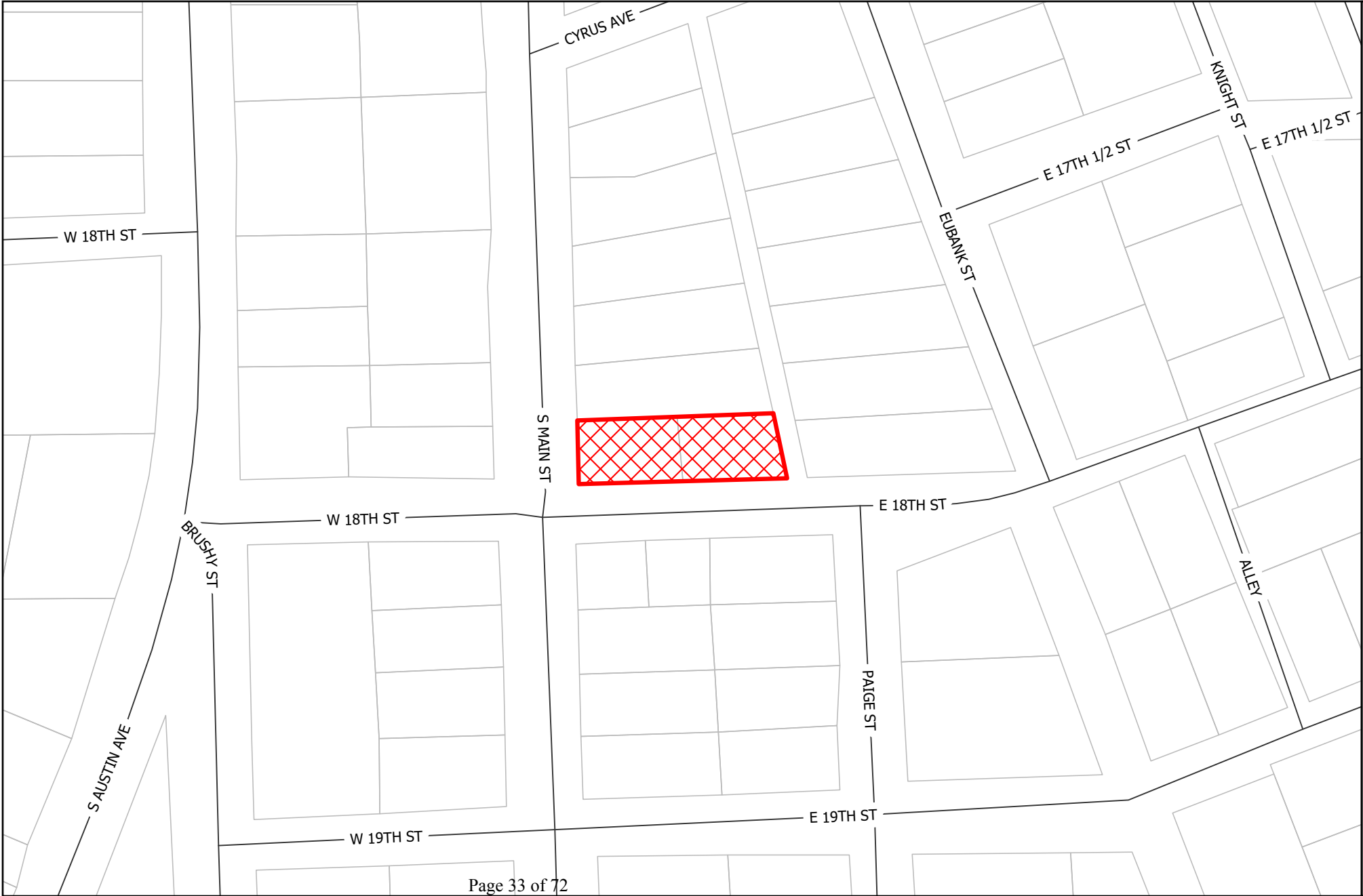
As of the date of this report, staff has received no written comments on the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Demolition Subcommittee Report
Exhibit 5 – Historic Resource Survey

SUBMITTED BY

Britin Bostick, Downtown Historic Planner

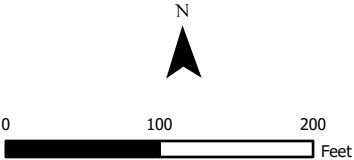


LOCATION

2019-86-COA

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



GREGORY LYNN HAAG II

1221 Ascot St., Georgetown, TX 78626
512-481-2710, Lynn@lynnhaag.com

December 23, 2019

City of Georgetown
Planning Department
Attn: Britin Bostick
406 W. 8th Street
Georgetown, TX 78626
512-930-3581

RE: Planning & HARC Application for Relocation
1813 S. Main St.
Georgetown, TX 78626

Dear Ms. Bostick:

This application is to relocate the existing 1-story 913 square foot residence from Lot 9a of the Eubank Addition to Lot 9b as indicated on the exhibit. The house is on the corner of S. Main Street and 18th Street. The house was originally built on Lot 9 of the Eubank Addition in Old Town Georgetown. When I re-platted this property into 2 lots, it was with the intention to relocate this house to the back lot. I completed the plat before I relocated the house.

The house requires foundation modifications and repairs to be able to level it. The house will need to be lifted and leveled, and new peers be placed under it, or be relocated onto a new foundation engineered for the house and soils in the area. My intention is to build a new peer foundation on Lot 9B and then place the house on the new engineered foundation.

With the new peer foundation, I am also wanting to build a 2-car garage on the side of the house, attached to the same side of the house where the garage is on Main Street. The old garage is not structurally sound and would likely not survive the relocation with the

GREGORY LYNN HAAG II

1221 Ascot St., Georgetown, TX 78626
512-481-2710, Lynn@lynnhaag.com

house, so I am going to leave the old garage in place and just relocate the house and build a new slab and garage onto the house as shown on the exhibit.

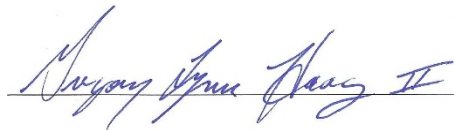
Lot 9B and Lot 9A are in the same historic zoning designation, so I am not removing a historic property from the downtown zoning area, I am requesting to move it to the space behind where it was originally built. It would be consistent with the adjacent houses along 18th street.

I am also requesting a variance to the front setback lines to accommodate the house's architectural design. I am asking for the house to be 17 feet from the front property line for part of the house, 18 feet 4 inches off the front property line from the main part of the house, and 24 feet 2 inches for the garage. These requested setbacks are consistent with the adjacent houses along 18th street.

