

**Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
April 23, 2020 at 6:00 PM
at Video Conference**

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 23, 2020 via teleconference. To participate, please copy and paste the weblink into your browser: <https://bit.ly/34967st>

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: 512-672-8405

Conference ID: 684 743 473#

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 April 9, 2020 regular meeting 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 (COA)** for replacing a historic architectural feature with a non-historic architectural feature and the addition of an awning or canopy for the property located at 224 W. 8th Street, bearing the legal description of 0.2983 acres out of part of Lots 6 and 7 of Block 50 of the City of Georgetown. – Britin Bostick, Downtown & Historic Planner
- E **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness (COA)** for a 6' setback encroachment into the required 6' side (west) setback to allow the expansion of a residential accessory structure 0' from the side (west) property line at the property located at 1202 E 15th St., bearing the legal description of 0.517 acres out of Block 9 of Outlot Division B -- Britin Bostick, Downtown & Historic Planner
- F 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.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review
April 23, 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.

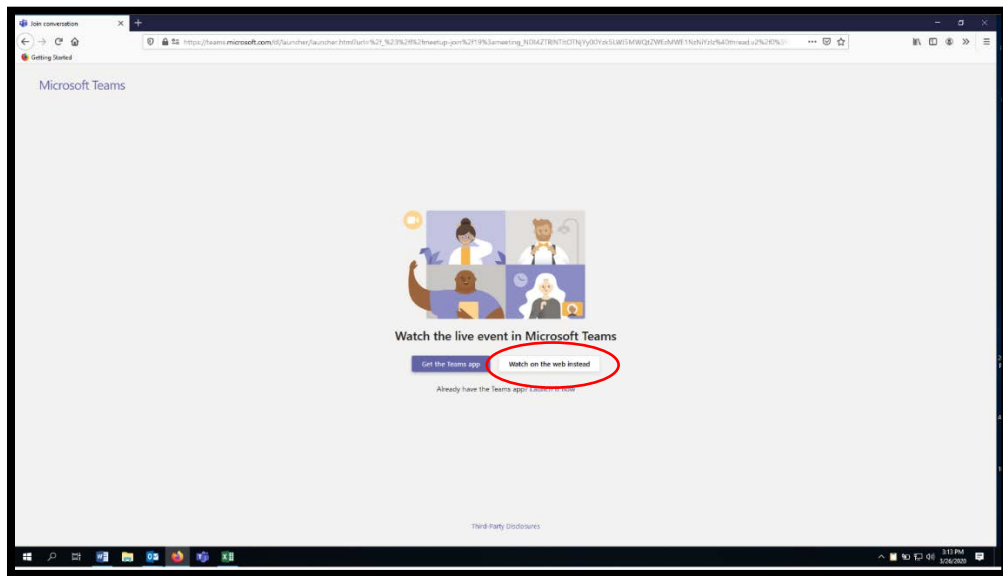
- **If I log into the meeting on my computer can you see me?** NO. Logging into the meeting via the computer is the equivalent of watching the meeting on your TV. We cannot see you and we cannot hear you. If you want to participate in public comment or as a commissioner in voting and discussion you need 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

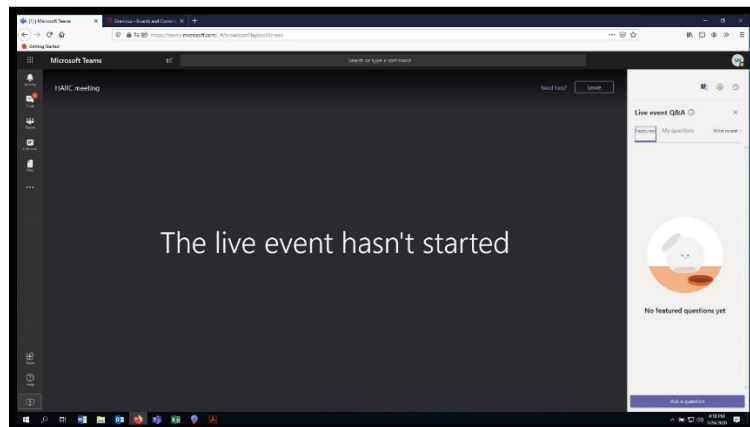
Steps for joining the meeting

- **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**)*



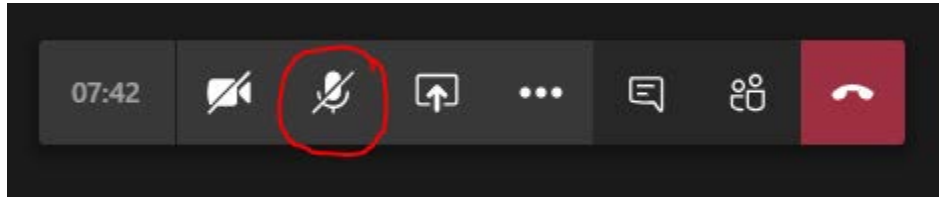
- **Step 3:** You will enter the meeting and see this screen. Wait here until the event starts. If you intend on participating in the meeting (public comment/ commissioner deliberations), please take this time to also call in via the dial in number above.

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

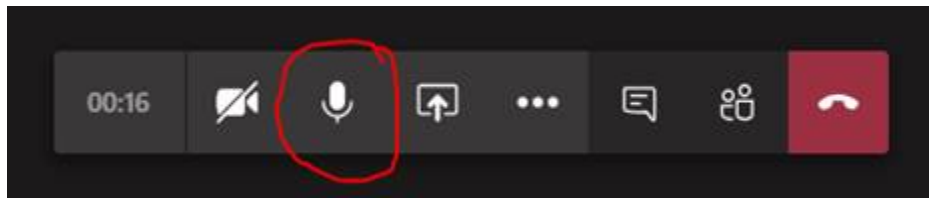


- **Step 4: Prepping for the Meeting** - mute your mic until you need to speak. To unmute yourself when you are on the phone, press the unmute button on your screen & **PRESS *6 in your key pad.**

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 labels 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

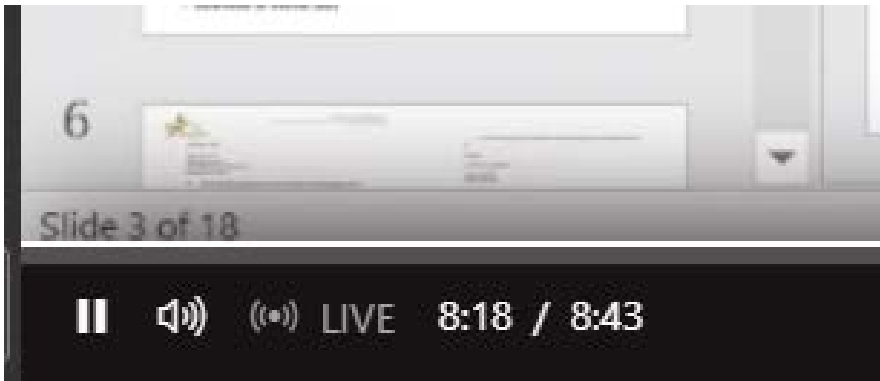
Ask a question Function--IF you attend late please announce yourself using this function.

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 23, 2020

SUBJECT:

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

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Mirna Garcia, Management Analyst

ATTACHMENTS:

Description		Type
	Minutes	Backup Material

City of Georgetown, Texas
Historic and Architectural Review Commission
Minutes
April 9, 2020 at 6:00 p.m.
Teleconference meeting: <https://bit.ly/2wMzvby>

The regular meeting convened at 6:00PM on April 9, 2020 via teleconference at: <https://bit.ly/2wMzvby>

To participate by phone: Call in number: +1 512-672-8405 Conference ID#: 939481030#.

Public Comment was allowed via the conference call number or the “ask a question” function on the video conference option; no in-person input was allowed.

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

Member absent: Robert McCabe

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 6:05 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. (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

Nelson instructed Commissioner and members of the public on how the virtual conference will be conducted, and explained how public comments will be addressed.

- 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 meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

Motion to approve the minutes as presented by Commissioner Mitchell. Second by Commissioner Curry. Approved (6-0).

- 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

Staff report presented by Bostick. 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.

The applicant, Lee McIntosh, addressed the Commission and commented on speaking with members of the community to identify any concerns.

Chair Parr opened the Public Hearing.

John Graves is concerned with the level of noise and also the materials used which affect the feel of the neighborhood.

McIntosh explained that there will be no overnight stays, and the areas with kennels will be sound proofed to ensure no sound gets out.

Bostick explained the use of stucco was reviewed by staff. Although it is different than the original materials used, when compared to other options, this is appropriate.

Pam Mitchell expressed concern with the footprint of the proposed structure and concern with compliance. She also inquired about the hours of operation.

Bostick explained that the addition to the building is to give it more height for higher ceilings which will help rebuild the roof with a better slope.

Chair Parr closed the Public Hearing.

Motion to approve Item D (2019-44-COA) as presented by Commissioner Nunn. Second by Commissioner Curry. Approved (6-0).

- 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

Staff report presented by Bostick. 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.

Chair Parr opened the Public Hearing.

Pam Mitchell is concerned with the modification to garage height and maintaining compliance.

Chair Parr closed the Public Hearing.

Bostick explained that the applicant asked for height modification for a higher pitched roof while maintaining compliance.

Motion to approve Item E (2019-75-COA) as presented by Commissioner Morales. Second by Commissioner Nunn. Approved (6-0).

- 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

Staff report presented by Bostick. 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'.

The applicant, Chance Leigh addressed the Commission and explained they are trying to maintain similar square footage to homes in the neighborhood.

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

Motion to approve Item F (2020-7-COA) as presented by Commissioner Asendorf-Hyde. Second by Commissioner Browner. Approved (6-0).

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

No updates at this time.

Adjournment

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

Meeting adjourned at 7:20pm

Approved, Amanda Parr, Chair

Attest, Terri Asendorf-Hyde, Secretary

City of Georgetown, Texas
Historic and Architectural Review
April 23, 2020

SUBJECT:

Public Hearing and possible action on a request for a **Certificate of Appropriateness** (COA) for replacing a historic architectural feature with a non-historic architectural feature and the addition of an awning or canopy for the property located at 224 W. 8th Street, bearing the legal description of 0.2983 acres out of part of Lots 6 and 7 of Block 50 of the City of Georgetown. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The applicant is requesting HARC approval to alter the storefront entrance in the western-most lease space of the building addressed at 224 W. 8th Street and to remove the existing double entrance doors and replace them with a recessed single-door storefront section with sidelights, which would retain the existing historic brick below the current storefront windows, and frame out a new, wood, recessed entrance with wood kick plates, windows in the sides of the recessed entrance and a single entrance door with windows on either side of the wood door. The applicant has pointed out that recessing the entrance could assist with weather-related water infiltration issues, which can be common to north-facing entrances that are not covered in Downtown Georgetown, especially when the entrance has wood doors that do not have the same weather seal as a new storefront door may. The applicant is also requesting HARC approval for the addition of a 6' deep wood and metal flat canopy over the entire section of storefront in the lease space. The new canopy would be installed between the existing storefront windows and transom windows, with metal tie rods for support.

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 - Historic Resource Survey	Exhibit
☐ Staff Presentation	Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: *April 23, 2020*

File Number: *2020-11-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature and the addition of an awning or canopy for the property located at 224 W. 8th Street, bearing the legal description of 0.2983 acres out of part of Lots 6 and 7 of Block 50 of the City of Georgetown.

AGENDA ITEM DETAILS

Project Name: *Tea Room*
Applicant: *Davin Hoyt (Davin Consulting)*
Property Owner: *John & Susan Hoyt*
Property Address: *224 W. 8th Street*
Legal Description: *0.2983 acres out of part of Lots 6 and 7 of Block 50 of the City of Georgetown*
Historic Overlay: *Downtown Historic Overlay District*
Case History: *2019-77-COA approved by HPO for paint color change*

HISTORIC CONTEXT

Date of construction: *1920 (HRS)*
Historic Resources Survey Level of Priority: *High*
National Register Designation: *Not Individually Listed, Included in Williamson County Courthouse National Register Historic District*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Replacing a historic architectural feature with a non-historic architectural feature (entrance)
- ✓ The addition of an awning or canopy

STAFF ANALYSIS

The applicant's request is to modify one of five identical entrance sections in a historic multi-tenant commercial building that faces W. 8th Street. The Historic Resource Survey estimates the construction of the subject property around 1920, and the architectural style of the building fits that time period. The 1916 Sanborn Fire Insurance Map shows three small wooden structures on the site, including a secondhand furniture store along W. 8th Street. Aerial photos of Downtown Georgetown taken around 1934 show the brick building with a canopy across the front, and the 1984 Historic Resource Survey photos show the same canopy attached between the storefront and transom windows, with five identical flush storefront entrances along the W. 8th Street façade. Although the building lacks ornamentation and

Planning Department Staff Report

Historic and Architectural Review Commission

the canopy has been removed from the façade, the building is identified as a High Priority structure on the 1984, 2007 and 2016 Historic Resource Surveys. The 1984 HRS inventory form describes a canopy, but does not provide the material, which was likely wood and appears to be wood in the 1984 photos.

The applicant is requesting HARC approval to alter the storefront entrance in the western-most lease space of the building addressed at 224 W. 8th Street and to remove the existing double entrance doors and replace them with a recessed single-door storefront section with sidelights, which would retain the existing historic brick below the current storefront windows, and frame out a new, wood, recessed entrance with wood kick plates, windows in the sides of the recessed entrance and a single entrance door with windows on either side of the wood door. The applicant has pointed out that recessing the entrance could assist with weather-related water infiltration issues, which can be common to north-facing entrances that are not covered in Downtown Georgetown, especially when the entrance has wood doors that do not have the same weather seal as a new storefront door may. The applicant is also requesting HARC approval for the addition of a 6' deep wood and metal flat canopy over the entire section of storefront in the lease space. The new canopy would be installed between the existing storefront windows and transom windows, with metal tie rods for support.

Part of the applicant's proposed exterior changes include the replacement of the metal double door on the west façade of the structure with a double door with divided light window openings. Other proposed changes include the replacement of the rear overhead door with a new paneled door and transom window, paint color changes to the existing rear windows and the addition of a flat canopy above the new paneled door. These changes are either to architectural features that are not historic due to their not being the original material or design, or they are not changes made to a street-facing façade, and therefore do not require approval of a Certificate of Appropriateness. The openings in the masonry walls are not proposed to be changed with these alterations.

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 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
6.12 Preserve the position, number, size, and arrangement of historic windows and doors in a building wall. <ul style="list-style-type: none">✓ Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.✓ Do not close down an original opening to accommodate a smaller window. Restoring	Complies Removing the double metal commercial doors on the western façade and replacing them with double wooden doors maintains the same number of openings in the same size and configuration.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
<p>original openings which have been altered over time is encouraged.</p> <p>✓ Historically, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.</p>	
<p>6.19 Where entries were not recessed historically, maintain them in their original position.</p> <ul style="list-style-type: none"> • However, one may need to comply with other code requirements, including door width, direction of swing, and construction. • In some cases, entries must comply with accessibility requirements of the Americans with Disabilities Act. Note, however, that some flexibility in application of these other regulations is provided for historic properties. • See also <i>Preservation Briefs #32: Making Historic Properties Accessible</i>, published by the National Park Service. 	<p>Does Not Comply</p> <p>Recessing the entrance to this lease space does not maintain the entrance in its original position, nor would this proposed recessed entrance be consistent with the four other building entrances along W. 8th Street. There are no accessibility or other code requirements that create the need to recess the entrance in this case. Additionally, the Design Guidelines recommend, “Commercial buildings should, for the most part, all relate to the street and to pedestrians in the same manner: with a clearly defined primary entrance and large windows that display goods and services offered inside. The repetition of these standard elements creates a visual unity on the street that should be preserved.”</p>

GUIDELINES	FINDINGS
CHAPTER 7 – DESIGN GUIDELINES FOR ADAPTIVE RE-USE, ADDITIONS, & ALTERATIONS	
<p>7.1 Avoid alterations that would damage historic features.</p> <ul style="list-style-type: none"> • Avoid alterations that would hinder the ability to interpret the design character of the original building. ✓ Alterations that seek to imply an earlier time period than that of the building are inappropriate. 	<p>Partially Complies</p> <p>Recessing the entrance of this lease space when the original building was designed with five entrances flush with the face of the building would alter the perception of the design character; however, the addition of a flat canopy is consistent with the original building design.</p>
<p>7.2 Properties designated by the City as a High or Medium Priority Historic Structure should be preserved and their historic character retained.</p>	<p>Does Not Comply</p> <p>Recessing the entrance to this lease space does not preserve or retain the historic character of the building as a whole as it</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<ul style="list-style-type: none">Due to special circumstances, a structure's historic priority may change over time (because a reduced number of similar style structures in stable condition still exist within the district or city, or if unknown historic information becomes available that adds significance).	alters one of the five identical primary entrance features.
CHAPTER 10 – DESIGN GUIDELINES FOR AWNINGS & CANOPIES	
10.2 A fixed metal canopy may be considered. <ul style="list-style-type: none">✓ Appropriate supporting mechanisms are wall-mounted brackets, chains, and posts.✓ Consider using a contemporary interpretation of those canopies seen historically.	Complies The proposed wood and metal canopy is consistent with the historic style of the building.
10.4 Mount an awning or canopy to accentuate character-defining features. <ul style="list-style-type: none">✓ It should be mounted to highlight moldings that may be found above the storefront and should not hide character-defining features.✓ Its mounting should not damage significant features and historic details.	Complies The new canopy is proposed to be mounted between the storefront and transom windows and to extend the width of the storefront section, which is consistent with the design of the building façade and does not obscure any features or details.

