

**Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
April 9, 2020 at 6:00 PM
at**

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 regular meeting will convene at 6:00pm on April 9, 2020 via teleconference. To participate, please copy and paste the weblink into your browser: <https://bit.ly/2wMzvbY>

If you're attending the live event on the web, use a media-source extension (MSE) - enabled web browser like Chrome, Firefox, or Edge. Safari is not currently supported.

To participate by phone:

Call in number: +1 512-672-8405

Conference ID: 939481030#

Public comment will be allowed via the above conference call number or the "ask a question" function on the video conference option; no in-person input will be allowed.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

A *(Instructions for joining meeting attached)*

Discussion on how the Historic and Architectural Review Commission virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

B 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

- * Once staff and the applicant have addressed questions from the Commissioners, the Chair of the Commission will open the public hearing. If a member of the public would like to provide comments on the agenda item under discussion, the chair will ask if anyone would like to speak. To speak, unmute yourself by pressing *6 on your phone and state your name and address. Once the Chair has the names of everyone who would like to speak, the Chair will call the names in order, and when your name is called you will have up to 3 minutes. A speaker may allot their time to another speaker for a maximum of 6 minutes. If a member of the public wished to allot their time to another speaker, they may do so when their name is called by the Chair. Please remember that all comments and questions must be addressed to the Commission, and please be patient while we organize the speakers during the public hearing portion.
- The public also has the opportunity to provide comments through the Q&A section of the Live Meeting, located on the right-hand side of your computer screen. Please provide your full name and address for the record, and your comment will be read by Staff.
- After everyone who has asked to speak has spoken, the Chair will close the public hearing and provide a few minutes of rebuttal time to the applicant if they so choose.

Legislative Regular Agenda

- C Consideration and possible action to approve the minutes from the March 26, 2020 regular meetings of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst
- D **Public Hearing** and **possible action** on a request for a **Certificate of Appropriateness** for an addition that creates a new, or adds to an existing street facing façade at the property located at 701 University Avenue, bearing the legal description of 0.31 acres out of the southwest portion of Block 2, Snyder Addition. – Britin Bostick, Downtown & Historic Planner
- E **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for a 19.3’ setback encroachment into the 25’ required garage (west) setback, a 6’ setback encroachment into the required 6’ side (north) setback, and a 3’ building height increase from the required 15’ maximum building height at the side (north) setback line allowing for a building height of 18’ at the side setback at the property located at 403 E. 4th Street, bearing the legal description of 0.472 acres out of Block 24, OUTLOT DIVISION C. – Britin Bostick, Downtown & Historic Planner
- F **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for New Construction (Infill Development) of a Single-Family Residence and a 4’-6” building height increase from the required 15’ maximum building height at the side (south) setback line allowing for a building height of 19’-6” at the side setback at the property located at 1205 Walnut, bearing the legal description of 0.15 acres out of the west portion of Block 1 of the Snyder Addition. - Britin Bostick, Downtown & Historic Planner
- G Updates, Commissioner questions, and comments. - Sofia Nelson, Planning Director

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2020, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

City of Georgetown, Texas
Historic and Architectural Review
April 9, 2020

SUBJECT:

(Instructions for joining meeting attached)

Discussion on how the Historic and Architectural Review Commission virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

ITEM SUMMARY:

Attached is a set of meeting instructions and procedures to assist in joining and participating in the meeting.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Andreina Dávila-Quintero, AICP, Current Planning Manager

ATTACHMENTS:

Description		Type
	Instructions on How to Participate	Cover Memo

Participating in a Public Meeting Commissioners and Public

4.2.2020 Draft (we will continue to update to improve- if you have suggestions for improvement after use please email sofia.nelson@georgetown.org so the sheet can be updated)

Each agenda will have the following link to access the meeting. Agenda links can be found at www.agendas.georgetown.org :

- **WEBSITE**
 - *this will change for each meeting/ an updated link will be posted with each agenda*
- **CALL IN NUMBER**
 - *this will change for each meeting/ an updated phone number and conference id will be posted with each agenda*

EXAMPLE:

Website to
access
meeting

Commission name
Date and Time of Meeting

Notice of Meeting for the
Georgetown Economic Development Corporation
of the City of Georgetown
March 30, 2020 at 4:00 PM
at

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.

This special meeting of the Georgetown Economic Development Corporation will convene at 4 p.m., Monday, March 30, 2020 via videoconference.
Website: <https://tinyurl.com/qu2rong>
Call-In Number: 512-672-8405, Conference ID: 226 444 046#
Public comment will be allowed via the above conference call number above or the "ask a question" function on the video conference option; no in-person input will be allowed.
The meeting will be available for viewing at this link: <https://tinyurl.com/qu2rong>

Call In # &
Conference
ID #

FAQs for Participating in a Meeting.

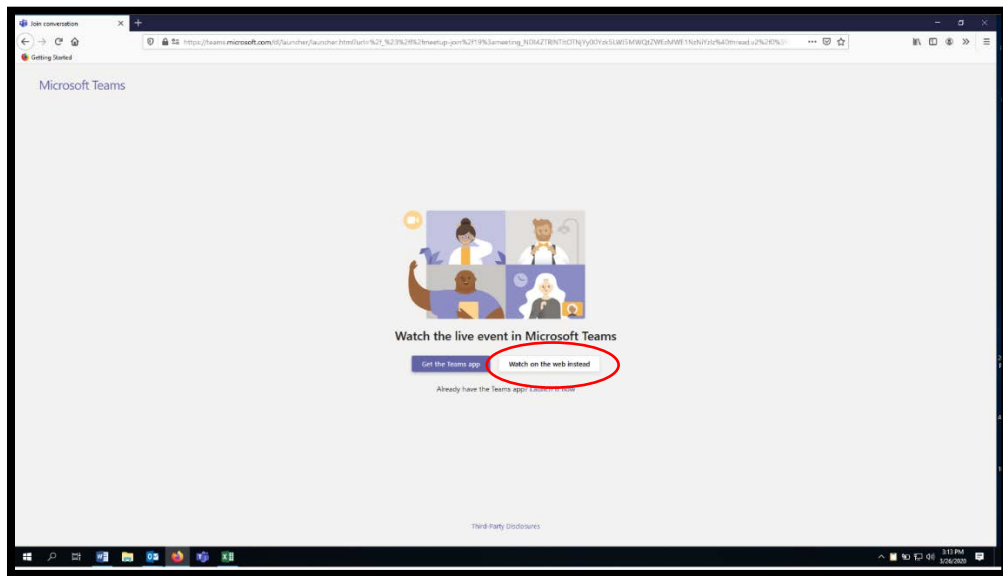
- **If I log into the meeting on my computer can you see me?** NO. Logging into the meeting via the computer is the equivalent of watching the meeting on your TV. We cannot see you and we cannot hear you. If you want to participate in public comment or as a commissioner in voting and discussion you need to follow both the phone and/or web instructions below.
- **If I do not have a computer to log into the meeting can I still participate via phone?** YES. Please use the dial in number and listen along to the meeting and speak as directed by the Chair of the commission.
- **If I would like to sign up to speak during public comment- how do I do that on this platform?**
Please join the meeting (via below instructions) 15 minutes in advance of the start of the meeting and announce your name and the agenda item you would like to speak on. The chair will announce the public hearing for that item at the appropriate time. You will need to share your name and address and the time limits associated with a physical meeting still apply.



see instructions below

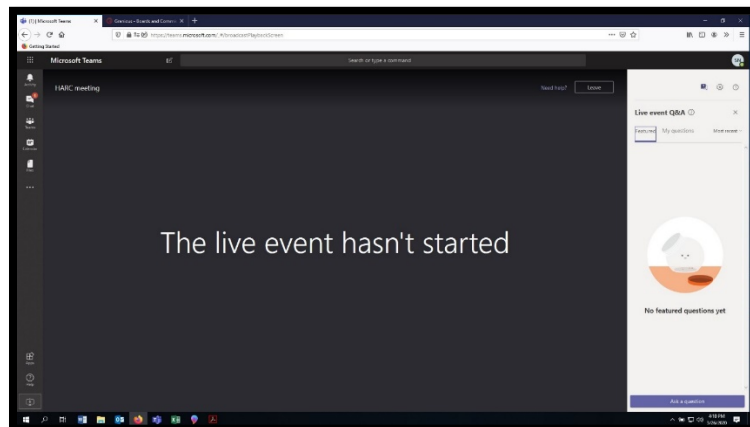
Steps for joining the meeting

- **Step 1-** Join by copying and pasting the weblink into your browser.
*If you're attending the **live** event on the web, use a media-source extension (MSE)-enabled web browser like Chrome, **Firefox**, or Edge. Safari is not currently supported.*
- **Step 2:** The below screen will come up:
*Click watch on the web instead (**circled in red below**)*



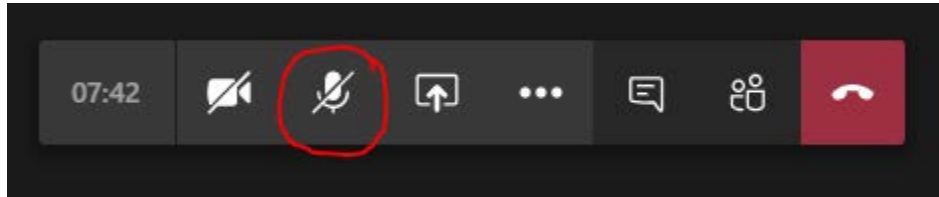
- **Step 3:** You will enter the meeting and see this screen. Wait here until the event starts. If you intend on participating in the meeting (public comment/ commissioner deliberations), please take this time to also call in via the dial in number above.

Turn down your volume on your computer and listen via phone. There will be a 20-40 second lag- we are working on it.

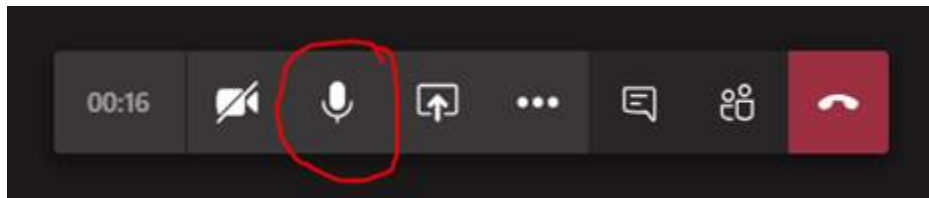


- **Step 4: Prepping for the Meeting** - mute your mic until you need to speak. To unmute yourself when you are on the phone, press the unmute button on your screen & **PRESS *6 in your key pad.**

To mute your device-



To unmute- press the screen unmute button **AND then *6 (WE WILL NOT HEAR YOU IF YOU DO NOT PRESS *6)** you should keep your keypad on your phone up/open and be ready to respond on the phone. Then mute when you are done talking, to avoid external noises coming into the meeting



- **Step 5 Meeting Starts. Orientation to meeting screen**

This is the meeting screen.

A screenshot of the Microsoft Teams meeting screen. The top bar shows the meeting title "Special Council Meeting - GEDCO Grant - Starts 3:00 p.m." and a "Leave" button. The main content area shows an "Overview" slide with bullet points about the Georgetown Chamber of Commerce grant program. On the right side, there is a "Live event Q&A" panel with a "Featured" tab selected. Below the Q&A panel is an "Ask a question" button. Red arrows point from text annotations to these elements: "Meeting title" points to the top bar, "Q&A selection button" points to the "Featured" tab, and "Ask a question Function--IF you attend late please announce yourself using this function." points to the "Ask a question" button.

Meeting title

Q&A selection button

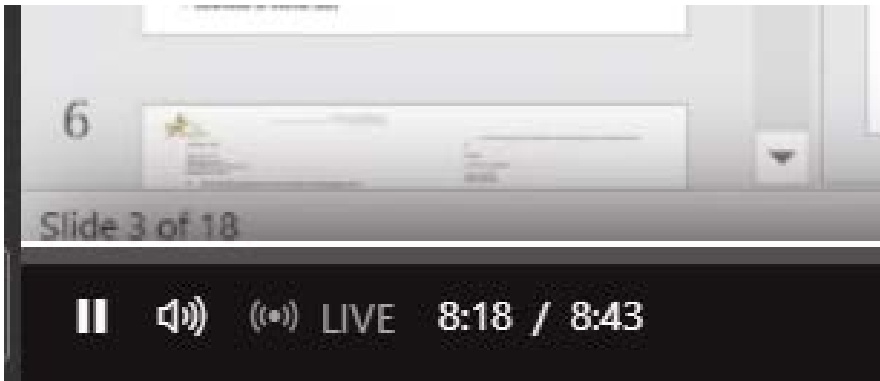
Ask a question Function--IF you attend late please announce yourself using this function.

If you would like to submit written comments during public hearing for the commission please alert the recording secretary using this box

Quick Tips

You do NOT need to download Microsoft Teams-

- If you are watching the meeting in the web browser on your computer, any click on your screen may make the meeting pause momentarily. The video will then be a few seconds behind. If this happens, click “LIVE” at the bottom right of the screen to jump to the live recording.



- If you already have TEAMS, please sign out completely from the Microsoft suite & join anonymously on the web.
- If you're attending the live event on the web, use a media-source extension (MSE)-enabled web browser like Chrome, Firefox, or Edge. **Safari is not currently supported.**
- If participating by web browser and phone, be sure to turn down the volume of your computer to avoid an echo.

City of Georgetown, Texas
Historic and Architectural Review
April 9, 2020

SUBJECT:

Consideration and possible action to approve the minutes from the March 26, 2020 regular meetings 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
March 26, 2020 at 6:00 p.m.
Council and Courts Building
510 West 9th Street Georgetown, TX 78626

Members present: Amanda Parr, Chair; Catherine Morales; Art Browner; Faustine Curry; Pam Mitchell; Steve Johnston; Terri Asendorf-Hyde; Robert McCabe

Member absent: Karalei Nunn

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 at 6:03 pm.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

- A. 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:

The regular HARC meeting was moved from City Council Chambers to a web-based conference meeting with phone-in option on the Microsoft Teams platform related to the ongoing public health emergency caused by COVID-19 and in anticipation of potential restrictions on public meetings because of local orders for public health and safety. Public comment was allowed via a conference call number and the “ask a question” function on the video conference option.

Regular Agenda

- B. Consideration and possible action to approve the minutes from the March 12, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

Motion to approve the minutes as presented by Commissioner Browner. Second by Commissioner Curry. Approved (7-0).

- C. **Public Hearing and Possible Action** on a Request for a **Certificate of Appropriateness** for an addition that creates a new, or adds to an existing street facing façade; the removal of an awning or canopy; and the addition of an awning or canopy on a high priority structure at the property located at 805 S. Main Street, bearing the legal description Georgetown City Of, BLOCK 52, Lot 3(N/PT), ACRES 0.0548. – Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The current structure is the second structure to be located on this property. The original structure was a wood frame, single-story structure that was

constructed between 1889 and 1894, according to Sanborn Fire Insurance maps. In 1894 the building served as a confectionery and fruit shop, in 1900-1910 it was a barber shop with an addition at the rear, and by 1916 it was a millinery with a larger shed addition to the rear. Around 1925 a new, two-story structure was built. The Alcove, a café and confectionery that was popular with Southwestern students, was on the ground floor, and a beauty shop was upstairs, both owned and operated by the Reas. The historic façade is shown in the photo in the applicant's Letter of Intent. The building had a flat canopy with a transom window above at the face of the building, with a recessed entrance. It appears that some small modifications had been made to the storefront by the 1980s, and the storefront that exists today is a replacement of the original storefront, including the transom windows, with a storefront that is not compatible with the design and construction period of the building. The applicant is requesting approval to remove the existing fabric awnings over upper floor windows and ground floor storefront, to install a new flat canopy similar to the canopy in the historic photo, to bring the transom windows forward to the face of the building, and to replace the existing non-historic storefront with a new storefront.

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

Motion to approve Item B (2020-9-COA) as submitted by the applicant by Commissioner Johnston. Second by Commissioner Curry. Approved (7-0).

- D. Public Hearing and Possible Action on a Request for a Certificate of Appropriateness for a 19'-6" Setback Encroachment into the required 25' front setback for the construction of a carport addition 5'-6" from the front property line, and a 4'-8" Setback Encroachment into the required 6' side setback for the construction of a carport addition 1'-4" from the side (north) property line at the property located at 1604 Vine Street, bearing the legal description NOLEN ADDITION, BLOCK 2, LOT 5-6(PTS), ACRES 0.160. (2020-8-COA) – Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The applicant is proposing the addition of a 21'-4" deep, 22'-6" wide carport to the front of the low priority residential structure to replace an existing carport which has some deterioration causing a need for its removal. The proposed new carport would encroach 19'-6" into the required 25' front setback and result in a 5'-6" front setback, as well as encroach 4'-8" into the required 6' side (north) setback and result in a 1'-4" side setback if approved. Along this portion of Vine Street and in this area the residential structures are low and medium priority, and they vary in distance to front and side property lines. This block is at the southern boundary of the Old Town Historic Overlay District, near the southeast corner of the district.

Chair Parr opened the Public Hearing.

Michael Walton is in favor of the request.

Chair Parr closed the Public Hearing.

Motion to approve Item D (2020-8-COA) as presented by Commissioner Asendorf-Hyde. Second by Commissioner Morales. Approved (7-0).

- E. Discussion and possible action establishing the regular meeting date, time and place of the Historic and Architectural Review Commission for 2020/21 – Mirna Garcia, Management Analyst

Nelson explained the Commission needs to confirm the HARC meetings as the 2nd and 4th Thursdays of each month at 6:00 pm.

Motion to approve the meeting schedule by Commissioner Browner. Second by Commissioner Morales. Approved (7-0).

- F. Updates, Commission questions, and comments. – Sofia Nelson, Planning Director

Adjournment

Motion to adjourn by Commissioner Morales. Second by Commissioner Curry.

Meeting adjourned at 6:46pm

Approved, Amanda Parr, Chair

Attest, Terri Asendorf-Hyde, Secretary

City of Georgetown, Texas
Historic and Architectural Review
April 9, 2020

SUBJECT:

Public Hearing and **possible action** on a request for a **Certificate of Appropriateness** for an addition that creates a new, or adds to an existing street facing façade at the property located at 701 University Avenue, bearing the legal description of 0.31 acres out of the southwest portion of Block 2, Snyder Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

In June of 2016, HARC approved a second-floor addition to the existing historic structure, which would have also increased the height of the first floor. Additional approved alterations included the addition of windows and doors on the first floor, and an exterior stair for egress from the second floor. The second-floor addition was not completed, and the owner is now requesting HARC approval of a revised design that would retain the structure as a single story, with an increase in the height of the roof to allow for the installation of higher ceilings and HVAC ductwork and equipment, the addition of new windows and doors and the retention of the original brick siding and mid-century concrete entrance canopy.

In the revised design, the applicant is proposing to add 5'-0" to the height of the existing brick building, which will retain the flat roof construction of the original structure and allow for the installation of modern HVAC (heating, ventilation and air conditioning) equipment above the ceiling, as well as to raise the ceiling in the interior spaces. Per the applicant's Letter of Intent dated February 18, 2020, the original height of the brick building was 9'-10" and the proposed new height with the addition of stucco-clad wall sections above the existing brick walls is 14'-10". As this height includes a 1'-0" roof parapet, the proposed building height is 13'-10" per the UDC definition, which is within the height requirements for the Old Town Historic Overlay District. Also included in the revised design are a new configuration of the windows in the covered main entrance (a change from the original large pane windows to multi-pane storefront windows with the entrance door moved to the far left or westmost window section); the installation of new windows in the original brick walls on the front (south) and side (east) facades; and the removal of the rear "ribbon windows" and replacement with brick and fewer windows to match the new windows on the front (south) façade. Lastly, the proposed exterior alterations include removal and addition of doors to accommodate the reconfiguration of the interior, as well as the addition of small metal awnings over the doors.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Cover Memo
<input type="checkbox"/> Exhibit 1 - Location Map	Exhibit
<input type="checkbox"/> Exhibit 2 - Letter of Intent	Exhibit
<input type="checkbox"/> Exhibit 3 - Plans & Specifications	Exhibit

▢	Exhibit 4 - Site Survey	Exhibit
▢	Exhibit 5 - Historic Resource Survey	Exhibit
▢	Exhibit 6 - Public Comments	Exhibit
▢	Exhibit 7 - COA-2016-008 Approved Elevations	Exhibit
▢	Staff Presentation	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: *April 9, 2020*

File Number: *2019-44-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness for an addition that creates a new, or adds to an existing street facing façade at the property located at 701 University Avenue, bearing the legal description of 0.31 acres out of the southwest portion of Block 2, Snyder Addition.

AGENDA ITEM DETAILS

Project Name: *701 University Academia East*
Applicant: *Lee McIntosh (McIntosh Holdings)*
Property Owner: *605 Academia Avenue LP*
Property Address: *701 E. University Avenue*
Legal Description: *0.31 acres out of the southwest portion of Block 2, Snyder Addition*
Historic Overlay: *Old Town Historic Overlay District*
Case History: *HARC approved a second-floor addition and exterior alterations in June 2016 with COA-2016-008*

HISTORIC CONTEXT

Date of construction: *1960 (HRS)*
Historic Resources Survey Level of Priority: *Medium*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Addition that creates a new, or adds to an existing street-facing facade

STAFF ANALYSIS

In June of 2016, HARC approved a second-floor addition to the existing historic structure, which would have also increased the height of the first floor. Additional approved alterations included the addition of windows and doors on the first floor, and an exterior stair for egress from the second floor. The second-floor addition was not completed, and the owner is now requesting HARC approval of a revised design that would retain the structure as a single story, with an increase in the height of the roof to allow for the installation of higher ceilings and HVAC ductwork and equipment, the addition of new windows and doors and the retention of the original brick siding and mid-century concrete entrance canopy.

Planning Department Staff Report

Historic and Architectural Review Commission

Per the Staff Report for COA-2016-008, “The Medium priority structure was constructed in the 1960’s to provide additional office space for the adjacent Georgetown Hospital building... The architectural style for the structure is a variant of New Formalism architecture, which emphasizes arches and a mix of materials. The primary façade of the building features an arched entry way and represents a unique style in the City of Georgetown. This project will remove the existing screen wall, currently obscuring the view, and open up the façade, allowing the arched entry to be the focal point for the design.” The hospital in Georgetown had been housed in a residential structure on E. University Ave, which began expanding in the 1950s and resulted in the construction of a new hospital wing and this medical office building.

In the revised design, the applicant is proposing to add 5’-0” to the height of the existing brick building, which will retain the flat roof construction of the original structure and allow for the installation of modern HVAC (heating, ventilation and air conditioning) equipment above the ceiling, as well as to raise the ceiling in the interior spaces. Per the applicant’s Letter of Intent dated February 18, 2020, the original height of the brick building was 9’-10” and the proposed new height with the addition of stucco-clad wall sections above the existing brick walls is 14’-10”. As this height includes a 1’-0” roof parapet, the proposed building height is 13’-10” per the UDC definition, which is within the height requirements for the Old Town Historic Overlay District. Also included in the revised design are a new configuration of the windows in the covered main entrance (a change from the original large pane windows to multi-pane storefront windows with the entrance door moved to the far left or westmost window section); the installation of new windows in the original brick walls on the front (south) and side (east) facades; and the removal of the rear “ribbon windows” and replacement with brick and fewer windows to match the new windows on the front (south) façade. Lastly, the proposed exterior alterations include removal and addition of doors to accommodate the reconfiguration of the interior, as well as the addition of small metal awnings over the doors.