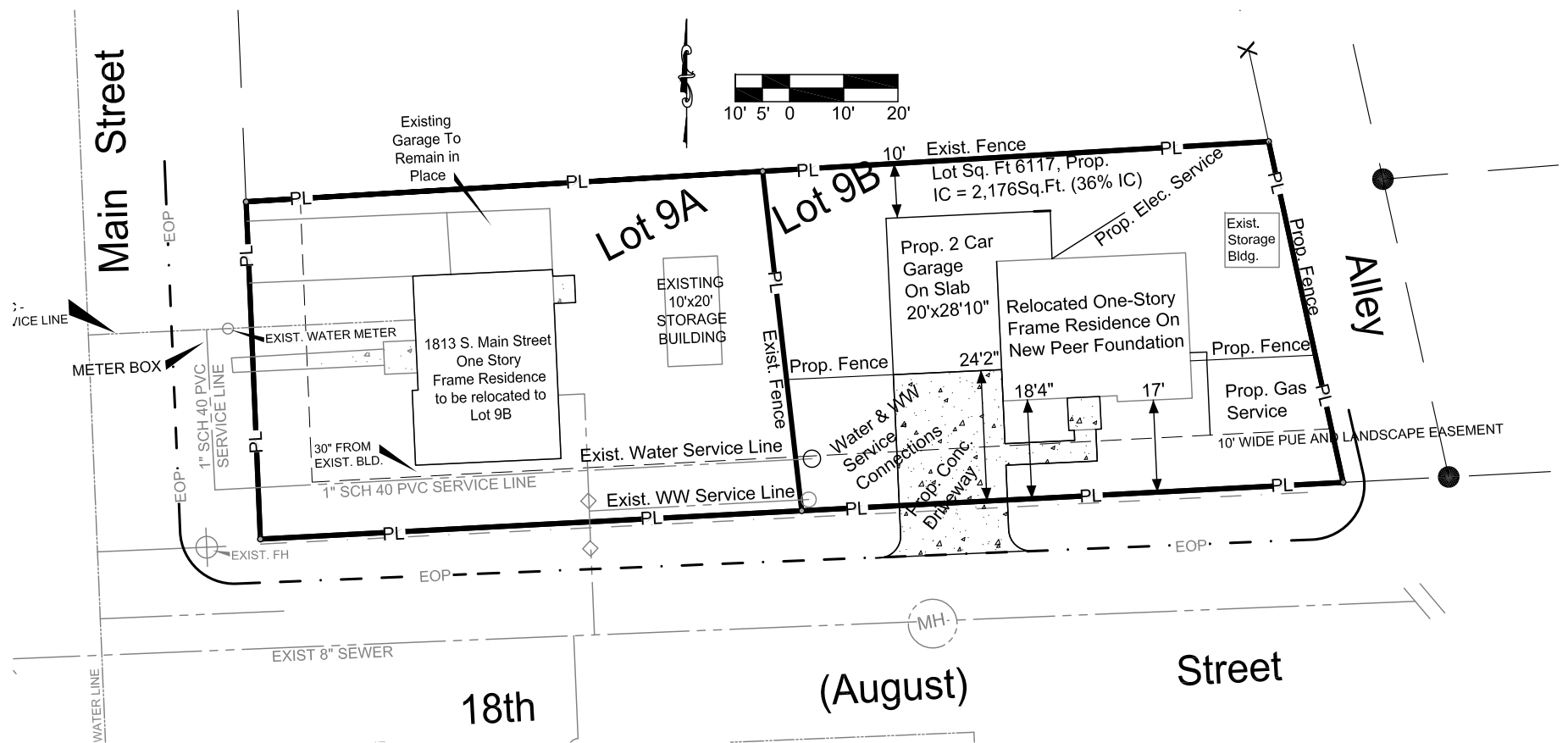
The requested impervious cover for lot 9B after the improvements is 2,176 square feet and is only approximately 36% of the entire lot (6,117 square feet). This meets the UDC code standards. Lot 9B has water, wastewater, gas and overhead electric that I will be connecting the house to.

Thank you for your review and consideration on my requests. Please feel free to contact me should you have any further questions.

Respectfully,



Gregory Lynn Haag II, P.E.





HISTORIC AND ARCHITECTURAL REVIEW COMMISSION
DEMOLITION SUBCOMMITTEE
REPORT AND RECOMMENDATION

FILE NUMBER: 2019-86-COA
MEETING DATE: 01/28/2020
MEETING LOCATION: 1813 S. Main Street
APPLICANT: Gregory Haag
SUBCOMMITTEE MEMBERS PRESENT: Lawrence Romero, Amanda Parr and Mark Moore
STAFF PRESENT: Sofia Nelson, Glen Holcomb and Britin Bostick
OTHERS PRESENT: Brenton Haag

COMMENTS

Applicant:

- Requesting to relocate existing single-story residence to the lot directly behind and to the east of the subject property at 105 E. 18th Street. The relocated structure is proposed to have a new foundation so that structural issues can be addressed, as well repairs to deteriorated exterior materials, such as wood trim, siding and windows.
- Requesting to retain the attached garage addition in place.

Subcommittee:

What is the existing (structural) condition of the structure? Are there any structural changes that should be made to the structure for re-occupancy?

- Leveling of the structure is needed as the foundation perimeter beam has cracked and there is a visible sag in the ridge of the roof.
- Doors have been sticking as the door frames have shifted with the movement of the foundation.
- Deterioration of exterior features such as trim may need repair to prevent deterioration of structural or interior elements.
- Attached garage may not be able to be self-supporting as a standalone structure.

Would the original owner be able to recognize the structure today? What changes have been made to the structure (excluding cosmetic features)? Are structural changes needed to bring back the structure to its original design?

- Yes, the structure is recognizable in its original form. The garage addition to the north side of the house is recognizable as an addition. Indicators of the addition are the siding of the house and garage not lining up and the flashing at the connection of the garage roof to the house. The addition does not obscure the original structure.

May the structure, in whole or in part, be preserved or restored?

- Yes, both main structure and garage can be preserved, restoration work would be needed for some exterior features such as trim, siding and windows.
-

May the structure be moved (relocated) without incurring any damages?

- The main structure is small in size and on a pier and beam foundation and would be able to be relocated to the proposed site intact.
- The garage addition may not be able to be successfully relocated as it is on a slab foundation, and an attempt to relocate it with the main structure may require it to be separated from the main structure.
- The proposed relocation is to a newly created lot, which was once part of the original lot configuration on which the structure currently sits. The applicant legally subdivided the property on 09/09/2009.

Does the structure, including any additions or alterations, represent a historically significant style, architecture, craftsmanship, event or theme?

