

**Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
May 28, 2020 at 6:00 PM
at Teleconference**

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 May 28, 2020 via teleconference. To participate, please copy and paste the weblink into your browser: <https://bit.ly/2RbSqUx>

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: 305 091 196#

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 May 14, 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** for a 4'-10" setback encroachment into the required 6' side (north) setback to allow a residential addition 1'-2" from the side (north) property line; a 4'-4" setback encroachment into the required 15' side street (south) setback to allow a residential addition 10'-8" from the side street (south) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1307 Myrtle Street, bearing the legal description 0.13 acres out of part of Block B of the Hughes Second Addition. – Britin Bostick, Downtown & Historic Planner
- E **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition. – 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
May 28, 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.

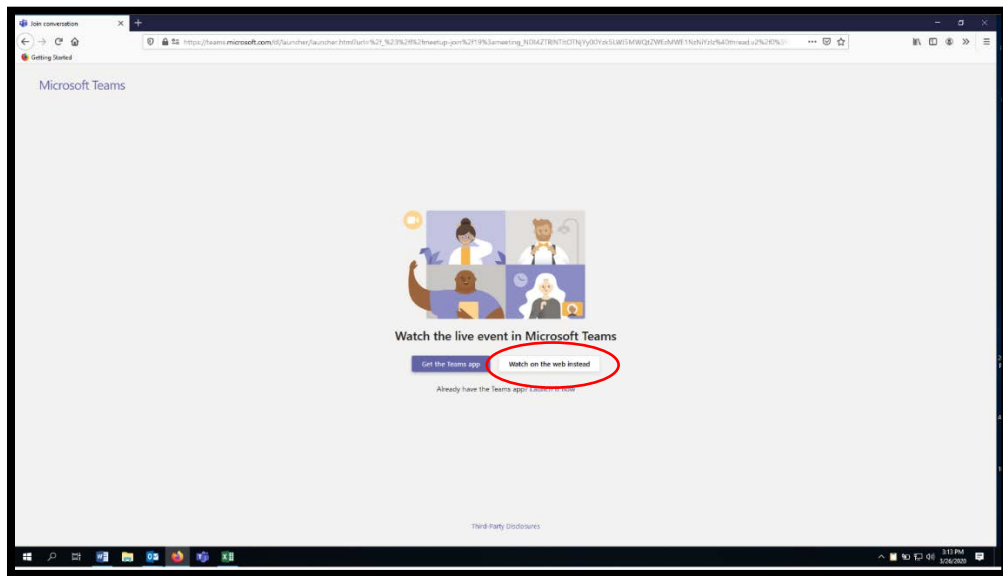
- **If I log into the meeting on my computer can you see me?** NO. Logging into the meeting via the computer is the equivalent of watching the meeting on your TV. We cannot see you and we cannot hear you. If you want to participate in public comment or as a commissioner in voting and discussion you need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

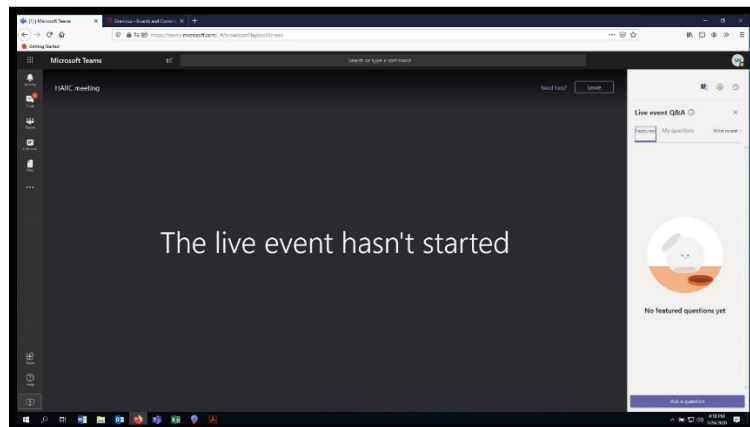
Steps for joining the meeting

- **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**)*



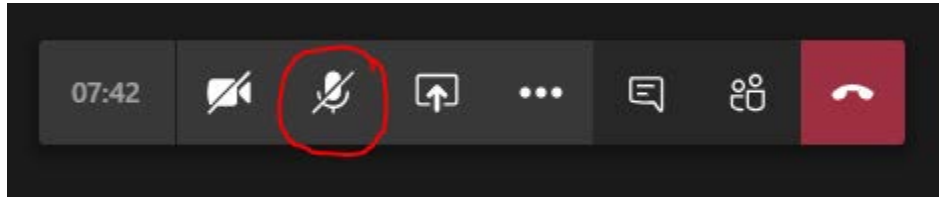
- **Step 3:** You will enter the meeting and see this screen. Wait here until the event starts. If you intend on participating in the meeting (public comment/ commissioner deliberations), please take this time to also call in via the dial in number above.

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

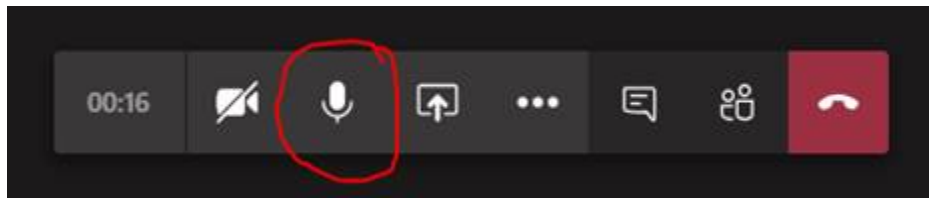


- **Step 4: Prepping for the Meeting** - mute your mic until you need to speak. To unmute yourself when you are on the phone, press the unmute button on your screen & **PRESS *6 in your key pad.**

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. On the right side, there is a "Live event Q&A" panel with a "Featured" tab selected. A red dashed arrow points from the text "Meeting title" to the meeting title bar. Another red dashed arrow points from the text "Q&A selection button" to the "Featured" tab in the Q&A panel. A third red dashed arrow points from the text "Ask a question Function--IF you attend late please announce yourself using this function." to the "Ask a question" button at the bottom of the Q&A panel.

Meeting title

Q&A selection button

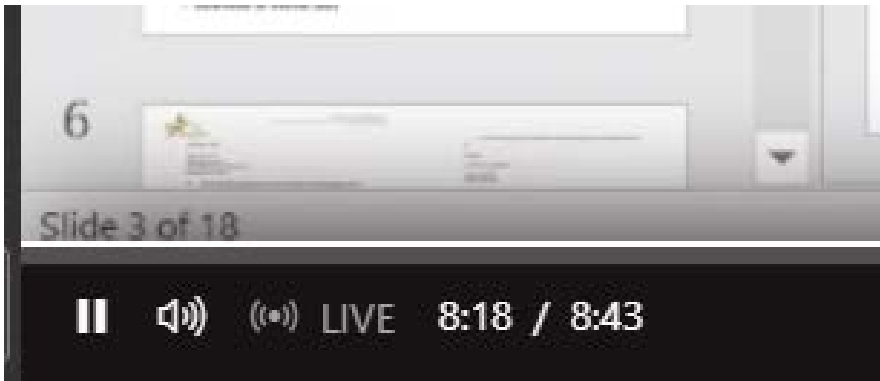
Ask a question Function--IF you attend late please announce yourself using this function.

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
May 28, 2020

SUBJECT:

Consideration and possible action to approve the minutes from the May 14, 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
May 14, 2020 at 6:00 p.m.
Teleconference Meeting: <https://bit.ly/39DVbV2>

The regular meeting convened at 6:00PM on May 14, 2020 via teleconference at:
<https://bit.ly/39DVbV2>

To participate by phone: Call in number: +1 512-672-8405 Conference ID#: 141493630#.

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; Robert McCabe

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

Call to order by Commissioner Parr at 6:03 pm.

Regular Session

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

- A. (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 23, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

Motion to approve Item C by Commissioner Morales. Second by Commissioner Nunn. Approved (7-0).

- D. **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for a 0.3' setback encroachment into the required 6' side (east) setback to allow a residential structure 5.9' from the side (east) property line; and a 1'-0" setback encroachment into the required 6' side (west) setback to allow the construction of a detached carport 5'-0" from the side (west) property line at the property located at 303 E. 19th Street, bearing the legal description of Lot 1, Block 2 of the Peterson Addition. – Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The subject property is located along the southern border of the Old Town Overlay District, on the north side of E. 19th Street. It is listed as a low priority structure on the Historic Resource Survey, which notes that the property lacks significance. The structure is estimated to have been constructed in 1960 and is a rectangular residential structure with a simple gable roof, asbestos siding, vinyl windows and asphalt shingle roof. The applicant is requesting approval of a Certificate of Appropriateness for an addition to the rear of the main structure, alterations to the exterior, and the addition of a detached carport. The existing residential structure encroaches 0.3' into the required 6' side (east) setback, and as the proposed 10' wide rear addition continues the line of the building that encroaches into the side setback, the applicant is requesting a setback modification for the existing structure so that the addition can be constructed. The applicant is also requesting a 1' setback encroachment into the required 6' side (rear) setback for the construction of a detached, pre-fabricated metal carport 5' from the west property line. The carport is proposed to be set back from the façade of the main structure. Its dimensions are 21' long by 12' wide by 8' high, and the roof is proposed to be a color similar

to that of the asphalt shingle roof. HARC is the review authority for requested setback modifications.

As the subject structure is listed as a Low Priority Structure on the Historic Resource Survey, the proposed additions and modifications to the exterior are reviewed by the HPO, including the design of the carport addition. The proposed changes include the removal of the existing asbestos siding and replacement with composite fiber lapped siding with a manufactured stone wainscot on the front façade, as well as the installation of new double-paned, white vinyl windows in the addition to match the existing windows. The proposed addition to the rear would change the rear-facing roof slope of the existing gable roof to a lower slope to extend over the addition, while the existing front-facing roof slope would be retained.

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

Motion to approve Item D (2020-13-COA) by Commissioner Nunn. Second by Commissioner Asendorf-Hyde. Approved (7-0).

- E. **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for an addition that adds to or creates a new street-facing façade, and a 4'-6" setback encroachment into the side (east) setback to allow the construction of a detached carport 1'-6" from the side (east) property line at the property located at 507 E. 7th Street, bearing the legal description of 0.32 acres out of a portion of lots 2-7 in Block 35 of the Glasscock Addition. - Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The main structure on the subject property is listed as a medium priority structure on the Historic Resource Survey, with an estimated construction date of 1890. The 1916 Sanborn Fire Insurance Map shows that the main structure was one of only two houses on the block at that time, and the house directly east, which is featured on the 1916 map, is also estimated to have been constructed in 1890, although the two houses are of different architectural styles. The simple form of the subject property's main structure and its situation on such a large lot indicate that it may be the oldest structure on the block, and it can be seen in a 1934 photo in which the house is not obscured by any front yard trees. The original siding and windows have been replaced, as has the address, which was noted as 602 E. 7th St. on the Sanborn Map.

The applicant is proposing to install two prefabricated metal carport structures on their existing driveway, situated at the front right corner of the historic main structure as viewed from E. 7th Street. The carport structure would be detached from the main structure, with metal columns and curved metal roofs. The two carport structures are proposed to cover the applicant's two vehicles, with a 6" space in between. The carport structures are two different sizes to accommodate the needs of the family and the vehicle uses, with the carport located closer to the house being 11.9' wide and 16.5' deep and the carport proposed to encroach 4'-6" into the 6' side (east) setback being 9.5' wide and 16.4' deep. Both carports are just under 8' tall. The carports are proposed to be located at the front of the main structure to make use of the existing driveway and leave the existing front yard and privacy fences in place.

The applicant, Roger Davis addressed the Commission. He explained his request, and discussed a budgetary concern with bringing everything up to compliance. He is requesting the setback encroachment to allow for better parking.

There was discussion by Commission members about the use of materials and ensuring there is consistency with meeting guidelines and criteria.