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 OLD TOWN OVERLAY DISTRICT	
14.9 Historic building materials of existing buildings should be maintained and respected when additions are proposed. ✓ See Chapter 5 for Design Guidelines related to maintaining and protecting historic building materials.	Complies Historic building materials include the brick façade and concrete arched canopy at the main entrance, which are being maintained.
14.11 Avoid alterations that would damage historic features.	Complies The proposed alterations would remove large plate glass windows and ribbon windows that are part of the period of

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<p align="center">CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN OLD TOWN OVERLAY DISTRICT</p>	
<ul style="list-style-type: none"> • Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. ✓ Alterations that seek to imply an earlier period than that of the building are inappropriate. 	<p>significance of the historic structure and which help to identify the architectural character and mid-century design. However, the large arched canopy and window openings are proposed to be retained with a new storefront infill, so that some of the most prominent features of the building design will be retained.</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 align="center">Complies</p> <p>The proposed addition is compatible with the scale and materials of the building as the stucco finish signals an addition and the height is not out of scale with the existing building. The height addition does alter the character of the original low-height building; however the alteration allows for modern improvements and is sufficiently differentiated in materials from the original brick façade.</p>
<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 distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted. ✓ Creating a jog in the foundation between the original and new structures may help to define an addition. ✓ Even applying new trim board at the connection point between the addition and the original structure can help define the addition. ✓ See also <i>Preservation Briefs #14: New Exterior Additions to Historic Buildings</i>, published by the National Parks Service. 	<p align="center">Complies</p> <p>The addition can be distinguished through the difference in material (brick original and stucco addition), and the difference in textures between the brick and stucco in this case allows for the brick to be the prominent (historic) feature.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN OLD TOWN OVERLAY DISTRICT	
<p>14.16 An addition shall be compatible in scale, materials, character, and architectural style with the main building.</p> <ul style="list-style-type: none">✓ An addition shall relate to the historic 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>Complies</p> <p>The proposed addition in height provides similar massing and is a scale and form that are compatible with the existing building. The simple stucco exterior of the addition is subordinate to the original structure and does not compete with the primary façade.</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 may be more appropriate for commercial buildings.✓ Repeat existing roof slopes and materials.✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.	<p>Complies</p> <p>As the addition increases the height of the roof and retains the existing building as a single story, it is important that the roof form (flat roof) be retained. The proposed addition retains the flat roof and improves the slope to the rear of the structure so that downspouts can be located in less prominent places.</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
<p>1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;</p>	<p>Complies</p> <p>Staff reviewed the application and deemed it complete.</p>

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 increase to the height of the existing building does not expand the building footprint.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies Partially complies with SOI Standards, in particular Standards for Rehabilitation #9. Partially complies with portion which reads: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property." The new addition of the stucco-clad exterior wall extension and roof parapet does not destroy historic features, however some historic features such as windows are proposed to be removed. Complies with portion which reads: "The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The use of stucco for the addition differentiates the new from the old, and the proportions and materials of the new windows as well as the new doors and awnings can be understood as new and not original to the mid-century structure.
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 Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies The proposed alterations retain one of the most architecturally significant features, which is the arched canopy over the main entrance. However, the replacement of the large plate glass windows, removal of the rear ribbon windows and addition of

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	windows diminishes the architectural integrity of the mid-century design.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies Height of proposed addition is compatible with surrounding properties, including surrounding residential properties.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed height increase and building alterations are not out of character with surrounding commercial structures, and the prominent arched canopy entrance feature is proposed to be retained.
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 Signage is not proposed as part of this application and any future signage will require approval of a COA.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for the reasons stated above. Additionally, HARC approved the increase in height and a second-floor addition as well as alterations to the windows and the installation of new windows in 2016, and the revised design presented in this application is a considerable improvement over the previously approved design in terms of scale of the finished building, alteration of the exterior and the amount of stucco relative to the existing brick. The proposed increase in height is not out of scale with the current structure or surrounding structures, and key architectural features at the primary entrance will still be retained. Staff would like to further note that the COA review requirement in the UDC is specific to the street-facing facades, which are the two facades least altered from the original design and most improved by the proposed design revisions.

PUBLIC COMMENTS

As of the date of this report, staff has received five (5) written comments in opposition of the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Site Survey
Exhibit 5 – Historic Resource Survey
Exhibit 6 – Public Comments
Exhibit 7 – COA-2016-008 Approved Elevations

Planning Department Staff Report

Historic and Architectural Review Commission

SUBMITTED BY

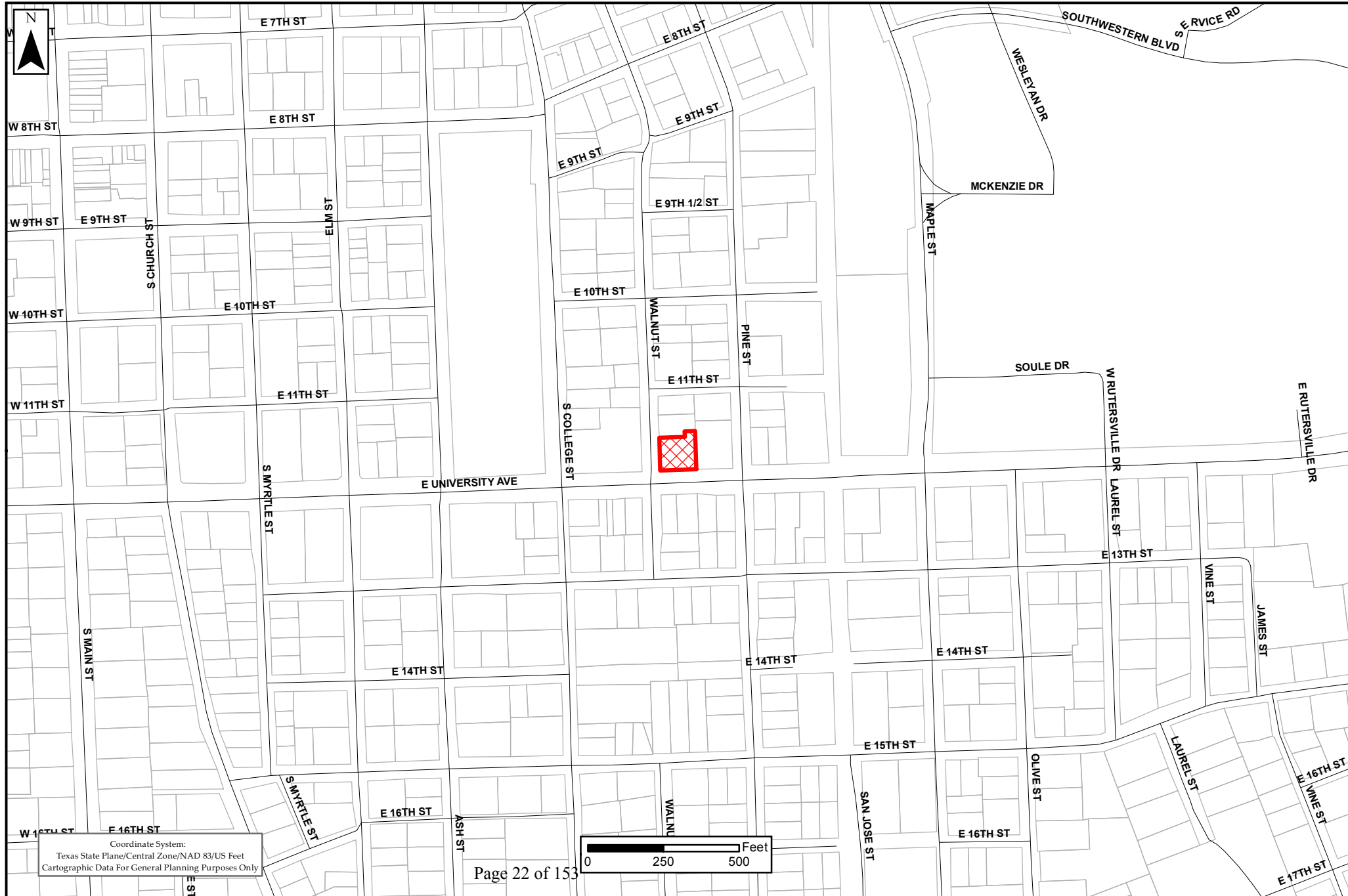
Britin Bostick, Downtown & Historic Planner

Location Map

2019-44-COA

Exhibit #1

- Legend
-  Site
 -  Parcels
 -  City Limits
 -  Georgetown ETJ



Coordinate System:
Texas State Plane/Central Zone/NAD 83/US Feet
Cartographic Data For General Planning Purposes Only

Thursday, June 13, 2019

Madison Thomas
Development Services
City of Georgetown
406 West 8th Street
Georgetown Texas 78626

Re: Letter of Intent
C OF A 701 East University

Dear Madison

Attached please find the pertinent data for our Certificate of Appropriateness application pertaining to our building at 701 University. HARC had previously approved a second story addition to this building. During the development and leasing of the project we determined that it was not beneficial to build the second story and we eliminated it from our design. We have framed in the building according to original approved plans. The modifications are being submitted for approval to building inspection in the next couple of days.

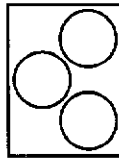
The design is simple. We are keeping the existing brick and adding a double soldier course on top of the brick. Then we are using stucco above the brick line. This is almost identical to the previously approved design but the new design will emphasize the scalloped roof by keeping the elevation change behind the scallop roof structure as opposed to cantilevering over it as previously approved.

There are no other changes to the previously approved plan other than eliminating a store front on the south west corner. This again is keeping with the original design of this mid-century building.

Sincerely,

Lee H. McIntosh
McIntosh Holdings

701 HARC LOI



MC INTOSH HOLDINGS, L.L.C.

Thursday, January 23, 2020

Madison Thomas
Development Services
City of Georgetown
406 West 8th Street
Georgetown Texas 78626

Re: Letter of Intent
C OF A 701 East University

Dear Madison

Attached please find the original letter of intent submitted last summer. Everything in that letter remains accurate but we wanted to include a couple of comments clarifying some items that have come up since that original submission. First some history on this project.

After acquiring the property back in 2016, our original thoughts were to completely renovate this building in a manner that would better fit the area. However, after some research we determined that this mid-century modern building was very unique and with some TLC could be restored. The design approved by HARC went to that purpose. However, we determined, as we moved through the development process that the two story addition was not appropriate for our development. We redesigned the structure and those plans have been submitted along with all the appropriate design changes.

Essentially, we have gone back to the original design with a stucco addition matching the stucco that was already designed into the structure. The use of stucco with this mid-century modern design is appropriate and has already been approved by HARC in the previous design.

We include the final designs in this submission. I believe this will be an exceptional addition to University Ave and to the Georgetown Community as a whole.

Sincerely,


Lisa McIntosh
McIntosh Holdings

– Established 1940 –

P.O. Box 2567, Georgetown, Texas 78627 | Phone: (512) 763-8411 | lhm@mcintoshholdings.com

Tuesday, February 18, 2020

Britin Bostic
Downtown Historic Planner
City of Georgetown
406 West 8th Street
Georgetown Texas 78626

Re: Letter of Explanation
701 University

Dear Britin,

Thank you for your comments pertaining to the HARC Application on 701 University. I will address the comments in the order they appear.

Storefront. The storefront is original and is not being changed. Anodized aluminum with a wood nailer. No change from original

Windows. The window placement is original except in a couple of locations. The original windows were anodized aluminum with wood structural components. The original were the same height as the new frames but with no break in the window run. Structural issues forced a change with the addition of vertical structural components to make the building sound. The former windows supported the top plate.

Stucco. The stucco being used is a match for the original stucco that still exists. The only difference is we are using a dove grey color instead of the white. It has a small sand pebble finish. No Change from original same as the original.

Doors. Exterior doors are either metal or glass and the same finishes will be used on replacement as the original. Per the original we have three metal doors and one glass door. No change from original

Roofing. The original roof was a flat built up system with no parapet. Later, insulation was added and new PVC roof was installed. The new roof is flat but with enough pitch to drain the water in an adequate fashion. There is a low parapet wall to accommodate this pitch.

Awnings. The former awnings were metal rectangular and the new awnings are the same, where applicable. Painted the same grey tone to match the brick. No change from original

Brick. Brick is the original brick used. No change from original.

Building Height. The previous height was 9'10" on the main structure. The new height is 14' 6". This provides for an 11 foot plate height, 2 foot trusses and 1 foot parapet. The building can now have a modern mechanical system, insulation and electrical that does not interfere with a normal ceiling height of structural components.

Arches: The arches are original and the main mid-century historic element of the structure. No change from original

All this was previously approved by HARC except for two items. The color of the stucco was white and we had a second floor approved that was clad in stucco. The second floor was eliminated and the color changed to better meet the color scheme of the original brick.

Sincerely,

Lee H. McIntosh
McIntosh Holdings

701 HARC explanation.



SOUTH ELEVATION - UNIVERSITY VIEW

Georgetown+Veterinarian
EMERGENCY+CENTER



aa-arch.com

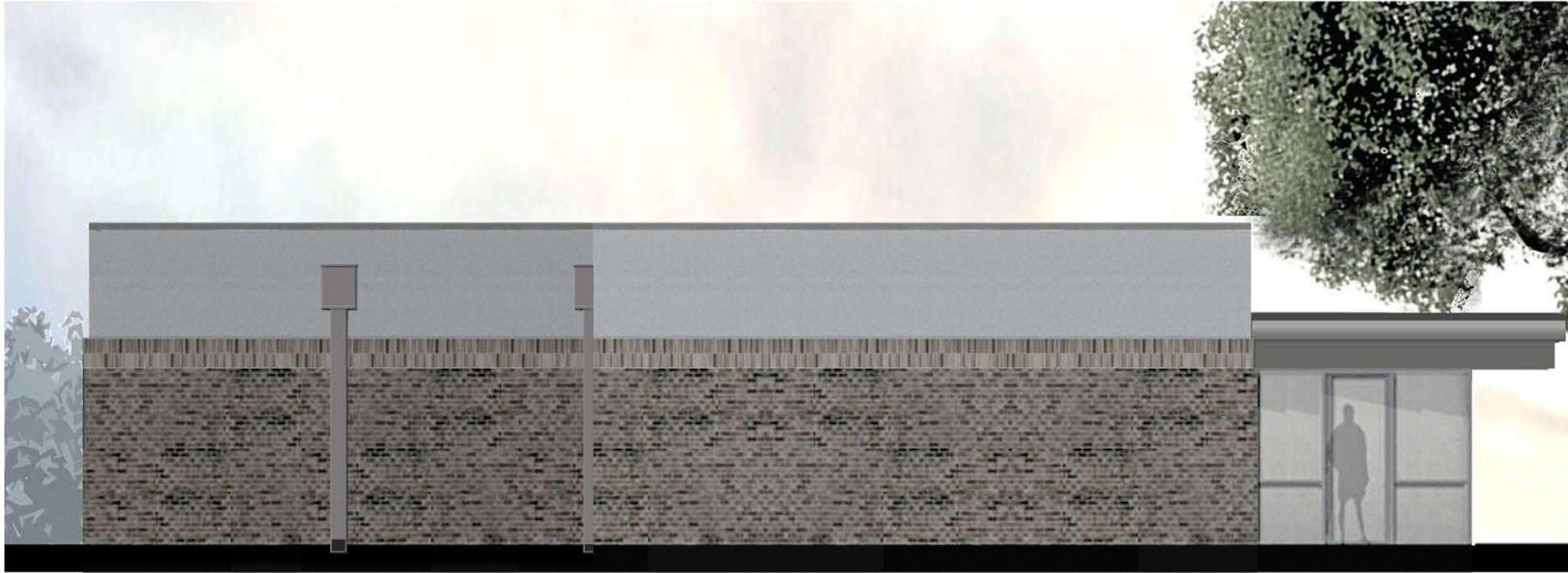
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
1-22-2020
LEE T. ALEXANDER #15099

NOTICE OF COPYRIGHT PROTECTION:
© 2020 Page 27 of 153



701 E UNIVERSITY
Georgetown, Texas

PROJECT: 2682
DATE: 1-22-2020



WEST ELEVATION - WALNUT ST VIEW

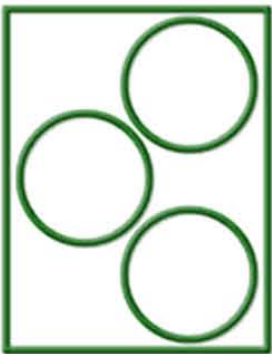
Georgetown + Veterinarian
EMERGENCY CENTER



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1-22-2020
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MCINTOSH
HOLDINGS,
L.L.C.

701 E UNIVERSITY
Georgetown, Texas

PROJECT: 2682
DATE: 1-22-2020



NORTH ELEVATION - VIEW FROM PARKING

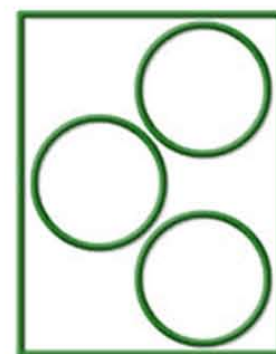
Georgetown **+** Veterinarian
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1-22-2020
LEE T. ALEXANDER #15099

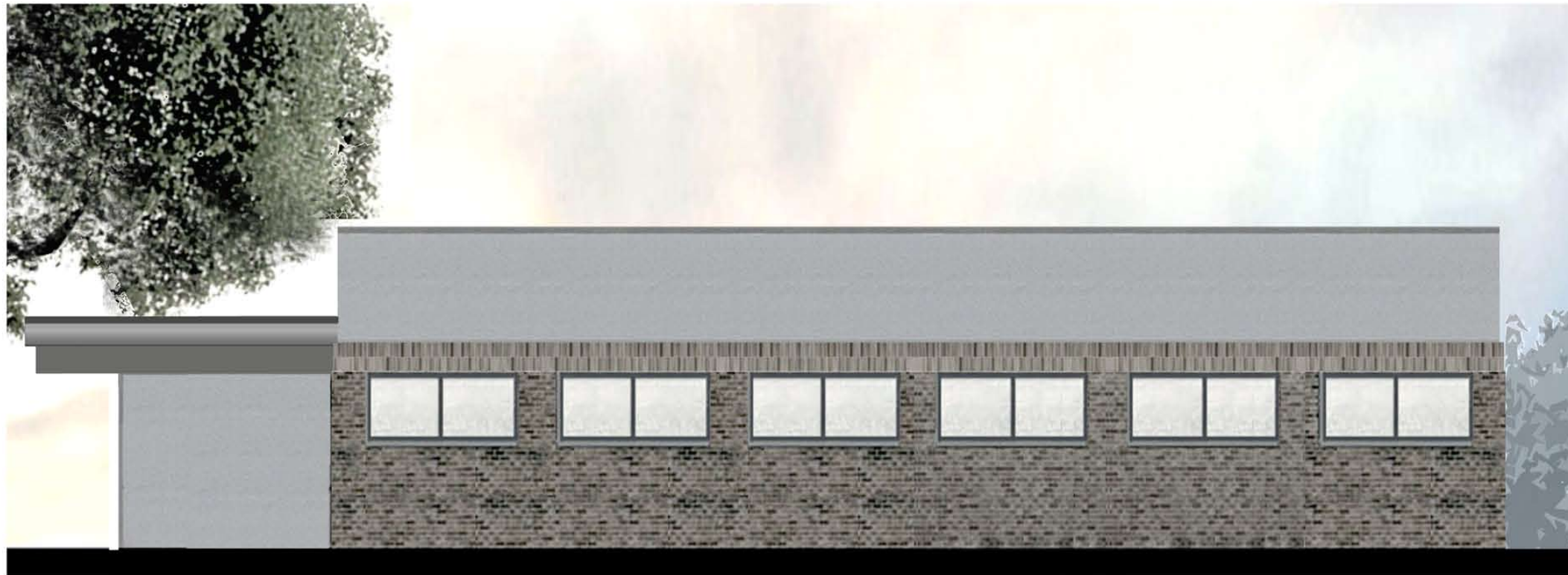
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M^cINTOSH
HOLDINGS,
L.L.C.

701 E UNIVERSITY
Georgetown, Texas

PROJECT: 2682
DATE: 1-22-2020



EAST ELEVATION - ADJACENT PROPERTY VIEW

Georgetown Veterinarian
EMERGENCY + CENTER



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701 E UNIVERSITY
Georgetown, Texas

PROJECT: 2682
DATE: 1-22-2020

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 701 E University Ave 2016 Survey ID: 125435
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address: GEORGETOWN, COMMUNITY CLINIC, LONE STAR CIRCLE OF CARE, 1500 W UNIVERSITY AVE STE 103, GEORGETOWN, TX 78628-7109

Current/Historic Name: None/None

Latitude: 30.633558

Longitude: -97.670635

Legal Description (Lot/Block): SNYDER ADDITION, BLOCK 2(SW/PT), ACRES .31

WCAD ID: R047413

Addition/Subdivision: S4615 - Snyder Addition

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: 1960

☐ Actual ☒ Estimated

Source: Visual estimate

Function

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

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

☒ Other: United Way

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

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

☒ Other: Unknown

Recorded by: CMEC

Date Recorded: 4/21/2016



Photo direction: North

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 701 E University Ave	2016 Survey ID: 125435	
City: Georgetown	2016 Preservation Priority: Medium	
County: Williamson	Local District: Old Town District	

SECTION 2

Architectural Description

General Architectural Description:

One-story, brick and stucco, Post-War Modern building with an L-shape. The building has a raised central portion with a repeating, low-pitch, concrete, barrel roof flanked by flat-roofed wings. The entry is located under one of the barrels and has a single door with sidelights and a transom. A concrete wall encloses a courtyard on the primary elevation.

☐ Additions, modifications: Appears to be unaltered

☐ 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 checked="" 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 type="checkbox"/> Other:

Structural Details

Roof Form

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

Roof Materials

☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☐ Asphalt ☒ Other: Concrete; Not visible

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: Metal

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 Barrel roofed canopy

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: 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: Courtyard wall

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 701 E University Ave 2016 Survey ID: 125435
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town 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: 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: 281 1984 ID: Not Recorded
 2007 survey 2007 Survey Priority: Medium 1984 Survey Priority: Not Recorded

General Notes: (Notes from 2007 Survey: None)

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 701 E University Ave
 City: Georgetown
 County: Williamson

2016 Survey ID: 125435
 2016 Preservation Priority: Medium
 Local District: Old Town District

Additional Photos

Photo Direction North



Photo Direction Northwest





CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 701 University Ave.

Project Case Number: 2019-44-COA HARC Date: April 9, 2020 Case Manager: Britin Bostick

Name of Respondent: MICHAEL H. VOGLER
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 1009 PINE ST. / 1010 PINE ST.
(Address required for protest)

I am in FAVOR: _____ I OBJECT: VERY MUCH

Additional Comments:

THERE IS ABSOLUTELY NO NEED TO ALLOW
COMMERCIAL PROPERTY NEIGHBORING RESIDENTIAL AREAS
TO EXPAND ENROACHMENTS.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 701 University Ave.

Project Case Number: 2019-44-COA HARC Date: April 9, 2020 Case Manager: Britin Bostick

Name of Respondent: PETER H. DANK
(Please print name)

Signature of Respondent: [Signature]
(Signature required for protest)

Address of Respondent: 1101 S WALNUT
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ☒ _____

Additional Comments:

Applicant has already gutted the building. His previous approvals from
HARC (2016) should not be modified to extend the building facade.

There is already a parking problem on both the north and west sides

The property borders residential parcels on the east and north sides

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

Britin Bostick

From: Brandy Heinrich
Sent: Thursday, April 2, 2020 10:14 AM
To: Britin Bostick
Subject: FW: [EXTERNAL] Comments for HARC on 701 University Ave Project (2019-44-coa)
Attachments: mcintosh.pdf

Hi Britin,
Looks like this is for you.

Thank you,
Brandy Heinrich
Development Account Specialist
Planning Department
512-930-3576
planning@georgetown.org



From:
Sent: Thursday, April 2, 2020 10:03 AM
To: WEB_Planning <planning@georgetown.org>
Subject: [EXTERNAL] Comments for HARC on 701 University Ave Project (2019-44-coa)

[EXTERNAL EMAIL]

To whom it may concern,

I am against the new commercial development project on 701 University based on the following below.

Variances. The COA asks for the following variances. . .

- 2.3' setback encroachment into a required 25' (south) setback to allow a commercial structure 22.7' from the front property line;
- 4.8' setback encroachment into the required 15' side (east) setback to allow a commercial structure 10.2' from the side property line
- 5.4' setback encroachment into the required 25' rear (north) setback to allow a commercial structure 10.2' from the rear property line; and
- 20' setback encroachment into the required street (west) setback to allow a commercial structure 5' from the side property line.

Size. The structure is simply too large for the site (see pdf below)

Parking. The lack of parking given the percentage of the property taken up by the building. Where will the cars park? In the Neighborhood?

In addition, the property is:

- in a transition zone - commercial zoning next to single family zoning - where the burden is/should be on the commercial property to be sensitive to the residential neighbors
- in the old town overlay district - indicating the property has additional restrictions due to the need to protect our most sensitive/treasured properties
- an end-cap of the neighborhood not to mention the first commercial property westbound from 130.

Regards,

Michael Spano

_Silverado Dr

Georgetown, TX



Britin Bostick

From: Brandy Heinrich
Sent: Thursday, April 2, 2020 12:00 PM
To: Britin Bostick
Subject: FW: [EXTERNAL] Property at 801 Universit

Follow Up Flag: Follow up
Flag Status: Flagged

Britin,
I believe he's talking about 701 University Ave.

2019-44-COA

Thank you,
Brandy Heinrich
Development Account Specialist
Planning Department
512-930-3576
planning@georgetown.org



From: Gerald Adcock <gerald.adcock81@gmail.com>
Sent: Thursday, April 2, 2020 11:33 AM
To: WEB_Planning <planning@georgetown.org>
Cc: Christine Attoun <cattoun858@gmail.com>; MAS <cp123mdf@yahoo.com>; Chris Hamilton <chrisjhamilton@sbcglobal.net>; Regina Watson <txgwatson@gmail.com>; Byron Zollars <byronzollars@gmail.com>; Pamela Mitchell <pamela.i.mitchell@gmail.com>
Subject: [EXTERNAL] Property at 801 Universit

[EXTERNAL EMAIL]

I am writing to state my unequivocal opposition to the plans for "developing" the subject property. The current plans would violate several longstanding rules for commercial property development. More importantly, the plan would create an unreasonable condition for the adjoining neighborhood. This neighborhood deserves to be considered as important criteria for making any decision regarding this property. I also believe that the proposal would cause many issues for the the 29 highway. While I could delineate all he reasons why the proposal should not be approved, I also believe that the city planning department has to be aware of the inherent fallacies in this proposal. However, I would be more than pleased to speak to this in any forum where this opportunity would be provided.

The destruction of heritage trees is but one unsavory result of the proposal. This causes some of our culture to be destroyed. Although, some would argue this is progress, I would argue it is emblematic of the several problems this proposal would create.