- The main structure is representative of post-war minimal traditional style; small in scale and built with cost and time efficiency.
- The garage addition is designed to compliment the main structure but does not have significance of its own.

Are there any materials or unique features that can be salvaged? If so, which ones?

- Demolition is not proposed for the main structure.
- Some of the attached garage siding may be able to be salvaged and reused if demolished.

Other comments

- Due to the deterioration of some exterior wood features, including wood trim, siding and windows, the relocation may require the repair and/or replacement of these materials as part of the overall project. Repair is recommended when possible and replacement with in-kind materials, including replacement of the wood windows with wood windows in the same 6/6 divided light pattern as the existing.
- The relocation of the main structure would not cause a loss of significance, as it is being relocated within the same district and on an adjacent property.
- The attached garage does not have historic significance and could be demolished with a finding of Loss of Significance, and if removed it would not negatively impact the Historic District.

RECOMMENDATION

☐ Approval

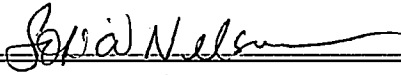
☒ Approval with Conditions: The relocation of the residential main structure is recommended for approval with the condition that the garage addition either be relocated with the main structure or demolished. Any replacement of exterior materials is recommended to be with in-kind or similar materials.

File Number: 2019-86-COA

Meeting Date: 01-28-2020

Page 3 of 3

☐ Disapproval



02/07/2020

Subcommittee Chair Signature (or representative)

Date

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1813 Main St 2016 Survey ID: 124745
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address HAAG, GREGORY LYNN, II, 1221 ASCOT ST, , GEORGETOWN, TX 78626-7669
 Current/Historic Name: None/None
 Latitude: 30.627116 Longitude -97.676617
 Legal Description (Lot/Block): S9914 - EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot WCAD ID: R503509
 Addition/Subdivision: S9914 - EUBANK ADD (BLK 4 LT 9 RESUB)
Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District
Current Designations:
☐ NR District (Is property contributing? ☐ Yes ☐ No)
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Old Town District ☐ Other
 Architect: Builder:
 Construction Date: 1947 ☒ Actual ☐ Estimated Source: WCAD
Function
Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:
Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:
 Recorded by: CMEC Date Recorded 3/15/2016



Photo direction: East

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1813 Main St	2016 Survey ID: 124745	
City: Georgetown	2016 Preservation Priority: Medium	
County: Williamson	Local District: Old Town District	

SECTION 2

Architectural Description

General Architectural Description:

One-story, rectangular, Minimal Ranch style house clad in wood siding with a side-gabled roof, attached garage, and an entry stoop with a pedimented gable and a single front door.

☒ Additions, modifications: Door replaced

☐ Relocated

Stylistic Influence(s)

<input type="checkbox"/> Log traditional	<input type="checkbox"/> Shingle	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Pueblo Revival	<input type="checkbox"/> International
<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Romanesque Revival	<input type="checkbox"/> Tudor Revival	<input type="checkbox"/> Spanish Colonial	<input type="checkbox"/> Post-war Modern
<input type="checkbox"/> Italianate	<input type="checkbox"/> Folk Victorian	<input type="checkbox"/> Neo-Classical	<input type="checkbox"/> Prairie	<input type="checkbox"/> Ranch
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Beaux Arts	<input type="checkbox"/> Craftsman	<input type="checkbox"/> Commercial Style
<input type="checkbox"/> Eastlake	<input type="checkbox"/> Renaissance Revival	<input type="checkbox"/> Mission	<input type="checkbox"/> Art Deco	<input type="checkbox"/> No Style
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Exotic Revival	<input type="checkbox"/> Monterey	<input type="checkbox"/> Moderne	<input checked="" type="checkbox"/> Other: Minimal Ranch

Structural Details

Roof Form

☒ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials

☐ Wood shingles ☐ Tile ☒ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

Wall Materials

☐ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☒ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows

☐ Fixed ☐ Wood sash ☒ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Wood

Doors (Primary Entrance)

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

Plan

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☒ Rectangular ☐ Other

Chimneys

Specify # 0 ☐ Interior ☐ Exterior ☒ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES

Form: ☐ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☒ Other Gabled pediment

Support

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☒ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☐ Other:

Materials: ☒ Metal ☐ Wood ☐ Fabric ☐ Other:

of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1813 Main St
 City: Georgetown
 County: Williamson
 2016 Survey ID: 124745
 2016 Preservation Priority: Medium
 Local District: Old Town District

SECTION 3

Historical Information

Associated Historical Context:

- ☐ Commerce ☐ Communication ☐ Agriculture ☐ Architecture ☐ Arts
☐ Immigration/Settlement ☐ Law/Government ☐ Education ☐ Exploration ☐ Health
☐ Religion/Spirituality ☐ Science/Technology ☐ Military ☐ Natural Resources ☐ Planning/Development
☐ Social/Cultural ☐ Transportation ☐ Other

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
☐ B Associated with the lives of persons significant in our past
☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

- Level of Significance: ☐ National ☐ State ☐ Local
 Integrity: ☒ Location ☒ Design ☐ Materials ☒ Workmanship
☒ Setting ☒ Feeling ☒ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☒ Medium ☐ Low Explain: Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known Type: ☐ HABS ☒ Survey ☐ Other

Documentation details 2007 ID: 534 1984 ID: Not Recorded
 2007 survey 2007 Survey Priority: Medium 1984 Survey Priority: Not Recorded

General Notes:

Questions?

Contact Survey Coordinator
 History Programs Division, Texas
 Historical Commission
 512/463-5853
 history@thc.state.tx.us



HISTORIC RESOURCES SURVEY FORM

Address: 1813 Main St
City: Georgetown
County: Williamson

2016 Survey ID: 124745
2016 Preservation Priority: Medium
Local District: Old Town District

Additional Photos

Photo Direction Northeast



City of Georgetown, Texas
Historic and Architectural Review
February 13, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for the following:

- 3' setback encroachment into the required 20' front setback to allow a residential structure 17' from the front property line;
- 10" setback encroachment into the required 25' garage setback to allow an attached garage addition 24'-2" from the property line;
- 7' building height modification from the required 15' maximum building height at the 24'-2" setback to allow a building height of 22' at the garage setback;
- 7' building height modification from the required 15' maximum building height at the 10' rear setback, allowing for a building height of 22' at the rear setback;
- An addition to a street facing façade; and
- The replacement of historic architectural features with non-historic architectural features

at the property located at 105 E. 18th Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9B (0.14 acres). – Britin Bostick, Downtown and Historic Planner

ITEM SUMMARY:

The applicant is requesting HARC approval for setback and building height modifications related to the relocation of and an addition to a 923 sq. ft. residential structure currently located at 1813 S. Main Street, which is listed on the 2016 Historic Resource Survey as a medium priority structure, and which can be identified as a minimal traditional style residence. The front 17' setback for the relocated structure is requested to accommodate the addition of a two-car garage, which is proposed to have storage and laundry space at the rear, so that the garage addition would not require a setback modification along the rear or north property line. If the 17' front setback were approved, the relocated structure would be situated a similar distance from the curb as the existing residential structures across E. 18th Street. The applicant is also requesting a front setback of 24'-2" for the garage addition, which would allow for a two-car garage with storage and laundry areas at the rear without encroaching into the rear or north property setback and would still site the front of the garage addition behind the relocated structure.