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

Commissioner Asendorf-Hyde asked the applicant if he has considered a different type of carport. The applicant explained he has but cost has been a factor in decision making of materials and carport for the request. Commissioner Browner commented that cost should not be the Commission's concern. Rather, the Commission should make decisions based on whether the guidelines and criteria are met. Chair Parr agreed with Commissioner Browner.

Motion to accept Item E (2020-16-COA) as presented with staff's recommendation by Commissioner Nunn. Second by Commissioner Asendorf-Hyde. Approved with conditions as written by staff (7-0).

- F. **Public Hearing and possible action** on a request for a **Certificate of Appropriateness (COA)** for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines for the property located at 815 S. Main Street, bearing the legal description of Lot 6B1, Block 52, Amending Plat Lot 6, Block 52 City of Georgetown. – Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The new structure at 815 S. Main Street, called the "Watkins Building", was approved by HARC in 2017 and is now nearing completion. The first floor has a restaurant and bar lease space on the south part of the building, which is occupied by Kork Wine Bar. The north part of the first floor and the second floor are owner-occupied by the Watkins Insurance Group. The applicant is proposing a building sign package that includes signage for both tenants, which includes the installation of illuminated flush-mounted primary signage, illuminated above-canopy signage, and vinyl window signs.

Representatives for Watkins Insurance Group and Kork Wine Bar addressed the Commission, providing more detail for the request and design of signage.

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

Motion to approve Item F (2020-15-COA) by Commissioner Asendorf-Hyde. Second by Commissioner Nunn. Approved (6-0) with Commissioner Johnston abstained.

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

Nelson invited the Commission to listen to the Historic Planner's weekly webinars on Monday afternoon's. Also, future HARC meetings will move to Zoom platform.

Adjournment

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

Meeting adjourned at 7:28pm

Approved, Amanda Parr, Chair

Attest, Terri Asendorf-Hyde, Secretary

City of Georgetown, Texas
Historic and Architectural Review
May 28, 2020

SUBJECT:

Public Hearing and Possible Action on a request for a **Certificate of Appropriateness** for a 4'-10" setback encroachment into the required 6' side (north) setback to allow a residential addition 1'-2" from the side (north) property line; a 4'-4" setback encroachment into the required 15' side street (south) setback to allow a residential addition 10'-8" from the side street (south) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1307 Myrtle Street, bearing the legal description 0.13 acres out of part of Block B of the Hughes Second Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The existing structure is situated within both the side and side street setbacks for the Residential Single Family (RS) zoning district, and the applicant is requesting HARC approval of two setback modifications. The first setback modification request is for a 4'-10" setback encroachment into the required 6' side (north) setback to enclose the existing carport and convert it to an enclosed garage. The proposed garage conversion would not extend the building further into the setback, however as the north wall of the structure and carport is currently 1'-2" from the north property line, the proposed addition of a concrete slab in the garage and the enclosure of the garage are partially within the required 6' side setback, and require a setback modification. The second setback modification request is for a 4'-4" setback encroachment into the required 15' side street (south) setback to allow the addition of a porch 10'-8" from the side street (south) property line. The porch is aligned with the existing building and does not extend further toward the south property line than does the existing building, but as the proposed porch addition would be constructed partially within the side street setback, approval of a setback modification is required.

The applicant is also requesting HARC approval of a front and side yard fence designed so that the portion of the fence along Myrtle Street is 3'-0" in height with less than the min. 50% transparency recommended in the Design Guidelines, and the portion of the fence along E. 14th Street is proposed to be 4'-6" in height with the same style as the front fence.







The proposed additions and alterations to the street-facing facades are reviewed by the HPO, which include the conversion of the attached carport to an enclosed garage, the addition of a rear porch and alterations to the front porch, the addition of the front dormer feature, the replacement of the aluminum siding with fiber composite siding, a change in the roof pitch and replacement of the hip roof style with a gable roof and south gable with window, the replacement of the asphalt shingle roof with a standing seam metal roof, the addition of exterior light fixtures, and a rear addition with street-facing windows and rear gable. Although the proposed dormer and gable features are designed with windows, the structure is designed to remain a single-story structure, and a second-floor area is not part of the design.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

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: *May 28, 2020*

File Number: *2020-14-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a 4'-10" setback encroachment into the required 6' side (north) setback to allow a residential addition 1'-2" from the side (north) property line; a 4'-4" setback encroachment into the required 15' side street (south) setback to allow a residential addition 10'-8" from the side street (south) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1307 Myrtle Street, bearing the legal description 0.13 acres out of part of Block B of the Hughes Second Addition.

AGENDA ITEM DETAILS

Project Name: *1307 Myrtle Street*
Applicant: *Cory Shaw (Damon Marie Co.)*
Property Owner: *Goldshaw Capital LLC Trustee of the Myrtle Street Trust*
Property Address: *1307 Myrtle Street*
Legal Description: *0.13 acres out of part of Block B of the Hughes Second Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *N/A*

HISTORIC CONTEXT

Date of construction: *1950 (HRS), but 1964 aerial photo does not show house*
Historic Resources Survey Level of Priority: *Low*
National Register Designation: *Included in University-Elm National Register Historic District*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Setback modifications
- ✓ A new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines

HPO:

- ✓ Addition that creates a new, or adds to an existing street facing façade (low priority structure)
- ✓ Addition of a porch, patio or deck (low priority structure)

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

The subject property is a single-family structure with a carport addition on the north side of the structure and a rear addition on the east side. The Historic Resource Survey (HRS) notes a construction date of 1950; however, further research has determined the house was more likely constructed between 1965 and 1974. The 1964 aerial photo of Georgetown does not show any structures on the current lot, and deed records indicate that the present lot was once the back part of the original large lot for the property at 1312 Elm Street, which was sold as a rectangular lot facing Myrtle Street in 1964, then divided into the two smaller rectangular lots that exist today. The house was likely constructed by Barbara Norment after she purchased the lot in 1965, and she owned the property until 1973. The HRS further notes aluminum siding and replaced windows in the existing structure and notes the style as “minimal ranch”, although ranch style homes are typically constructed on concrete slab foundations, and this structure has a pier and beam foundation, more typical of a minimal traditional style. The residence directly to the north bears several similarities, including the attached carport and front door and window locations and configuration.

The existing structure is situated within both the side and side street setbacks for the Residential Single Family (RS) zoning district, and the applicant is requesting HARC approval of two setback modifications. The first setback modification request is for a 4'-10" setback encroachment into the required 6' side (north) setback to enclose the existing carport and convert it to an enclosed garage. The proposed garage conversion would not extend the building further into the setback, however as the north wall of the structure and carport is currently 1'-2" from the north property line, the proposed addition of a concrete slab in the garage and the enclosure of the garage are partially within the required 6' side setback, and require a setback modification. The second setback modification request is for a 4'-4" setback encroachment into the required 15' side street (south) setback to allow the addition of a porch 10'-8" from the side street (south) property line. The porch is aligned with the existing building and does not extend further toward the south property line than does the existing building, but as the proposed porch addition would be constructed partially within the side street setback, approval of a setback modification is required.

The applicant is also requesting HARC approval of a front and side yard fence designed so that the portion of the fence along Myrtle Street is 3'-0" in height with less than the min. 50% transparency recommended in the Design Guidelines, and the portion of the fence along E. 14th Street is proposed to be 4'-6" in height with the same style as the front fence.

The proposed additions and alterations to the street-facing facades are reviewed by the HPO, which include the conversion of the attached carport to an enclosed garage, the addition of a rear porch and alterations to the front porch, the addition of the front dormer feature, the replacement of the aluminum siding with fiber composite siding, a change in the roof pitch and replacement of the hip roof style with a gable roof and south gable with window, the replacement of the asphalt shingle roof with a standing seam metal roof, the addition of exterior light fixtures, and a rear addition with street-facing windows and rear gable. Although the proposed dormer and gable features are designed with windows, the structure is designed to remain a single-story structure, and a second-floor area is not part of the design.

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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 8 – DESIGN GUIDELINES FOR SITE DESIGN	
8.25 A new fence may be considered in transitional areas with a residential context. <ul style="list-style-type: none">• A fence that defines a front yard should be low to the ground and “transparent” in nature.• A front yard fence should not exceed three feet in height.✓ Solid, “stockade” fences do not allow views into front yards and are inappropriate.✓ Chain link, concrete block, unfaced concrete, plastic, solid metal panel, fiberglass, plywood, and mesh construction fences are not appropriate.✓ A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards.	Partially Complies <p>Although the proposed fence is not a solid fence, it does not provide the 50% see-through visibility considered “transparent”. Part of the front yard fence (the portion of the fence along E. 14th Street) is proposed to be 4’-6” in height rather than the 3’-0” prescribed for front yard fences – fences positioned to the front of a structure. The current front and side yard fence is chain link approximately 4’ in height, and the proposed fence design is an improvement in appearance compared to the current chain link fence.</p>

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
14.10 Non-traditional siding materials are discouraged. <ul style="list-style-type: none">✓ Typically, artificial stone and brick veneer are not appropriate.✓ Asphalt shingles are not appropriate.✓ Aluminum and vinyl are not appropriate.	Complies <p>Replacement of aluminum siding with fiber composite siding is consistent with Design Guidelines.</p>
14.11 Avoid alterations that would damage historic features. <ul style="list-style-type: none">✓ Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance.✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.	Complies <p>Although listed on the Historic Resource Survey, the subject structure is not as old as previously believed and lacks historic features that might establish a period of design significance. The proposed additions and alterations, including the roof changes and gable additions, do alter the simple character of the existing structure; however, staff finds that the proposed alterations do not substantially alter the form of the</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
	structure, and the door and window openings on the street facing facades are retained in their existing locations and sizes.
14.12 An addition shall be compatible in scale, materials, and character with the main building. <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.	Partially Complies The proposed gable, dormer and rear porch additions do not remove the original design features of the front and side facades and are proposed to be of a scale and materials that are compatible with the existing structure. However, the additions do alter the perception of the character of the structure by adding architectural features to the current simple design.
14.13 Design a new addition such that the original character can be clearly seen. <ul style="list-style-type: none">✓ In this way, a viewer can understand the history of changes that have occurred to the building.✓ An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.✓ Creating a jog in the foundation between the original and new structures may help to define an addition.✓ Even applying new trim board at the connection point between the addition and the original structure can help define the addition.✓ See also <i>Preservation Briefs #14: New Exterior Additions to Historic Buildings</i>, published by the National Park Service.	Complies The proposed additions do not remove the original features that help define the character, and proposed enclosure of the carport for a garage retains the function of the space in the same location.
14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. <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.	Complies Proposed additional square footage is to the rear of the existing structure.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
14.16 An addition shall be compatible in scale, materials, character, and architectural style with the main building. <ul style="list-style-type: none">✓ An addition shall relate to the historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure.✓ While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.✓ An addition should be simple in design to prevent it from competing with the primary façade.✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	Complies <p>The proposed additions, which include roof additions, alter the perception of the simple character and architectural style of the existing structure by adding architectural features. However, staff finds that the proposed additions and alterations are compatible with the existing structure and use traditional elements such as dormers and porches to add visual interest. The addition of character-defining features does not obscure or remove the original form or remaining features of the structure, with the exception of the enlargement of the front porch, which is proposed to be of a similar style.</p>
14.17 An addition shall be set back from any primary, character-defining façade. <ul style="list-style-type: none">✓ An addition should be to the rear of the building, when feasible.	Complies <p>Proposed additional square footage is to the rear of the existing structure, and proposed features do not obscure the primary facade.</p>
14.18 The roof of a new addition shall be in character with that of the primary building. <ul style="list-style-type: none">✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.• Repeat existing roof slopes and materials.✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.	Partially Complies <p>The existing hip roof style and low slope are proposed to be changed to a gable roof with a steeper slope to accommodate the gable ends but are still compatible with a residential structure and with the style of the existing building.</p>

CRITERIA FOR APPROVAL

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

Planning Department Staff Report

Historic and Architectural Review Commission

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 deemed the application complete.
2. Compliance with any design standards of this Code;	Partially Complies Proposed project requires setback modifications, and proposed fence is both taller and less transparent than required by the UDC.
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 compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Although listed on the historic resource survey, the survey entry for this property notes a lack of historic integrity, and the structure is not as old as was previously believed. The proposed alterations and additions do not destroy the historic aspects that characterize the property, but the scale and proportions of the structure are proposed to be changed with the roof alterations.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies Complies or partially complies with applicable Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The HRS notes that the property lacks integrity, and the proposed alterations do not further diminish the integrity.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The proposed additions elevate the style of the existing structure, which was constructed at a period of time when portions of large lots facing Elm Street and S. Church Street were sold for the construction of new, smaller and more simple homes that are typical of the 1960s and 1970s in Old Town. The proposed rear addition is consistent with surrounding properties, some of which also have rear additions, and the addition of architectural features such as gables with windows is compatible in that it retains a single-story structure on a street with primarily single-story structures.
7. The overall character of the applicable historic overlay district is protected; and	Complies The character of the Old Town Overlay District is not diminished.
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.