I view the entire matter as being a hand over of the city to developers. I would also believe that the drive to create sales tax revenue is now a controlling factor in any commercial property development. And this leads to a sacrifice of life as we know it today. This would be another step in changing our city forever.

Sincerely

Gerry Adcock

Peter H. Dana
1101 Walnut St.
Georgetown, Texas 78626
4/02/2020

These comments are in reference to the proposed project at 701 University Ave. (Case Number 2019-44-COA) scheduled for a hearing on April 9, 2020.

As a resident within 200 feet of the property I object to this project.


This applicant has already gutted the building and increased the height.

The applicant has failed to maintain the signage required by HARC (see following pages).

If the requested encroachment are allowed without more detail the proposed structure could be rectangular in size and fill most of the parcel.

There is already a serious parking problem which this property. Any enlargement of the footprint of the existing structure would present serious problems with vehicles turning north from University Avenue on the Walnut Street.

The size of the proposed structure would require parking spaces that do not exist now forcing parking on Walnut Street. The 605 University parking is allocated now to the tenets of that property.

A handwritten signature in cursive script, appearing to read "Peter H. Dana".







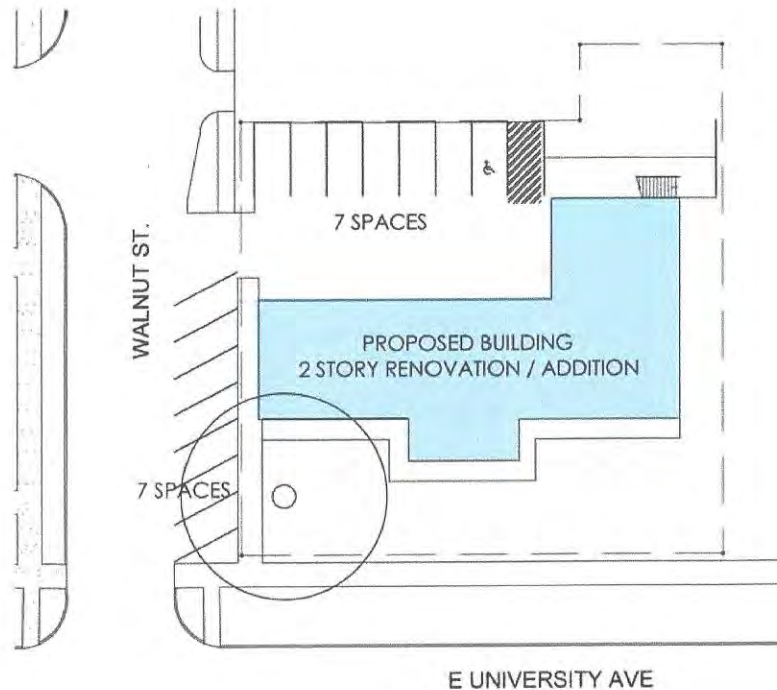




701 AREA
 LOT ~13,558 SF
 BUILDING 4,179 SF
 WALKS/PAVING 4,635 SF

IMPERVIOUS COVER
 8,814 SF / 13,558 SF = 65%

BUILDING C 8,358 GROSS SF (3,798 x 2)				
USE	UNIT	SF	PARKING PSF/BED	REQ. PARKING
RETAIL/OF	C101	1,350	250	5.4
RETAIL/OF	C102	1,350	250	5.4
RETAIL/OF	C103	1,350	250	5.4
2B2BA	C201	1,075	2BED x 2	2.0
2B2BA	C202	1,483	2BED x 2	2.0
2B2BA	C203	1,354	2BED x 2	2.0
SUBTOTAL		7,062		
CIRCULATION/MECH 10%		396		
BLDG B TOTAL		8,358		22.2
SUBTOTAL COMMERCIAL				16.2
SUB TOTAL MULTI FAMILY				6.0
SUBTOTAL MF guest 5%				1.0
TOTAL PARKING REQ.:				23



This is the structure proposed by the applicant in 2016



CITY OF GEORGETOWN NOTICE OF PUBLIC HEARING

Purpose of Notice:

Notice is hereby given that the City of Georgetown will hold a Public Hearing to consider public input and possible action on the proposed:

Public Hearing and possible action on a request for a Certificate of Appropriateness for the following:

- Addition that creates a new, or adds to an existing street facing façade;
- 2.3' setback encroachment into the required 25' front (south) setback to allow a commercial structure 22.7' from the front property line;
- 4.8' setback encroachment into the required 15' side (east) setback to allow a commercial structure 10.2' from the side property line;
- 5.4' setback encroachment into the required 25' rear (north) setback to allow a commercial structure 10.2' from the rear property line; and
- 20' setback encroachment into the required street (west) setback to allow a commercial structure 5' from the side property line

at the property located at 701 University Avenue, bearing the legal description of 0.31 acres out of the southwest portion of Block 2, Snyder Addition. (2019-44-COA) – Britin Bostick, Downtown & Historic Planner

Reason for Notice:

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the above – described petition by returning the attached comment form and/or by attending one or both of the scheduled public hearings on the matter.

Meeting Location and Dates:

The **Historic and Architectural Review Commission** hearing will be held on **Thursday, April 9, 2020, at 6:00 p.m.** The meeting will be at the City Council Chambers located at 510 W. 9th St., Georgetown, Texas.

Location map of the property is provided on the back.

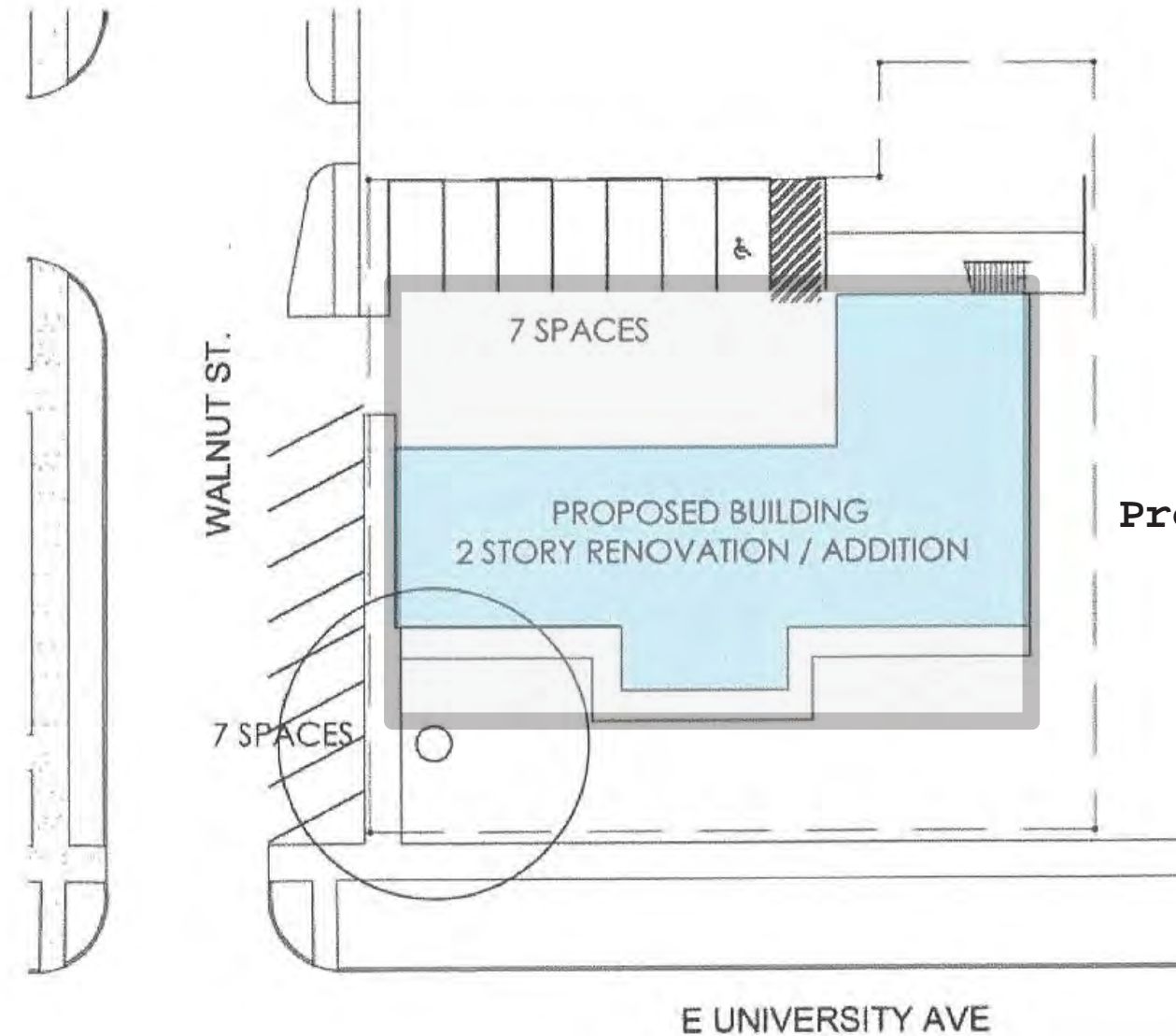
If you wish to speak on this item, please arrive before the start of the meeting and complete a speaker form and give to the Recording Secretary prior to the start of the meeting.

For further information, or to comment on the proposal, contact the **Case Manager, Britin Bostick, 512.930.3581 or email at britin.bostick@georgetown.org**. The staff report related to this item will be available online at agendas.georgetown.org after 5:00 p.m. the Friday before the meeting. To send a written response, please fill out the form attached with this letter.

701	AREA
LOT	~13,558 SF
BUILDING	4,179 SF
WALKS/PAVING	4,635 SF

IMPERVIOUS COVER
8,814 SF / 13,558 SF = 65%

BUILDING C 8,358 GROSS SF (3,798 x 2)				
USE	UNIT	SF	PARKING PSF/BED	REQ. PARKING
RETAIL/OFI	C101	1,350	250	5.4
RETAIL/OFI	C102	1,350	250	5.4
RETAIL/OFI	C103	1,350	250	5.4
2B2BA	C201	1,075	2BED x 2	2.0
2B2BA	C202	1,483	2BED x 2	2.0
2B2BA	C203	1,354	2BED x 2	2.0
SUBTOTAL		7,062		
CIRCULATION/MECHANICAL		396		
BLDG B TOTAL		8,358		22.2
SUBTOTAL COMMERCIAL				16.2
SUB TOTAL MULTI FAMILY				6.0
SUBTOTAL MF guest 5%				1.0
TOTAL PARKING REQ.:				23



Proposed "Commercial Structure"

This is the rectangular structure that would be allowed with the setback encroachments requested in the 2020 proposal



aa-arch.com

THE ARCHITECT OFFICE
of
LEE T. ALEXANDER

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

LEE T. ALEXANDER #15099

NOTICE OF COPYRIGHT PROTECTION:
© 2015



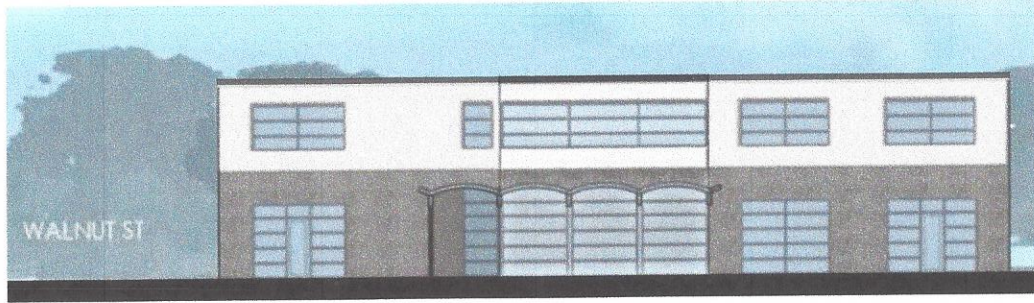
Proposed Development Site Layout
1" = 30'-0"

701
McIntosh Development
701 University

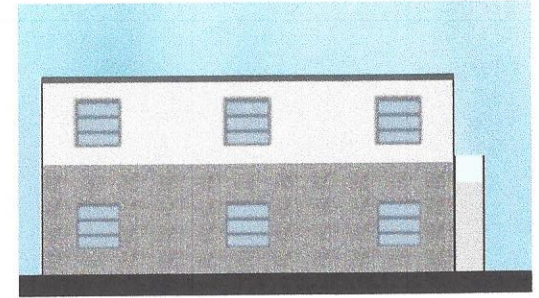
PROJECT: 2666
DATE: 2-2-16



If the entire encroachment region was
filled with a rectangular structure



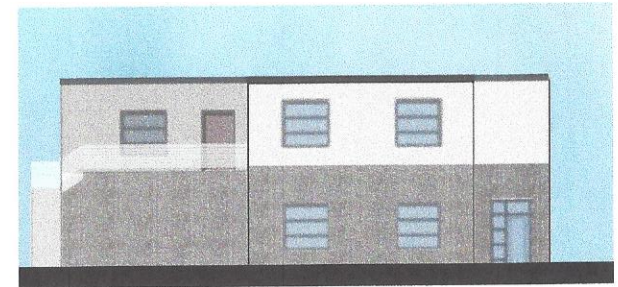
SOUTH



EAST



NORTH



WEST



OPTION "A"

SOUTH



OPTION "B"

SOUTH

701 University Academia East 2019-44-COA

Historic & Architectural Review Commission
April 9, 2020

Item Under Consideration

2019-44-COA– 701 University Academia East

Public Hearing and possible action on a request for a Certificate of Appropriateness for an addition that creates a new, or adds to an existing street facing façade at the property located at 701 University Avenue, bearing the legal description of 0.31 acres out of the southwest portion of Block 2, Snyder Addition.

Item Under Consideration

HARC:

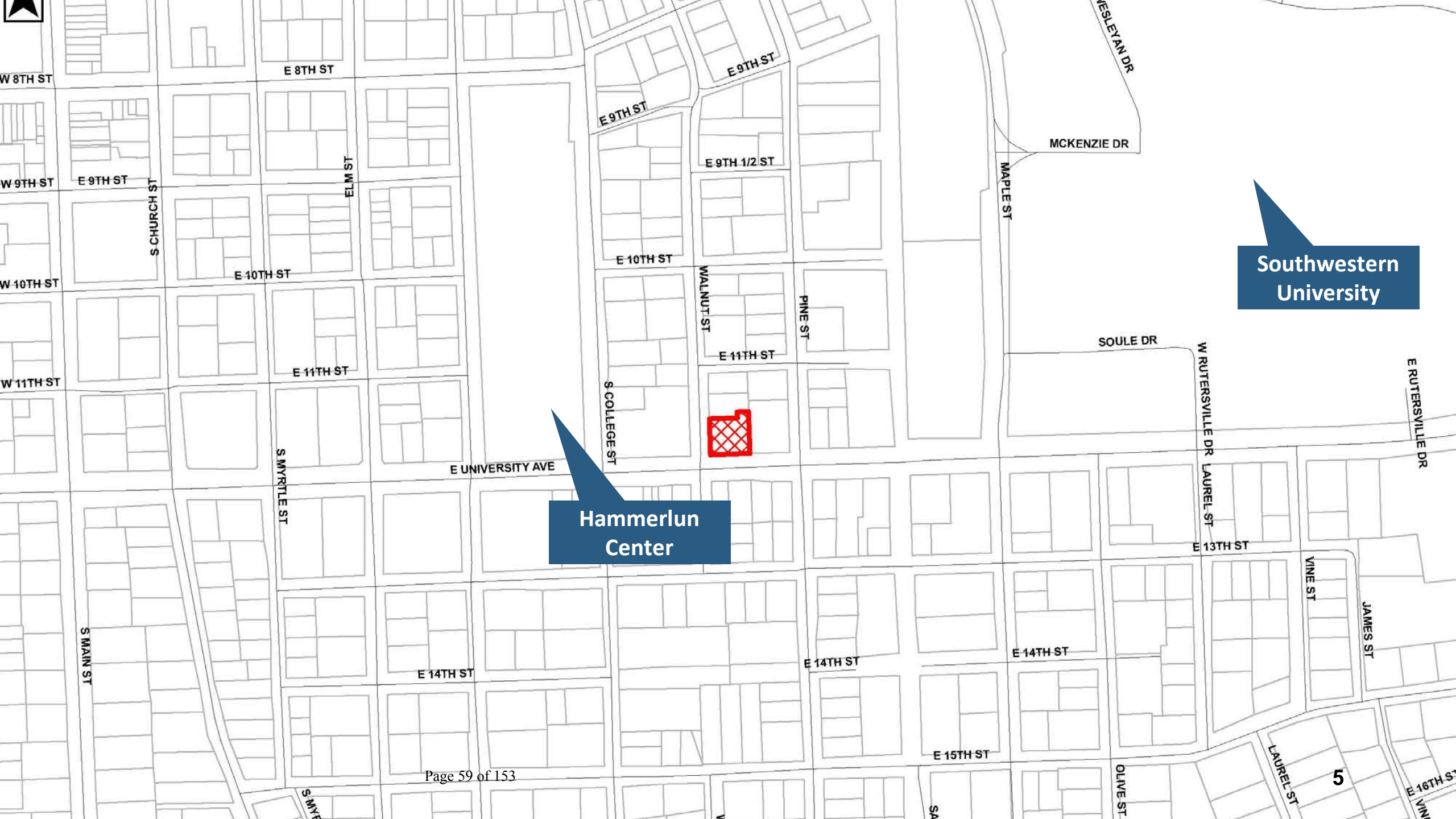
- Addition that creates a new, or adds to an existing street-facing facade

Item Under Consideration



SOUTH ELEVATION - UNIVERSITY VIEW

Georgetown  Veterinarian
EMERGENCY CENTER



Southwestern
University

Hammerlun
Center

Current Context

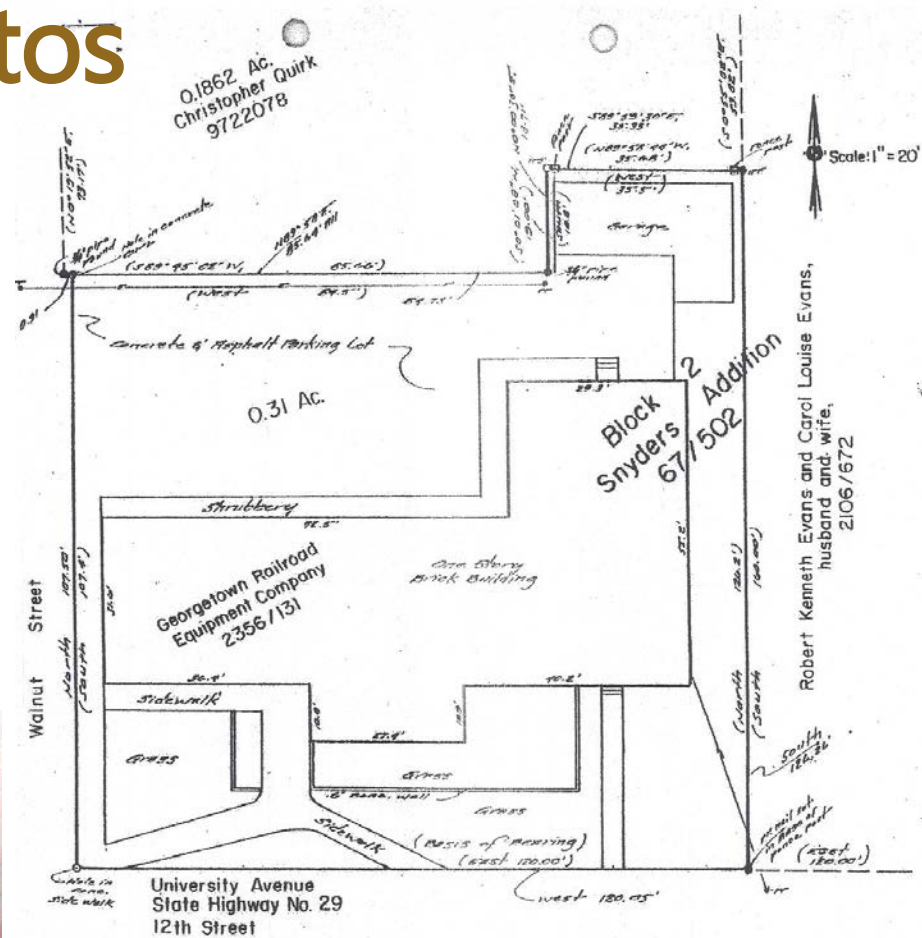
The screenshot displays the 'Historic Properties Map' application. The main map area shows an aerial view of a city block. A search bar at the top left contains the text '701 university' and a button 'Show search results for 701 university'. A layer list on the right side of the map shows various layers, including 'Map Layers', 'Priority Designation', 'Historic Overlays', and 'National Register Districts'. The 'Priority Designation' layer is expanded, showing '2016 High Priority' (red dot), '2016 Medium Priority' (green dot), and '2016 Low Priority' (blue dot). The 'National Register Districts' layer is also expanded, showing several districts with corresponding colored polygons. A red rectangle highlights a specific property on the map. The page number 'Page 60 of 153' is visible at the bottom center.

701 University Ave. – Historic Photos



Photos from previous COA application COA-2016-008 showing construction of subject property.

701 University Ave. – c. 2016 Photos

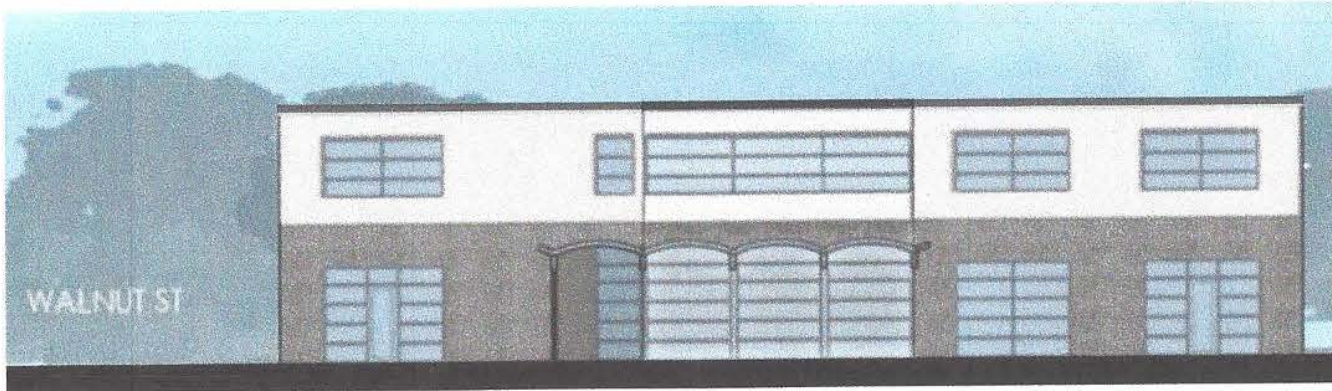


Photos from previous COA application COA-2016-008 (left) showing subject property c. 2016. Site survey (above) showing existing building and site improvements.