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 reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	Complies Complies with applicable UDC requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies SOI Standard #9: "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

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed alteration of the entrance is not consistent with this standard, but the proposed installation of the flat canopy is.
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>Partially Complies</p> <ul style="list-style-type: none">• Complies with Design Guidelines 10.2 "A fixed metal canopy may be considered." and 10.4 "Mount an awning or canopy to accentuate character-defining features."• Partially Complies with Design Guideline 7.1 "Avoid alterations that would damage historic features."• Does Not Comply with Design Guideline 6.19 "Where entries were not recessed historically, maintain them in their original position." or with 7.2 "Properties designated by the City as a High or Medium Priority Historic Structure should be preserved and their historic character retained."
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p>Partially Complies</p> <p>The proposed alteration of the entrance for this lease space changes the relationship of the four storefront sections of the building and the flat canopy, although appropriate for the building, does not span the full width of the building façade as it historically did.</p>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<p>Complies</p> <p>The canopy addition is compatible with surrounding properties.</p>
7. The overall character of the applicable historic overlay district is protected; and	<p>Complies</p> <p>This Downtown Historic Overlay District includes both flush and recessed entrances, as well as flat canopies above storefronts with transom windows above the canopy.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	The proposed alterations to not diminish the character of the Downtown 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 is proposed as part of this project.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for the addition of the canopy, and *DENIAL* of the request for the recessed entrance, for the reasons stated above, recommending that the entrance be maintained in its current flush position and configuration identical to the other storefront entrance sections in the building facade. The request to recess the single entrance would create an entrance inconsistent with the other building entrances and alter the character of the façade. While the addition of the canopy over one of the four building entrances does not contribute to a consistent building façade, the proposed canopy is consistent with both the style of the building and with historic photos, which show a flat wooden canopy across the facade of the building, separating the storefront from the transom windows. In the current context of the building use, which is the occupancy of the eastern part of the building by The Georgetown Palace (Theater) Education Department and the western lease space with a new Tea Shop, Staff can acknowledge that some alterations to the Tea Shop entrance, which include the approved paint color change, can successfully signal a transition or a point of interest.

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 – Plans & Specifications
Exhibit 4 – Historic Resource Survey

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner

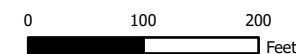


LOCATION

2020-11-COA

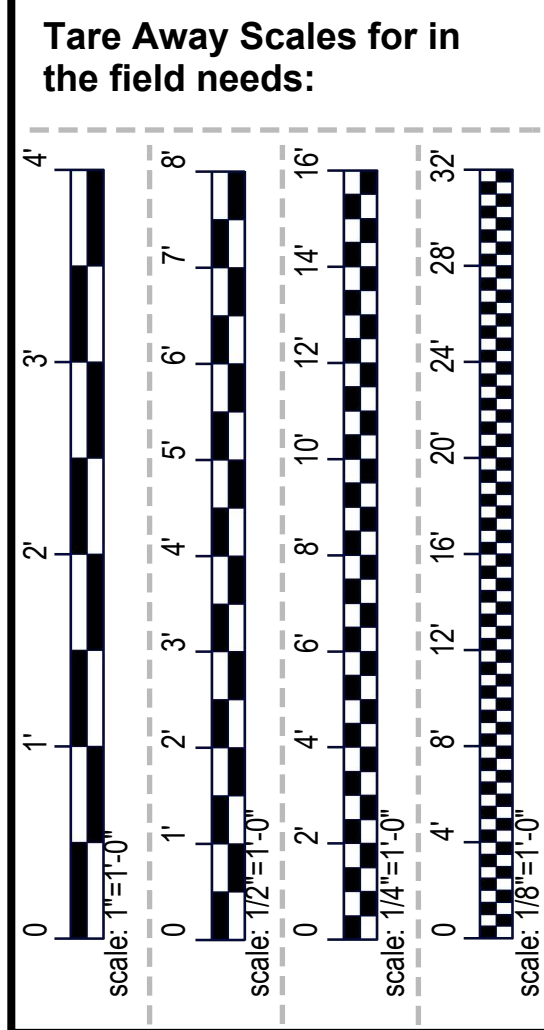
Exhibit #1

-  Site
-  Parcels





a: Davin Hoyt
c: Davin Consulting
p: (737) 402.9843
e: davinhoyt@gmail.com



AUTHOR INFORMATION:

a: Davin Hoyt
c: Davin Consulting
p: (737) 402.9843
e: davinhoyt@gmail.com

To Whom It May Concern:

I wish to change the facade entrance, add visibility to the south and west doors, and add a front and back awning, at the future location of the Tea Room at 224 W. 8th Street.

The current facade does not have an awning. All the suites had wooden awnings in the 1980s removed. I wish to return a wood awning here. I also wish to rearrange the entrance by focusing patron traffic to a single door inset six feet from the existing facade. This rearrangement will make the business more secure, and protect the interior from moisture problems that have plagued this area (of the building) to date.

The current west doors are solid commercial. I wish to replace them with commercial french doors, similar to what 600 Degrees has on their east wall - a layout that is mirroring this layout.

The current south door is a solid metal garage roll up door. I wish to replace it with a glass accordion door with one single hinge door, and clerestory panels above. This is to meet the interior layout needs. Above this set of doors I wish to add a wood awning to shade the large opening from harsh southern sun rays (all day).

Thank you for your time,

Regards,

Davin Hoyt
Applicant

TEA ROOM
224 W. 8th Street, Georgetown, Texas 78626

CLIENT INFORMATION:

Davin Hoyt
(737) 402.9843
davinhoyt@gmail.com
Georgetown, Texas

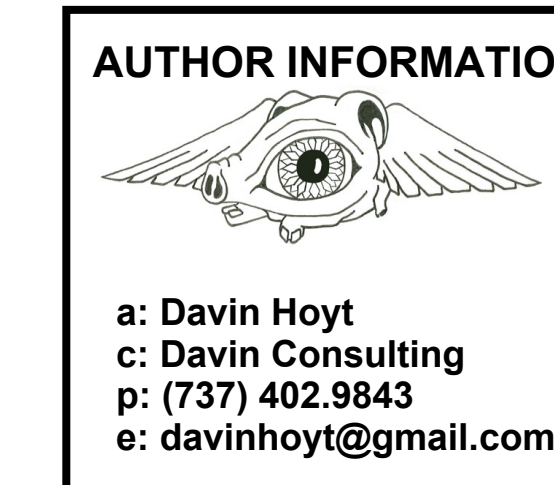
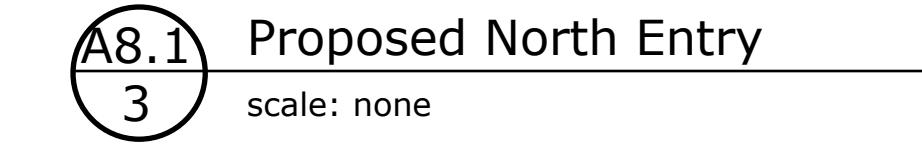
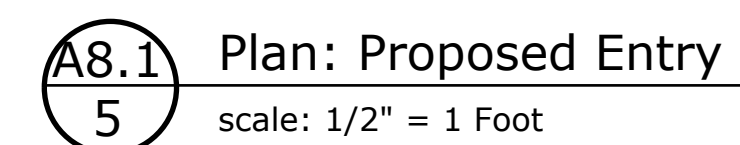
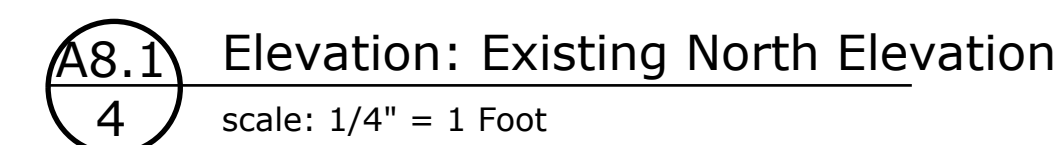
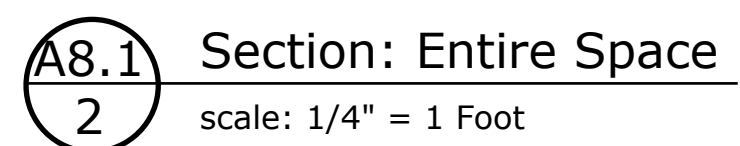
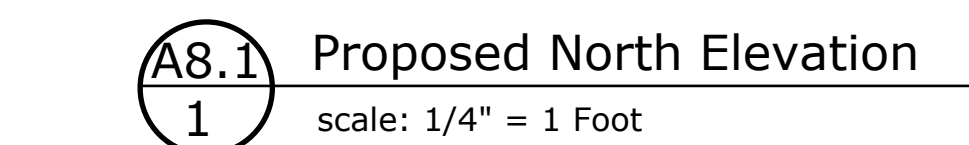
LETTER
OF INTENT

TIMES
Date: 10/25/2018
Rev.: 03/09/2020

Print Size: 48"x36"

C1.2

C1.2
1 Letter of Intent
scale: none



TEA ROOM
224 W. 8th Street, Georgetown, Texas 78626

CLIENT INFORMATION:

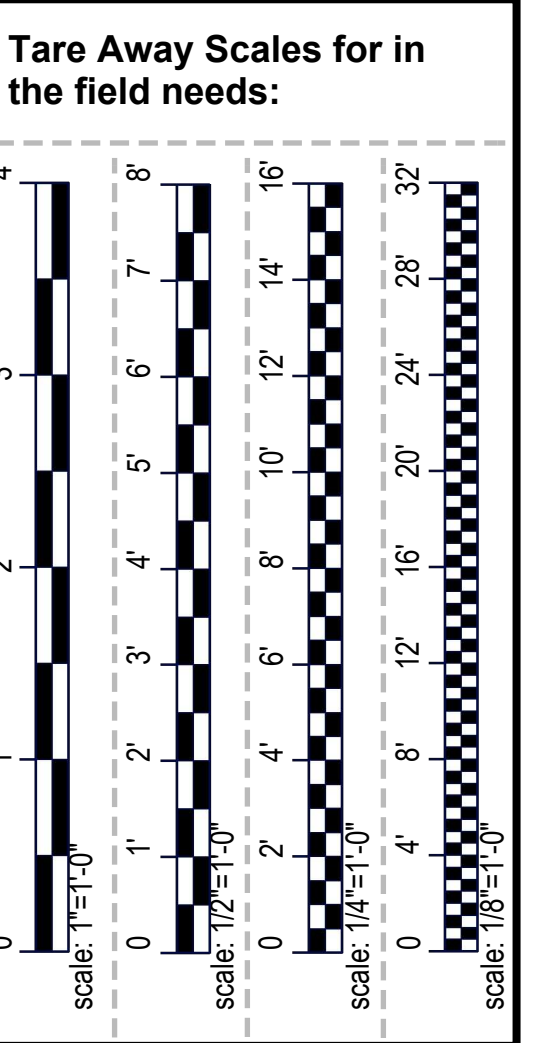
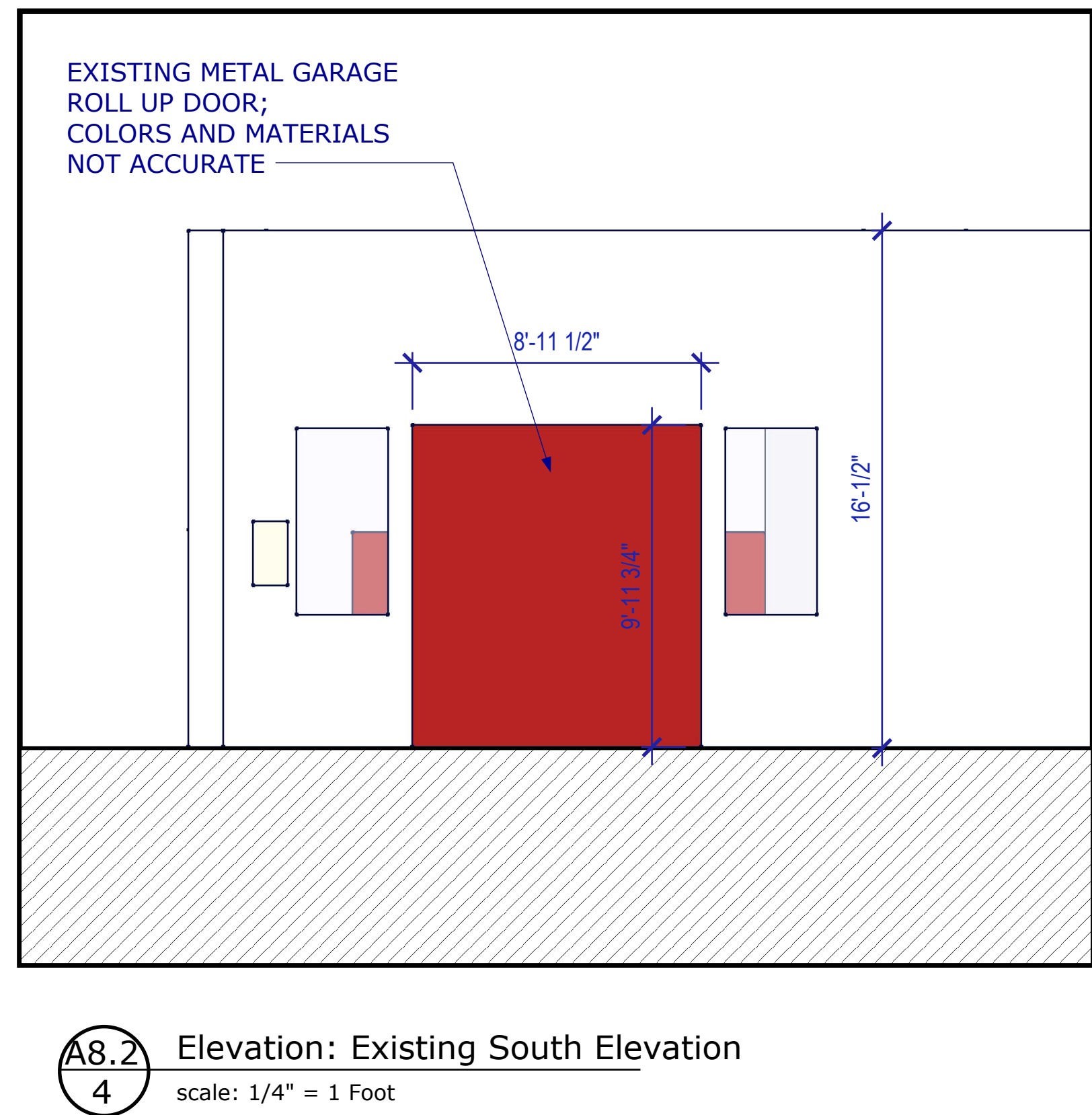
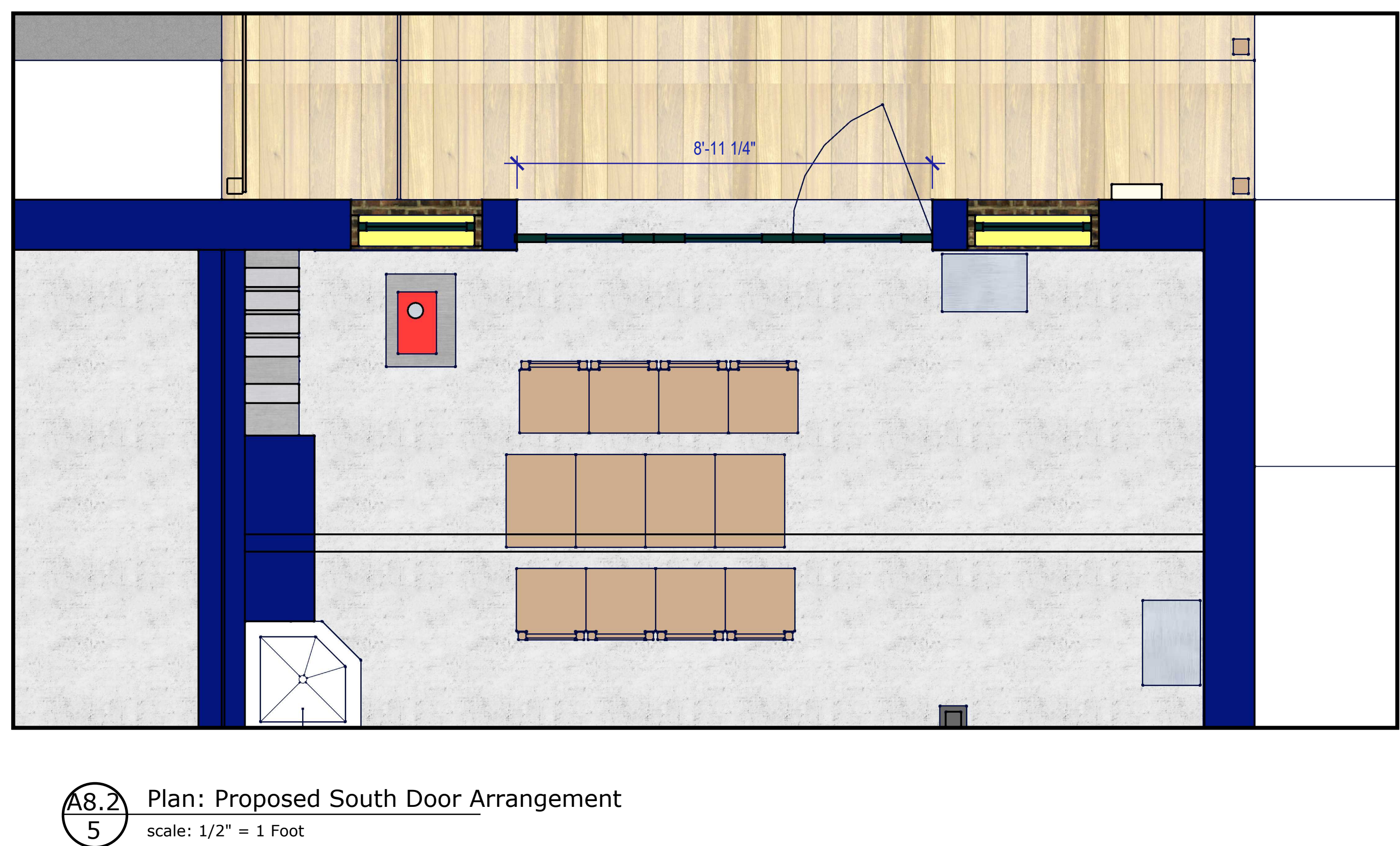
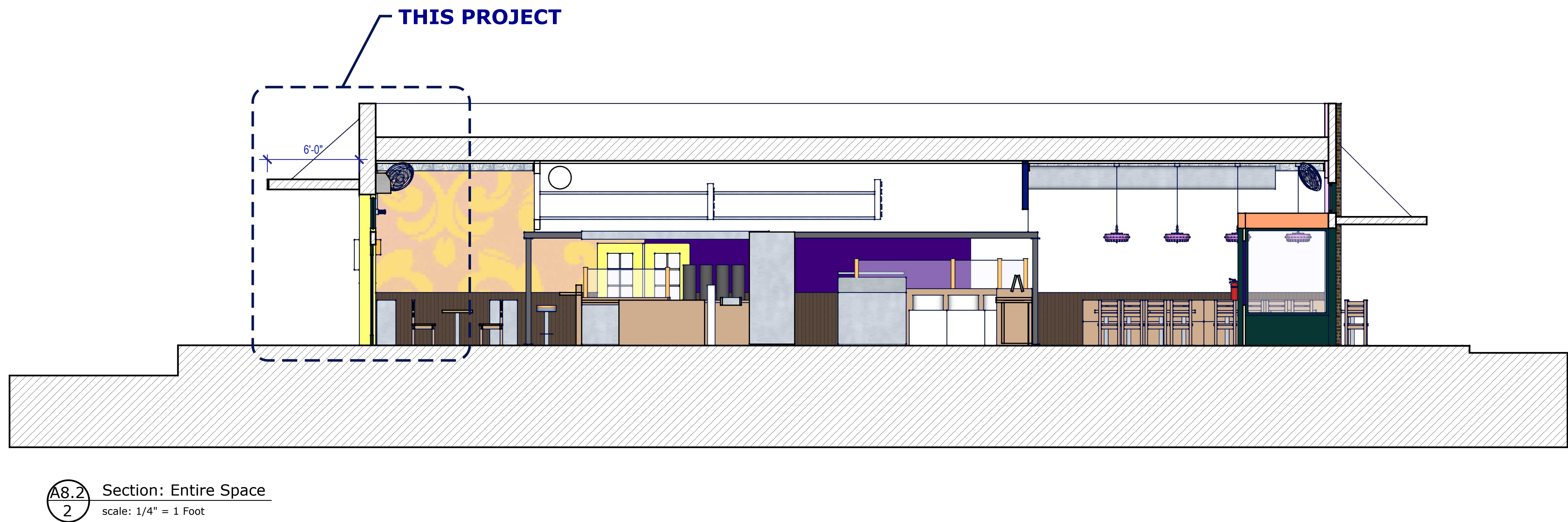
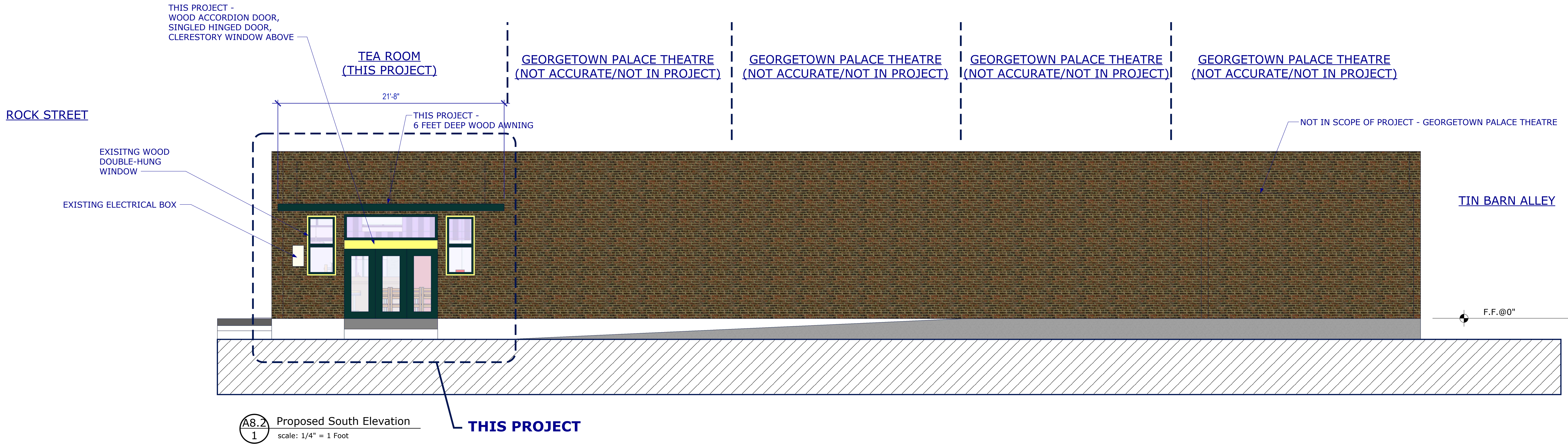
Davin Hoyt
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davinhoyt@gmail.com
Georgetown, Texas

**DETAILS:
PROPOSED
ENTRY**

TIMES
Date: 10/25/2018
Rev.: 03/09/202

Print Size: 48"x36"

A8.1



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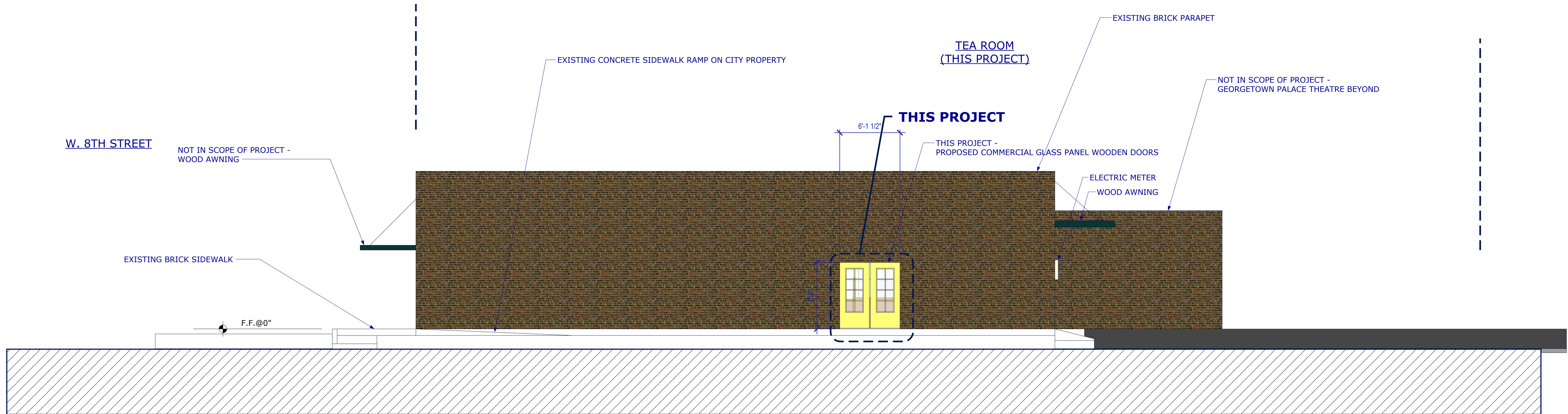
DETAILS: PROPOSED SOUTH ENTRANCE

TIMES

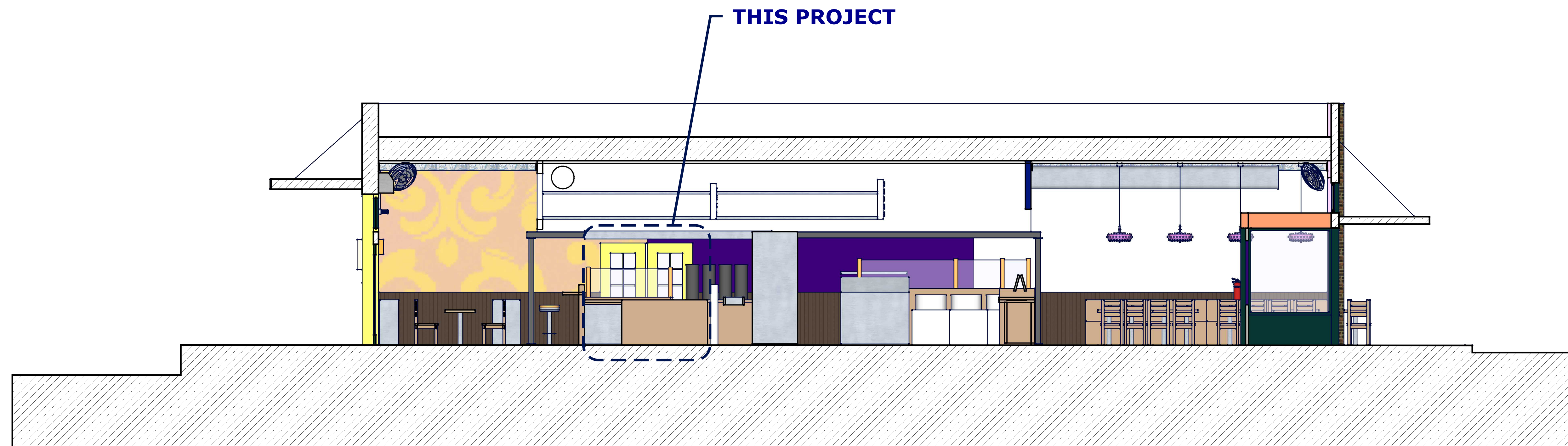
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Rev.: 03/09/2020

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A8.2



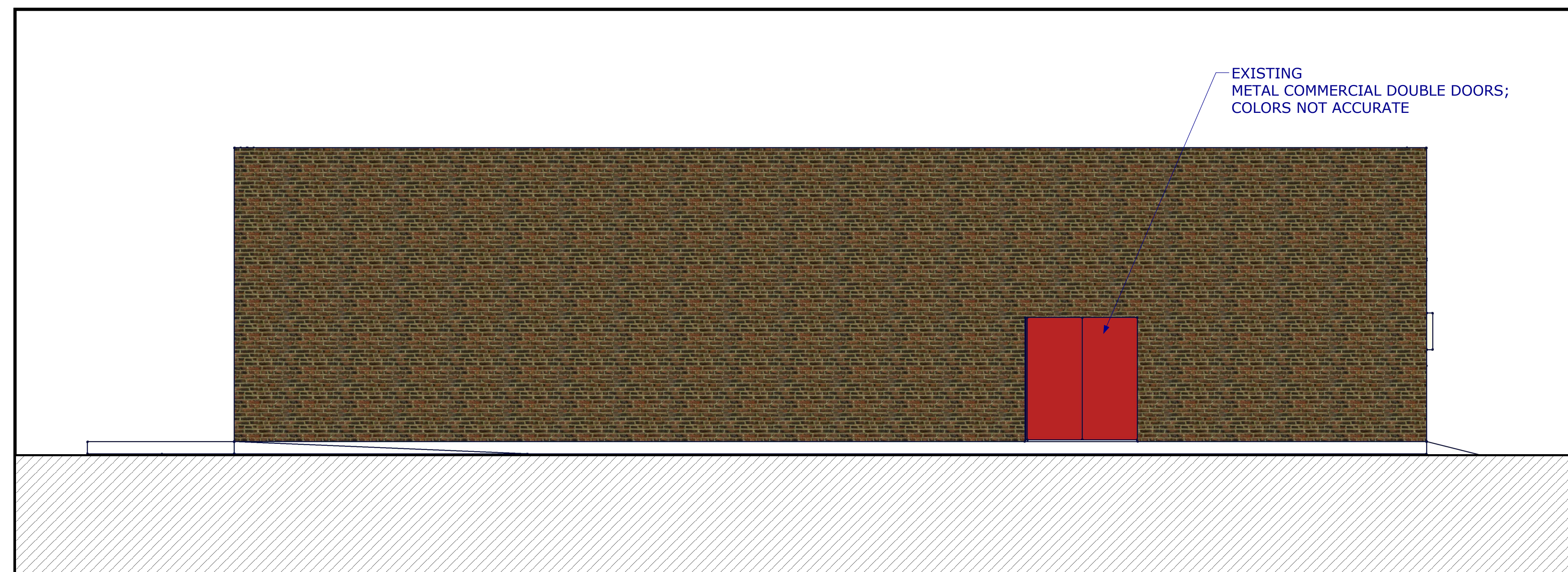
A8.3
1 Proposed West Elevation
scale: 1/4" = 1 Foot