The applicant is also requesting two building height modifications of 7', one at the front and one at the rear of the proposed two-story garage addition. Sec. 4.08.080.C.2 restricts the building height at the prescribed setback of the underlying base zoning district (Residential Single-Family or RS for the subject property) to 15', and the applicant is proposing an addition that would be approximately 22' in height at both the front and rear setbacks. Other structures along E. 18th Street are generally one story in height and have low pitched roofs, and a few structures along S. Main Street have two stories, although most are a single story in height.

The applicant is requesting an addition to a street-facing facade with the requested addition of the two-car garage and second story above the garage addition. The requested addition is within the floor area ratio and impervious cover limitations for the lot, although it would more than double the size of the original structure. As the addition is proposed to be set back from the primary facade of the original structure it would not obscure the characteristics of the original structure, however due to the height and footprint of the proposed addition relative to the original structure, the addition would not be subordinate to the original structure.

The applicant is also requesting to replace the existing wood windows with new vinyl windows, and to

repair and replace damaged and deteriorated wood trim and siding on the exterior of the original structure with wood materials. The existing wood windows, which are original to the structure, have deterioration and in some cases the glass panes have slipped from the damaged muntins. The wood siding is mostly intact, but some of the wood trim along eaves, gutters and at the foundation has either rotted or deteriorated and requires replacement.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

	Description	Type
□	Staff Report	Cover Memo
□	Exhibit 1 - Location Map	Exhibit
□	Exhibit 2 - Letter of Intent	Exhibit
□	Exhibit 3 - Plans & Specifications	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: **Thursday, February 13, 2020**

File Number: **2019-86-COA**

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the following:

- 3' setback encroachment into the required 20' front setback to allow a residential structure 17' from the front property line;
- 10" setback encroachment into the required 25' garage setback to allow an attached garage addition 24'-2" from the property line;
- 7' building height modification from the required 15' maximum building height at the 24'-2" setback to allow a building height of 22' at the garage setback;
- 7' building height modification from the required 15' maximum building height at the 10' rear setback, allowing for a building height of 22' at the rear setback;
- An addition to a street facing façade; and
- The replacement of historic architectural features with non-historic architectural features

at the property located at 105 E. 18th Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9B (0.14 acres).

AGENDA ITEM DETAILS

Project Name: ***1813 S. Main Relocation***
Applicant: ***Gregory Lynn Haag II***
Property Owner: ***Gregory Lynn Haag II***
Property Address: ***105 E. 18th Street***
Legal Description: ***EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9B***
Historic Overlay: ***Old Town Historic Overlay District***
Case History: ***Lot in the Eubank Addition was re-platted as two lots in 2009***

HISTORIC CONTEXT

Date of construction: ***1947 (HRS)***
Historic Resources Survey Level of Priority: ***Medium***
National Register Designation: ***N/A***
Texas Historical Commission Designation: ***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ An addition to a street-facing façade (garage addition)
- ✓ Two setback modifications for an attached garage and residential structure
- ✓ Two building height modifications for an addition to a residential structure
- ✓ Replacement of historic architectural features with non-historic architectural features

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

The applicant is requesting HARC approval for setback and building height modifications for a 923 sq. ft. residential structure, currently located at 1813 S. Main Street in order to construct an attached two-car garage addition with a second story. The property is listed on the 2016 Historic Resource Survey as a medium priority structure and is identified as a minimal traditional style residence. Minimal traditional is a style of house associated with low or intermediate-pitched roofs, often with gables; small, generally one-story in height; roof eaves with little to no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; and rarely has dormers. This house style was predominant before, during and after World War II due to its cost efficiency and ease of construction.

The applicant is requesting an addition to a street-facing façade with the requested addition of the two-car garage and second story above the garage addition. The requested addition is within the floor to area ratio and impervious cover limitations for the lot. The proposed addition is approximately 1,120 sq. ft and the existing structure is 923 sq. ft, and the addition would more than double the size of the original structure. As the addition is proposed to be set back from the primary façade of the original structure it would not obscure the characteristics of the original structure, however due to the height and footprint of the proposed addition relative to the original structure, the addition would not be subordinate to the original structure. Locating the addition to the rear of the original structure would not be feasible due to the orientation and dimensions of the lot, and the addition of the second floor adds square footage to the available living space. With the addition of the garage and second floor, the structure would be larger in size and taller in height than the 7 nearby structures situated along E. 18th, St. which are single-story, although it would be a similar size and/or height to 8 of the 10 structures along S. Main Street between Cyrus Ave. and E. 18th Street. Minimal Traditional as an architectural style includes two-story structures, although single-story structures are more typical of the style in Georgetown. The addition is proposed to have wood siding to be similar in profile to the existing wood siding but not an exact match to differentiate the original structure from the addition. The roof material is proposed to be asphalt shingles to match the existing roof on the original structure, and the windows are proposed to be single-hung vinyl windows.

The front 17' setback modification for the 923 sq. ft. original structure is requested to accommodate the addition of an attached two-car garage, which is proposed to have storage and laundry space at the rear, so that the garage addition would not require a setback modification along the rear or north property line to accommodate the depth of the garage addition. If the 17' front setback were approved, the relocated structure would be situated a similar distance from the curb as the existing residential structures across E. 18th Street. The applicant is also requesting a front setback of 24'-2" for the garage addition, which would allow for a two-car garage without encroaching into the rear or north property setback and would still site the front of the garage addition behind the relocated structure.

The applicant is also requesting two building height modifications of 7', one at the front and one at the rear of the proposed two-story garage addition. Sec. 4.08.080.C.2 restricts the building height at the prescribed setback of the underlying base zoning district (Residential Single-Family or RS for the subject property) to 15', and the applicant is proposing an addition that would be approximately 22' in height at

Planning Department Staff Report

Historic and Architectural Review Commission

both the front and rear setbacks. Other structures along E. 18th Street are generally one story in height and have low pitched roofs, and a few structures along S. Main Street have two stories, although most are a single story in height.