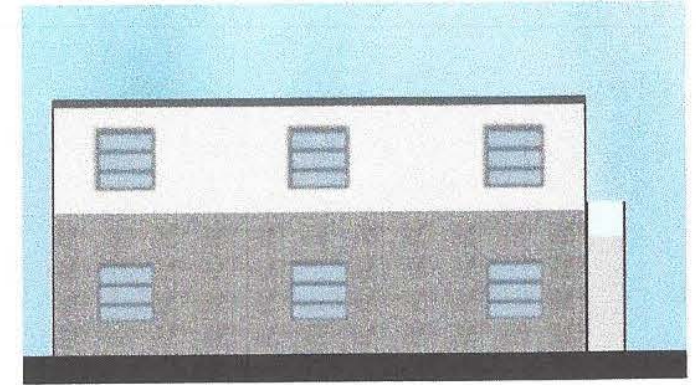
701 University Ave. – Current Photos



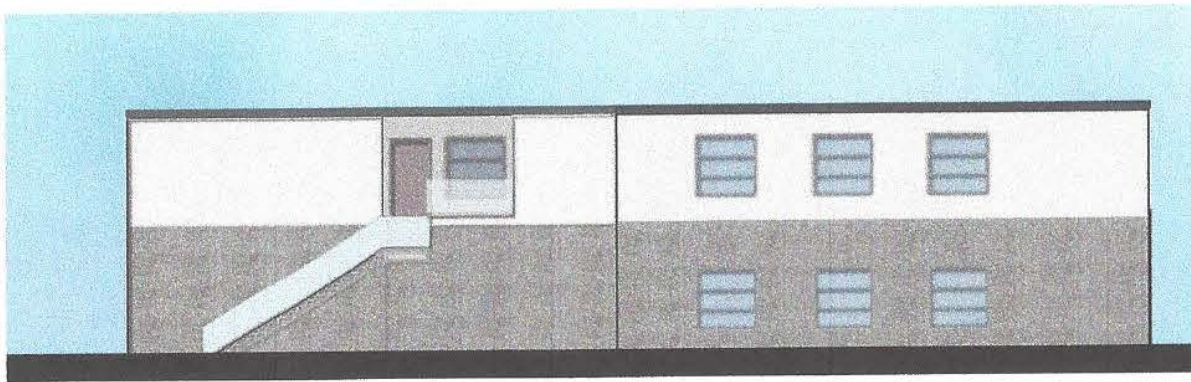
701 University Ave. – Prior Approved Elevations



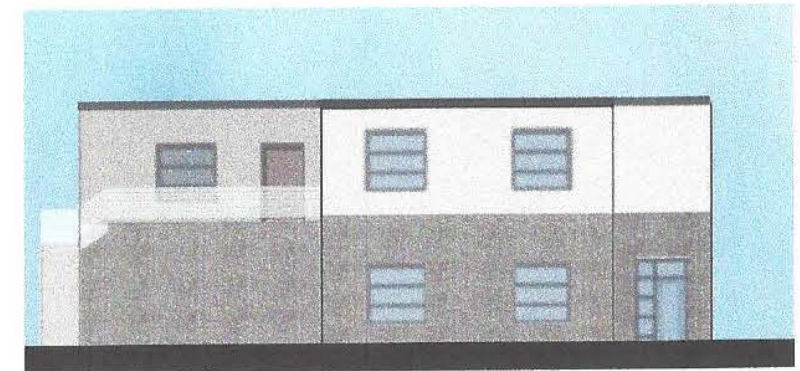
SOUTH



EAST



NORTH



WEST

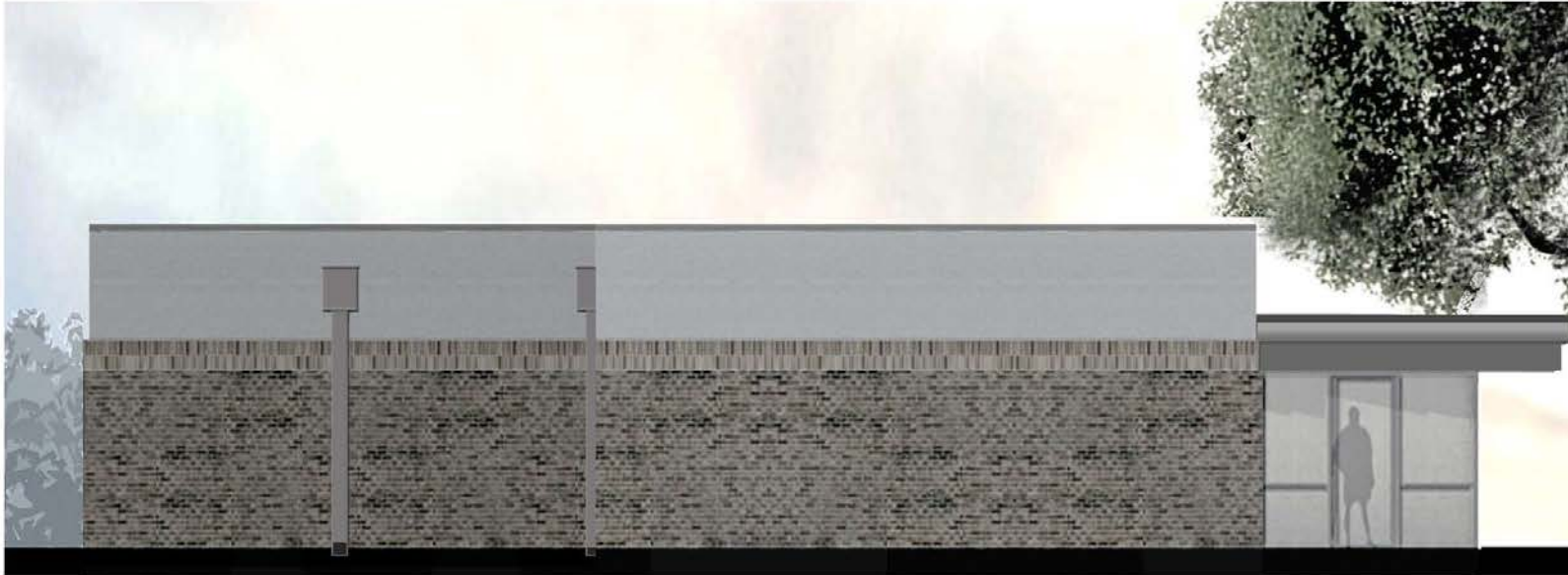
701 University Ave. – Proposed Elevation



SOUTH ELEVATION - UNIVERSITY VIEW

Georgetown  Veterinarian
EMERGENCY CENTER

701 University Ave. – Proposed Elevation



WEST ELEVATION - WALNUT ST VIEW

Georgetown + Veterinarian
EMERGENCY CENTER

701 University Ave. – Proposed Elevation



NORTH ELEVATION - VIEW FROM PARKING

Georgetown  Veterinarian
EMERGENCY CENTER

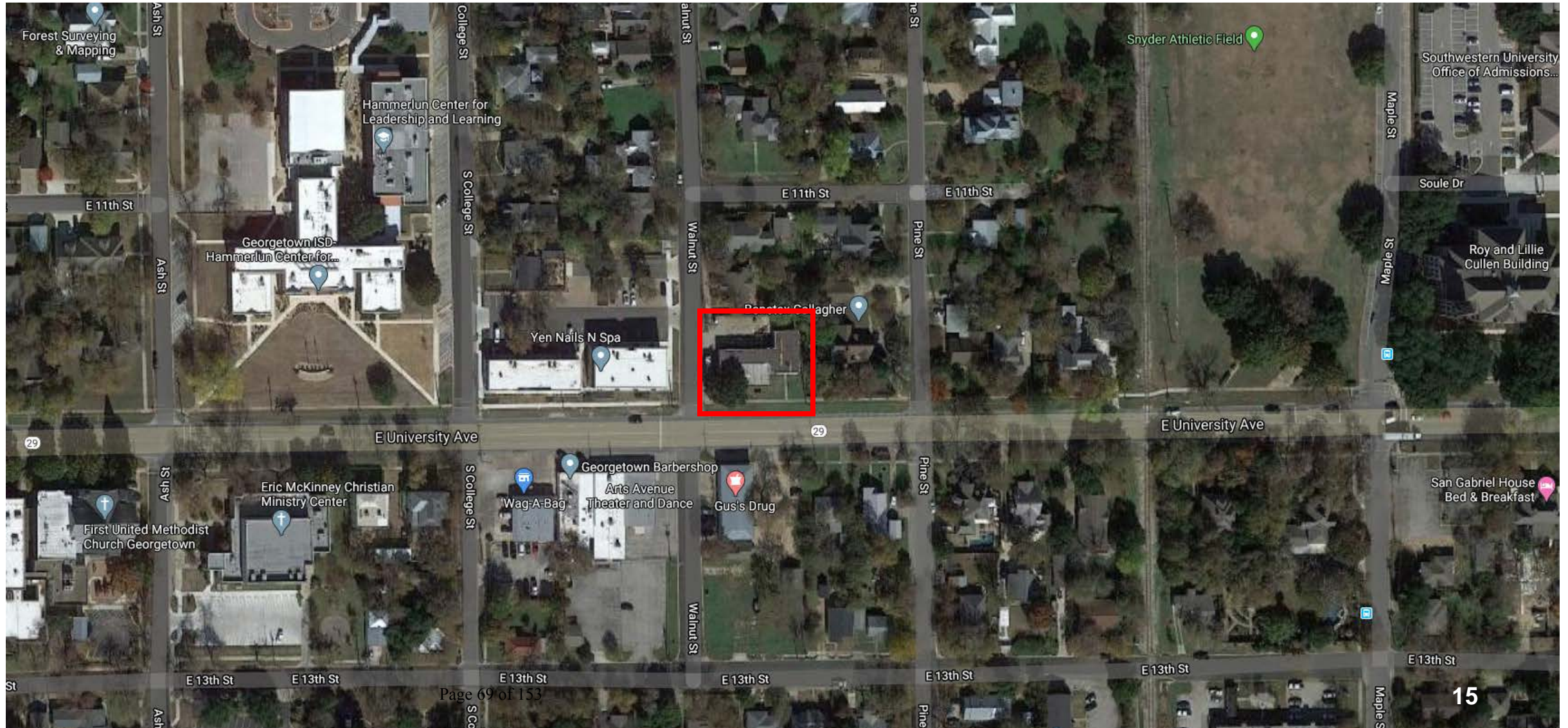
701 University Ave. – Proposed Elevation



EAST ELEVATION - ADJACENT PROPERTY VIEW

Georgetown + Veterinarian
EMERGENCY CENTER

Current Context – Aerial View



Current Context – Street View



Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
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
2. Compliance with any design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies
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
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	N/A

Public Notification

- Two (2) signs posted
- Thirty-three (33) letters mailed
- No (0) public comments in favor and five (5) against

Recommendation

Staff recommends approval of the request.

HARC Motion

- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone

City of Georgetown, Texas
Historic and Architectural Review
April 9, 2020

SUBJECT:

Public Hearing and Possible Action on a request for a **Certificate of Appropriateness** for a 19.3' setback encroachment into the 25' required garage (west) setback, a 6' setback encroachment into the required 6' side (north) setback, and a 3' building height increase from the required 15' maximum building height at the side (north) setback line allowing for a building height of 18' at the side setback at the property located at 403 E. 4th Street, bearing the legal description of 0.472 acres out of Block 24, OUTLOT DIVISION C. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

In May 2017, HARC approved an addition to the high priority main structure, a 6' high fence in the side street yard and an alteration to the detached garage structure that would have altered the roof of the garage structure to a low-pitched gable roof facing Elm Street. The approved design also included a wood pergola attached to the garage structure. Now that the alteration to the main structure is complete, the property owner would like to request approval of a new design for the garage structure, which would increase the height over the previously-approved design to add attic storage space above the garage, change the roof to a pitch more similar to the main structure, alter the gable ends to face north and south, and add a covered patio to the south side of the garage.

The existing detached garage is not listed on the Historic Resource Survey and is not a contributing structure to the Old Town Historic Overlay District. The existing carport attached to the garage is also non-contributing. Both structures are situated within setbacks, which makes them non-conforming structures. Per UDC Table 3.13.010, the removal, demolition or relocation of a non-contributing attached porch, patio or deck does not require approval of a Certificate of Appropriateness (COA). Per that same table in the UDC, an addition that creates a new, or adds to an existing street-facing façade for a non-contributing structure is reviewed by the HPO. Setback and building height modifications are reviewed by HARC. The proposed change of the approved pergola structure to a structure with a roof adds square footage to the detached garage, which is limited by the UDC to a total of 600 sq. ft. In this case, the HPO and HARC do not have the authority to approve the addition to the non-contributing building. However, if the roofed pergola structure were separated from the garage structure and were constructed as a stand-alone structure, it could be reviewed by HARC as an addition to the street-facing façade of the main high priority structure. Staff is therefore presenting the change of the pergola to a roofed structure to HARC for review.

The proposed project involves the existing non-contributing garage structure, which is approximately 600 sq. ft., and modify the roof and the exterior to:

- Change the roof from a flat roof to a 12/12 pitched gable roof, with the gable ends facing north and south (orientation to address concerns about rainwater runoff), with a height to accommodate attic storage over the garage space. The attic will be accessed via interior stairs, and there is storage space at the rear of the garage.
- Add two overhead garage doors to the street-facing façade (Elm Street), two doors on the south side of the garage for access to the garage and storage room from the yard and a pass-thru window with shutters in the south façade.
- Use board and batten siding and metal roof to match the main structure.
- Add a 224 sq. ft. covered patio or roofed pergola structure to the south façade of the garage with a slightly sloped roof of the same metal as the garage roof.

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 - Materials	Exhibit
▣	Exhibit 5 - Historic Resource Survey	Exhibit
▣	Exhibit 6 - Public Comment	Exhibit
▣	Staff Presentation	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: *April 9, 2020*

File Number: *2019-75-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a 19.3' setback encroachment into the 25' required garage (west) setback, a 6' setback encroachment into the required 6' side (north) setback, and a 3' building height increase from the required 15' maximum building height at the side (north) setback line allowing for a building height of 18' at the side setback at the property located at 403 E. 4th Street, bearing the legal description of 0.472 acres out of Block 24, OUTLOT DIVISION C.

AGENDA ITEM DETAILS

Project Name: *403 E. 4th Street Garage*
Applicant: *John Lawton (Green Earth Builders, LLC)*
Property Owner: *Michael Masterson*
Property Address: *403 E. 4th Street*
Legal Description: *0.472 acres out of Block 24, OUTLOT DIVISION C.*
Historic Overlay: *Old Town Historic Overlay District*
Case History: *Addition to main structure, alterations to garage structure and fence approved by HARC with COA-2016-038*

HISTORIC CONTEXT

Date of construction: *Detached Garage – Unknown (Not on HRS)*
Main Structure – 1915 (HRS)
Historic Resources Survey Level of Priority: *Non-Contributing (Detached Garage)*
High Priority (Main Structure)
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Setback modifications (detached garage)
- ✓ Building height modification (detached garage)
- ✓ Addition that creates a new, or adds to an existing street facing façade (roofed pergola)

HPO:

- ✓ Demolition of an attached carport, porch, patio or deck (detached garage)
- ✓ Addition that creates a new, or adds to an existing street facing façade (detached garage)

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

In May 2017, HARC approved an addition to the high priority main structure, a 6' high fence in the side street yard and an alteration to the detached garage structure that would have altered the roof of the garage structure to a low-pitched gable roof facing Elm Street. The approved design also included a wood pergola attached to the garage structure. Now that the alteration to the main structure is complete, the property owner would like to request approval of a new design for the garage structure, which would increase the height over the previously-approved design to add attic storage space above the garage, change the roof to a pitch more similar to the main structure, alter the gable ends to face north and south, and add a covered patio to the south side of the garage.

The existing detached garage is not listed on the Historic Resource Survey and is not a contributing structure to the Old Town Historic Overlay District. The existing carport attached to the garage is also non-contributing. Both structures are situated within setbacks, which makes them non-conforming structures. Per UDC Table 3.13.010, the removal, demolition or relocation of a non-contributing attached porch, patio or deck does not require approval of a Certificate of Appropriateness (COA). Per that same table in the UDC, an addition that creates a new, or adds to an existing street-facing façade for a non-contributing structure is reviewed by the HPO. Setback and building height modifications are reviewed by HARC. The proposed change of the approved pergola structure to a structure with a roof adds square footage to the detached garage, which is limited by the UDC to a total of 600 sq. ft. In this case, the HPO and HARC do not have the authority to approve the addition to the non-contributing building. However, if the roofed pergola structure were separated from the garage structure and were constructed as a stand-alone structure, it could be reviewed by HARC as an addition to the street-facing façade of the main high priority structure. Staff is therefore presenting the change of the pergola to a roofed structure to HARC for review.

The proposed project involves the existing non-contributing garage structure, which is approximately 600 sq. ft., and modify the roof and the exterior to:

- Change the roof from a flat roof to a 12/12 pitched gable roof, with the gable ends facing north and south (orientation to address concerns about rainwater runoff), with a height to accommodate attic storage over the garage space. The attic will be accessed via interior stairs, and there is storage space at the rear of the garage.
- Add two overhead garage doors to the street-facing façade (Elm Street), two doors on the south side of the garage for access to the garage and storage room from the yard and a pass-thru window with shutters in the south façade.
- Use board and batten siding and metal roof to match the main structure.
- Add a 224 sq. ft. covered patio or roofed pergola structure to the south façade of the garage with a slightly sloped roof of the same metal as the garage roof.

Because the existing accessory structure is situated within the side street and side setbacks, and is proposed to be expanded within those setbacks, the request to HARC is for approval of setback modifications to allow the existing structure to be enlarged as a detached garage, and encroach 19.3' into the 25' required garage setback that applies, and to encroach 6' into the required 6' side (north) setback,

Planning Department Staff Report

Historic and Architectural Review Commission

which is along the north property line. Additionally, the height of the expansion, in which a gable feature is proposed along the side (north) property line, requires approval of a 3' building height increase, for a building height of 18' along the property line. Per the UDC, building height is measured as "the average height level between the eaves and ridge line of a gable, shed, hip, or gambrel roof". The proposed eave height is 10 and the proposed ridge height is 26', providing for a building height at the gable ends of 18'. The covered patio is also located in the setback, set 4' back from the face of the garage and encroaching 15.3' into the setback, and as it is proposed to be attached to the garage is part of the setback modification request.

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>14.16 An addition shall be compatible in scale, materials, character and architectural style with the main building.</p> <ul style="list-style-type: none">✓ An addition shall relate to the historic 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>Complies</p> <p>Although the proposed addition to the detached garage structure is close to the side street curb, it is detached from the main structure, set back from the primary façade, and compliments the main structure in form and character. The requests for setback and building height modifications are related to the location of the existing structure on the site, and while the height of the addition is similar to that of the main structure, the use of a similarly steep roof pitch relates to the main structure while also adding to the height of the addition. The detached accessory structure is not identified as historic, but some of the Guidelines for an addition to the historic main structure apply.</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 may be more appropriate for commercial buildings.✓ Repeat existing roof slopes and materials.	<p>Complies</p> <p>The roof of the proposed addition is a change in style from the existing roof, but as the accessory structure is non-contributing and the proposed roof addition is complimentary to the roof of the main structure and uses the same materials and slope, staff found that the proposed project</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
✓ If the roof of the building is symmetrically proportioned, the roof of the addition should be similar.	complies with this Guideline. The design of the roof addition has larger gables than does the historic main structure, and in that way the alterations to the non-contributing structure can be understood as complimentary to rather than original to the main structure.

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 has reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	Partially Complies Proposed addition requires approval of setback and building height requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies Complies with SOI Standards, in particular Standards for Rehabilitation #9, which reads: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
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;	Complies Complies with applicable Design Guidelines.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies Proposed garage addition is for an existing structure sited within side yard and side setbacks, which is consistent with the period of construction of the main (high priority) structure, and the proposed alterations are more consistent with the character and design of the main structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies The additions to the existing detached garage are compatible with the main structure on the property, but the increase in size in combination with the close proximity to the street curb would make the detached garage dissimilar from other structures on surrounding properties.
7. The overall character of the applicable historic overlay district is protected; and	Complies Proposed project does not diminish the character of the Old Town 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 The proposed setback encroachment is for an existing building that is currently situated within the side street and side setbacks. Approval of setback modifications is required for the proposed addition to the structure, which would make the structure a usable two-car garage with attic storage.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies The existing structure is already located within the setbacks, and the footprint is not proposed to be expanded.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies The setback is for an existing building that, while not identified as historic itself, is in a location consistent with the siting of accessory structures during the 1910s, which is the construction period for the property's main structure. Other structures within the block (S. Elm St.) are generally low priority structures constructed at later dates, with one other high priority and some medium priority structures along E. 4 th Street, also constructed at later dates.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies The proposed setback modifications are for an existing structure that is generally set closer to the street than other units.
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable Proposed setback modifications are for an existing structure.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable Proposed setback modifications are for an existing structure.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Complies Proposed setback modifications are for an existing structure that is not being replaced and for a roofed pergola structure that is proposed to replace a larger carport structure.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies The proposed addition to the garage would create roof lines and features that are more like the main house, and as the existing footprint is not proposed to be altered the change in scale to the existing structure would be the addition of

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	height, which would be complimentary to the historic structure.
i. The size of the proposed structure compared to similar structures within the same block;	Partially Complies The proposed finished size of the structure is not generally larger in footprint than other accessory structures within the same block, however there are not similarly situated structures along a street edge and side property line.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Partially Complies The height and form of the proposed new addition to the existing structure may overshadow the low priority structure on the property directly north of the subject property. Although the detached garage structure is set several feet from the adjacent structure to the north and there is adequate room for maintenance, the structures are somewhat close together.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Partially Complies There is adequate space for maintenance around the detached structure, however due to its location along the side setback, some maintenance would require access from the adjacent property.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable No large trees or other significant features are affected by this project.

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 building height modification will not affect views of the Courthouse of the Town Square Historic District.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	Complies Proposed building height modification will not affect the character of the Downtown Overlay District.
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	Partially Complies The proposed building height modification would allow for the detached garage structure to be of a character that is more consistent with the high priority main structure, and to have a similar roof pitch and gable features using the existing building footprint. However, the proposed height and form of the addition to the detached garage would be both taller and closer to the street than any structures on surrounding properties.
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 in the Downtown Overlay or Town Square Historic District.
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Partially Complies The date of construction of the detached garage structure is unknown, and it is not listed on the Historic Resource Survey. The proposed addition would enhance the relationship between the garage and the main structure, however the proposed height at the setback may overshadow the low priority structure directly to the north.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL WITH CONDITIONS* of the request, with the condition that the covered patio or roofed pergola structure not be attached to the detached garage, and be constructed as a separate structure to meet the requirements of the UDC *or* that the pergola be constructed without a roof. In addition, staff has spoken directly to the property owner to the north, who is in support of this project, and the project utilizes an existing structure on the site, that, while not identified as historic, has an unknown construction date and appears to have been in its location for some time. Its location within setbacks is not unusual for an outbuilding of the time period the original structure was constructed. Although the proposed roof addition is tall for an outbuilding and for a

Planning Department Staff Report

Historic and Architectural Review Commission

structure located so close to the side and rear property lines, the height is a result of seeking to maintain a roof slope consistent with that of the gable roofs on the main structure, and to provide attic storage space above the garage. The detached condition of this structure is preferable as it does not alter any details of the main structure, and the proposed design including the covered patio is both complimentary to the main structure and helps identify the age of the main structure as different from the surrounding structures.

PUBLIC COMMENTS

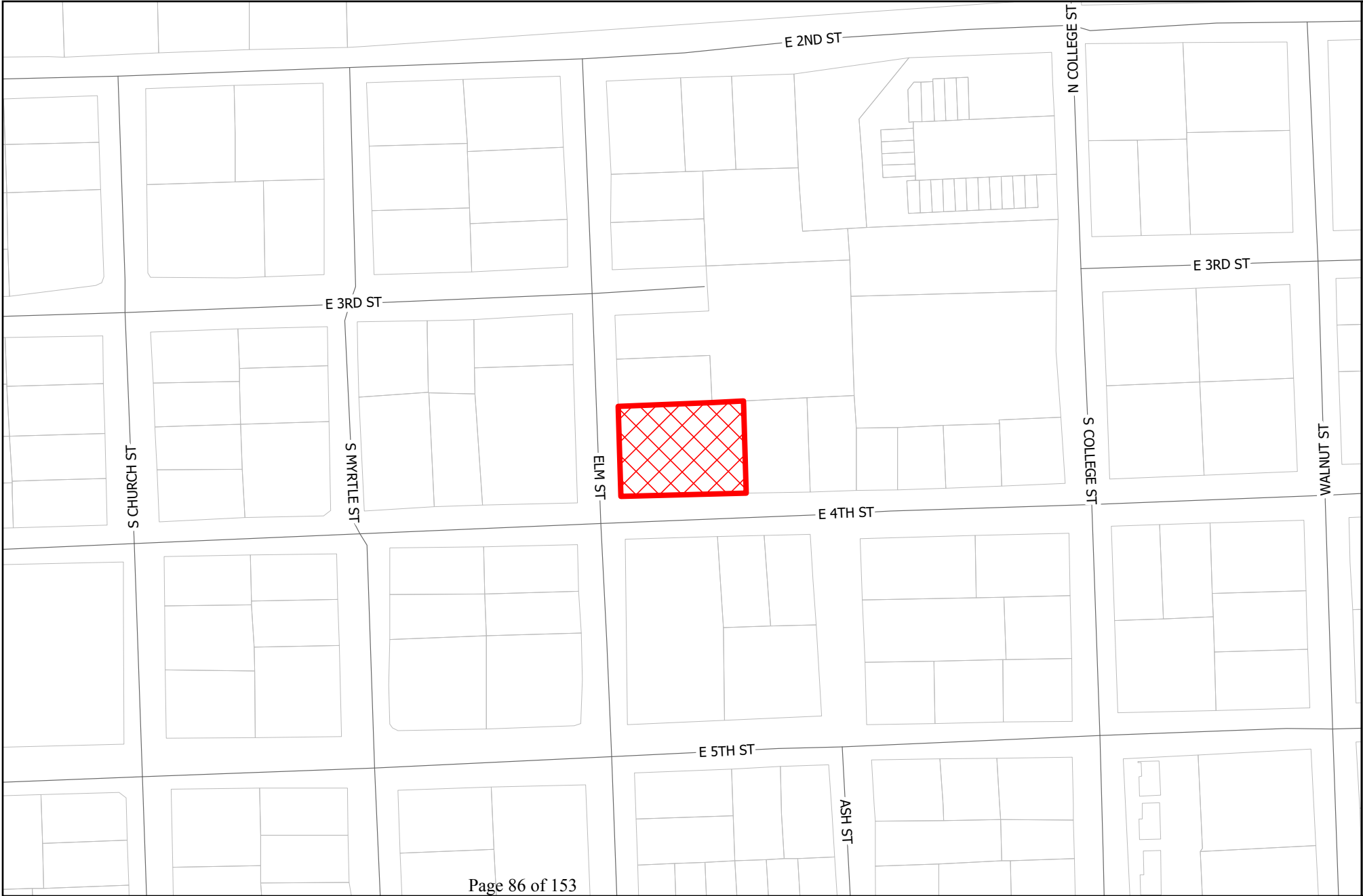
As of the date of this report, staff has received one (1) written comment in favor of the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Materials
Exhibit 5 – Historic Resource Survey
Exhibit 6 – Public Comments

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner

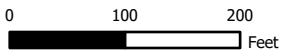


LOCATION

2019-75-COA

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ





Green Earth Builders, LLC

2306 Waizel Way Georgetown, Texas 78626

Office: 512-591-7588 Cell: 512-779-0100

Web: WWW.GREENEARTHBUILDERS.NET Email: Jennifererin.jl@gmail.com

Letter of Intent – Garage Renovation

403 E 4th Street

Georgetown, Texas 78626

Changes from original proposal to HARC:

The flat roof design that is existing to be changed to an A-frame roofing system which will be at a 12/12 pitch to match the house. Gables will run north and south with no overhang to the north side, because of the structure being on the property line. The reason for the roof to have the ridge to travel north to south is that the neighbors were concerned that the runoff would be too much and leave ruts in the yard. Having a gutter system to that side would be hanging over the property line.