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 for an addition that continues the wall of a building that is already located within the setback.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies The existing building is already encroaching into the setback and the addition is does not further encroach.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies The proposed setback encroachment is consistent with the existing encroachment and other structures on

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	the same block. Surrounding structures also encroach into side setbacks.
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 does not further encroach toward the street and the front setback is not requested to be modified.
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable No structures are proposed to be replaced.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable No structures have been removed from this property.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Not Applicable No structures have been removed from this property.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies The proposed garage addition is within the existing footprint of the structure and the proposed porch addition is small relative to the existing footprint.
i. The size of the proposed structure compared to similar structures within the same block;	Complies The size of the structure with proposed additions is similar to or smaller than 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 setback modifications are not greater than existing encroachments.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies Proposed setback modifications are not greater than existing encroachments and do not limit maintenance of adjacent structures.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable No trees or landscape features are proposed to be preserved by the encroachment.

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for both setback modifications and the fence design.

PUBLIC COMMENTS

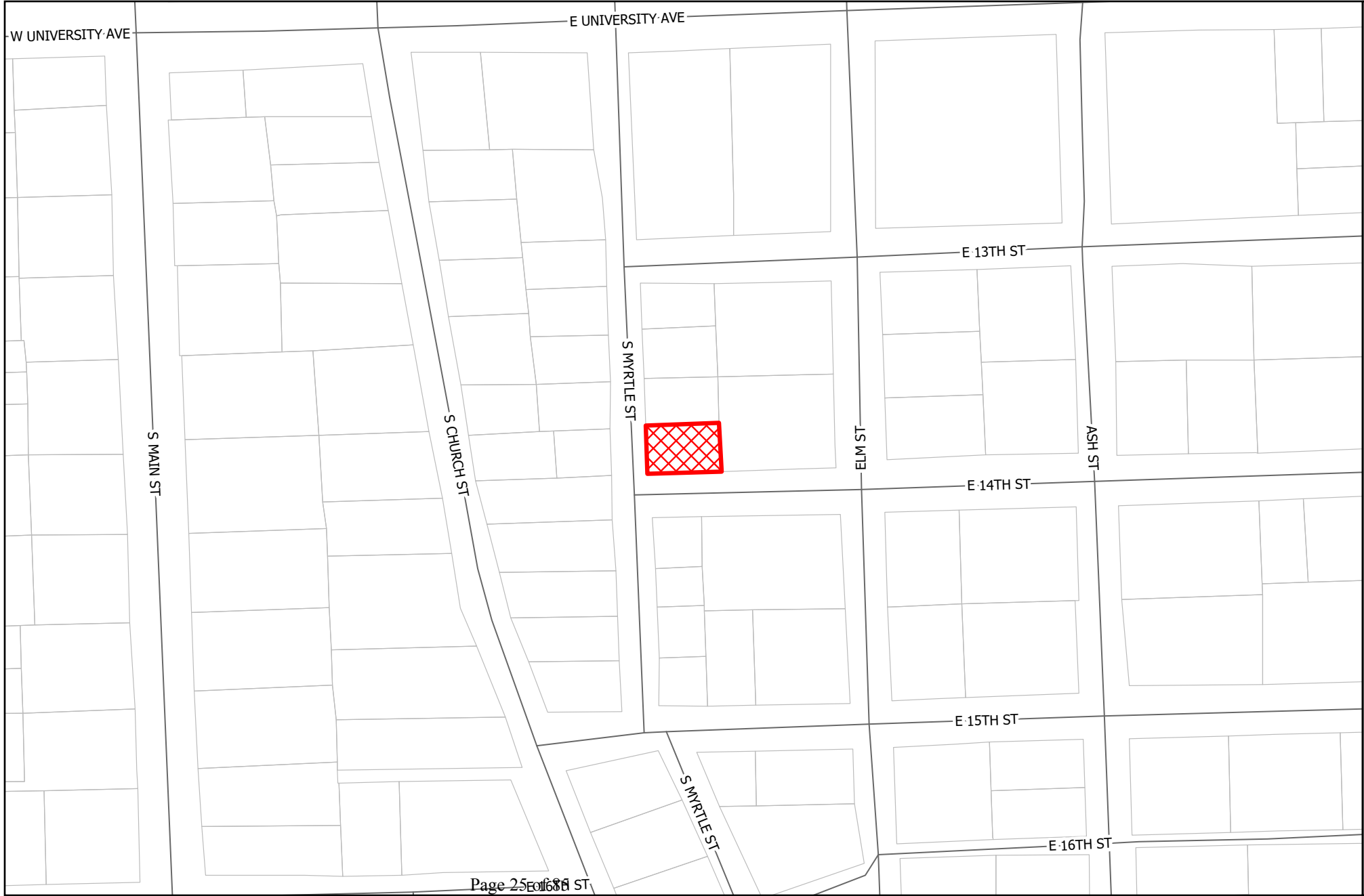
As of the date of this report, staff has received *no* written comments on the request.

ATTACHMENTS

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

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



LOCATION

2020-14-COA

Exhibit #1

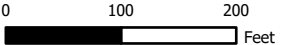


Site



Parcels

N



Letter of Intent

Re: 1307 Myrtle St

The following letter spells out our intent to remodel the property at 1307 Myrtle St, which is in the Historic Overlay District.

We would like to change the current low roof-line to a combination of 9/12 and 4/12 pitch with a cross section at the ridge and gables on four sides. This will give the home more of a craftsman style feel to it which is in alignment with the desired “appeal” for the downtown area. We will clad the roof with a standing-seam metal, which is very popular for the area.

The current footprint is about 1250 square feet of living space. We would like to extend the back of the house 10' which would add approximately 450sf of additional living space to the home. The 10' extension allows us to remain in compliance with the rear setback of 10'.

A carport currently exists and we would like to turn this into an attached garage. We would do this by pouring an appropriate concrete slab and reframe the exterior and demising wall to bring them up to code, then add a single-car garage door according to the architectural plans.

We would like to update the siding throughout the exterior with Hardieplank smooth lap siding below the roof edge and vertical Hardie board and batton siding in the gables.

This corner lot is also in need of an updated fence. A chain link fence exists but we would like to remove this and update it with a horizontal wood fence (according to the plans) which will conform to the requirement of 3' high at the front of the property.

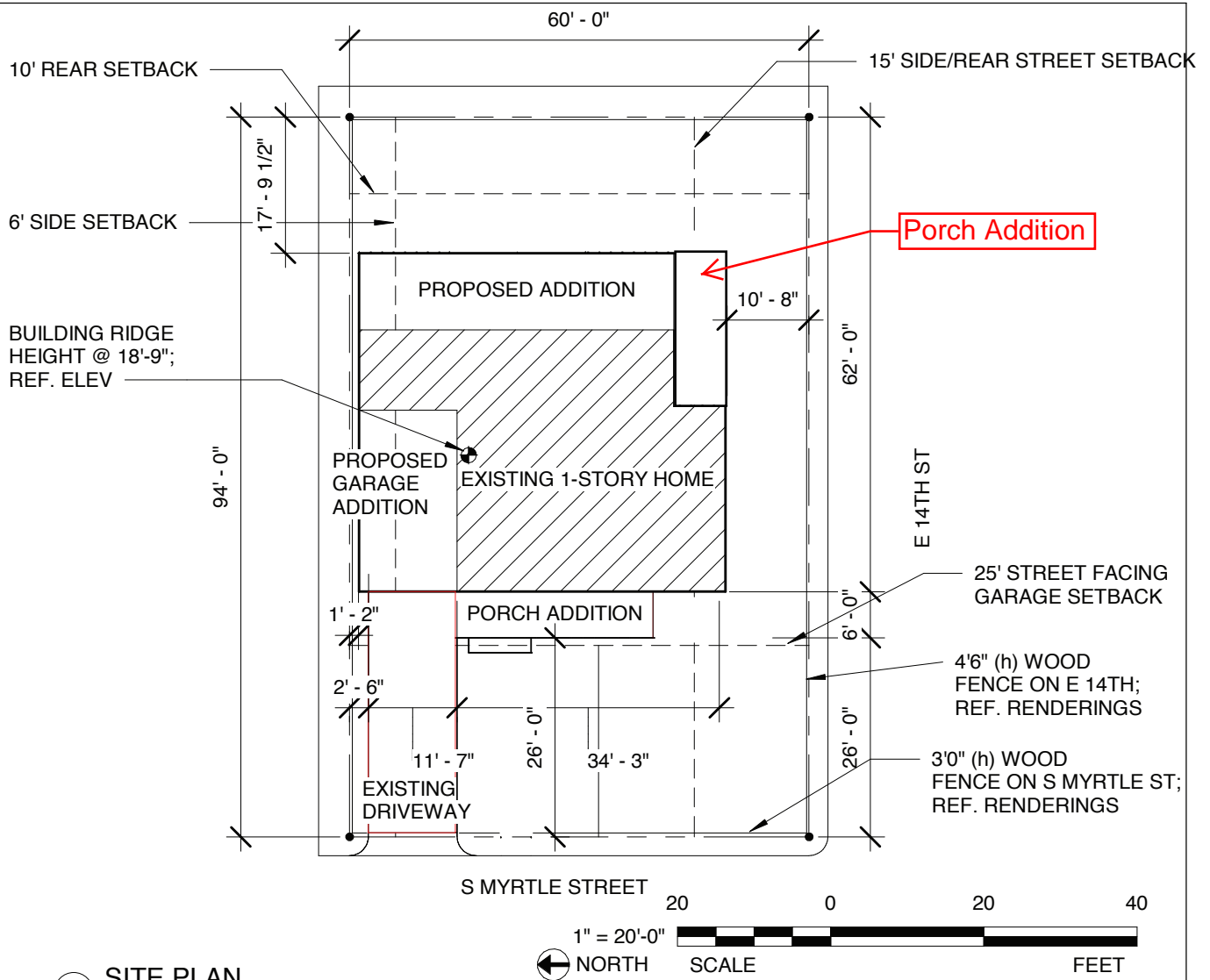
Finally, the current footprint is a non-conforming building as it lies within the side/rear setback of 15'. Our desire is to build a wrap-around porch from the front door around to the back side of the house. According to the survey the house is 11'4" from the property line. We are proposing a 6' wide porch. Our desire to build a wrap around porch is to add aesthetic appeal on both Myrtle St and 14th St. Being a corner lot, we'd like to make both street facing elevation as appealing as possible - a wrap around porch would help us achieve this goal.