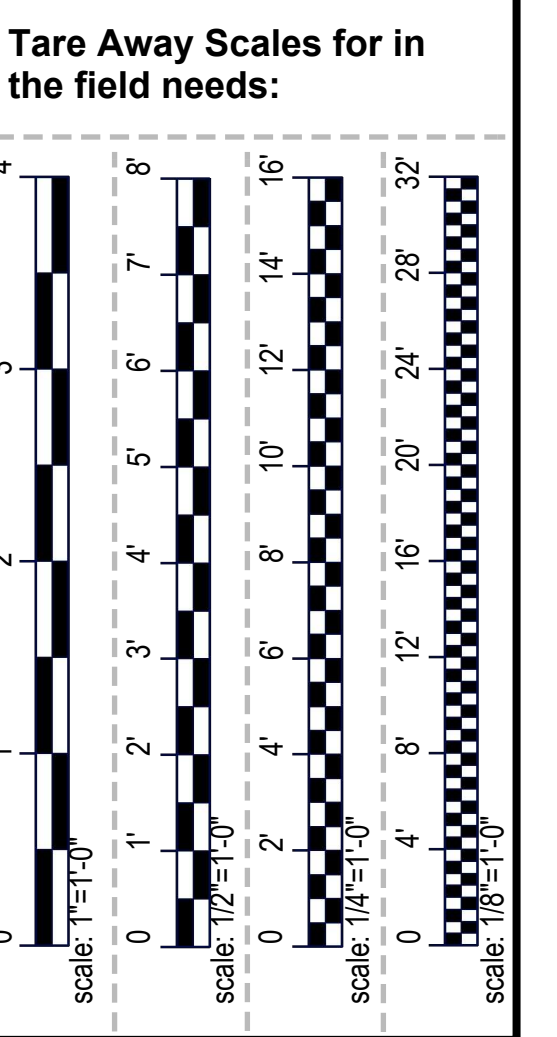
A8.3
2 Section: Entire Space
scale: 1/4" = 1 Foot



A8.3
3 Proposed West Entry
scale: none



A8.3
4 Elevation: Existing West Elevation
scale: 1/4" = 1 Foot



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Georgetown, Texas

DETAILS:
PROPOSED
WEST
ENTRANCE

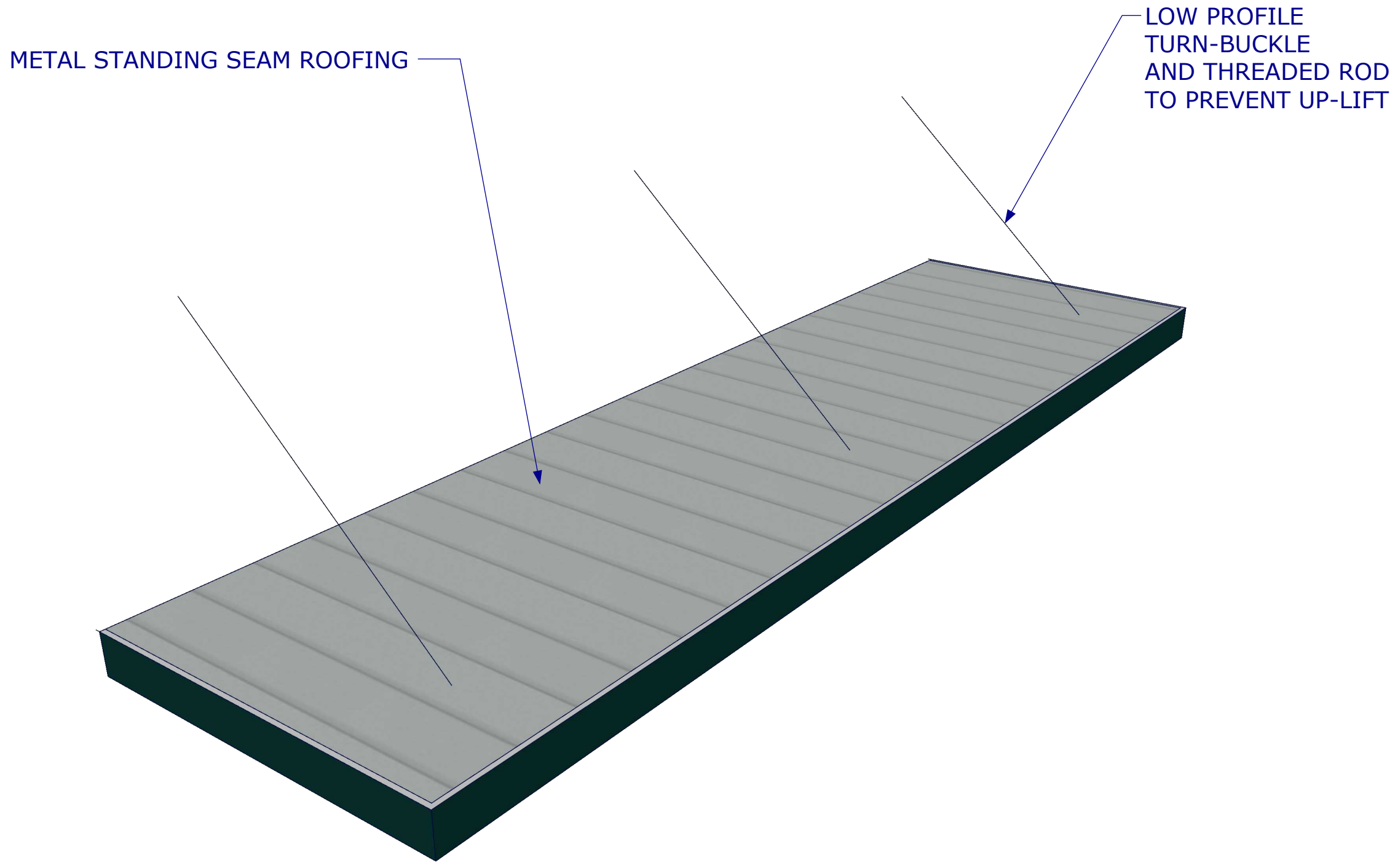
TIMES
Date: 10/25/2018
Rev.: 03/09/2020

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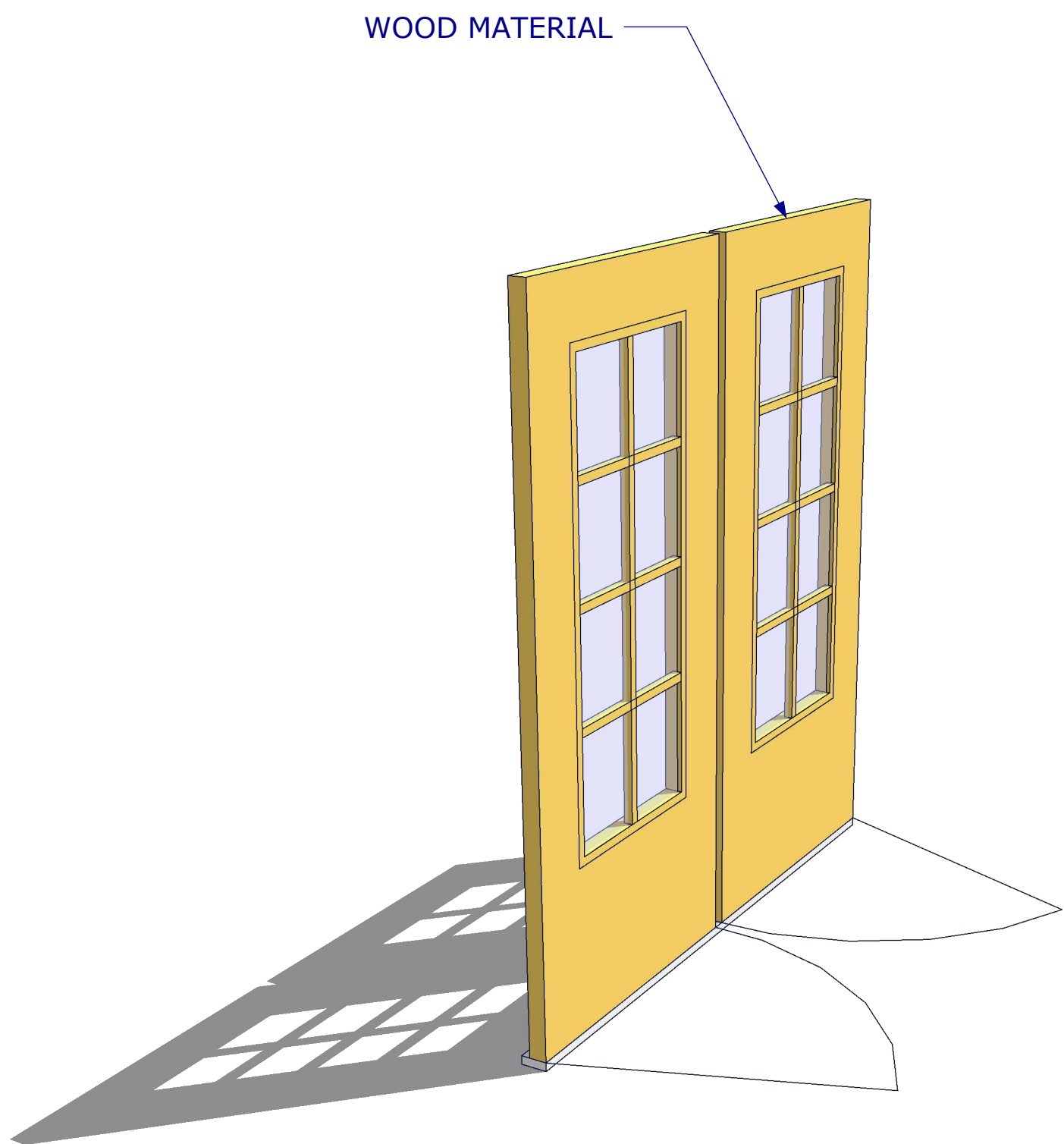
A8.3



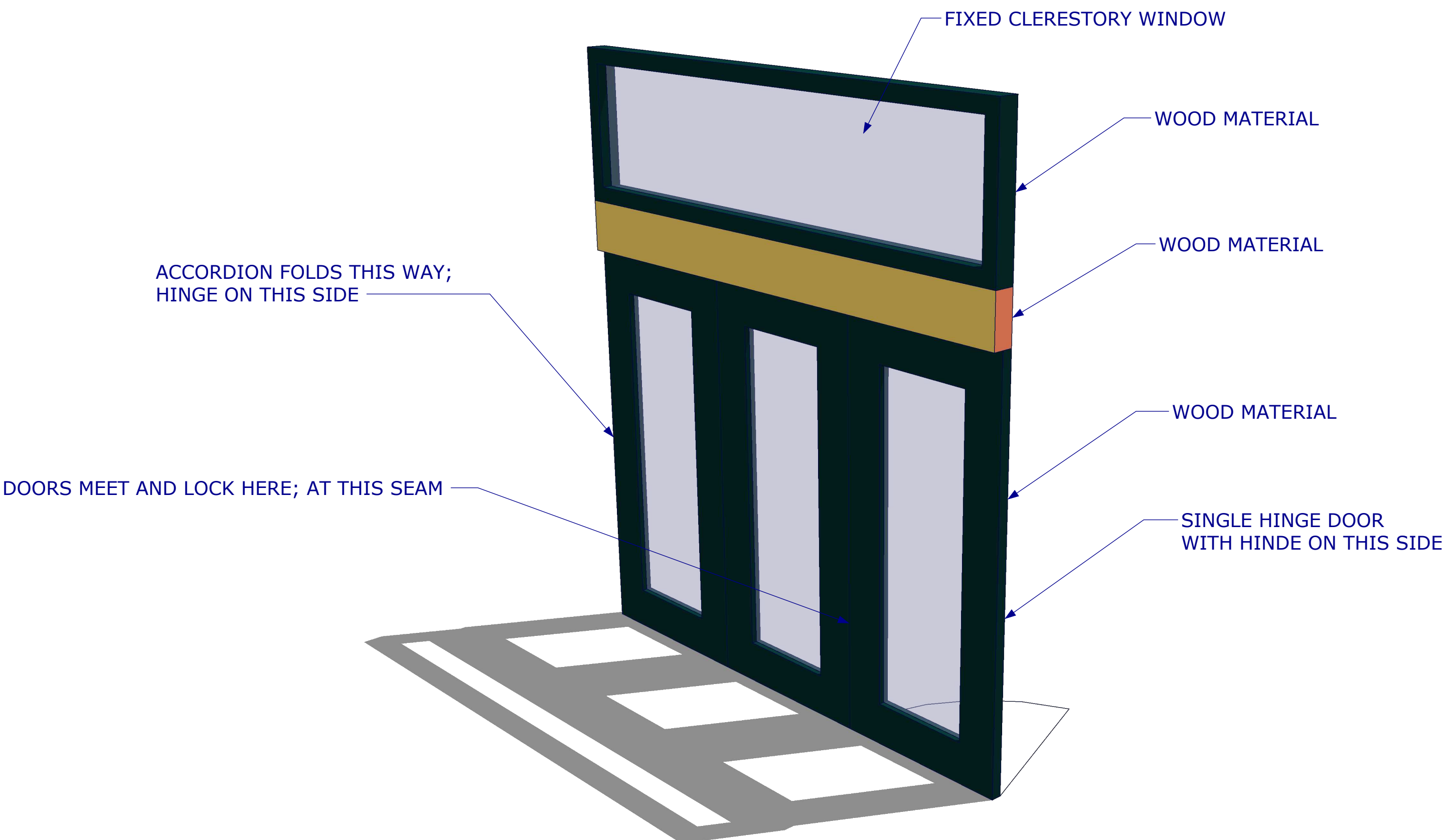
A8.4
4 Sample: Exterior Foyer at Facade
scale: none



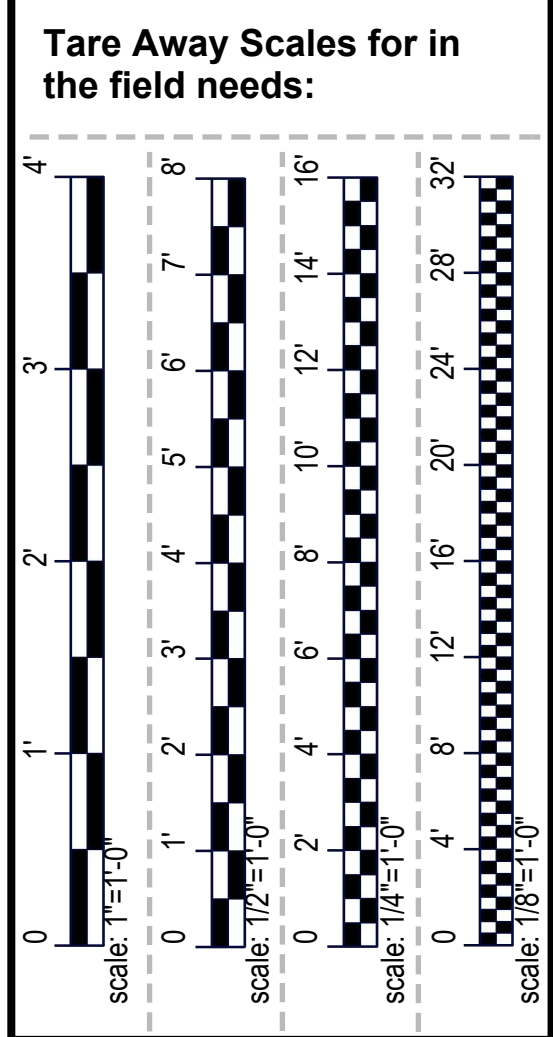
A8.4
2 Sample: Typical Wooden Awning
scale: none



A8.4
3 Sample: Glass Panel Wooden French Door
scale: none



A8.4
1 Sample: Glass Pane Wooden Accordion Door
scale: none



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Georgetown, Texas

MATERIAL SAMPLES

TIMES
Date: 10/25/2018
Rev.: 03/09/2020

Print Size: 48"x36"

A8.4

TEXAS HISTORICAL COMMISSION

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

Address:	N/A W 216/224 8th St	2016 Survey ID:	126345
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Downtown District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R041428

Construction Date: 1920 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.63644

Longitude -97.678656

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*

- | | | | | | | | |
|------------------------------------|--------------------------------------|--|--|--|---|-----------------------------------|----------------------------------|
| <input type="checkbox"/> L-plan | <input type="checkbox"/> T-plan | <input type="checkbox"/> Modified L-plan | <input type="checkbox"/> 2-room | <input type="checkbox"/> Open | <input type="checkbox"/> Center Passage | <input type="checkbox"/> Bungalow | <input type="checkbox"/> Shotgun |
| <input type="checkbox"/> Irregular | <input type="checkbox"/> Four Square | <input type="checkbox"/> Rectangular | <input type="checkbox"/> None Selected | <input checked="" type="checkbox"/> Other: One-Part Commercial Block | | | |

Priority: **2016 Survey** ID: 126345 ☒ 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: 199 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 93 ☒ High ☐ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 3/3/2016

*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: Southeast

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:	N/A W 216/224 8th St	2016 Survey ID:	126345
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Downtown District

Additional Photos

Photo Direction Southwest



TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Williamson WM
GE 5. USGS Quad No. 3097-313 Site No. 93
 City/Rural Georgetown UTM Sector 626-3389
 2. Name _____ 6. Date: Factual _____ Est. 1920
 Address 216-24 W. 8th 7. Architect/Builder _____ Contractor _____
 3. Owner A.W. Hoyt, Jr. 8. Style/Type _____
 Address 220 W. 8th, 78626 9. Original Use commercial
 4. Block/Lot OTS/Blk. 50 Present Use commercial
 10. Description One-story load-bearing commercial building of brick; flat roof w/ built-up tar and gravel covering; wood sash double-hung windows w/ 6/6 lights; double doors for six other noteworthy features include ABA 9x6 facade; decorative brick work frieze; canopy.
 11. Present Condition good
 12. Significance contributes to the historic character of the district
 13. Relationship to Site: Moved Date _____ or Original Site ☒ (describe) _____
 14. Bibliography GHS files 15. Informant _____
 16. Recorder Bi/HHM Date 1985

DESIGNATIONS

PHOTO DATA

TNRIS No. _____ Old THC Code _____ B&W 4x5s _____ Slides _____
☐ RTHL ☐ HABS (no.) TEX- _____ 35mm Negs. _____
 NR: ☐ Individual ☒ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____
 Other _____

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		23	14	to	23	16
				to		
				to		

CONTINUATION PAGE

No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Williamson WM
GE 5. USGS Quad No. 3097-313 Site No. 93
 City/Rural Georgetown
 2. Name _____
 NR File name: Williamson Co. Courthouse Historic Dist.