The garage facade with sliding tin doors is to be changed to 2-garage doors and new siding to mimic house of board and batten.

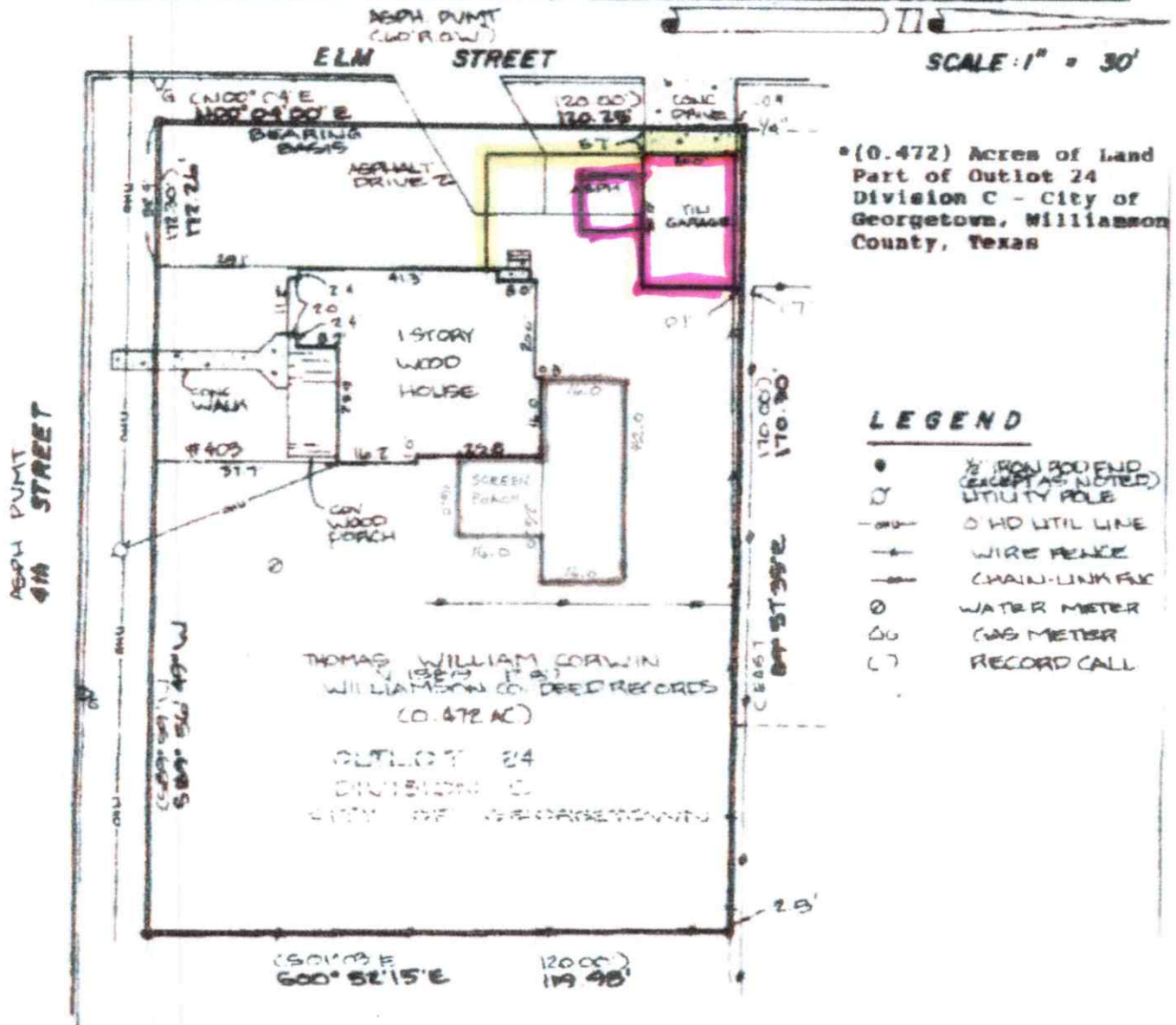
The two doors on original garage will be replaced with 2- 3(0)6(8) exterior doors. Also added will be a 4(0)4(0) pass-through flip-up shutter to the side of the doors.

A privacy fence is to be located where it was proposed in the original proposal to HARC.

JUL-25-2003 FRI 04:0

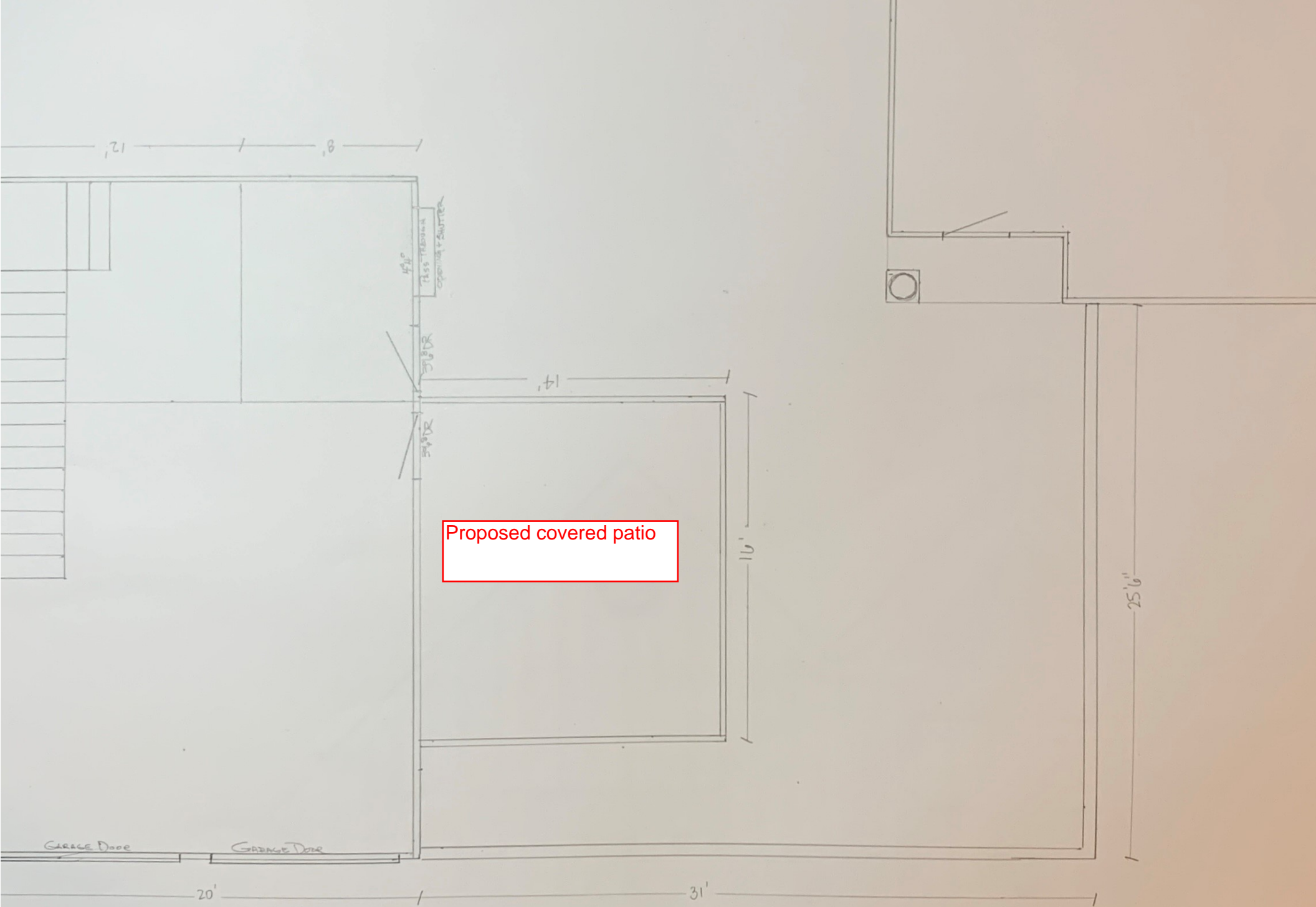
P. 32

SURVEY PLAT

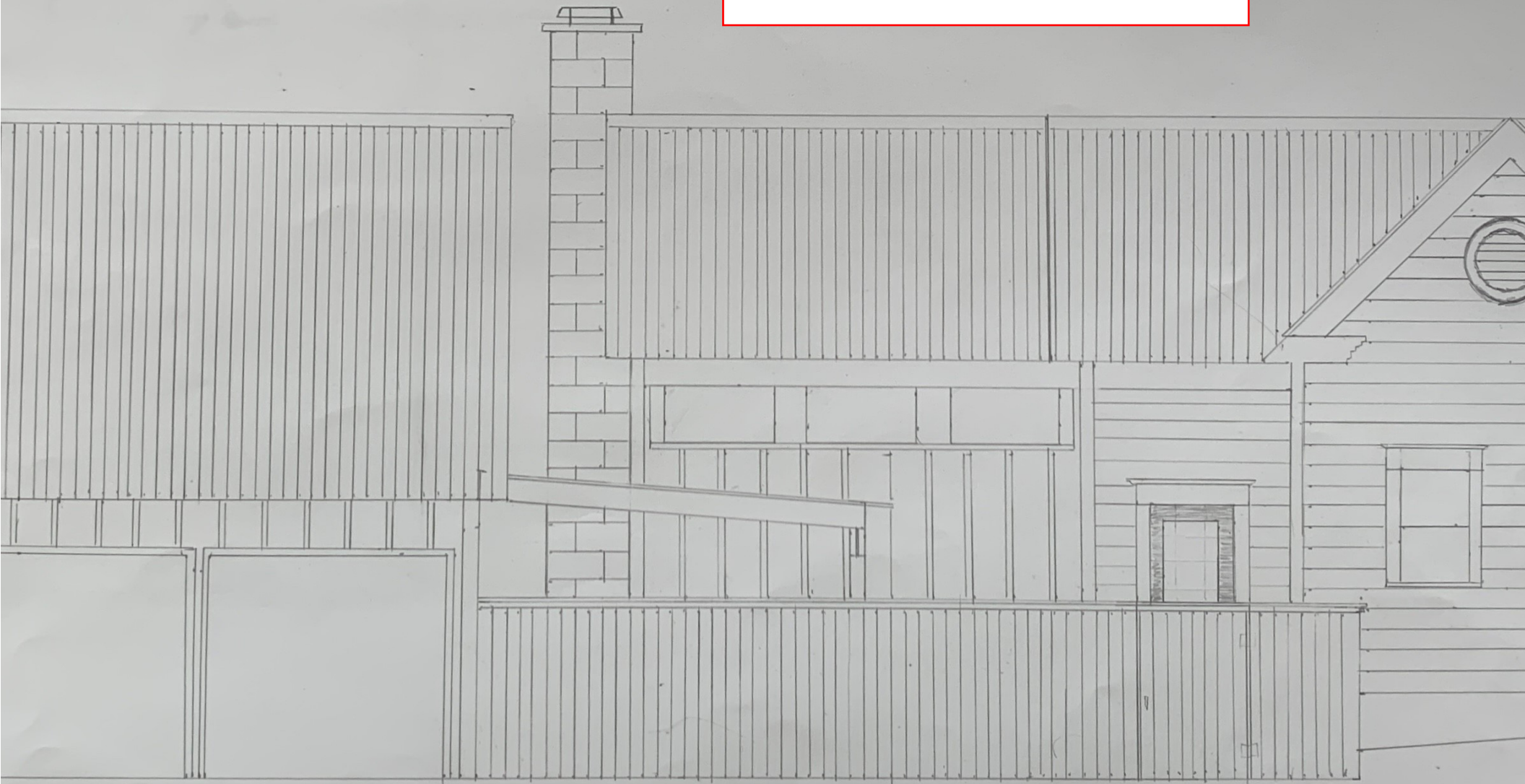
Survey of Lot Block N/A of Outlot 24, Division C, City of GeorgetownWilliamson County, TexasPlat Book Pg. Address 403 4th (Fourth) StreetG.F. No. 9202034460Buyer Howard C. Tucker & wife Terry A.

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map for the City of Georgetown, Williamson County, Texas dated September 27, 1991 on Community Panel Number 480668 0230C, Map Number 48491C0230C

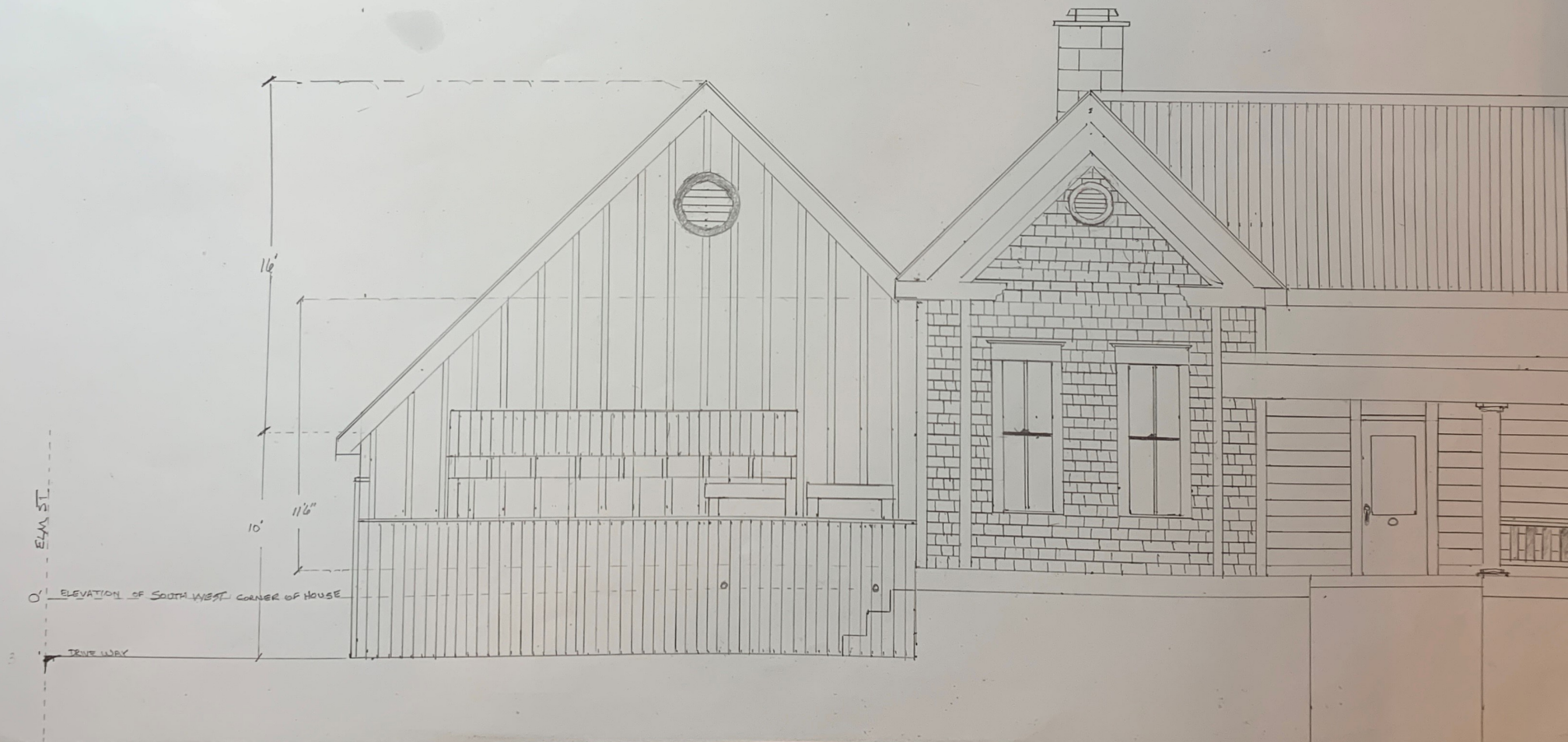
TO: GEORGETOWN TITLE COMPANY & STEWART TITLE GUARANTY COMPANY:



View from Elm St (looking east)



View from 4th Street (looking north)





Green Earth Builders, LLC

2306 Waizel Way Georgetown, Texas 78626

Office: 512-591-7588 Cell: 512-779-0100

Web: WWW.GREENEARTHBUILDERS.NET Email: Jennifererin.jl@gmail.com

Garage Renovation

Materials

403 E 4th Street

Georgetown, Texas 78626

Siding: 4'X8' Hardie HZ10 5/6"X48"X96" Fiber Cement

<https://www.homedepot.com/p/James-Hardie-HardiePanel-HZ10-5-16-in-x-48-in-x-96-in-Fiber-Cement-Sierra-8-Panel-Siding-9003080/305684630>

Trim: 1"X4" Batten- Pine furring Strip Board

<https://www.homedepot.com/p/1-in-x-4-in-x-8-ft-Furring-Strip-Board-687642/203461000>

1X6- Premium Kiln-Dried White Wood

<https://www.homedepot.com/p/1-in-x-6-in-x-8-ft-Premium-Kiln-Dried-Square-Edge-Whitewood-Common-Board-914770/100028725>

Soffit: Plywood siding panel no groove 11/32" X 48" X 96"

<https://www.homedepot.com/p/Plywood-Siding-Panel-No-Groove-Common-11-32-in-x-4-ft-x-8-ft-Actual-0-313-in-x-48-in-x-96-in-200353/202519622>

All Trims to be- Premium Kiln- Dried White Wood

Post: 6"X6" Pressure Treated (ground contact board)

<https://www.homedepot.com/p/WeatherShield-6-in-x-6-in-x-8-ft-2-Pressure-Treated-Timber-260691/100071059>

Doors: 2- 3(0)6(8) Jeld-Wen 36"X80" 3-Panel Craftsman Primed

<https://www.homedepot.com/p/JELD-WEN-36-in-x-80-in-3-Panel-Craftsman-Primed-Steel-Prehung-Left-Hand-Inswing-Front-Door-THDJW166100370/301679991>

Metal roof to match house



TEXAS HISTORICAL COMMISSION

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 403 E 4th St 2016 Survey ID: 125918
 City: Georgetown 2016 Preservation Priority: High
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R044908

Construction Date: 1915 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.640235 Longitude -97.67393

Current/Historic Name None/None

Stylistic Influence(s)* ☒ None Selected

- | | | | | |
|--|--|---|---|---|
| <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 type="checkbox"/> Other: |

Plan*

☒ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☐ Other:

Priority: 2016 Survey ID: 125918 ☒ High ☐ Medium ☐ Low

Explain: Excellent and/or rare example of its type or style, and/or has significant associations; retains sufficient integrity

2007 Survey ID: 63 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 16 ☐ High ☒ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 3/1/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.



Photo direction: Northwest

Note: See additional photo(s) on following page(s)

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address:	403 E 4th St	2016 Survey ID:	125918
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction North



Photo Direction Northeast



Photo Direction Northeast

Ancillary





CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 403 East 4th.

Project Case Number: 2019-75-COA HARC Date: April 9, 2020 Case Manager: Britin Bostick

Name of Respondent: Rebecca Pfister

(Please print name)

Signature of Respondent: Rebecca Pfister

(Signature required for protest)

Address of Respondent: 403 East

(Address required for protest)

I am in FAVOR: ☒

I OBJECT: ☐

Additional Comments:

I am sure their
construction will be
attractive and enhance
the neighborhood.

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 1458 Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission.

403 E. 4th Street Garage 2019-75-COA

Historic & Architectural Review Commission
April 9, 2020

Item Under Consideration

2019-75-COA – 403 E. 4th Street Garage

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a 19.3' setback encroachment into the 25' required garage (west) setback, a 6' setback encroachment into the required 6' side (north) setback, and a 3' building height increase from the required 15' maximum building height at the side (north) setback line allowing for a building height of 18' at the side setback at the property located at 403 E. 4th Street, bearing the legal description of 0.472 acres out of Block 24, OUTLOT DIVISION C.

Item Under Consideration

HARC:

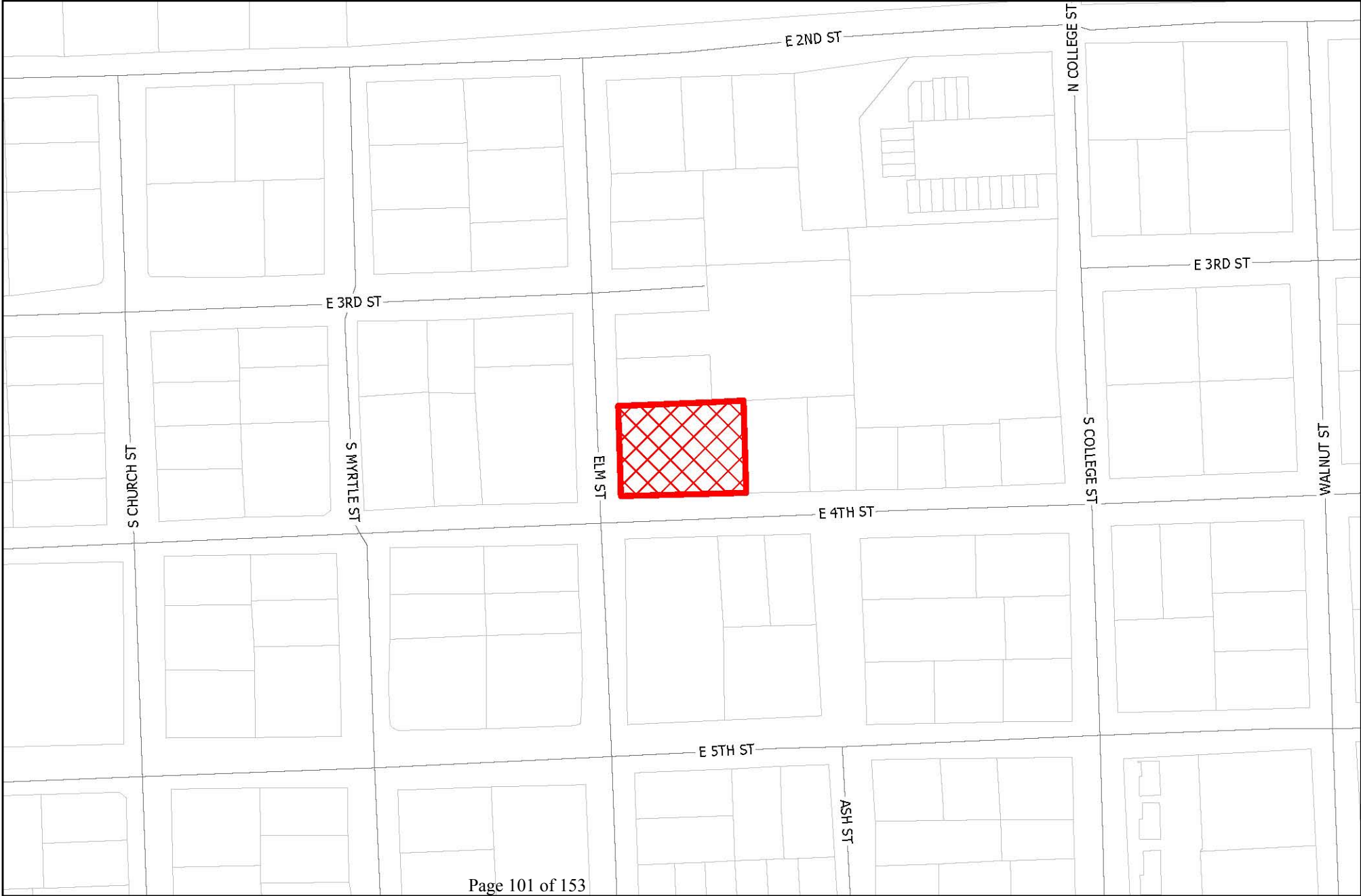
- Setback modifications (detached garage)
- Building height modification (detached garage)
- Addition that creates a new, or adds to an existing street facing façade (roofed pergola)

HPO:

- Demolition of an attached carport, porch, patio or deck (detached garage)
- Addition that creates a new, or adds to an existing street facing façade (detached garage)

Item Under Consideration



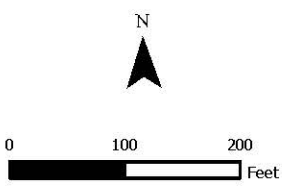


LOCATION

2019-75-COA

Exhibit #1

-  Site
-  Parcels
-  City Limits
-  Georgetown ETJ



Current Context

Historic Properties Map HARC Website

403 e 4th
 Show search results for 403 e 4th

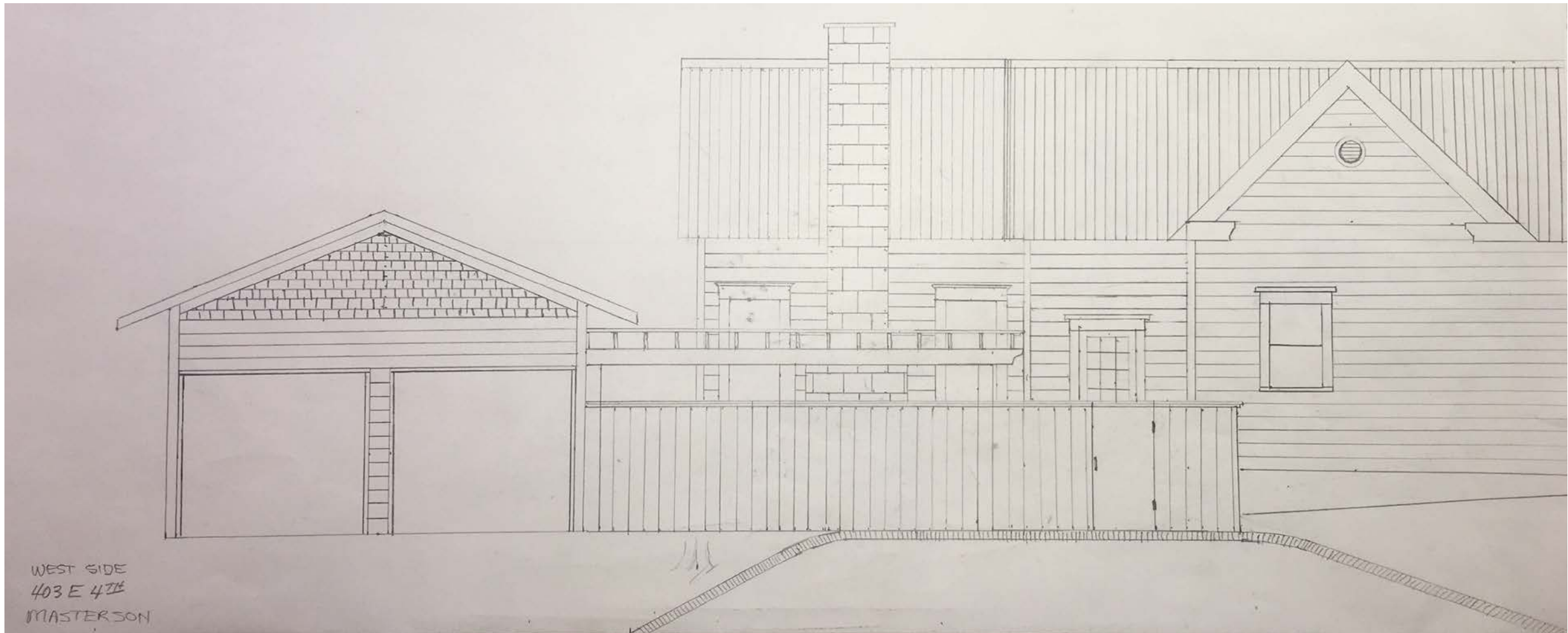
Map Layers

- ☒ Map Layers
- ☒ Priority Designation
 - ☒ 2016 High Priority
 - ☒ 2016 Medium Priority
 - ☒ 2016 Low Priority
- ☒ Historic Overlays
 - ☒ Downtown Overlay District
 - ☒ Old Town Overlay
 - ☐ National Register Districts
 - ☐ Olive Street Nat. Reg. Dist.
 - ☐ Williamson County Courthouse Nat. Reg. Dist.
 - ☐ Belford Nat. Reg. Dist.