Thank you,
Lisa Shaw



SITE LOCATION





1 SITE PLAN
1" = 20'-0"

PROJECT INFORMATION:

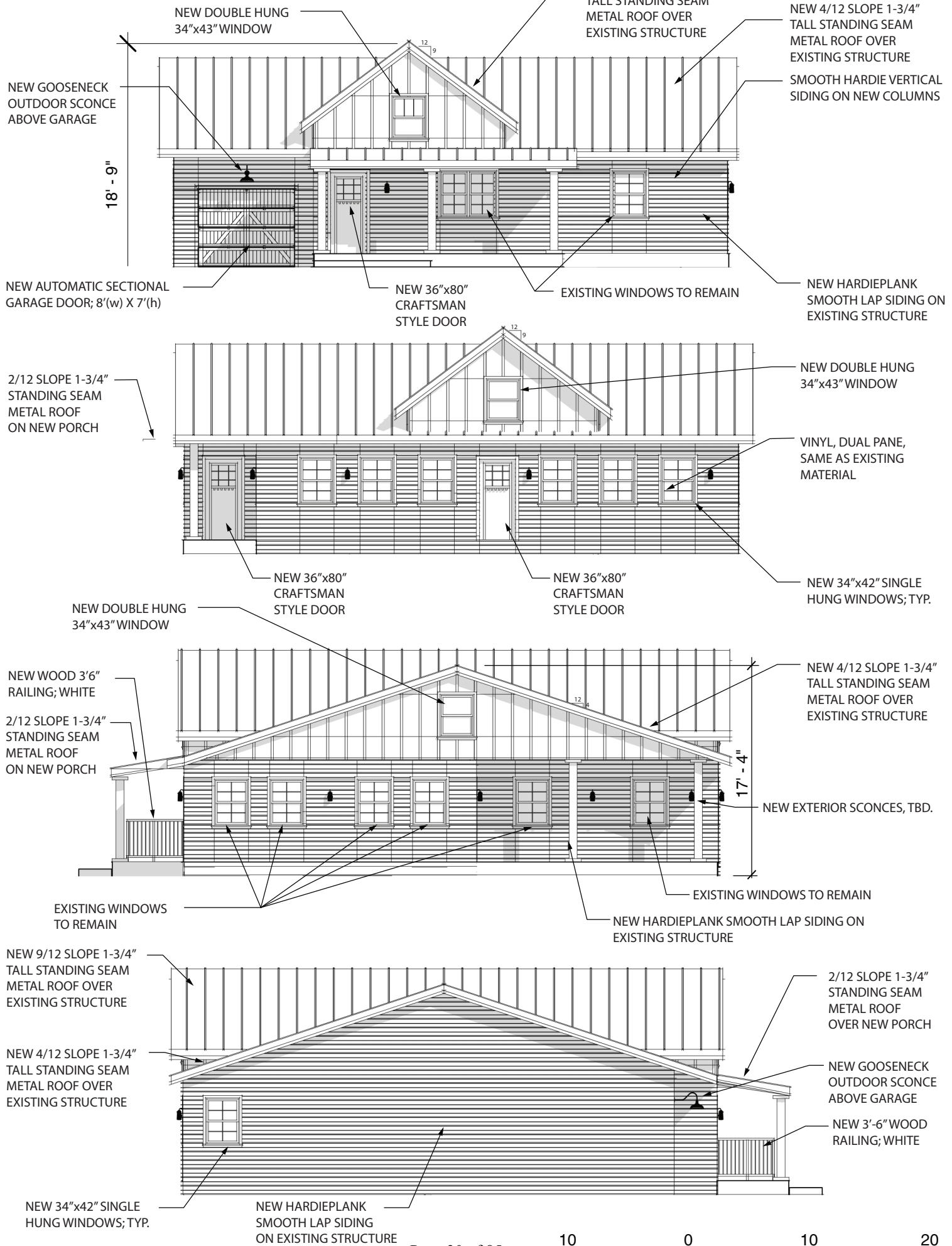
Lot Area: 5,640 sf
 Zoning District: Residential Single-Family
 Old Town Overlay District
 Existing and Proposed Area: Single-Family Residential
 Existing Residence Area: 1271 sq.ft.
 Existing Garage Area: Carport - 262 sq.ft.
 Existing FAR: 0.23
 Proposed Addition Area: 630 sq.ft.
 Proposed FAR: 0.34
 Impervious Cover: 2560 = 45%
 Driveway will remain gravel

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION



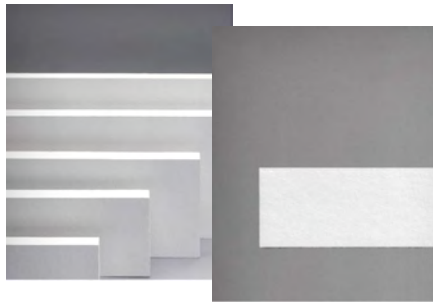
- HARDIEPLANK SMOOTH LAP SIDING ON NEW ENCLOSED GARAGE
- NEW HARDIEPLANK SMOOTH LAP SIDING ON EXISTING STRUCTURE
- SMOOTH HARDIE VERTICAL SIDING
- SMOOTH HARDIE BATTEN STRIPS
- 1-3/4" TALL STANDING SEAM METAL ROOF SYSTEM;
4/12 SLOPE ROOF



WEST ELEVATION ALONG MYRTLE ST



HARDIEPLANK SMOOTH
LAP SIDING



SMOOTH VERTICAL SIDING
BOARDS + SMOOTH HARDIE
BATTEN STRIPS



1-3/4" TALL STANDING SEAM
METAL ROOF SYSTEM

SMOOTH HARDIE VERTICAL SIDING
ON NEW COLUMNS

NEW HARDIEPLANK
SMOOTH LAP SIDING ON
EXISTING STRUCTURE

1-3/4" TALL STANDING SEAM
METAL ROOF SYSTEM;
4/12 SLOPE ROOF



WEST ELEVATION ALONG MYRTLE ST



SMOOTH HARDIE VERTICAL
SIDING ON COLUMNS

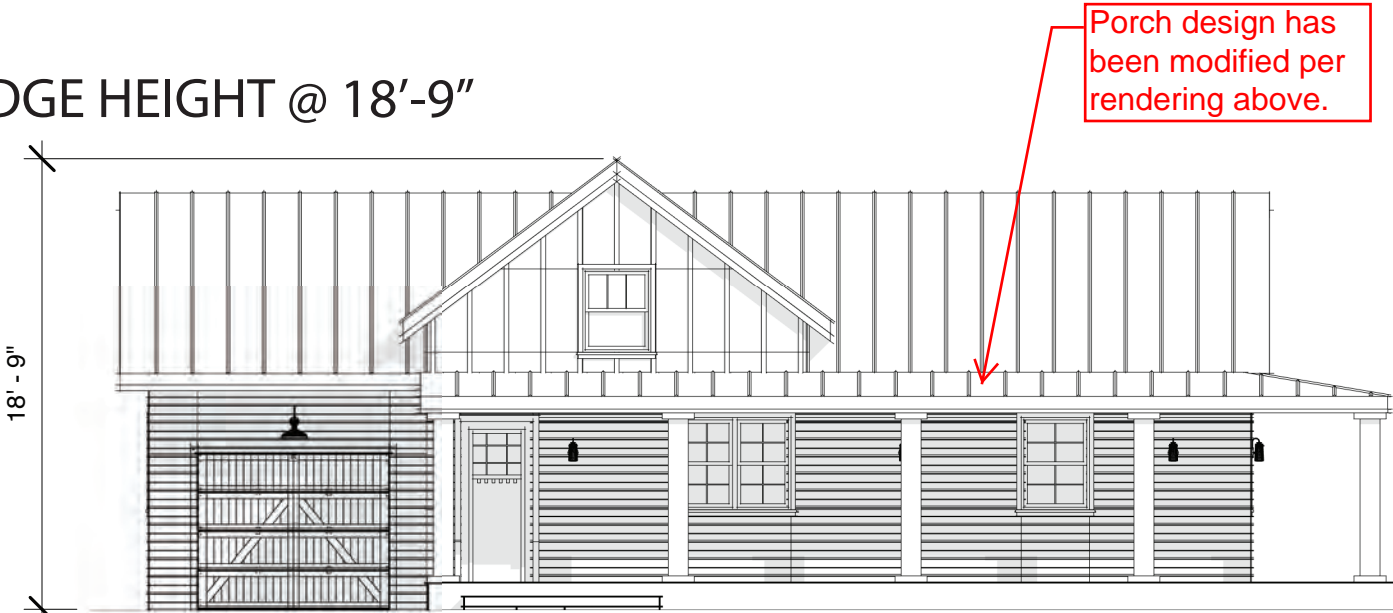


1-3/4" TALL STANDING SEAM
METAL ROOF SYSTEM



CORNER OF MYRTLE AND 14TH ST

RIDGE HEIGHT @ 18'-9"



1 WEST ELEVATION
1/8" = 1'-0"

4'6" WHITE WOOD FENCE
ON 14TH ST

1-3/4" TALL STANDING SEAM
METAL ROOF SYSTEM;
4/12 SLOPE ROOF



SOUTH ELEVATION ALONG 14TH ST

3'-0" WHITE WOOD FENCE
W/GATE ON MYRTLE ST



WEST ELEVATION ALONG MYRTLE ST

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1307 Myrtle St 2016 Survey ID: 125863
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address DAYTON, LARRY R & TREVA K, 177 THE OAKS BLVD, , ELGIN, TX 78621-5986
 Current/Historic Name: None/None
 Latitude: 30.631751 Longitude -97.674765
 Legal Description (Lot/Block): HUGHES 2ND ADDITION, BLOCK B(PT), ACRES .13 WCAD ID: R042841
 Addition/Subdivision: S3809 - Hughes 2nd Addition
Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District
Current Designations:
☒ NR District (Is property contributing? ☐ Yes ☐ No)
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Old Town District ☐ Other
 Architect: Builder:
 Construction Date: 1950 ☒ Actual ☐ Estimated Source: WCAD
Function
Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:
Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:
 Recorded by: CMEC Date Recorded 3/4/2016



Photo direction: Southeast

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	1307 Myrtle St	2016 Survey ID:	125863
City:	Georgetown	2016 Preservation Priority:	Low
County:	Williamson	Local District:	Old Town District

SECTION 2

Architectural Description

General Architectural Description:

One-story Minimal Ranch style house clad in aluminum siding with a hipped roof and a shed roof addition at the rear; it has a rectangular plan, attached carport, and an entry stoop with a shed roof and a single front door.

☒ Additions, modifications: Siding replaced, windows replaced, addition at rear

☐ Relocated

Stylistic Influence(s)

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

Structural Details

Roof Form

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

Roof Materials

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

Wall Materials

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

Windows

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

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: Metal Posts

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: Metal hand rail

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:	1307 Myrtle St	2016 Survey ID:	125863
City:	Georgetown	2016 Preservation Priority:	Low
County:	Williamson	Local District:	Old Town District

SECTION 3

Historical Information

Associated Historical Context:

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

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Periods of Significance:

- | | | | |
|---|--|---|---|
| Level of Significance: | <input type="checkbox"/> National | <input type="checkbox"/> State | <input type="checkbox"/> Local |
| Integrity: | <input checked="" type="checkbox"/> Location | <input type="checkbox"/> Design | <input type="checkbox"/> Materials |
| <input checked="" type="checkbox"/> Setting | <input checked="" type="checkbox"/> Feeling | <input checked="" type="checkbox"/> Association | <input checked="" type="checkbox"/> Workmanship |

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 lacks integrity

Other Info:

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

Documentation details	2007 ID: 883	1984 ID: Not Recorded
2007 survey	2007 Survey Priority: Low	1984 Survey Priority: Not Recorded

General Notes: (Notes from 2007 Survey: aluminum windows and siding; side carport)

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 1307 Myrtle St

2016 Survey ID: 125863

City: Georgetown

2016 Preservation Priority: Low

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Northeast



1307 Myrtle Street 2020-14-COA

Historic & Architectural Review Commission
May 28, 2020

Item Under Consideration

2020-14-COA – 1307 Myrtle Street

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a 4'-10" setback encroachment into the required 6' side (north) setback to allow a residential addition 1'-2" from the side (north) property line; a 4'-4" setback encroachment into the required 15' side street (south) setback to allow a residential addition 10'-8" from the side street (south) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1307 Myrtle Street, bearing the legal description 0.13 acres out of part of Block B of the Hughes Second Addition.