KODAK SAFETY FILM 5062

KODAK SAFETY FILM 5062

KODAK SAFETY FILM 5062



→ 2

→ 2A

→ 3A

→ 4

→ 4A

→ 5

→ 5A

→ 6

→ 6A



→ 7

→ 7A

→ 8

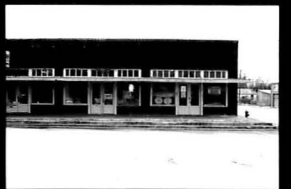
→ 8A

→ 9

→ 9A

→ 10

→ 10A



→ 12

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→ 17

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KODAK SAFETY FILM 5062

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→ 28

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KODAK SAFETY FILM 5062

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KODAK SAFETY FILM 5062

Tea Room – 224 W. 8th St. 2020-11-COA

Historic & Architectural Review Commission
April 23, 2020

Item Under Consideration

2020-11-COA – Tea Room

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature and the addition of an awning or canopy for the property located at 224 W. 8th Street, bearing the legal description of 0.2983 acres out of part of Lots 6 and 7 of Block 50 of the City of Georgetown.

Item Under Consideration

HARC:

- Replacing a historic architectural feature with a non-historic architectural feature (entrance)
- The addition of an awning or canopy

Item Under Consideration



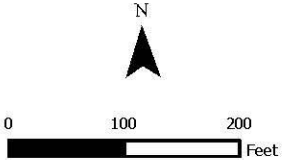


LOCATION

2020-11-COA

Exhibit #1

-  Site
-  Parcels



Current Context

Historic Properties Map

HARC Website

+

-

Home

History

Address Search

Q

Map

Layers

Print

Full Screen

W 7TH ST

SAUSIN AVE

W 8TH ST

ROCK ST

TIN BARN ALY

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.

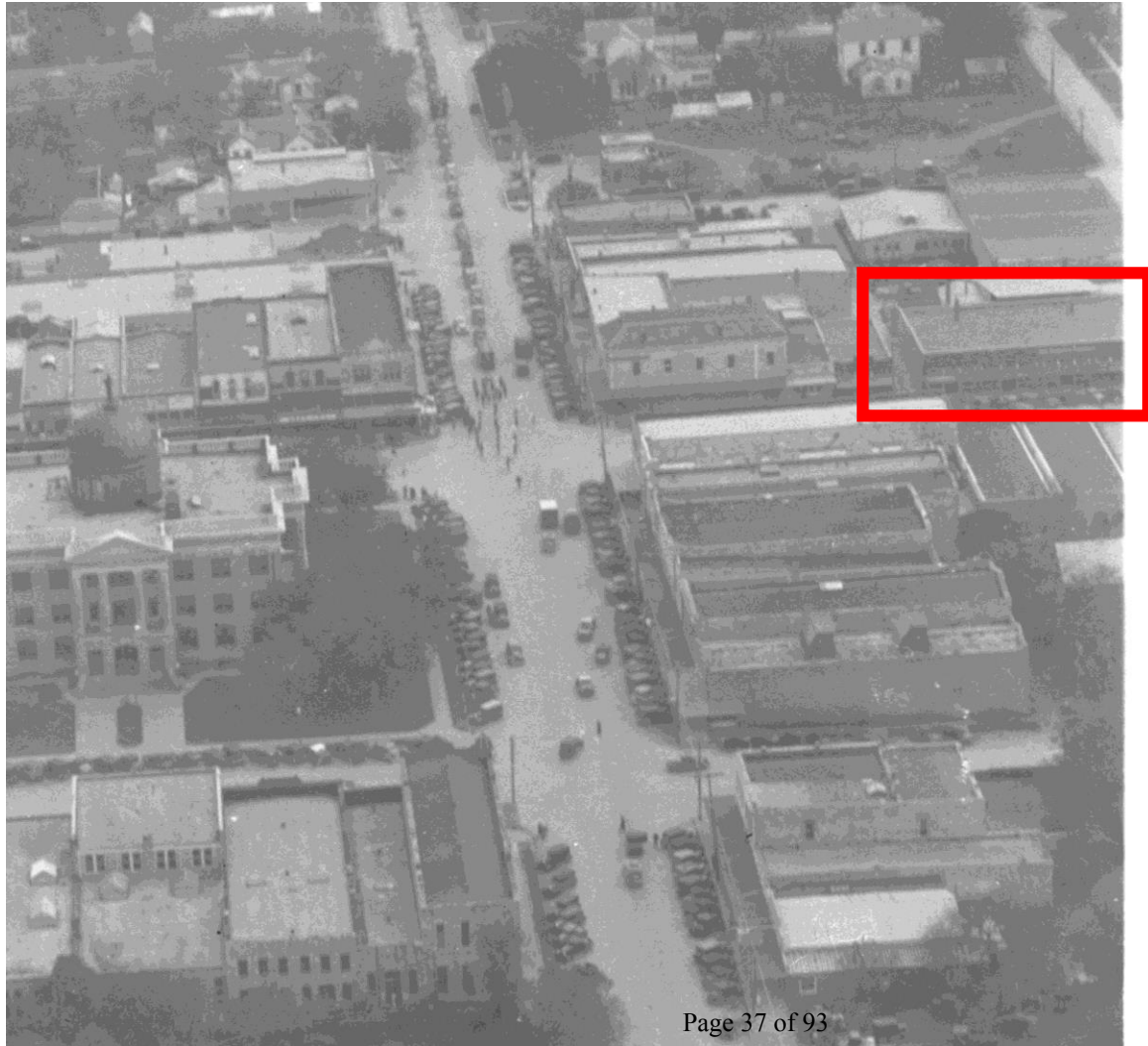
Williamson County Courthouse Nat. Reg. Dist.

Belford Nat. Reg. Dist.

Page 36 of 93

6

224 W. 8th St. – Historic Photos (c. 1934)



224 W. 8th St. – 1984 Photos

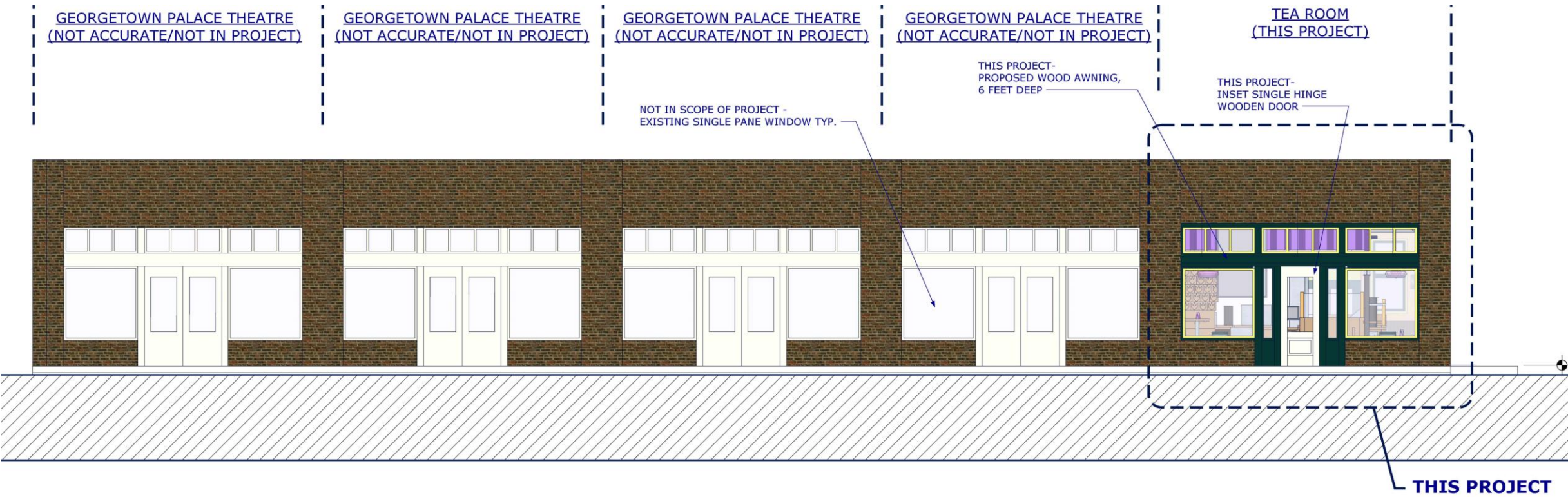


Photos from 1984 showing the façade of 224 W. 8th Street in 3 photos. The flat canopy across the front was still in place between the storefront and transom windows.

Current Photo



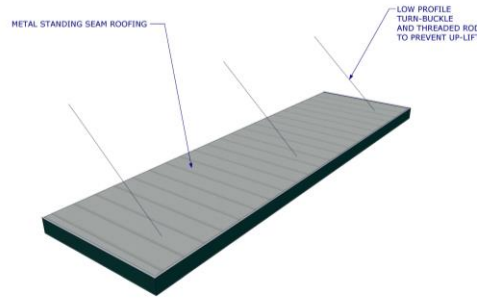
224 W. 8th St. – Proposed Design



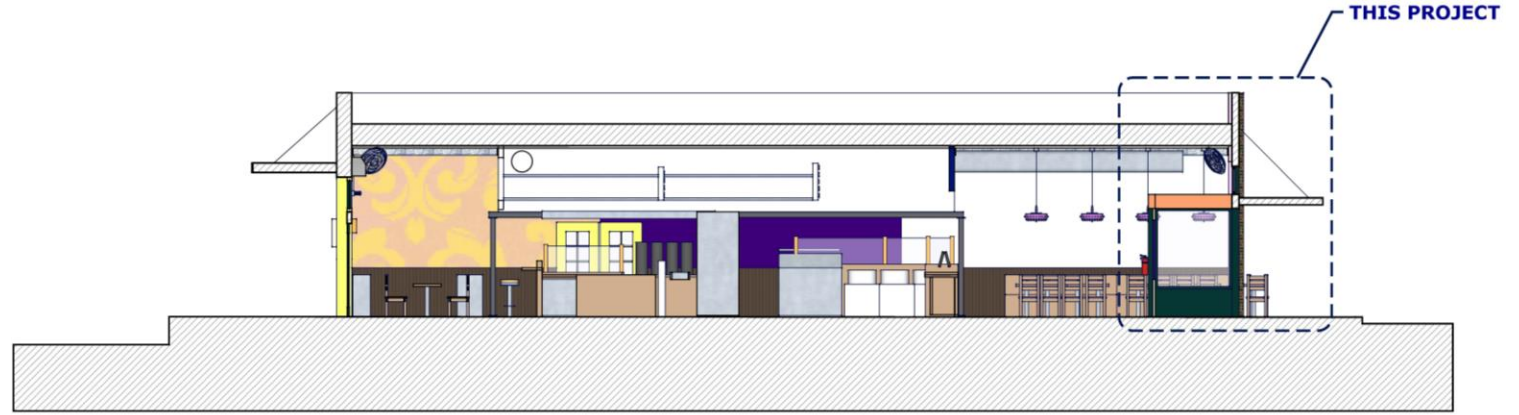
224 W. 8th St. – Proposed Design



A8.4
 4 Sample: Exterior Foyer at Facade
 scale: none



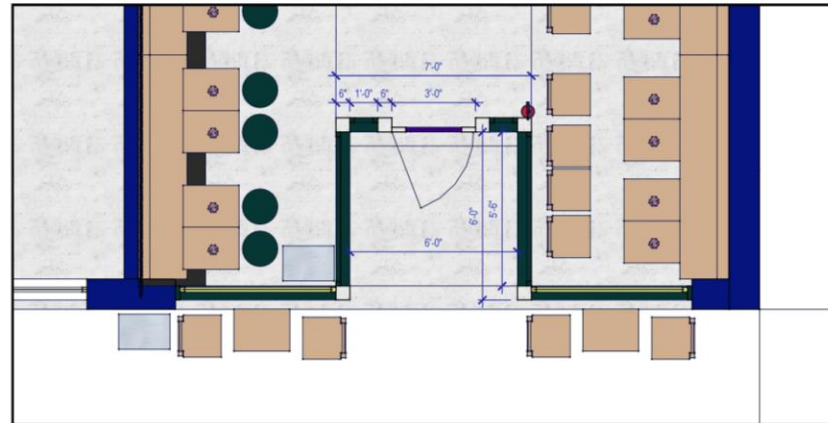
A8.4
 7 Sample: Typical Wooden Awning
 scale: none