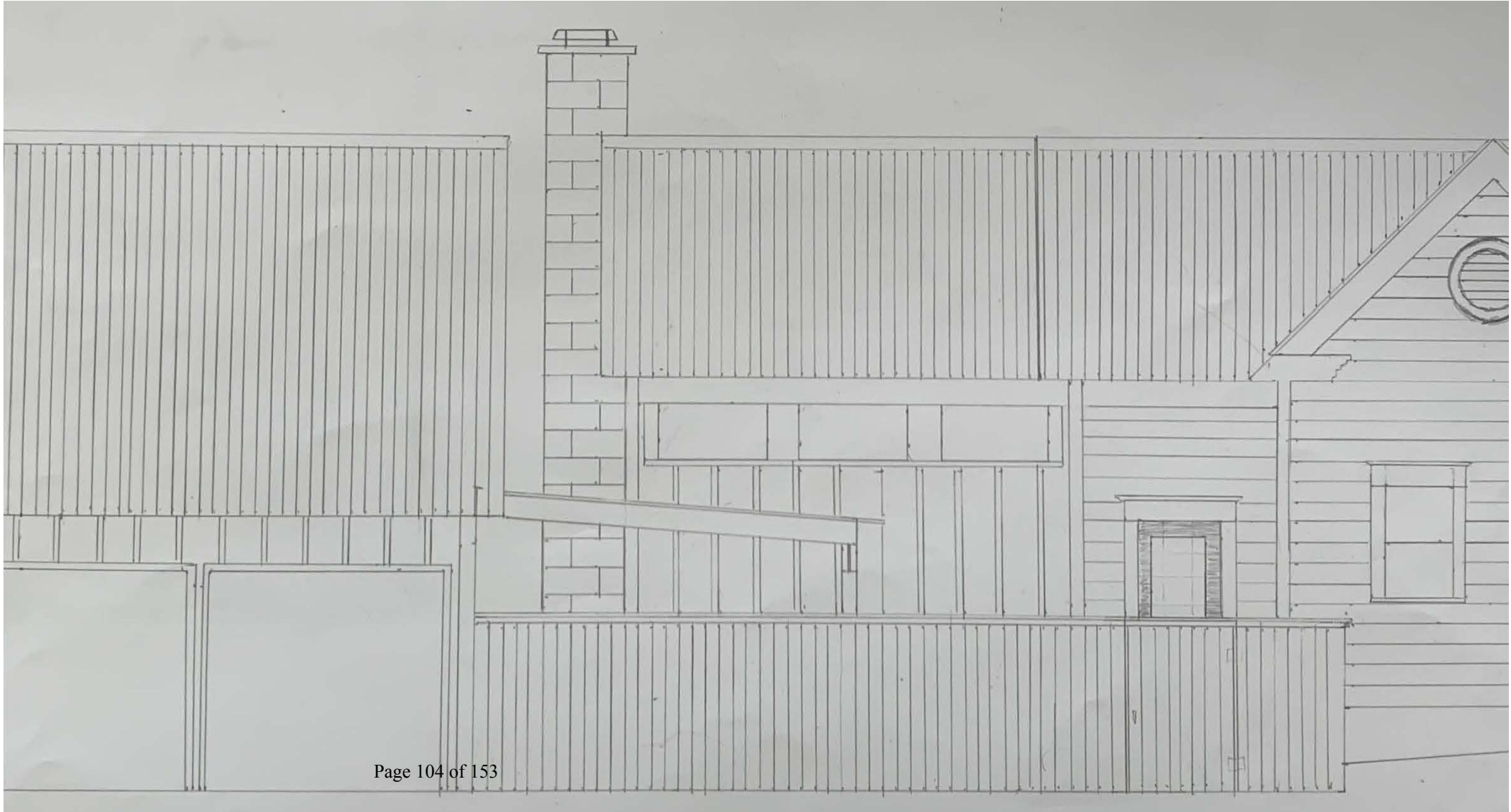
Page 102 of 153

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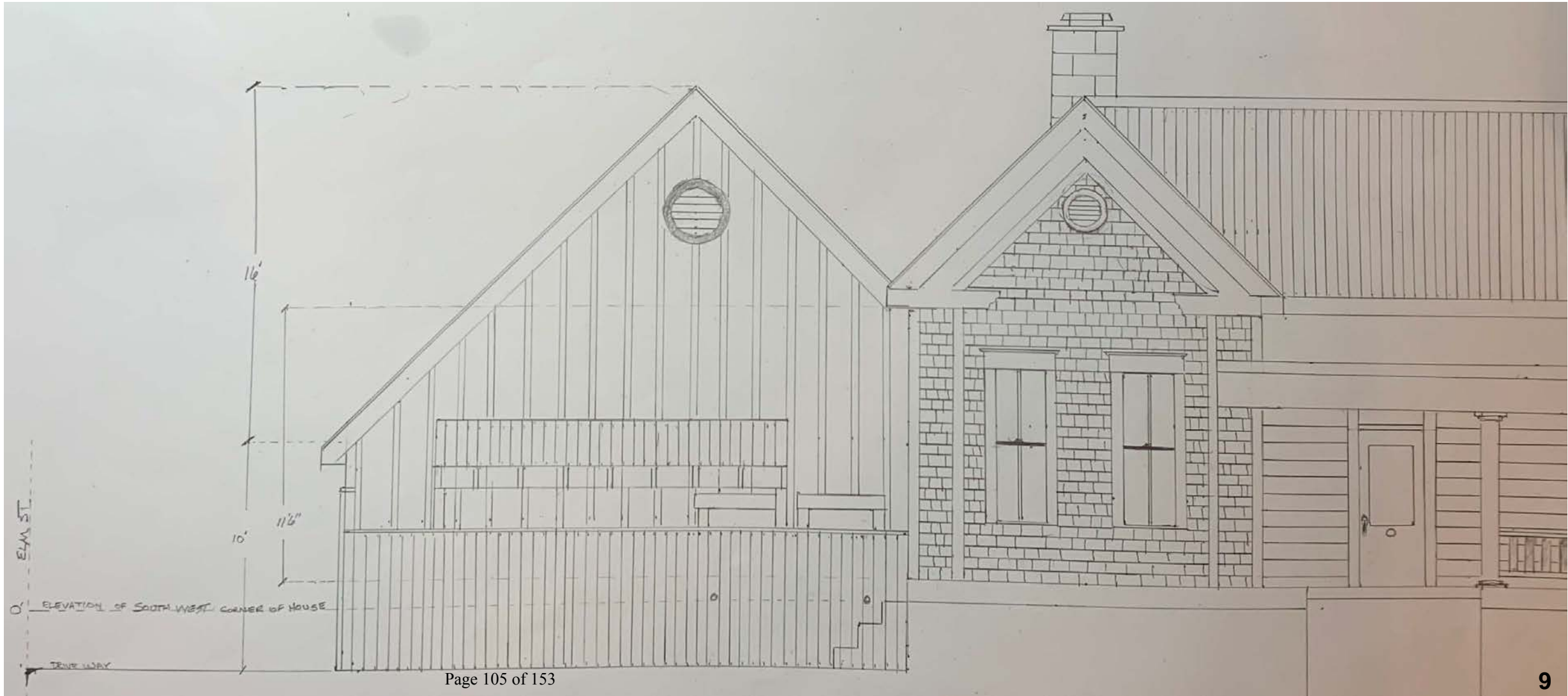
403 E. 4th Street – prior approval (Elm St. Elevation)



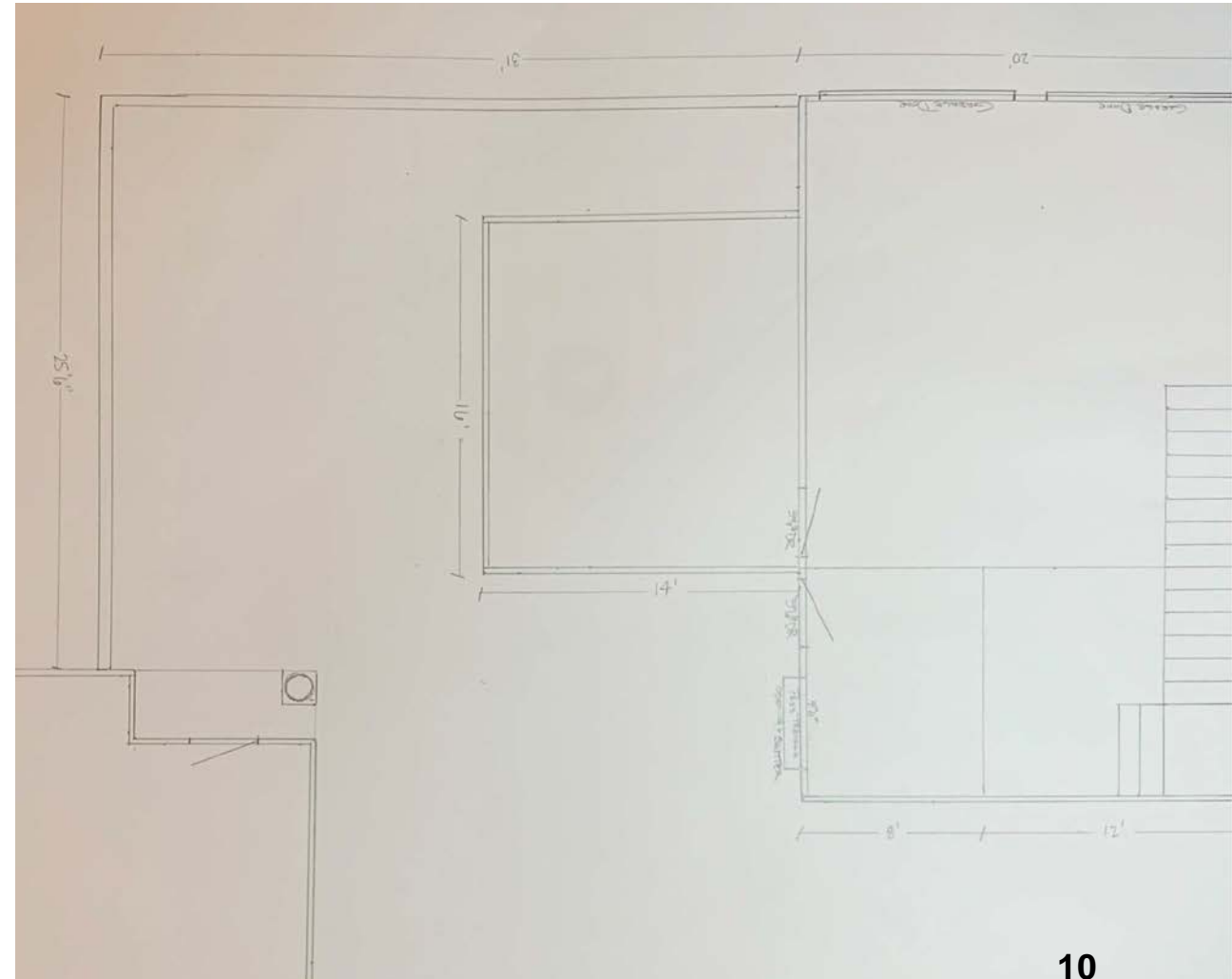
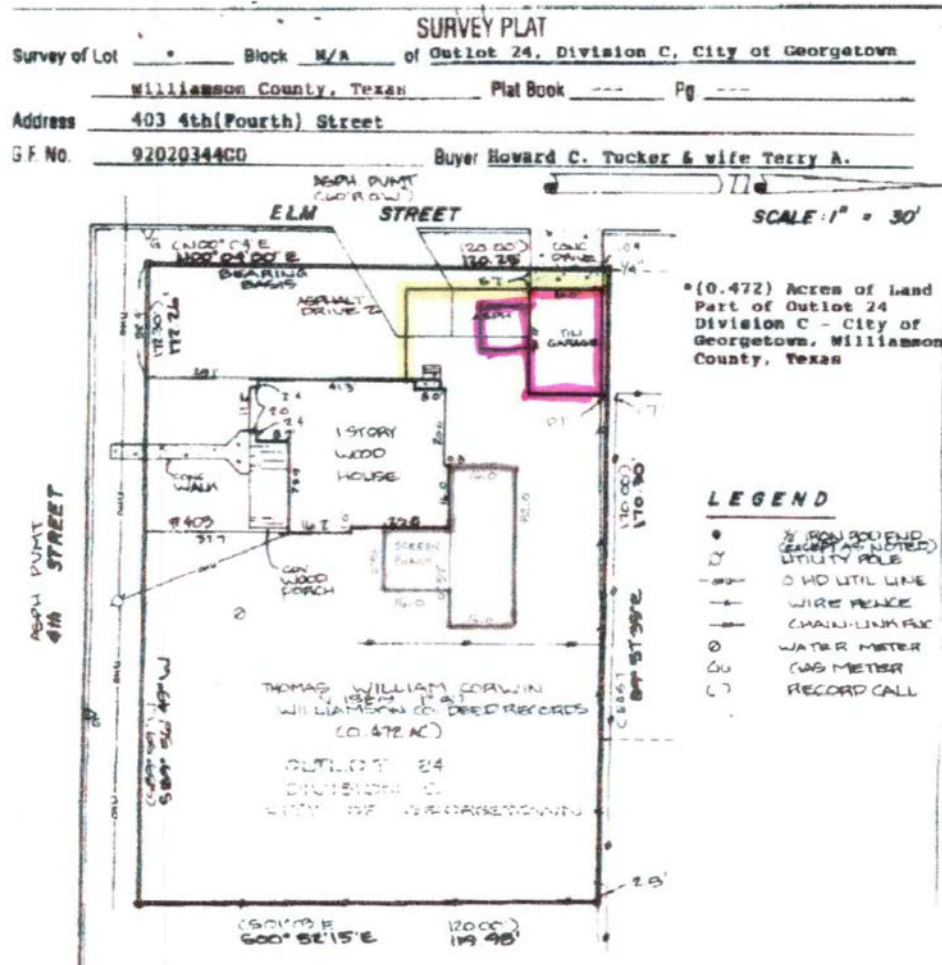
403 E. 4th Street – new design (Elm St. Elevation)



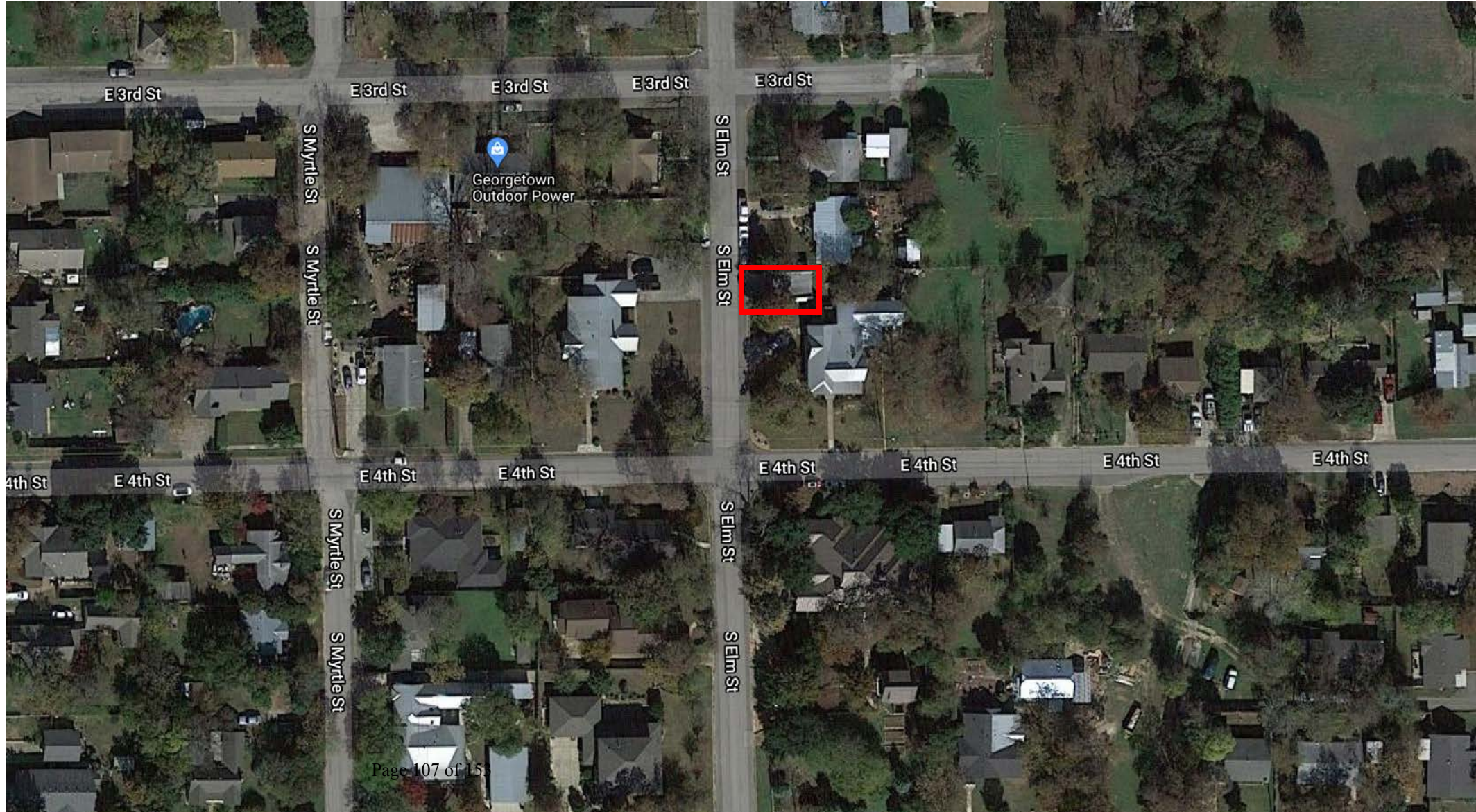
403 E. 4th Street – new design (E. 4th Elevation)



403 E. 4th Street – new design (Survey & Plan)



Current Context



Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
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
2. Compliance with any design standards of this Code;	Partially Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies
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;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	N/A

Setback Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
a. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies
e. Whether the proposed structure is replacing a structure removed within the past year;	N/A
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	N/A

Setback Approval Criteria – UDC Section 3.13.030.D.2

Criteria	Staff's Finding
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Complies
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies
i. The size of the proposed structure compared to similar structures within the same block;	Partially Complies
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Partially Complies
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Partially Complies
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	N/A

Approval Criteria – UDC Section 3.13.030.C.2 (Building Height Modification)

Criteria	Staff's Finding
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	Complies
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	Complies
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	Partially Complies
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
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Partially Complies

Public Notification

- Two (2) signs posted
- Thirty-nine (39) letters mailed
- One (1) public comment in favor and none (0) against

Recommendation

Staff recommends approval of the request for the addition, setback and building height modifications, with the condition that the roofed pergola or covered patio structure be constructed as a separate structure to comply with UDC requirements.

HARC Motion

- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone

City of Georgetown, Texas
Historic and Architectural Review
April 9, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for New Construction (Infill Development) of a Single-Family Residence and a 4’-6” building height increase from the required 15’ maximum building height at the side (south) setback line allowing for a building height of 19’-6” at the side setback at the property located at 1205 Walnut, bearing the legal description of 0.15 acres out of the west portion of Block 1 of the Snyder Addition. - Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The applicant is requesting to construct a 1,432 sq. ft. single-family structure on the vacant lot at 1205 Walnut St., between the approved new residential structure at 1207 Walnut St. and Gus’s Drug. The proposed structure is to have three bedrooms, three baths, a 150 sq. ft. attached carport and a front porch. The design includes a standing seam metal roof, board and batten siding, a steep 12/12 roof slope with a street facing dormer, and both single hung and fixed vinyl windows. The roof ridge height is proposed to be approximately 26’, while the building height as defined by the UDC (measured as the average of the eave and ridge height of a gable roof) is approximately 19’- 6”, within the 30’ height limit for the Old Town Overlay District. Per the proposed site plan, the requirements for setbacks, impervious cover, and floor area ratio are met.

The proposed building height at the side setback along the south property line, or right side of the proposed structure as viewed from Walnut St., exceeds that height limitation as the building height (average of eave and ridge height) at the 6’ side setback is over the 15’ maximum. Therefore, a building height exception of 4’- 6” at the side setback for the south property line is requested. Per the approved project drawings for the residential structure at 1207 Walnut St., directly to the south, that structure is located along the 6’ side setback, with a building height of approximately 19’ (gable roof with the gable facing Walnut St.) and a roof ridge height of approximately 26’.

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 - Materials	Exhibit
☐ Staff Presentation	Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: *March 26, 2020*

File Number: *2020-7-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for New Construction (Infill Development) of a Single-Family Residence and a 4'-6" building height increase from the required 15' maximum building height at the side (south) setback line allowing for a building height of 19'-6" at the side setback at the property located at 1205 Walnut, bearing the legal description of 0.15 acres out of the west portion of Block 1 of the Snyder Addition.

AGENDA ITEM DETAILS

Project Name: *1205 Walnut*
Applicant: *Chance Leigh Custom Homes (Chance Leigh)*
Property Owner: *Chance Leigh Custom Homes LLC*
Property Address: *1205 Walnut Street*
Legal Description: *Snyder Addition, BLOCK 1(W/PT), ACRES 0.15*
Historic Overlay: *Old Town Historic Overlay District*
Case History: *A previous low priority structure at this address was approved by HARC for demolition in January 2018 with COA-2017-032.*

HISTORIC CONTEXT

Date of construction: *N/A*
Historic Resources Survey Level of Priority: *N/A*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New Building Construction (Infill Development)
- ✓ Building Height Modification

STAFF ANALYSIS

The southwest corner of Block 1 of the Snyder Addition to the City of Georgetown was vacant until the late 1920s, when Katharine Hudson constructed and sold a residence at 1205 S. Walnut St. The house was later owned by Gus and Bessie Steenken, founders of Gus's Drug, who relocated the house from 601 University Avenue to that lot in 1963, addressing it at 703 E. 13th St. The relocated house was moved to make way for the new hospital building, and the Steekens briefly lived in the relocated house next to the house Hudson had built. HARC approved the demolition of both structures with COA-2017-032 in January of 2018, and a new residential structure was approved at 1207 S. Walnut – next door to the present request – in August of 2019 after the applicant subdivided the property into two lots. The second lot, addressed at 1205 S. Walnut, is the subject property for this request for new residential construction.