The applicant is also requesting to replace the existing wood windows with new single-hung vinyl windows and to repair and replace damaged and deteriorated wood trim and siding on the exterior of the original structure with wood materials. The existing wood windows are original to the structure, and in some cases the glass panes have slipped from the damaged muntins. The wood siding is mostly intact, but some of the wood trim along eaves, gutters and at the foundation has either rotted or deteriorated and requires replacement.

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:

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
<p>14.11 Avoid alterations that would damage historic features.</p> <ul style="list-style-type: none">• 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.	<p>Partially Complies</p> <p>Proposed replacement of windows would alter the design character of the original building; however, replacement windows could be installed that would provide the same or a similar pattern to retain significant window characteristics such as the 6 over 1 pattern.</p>
<p>14.12 An addition shall be compatible in scale, materials, and character with the main building.</p> <ul style="list-style-type: none">• 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.	<p>Partially Complies</p> <p>Proposed addition has compatible materials and character (form) of the original building, with similar roof pitch, gables and limited architectural detail. In terms of scale the addition is two stories compared to the single story of the original structure. It is large in scale as an addition, which is approximately 1,120 square feet, relative to the original structure, which is 923 square feet. Massing is a term in architecture which refers to the perception of the general shape and form as well as size of a building. The proposed two-story addition, with its close proximity to both the front of the original structure and to the front property line, relates to the original structure in a way that is</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
	dominant rather than subordinate. However, the original structure can be clearly identified as such.
<p>14.13 Design a new addition such that the original character can be clearly seen.</p> <ul style="list-style-type: none">✓ 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.✓ Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.✓ See also <i>Preservation Briefs #14: New Exterior Additions to Historic Buildings</i>, published by the National Park Service.	<p style="text-align: center;">Complies</p> <p>Proposed addition is set to the side of and set back from the front of the main structure and is distinguishable from the original structure due to its height, windows, siding material and design as a contemporary interpretation of the Minimal Traditional original structure.</p>
<p>14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.</p> <ul style="list-style-type: none">✓ 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.	<p style="text-align: center;">Complies</p> <p>Proposed addition is set back from the front of the original building, and due to the dimensions and orientation of this lot a rear addition with a two-car garage would not be feasible and would require additional setback modifications.</p>
<p>14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.</p> <ul style="list-style-type: none">• When preserving original details and materials, follow the guidelines presented earlier in this chapter.	<p style="text-align: center;">Partially Complies</p> <p>Original windows are proposed to be replaced with vinyl windows and wood siding and trim is proposed to be repaired with in-kind replacement of damaged portions that cannot be repaired. Wood siding and trim in sound condition are to be retained.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<p>14.16 An addition shall be compatible in scale, materials, and character, and architectural style with the main building.</p> <ul style="list-style-type: none">• An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure.• 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 façade.• Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	<p>Partially Complies</p> <p>The addition is compatible with the original structure in materials, character and architectural style, however its size of approximately 1,120 sq. ft. relative to the original structure of 923 sq. ft. and its height as a two-story addition of approximately 22' are not subordinate to the original structure. The dimensions and orientation of the lot do constrain the feasible locations on the site for an addition, as well as the configuration of the addition.</p>
<p>14.17 An addition shall be set back from any primary, character-defining façade.</p> <ul style="list-style-type: none">✓ An addition should be made to the rear of the building, when feasible.	<p>Complies</p> <p>Proposed addition is set back from the primary façade and locating it to the rear of the original structure is not feasible.</p>
<p>14.18 The roof of a new addition shall be in character with that of the primary building.</p> <ul style="list-style-type: none">✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings in the downtown area.✓ Repeat existing roof slopes and materials.✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.✓ 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.	<p>Complies</p> <p>Roof of proposed addition has similar gable type, slopes, and overhangs to the original roof, and is proposed to match the existing asphalt shingle roof of the original structure.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
14.20 An addition shall not damage or obscure architecturally important features. <ul style="list-style-type: none">✓ For example, loss or alteration of a porch should be avoided.✓ Addition of a porch may be inappropriate.	Complies Proposed addition retains architecturally important features of the façade and is proposed to be in a similar configuration as the prior garage addition.
14.21 An addition may be made to the roof of a building if it does the following: <ul style="list-style-type: none">✓ An addition should be set back from the primary, character-defining façade, to preserve the perception of the historic scale of the building.✓ Its design should be modest in character, so it will not attract attention from the historic façade.✓ The addition should be distinguishable as new, albeit in a subtle way.	Complies Proposed addition is set back from the primary, character-defining façade, does not have a design character that obscures the scale of the historic portion of the structure and is distinguishable as new.

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies – application was deemed complete by Staff.
2. Compliance with any design standards of this Code;	Partially Complies – Siting of relocated structure and addition requires setback and building height modifications.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies – The scale of the proposed addition is large in relationship to the original structure, and the location of the two-story addition to the side rather than to the rear increases the perception of the size or mass of the addition relative to the original structure. The SOI Standards recommend repair, rather than replacement of original architectural features such as wood windows.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
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;	Partially Complies – Complies or partially complies with applicable Guidelines. Partially complies with Guidelines 14.11, 14.12, 14.15, and 14.16.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies – General integrity of the building and site is partially preserved, as the character of the original structure can be clearly seen, but the addition is large in scale and mass relative to the original structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies – Proposed addition creates a structure that overall is larger than some surrounding properties.
7. The overall character of the applicable historic overlay district is protected; and	Complies – The proposed addition, setbacks and building height modification and replacement of original windows does not diminish the overall character of the historic overlay district.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Not Applicable – No Signage Included

In addition to the approval criteria listed above, HARC must also consider the following criteria for a request for COA for a setback modification:

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies Proposed front setback encroachments are to accommodate construction of an addition without encroaching into the rear setback.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Partially Complies There is adequate room on the site for the relocated structure without encroaching into the setbacks. However, the front setback encroachment for the relocated structure allows for the addition of a two-car garage that is set back from the front of the original structure without also encroaching into the rear setback.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies Proposed setbacks are compatible and in context with properties within the block.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies Relocated structure and proposed garage addition will not be set closer to the street than other units within the block but will have a similar distance from the street curb as other structures along E. 18 th Street.
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable No structures are being replaced.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable No structures are being replaced.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Not Applicable No structures are being replaced.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Does Not Comply The 10" setback encroachment for the garage addition provides for a two-car garage with storage and laundry area to the rear that has a smaller footprint than the original structure, however the garage is proposed to have a second floor above which increases the size of the addition to a larger square footage than the original structure.
i. The size of the proposed structure compared to similar structures within the same block;	Partially Complies Relocated structure is similar in size to some structures within the same block but is larger than the structures facing the property along E. 18 th Street.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies Proposed future addition for which setback is requested will not negatively impact adjoining properties or ability to maintain them.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies Adequate space for maintenance will be available for proposed and existing structures.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable Setback encroachment is not being requested for the protection of large trees or other significant features.