A8.1
 2 Section: Entire Space
 scale: 1/4" = 1 Foot



A8.1
 4 Elevation: Existing North Elevation
 scale: 1/4" = 1 Foot

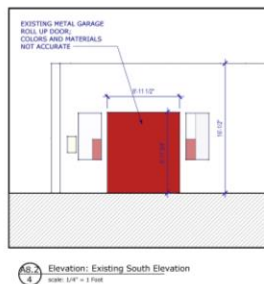
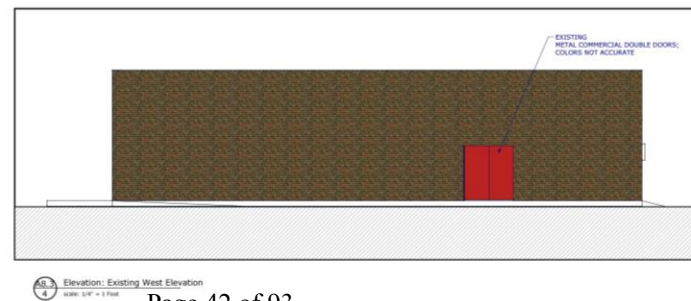
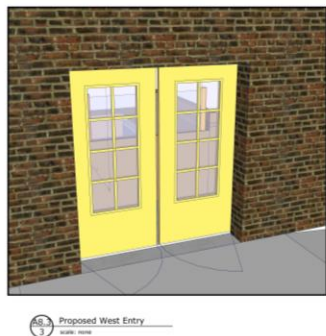
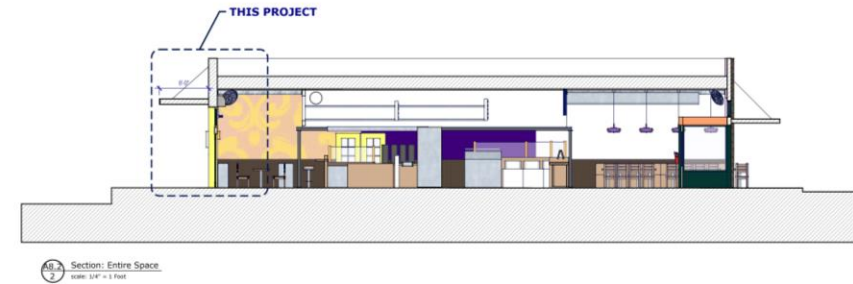
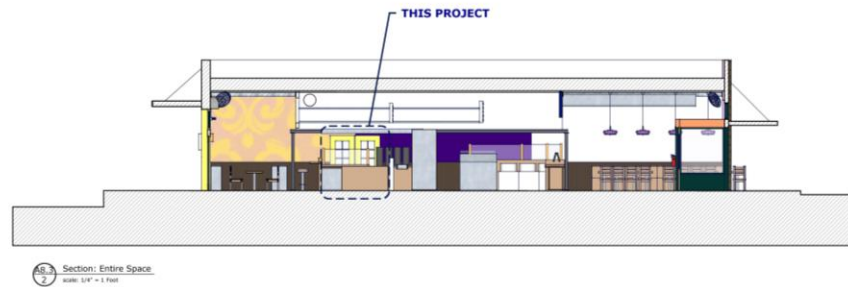
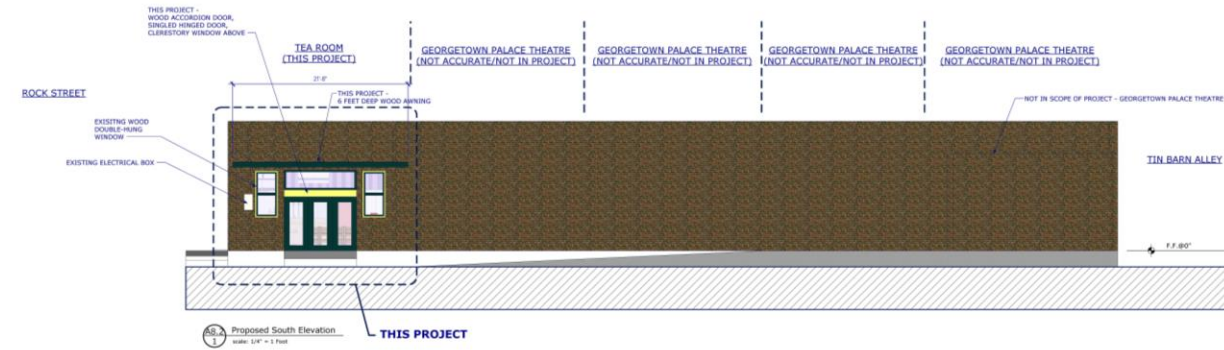
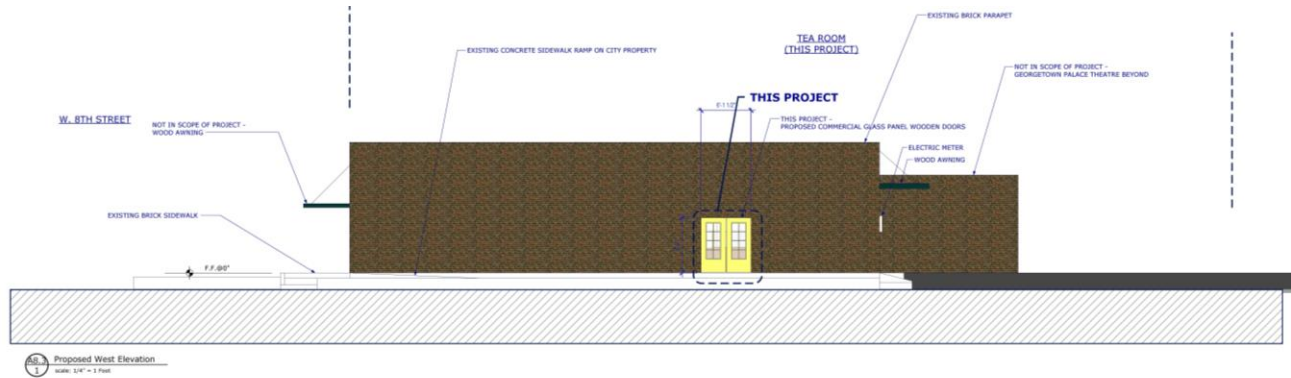


A8.1
 5 Plan: Proposed Entry
 scale: 1/2" = 1 Foot



A8.1
 3 Proposed North Entry
 scale: none

224 W. 8th St. – Proposed Design (No COA Review)



224 W. 8th St. – Back of Building View



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;	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
- No public comments

Recommendation

Staff recommends ***APPROVAL*** of the request for the addition of the canopy, and ***DENIAL*** of the request for the recessed entrance, recommending that the entrance be maintained in its current flush position and configuration identical to the other storefront entrance sections in the building facade.

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 23, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for a 6' setback encroachment into the required 6' side (west) setback to allow the expansion of a residential accessory structure 0' from the side (west) property line at the property located at 1202 E 15th St., bearing the legal description of 0.517 acres out of Block 9 of Outlot Division B -- Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The subject property includes the Chesser-Morgan House, which is individually listed on the National Register of Historic Places as well as included in the Olive Street National Register Historic District. On the property are two accessory structures, a detached carport and a detached accessory structure that may have previously been used as a garage, barn or storage outbuilding. The carport is not historic, but the accessory structure is listed as a medium priority structure on the 2016 Historic Resource Survey, with an estimated construction date of 1920. The structure is a simple rectangular form with board and batten siding and a gable roof, which is presently a red standing seam metal roof. When the applicant purchased the property in 2019 the subject structure had an addition to the rear or south side of the structure with a flat roof, which is not consistent with the style of the historic structure and which has been discovered to have structural issues related to water infiltration and construction. As it is situated along the west property line and in the 6' side setback required by the Residential Single-Family (RS) zoning district, a proposed addition and alteration to correct the deficiencies of the addition requires approval by HARC.

The applicant would like to extend the gable roof of the original portion of the structure over the addition, as well as build out the addition so that the exterior walls complete a rectangle, consistent with the form of the original structure. Due to its current placement within the side setback, the extension of the roof proposed would also be within the required side setback. Therefore, the applicant requests a setback modification to allow for the additional square footage and roof extension.

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 - Historic Resource Surveys	Exhibit
❑ Exhibit 5 - Photos	Exhibit

	Exhibit 6 - Public Comments	Exhibit
	Staff Presentation	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: *April 23, 2020*

File Number: *2020-22-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for a 6' setback encroachment into the required 6' side (west) setback to allow the expansion of a residential accessory structure 0' from the side (west) property line at the property located at 1202 E 15th St., bearing the legal description of 0.517 acres out of Block 9 of Outlot Division B.

AGENDA ITEM DETAILS

Project Name: *Setback Modification*
Applicant: *Denis (Scot) Flynn*
Property Owner: *Denis Flynn*
Property Address: *1202 E. 15th Street*
Legal Description: *0.517 acres out of Block 9 of Outlot Division B*
Historic Overlay: *Old Town Overlay District*
Case History: *2019-COA-17 (carport addition)*

HISTORIC CONTEXT

Date of construction: *1920 (HRS) (Main Structure is 1895 per HRS)*
Historic Resources Survey Level of Priority: *Medium (Main Structure is High Priority)*
National Register Designation: *Olive Street National Register Historic District, Main Structure is the Chesser-Morgan House and listed individually on the National Register of Historic Places*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

✓ Setback modification

STAFF ANALYSIS

The subject property includes the Chesser-Morgan House, which is individually listed on the National Register of Historic Places as well as included in the Olive Street National Register Historic District. On the property are two accessory structures, a detached carport and a detached accessory structure that may have previously been used as a garage, barn or storage outbuilding. The carport is not historic, but the accessory structure is listed as a medium priority structure on the 2016 Historic Resource Survey, with an estimated construction date of 1920. The structure is a simple rectangular form with board and batten siding and a gable roof, which is presently a red standing seam metal roof. When the applicant purchased the property in 2019 the subject structure had an addition to the rear or south side of the

Planning Department Staff Report

Historic and Architectural Review Commission

structure with a flat roof, which is not consistent with the style of the historic structure and which has been discovered to have structural issues related to water infiltration and construction. As it is situated along the west property line and in the 6' side setback required by the Residential Single-Family (RS) zoning district, a proposed addition and alteration to correct the deficiencies of the addition requires approval by HARC.

The applicant would like to extend the gable roof of the original portion of the structure over the addition, as well as build out the addition so that the exterior walls complete a rectangle, consistent with the form of the original structure. Due to its current placement within the side setback, the extension of the roof proposed would also be within the required side setback. Therefore, the applicant requests a setback modification to allow for the additional square footage and roof extension.

Accessory structures are limited by the UDC to 25% of the square footage of the principal structure, except may be allowed up to 600 square feet for the construction of a detached two-car garage. The applicant provided the square footage of the principal structure, including enclosed porches and an upper floor area, of 2,344 square feet. The current size of the subject accessory structure is 518.4 square feet and the proposed addition is 58.4 square feet, bringing the proposed total size to 576.8 square feet, which is within the 25% allowed.

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 SITE DESIGN	
8.37 Preserve an historic garage or outbuilding structure when feasible. <ul style="list-style-type: none">✓ Use the garage for parking. It may be appropriate to alter an historic garage to accommodate contemporary vehicles.✓ Garage doors visible from the street:<ul style="list-style-type: none">- Repair rather than replace original or historic doors that are significant to the character of the garage, if technically feasible.- If repair of historic garage doors is not technically feasible, new replacement doors may be approved if they duplicate the existing size, shape, proportion, profiles, hardware, details, glazing, panel type and design, and operation, and fit within the existing opening.	Complies <p>The proposed addition is for the purpose of preserving the medium priority outbuilding or accessory structure, and for securing the building from further weather damage. In this case the style of the outbuilding is not consistent with that of the main house, but the proposed addition is consistent with the style of the subject building.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR SITE DESIGN	
<ul style="list-style-type: none"> ✓ New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot. ✓ Siding on garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot. ✓ Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of masonry. ✓ Avoid demolition. See UDC Section 3.13 for any proposed demolition in the Overlay Districts. ✓ In some cases, it may be appropriate to re-position the historic garage on its original site in order to accommodate other needs. ✓ Also incorporate on-street parking spaces in calculations for parking needs, where allowed by HARC. See UDC 9.02.060. 	
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
<p>14.11 Avoid alterations that would damage historic features.</p> <ul style="list-style-type: none"> ✓ Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. <p>Alterations that seek to imply an earlier period than that of the building are inappropriate.</p>	<p>Complies</p> <p>Proposed alterations do not damage historic features, but rather improve upon a previous addition.</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>Complies</p> <p>The proposed addition is compatible with the historic accessory structure, which is the subject structure. As the accessory structure is of a different style and character than the main structure, the proposed addition in this case is preferred to be compatible with the subject accessory structure.</p>
<p>14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.</p>	<p>Complies</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR SITE DESIGN	
<ul style="list-style-type: none">✓ This will allow the original proportions and character to remain prominent.✓ Locating an addition at the front of a structure is usually inappropriate.	The proposed addition is to the rear of the structure and will have minimal impact on the appearance of the accessory 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 reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	Partially Complies The proposed addition is located within a setback and requires approval by HARC.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies SOI Standard #9: "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." The proposed addition complies with the standards, and in this case the extension of the existing (non-historic) metal roof would be preferred to match the current roof rather than be differentiated from it.
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 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 The addition is proposed to resolve structural and water infiltration issues and to provide for a character more consistent with the original structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The proposed addition is minimal and to the rear of the structure and does not significantly further an existing encroachment.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed addition 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 is proposed as part of the project.

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;	Complies The proposed setback encroachment is to correct existing deficiencies in an addition that was constructed prior to the current owner's acquisition of the property.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies The proposed addition is to a structure that is already situated in the setback and is constrained by the existing building footprint.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies Proposed setback modification is for an historic outbuilding, which is estimated to be older than many other structures within the block. However, there are

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	other accessory structures also situated within setbacks within the block.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies The proposed addition is to the rear of the subject structure and does not encroach into the street setback.
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable No structures have been replaced or are proposed to be replaced with this project.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable Proposed addition is to an existing historic 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 addition is to an existing historic structure.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies The proposed addition is to an accessory structure, not to the main house, and is a small addition in square footage to fill out the southwest corner of the subject structure, which is not significant compared to either the accessory structure or the main house.
i. The size of the proposed structure compared to similar structures within the same block;	Complies The proposed addition will not result in a structure out of scale with other structure on the subject property or compared to other structures within the same block.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies Proposed addition along the side (west) property line does not significantly increase the existing condition and does not limit the maintenance of adjoining properties.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Partially Complies When a structure is located along a property line that adjoins another property, maintenance of the encroaching structure is limited along

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	the side that abuts the property line. In this case, there are no other structures on the adjacent property that abut the subject structure.
1. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable No trees or significant features of the lot are affected by the proposed project.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

As of the date of this report, staff has received two (2) written comments *in favor* (but one of the comments in favor expressing concern regarding the project) and one (1) written comment *in opposition* of the request.

ATTACHMENTS

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

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



LOCATION

2020-22-COA
Exhibit #1

-  Site
-  Parcels



0 100 200
Feet

Scot Flynn

1202 East 15th St.

Georgetown Tx, 78626

1/31/2020

Britin Bostick

Downtown Historic Planner

406 West 8th St.

PO Box 1458

Georgetown Tx, 78627

Dear Britin,

I am writing you this letter of intent to go over the external modifications to the secondary structure on the 1202 East 15th St property. We are looking to complete the existing building to make it into a more unified structure. In order to do this, we are looking to adjust several portions of the building starting with the base slab on the south-west side. It will need to be expanded to fit into a full rectangular structure. Currently the south portion of roofing consists of a half flat and half angled roof. Walls matching the new base slab will need to be constructed to support the extension of the A-frame roof over the southern half of the building.

I will be including a hand drawn layout of the existing building and the modifications, plus measurements, we are wanting to make to the building. This will include both the concrete slab extension and the A-frame roof extension.

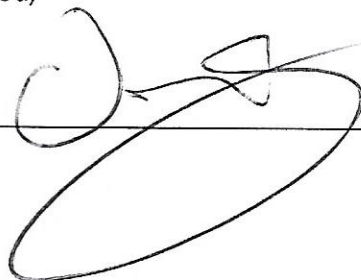
If there are any questions regarding the build, please contact me at the following:

Scot Flynn

(203) 640-7631

scotflynn@hotmail.com

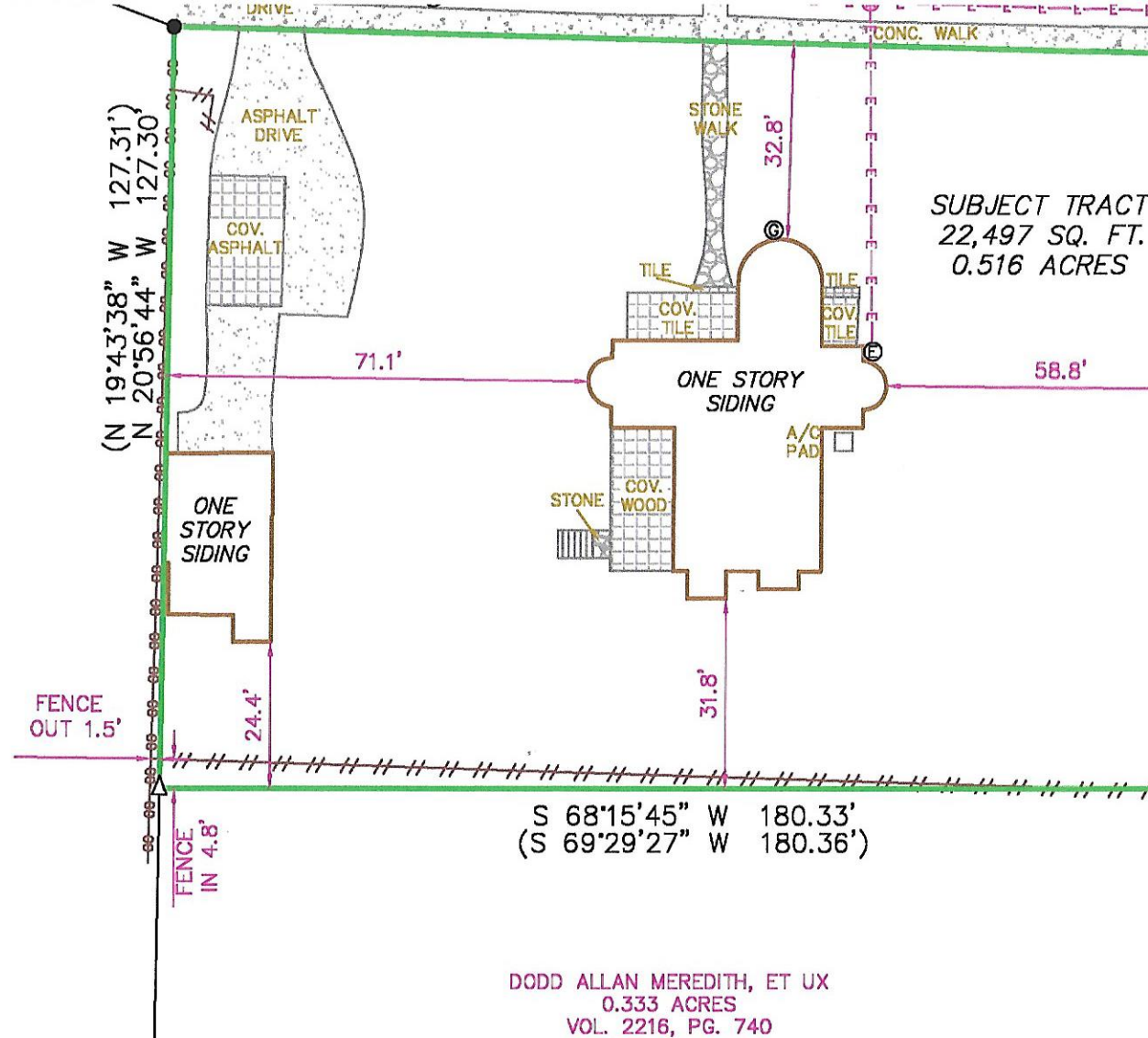
Thank you,



1/31/20

SYLVIA CLARA JUSTICE
0.57 ACRES
DOC NO. 2010066891

SUBJECT TRACT
22,497 SQ. FT.
0.516 ACRES



NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, Central Zone, Grid.

DODD ALLAN MEREDITH, ET UX
0.333 ACRES
VOL. 2216, PG. 740

FIRM REGISTRATION NO.
10111700

Westar
Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊙ = WATER METER
 - ⊕ = ELECTRIC METER
 - ⊙ = GAS METER
 - ⊙ = POWER POLE
 - E— = OVERHEAD ELECTRIC
 - W— = WOOD FENCE
 - C— = CHAIN LINK FENCE
 - X— = WIRE FENCE

DRAWN BY: AP

Page 60 of 93

JOB NO. 95385

Property Address:

1202 EAST 15TH STREET

Property Description:

Being 0.516 acres of land, more or less, out of Outlot 9, Subdivision B (also know as division B), City of Georgetown, Texas, same being the called portion of said outlot, as described in General Warranty Deed with Third Party Vendor's Lien recorded in Document No. 2019097265, Deed records of Williamson County, Texas, said 0.516 acres being more particularly described by metes and bounds in description prepared this day and hereby attached to and made a part hereof

Owner:

TBD

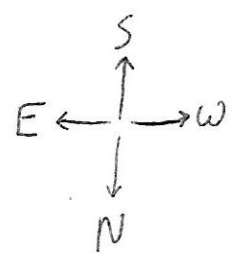
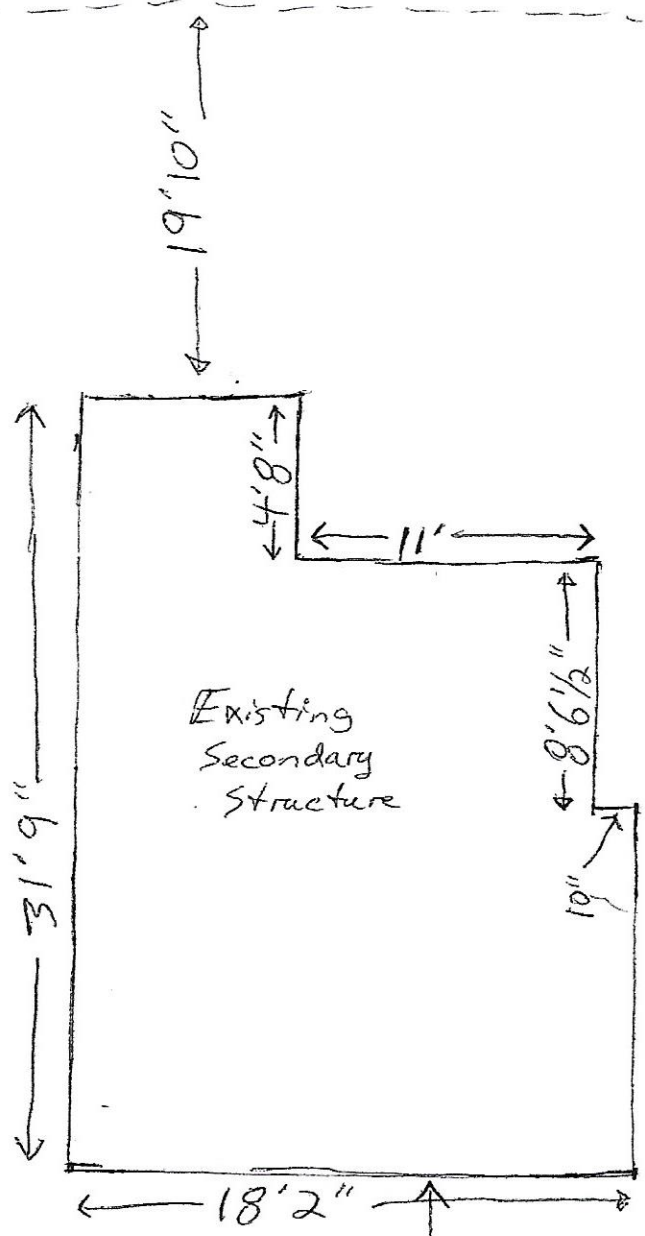
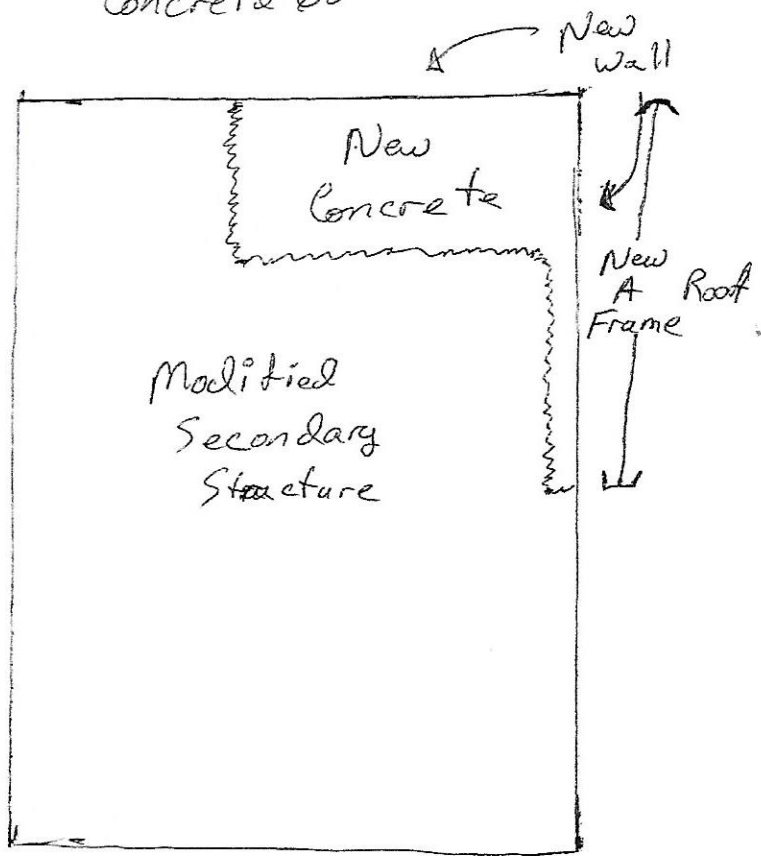


TITLE COMPANY: N/A

G.F. NO. N/A

Property line
Wood Fence

58 ft of New
Concrete 62.36



1202 East 15th St.

80'4"

Side walk

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1202 E 15th St 2016 Survey ID: 124270 B
 City: Georgetown 2016 Preservation Priority: Medium
 County: Local District:

SECTION 1

Basic Inventory Information

Owner/Address BRUNO, MARK & TRACY TRIPULAS, 1202 E 15TH ST, GEORGETOWN, TX 78626
 Current/Historic Name: None/None
 Latitude: 30.630678 Longitude -97.666132
 Legal Description (Lot/Block): OUTLOT DIVISION B, BLOCK 9(PT), ACRES .517 WCAD ID: R044838
 Addition/Subdivision: S4321 - Outlot Division B

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

Current Designations:

☒ NR District (Is property contributing? ☐ Yes ☐ No)
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local: ☐ Other

Architect: Builder:

Construction Date: 1920 ☐ Actual ☒ Estimated Source: Visual estimate

Function

Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:

Recorded by: CMEC

Date Recorded 10/26/2016



Photo direction: South

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1202 E 15th St 2016 Survey ID: 124270 B
 City Georgetown 2016 Preservation Priority: Medium
 County _____ Local District: _____

SECTION 2

Architectural Description

General Architectural Description:

One-story ancillary building with no particular style. It is clad in wood board-and-batten, and has a rectangular plan, front gabled roof, and a single door with a shed roof awning.

☒ Additions, modifications: Awning added; some windows replaced

☐ Relocated

Stylistic Influence(s)

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

Structural Details

Roof Form

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

Roof Materials

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

Wall Materials

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

Windows

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

Doors (Primary Entrance)

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

Plan

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

Chimneys

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

PORCHES/CANOPIES

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

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: N/A

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: N/A
 # of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

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

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1202 E 15th St
 City: Georgetown
 County: _____

2016 Survey ID: 124270 B
 2016 Preservation Priority: Medium
 Local 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: 372b 1984 ID: Not recorded
 2007 Survey Priority: Medium 1984 Survey Priority: Not Recorded

General Notes:

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 1202 E 15th St
 City: Georgetown
 County: _____

2016 Survey ID: 124270 B
 2016 Preservation Priority: Medium
 Local District: _____

Additional Photos

Photo Direction Southeast



Photo Direction South



TEXAS HISTORICAL COMMISSION

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

Address: 1202 E 15th St 2016 Survey ID: 124270 A
 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: R044838

Construction Date: 1895 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.630708 Longitude -97.665841

Current/Historic Name Chesser-Morgan House

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: 124270 A ☒ 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: 372a ☒ High ☐ Medium ☐ Low

1984 Survey ID: 252 ☒ High ☐ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 5/3/2016

*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: South

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: 1202 E 15th St

2016 Survey ID: 124270 A

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Southeast



Photo Direction South



















CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

RECEIVED

APR 13 2020

CITY OF GEORGETOWN
PLANNING DEPARTMENT

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: 1202 E. 15th

Project Case Number: 2020-22-COA HARC Date: April 23, 2020 Case Manager: Britin Bostick

Name of Respondent: JUSTICE SYLVIA CLARA
(Please print name)

Signature of Respondent: Sylvia Clara Justice
(Signature required for protest)

Address of Respondent: 1108 E. 15th St Georgetown TX 78626
(Address required for protest)

I am in FAVOR: _____

I OBJECT: X

Additional Comments:

Please use both of my responses at #HARC.)
(The one I returned on April 6 plus this one). What kind
of business would be in there? There is a
beautiful new school around the corner. Children are
our future. Will any medications be kept on sight?
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.
Will prescriptions be written, pads on sight.
What will be next? Genies never get back
into a bottle once they are let out!



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 the scheduled public hearing on the matter.

Project Name: 1202 E. 15th

Project Case Number: 2020-1-VAR ZBA Date: April 21, 2019 Case Manager: Britin Bostick

Name of Respondent: SYLVIA CLARA JUSTICE
(Please print name)

Signature of Respondent: Sylvia Clara Justice
(Signature required for protest)

Address of Respondent: 1108 E. 15TH STREET GEORGETOWN-TX
(Address required for protest) 78626

I am in FAVOR: _____

I OBJECT: X NO-NO-NO
do not

Additional Comments:

Why? If the Genie is let out of
the bottle per this request, How do you
plan to get the Genie back into the bottle?
What very likely will be the long term damage
to a ~~self~~ selfish request? Historical city is at stake.
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. Is this one building zoned
for business?

April 14, 2020

Project Name: 1202 E. 15th Street

Project Case: ZBA 2020-1-VAR

HARC 2020-22-COA

The notifications received from the City of Georgetown ask us to choose 'to object' or be 'in favor' of modifications to an accessory structure at 1202 E. 15th Street.

While we do not object to the expansion of the accessory structure at 1202 E. 15th Street, or the encroachment into the 6' setback, we do question the calculations that make it compliant to not require a Zoning Variance that would permit the structure to exceed 25% of the principal structure.

And although it is outside the prevue of ZBA or HARC, we are sensitive to the concerns of neighbors with adjoining properties regarding the nature of the home-based business associated with the structure.

We support improvements and responsible growth in Old Town and the importance to follow and/or comply with Guidelines and UDC regulations that set a precedent for future projects.

Susan & Scott Firth
1403 Olive Street



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: 1202 E. 15th

Project Case Number: 2020-22-COA HARC Date: April 23, 2020 Case Manager: Britin Bostick

Name of Respondent: Robert L. Soulen
(Please print name)

Signature of Respondent: Robert L. Soulen
(Signature required for protest)

Address of Respondent: 1501 Olive St.
(Address required for protest)

I am in FAVOR: yes I OBJECT: _____

Additional Comments:

This is a second report that you requested
I fully approve the repairs & changes
which he is improving the work shop.

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.

1202 E. 15th Street 2020-22-COA

Historic & Architectural Review Commission
April 23, 2020

Item Under Consideration

2020-22-COA – 1202 E. 15th Street Setback Modification

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for a 6' setback encroachment into the required 6' side (west) setback to allow the expansion of a residential accessory structure 0' from the side (west) property line at the property located at 1202 E 15th St., bearing the legal description of 0.517 acres out of Block 9 of Outlot Division B.

Item Under Consideration

HARC:

- Setback modification

Item Under Consideration





LOCATION

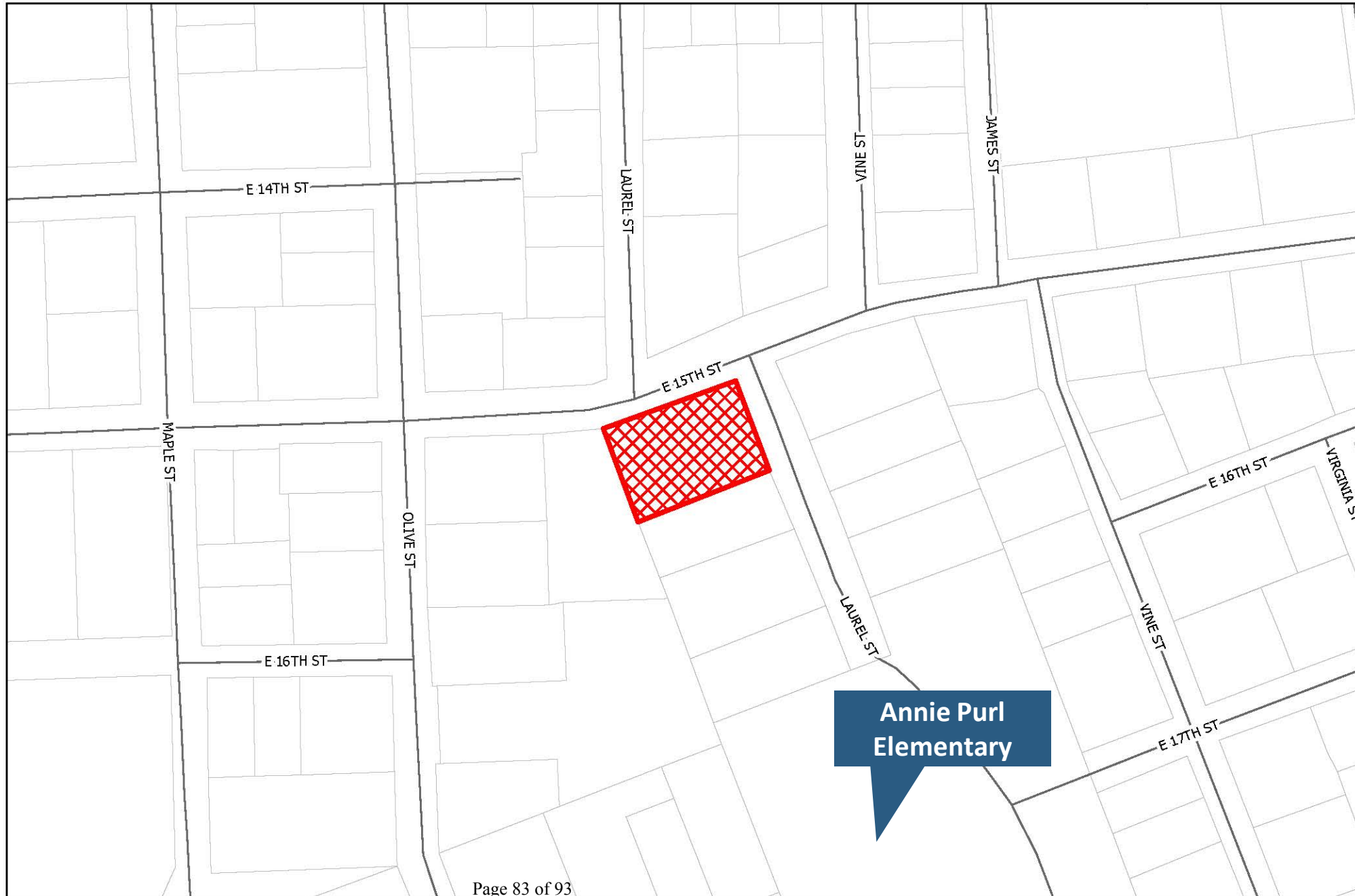
2020-22-COA
Exhibit #1

 Site
 Parcels

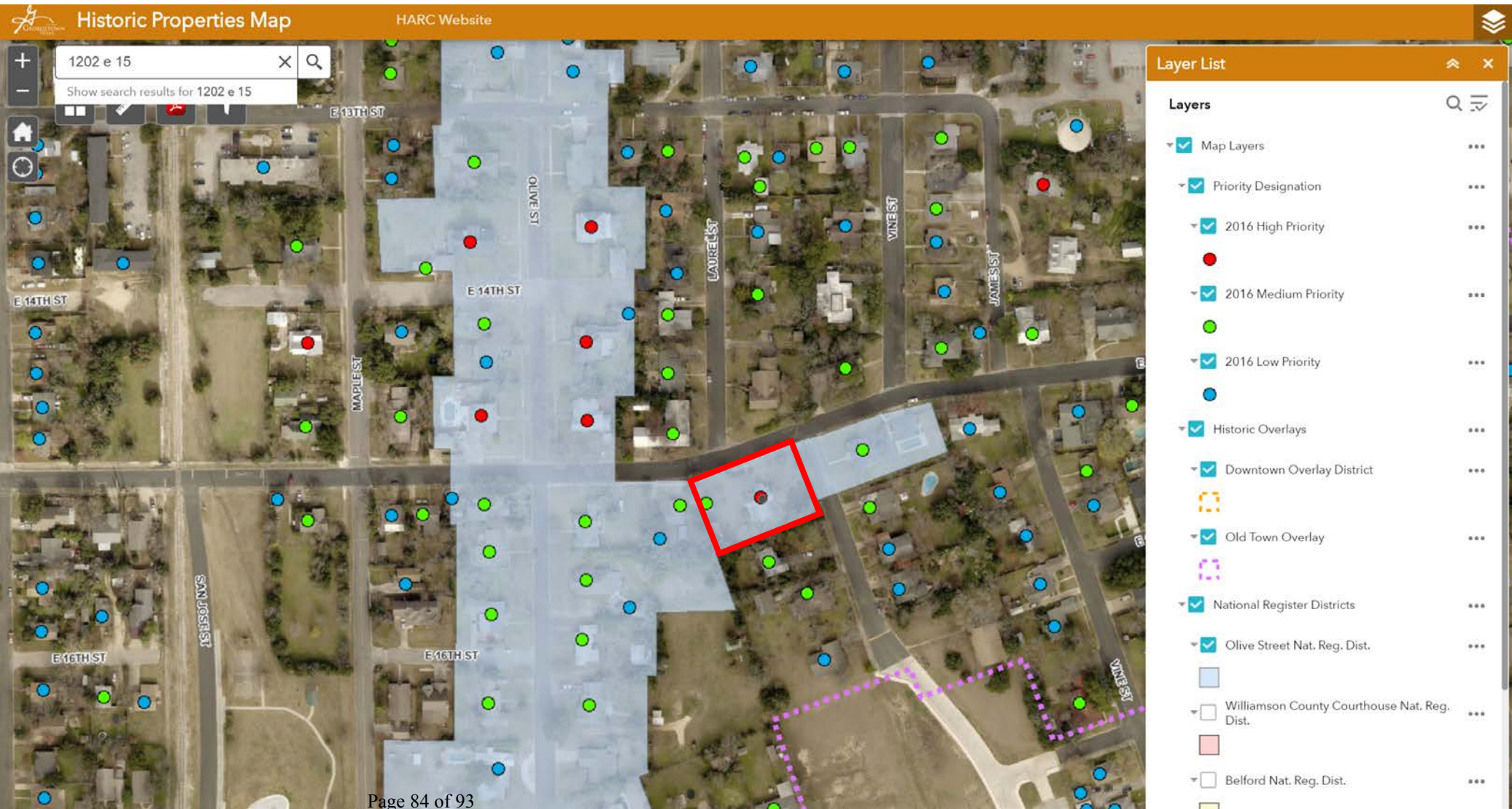


0 100 200
Feet

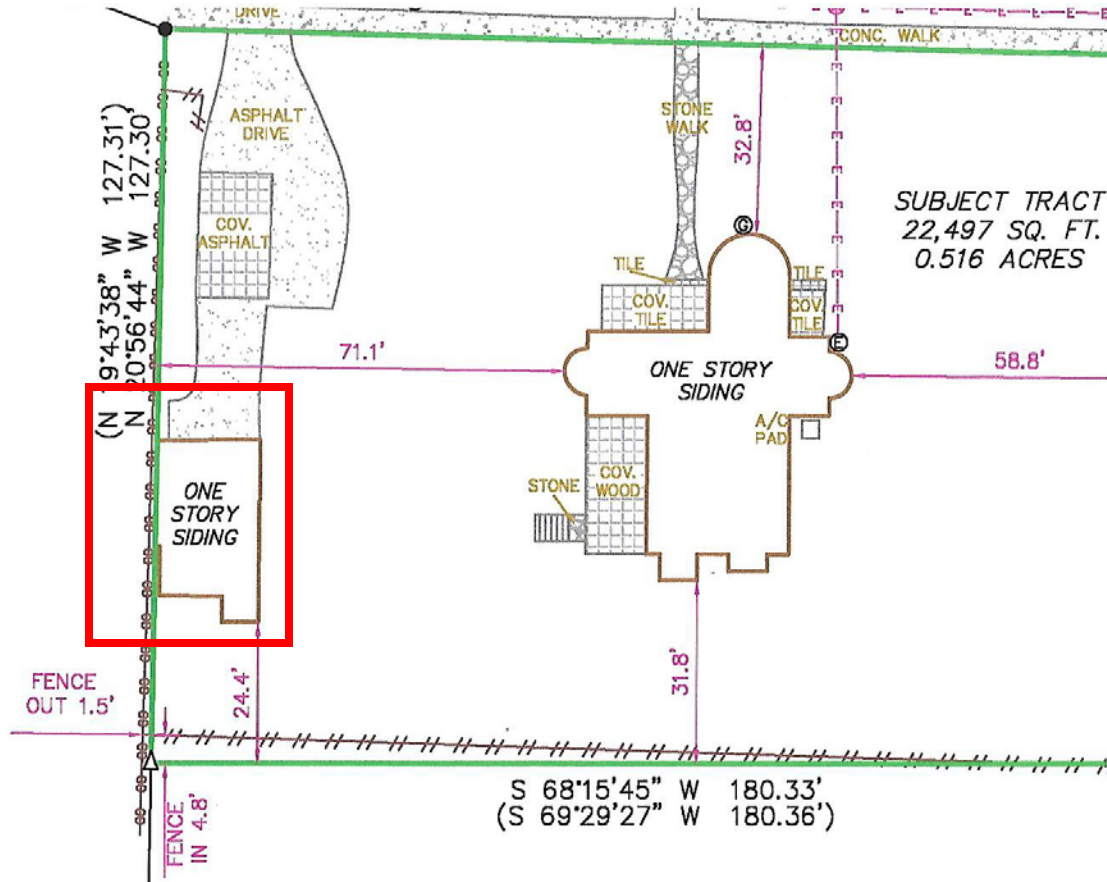
5



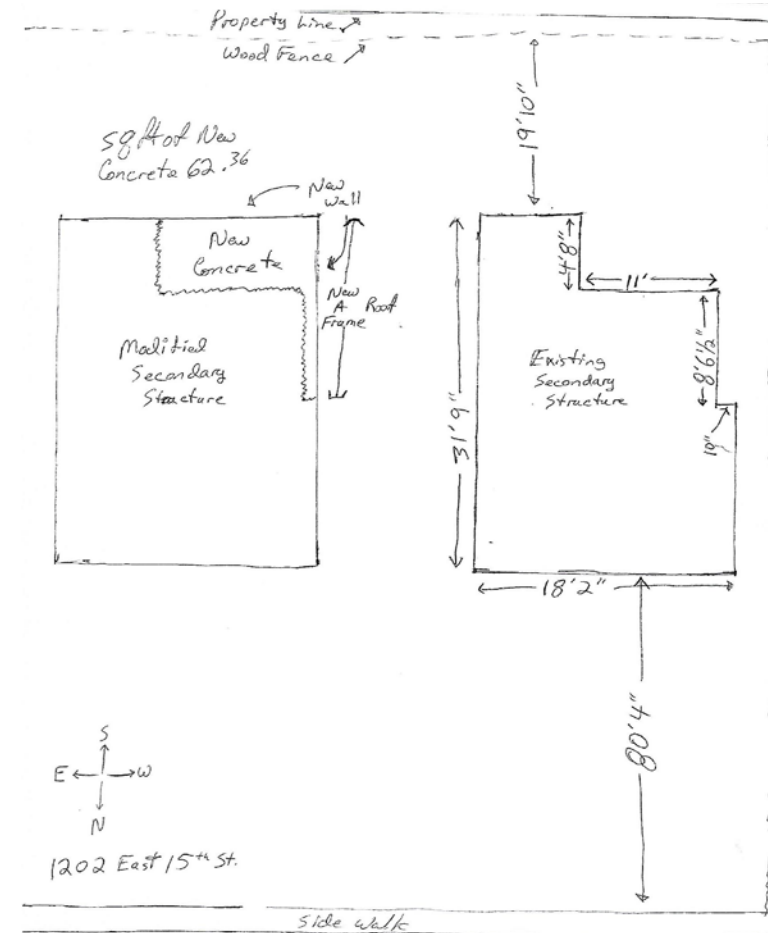
Current Context



1205 E. 15th Street – Survey & Plan



Site Survey showing structure along property line.

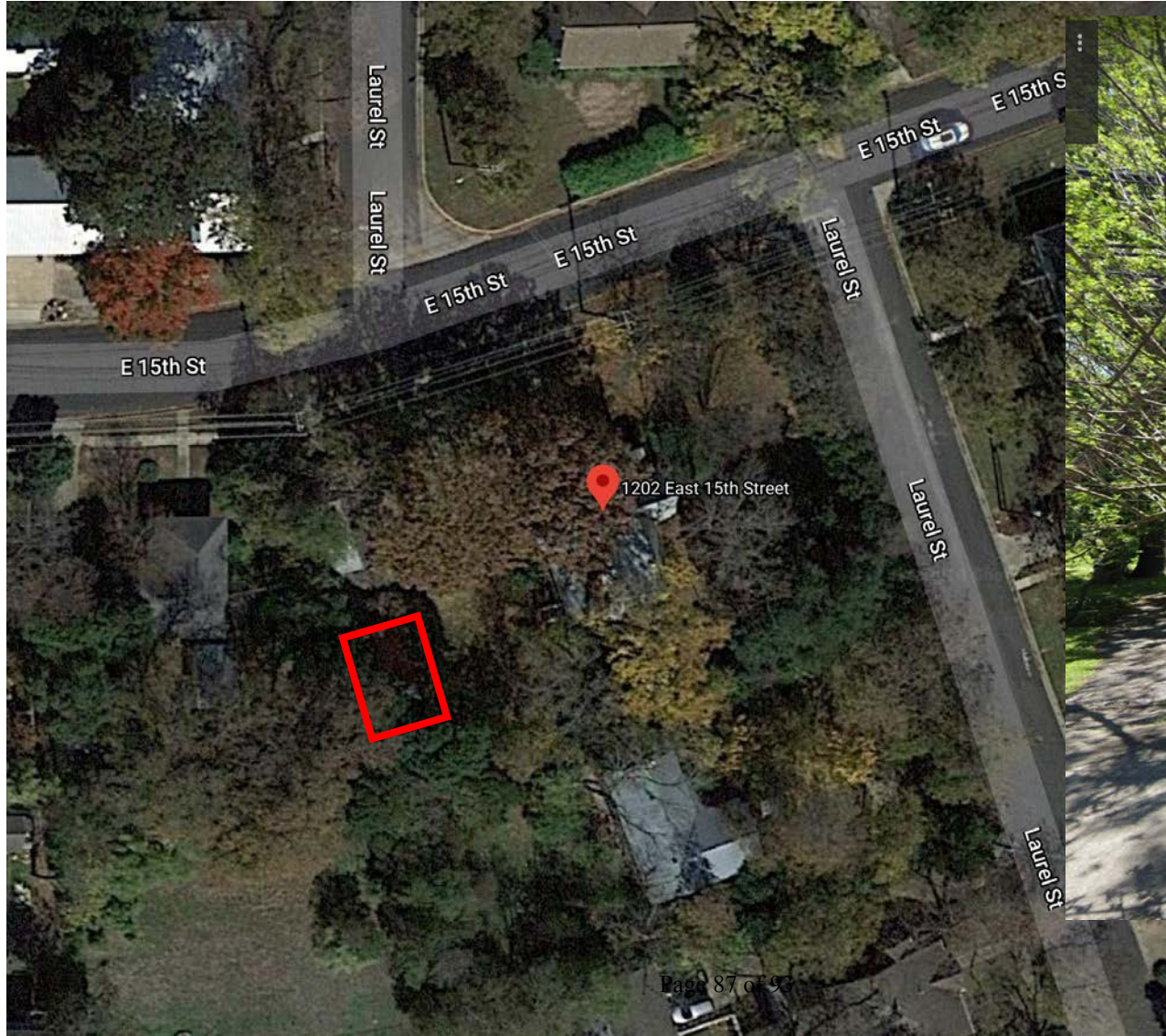


Plan of addition to finish out structure.

1202 E. 15th Street – Current Photos



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;	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;	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;	Complies
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	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

Public Notification

- Two (2) signs posted
- 32 letters mailed
- Two (2) public comments in favor and one (1) opposed

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