Item Under Consideration

HARC:

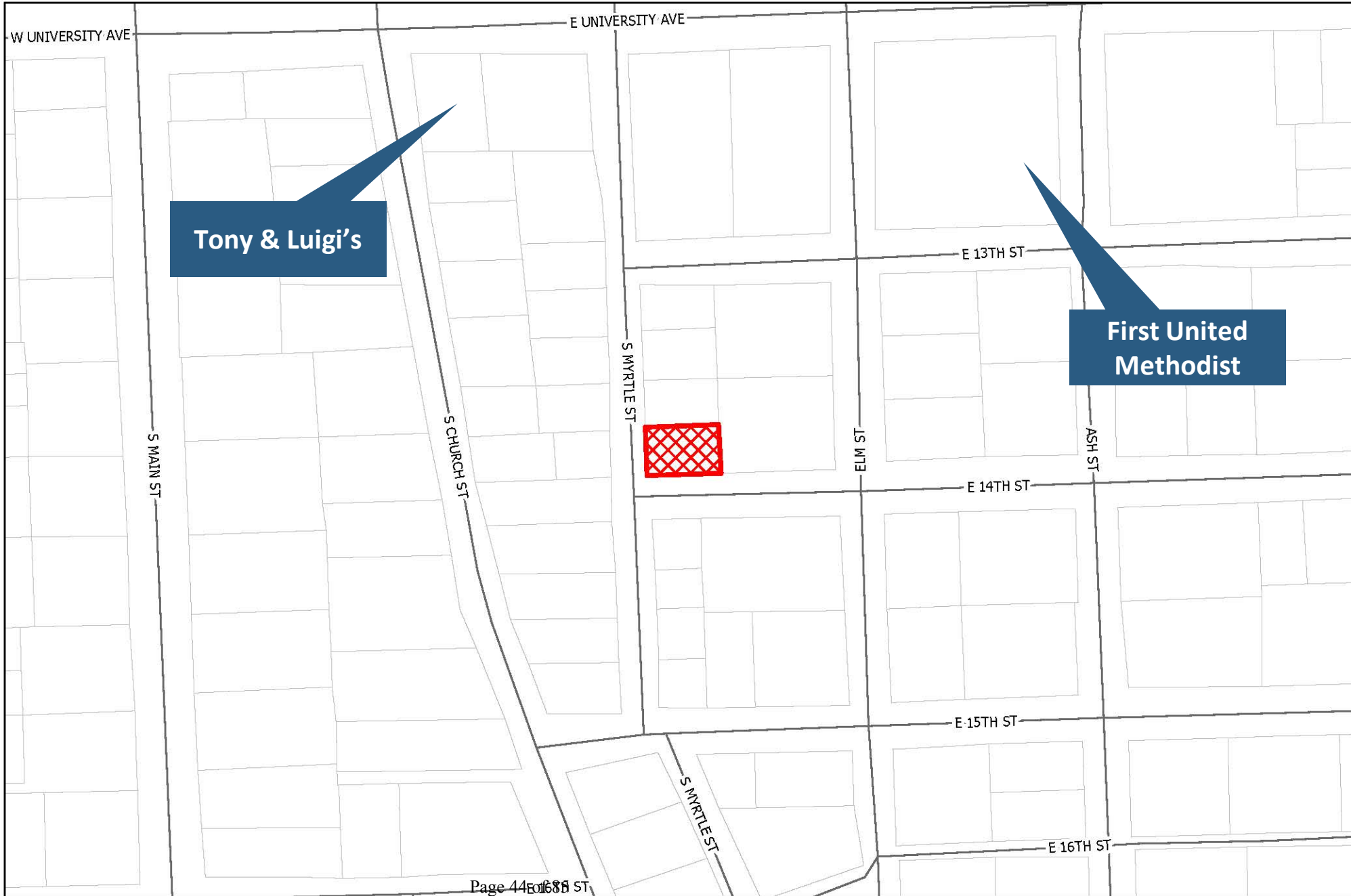
- Setback modifications
- A new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines

HPO:

- Addition that creates a new, or adds to an existing street facing façade (low priority structure)
- Addition of a porch, patio or deck (low priority structure)