In addition to the approval criteria listed above, HARC must also consider the following criteria for a request for COA for a building height modification:

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	Complies Proposed addition does not obstruct views of the Courthouse or the Downtown.
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	Not Applicable Project is not located within and does not impact the Downtown Overlay District.
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	Does Not Comply Proposed two-story addition does not have a consistent relationship to the existing one-story structures in the immediate vicinity.
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	Not Applicable Project is not located within and does not impact the Downtown Overlay District.
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Not Applicable Project is not located within and does not impact the Downtown Overlay District.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *the following*:

- Staff recommends approval of the request for both setback modifications.
- Staff recommends approval of the request for the addition with condition that the addition be the two-car garage portion only, and not include the addition of the second floor.
- Staff recommends disapproval of the request for the building height modifications.

Planning Department Staff Report

Historic and Architectural Review Commission

- Staff recommends the approval of the replacement of the wood windows with the condition that the replacement windows be wood and in the same window pane configuration as the original windows.

PUBLIC COMMENTS

As of the date of this report, staff has received no written comments on the request.

ATTACHMENTS

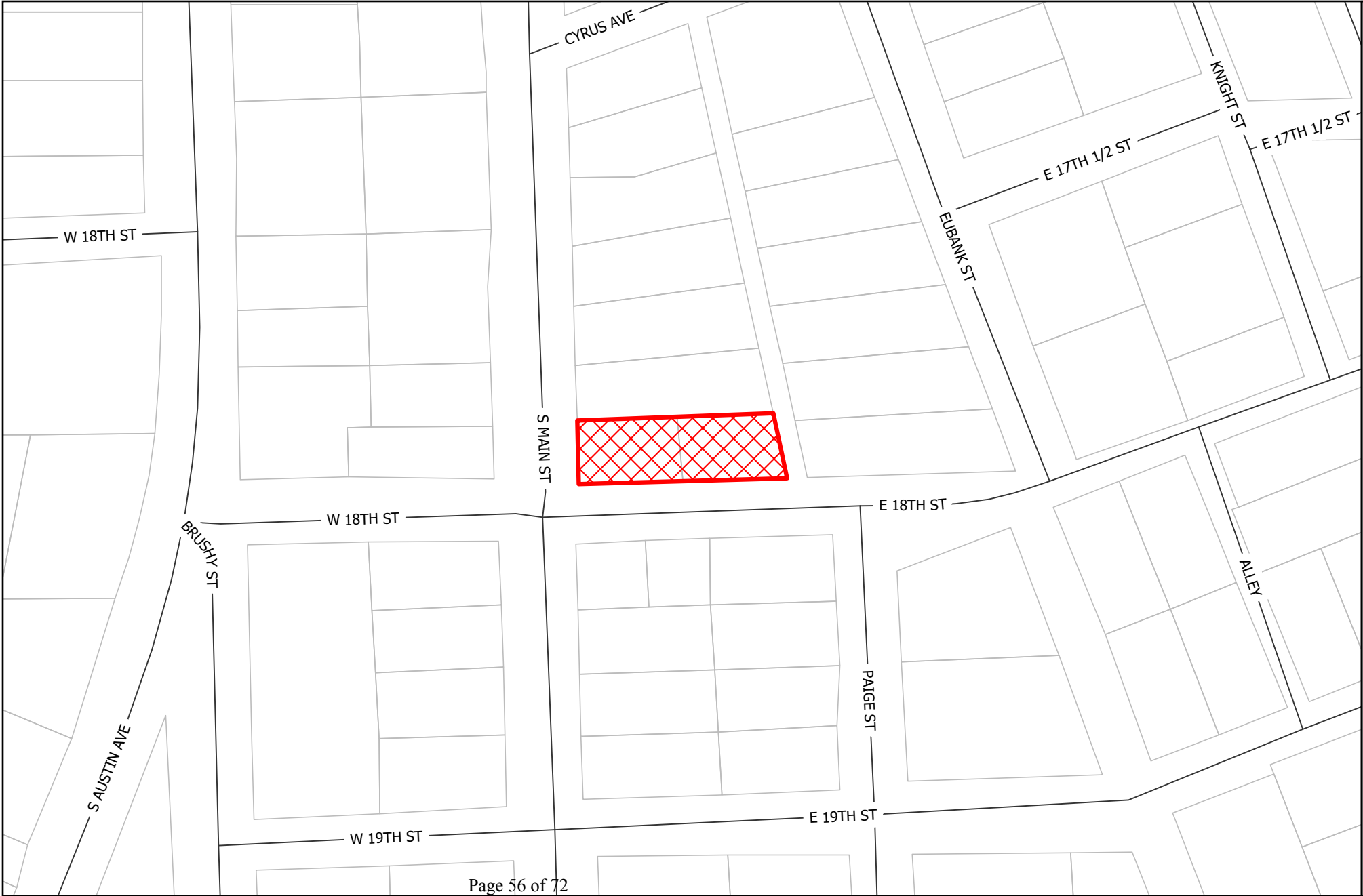
Exhibit 1 – Location Map

Exhibit 2 – Letter of Intent

Exhibit 3 – Plans and Specifications

SUBMITTED BY

Britin Bostick, Downtown Historic Planner

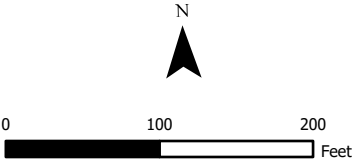


LOCATION

2019-86-COA

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



GREGORY LYNN HAAG II

1221 Ascot St., Georgetown, TX 78626

512-481-2710, Lynn@lynnhaag.com

December 23, 2019

City of Georgetown
Planning Department
Attn: Britin Bostick
406 W. 8th Street
Georgetown, TX 78626
512-930-3581

RE: Planning & HARC Application for Relocation
1813 S. Main St.
Georgetown, TX 78626

Dear Ms. Bostick:

This application is to relocate the existing 1-story 913 square foot residence from Lot 9a of the Eubank Addition to Lot 9b as indicated on the exhibit. The house is on the corner of S. Main Street and 18th Street. The house was originally built on Lot 9 of the Eubank Addition in Old Town Georgetown. When I re-platted this property into 2 lots, it was with the intention to relocate this house to the back lot. I completed the plat before I relocated the house.

The house requires foundation modifications and repairs to be able to level it. The house will need to be lifted and leveled, and new peers be placed under it, or be relocated onto a new foundation engineered for the house and soils in the area. My intention is to build a new peer foundation on Lot 9B and then place the house on the new engineered foundation.

With the new peer foundation, I am also wanting to build a 2-car garage on the side of the house, attached to the same side of the house where the garage is on Main Street. The old garage is not structurally sound and would likely not survive the relocation with the

GREGORY LYNN HAAG II

1221 Ascot St., Georgetown, TX 78626
512-481-2710, Lynn@lynnhaag.com

house, so I am going to leave the old garage in place and just relocate the house and build a new slab and garage onto the house as shown on the exhibit.

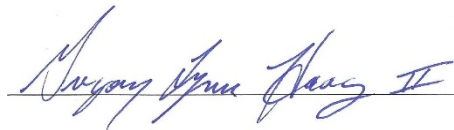
Lot 9B and Lot 9A are in the same historic zoning designation, so I am not removing a historic property from the downtown zoning area, I am requesting to move it to the space behind where it was originally built. It would be consistent with the adjacent houses along 18th street.

I am also requesting a variance to the front setback lines to accommodate the house's architectural design. I am asking for the house to be 17 feet from the front property line for part of the house, 18 feet 4 inches off the front property line from the main part of the house, and 24 feet 2 inches for the garage. These requested setbacks are consistent with the adjacent houses along 18th street.

The requested impervious cover for lot 9B after the improvements is 2,176 square feet and is only approximately 36% of the entire lot (6,117 square feet). This meets the UDC code standards. Lot 9B has water, wastewater, gas and overhead electric that I will be connecting the house to.

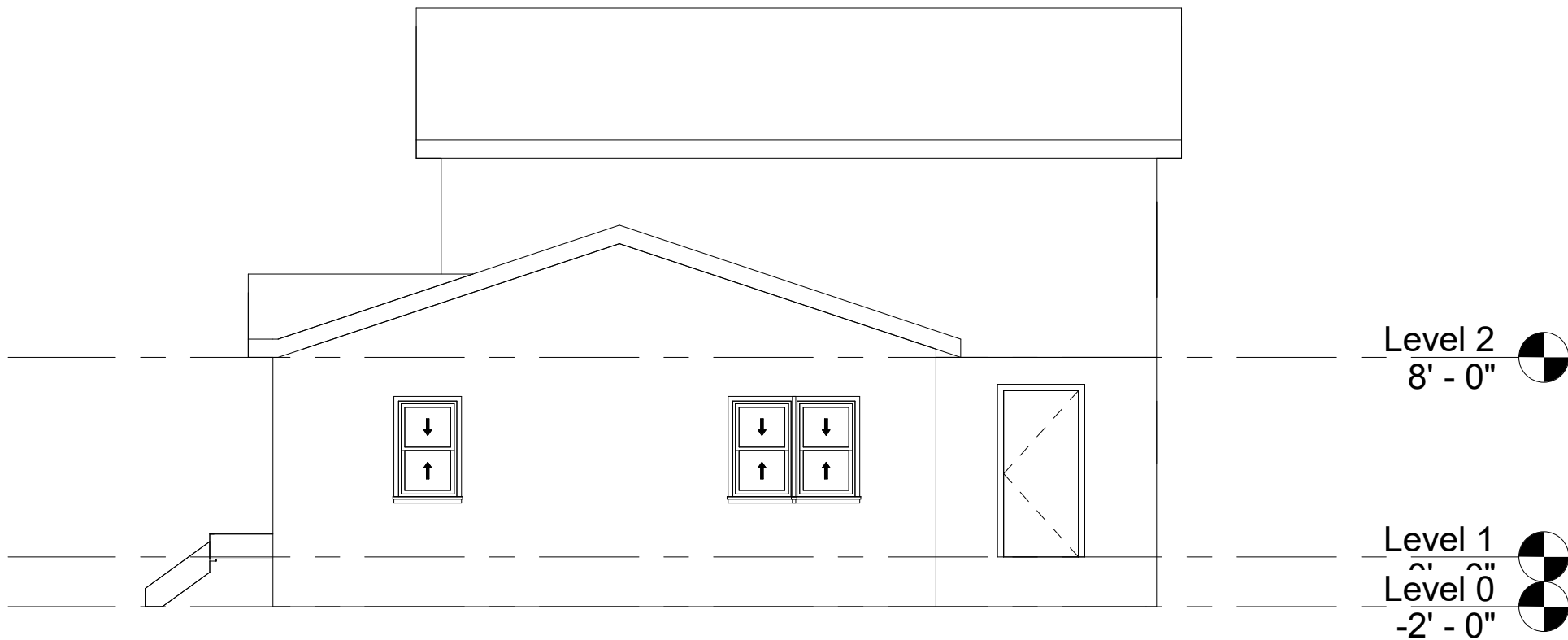
Thank you for your review and consideration on my requests. Please feel free to contact me should you have any further questions.