Planning Department Staff Report

Historic and Architectural Review Commission

The applicant is requesting to construct a 1,432 sq. ft. single-family structure on the vacant lot at 1205 Walnut St., between the approved new residential structure at 1207 Walnut St. and Gus's Drug. The proposed structure is to have three bedrooms, three baths, a 150 sq. ft. attached carport and a front porch. The design includes a standing seam metal roof, board and batten siding, a steep 12/12 roof slope with a street facing dormer, and both single hung and fixed vinyl windows. The roof ridge height is proposed to be approximately 26', while the building height as defined by the UDC (measured as the average of the eave and ridge height of a gable roof) is approximately 19'- 6", within the 30' height limit for the Old Town Overlay District. Per the proposed site plan, the requirements for setbacks, impervious cover, and floor area ratio are met.

Per UDC Sec. 4.08.080.C.2, "Maximum building height at the prescribed setback of the underlying base zoning district shall not exceed 15 feet. For each additional three feet of setback from the property line, the building may increase in height by five feet. However, a Certificate of Appropriateness may be approved in accordance with Section 3.13 of this Code to allow building heights in excess of this requirement." The proposed building height at the side setback along the south property line, or right side of the proposed structure as viewed from Walnut St., exceeds that height limitation as the building height (average of eave and ridge height) at the 6' side setback is over the 15' maximum. Therefore, a building height exception of 4'- 6" at the side setback for the south property line is requested. Per the approved project drawings for the residential structure at 1207 Walnut St., directly to the south, that structure is located along the 6' side setback, with a building height of approximately 19' (gable roof with the gable facing Walnut St.) and a roof ridge height of approximately 26'.

The design features proposed (side-gabled roof, porch with columns, windows, front dormer) are those similar to features described as New Traditional Craftsman style of home according to the Field Guide for American Houses (2015), although the 12/12 roof pitch is steeper than would be traditionally found in this type of home. These features are compatible to those found on the block and are supportive of the character of the District, however, all of the structures within the block are a single story. This is also true of properties to the south, on the south side of E. 13th Street. The nearest two-story homes are located to the east, on the east side of Pine St, and across University Ave. to the north.

Chapter 14 of the Design Guidelines state that *"The purpose of guidelines for new construction is not to prevent change in the Old Town Overlay District, but to ensure that the District's architectural and historic character is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, and the details of the proposed building must be compatible with existing historic buildings in the District."* Sec. 4.08.050(H) states that *"The new work should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building or structure and its environment."* Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development. The proposed

Planning Department Staff Report

Historic and Architectural Review Commission

development would include a similar amount of open space on the lot to what existed before the previous home was demolished.

While the proposed home is a similar height to that immediately adjacent on Walnut St., its back yard faces the back yard of the home to the east, minimizing the impact of the two-story structure on the one-story home. The properties surrounding the site are single-story commercial, vacant, or single story residential. They all have roof pitches flatter than the proposed infill structure, although the original home at 1205 Walnut had a similar pitch to that being proposed. The proposed structure's front façade is similar to the previous home on the property, with differences in gables, dormers and porches.

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	
14.1 Locate a new building using a residential setback. <ul style="list-style-type: none">✓ Align the new non-residential building front at a setback that is in context with the area properties.✓ New residential buildings should meet the minimum front setback requirement of the UDC or use an increased setback if the block has historically developed with an extended setback.✓ Generally, additions should not be added to the front facing façades.✓ Where no sidewalk exists, one should be installed that aligns with nearby sidewalks.	Complies <p>The proposed structure complies with the front setback of the zoning district at 20' and is similar to the approved residential structure at 1207 Walnut, which is also located at the 20' front setback. There are currently no other structures facing that block of Walnut St. In addition, the applicant is constructing a sidewalk along Walnut St., connecting to the front entrance of the home via a walkway and connecting to the sidewalk on the adjacent property to the south.</p>
14.6 Where a large building is needed, divide the building into modules that reflect the traditional size of residential buildings <ul style="list-style-type: none">✓ A typical building module should not exceed 20 feet in width. The building module should be expressed with at least one of the following:<ul style="list-style-type: none">– A setback in wall planes of a minimum of 3 feet– A change in primary façade material for the extent of the building module– A vertical architectural element or trim piece.	Complies <p>The proposed structure is divided into modules including the front porch, carport, second floor dormer (set back from the front line of the porch), and the rear module with a lower roof.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

✓ Variations in façade treatments should be continued through the structure, including its roofline and front and rear façades.	
14.10 - Non-traditional siding materials are discouraged. <ul style="list-style-type: none"> ✓ Typically, artificial stone and brick veneer are not appropriate. ✓ Asphalt shingles are not appropriate. ✓ Aluminum and vinyl are not appropriate. 	<p style="text-align: center;">Complies</p> <p>The siding is HardiPanel vertical siding with HardieTrim batten boards, which is a fiber composite siding material that mimics wood siding.</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;	<p style="text-align: center;">Complies</p> <p>The application was deemed complete by Staff.</p>
2. Compliance with any design standards of this Code;	<p style="text-align: center;">Partially Complies</p> <p>Proposed project complies with UDC requirements, excepting 15' building height limitation at side (south) setback, which it exceeds by 4' - 6".</p>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, particularly #9, to the most extent practicable;	<p style="text-align: center;">Complies</p> <p>The proposed project is for a new structure; however, the proposed new construction protects the integrity of the site and maintains a similar degree of open space as the previous development.</p>
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;	<p style="text-align: center;">Complies</p> <p>Proposed project complies with applicable Guidelines.</p>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p style="text-align: center;">Complies</p> <p>Design features and materials of the structure are similar to the previous home and structures in the immediate area. The roof pitch, while steeper than surrounding structures, is similar to the former home on the site.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies Building is designed with modules, one of which steps-down toward the adjacent single-story structure behind the subject property.
7. The overall character of the applicable historic overlay district is protected; and	Complies Proposed project does not diminish the character of the Old Town 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 Signage is not proposed as part of this project.

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 project does not block Courthouse or Town Square views, and the proposed building height exception is only at a setback condition.
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	Complies Proposed project does not affect Downtown Overlay District or Town Square District.
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	Complies Proposed building height exception at the side (south) setback would not create a relationship with the existing or approved structures that would be discordant with those 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	Complies Proposed project is not unlike other steep roof pitches in the Old Town Historic Overlay District, and height with second floor is compatible with transition from residential district to adjacent and nearby commercial sites.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Complies Proposed height exception is not adjacent to historic buildings, nor does it diminish them.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for the reasons stated above. Additionally, the proposed structure would continue a new pattern of larger, taller structures in the block where it is located. There is a commercial structure to the north and an approved two-story structure to the south, as well as a rear-yard relationship with the nearest single-story home to the east; these circumstances minimize the impacts of a two-story structure on the block. The structure is also designed such that modules transition to lower height/massing as they abut single-story homes.

PUBLIC COMMENTS

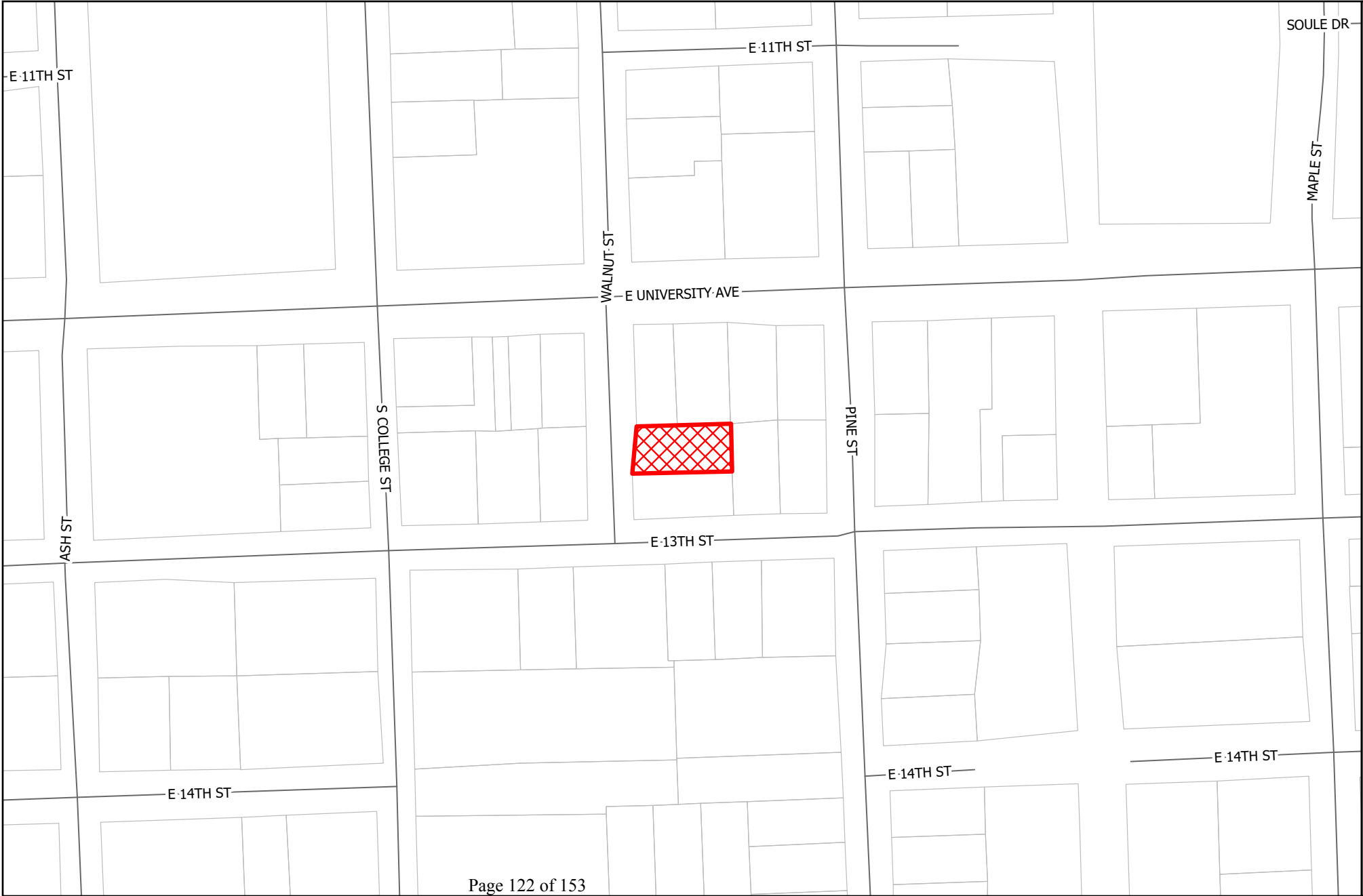
As of the date of this report, staff has received no written comments.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Drawings & Specifications
Exhibit 4 – Materials

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner

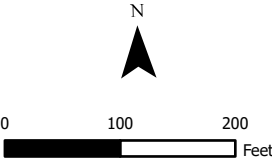


LOCATION

2020-7-COA

Exhibit #1

-  Site
-  Parcels



February 12,2020

Letter of Intent

RE: 1205 Walnut Street

Georgetown, Texas 78627

This project is the construction of a new residential single-family home located within the Old Town Overlay District at 1205 Walnut Street. The proposed residence has 1432 SF of conditioned space consisting of 3 Bedrooms, 3 Baths, Kitchen, Great Room, Studio and a 150 SF Carport. The home is positioned on the lot within all existing building lines and setbacks; no variances or exceptions are needed or requested. As detailed on the plans submitted the Impervious Cover percentage for this project is 34%, the Floor to Area Ratio is 20% and the maximum building height is 26' 1 ¼", all well within the guidelines established.

This proposed home will include a sitting front porch, with exposed rafters, as well as multiple windows facing the street. The pitched metal roof and use of board and batten siding will relate well with the traditional design and character of the surrounding homes along 13th Street and is similar to numerous existing homes within the Old Town Overlay District. This project will not only be compatible with those homes but will, when considered with the project already approved for 1207 Walnut, re-establish the residential nature of Walnut for the area from Gus's Drugs to 13th Street which for several years has remained vacant.

This home has the primary building entrance facing the street with a walkway connected to the sidewalk that will be constructed within this project which not only emphasizes the residential nature of the area but improves the neighborhoods walkability.

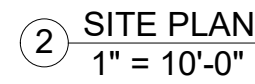
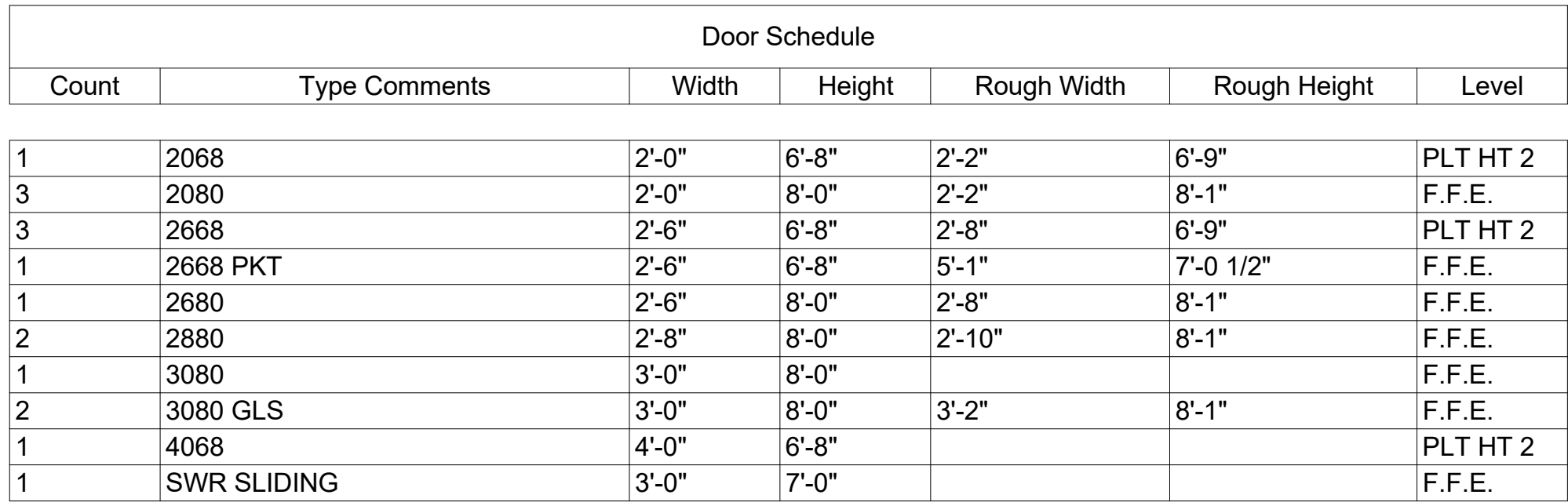
Compatibility with homes within the District was also a consideration of our color palate for this project. The roof will be a Galvalume standing seam metal roof with a visual impact like tin roofs of the past. The Hardi siding will be painted Sherwin Williams Mineral Gray (SW2740) with Creamy (SW7012) as the trim color.

Landscaping will be similar to homes in the area with a Planter area left of the walkway to the house, planted beds to the right and an area of shrubs along the

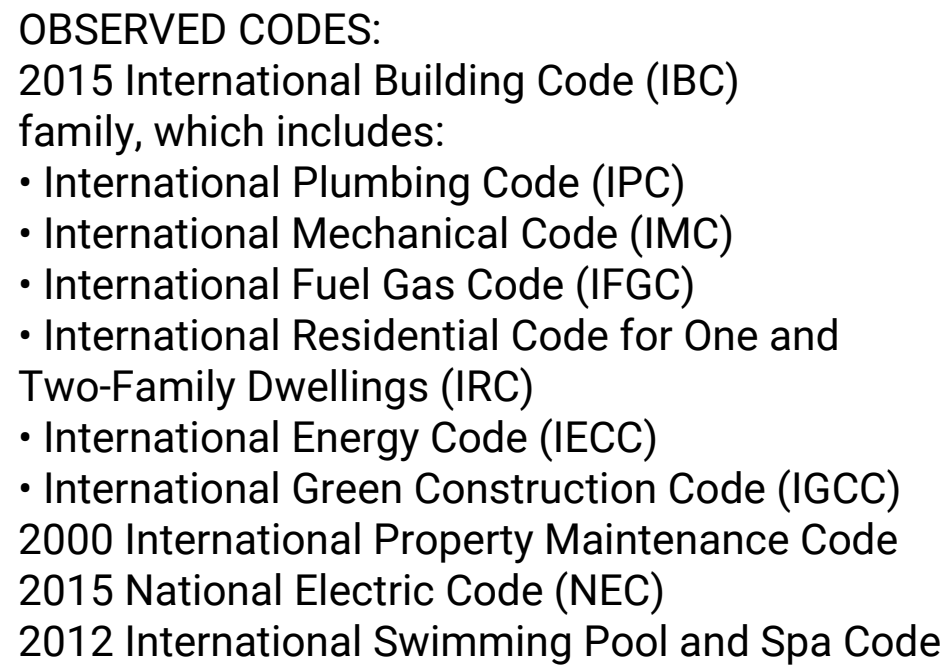
North side of the drive way to establish the yard area and provide a buffer and transition from the Commercial area North of the home to the neighborhood.

When complete, the overall appearance of this residence will be that of a mid-century farmhouse common to the area at that time. The home will be visually compatible with the materials used on existing structures in the immediate area and Old Town in general while incorporating modern and sustainable construction materials and methods that make this home energy efficient, safe and durable.

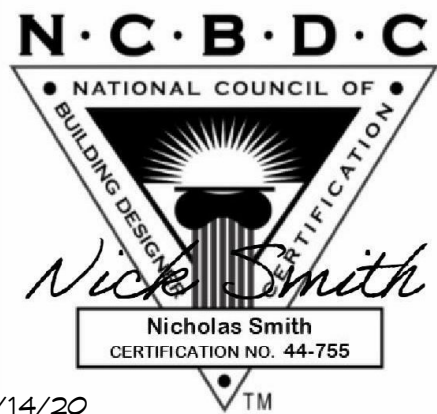
Chance Leigh Custom Homes LLC



LOT AREA CALCULATION				
Name	Area Type	Area	Comments	AREA CALCULATION
BUILDING FOOTPRINT	Gross Building Area	1281 SF	IMPERVIOUS AREA	20%
EXISTING GARAGE	Floor Area	576 SF	IMPERVIOUS AREA	9%
WALKWAY	Exterior Area	45 SF	IMPERVIOUS AREA	1%
DRIVEWAY	Exterior Area	285 SF	IMPERVIOUS AREA	4%
IMPERVIOUS AREA		2187 SF		34%
LOT AREA	Exterior Area	3975 SF	PERVIOUS AREA	62%
PLANTER AREA	Exterior Area	205 SF	PERVIOUS AREA	3%
PERVIOUS AREA		4180 SF		66%
TOTAL LOT AREA		6368 SF		100%



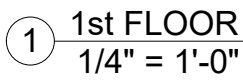
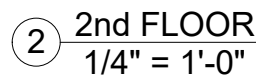
Nick Smith
Senior Planner
325 Simpson Ave.
Cedar Creek, TX 78612
(512) 409-6819
nick@centexblueprint.com

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COVER PAGE			
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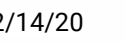
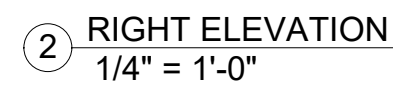
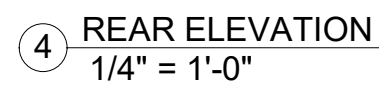
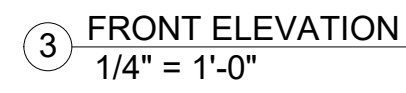
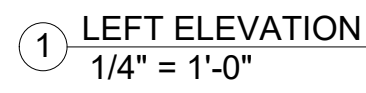


Non HVAC	CARPORT	150 SF
Non HVAC	FRONT PORCH	125 SF
Non HVAC	STOOP	40 SF
		315 SF
		1747 SF



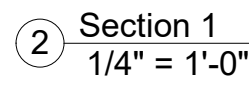
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CHANCE LEIGH HOMES LLC
1205 WALNUT STREET
GEORGETOWN TEXAS 78626

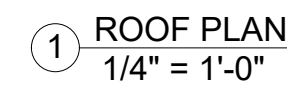
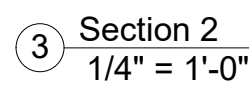
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Scale $1/4" = 1'-0"$



- DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS
- ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS.
- ROOF ASSEMBLY: STANDING SEAM METAL ROOF ON 30 LB FELT MIN ON 7/16" O.S.B. MIN ON RAFTERS PER STRUCTURAL PLAN
- ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS. ECT. SHALL BE FINISHED OR PAINTED TO COMPLEMENT ROOF
- PROVIDE FLEXIBLE PIPE FLASHINGS AT ALL PENETRATIONS WHERE APPLICABLE
- ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED OR TRIPLE SINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS
- COORDINATE WITH STRUCTURAL PLAN FOR ALL ROOF MEMBER SIZING
- 16" SOFFIT TYP



N.C.B.D.C.
 NATIONAL COUNCIL OF
 BUILDING DESIGNERS CERTIFICATION
 Nick Smith
 Nicholas Smith
 CERTIFICATION NO. 44-755
 TM

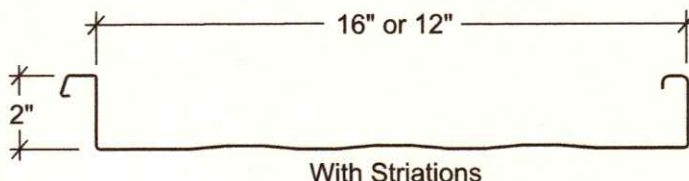
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Scale $1/4" = 1'-0"$

ROOFING SYSTEM

GENERAL DESCRIPTION



Coverage Width - 16" or 12"

Minimum Slope - 1/2:12

Panel Attachment - Low, High (Fixed or Floating) or Utility (No insulation clearance)

Panel Substrate - Galvalume® (standard)

Gauge - Standard: 24 ; Optional: 22

Finishes - Smooth Striated (standard)* or Embossed Striated and SMOOTH or Embossed Striated with Pencil Ribs

Coatings - Signature® 200, Signature® 300, Signature® 300 Metallic

PRODUCT SELECTION CHART

PRODUCT	Signature® 300 Metallic		Signature® 300		Signature® 200		Galvalume Plus®	
	24 Ga.	22 Ga.	24 Ga.	22 Ga.	24 Ga.	22 Ga.	24 Ga.	22 Ga.
BattenLok® HS								
16" Wide	■	■	■	■	■	■	●	■
12" Wide	■	■	■	■	■	■	●	■

Signature is a registered trademark of NCI Group, Inc. Galvalume Plus is a registered trademark of BIEC International.

- — Available in any quantity.
- — Minimum quantity may be required.

Other colors, finishes, gauges, and materials available; please inquire.

* Striated panels are standard to reduce "oil canning".

CAUTION

Diaphragm capabilities and purlin stability are not provided by manufactures BattenLok® HS roof system. Therefore, other bracing may be required to conform to A.I.S.C. or A.I.S.I. specifications.

Example of MBCT standing seam metal roof.



HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



True to the tradition of
PERFORMANCE AND BEAUTY.

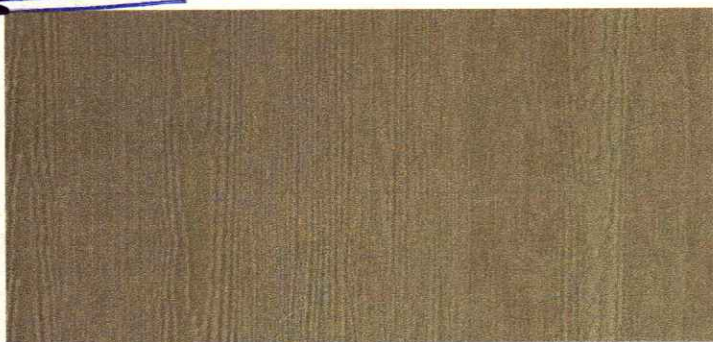
HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

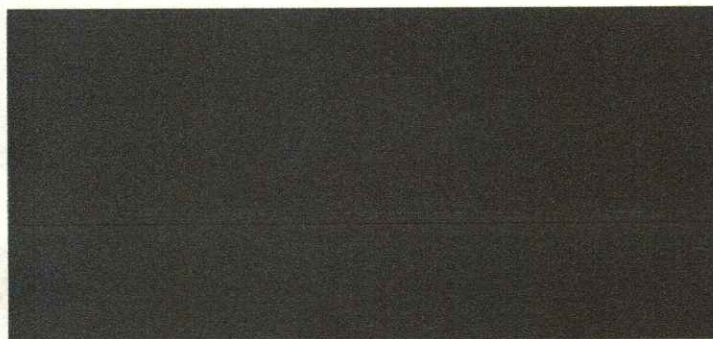
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



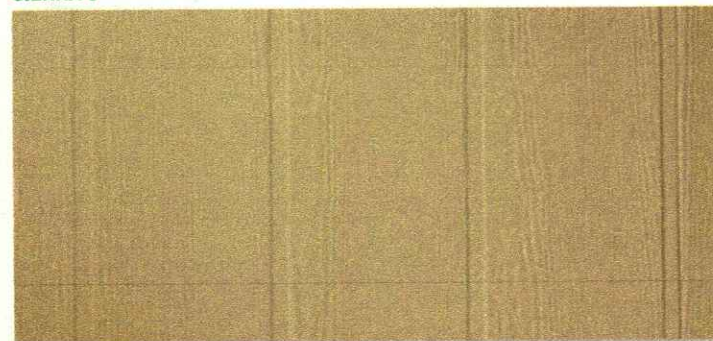
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓



3500 Vinyl Single-Hung Window

The 3500 vinyl single-hung window offers **handcrafted quality, exceptional durability, and optimal energy efficiency.** With standard features that include a pre-punched mounting fin and removable sash for easy drywall pass through, our 3500 window is ideal for any new home construction project. A full-length lift rail and metal reinforcements at the meeting rail provide aesthetic and performance benefits that complement the window's builder-friendly attributes.