Item Under Consideration



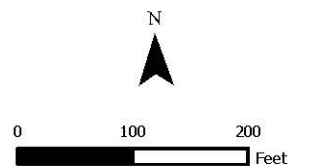


LOCATION

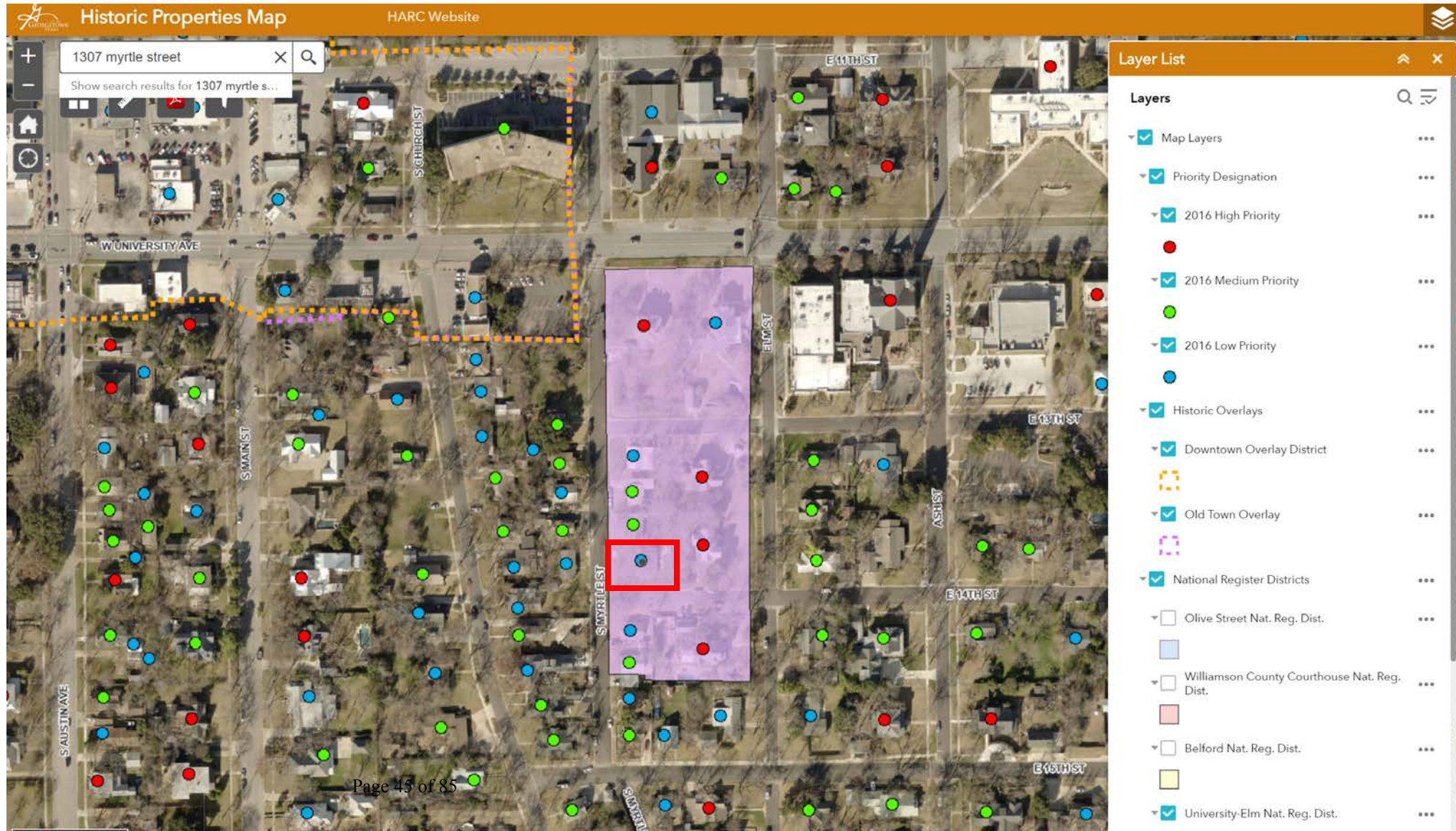
2020-14-COA

Exhibit #1

-  Site
-  Parcels



Current Context



1964 Aerial Photo



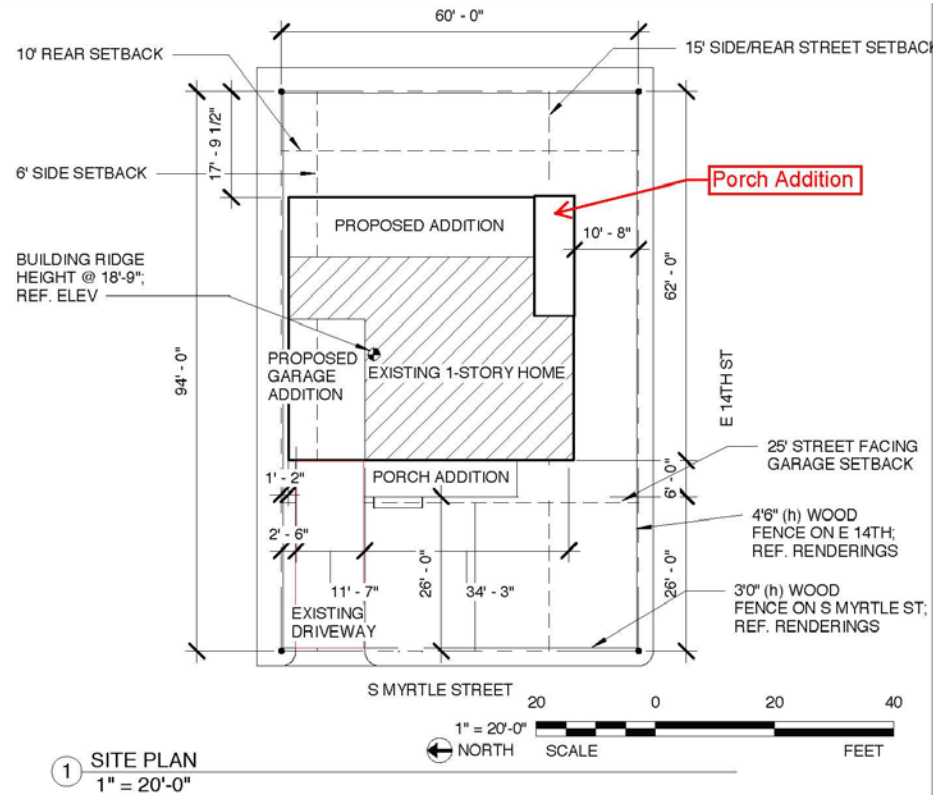
1307 Myrtle Street – Current Photos



1307 Myrtle Street – Current Photos

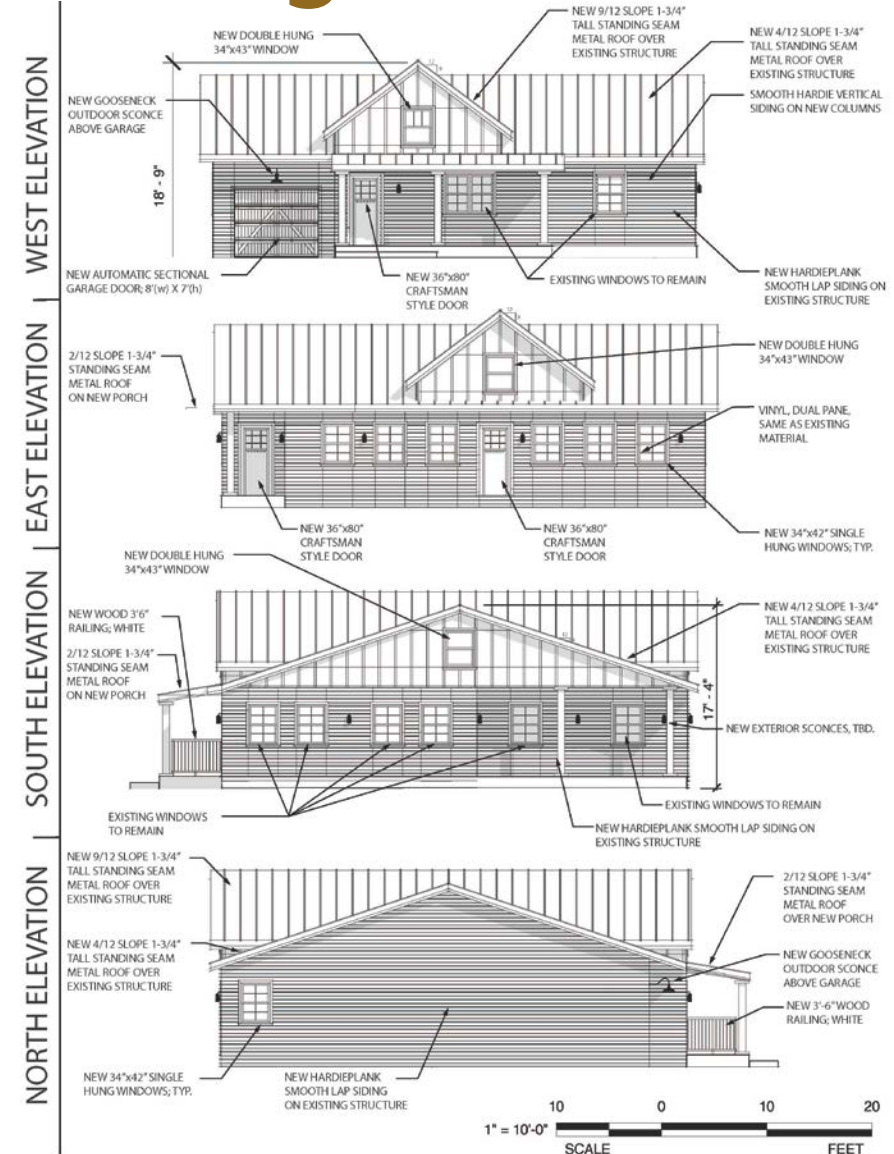


1307 Myrtle Street – Project Drawings



PROJECT INFORMATION:

Lot Area: 5,640 sf
 Zoning District: Residential Single-Family
 Old Town Overlay District
 Existing and Proposed Area: Single-Family Residential
 Existing Residence Area: 1271 sq. ft.
 Existing Garage Area: Carport - 262 sq. ft.
 Existing FAR: 0.23
 Proposed Addition Area: 630 sq. ft.
 Proposed FAR: 0.34
 Impervious Cover: 2560 = 45%
 Driveway will remain gravel



1307 Myrtle Street – Project Drawings

SUBJECT PROPERTY:
 1307 S MYRTLE ST
 GEORGETOWN, TEXAS 78626

HARC SUBMITTAL FOR CDC

SMOOTH HARDIE VERTICAL SIDING

HARDIEPLANK SMOOTH
 LAP SIDING ON NEW
 ENCLOSED GARAGE

NEW HARDIEPLANK
 SMOOTH LAP SIDING ON
 EXISTING STRUCTURE

SMOOTH HARDIE BATTEN STRIPS

1-3/4" TALL STANDING SEAM
 METAL ROOF SYSTEM;
 4/12 SLOPE ROOF



WEST ELEVATION ALONG MYRTLE ST



HARDIEPLANK SMOOTH
 LAP SIDING



SMOOTH VERTICAL SIDING
 BOARDS + SMOOTH HARDIE
 BATTEN STRIPS



1-3/4" TALL STANDING SEAM
 METAL ROOF SYSTEM

SUBJECT PROPERTY:
 1307 S MYRTLE ST
 GEORGETOWN, TEXAS 78626

HARC SUBMITTAL FOR CDC

SMOOTH HARDIE VERTICAL SIDING
 ON NEW COLUMNS

NEW HARDIEPLANK
 SMOOTH LAP SIDING ON
 EXISTING STRUCTURE

1-3/4" TALL STANDING SEAM
 METAL ROOF SYSTEM;
 4/12 SLOPE ROOF



WEST ELEVATION ALONG MYRTLE ST



SMOOTH HARDIE VERTICAL
 SIDING ON COLUMNS



1-3/4" TALL STANDING SEAM
 METAL ROOF SYSTEM

1307 Myrtle Street – Project Drawings

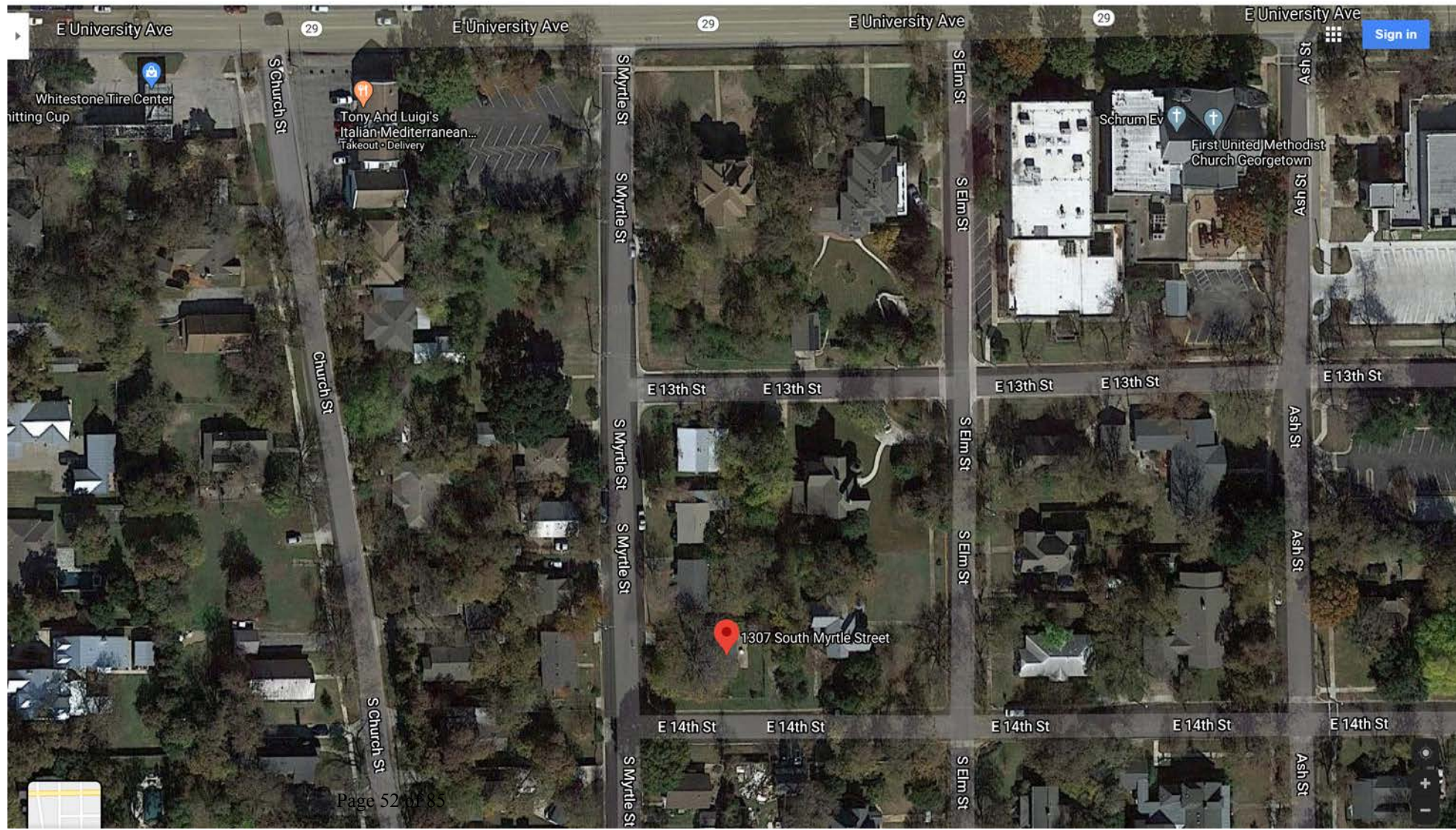


SOUTH ELEVATION ALONG 14TH ST



WEST ELEVATION ALONG MYRTLE ST

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;	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;	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;	N/A
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	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
- Thirty-nine (39) letters mailed
- No comments received

Recommendation

Based on the findings listed above, staff recommends ***APPROVAL*** of the request for both setback modifications and the fence design.

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
May 28, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The Applicant is requesting HARC approval for a new wood fence in the side street setback that would be 6' in height, not provide transparency and which would have horizontally-oriented fence boards. There is a privacy fence existing in the side street setback.

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: *May 28, 2020*

File Number: *2020-25-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition.

AGENDA ITEM DETAILS

Project Name: *Sivan Silver Project*
Applicant: *Tony Perez (Sagamore Fence & Deck)*
Property Owner: *Stephen Hablinski & Sivan Silver*
Property Address: *1407 Elm Street*
Legal Description: *0.262 acres out of the southwest part of Block 7 of the Hughes Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *N/A*

HISTORIC CONTEXT

Date of construction: *1970 (HRS) (structure appears in 1964 aerial photo)*
Historic Resources Survey Level of Priority: *Low*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ A new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines

STAFF ANALYSIS

The subject property is listed on the Historic Resource Survey with a construction date of 1970, but the 1964 aerial photo of Georgetown shows that the Ranch style house had been constructed by that time. The photo does not indicate a privacy fence in the side yard in the original site design, but a wood privacy fence currently exists on the site within the side street setback.

Per the Unified Development Code (UDC), fences in side street setbacks (the required side street setback for properties in Residential Single Family (RS) zoning is 15') for properties in the Old Town Overlay District are required to be 3' maximum in height and min. 50% transparency, unless HARC approves an alternate fence design. Fences that are installed at least 15' back from the side street property line and

Planning Department Staff Report

Historic and Architectural Review Commission

flush with or set back from the front face of the structure are permitted to be 6' tall with no transparency. The proposed side yard fence is 6' in height, constructed of horizontal wood fence boards and installed along the south (side) property line. As there is an existing wood privacy fence in that location, the primary difference between the existing a new fence would be the design of the new fence.

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 8 – DESIGN GUIDELINES FOR SITE DESIGN	
8.25 A new fence may be considered in transitional areas with a residential context. <ul style="list-style-type: none">✓ A fence that defines a front yard should be low to the ground and “transparent” in nature.✓ A front yard fence should not exceed three feet in height.✓ Solid, “stockade” fences do not allow views into front yards and are inappropriate.✓ Chain link, concrete block, unfaced concrete, plastic, solid metal panel, fiberglass, plywood, and mesh construction fences are not appropriate.✓ A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards.	Complies <p>While this Guideline primarily addresses front yard fences, side yards along a city street have a similar condition. A wood privacy fence is consistent with the style of the main structure, and the horizontal orientation of the fence boards is compatible with the Ranch architectural style. Staff notes that in this case there is an existing 6' wood privacy fence.</p>

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies <p>Staff reviewed the application and deemed it complete.</p>
2. Compliance with any design standards of this Code;	Partially Complies <p>The UDC requires fences in the side street setback to be a maximum of 3' high and 50% transparent. The proposed materials comply with the UDC.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies A wood privacy fence would have been typical of suburban housing types, but the 1964 aerial map does not indicate a privacy fence was original to the property.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies Complies with applicable Guideline.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies Proposed fence does not alter the integrity of the site and does not impact the structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable Proposed project is for a fence only.
7. The overall character of the applicable historic overlay district is protected; and	Complies Proposed fence does not diminish the character of the Old Town 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 this project.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

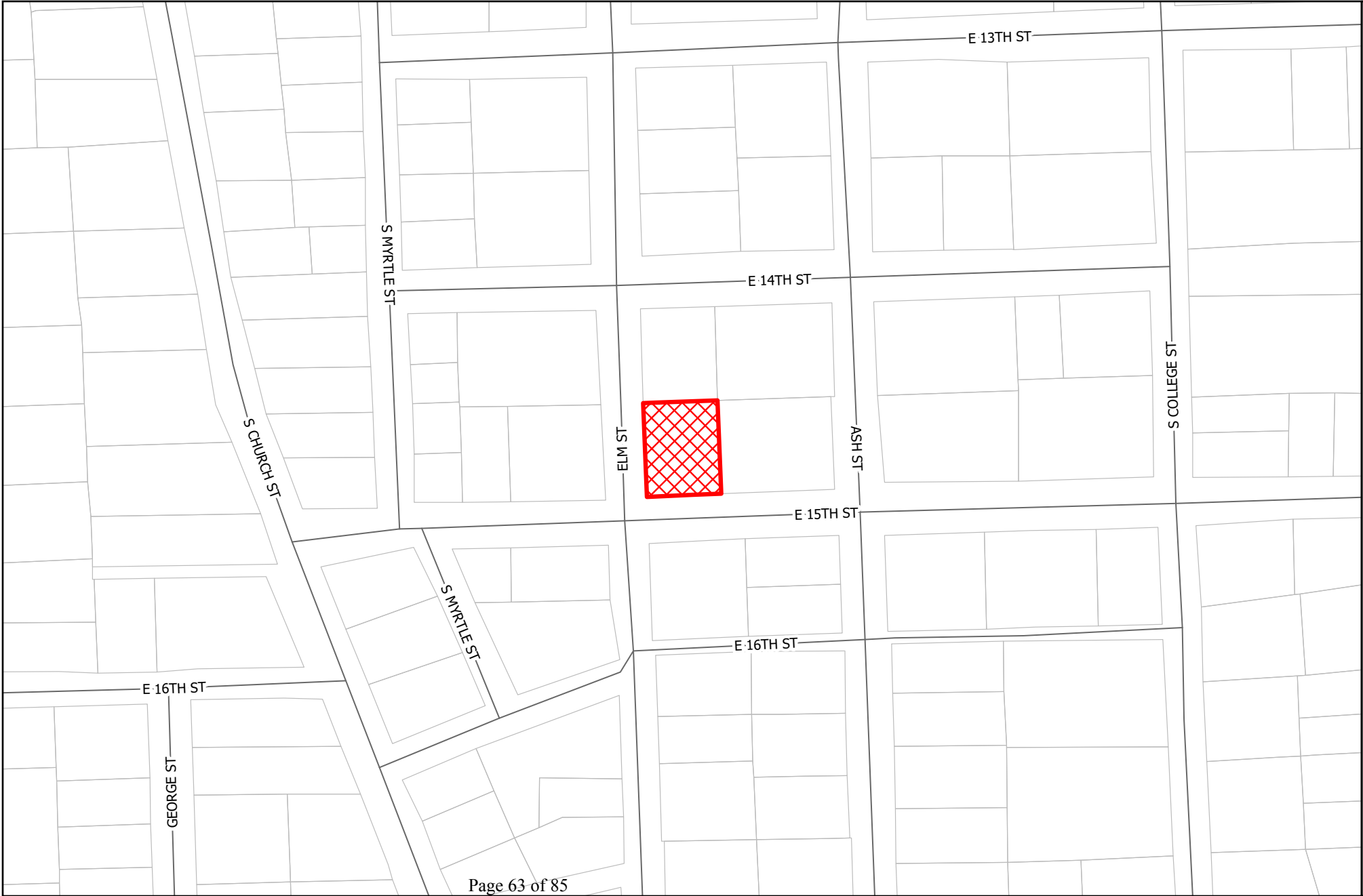
As of the date of this report, staff has received *no* written comments on the request.

ATTACHMENTS

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

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



LOCATION

2020-25-COA

Exhibit #1

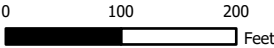


Site



Parcels

N





SAGAMORE

FENCE & DECK

Letter of Intent

4-3-2020

To Whom It May Concern,

The owner at 1407 S. Elm St. in Georgetown, TX has contracted our company for the installation of a new privacy fence that will replace her current privacy fence. The fence we will install will be of horizontal design (See Design Diagram), which is different than the current vertical privacy Fence.

It is our understanding that our design is out of design requirements for this historical district, however, feel that it will add to the aesthetic of the property and will also meet the safety guidelines of the pool that will be installed. This fence will NOT be a front yard fence as it will not go further than the front elevation of the home (See Layout).

Additionally, this fence will be 6' in height on both the front-facing and side street facing portions, but Mrs. Silver will seek to request permission from rear and side neighbor to have this fence design installed at 8' on those portions.

Tony Perez

Owner

Sagamore, LLC dba Sagamore Fence & Deck



SAGAMORE
FENCE & DECK

1407 S. Elm St Fence Design

 2x2 Black Powder Coated Steel Post

 2x4 Smooth Cedar

 5/8"x5.5"x6' WRC Picket

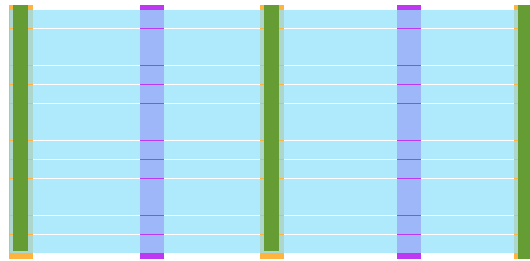
 5/8"x3.5" WRC Trim Board

 2x2 WRC Wood Nailer

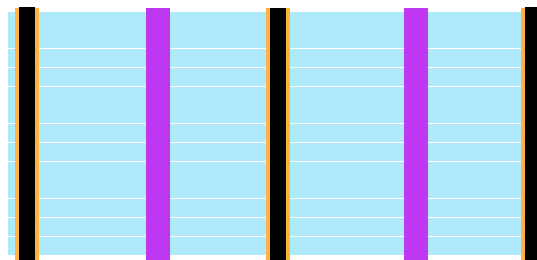
OVERHEAD VIEW



OUTSIDE YARD VIEW

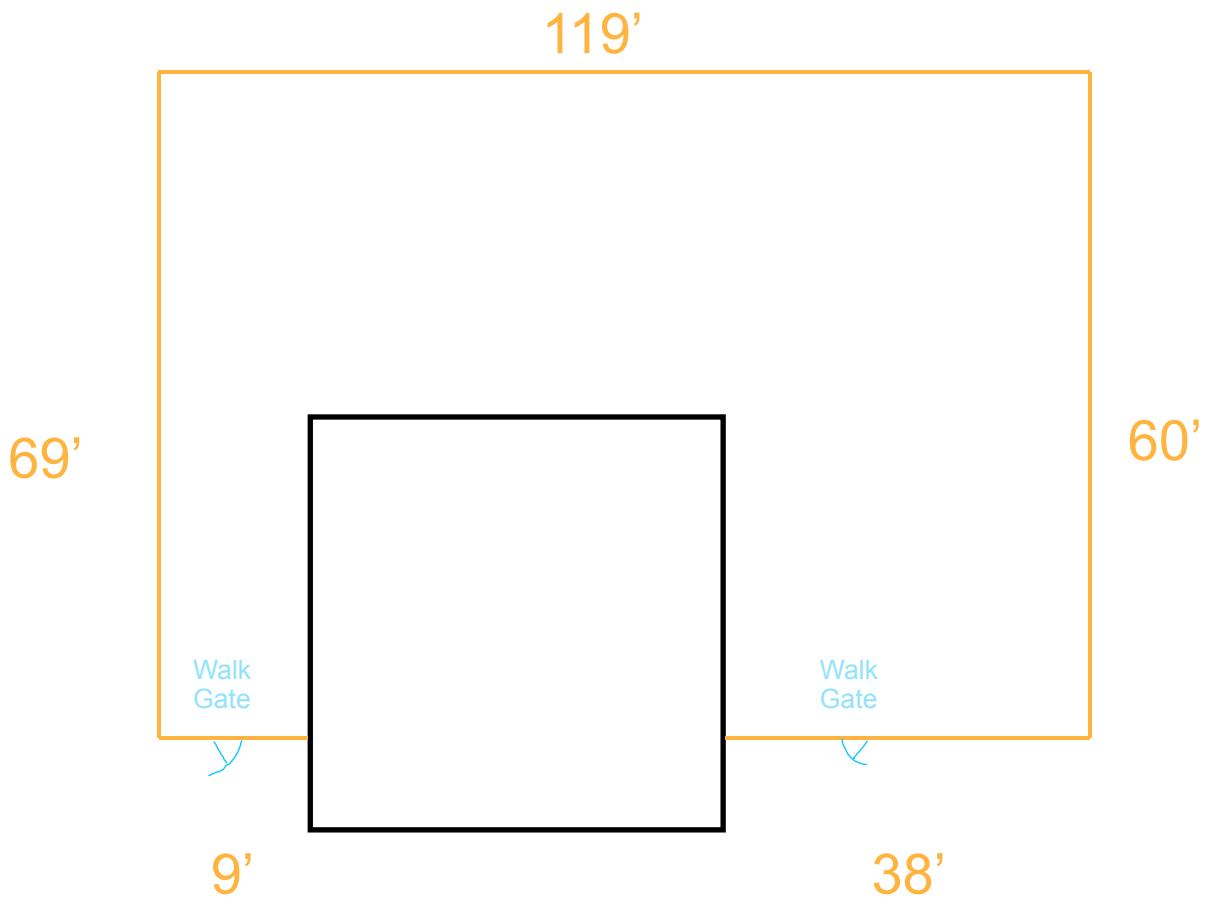


INSIDE YARD VIEW



Fence Has No
Intentional Gaps
outside of natural
expansion and
contraction

Work Diagram



I have reviewed and agree with the above Work Diagram and the work which is to be performed.

Signature: _____ Page 66 of 85 Date: _____



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	1407 Elm St	2016 Survey ID:	123887
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Old Town District

SECTION 1

Basic Inventory Information

Owner/Address WARE, ROBERT L & KIMBERLY BITTING, 207 LA MESA LN, , GEORGETOWN, TX 78628

Current/Historic Name: None/None

Latitude: 30.631014

Longitude -97.673827

Legal Description (Lot/Block): HUGHES ADDITION, BLOCK 7(SW/PT), ACRES 0.262

WCAD ID: R042795

Addition/Subdivision: S3810 - Hughes Addition

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

Current Designations:

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

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

Architect:

Builder:

Construction Date: 1970

☒ Actual ☐ Estimated

Source: WCAD

Function

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

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

☐ Other:

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

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

☐ Other:

Recorded by: CMEC

Date Recorded 3/14/2016



Photo direction: Southeast

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1407 Elm St 2016 Survey ID: 123887
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 2

Architectural Description

General Architectural Description:

One-story, L-plan, ranch style house clad in stone and wood siding with a cross-gabled roof, attached garage, and an entry stoop with a shed canopy and a single front door.

☒ Additions, modifications: Windows replaced, door replaced, shutters removed, garage door replaced

☐ Relocated

Stylistic Influence(s)

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

Structural Details

Roof Form

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

Roof Materials

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

Wall Materials

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

Windows

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

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:

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: None

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

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

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

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1407 Elm St 2016 Survey ID: 123887
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 3

Historical Information

Associated Historical Context:

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

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Periods of Significance:

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

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☐ Medium ☒ Low Explain: Property lacks integrity

Other Info:

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

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

General Notes:

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 1407 Elm St
 City: Georgetown
 County: Williamson

2016 Survey ID: 123887
 2016 Preservation Priority: Low
 Local District: Old Town District

Additional Photos

Photo Direction Northeast



1407 Elm Street Fence 2020-25-COA

Historic & Architectural Review Commission
May 28, 2020

Item Under Consideration

2020-25-COA – 1407 Elm Street Fence

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition.

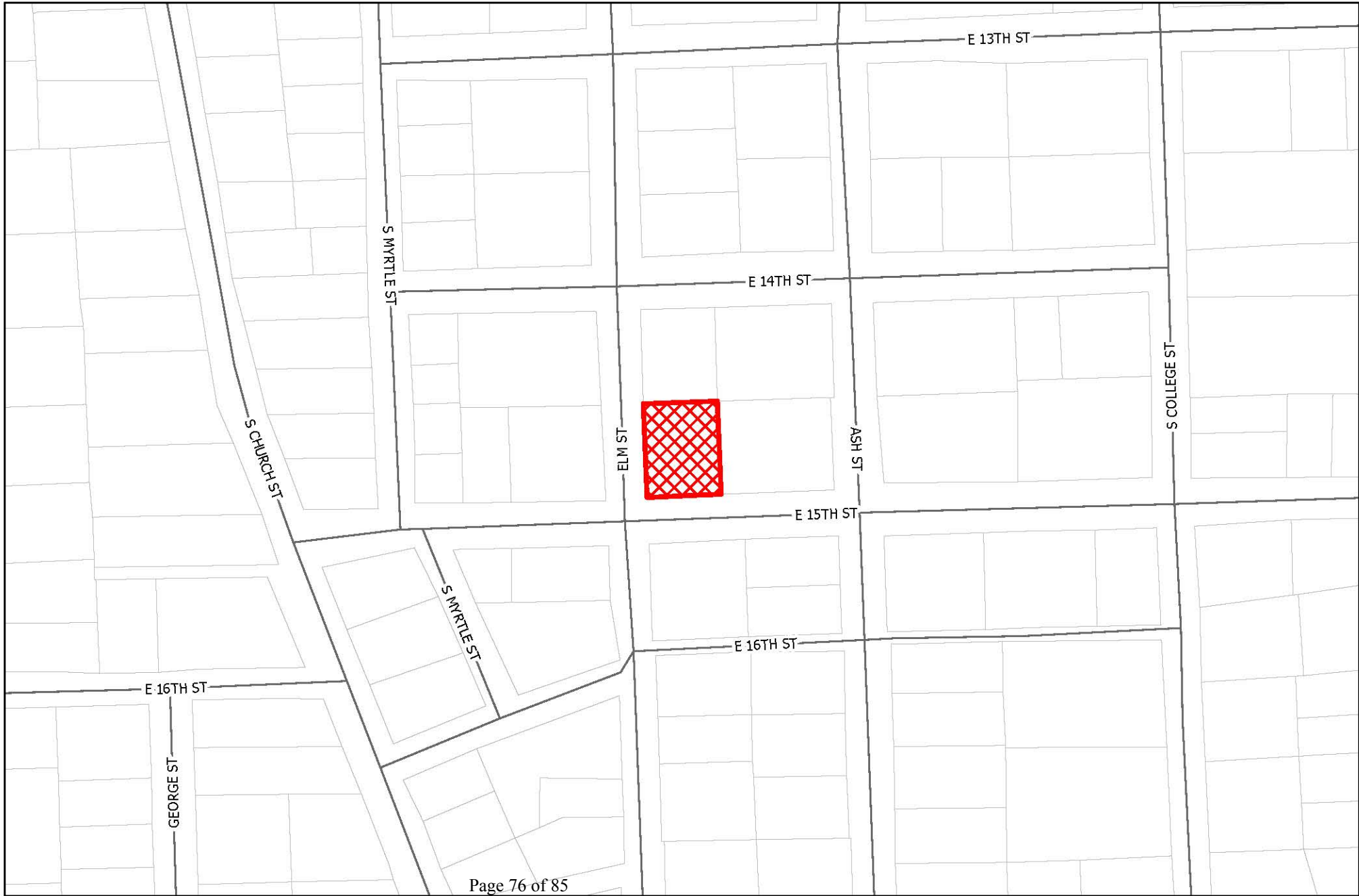
Item Under Consideration

HARC:

- A new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines

Item Under Consideration



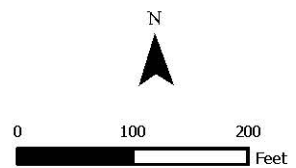


LOCATION

2020-25-COA

Exhibit #1

-  Site
-  Parcels



Current Context

Historic Properties Map HARC Website

1407 Elm

Show search results for 1407 Elm

E 14TH ST

E 15TH ST

SMYTH ST

ASTOR ST

Page 77 of 85

Layer List

Layers

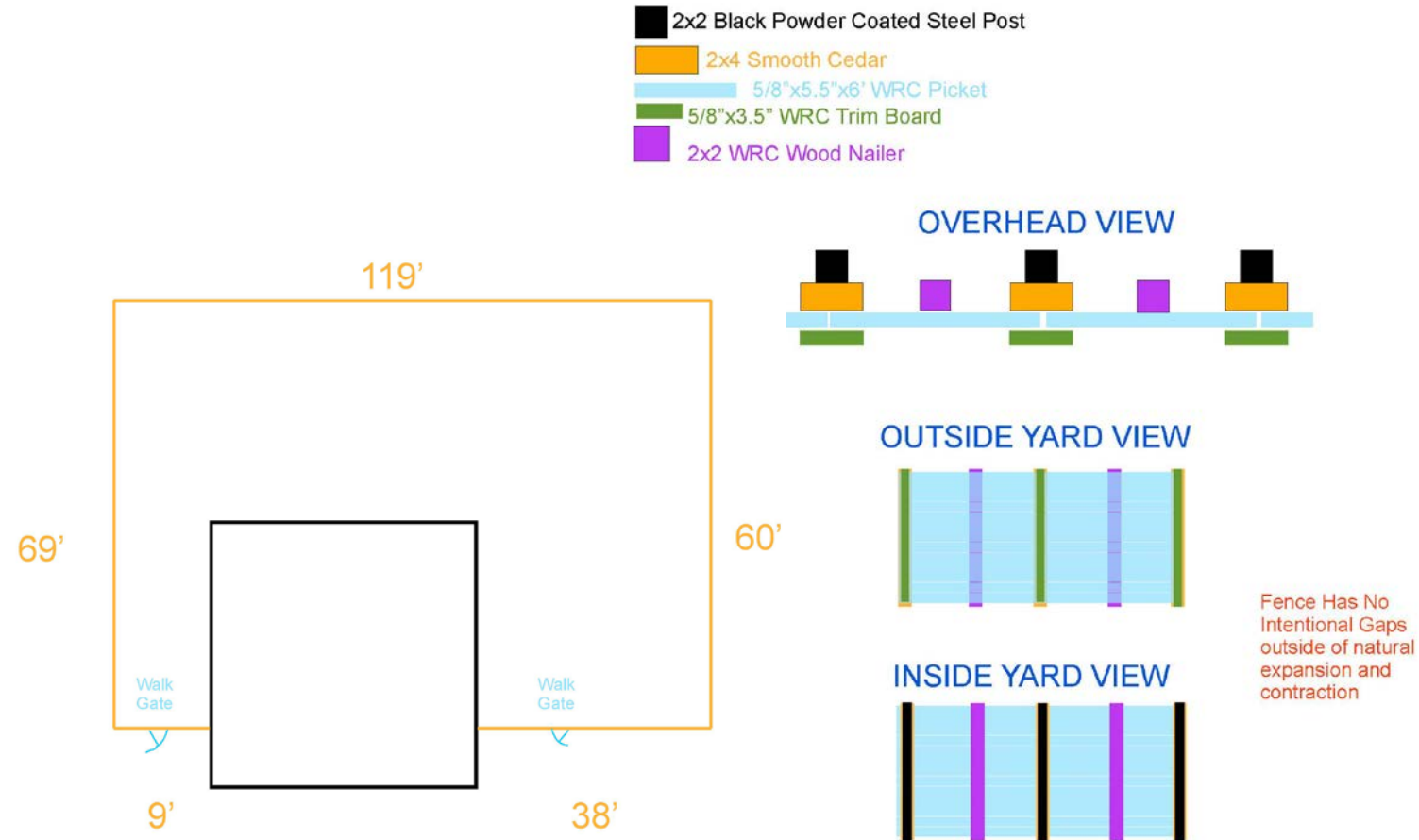
- ☒ Map Layers
- ☒ Priority Designation
 - ☒ 2016 High Priority
 - ☒ 2016 Medium Priority
 - ☒ 2016 Low Priority
- ☒ Historic Overlays
 - ☒ Downtown Overlay District
 - ☒ Old Town Overlay
- ☒ National Register Districts
 - ☐ Olive Street Nat. Reg. Dist.
 - ☐ Williamson County Courthouse Nat. Reg.

6

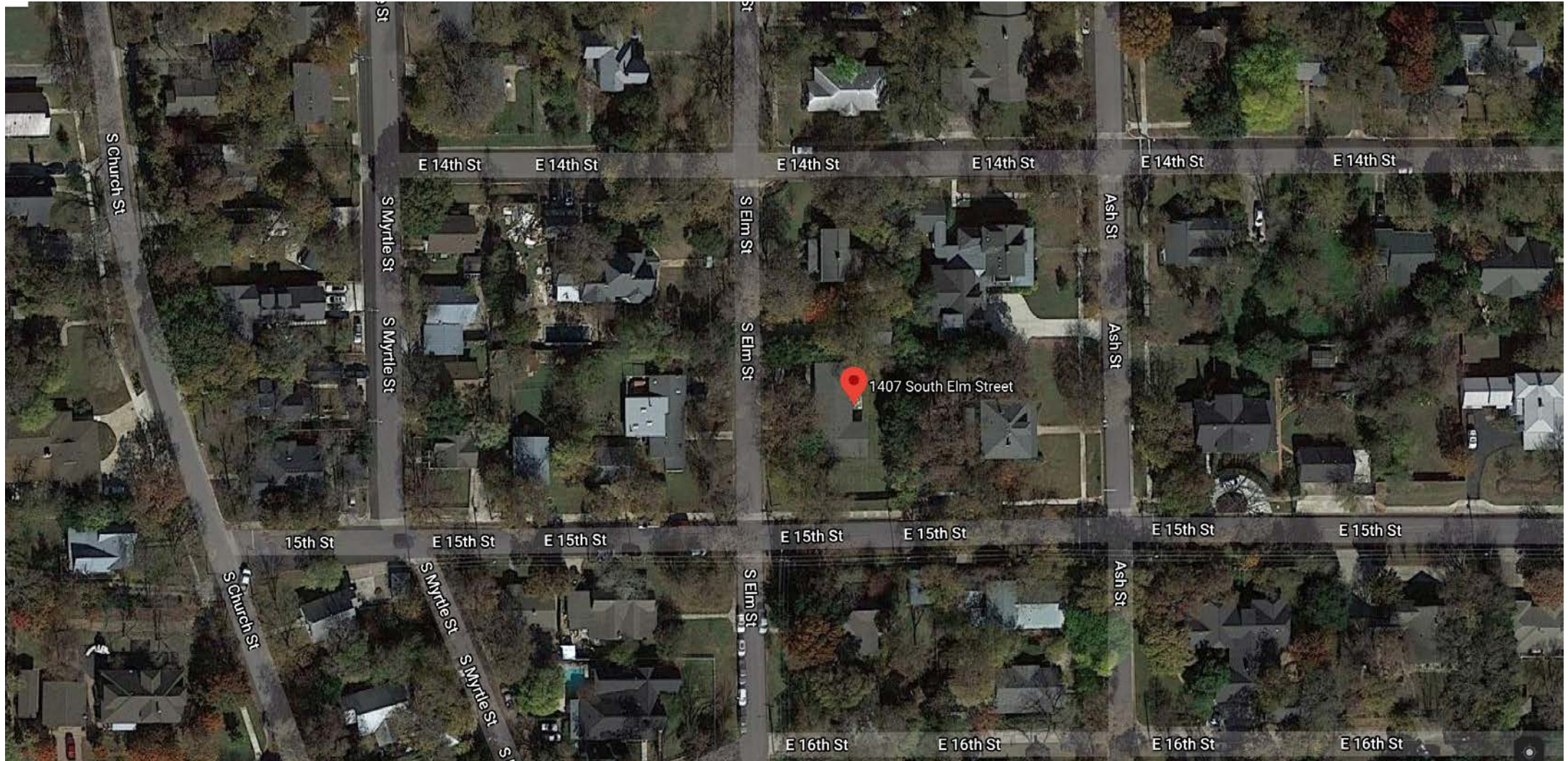
1964 Aerial Photo



1407 Elm Street Proposed Fence



Current Context



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;	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;	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;	N/A
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 comments received

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