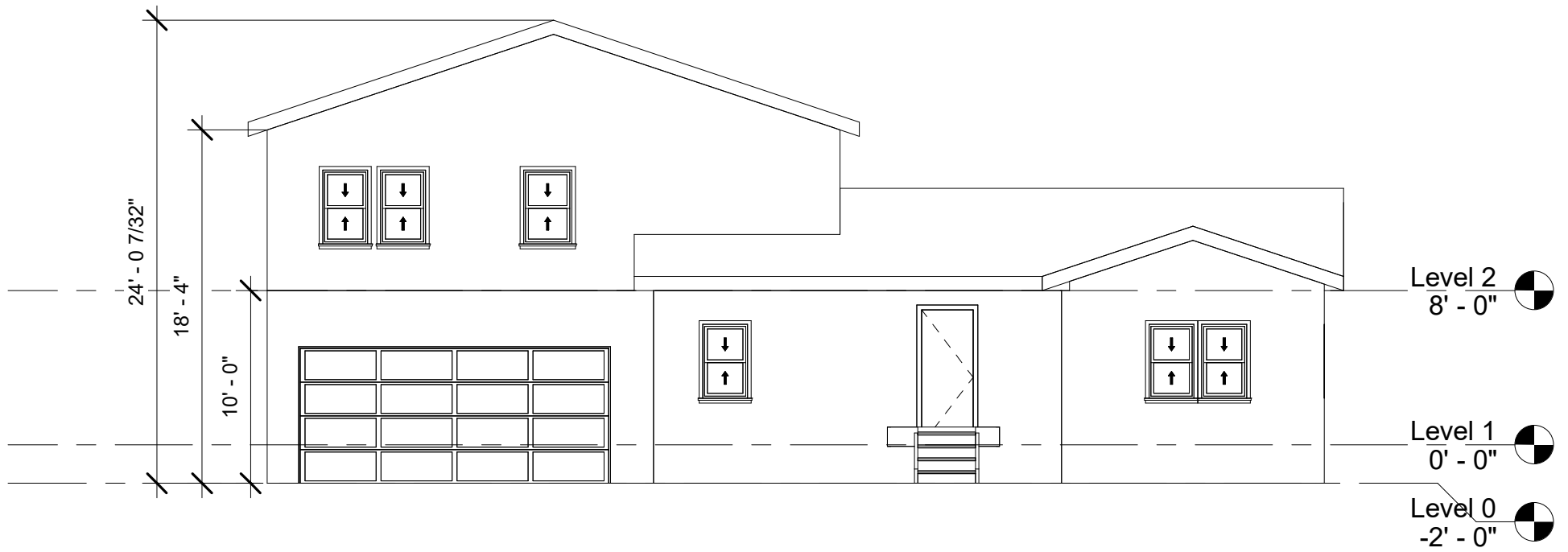
Respectfully,



Gregory Lynn Haag II, P.E.









City of Georgetown, Texas
Historic and Architectural Review
February 13, 2020

SUBJECT:

Presentation and Update Regarding the FY2020 Home Repair Program - Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The City of Georgetown's Home Repair Program has an increase in funding for FY2020 over prior year funding levels, and is combining CDBG funds from Williamson County with City of Georgetown funding for \$130,000 in total funding to support the programs goals of:

- Preservation of Neighborhoods
- Energy Conservation
- Housing Affordability
- Building Partnerships with the Non-Profit Community

Staff will provide the Commission a program overview including a list of eligible repairs and outreach efforts.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

Description		Type
	Presentation - FY2020 Home Repair Program	Presentation

Home Repair FY20

- <https://youtu.be/LBi90lxv9YM>

FY19 Successes

- For the \$25,000 HFHWC partnership impacted:
 - 15 families (25 people)
 - 26 volunteers, 800 volunteer hours
- Funding is exhausted
- Interdepartmental coordination

FY20 Funding

- \$130K Total Funding
 - \$75K - CDBG funds from Williamson County
 - \$55K - City of Georgetown
 - \$25,000 (General Fund)
 - \$30,000 (Conservation – Water & Electric)

Program Goals

- Preservation of neighborhoods
- Energy conservation
- Housing affordability
 - Support homeownership
 - Support homeowners with Historic requirements for rehabilitation
- Building partnerships with the non-profit community

Program Strategy

- Citywide eligibility to apply for program
- Direct outreach efforts
 - Old Town and Downtown districts
 - Homeowners in need of utility bill assistance
 - Seniors in need of accessibility improvements
 - Awareness of ability to assist urgent repairs (subject to fund availability)

City of Georgetown, Texas
Historic and Architectural Review
February 13, 2020

SUBJECT:

Discussion of annual training for Historic and Architectural Review Commissioners. - Britin Bostick, Downtown and Historic Planner

ITEM SUMMARY:

To support the work of HARC, Commissioners receive training throughout the year on items related to historic preservation and the City of Georgetown Unified Development Code, as well as the requirements of the Design Guidelines. This discussion is an opportunity for HARC Commissioners to provide feedback on items for which they would like to receive additional information and training, and to discuss with staff what training opportunities are available.

Attached is the 2019 proposed training schedule as a starting place for the conversation with 2020 HARC.


FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

Description	Type
 2019 Proposed Training Schedule	Exhibit

2019 HARC Training

Month	Training	Overview	Speaker	Outcome
March (new Commissioners)	Robert's Rules & Meeting Procedures	Provide handouts, give copy of Design Guidelines, provide future educational opportunities.	Madison	Knowledge of how to conduct a meeting, how to make a motion, general meeting procedures
1st Quarter	UDC HARC Approval Criteria	How to make a motion, make findings, reference approval criteria (regular, height, setback, demolition)	Madison	Knowledge of how to use the HARC approval criteria to make a motion. Use criteria and guidelines to support or deny
1st Quarter	Design Guidelines	Basic overview of chapters and how it is used, project review , practice reviewing a project	Madison	Understanding the purpose of the guidelines, reviewing the different chapters, knowing which chapters to use and when.
1st Quarter	COA Process & Procedures	Overview of the process and the procedures that the applicants go through prior to appearing at HARC. Presentation from last year. Include process after HARC (site plan & staff's role)	Madison	Understand the COA process from an applicant's perspective and the review process the proposed project goes through prior to going to HARC, also understanding the continuation of that process after HARC approval, i.e.. Site plan and staff's role.
2nd Quarter	Lessons Learned: Previous COA Case Review	Site visit of properties and previous projects. Could bring back previous commissioners to help?		Visualizing how the guidelines can be interpreted based on context of the area. How to read paper drawings and visualize the built structure and its future impact on the area.
2nd Quarter	Downtown	Visit properties in the Downtown that have been through the HARC process. Discuss how the changes impacted the priority level, discuss the design guidelines used and do exercise on how to implement the guidelines based on before & after. (size, massing, scale)		Downtown project discussions tend to focus on size, massing and scale, focus on understanding these words and how they relate. Seeing how drawings translate to the built form.
2nd Quarter	Old Town	Visit properties in the Old Town that have been through the HARC process. Discuss how the changes impacted the priority level, discuss the design guidelines used and do exercise on how to implement the guidelines based on before & after. (style, additions)		Same as above but focus on additions and style that tend to be topics of discussion for projects in Old Town.
3rd Quarter	Demolition Process & Procedures	Review application process for demolition, CLG requirements, Demo. Subcommittee responsibility, and HARC findings.		Understand how to review the Demolition criteria for HARC, how to make those findings to either support or oppose the request.
3rd Quarter	Archival Record: 1111 E. 7th Street	Have Britin come and speak on the archival process, salvage process and share what they were able to discover about the history of this house during this process.	Britin Bostick	Understand the archival record process and reasearch that is required. See the benefits of what can be discovered from it.
3rd Quarter	Rehabilitation Process	Projects that are located in the overlay districts are required to maintain their homes. Review this policy and process. See the before and after for the Austin Ave. property.		Understand the policy and process.
4th Quarter	CLG Overview	To provide overview of what it means to be a CLG and what resources it provides.	Texas Historical Commission Rep.	To provide overview of what it means to be a CLG and what resources it provides.
4th Quarter	Main Street Training	Bring in a representative from Main Street to share the benefits that a historic preservation has on economic development.		