PERFORMANCE FEATURES

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Welded, multi-chambered frame and sash for superior strength and energy-efficiency
- Integral J-Channel and mounting fin with pre-punched holes for easy and efficient installations
- Top glass is drop-in tape glazed for easy material pass through
- Heavy-duty weatherstripping for protection against wind, rain, dust, and noise

3500
SINGLE-HUNG

*Welded multi-chamber
mainframe design*

*2 7/8" frame
depth*



*Dual-pane
insulated glass*

TOP
SELLER



Standard
Optional

Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 2 3/8" frame depth
- 3/4" insulating glass
- Continuous head and sill mulling for twins and triples

CONVENIENCE & STYLE

The 3500 features the following design details on every window:

- Silicone-glazed sash
- Recessed tilt latch
- Full-length lift rail

SAFETY & SECURITY FEATURES

- Dual-opposing locks create a stronger, safer seal
- Optional tempered glass is four times stronger than non-tempered glass and safer if broken
- Optional obscure glass allows light in while protecting privacy
- Optional Window Operating Control Device (WOCD) restricts sash opening and reduces the risk of accidental falls

SIZING

MINIMUM & MAXIMUM (available in 1/8" increments)

- 13"-48" wide x 24"-96" high

CREATE A CUSTOMIZED LOOK

GRID TYPES & SIZES

- 1/4" flat grids-between-the-glass
- 3/8" flat grids-between-the-glass
- 1/4" sculptured grids-between-the-glass
- 1 1/4" simulated divided light

GRID PATTERNS



Colonial



9-Lite Perimeter



6-Lite Perimeter



Diamond

VINYL/EXTRUDED COLORS



White



Almond



Clay

EXTERIOR LAMINATE*



Bronze



Black

EXTERIOR PAINT†



Cream



Almond



Clay



Silver



Cocoa



Forest Green



Bronze



Black

ENERGY-EFFICIENT GLASS PACKAGES

Our **dual-pane** insulated glass package options help save on heating and cooling costs while enhancing home comfort

- In **cool weather**, insulated glass provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- In **warm weather**, it helps reduce solar heat gain and minimize glare to improve interior comfort
- Able to meet **ENERGY STAR®** requirements in all four climate zones

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.33	0.31	28
Low-E glass with grids	0.33	0.28	28
Argon and Low-E glass	0.30	0.31	28
Argon and Low-E glass with grids	0.30	0.28	28
HP Low-E glass	0.33	0.23	28
HP Low-E glass with grids	0.33	0.21	28
Argon and HP Low-E glass	0.30	0.22	28
Argon and HP Low-E glass with grids	0.30	0.20	28
Argon and Northern Energy Star Low-E glass	0.30	0.54	28
Argon and Northern Energy Star Low-E glass with grids	0.30	0.48	28

Note: all values based on standard 3/4" dual-pane IGU



* Exterior laminate available with white interior only; available with 1/4" flat or 1/4" sculptured grids only; not available with J-Channel

† Exterior paint available with 1/4" sculptured grids only



Mi

Experience Clarity™

OUR MISSION

Getting It Right Every Time

We build each of our products the same way we built our company: with integrity and precision. Every Mi window and door is handcrafted in the United States using state-of-the-art manufacturing techniques, and is backed by vigorous in-house testing procedures. We are 100% committed to offering the styles, value, and performance you're after.

Discover everything we have to offer at miwindows.com, or by calling 1-717-365-3300.

1205 Walnut St 2020-7-COA

Historic & Architectural Review Commission
April 9, 2020

Item Under Consideration

2020-7-COA – 1205 Walnut

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness for New Construction (Infill Development) of a Single-Family Residence and a 4'-6" building height increase from the required 15' maximum building height at the side (south) setback line allowing for a building height of 19'-6" at the side setback at the property located at 1205 Walnut, bearing the legal description of 0.15 acres out of the west portion of Block 1 of the Snyder Addition.

Items Under Consideration



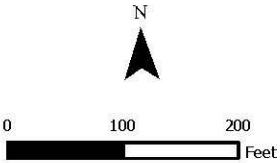
- New Construction (Infill Development) of a new Single-Family Residence
- a 4'-6" building height increase from the required 15' maximum building height at the side (south) setback line allowing for a building height of 19'-6" at the side setback



LOCATION
2020-7-COA

Exhibit #1

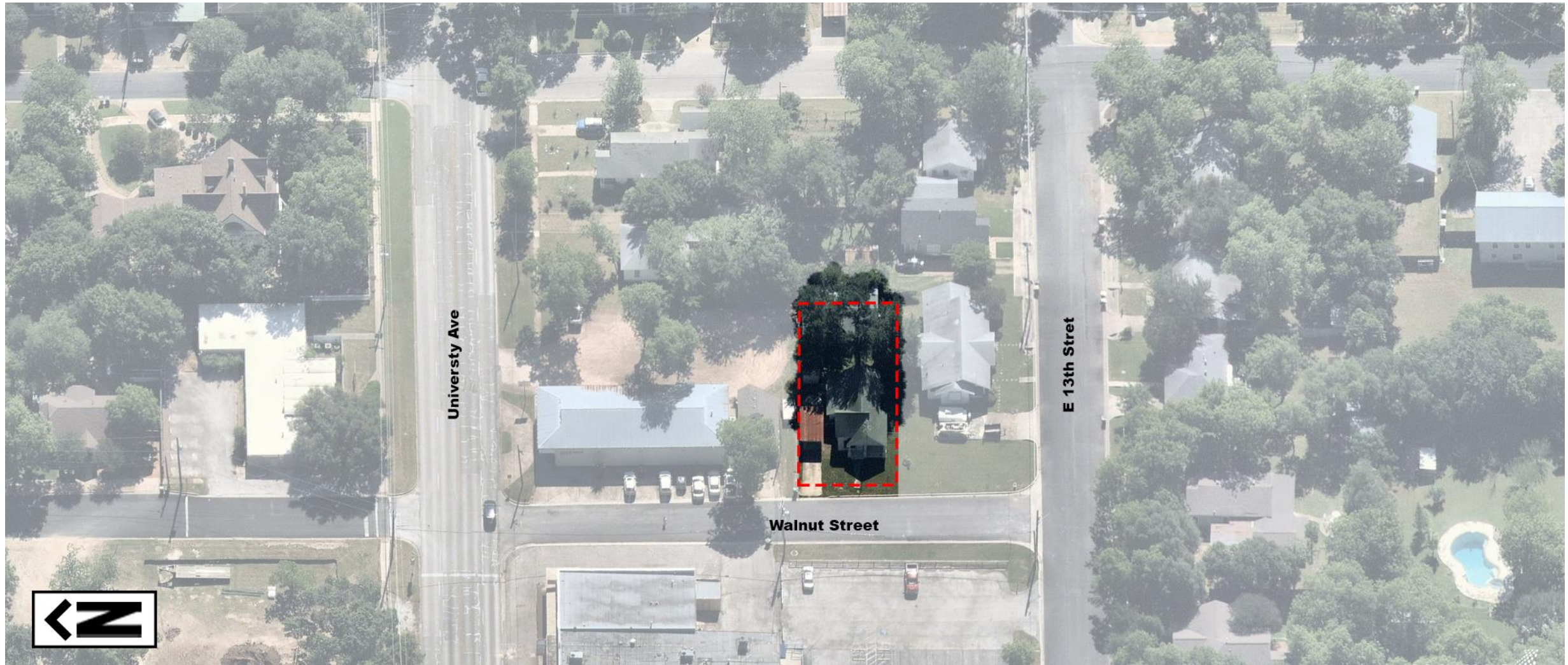
-  Site
-  Parcels



Current Context



Site History (previously constructed buildings)



Site History (previously approved building demolitions)



Current Context - surrounding properties

- 2016 High Priority
- 2016 Low Priority
- 2016 Medium Priority



1. 706 University Ave
2. 708 University Ave
3. 705 13th St
4. 707 13th St



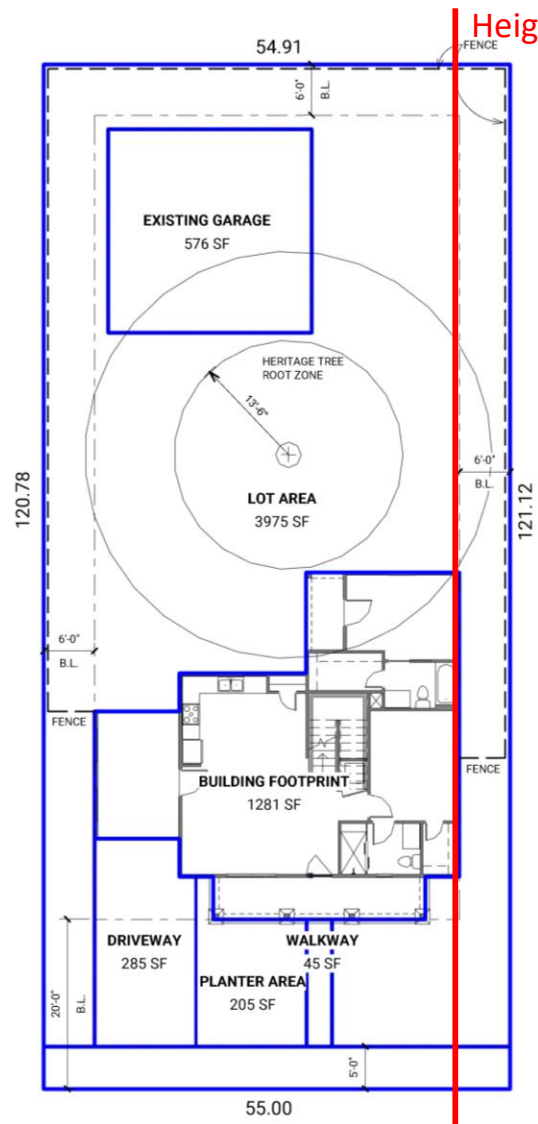
1207 Walnut (immediately south– previously approved design



Current Site (view from Walnut looking east)



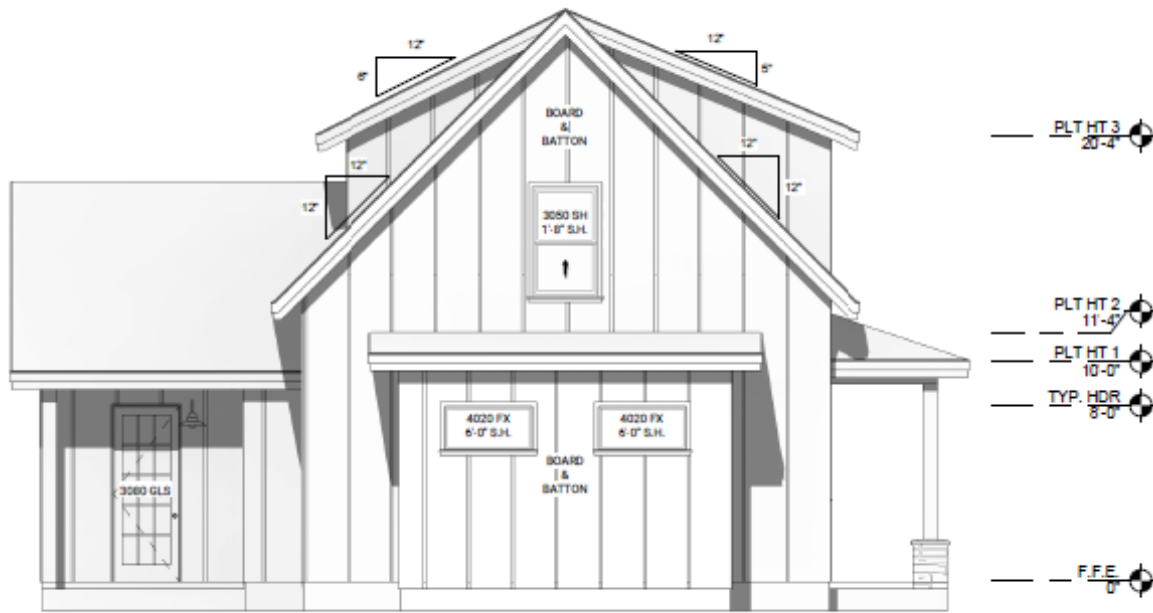
Proposed Design



Height modification to allow 19'6 at side (south) setback



Proposed Elevations



① LEFT ELEVATION
 1/4" = 1'-0"

Left (North) Elevation

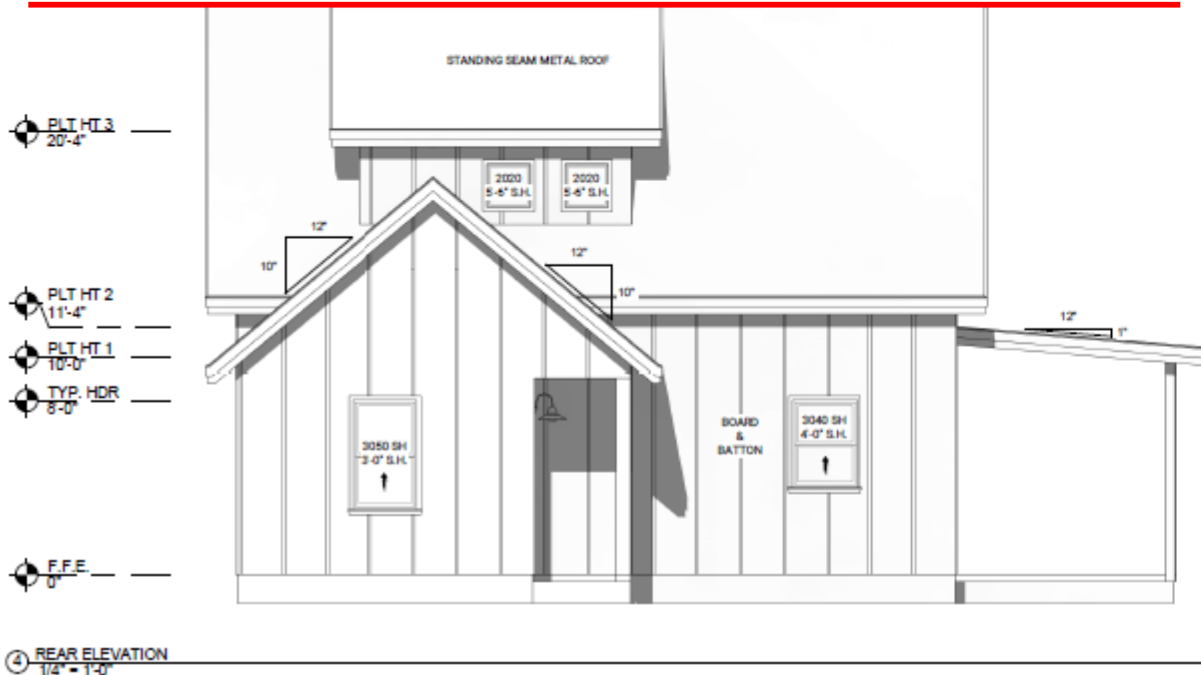


③ FRONT ELEVATION
 1/4" = 1'-0"

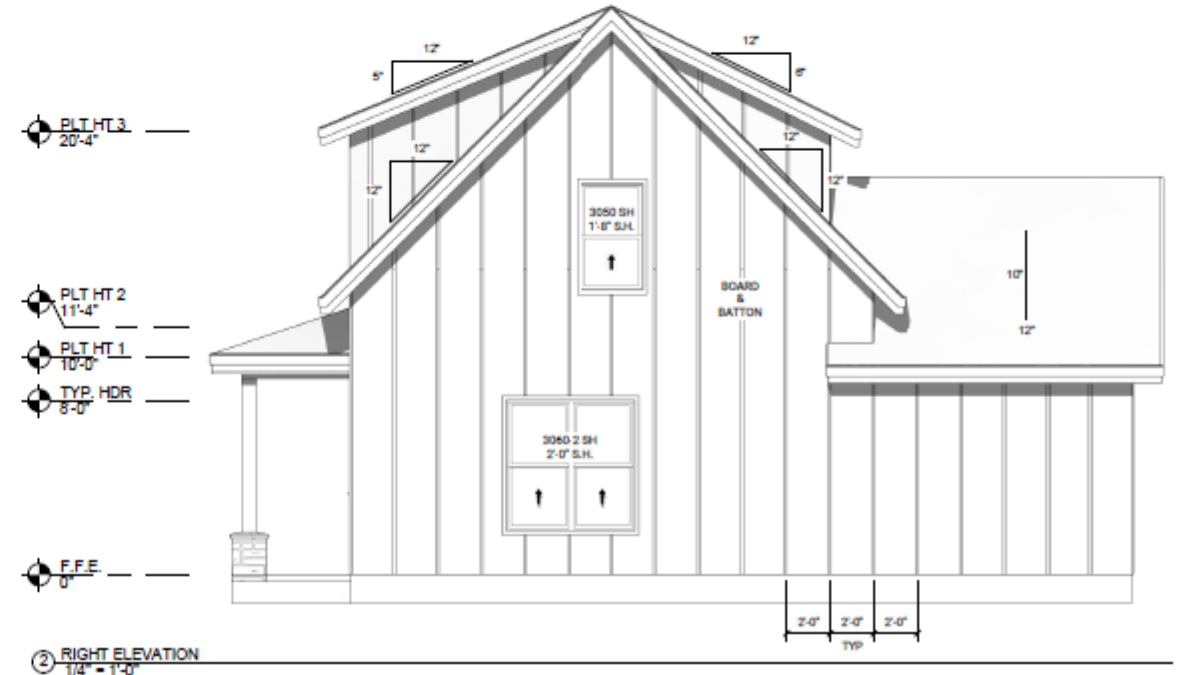
Front (West) Elevation

Proposed Elevations

Height modification to allow 19'6" at side (south) setback



Right (South) Elevation



Rear (East) Elevation

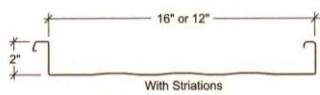
Proposed Materials

BattenLok® HS



ROOFING SYSTEM

GENERAL DESCRIPTION



Coverage Width - 16" or 12"
Minimum Slope - 1/2:12
Panel Attachment - Low, High (Fixed or Floating) or Utility (No insulation clearance)
Panel Substrate - Galvalume® (standard)
Gauge - Standard: 24 ; Optional: 22
Finishes - Smooth Striated (standard)* or Embossed Striated and Smooth or Embossed Striated with Pencil Ribs
Coatings - Signature® 200, Signature® 300, Signature® 300 Metallic

PRODUCT SELECTION CHART

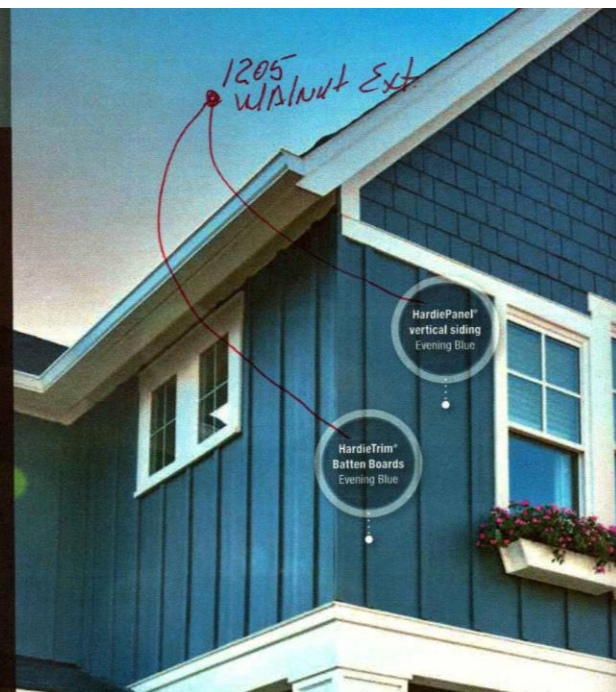
PRODUCT	Signature® 300 Metallic		Signature® 300		Signature® 200		Galvalume Plus®	
	24 Ga.	22 Ga.	24 Ga.	22 Ga.	24 Ga.	22 Ga.	24 Ga.	22 Ga.
BattenLok® HS	■	■	■	■	■	■	●	■
16" Wide	■	■	■	■	■	■	●	■
12" Wide	■	■	■	■	■	■	●	■



HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardiePanel®

Thickness 5/16 in



SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

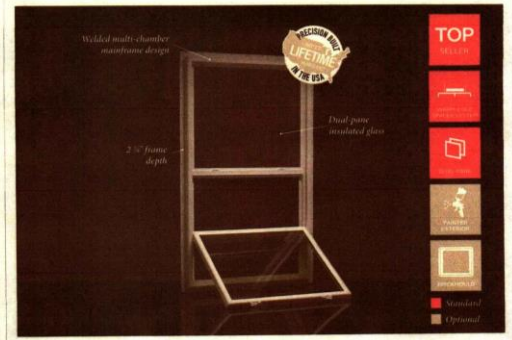


3500 Vinyl Single-Hung Window

The 3500 vinyl single-hung window offers handcrafted quality, exceptional durability, and optimal energy efficiency. With standard features that include a pre-punched mounting fin and removable sash for easy dry-wall pass through, our 3500 window is ideal for any new home construction project. A full-length lift rail and metal reinforcements at the meeting rail provide aesthetic and performance benefits that complement the window's builder-friendly attributes.

PERFORMANCE FEATURES

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Welded, multi-chambered frame and sash for superior strength and energy efficiency
- Integral J-Channel and mounting fin with pre-punched holes for easy and efficient installation
- Top glass is drop-in tape glazed for easy material pass through
- Heavy-duty weatherstripping for protection against wind, rain, dust, and noise



Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 2 1/4" frame depth
- 1/2" insulating glass
- Continuous head and sill mulling for terms and trips

SAFETY & SECURITY FEATURES

- Dual opposing locks create a stronger, safer seal
- Optional tempered glass is four times stronger than non-tempered glass and safer if broken
- Optional obscure glass allows light in while protecting privacy
- Optional Window Operating Control Device (WOC) restricts sash opening and reduces the risk of accidental falls

CONVENIENCE & STYLE

The 3500 features the following design details on every window:

- Silicone-glazed sash
- Recessed tilt latch
- Full-length lift rail

CREATE A CUSTOMIZED LOOK

GRID TYPES & SIZES

- 1/2" flat grids between the glass
- 1/4" flat grids between the glass
- 1/2" sculptured grids between the glass
- 1 1/2" simulated divided light

GRID PATTERNS

SIZING

MINIMUM & MAXIMUM (available in 1/2" increments)

- 13"-48" wide • 24"-96" high

ENERGY-EFFICIENT GLASS PACKAGES

Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort

- **In cool weather:** insulated glass provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- **In warm weather:** it helps reduce solar heat gain and minimize glass to improve interior comfort
- Able to meet ENERGY STAR® requirements in all four climate zones

EXTERIOR LAMINATE*

EXTERIOR PAINT†

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.33	0.37	28
Low-E glass with grids	0.33	0.38	28
Argon and Low-E glass	0.30	0.31	28
Argon and Low-E glass with grids	0.30	0.28	28
HP Low-E glass	0.33	0.23	28
HP Low-E glass with grids	0.33	0.21	28
Argon and HP Low-E glass	0.30	0.22	28
Argon and HP Low-E glass with grids	0.30	0.20	28
Argon and Northern Energy Star Low-E glass	0.30	0.24	28
Argon and Northern Energy Star Low-E glass with grids	0.30	0.28	28

Note: all values based on standard 1 1/4" dual-pane IGU

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
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
2. Compliance with any design standards of this Code;	Partially Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies
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;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	N/A

Approval Criteria – UDC Section 3.13.030.C.2 (Building Height Modification)

Criteria	Staff's Finding
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	Complies
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	Complies
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	Complies
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	Complies
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Complies

Public Notification

- One (1) sign posted
- Thirty-four (34) letters mailed
- No public comments

Recommendation

- Staff recommends approval of the request for building height modification and new residential construction.

HARC Motion

- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone