## Notice of Meeting for the Historic and Architectural Review Commission of the City of Georgetown July 23, 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 July 23, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:

Weblink: https://bit.ly/38c56ln Webinar ID: 960-6808-9299

**Password: 176297** 

To participate by phone:

**Call in number (toll free) 833-548-0276** 

**Password: 176297** 

Citizen comments are accepted in three different formats:

- 1. Submit written comments to planning@georgetown.org by 5:00p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.
- 2. Log onto the meeting at the link above and "raise your hand" during the item
- 3. Use your home/mobile phone to call the toll-free number

To join a Zoom meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon). To speak on an item, click on the "Raise your Hand" option at the bottom of the Zoom meeting webpage once that item has opened. When you are called upon by the Recording Secretary, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.

Use of profanity, threatening language, slanderous remarks or threats of

harm are not allowed and will result in you being immediately removed from the meeting.

#### **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 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. The chair will ask if anyone would like to speak. To speak, click on the "Raise Your Hand" option at the bottom of the Zoom meeting webpage. Your device will be remotely un-muted and you may speak for three minutes. Please state your name and address clearly. A speaker may allot their time to another speaker for a maximum of 6 minutes. If a member of the public wishes 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. When your time is over, your device will be muted again.
- 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 June 11, 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 an addition to a street facing façade at the property located at 1404 Maple Street, bearing the legal description of Lot 1, Resubdivision of Block 37 of the Snyder Addition. (2020-12-COA) -- Britin Bostick, Downtown & Historic Planner

- E **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the demolition of a low priority structure at the property located 701 S. College Street, bearing the legal description of Block C of Clamp's Revised Addition. (2020-19-COA) Britin Bostick, Downtown & Historic Planner
- F **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition to a street facing façade at the property located at 206 S. Main Street, bearing the legal description of Lot 3 and the south portion of Lot 2 of Block 10 of the City of Georgetown. (2020-27-COA) -- Britin Bostick, Downtown & Historic Planner
- G Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for rooftop HVAC, mechanical or communication equipment that result in modifications to the building facade at the property located 410 E. University Avenue, bearing the legal description of Block 2 of the Hughes Addition. (2020-30-COA) Britin Bostick, Downtown & Historic Planner
- H 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	t 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 schedul	ed time of said
meeting.	
Robyn Densmore, City Secretary	

#### City of Georgetown, Texas Historic and Architectural Review July 23, 2020

#### **SUBJECT:**

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:**

#### **FINANCIAL IMPACT:**

N/A

#### **SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager

## City of Georgetown, Texas Historic and Architectural Review Commission Minutes

#### Nilliutes

June 11, 2020 at 6:00 p.m. Teleconference Meeting: https://bit.ly/2Wt1zde

The regular meeting convened at 6:00PM on June 11, 2020 via teleconference at: https://bit.ly/2Wt1zde

To participate by phone: Call in number: 833-548-0282 Webinar ID#: 915-6306-8440 Password: 932056

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; Terri Asendorf-Hyde; ; Robert McCabe; Steve Johnston

Members absent: Karalei Nunn

**Staff present:** Sofia Nelson, Planning Director; Britin Bostick, Historic Planner; Mirna Garcia, Management Analyst; Mark Moore, Assistant Chief Building Official

Call to order by Commissioner Parr at 6:11 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 May 28, 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 Curry. Approved (7-0).

D. **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the demolition of a low priority structure at the property located 1002 E. 14th Street, bearing the legal description 0.328 acres out of the northwest part of Block 38 of the Snyder Addition. (2020-18-COA) – Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval for the demolition of a structure located in the Old Town Overlay District that is identified on the Historic Resource Survey as a low priority structure constructed in 1960. The applicant is seeking approval for the demolition under the criteria of loss of significance. The structure's condition, materials and lack of clearly defined or significant architectural style are consistent with the designation as a low priority structure, although there is little basis beyond age for the structure to be identified as contributing to the Old Town Overlay District. After conducting research into the property history and reviewing available records, staff does not find cause for any additional conditions to be placed upon the recommendation of approval for the demolition request. The demolition subcommittee met on 5/6/2020 and recommended approval of the demolition due to loss of significance under UDC Sec. 3.13.030.F.2.a.i., with the condition that the wood floors be salvaged for reuse to the extent feasible, and that any asbestos be remediated in compliance with all state and local laws.

Chair Parr asked the applicant if they considered relocation. The applicant explained that due to termite damage, they are not sure if the house will survive the move and also there is not place to move it to.

Chair Parr asked Moore if there would be damage due to relocation. Moore explained there is termite and water damage and it would be difficult to move the structure. It's possible to move it but not probable it would survive being moved.

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

Motion to approve Item D as presented (2020-18-COA) with the condition to salvage the wood floor by Commissioner Morales. Second by Commissioner Asendorf-Hyde. Approved (7-0).

E. **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness (COA)** for new residential (infill) construction at the property located at 1002 E. 14<sup>th</sup> Street, bearing the legal description of 0.328 acres out of the northwest part of Block 38 of the Snyder Addition. (2020-26-COA) – Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval of a new single-family home (infill construction) on a corner lot directly west of the Olive Street National Register Historic District. The request for demolition of the historic structure was submitted under a separate application and has been reviewed by the HARC Demolition Subcommittee and scheduled for review and public hearing by HARC in accordance with UDC 3.13.030.E. The request for demolition is separate from the request for new construction in this application and must be considered according to the criteria set forth in UDC 3.13.030.F. After the demolition request for the existing structure is reviewed by HARC and a decision on the application is made, HARC can then consider this application. At Staff's request, this subsequent application, which was determined to be complete when submitted, for infill construction was scheduled for HARC on the same day as the demolition request to provide both the Commissioners and the Public with a complete view of the proposed project. The research, evaluation and recommendations for 2020-18-COA are provided with that application, and this application focuses on an evaluation of the proposed new construction.

The applicant is proposing a new 3,862 sf house with an additional 928 sf of covered porches. The design features gable and shed roof styles with a combination of asphalt shingle and standing seam metal roofing, single-hung vinyl windows, fiber composite siding with brick siding at the front porch, and large front and back porches. The garage is proposed to open toward the side (east) property line rather than toward the side street (Maple Street). The largest portion of the structure is proposed as a single story with a second-floor section above the garage, which minimizes the appearance of the second floor from the street view.

Chair Parr asked how the scale is relative to other properties in the area. Bostick explained the existing structure's size and the comparison to surrounding lots.

Chair Parr asked the property owner, Billy Wearing, the reason for the additional garage square footage, and he explained that there are concerns with traffic and on-street parking. He would

like to get traffic of the street as much as possible. Chair Parr commented on her concern with windows on the  $2^{nd}$  elevation overlooking at the neighbor's property. Wearing explained that room will be an entertainment room only and not a living area. The windows in that room on the  $2^{nd}$  elevation will actually face the next door neighbor and not the one directly aligned.

Chair Parr asked for the reason for the proposed change to the garage. Bostick explained that there are required setback for residential zoning districts and the garage doors are not street facing.

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

Motion to approve Item E (2020-26-COA) as presented by Commissioner Asendorf-Hyde. Second by Commissioner Morales. Approved (6-0) with Commissioner Browner Abstained.

F. Updates, Commission questions, and comments. – Sofia Nelson, Planning Director Nelson explained that the 6/25 and 7/9 HARC meetings are cancelled as there are no items at this time. The next HARC meeting will be 7/23.

#### Adjournment

Motion to adjourn by Commissioner Morales. S	Second by Commissioner Curry.
Meeting adjourned at 7:12pm	
<u></u>	
Approved, Amanda Parr, Chair	Attest, Terri Asendorf-Hyde, Secretary

#### City of Georgetown, Texas Historic and Architectural Review July 23, 2020

#### **SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition to a street facing façade at the property located at 1404 Maple Street, bearing the legal description of Lot 1, Resubdivision of Block 37 of the Snyder Addition. (2020-12-COA) -- Britin Bostick, Downtown & Historic Planner

#### **ITEM SUMMARY:**

The applicant successfully applied for a permit and constructed a swimming pool in 2019 and is now requesting HARC approval for the construction of a casita or covered patio structure adjacent to and directly west of the swimming pool, to act as a shade cover from the sun. Due to applicant having less than 40' between the rear of the house and the rear property line, as well as a shed structure located between the rear of the house and the rear property line, the swimming pool was constructed to the south side of the house. The proposed patio structure would be situated to the rear and left side of the house as viewed from Maple Street, and primarily screened by an existing 6' privacy fence. The proposed structure is to be constructed of wood and metal with a shed roof that slopes downward to the rear property line and is approximately 9' tall at the highest point or east edge of the shed roof, with an average roof height of 8'-0".

Due to the location of the pool and the siting of the proposed patio structure, the 10' wide by 15' long (150 sq. ft.) structure will encroach 5'-1" into the rear setback. However, Section 6.05.010.D of the City of Georgetown Unified Development Code (UDC) provides an exception for accessory structures that are 8'-0" or less in height, reading: "Accessory structures measuring eight feet or less in height are allowed in the setbacks in the rear yard up to three feet from the property line, but may not extend into any P.U.E." A P.U.E. is a Public Utility Easement, and the property owner is moving forward with a request to abandon the P.U.E. on their property. As this structure is proposed to be 8'-0" in height according to the definition of Building Height in the UDC, it does not require a setback modification. There are no structures on the property directly west or to the rear of the subject property, which is owned by the City of Georgetown and which lies along the east side of the rail track. The proposed patio structure would not further encroach into the rear setback than the existing structures at the rear of the property.

#### **FINANCIAL IMPACT:**

N/A

#### **SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

#### **ATTACHMENTS:**

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

 □
 Exhibit 4 - Historic Resource Surveys
 Exhibit

 □
 Staff Presentation
 Presentation

#### **Planning Department Staff Report**

#### Historic and Architectural Review Commission

Meeting Date: *July 23, 2020* File Number: *2020-12-COA* 

#### **AGENDA ITEM DESCRIPTION**

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition to a street facing façade at the property located at 1404 Maple Street, bearing the legal description of Lot 1, Resubdivision of Block 37 of the Snyder Addition.

#### **AGENDA ITEM DETAILS**

Project Name: Fusco Casita
Applicant: Tony Fusco

Property Owner: Anthony & Christine Fusco

Property Address: 1404 Maple Street

Legal Description: Lot 1, Resubdivision of Block 37 of the Snyder Addition.

Historic Overlay: Old Town Historic Overlay District

Case History: *N/A* 

#### **HISTORIC CONTEXT**

Date of construction: 1895 (HRS) – Public Records indicate 1901 or 1902

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

#### **APPLICANT'S REQUEST**

#### HARC:

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

#### **STAFF ANALYSIS**

The applicant successfully applied for a permit and constructed a swimming pool in 2019 and is now requesting HARC approval for the construction of a casita or covered patio structure adjacent to and directly west of the swimming pool, to act as a shade cover from the sun. Due to applicant having less than 40′ between the rear of the house and the rear property line, as well as a shed structure located between the rear of the house and the rear property line, the swimming pool was constructed to the south side of the house. The proposed patio structure would be situated to the rear and left side of the house as viewed from Maple Street, and primarily screened by an existing 6′ privacy fence. The proposed structure is to be constructed of wood and metal with a shed roof that slopes downward to the rear property line and is approximately 9′ tall at the highest point or east edge of the shed roof, with an average roof height of 8′-0″.

#### Planning Department Staff Report

#### Historic and Architectural Review Commission

The 1984 HRS entry and a letter in the historic property file at the Georgetown Public Library refer to the main structure as the "Moore-Buchy(sp.) House" and estimate that the house was built by S. H. Moore. However, staff found that S. H. Moore paid Morgan Callaway, Jr. \$2,240 for the southeast and northeast quarters of Block 37 of the Snyder Addition on March 8th, 1912. Callaway had acquired the quarter blocks separately in 1907. He purchased the southeast quarter from M.L. Mowrey and his wife M. B. for \$160 on May 1st, 1907, and the northeast quarter for \$1,400 from Kate Gill on April 23, 1907. Mrs. Kate Gill had purchased the property from M.L. and May Belle Mourey on May 8th, 1901 for \$225, and it is most likely that Gill had the house built in 1901 or 1902. S. H. Moore and his wife Stella sold the property to T. E. Bucy for \$1,400 and the assumption of the \$1,100 note balance on January 3, 1921.

Due to the location of the pool and the siting of the proposed patio structure, the 10′ wide by 15′ long (150 sq. ft.) structure will encroach 5′-1″ into the rear setback. However, Section 6.05.010.D of the City of Georgetown Unified Development Code (UDC) provides an exception for accessory structures that are 8′-0″ or less in height, reading: "Accessory structures measuring eight feet or less in height are allowed in the setbacks in the rear yard up to three feet from the property line, but may not extend into any P.U.E." A P.U.E. is a Public Utility Easement, and the property owner is moving forward with a request to abandon the P.U.E. on their property. As this structure is proposed to be 8′-0″ in height according to the definition of Building Height in the UDC, it does not require a setback modification. There are no structures on the property directly west of the subject property, which is owned by the City of Georgetown and which lies along the east side of the rail track. The proposed accessory structure would not further encroach into the rear setback than the existing historic structures at the rear of the property.

#### APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL AND ADDITIONS	
IN THE OLD TOWN OVERLAY DISTRICT	
14.12 An addition shall be compatible in scale,	Complies
materials, and character with the main building.	The wood structure with metal roof is
✓ An addition shall relate to the building in	compatible with the historic wood
mass, scale, and form. It should be designed to	structures with metal roofs on the site, and
remain subordinate to the main structure.	the height, style and placement at the rear
✓ An addition to the front of the building is	of the site are subordinate to the main
usually inappropriate.	structure.
14.17 An addition shall be set back from any	Complies
primary, character-defining façade.	The proposed patio structure is set back
✓ An addition should be to the rear of the	from not only the primary façade of the
building, when feasible.	High Priority structure but also is situated
	completely to the rear of the structure. It is
	proposed to be to the south of and not

#### Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL AND ADDITIONS	
IN THE OLD TOWN OVE	RLAY DISTRICT
	directly behind the historic structure from
	the street view.
14.18 The roof of a new addition shall be in character	Complies
with that of the primary building.	The main structure has a gable roof style,
✓ Typically, gable, hip, and shed roofs are	but as this structure is fully detached from
appropriate for residential additions. Flat	the main structure and is proposed to have
roofs may be more appropriate for commercial	a shed or sloped roof, it is sufficiently
buildings.	compatible with the historic main structure
✓ Repeat existing roof slopes and materials.	and surrounding historic accessory
✓ If the roof of the primary building is	structures.
symmetrically proportioned, the roof of the	
addition should be similar.	

#### CRITERIA FOR APPROVAL

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

SECTIO	ON 3.13.030 CRITERIA	FINDINGS
1.	The application is complete and the	Complies
	information contained within the application	Staff reviewed the application and deemed
	is correct and sufficient enough to allow	it complete.
	adequate review and final action;	
2.	Compliance with any design standards of this	Complies
	Code;	Proposed project complies with applicable
		UDC requirements.
3.	Compliance with the Secretary of the Interior's	Complies
	Standards for the Treatment of Historic	The proposed structure is to be separate
	Properties to the most extent practicable;	from and to the rear of the historic structure
		and does not affect historic materials.
4.	Compliance with the adopted Downtown and	Complies
	Old Town Design Guidelines, as may be	Complies with applicable Design
	amended from time to time, specific to the	Guidelines.
	applicable Historic Overlay District;	
5.	The general historic, cultural, and architectural	Complies
	integrity of the building, structure or site is	The subject property contains the historic
	preserved;	primary structure as well as a few
		outbuildings of various construction dates.
		The property also includes a swimming

#### **Planning Department Staff Report**

#### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	pool, and the casita or patio structure is not
	attached to the historic main structure and
	does not compete with it or give a false
	sense of the history of the property.
6. New buildings or additions are designed to be	Complies
compatible with surrounding properties in the	The new casita or patio structure does not
applicable historic overlay district;	have an architectural style or character that
	resembles the surrounding historic
	structures, however, its simple form and
	low height as well as location at the rear of
	the subject property is not incompatible
	with the surrounding properties and does
	not visually impact them.
7. The overall character of the applicable historic	Complies
overlay district is protected; and	Although the proposed structure is not of
	the same style as the main structure or other
	structures identified as historic in the Old
	Town Overlay District, its location to the
	rear of the property and screening behind
	the privacy fence limit its visibility and its
	impact on the district character.
8. The Master Sign Plan is in keeping with the	Not Applicable
adopted Downtown and Old Town Design	No signage is proposed as part of this
Guidelines and character of the historic	project.
overlay district.	

#### STAFF RECOMMENDATION

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

#### **PUBLIC COMMENTS**

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

#### **ATTACHMENTS**

Exhibit 1 – Location Map

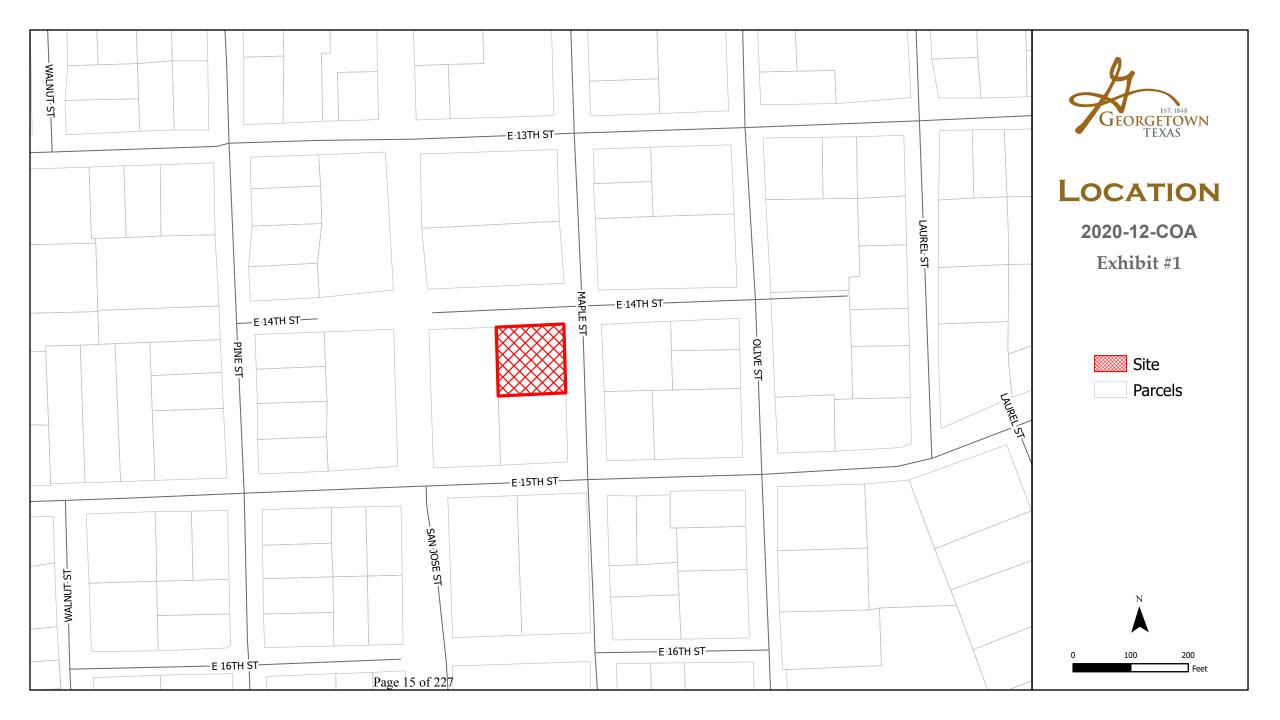
Exhibit 2 – Letter of Intent

Exhibit 3 – Plans and Specifications

Exhibit 4 – Historic Resource Surveys

#### **SUBMITTED BY**

Britin Bostick, Downtown & Historic Planner



LETTER OF INTENT

1404 Maple St., Georgetown, TX 78626 Tony & Christine Fusco

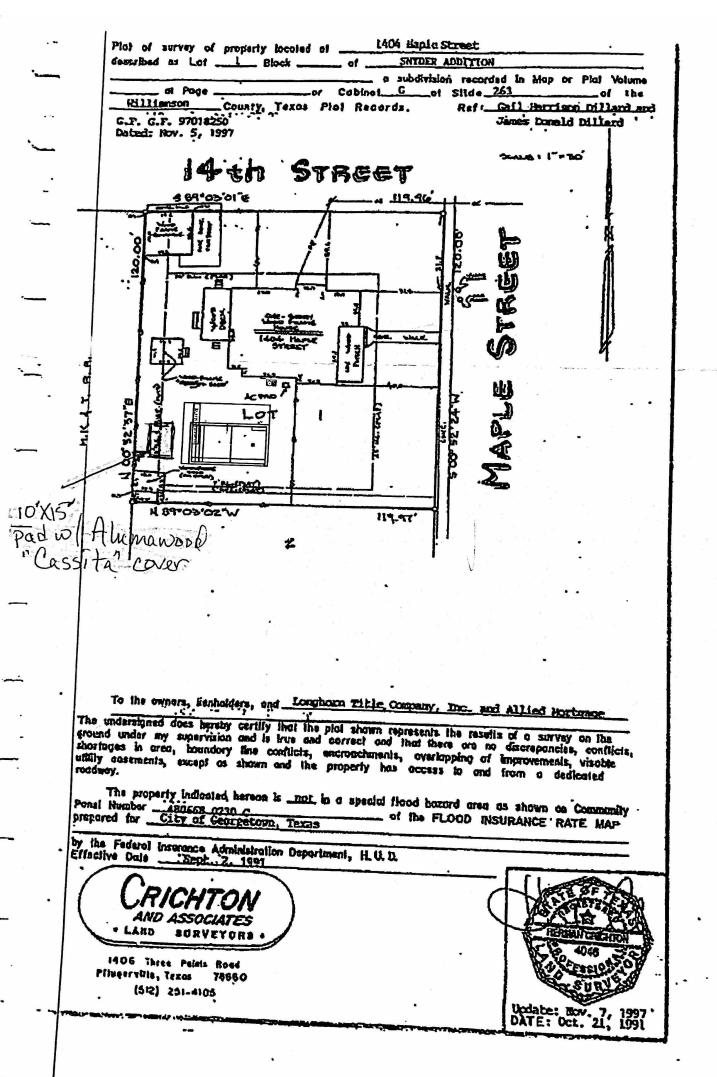
This document serves as our letter of intent. We are proposing to have a cassita style landscape feature built in our backyard to shield us from the sun. This structure is detached from the home and not attached to anything else. Its proximity is next to our swimming pool. It consists of vintage style pavers, posts to hold a covering to protect us from the sun while enjoying the backyard. We hope to grow jasmine or wisteria up the side to make it as pleasing as possible.

This structure is to be  $10' \times 15'$ , just large enough to cover patio furniture. The color of the posts and any trim would match the existing trim on the house which is a cream/off white color. We want the structure to blend in with all the other structures on the property. It will have 4 posts and all sides are open.

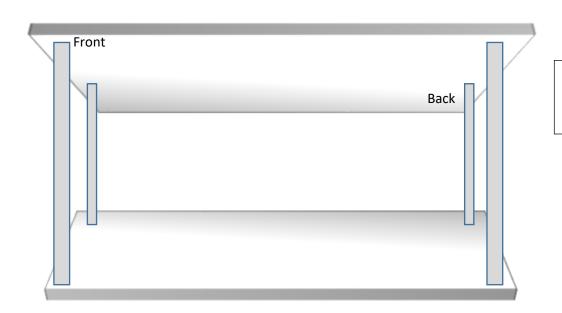
We have already met the design requirements for such a structure from the permitting department but due to the age of the home seek a certificate of appropriateness so that we can have a landscape feature that fits in while still providing a shady place for our family to relax in the backyard.

Thank you for your consideration.

**Tony & Christine Fusco** 

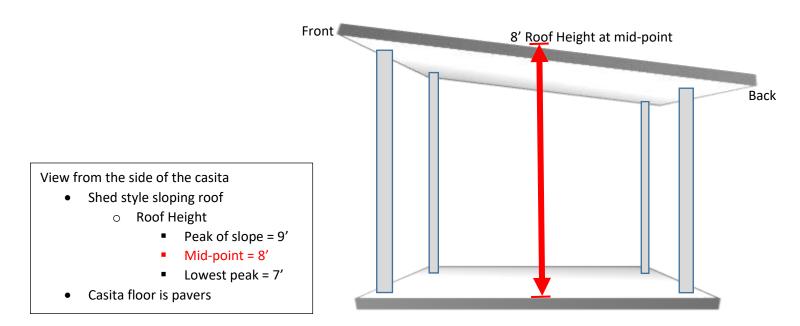


## Casita – 1404 Maple St Layout and Design (updated 7/5/2020)

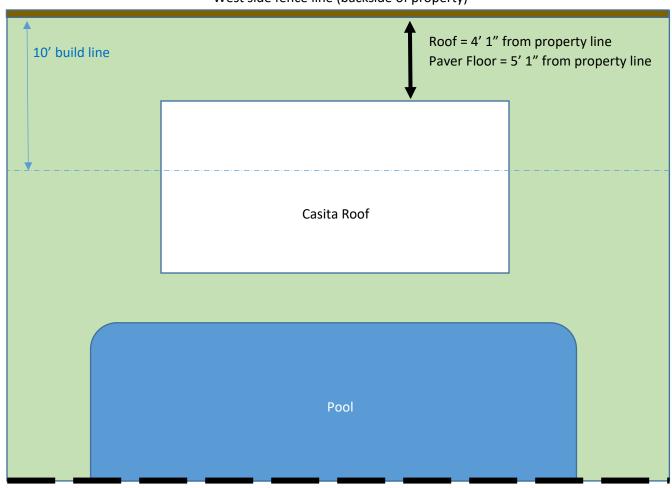


View from the front of the casita

- 15' length x 10' wide
- Roof is EPS Foam Core Roof Panels by Alumawood



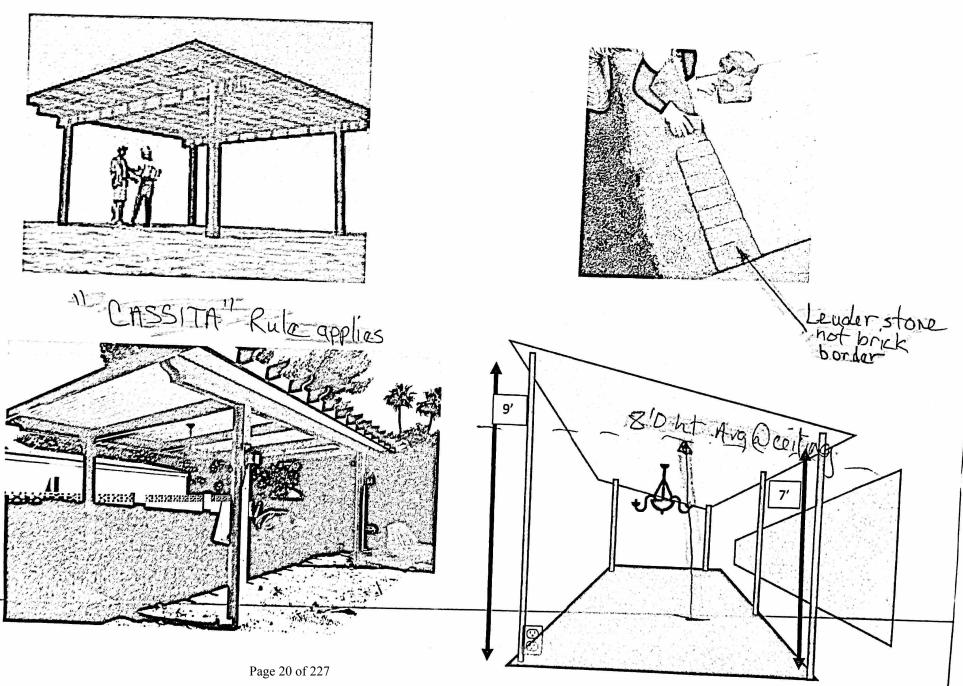
#### West side fence line (backside of property)



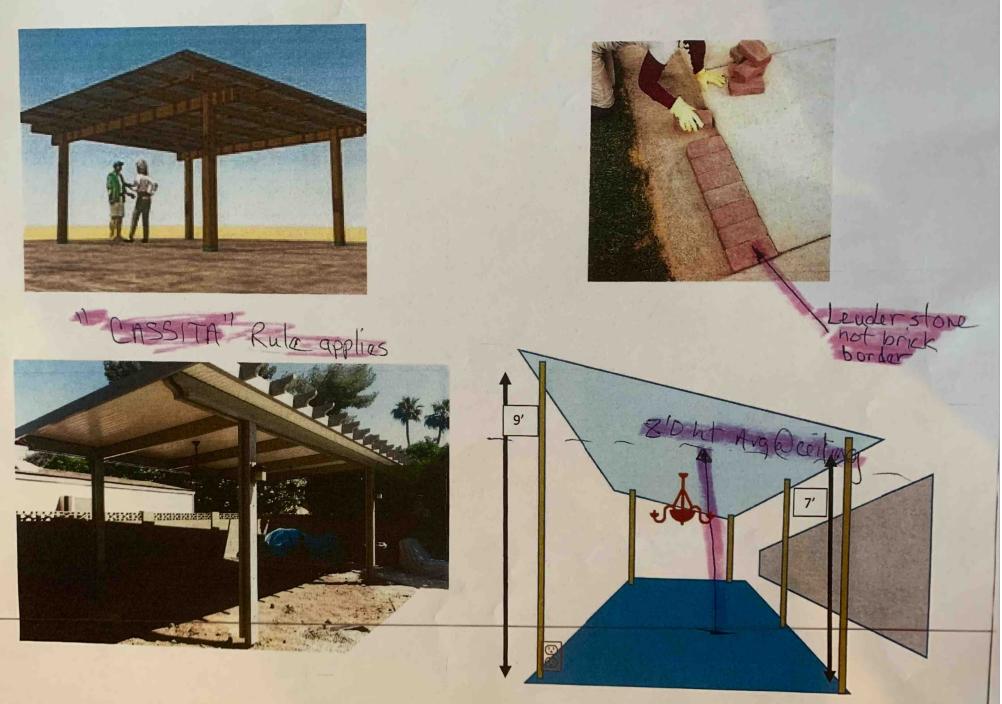
Casita falls within the 10' build line Roof = 4' 1" from fence/property line

Paver Floor = 5' 1" from fence/property line 3' 6" from pool

#### Inspiration and Ideas



#### Inspiration and Ideas



#### TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev. 8-82) 1. County \_\_Williamsor 5. USGS Quad No. 3097-313 Site No. 736 City/Rural Georgetown 627-3389 UTM Sector \_\_\_\_ 2. Name Moore-Buchy House \_\_\_\_ 6. Date: Factual \_\_\_\_\_ Address 1404 Maple 7. Architect/Builder \_ \_\_\_\_\_ Contractor \_\_ Owner Dan & Deanna Hilliard vernacular: modified L 8. Style/Type \_ Address Same 78626 \_ 9. Original Use \_\_\_\_\_residential 4. Block/Lot Snyder/BLk. 37/N.E. corner residential 4. Block/Lot Snyder/BLk. 37/N.E. corner Present Use residential 10. Description One-story wood frame dwelling w/ modified L-plan; exterior walls w/ weatherboard siding; gable roof w/ standing-seam metal covering; front elev. faces E.; interior brick chimney w/ corbeled cap; wood sash double-hung windows w/ 2/2 lights and 2/4 lights: single-door entrance w/ transom (closed): three-bay porch w/ shed roof within front > 11. Present Condition good; altered--porch changed Primary area of significance: archtiecture. A good example of a late nineteenth 12. Significance \_ century vernacular dwelling w/ modified L-plan 3. Relationship to Site: Moved Date \_\_\_\_\_\_ or Original Site X (describe)\_\_\_ 14. Bibliography GHS files Deanna Hilliard \_\_\_\_ 15. Informant \_ \_ 16. Recorder A. Taylor/HHM Date \_\_July 1984 **DESIGNATIONS** PHOTO DATA TNRIS No. \_ \_Old THC Code \_\_ \_\_\_ B&W 4x5s \_\_ \_\_\_\_ Slides\_\_\_ RTHL ☐ HABS (no.) TEX-\_\_\_ \_\_ 35mm Negs. ☐ Individual ☐ Historic District YEAR DRWR ROLL FRME ROLL FRME NR: Thematic ☐ Multiple-Resource 14 11 to NR File Name to 48 21 1,8 27 Other. to CONTINUATION PAGE TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev. 8-82) 5. USGS Quad No. 3097-313 Site No. 736 1. County Williamson WM\_ City/Rural Gerogetown GE 2. Name \_\_\_\_Moore-Buchy House #10. Description (cont'd): projecting ell; wood posts in pairs. Other noteworthy

features include floor-to-ceiling windows facing porch, with shutter hinges; molding and jig-sawn center applique over entry door. Outbuildings include wood frame double garage/carport; two small wood frame storage buildings.

#### **TEXAS HISTORICAL COMMISSION**

	operties Documented with the THC Form in 2007 and/or	•
Address:	1404 Maple St	2016 Survey ID: 124345
City	Georgetown	2016 Preservation Priority: High
County	Williamson	Local District: Old Town District
SECTION 1		
<b>Basic Inven</b>	tory Information	
<b>Property Ty</b>	<b>pe:</b> ✓ Building ☐ Structure ☐ Object ☐ Site	☐ District WCAD ID: R047472
Construction	Date: 1895  ✓ Actual  ☐ Estimated S	Source: WCAD
Latitude: 30.	631415 Longitu	ide -97.668248
Current/Histo	oric Name Moore-Buchy House	
Stylistic Infl	uence(s)* ✓ None Selected	
Log traditi Greek Rev Italianate Second E Eastlake Queen An	vival Romanesque Revival Tudor Revival September Colonial Revival Renaissance Revival	Pueblo Revival   International   Post-war Modern   Ranch   Commercial Style   No Style   Other:
Plan* ☐ L-plan ☐ Irregular	☐ T-plan	
•	<b>16 Survey</b> ID: 124345	☐ Medium ☐ Low gnificant associations; retains sufficient integrity
20	<b>07 Survey</b> ID: 1131 <b>☑</b> High	☐ Medium ☐ Low
19	84 Survey ID: 736	☐ Medium ☐ Low
General Note	s: (Notes from 2007 Survey: porch posts replaced?)	
Recorded by	r: CMEC Date F	Recorded 4/23/2016
*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: West Note: See additional photo(s) on following page(s)

#### **TEXAS HISTORICAL COMMISSION**

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

 Address:
 1404 Maple St
 2016 Survey ID:
 124345

 City
 Georgetown
 2016 Preservation
 Priority:
 High

County Williamson Local District: Old Town District

#### **Additional Photos**

Photo Direction Southwest



Photo Direction Northwest





# Fusco Casita 1404 Maple St. 2020-12-COA

## Historic & Architectural Review Commission July 23, 2020

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### **Item Under Consideration**

#### 2020-12-COA - Fusco Casita

 Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition to a street facing façade at the property located at 1404 Maple Street, bearing the legal description of Lot 1, Resubdivision of Block 37 of the Snyder Addition.

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### **Item Under Consideration**

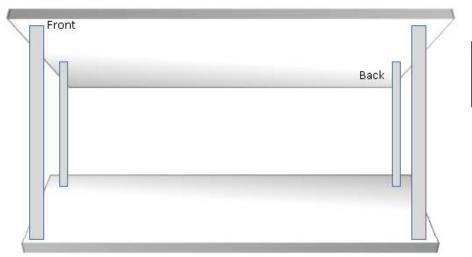
#### **HARC:**

• Addition that creates a new, or adds to an existing street facing façade

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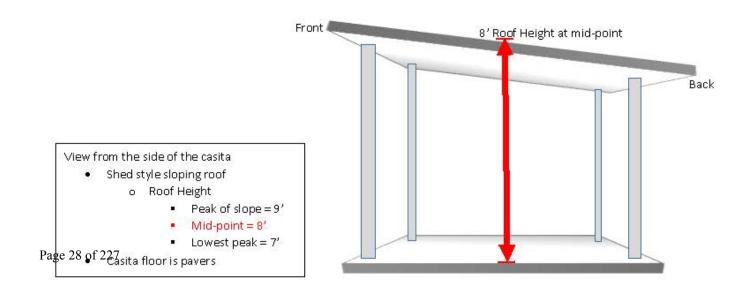


## **Item Under Consideration**



View from the front of the casita

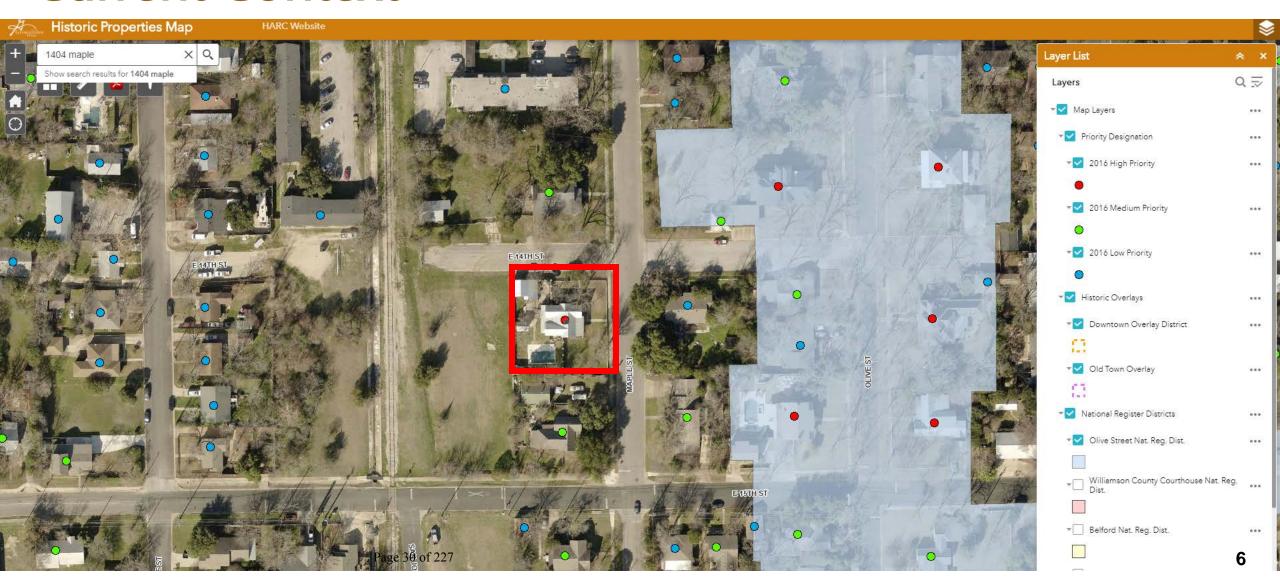
- 15' length x 10' wide
- Roof is EPS Foam Core Roof Panels by Alumawood





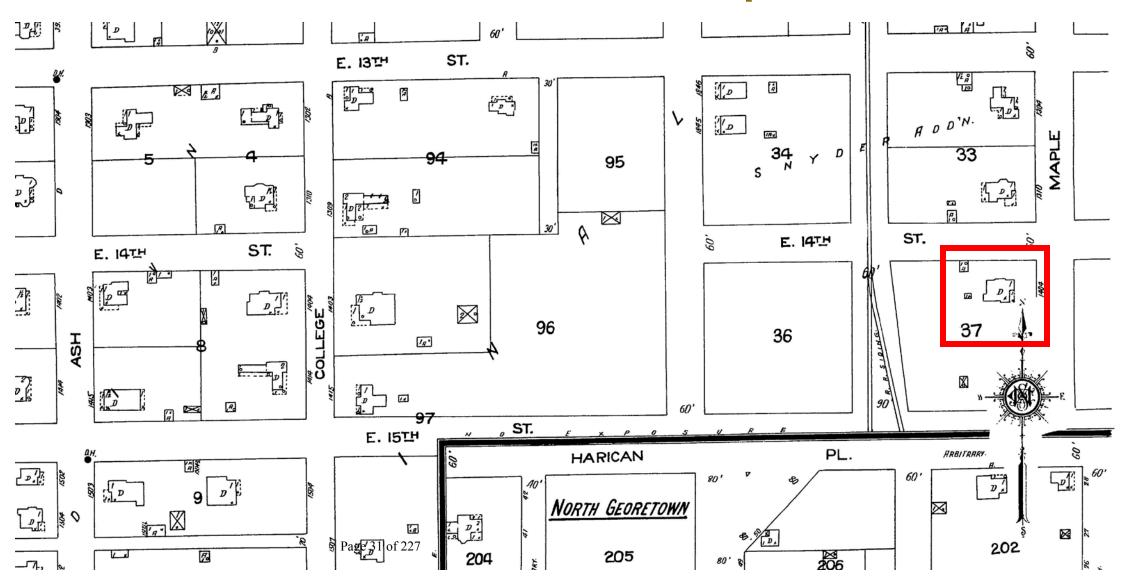


## **Current Context**





## 1925 Sanborn Fire Insurance Map





## 1964 Aerial Photo





## 1974 Aerial Photo



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## 1404 Maple Street



Page 34 of 227



## 1404 Maple Street



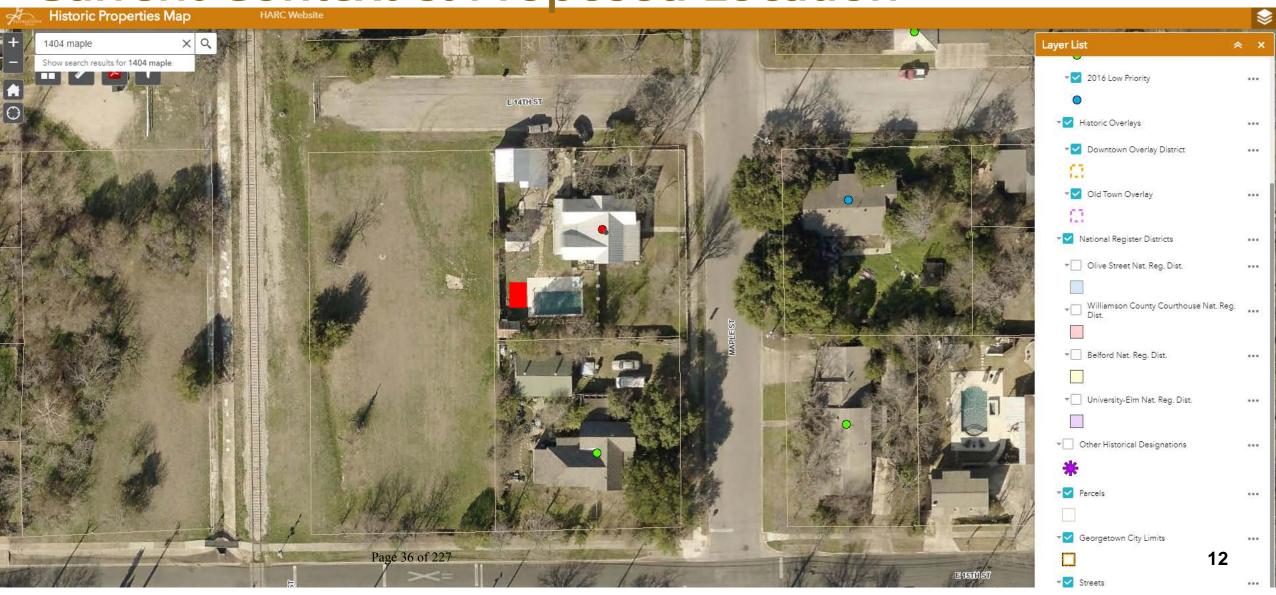
Page 35 of 227



Current Context & Proposed Location

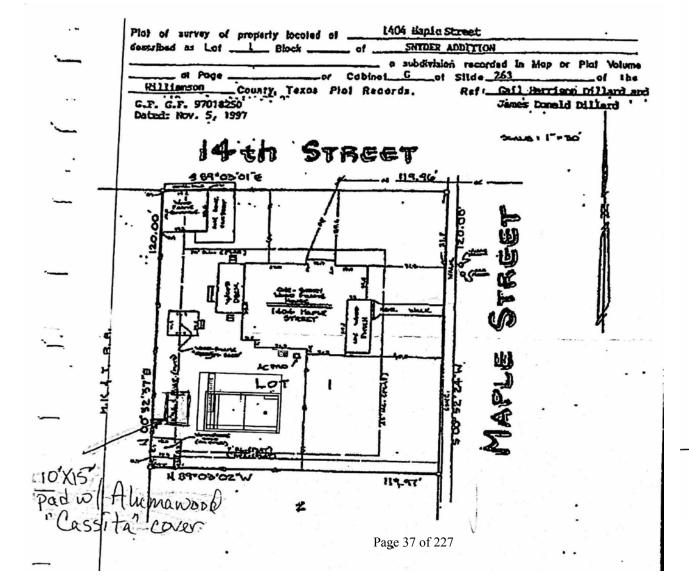
Historic Properties Map

HARC Website





## **Proposed Pool Casita**



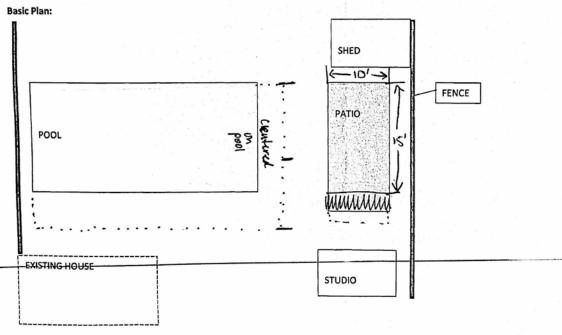
### **Fusco Project – Freestanding Covered Patio**

Project: Freestanding 10' x'20' covered patio with 1 lighting fixture and 1 outlet

Style: Farmhouse/Rustic

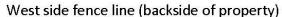
Patio Surface: Concrete and/or concrete with weathered brick trim that matches other brick in existing landscaping (no sitting wal Patio Cover: Open to ideas for materials but settled on shed style angle with lowest end at the back and tallest end at the front.

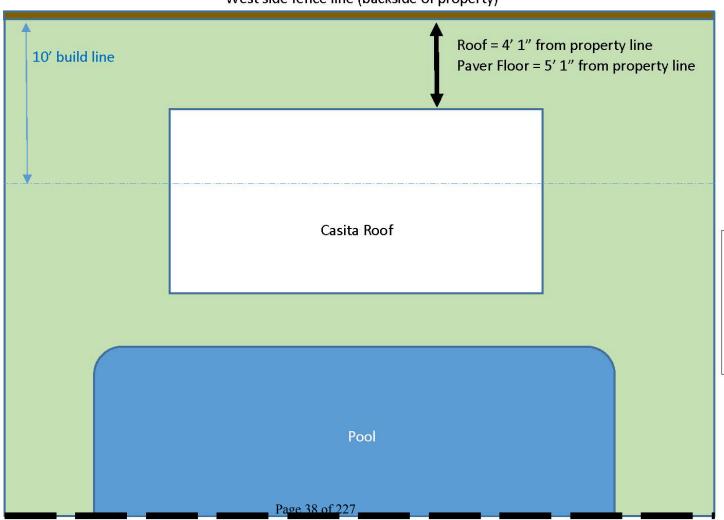
wall on backside later so a middle post will be needed on the backside. Contractor could put in lattice, if affordable.





# **Proposed Pool Casita**



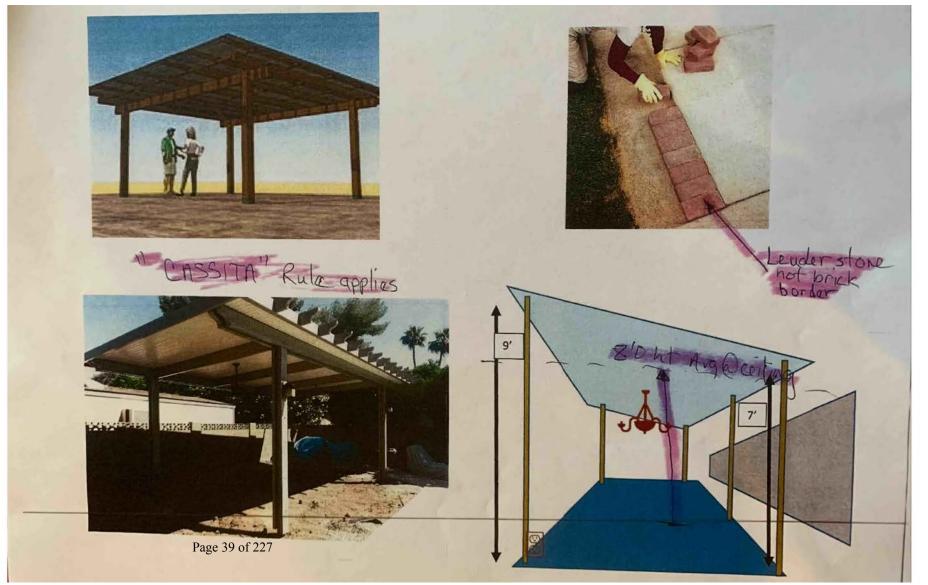


Casita falls within the 10' build line Roof = 4' 1" from fence/property line

Paver Floor = 5' 1" from fence/property line 3' 6" from pool



# **Proposed Pool Casita**





# 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;	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. $^{Page 40 of 227}$	N/A <sub>16</sub>



## **Public Notification**

- Two (2) signs posted
- No public comments

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## Recommendation

Staff recommends *Approval* of the request.

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### **HARC Motion**

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

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### City of Georgetown, Texas Historic and Architectural Review July 23, 2020

#### **SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the demolition of a low priority structure at the property located 701 S. College Street, bearing the legal description of Block C of Clamp's Revised Addition. (2020-19-COA) – Britin Bostick, Downtown & Historic Planner

#### **ITEM SUMMARY:**

The Applicant is requesting HARC approval for the demolition of a Low Priority structure under the criteria of loss of significance found in UDC Sec. 3.13.030.F.2.a.

#### **FINANCIAL IMPACT:**

N/A

#### **SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

#### **ATTACHMENTS:**

	Description	Type
ם	Staff Report	Cover Memo
ם	Exhibit 1 - Location Map	Exhibit
ם	Exhibit 2 - Letter of Intent	Exhibit
ם	Exhibit 3 - Photos	Exhibit
ם	Exhibit 4 - Survey	Exhibit
ם	Exhibit 5 - HARC Demolition Subcommittee Report	Exhibit
ם	Exhibit 6 - Public Comment	Exhibit
D	Staff Presentation	Presentation

# GEORGETOWN TEXAS

#### HISTORIC AND ARCHITECTURAL REVIEW COMMISSION

HISTORIC PRESERVATION OFFICER
REPORT AND RECOMMENDATION

FILE NUMBER: 2020-19-COA

**PROPERTY ADDRESS:** 701 S. College Street

**APPLICANT:** Pam Helgerson

**Background** 

#### Location:

This property is located in the Old Town Overlay District, at the southeast corner of E. 7<sup>th</sup> and S. College Streets, on Block C of Clamp's Revised Addition to the City of Georgetown. This property does not have any state or federal historic designations and is not included in any National Register Historic Districts.

#### **Historic Resource Survey:**

The main structure at 701 S. College Street was first listed on the 1984 Historic Resource Survey (HRS) as a High Priority structure with an estimated construction date of 1885 and was listed on the 2007 HRS as a Low Priority structure, and again on the 2016 HRS as a Low Priority structure. The 1984 HRS entry describes a one-story frame dwelling with weatherboard siding, a stone chimney that had been stuccoed and rear additions. The condition was noted to be good, but with a work in progress remodel affecting the historic integrity. The 1984 entry further estimated the structure to be among the oldest residences in the city with much of its historic fabric being covered, removed, or compromised with the recent alterations. The 2007 HRS does not provide additional information or photos that are helpful to understanding the evolution of the structure. The 2016 HRS entry describes no stylistic influence with a Center Passage Plan, and notes that the property lacks integrity and has had siding, windows, door, and porch posts replaced with a rear addition to the structure.

#### **Historical Research**

The Sanborn Fire Insurance Map from 1916 shows part of Block C of Clamp's Addition on the edge of the map with the subject structure shown clearly as a one-story, wooden L-shaped structure with a wooden porch wrapping the west or front and south sides of the house. The 1925 Sanborn Fire Insurance Map shows two accessory structures on Block C of Clamp's Addition, and the 1940 correction to the 1925 map shows a small house on the east part of the block. A photo in Special Collections at Southwestern University and taken from an airplane around late 1934 shows the subject structure in the background, and while the distance makes detail difficult to discern, the form of the structure and the L-shaped plan, as well as accessory structures on the site, can be seen. The second house from the 1940 map correction is not in the

Page 2 of 7

1934 photo. The 1964 aerial photo of Georgetown shows only the current house on the block with the additional structure removed by that time, and the 1974 aerial photo shows the same.

#### **Ownership History**

#### • 1870s:

- Public records show that on March 17, 1870, George Godfrey sold property to C.A.D. Clamp and Emzy Taylor for \$1,100.
  - A skilled carpenter and cabinetmaker, Christian Augustus Daniel Clamp became one of the city's earliest builders and developers. His work included residences as well as commercial, religious, and governmental buildings. He also owned a furniture business in this block for many years. An active Presbyterian and civic leader, Clamp served as mayor of the city from 1878 to 1880.
  - Emzy Taylor (1841-1895) was Georgetown's first fire chief and began his business career in Georgetown by working in his father's store as a boy in the Lockett Building, in which he later started a private bank. Taylor worked toward the establishment of Southwestern University, the railroad, and the city's first water utility.
- o On **April 18, 1870**, Clamp and Taylor sold a 21,037 square foot (0.48 acres) tract of land to Charles K. Burlew, and the deed mentions a house, possibly one to be constructed on the tract or lot that Burlew had just purchased, for \$225 in gold.
- o Charles Burlew and his wife Elizabeth sold the lot to J. C. Eubank on **November 29, 1876** for \$400, and Eubank and his wife sold the lot to S. G. Nichols on **March 23, 1882** for \$600.
  - No mention of a house is made in this last deed, but it is noted to be the same 21,307 square foot tract sold by Clamp and Taylor.

#### • 1880s:

- O Clamp platted Clamp's Revised Addition to the City of Georgetown on **October 18, 1880**, which created Block C of Clamp's Addition, out of some of the property that had been sold to he and Taylor from Godfrey. Block C was owned by Eubank at the time the plat was established, and the block does not appear to have had any change from being replatted or being re-established as a block in the City of Georgetown.
- o On **October 12, 1889** S. G. Nichols, who was likely Sarah Gaines Nichols (1839-1903) and her husband W. W. Nichols sold the property to L. K. Walden for a total of \$1,312.10, more than double the amount they had paid for it in 1882.

#### • 1900-1965

L. K. Walden, his wife Alice and C. E. Walden sold the property to J. N. Carmean for just \$1,075 on **March 29, 1892**, and Carmean sold it two years later to M. G. Noble, likely Moses G. Noble (1829-1912), for \$1,350 on **March 13, 1894**.

Page 3 of 7

- o In the sale to Noble, Carmean refers to improvements on the property, presumably the house and any outbuildings. M. G. and R. W. Noble sold the property to A. E. Noble and J. R. Harper for one dollar and other good and valuable consideration on **May 30, 1905**.
- Noble and his wife along with Harper sold the property to R. O. Morse on April 23, 1908 for \$1,400, and Morse owned the property at the time the 1916 Sanborn Map was drawn, which only shows the west half of Block C.
- O Morse and his wife Isa sold the property to D. W. Queen (David Walton "Big" Queen (1860-1942)) on **August 6, 1919** for \$1,200, and this deed refers to the property as Block C of Clamp's Addition. The deed also required that the house and improvements upon the land to be fully insured against loss by fire as long as the notes for the purchase remained outstanding. This would have been common for newly constructed houses, but not as usual for a house that was at this point approximately 35 years old. Queen owned the property at the time of the 1925 Sanborn Map and the 1940 Sanborn Map correction, which shows that there was a second house on the Block by 1940 which does not appear in the 1934 photo or the 1964 aerial photo. A barn-like structure can be seen in the 1925 map and the 1940 correction, as well as the 1934 photo, which was removed before 1964. As the second house was not visible in the 1934 photo and no evidence of the structure has been found on the site, and deed records do not indicate any division of the block in its history, questions remain about that second house and its existence, which was likely brief.

#### • 1970-1980s

• On November 13, 1970, Walter Lee Queen, heir of D. W. Queen, conveyed the property to David Ralph Queen with what appears to be a contract for deed for a total of \$4,000, half to be paid to Walter and half to Mary Ruth Green, presumably the other heir of D. W. Queen. Walter Lee Queen defaulted on the note payments, and on November 10, 1971 a foreclosure sale was posted for the property, which occurred on December 7, 1971 and during which Walter Lee Queen and Mary Ruth Queen re-acquired the property for \$4,000, being the highest bidders. They retained the property until June 24, 1982 when they sold it to Robert and Ruth Schrawger for \$15,010. The Schrawgers remodeled the house around 1984, which was captured on the 1984 Historic Resource Survey.

#### 1990s – Current

On June 21, 1996 the Schrawgers sold the property to Kerry and Loeen Irons for \$122,410. The Irons sold the property to David Kaplan for \$145,010 on September 29, 1998, and various members of the Kaplan family owned the property until April 3, 2019 when the Helgersons purchased the property, and they remain the current owners.

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To summarize the deed research, it appears the current house was built in 1882 or 1883 by Sarah Nichols. Clamp was known to be a skilled carpenter, however, and it is possible that Clamp built a small house on the property for Charles Burlew in 1870 or 1871. The sale prices of the property, in the 1870s-1880s, however, indicate that the house was more likely to have been built during the Nichols' ownership. Burlew paid \$225 in gold in 1870 and sold the property in 1876 to Eubank for \$400, which Eubank then sold to Nichols for \$600 in 1882. Nichols and her husband sold the property seven years later to Walden for \$1,312.10, an increase that would be expected with the addition of improvements during the time the Nichols owned the property

Attached is a three-page document is included in the 1984 HRS file for 703 College Street (the current 701 S. College Street). The first page of the document is a letter from Robert Schrawger, who owned the property during the 1984 remodel. The letter references an increase in the taxable value per Williamson County records from \$400 in 1882 to \$1,000 in 1884, further suggesting that Sarah Nichols had the house built in late 1882 or 1883.

#### **House Construction History**

In the attached letter from Robert Schrawger, Mrs. Millholin recalled her father, D. W. Queen, adding the room to the south side of the house. The room that she references would have been the "L" of the house on the south side, but since that "L" is shown on the 1916 Sanborn Map, prior to Queen's ownership of the property, Queen may have made modifications to the room rather than the full addition itself. Mr. Schrawger provided some details about the structure of the house, which he had concluded to be originally a one room house with a rock fireplace, which read: "The foundation beams and ceiling joists are logs which have bark remaining on some sides. Some saplings have been used for uprights in some areas. Where some interior walls have been partially removed, exterior paint is in evidence on what was probably an original wall. Part of the house has double wall construction and part has single wall construction." The following two pages of the document list out tax values for the property over time, and based on the increase in value from \$600 in 1906 to \$1,200 in 1908, the "L" addition and other structures on the site might be attributable to the Nobles.

The original house was likely a simple rectangular shape with a gable roof and fireplace in the center, and a porch wrapping the west and south sides. Based on the present owner's remarks about a small ramp up into the "L" part of the structure and the letter from Mr. Schrawger, as well as staff's observations on site that the "L" could very likely be an addition due to indicators in the foundation and different eave heights, what is visible in the earliest known images of the house could very well have developed from the first few owners, between 1883 and 1908. The house was positioned to face directly west toward Downtown along E. 7th Street, and is situated on Block C of Clamp's Revised Addition to the City of Georgetown, a Block which as noted earlier, has stayed intact as a single block since at least 1870 when Charles Burlew purchased the parcel from C. A. D. Clamp and Emzy Taylor. The house has received at

Page 5 of 7

least two later additions, an addition to the north façade that extended the footprint approximately 6' to the north and a two-story addition to the rear or east façade of the structure. The first addition is of an unknown date, but is indicated by the asymmetrical west façade and gable roof, as well as the change in the shape and dimensions of the windows on the north façade compared to the windows on the west and south facades. The second addition, which appears to have been made in the early to mid-1980s, likely during the 1984 remodel, is simple in form and does not compete with the original structure, however the style and some of the features are not consistent with the design of the original structure, and mask some of the historic character rather than enhance it. An accessory structure on the property that serves as a carport and additional living area is not historic and appears to have been constructed over time, beginning in the 1980s.

Although the 1984 Historic Resource Survey stated that the remodel occurring at the time had reduced the historic integrity of the structure, the original form of the house is still clear and distinct, and the later additions can be identified, especially when compared to the footprint shown on the Sanborn Maps. The exterior materials such as siding, trim, windows and porches have been removed and replaced, and the interior finishes have obscured the interior historic structure, but the roof pitch, interior chimney and fireplace, front porch location and shape and "L" extension on the south façade are all intact and provide a clear picture of the original form of the structure, despite the cosmetic changes.

#### **Public Comments**

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property that are located within City limits were notified of the demolition application (42 notices mailed), and three (3) signs were posted on-site. To date, staff has received one (1) public comment in favor of the request.

#### **Findings**

#### **Building Integrity**

Staff finds that the designation of the structure as Low Priority is not consistent with the age, situation and history of the property, despite the replacement of many of the exterior materials and the additions. The original form can still be identified, and the roof, chimney, front door and window locations as well as the front porch retain characteristics that are not masked by non-historic materials. Not only is this structure of an age and construction type that are rare in the Old Town Overlay District, but it is also of a style and has associations that help us to understand the development of Georgetown in the late 19<sup>th</sup> century.

Page **6** of **7** 

#### Rehabilitation of the Structure

Most pier and beam houses have a crawl space to provide access below the house, even if the crawl space is relatively short. In this instance there is no available crawl space below the house, which sits almost directly on the ground. The wood beams that serve as the main components of the house foundation are placed upon short rocks rather than upon stone or wood piers, which is why the floor of the house and the porches are so low to the ground compared to other pier and beam structures which have a few steps up to a porch or main floor from the ground. In this case the house sits less than a foot off the ground, and the floor beams are so close to the dirt as to expose the foundation to moisture and termite damage that has possibly not been addressed and which is likely to have caused deterioration to the point that in order to preserve or restore the structure, structural repairs or replacement of the foundation would have to be made. To address these structural issues the house would need to be taken apart and reconstructed from the ground up, with new wood members replacing deteriorated parts of the structure. Were that the case, it would also be advisable and possibly necessary to either elevate the house off the ground more than it was originally designed to be using a pier and beam foundation, or to reconstruct the house on a concrete slab. In either case there would likely be a substantial replacement of the historic material, and potentially an alteration of the design of the foundation that could affect the historic character of the house. That said, the design and construction of the foundation so close to the ground create a condition that needs to be addressed for the house to continue with us, and it is staff's view that to effectively restore or preserve this house, the structure would need to be taken apart and the foundation rebuilt before rebuilding the rest of the structure. Given the extent of that work and the likelihood that the extent of damage to the wood structure would require the replacement of a large portion of the wood material, staff finds that an archive document to capture the history of the property and notable persons associated with it, a plan of the house and the site, photos to capture the exterior, interior and construction details, as well as a narrative of any findings uncovered during the demolition and/or salvage process, would better serve the ability to share this property and its history with the public and to record a detailed property history from which we can continue to learn. It is staff's finding that the request for demolition does meet the criteria for loss of significance under UDC Sec. 3.13.030.F.2.a, and that the best way to mitigate against the present and future loss is to create a detailed record for the public.

rage 7 of 7	
RECOMMENDATION	
Approval	
Approval with Conditions: that the applicant provisuance of the Certificate of Appropriateness, to inclu history, narrative of notable persons, photos of the existi the City of Georgetown in one digital format copy as well and that the historic stone and wood materials be sale photos of the demolition and/or salvaged materials, consany findings discovered during the demolition and/or days of the conclusion of the demolition process as an acceptable of the process of the demolition process as an acceptable of the conclusion of the demolition process as an acceptable of the demolition process as an acceptable of the process of the demolition process as an acceptable of the demolition process as a constant process.	ide at a minimum a floor plan, site plan, deeding structure, and that the record be provided to las two bound hard copies for the City's records, vaged to the extent feasible. Additionally, that struction methods and details and a narrative of salvage process be provided to staff within 90
Britin Bostick	07/15/2020
FOR: Sofia Nelson, CNU-A	

Historic Preservation Officer

Attachments: 1984 & 2016 Historic Resource Survey entries for the structure at 701 S. College Street and document from the Preservation Georgetown historic property record for 703 College located at the Georgetown Public Library

Date

#### TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82) 1. County WILLIAMSON WM\_ 5. USGS Quad No. <u>3097-313</u> Site No.\_\_ 6E UTM Sector <u>627-3389</u> City/Rural GEORGETOWN 2. Name\_\_ 6. Date: Factual \_\_\_\_\_ Est. <u>1885?/1984</u> Address 703 COLLEGE 7. Architect/Builder Contractor 8. Style/Type <u>vernacular</u> 9. Original Use <u>residential</u> Address Present Use \_\_\_\_vacant - work in progress 4. Block/Lot \_\_\_\_\_ 10.Description <u>One-story wood frame dwelling: exterior walls with weatherboard siding:</u> gable roof with composition shingles; box eaves; massive interior stuccoedstone chimney with corbeled cap; single-door entrance; nine-bay porch with shed extends on south and west elevations; turned wood posts; rear additions 11. Present Condition <u>good - work in progress; substantial remodeling is affecting integrity</u> 12. Significance Primary area of significance: ARCHITECTURE. This dwelling appears to be among the oldest extant residences in the city; however much of its historic fabric is being covered, removed and compromised with recent alterations 13. Relationship to Site: Moved Date \_\_\_\_\_\_ or Original Site >> (describe) \_\_in a residential east of the central business district; near the old High School 14. Bibliography <u>Sanborn Maps: GHS files</u> 15. Informant 16. Recorder <u>Hardy-Heck-Moore</u> Date <u>July 1984</u> **DESIGNATIONS** PHOTO DATA Old THC Code B&W 4×5s \_\_\_\_ Slides\_ TNRIS No.\_ ☐ HABS (no.) TEX \_\_\_\_\_ RTHL 35mm Negs YEAR DRWR ROLL FRME ROLL FRME NR: Individual ☐ Historic District to ☐ Multiple-Resource 10 74 Thematic to NR File Name 42 33 37 Other CONTINUATION PAGE No. $_{2}$ of $_{2}$ TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev.8-82) 5. USGS Quad No. <u>3097-313</u> Site No. <u>442</u> \_WM\_ 1. County WILLIAMSON GE City/Rural <u>GEORGETOWN</u> UTM Pt. 2. Name \_\_\_\_\_ Acreage \_\_\_\_\_

#### **TEXAS HISTORICAL COMMISSION**

۸ - ا - ا سعاد م		HC Form in 2007 and/or 1984 That Hav	
Address: City	701 College St		
County	Georgetown Williamson	Local District: Old	·
,		Local District. Ou	TOWIT DISTRICT
SECTION			
	ventory Information		
Property	Type: ✓ Building ☐ Structure	☐ Object ☐ Site ☐ District	WCAD ID: R041474
Construct	tion Date: 1885	ual 🗹 Estimated Source: 2007 su	ırvey
Latitude:	30.637552	Longitude -97.671739	
Current/H	listoric Name None/None		
Stylistic	Influence(s)* ☑ None Selected		
Greek Italiana	d Empire Colonial Revival Renaissance Revival	Gothic Revival Tudor Revival Neo-Classical Beaux Arts Mission Monterey  Pueblo Revival Spanish Colonial Prairie Craftsman Art Deco Moderne	International Post-war Modern Ranch Commercial Style No Style Other:
Plan* ☐ L-plan ☐ Irregula	☐ T-plan ☐ Modified L-par ☐ Four Square ☐ Rectangular		Passage   Bungalow   Shotgun
Priority: Explain:	2016 Survey ID: 125220 Property lacks integrity	☐ High ☐ Medium	<b>✓</b> Low
	<b>2007 Survey</b> ID: 972	☐ High ☐ Medium	<b>✓</b> Low
	<b>1984 Survey</b> ID: 662	✓ High	Low
General N	lotes: (Notes from 2007 Survey: vin	yl siding, windows, door, and porch posts;	rear addition)
Recorded	by: CMEC	Date Recorded 10/6/	2016
*Photogra		dated in 2016, and the year built date has also	been reviewed. However, the plan and style



Photo direction: Northeast Note: See additional photo(s) on following page(s)

#### **TEXAS HISTORICAL COMMISSION**

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority 701 College St 2016 Survey ID: 125220 Address: City Georgetown 2016 Preservation Priority: Low Williamson Local District: Old Town District County

### **Additional Photos**

Photo Direction East



Photo Direction Southeast



Photo Direction Southeast



701 College Lot C, Clamp Addition Georgetown, TX

We have not been able to obtain information about the age and original builder and owner of this building. We have obtained some information from the Williamson County Tax Records starting 1882. See attached Xerox copies. You will note the increase shown between 1882 (\$400) and 1884 (\$1,000) which leads us to speculate that the house was either built or added onto during that time.

From Book of Deeds, Vol. 27, p. 515, information indicates that the property was sold to J. C. Eubank by E. H. Burlew in 1882. We purchased if from the Queen heirs in 1981. Mrs. F. W. Millholin, who lives across the corner at 604 College, is the daughter of D. W. Queen who purchased the property in 1919. Mrs. Millholin says that she does not know any history of the house, except that her father added the room on the south side.

From the following information we have concluded the house originally started as a one room house with the rock fireplace and was added onto at intervals:

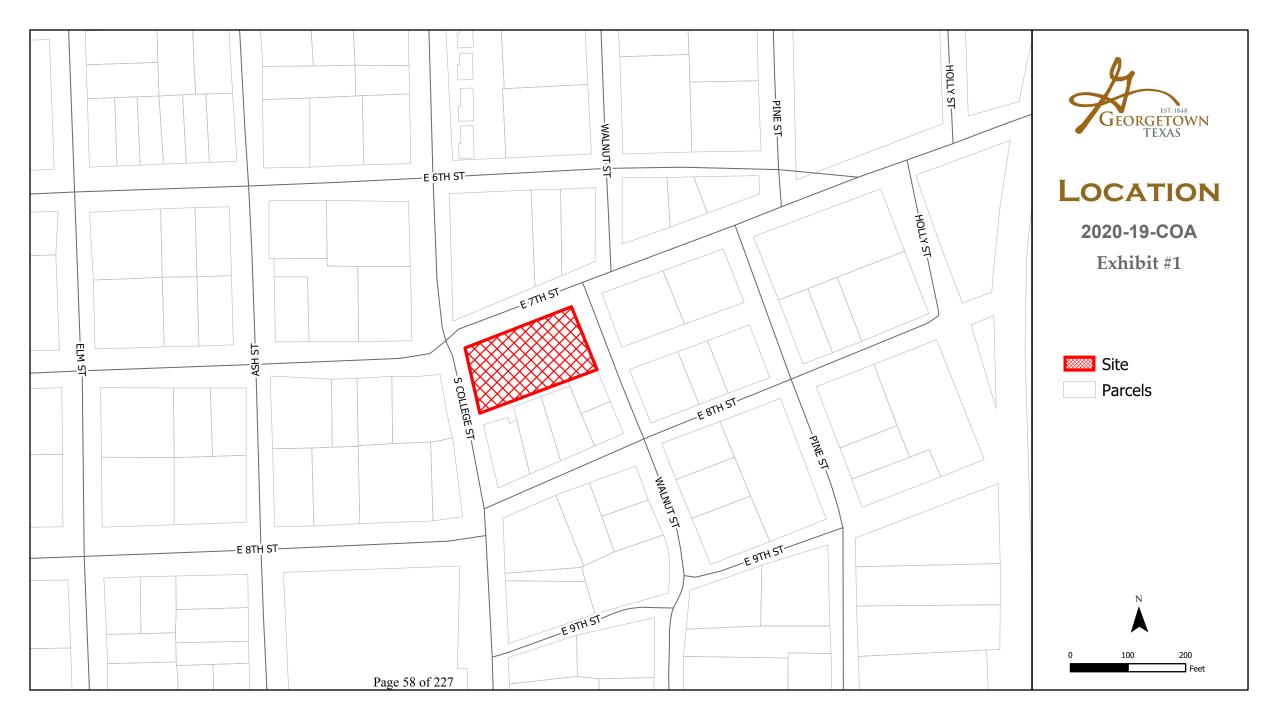
The foundation beams and ceiling joists are logs which have bark remaining on some sides. Some saplings have been used for uprights in some areas. Where some interior walls have been partially removed, exterior paint is in evidence on what was probably an original wall. Part of the house has double wall construction and part has single wall construction.

R. T. Schrawger

Clamb addition -	401 C		
Clamp addition -  NE FROM WILLIAMSON a  VR OWNER	THY ASSESSED	s other	
VR OWNER	VALUE		
"Town LOTS BK 1			
1882 J.C. EUBANK		1	~ )
1884 S.G. NICHOLS	1000	HOUSE	BUILTX
1886 W.W. NICHOLS	1000		
1886 W.W. "	1000		
1887 W.W.	900		
1888 W.W. "	900		
"assessor abstract lots # 2" B			
1889 W. W. Nicitors	900		
1890 } LOT C NOT ENTERED -	NO NAME		
P. 185	0-2		
1892 R.L. WAWEN	900		
1893 R.L. WALDEN	900		
1894 J. N. CARMEAN	900		
1894 J. N. CARMEAN "ABSTRACT OF CITY LOTS - #	3 Book		
1895 M.G. NOBLE	1000		
1896 M.G. "	1000		
1897 m.G.	1000		
P. 235			
1898 M.G. "	1000		
1899 m.G. 11	1000		
1900 m.G. "	1000		
2, 1149			
	1000		
1-10 ( 1110.	1000		
1902 m.6. "			

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16		
	ACT OF CITY LOTS	. # 4 BOK.
P.32		
1903	M. G. NOBLE	1000
1904	m.6. "	1000
	m. 6	800
lg 240		
1906	HARPER NOBLE	800
1907	" "	600
1908	m.6. "	1200 (ADDITION ?)
ABSIRE	ZT OF CITY LOTS	5 # 5 BOOK
P. 34		
1909	R.O. MORSE	1200
1910	• (	1200
1916	"	1200
P. 290		
1912	R.O. MERSE	1200
1913	n "1	1200
Took of The	2051 1NGO Em 11	VILLIAMSON CO CLERKS DEFLEO.
Jan 25	- Par 185 P.M	OF CLAMP ADDITION-REPORDED OCT 13, 1880
VOC 128	P-So A.E. NOBLE TO	R.O. MORGE _ \$1400 - RECORDED MAY 15, 1908
VOL 191	P.40	D.W. QUEEN - 1200 - Brown AUG 15, 1919
	LO. MORSE TO	D.W. Green - 1200 resident



#### Letter of Intent - 701 S. College St.

#### **Request to Raze House**

We bought this property in the spring of 2019 and moved-in early July, after the college renters vacated. We then spent months dreaming of and weighing the different ways we could add-on to the main house so as to accommodate our larger-size family. Our hope was to also repair its many issues and obvious years of neglect, making it a home that would once-again compliment the historic district.

After this initial brainstorming, we began talking with various professionals about how to realize our ideas. We also started speaking with the city (largely Britin Bostick) about appropriate options. Though early-on in the process we had builders inform us that a remodel would be futile given the home's condition, we were set on making it work. For one, we liked the idea of maintaining its historicity, and two, we couldn't fathom knocking down a house we just paid full-price for.

However, over the course of half a year, a pattern started to emerge. A professional would come out for a bid. They would instead tell us that the structure needed to be razed. And then they would hand us a card saying they would love to work with us if we decided to do a new build. (Based on their experience, the amount of work needed to repair/remodel the property would effectively ensue a demolition anyway, and therefore it made no sense financially to go about it in this fashion.)

We resisted this advice for months, until we got tired of banging our heads against the wall and finally accepted it as the sound thing to do. Yes, we would eat our initial investment. But we came to realize we would eat it even more if we tried to salvage it. We further had to admit that this house has been altered so much that there is little that resembles the original structure. (The house underwent a major remodel in the 80's. The city has it ranked as low priority.) And again, what does remain cannot be salvaged.

Despite the condition of our house, we absolutely love living in Old Town! The square is convenient and great fun, there are abundant recreational opportunities with the San Gabriel River and many parks and trails, and we adore our evening walks admiring the many historic homes and surrounding architecture. Our new dream is to build a home befitting the neighborhood where we can raise our kids and be a part of this wonderful community.

Please find attached two professional letters recommending that we raze our house. One is from local builder, J. Bryant Boyd, and the other is from foundation repair expert, Douglas Foundation.

Sincerely,

Brad and Pam Helgerson





May 11, 2020

Pam Helgerson 701 S. College Street Georgetown, TX 78626

#### Dear Ms. Helgerson:

Thank you for reaching out and seeking a recommendation on the proper way to remodel your home. I appreciate the interest in our company, and I hope that we can help you in some way. After touring the home with you and seeing the condition of the structure I am not hopeful that your home can be salvaged. I recommend seeking permission from HARC and the City of Georgetown to completely raze the main structure on the site. I do not feel that the foundation system can be repaired without first removing the structure above. Additionally, I can find no evidence that the numerous changes to the home have protected the integrity of the underlying historic structure.

We have saved many homes here in Georgetown and I rarely suggest that a structure be removed. However, in your case, I do not see a solution that will allow the structure to remain intact. Please let us know if we can assist you with this matter moving forward.

Sincerely,

J. Bryant Boyd, AIA

From: <u>Douglas Plauche</u>

To: Pam Helgerson; Christopher Godwin; Amadeo Garcia

Subject: 701 South College St Georgetown

Date: Wednesday, May 13, 2020 8:20:31 AM

Good morning Pam. At the end of April you asked me to provide an evaluation of your home's Pier & Beam foundation. I went to your home assisted with Amadeo Garcia who would have assisted me with the evaluation by getting into the crawl space area below the floor and map out the existing structural components. You had a goal of rescuing this home from years of foundation settlement and perhaps to add a second story to the structure. Upon our site visit we discovered there was not any accessible zone under the floor system and it appeared the wood structural members were resting on the soil. This home does not have a "crawl space" which in our experience means a possible total failure of wood structural members due to moisture and insects, plus lack of ability to dry out from wet soil conditions. We suggested that all the interior flooring would need to be removed to access the foundation and perhaps several of the interior and exterior walls as well because of wet rot and/or access requirements. Then I pointed out that we would of course have to raise the floor to meet a current standard and to provide an actual crawl space. I also said we are experts at doing this and could possibly provide some budgeting ideas but could not provide an actual quote without tearing into the project. Of course the family would need to move out of the home during the repairs. Upon further reviewing the house construction, it became obvious that over the years this home had some extensions and remodeling done, including a second floor on the rear. I suggested that most likely these rooms were attached to an out of level original structure and "leveling" the entire building would most likely disrupt the connectivity of the separate units. This typically causes major renovation nightmares as years of different builders and different agendas make for an unknown cost to recover the building into a modern monolithic structure and it is most probable that it would be better to tear down all or most of the building and start over from scratch. In my opinion, there is not enough left of any historical value in the current home to consider "historically" rebuilding this home. I suggested that perhaps the city of Georgetown may understand this home is not perhaps on the highest priority to save because it apparently has slipped under the radar into just an average older home needing significant structural repairs and not a diamond in the rough. Just one opinion from a master expert on P&B foundation repair. Douglas

Douglas Plauche
Founder & President
Douglas Foundation Solutions
12510 Edwards Hollow Run
Austin, TX 78739

**Office:** 512-291-0709 | **Fax:** 512-276-6617

www.douglasfoundationsolutions.com







Insulation exposed where siding has decayed. (above and to left)



Condition of porches- dipping and severe splintering (left and below)



Hole in wall (circled in red on left)

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Crack in siding (left)

Large tree root grew into home (right)





Condition of siding and exposure to elements





Interior no longer bears any historical significance due to previous remodel(s) (above and below)





Front portion of roof is being supported by chimney. Note the swaying. (below)





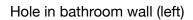
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Porch roof is swayed. Roof is swayed (another shot of chimney upholding it. (below)

Decay of porch pillars. (left)





Fireplace front remodeled in brick. Original was stone and walled in behind the new front. (below left and below right)







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Foundation and ceiling not level (left and above right and above left)

Bathroom ceiling too low- not





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Current roof constructed over original roof (note shingles) causing original elevation to change (left)

Tree Saplings used originally as shown in attic. (left)

Stone chimney in attic proves current brick a facade. (right)



More examples of rotting/damaged siding from water entry, animals, and negligence over the years. (below)







































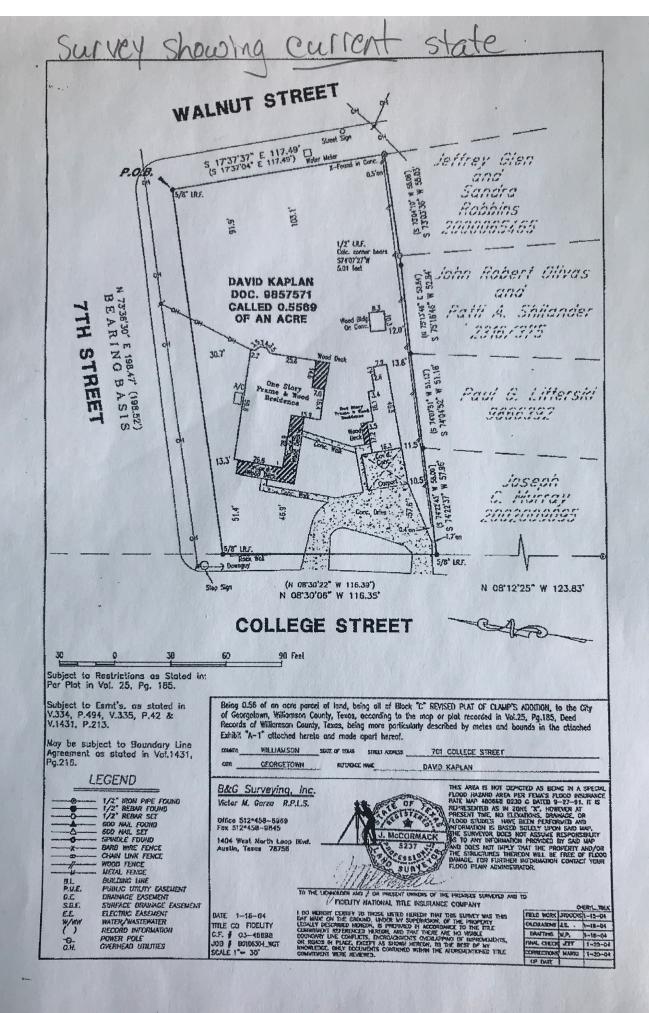












#### HISTORIC AND ARCHITECTURAL REVIEW COMMISSION



DEMOLITION SUBCOMMITTEE
REPORT AND RECOMMENDATION

FILE NUMBER: 2020-19-COA

MEETING DATE: 06/22/2020

MEETING LOCATION: Videoconference

APPLICANT: Pam Helgerson

SUBCOMMITTEE MEMBERS PRESENT: Amanda Parr and Steve Johnston

STAFF PRESENT: Sofia Nelson, Nat Waggoner, Mirna Garcia and Britin Bostick

OTHERS PRESENT: Pam Helgerson

#### **COMMENTS**

#### Applicant:

Not able to see anything old in the interior of the house.

- Would like to salvage as much as possible of new and old materials if demolition request is approved.
- The floor slopes unevenly throughout the house, excepting the "L" portion on the south portion of the house, and has posed safety issues but does not creak or appear to be unsound. Spills travel across the floor due to the unevenness.

#### Subcommittee:

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

• There are issues with the foundation being constructed so close to the ground and it is estimated to need to be partially or wholly rebuilt to address any decay or deterioration caused by moisture, insects or other causes and to stabilize for the future. This would likely involve the reconstruction of the house. Lifting the house up to create a crawl space may not be feasible with the present condition of the foundation.

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

 The structure is recognizable, and has the same form, features and porch location as the original, alterations appear to be primarily cosmetic, although additions to the north and east sides of the structure have modified the appearance somewhat.

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

File Number: 2020-18-COA Meeting Date: 05-06-2020

Page 2 of 2

- Yes, the structure could be preserved or restored in whole, although the undertaking to restore
  or preserve the project is likely to require extensive reconstruction and that will likely include
  replacement material.
- The later additions do not appear to have been well-constructed and could be removed were the structure to be restored or preserved.
- Preserving or restoring a structure of this age and era would be preferred so as not to lose the historic asset.

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

• Due to the condition and construction of the foundation and the interior chimney, a relocation would not be advisable.

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

• The structure represents its time as one of the oldest remaining structures in Georgetown and has characteristics of a farmhouse. There is a quality of craftsmanship evident in a structure that has lasted this long and although there are some deficiencies, the structure is still fully habitable.

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

• The limestone chimney stones would be able to be salvaged and the age of the wood framing would make it eligible and desirable to salvage the pieces that are not deteriorated.

#### Other comments

- There are challenges to the preservation or restoration of this structure due to the extent of the work that would be required.
- The removal of the exterior materials, windows, interior trim and materials, etc. leaves less historic material available for salvage or reuse.
- The age of the structure necessitates a method to retain either the structure or a detailed record of it so that it is not lost, and an archive record could help mitigate against a loss of the structure.

RECOMMENDATION	
Approval	
igstyle igstyle Approval with Conditions: That the applicant first provid	e an archive document of the structure to
staff and that the historic stone and wood material be salva	aged to the extent feasible.
Disapproval  WWWWW	6/24/20
VVV at a sale p	<u>ejarjau</u>
Subcommittee Chair Signature (or representative)	Date

#### **Britin Bostick**

Tom Cavness

From:

Sent: To: Subject:	Monday, July 13, 2020 8:16 AM Britin Bostick Re: [EXTERNAL] Project case #2020-19-COA 701 S. College St. HARC date 7/23/20
Follow Up Flag: Flag Status:	Follow up Flagged
[EXTERNAL EMAIL]	
Thanks for the i	nformation Britin. With this in mind, I'm in favor of the demolition.
TC	
	20 at 8:09 AM Britin Bostick < <a href="mailto:Britin.Bostick@georgetown.org">Britin.Bostick@georgetown.org</a> wrote:
Good Morning,	
although I underst for a new house, w of any attempt to that letters be sen	h for providing comments! The only request for this property so far is the request for demolition, and that if the demolition is approved, the property owner will then come back with an application which will also have to be approved by HARC. I don't have any applications submitted nor am I aware rezone this property. Any request for rezoning, or request for a zoning modification, would require to surrounding property owners, like the required notice for a requested demolition. New infill action will have signs posted for the public hearing.
would like to see t	e HARC meeting to consider the demolition request will be posted by the end of the day Friday if you he application materials and staff report and presentation, and it will be available at <a href="mailto:ntx.novusagenda.com/AgendaPublic/MeetingsResponsive.aspx">ntx.novusagenda.com/AgendaPublic/MeetingsResponsive.aspx</a> .
Would you like to	have your email included in the public comments for the demolition request?
Please let me know	v if I can provide additional information or assistance.
Regards,	

#### **Britin Bostick**

Downtown & Historic Planner

#### City of Georgetown

Planning Department

406 W. 8th Street

Georgetown, TX 78626

512-930-3581

britin.bostick@georgetown.org

From: Tom Cavness

**Sent:** Sunday, July 12, 2020 12:01 PM

To: WEB\_Planning planning@georgetown.org>; Britin Bostick Britin.Bostick@georgetown.org>

Subject: [EXTERNAL] Project case #2020-19-COA 701 S. College St. HARC date 7/23/20

#### [EXTERNAL EMAIL]

Good day,

Regarding the notice of public hearing for the property at 701 S. College. I cannot say that I am in favor or not in favor unless I know what the plans are for the property after the structure is torn down.

If there are plans to replace it with another single family home that blends with the architecture of the neighborhood in the Old Town district, then I am in favor. If the plan is to rezone this as commercial, or build a multi-family townhouse or apartments, then I am NOT in favor. I believe the look and feel of this neighborhood needs to be preserved as much as possible.

Tom Cavness

604 S. College St.



# 701 S. College Demolition 2020-19-COA

## Historic & Architectural Review Commission July 23, 2020

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## **Item Under Consideration**

#### 2020-19-COA - 701 S. College Street Main House Demolition

 Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for the demolition of a low priority structure at the property located 701 S. College Street, bearing the legal description of Block C of Clamp's Revised Addition.

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## **Item Under Consideration**

### **HARC:**

• Demolition of a Low Priority Structure

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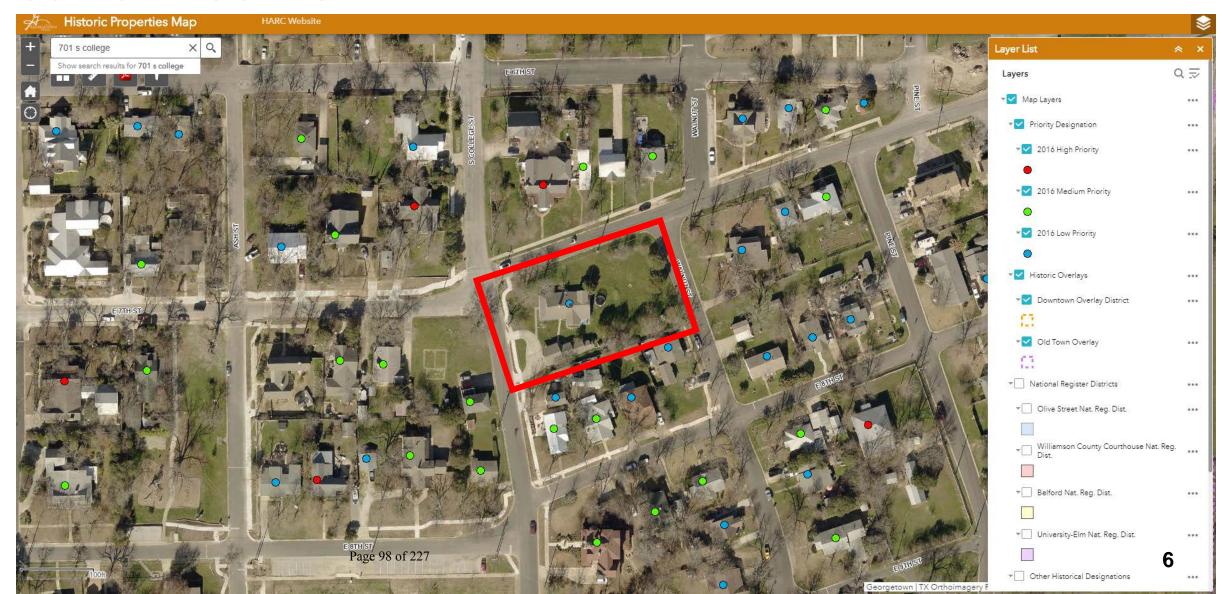
## **Item Under Consideration**





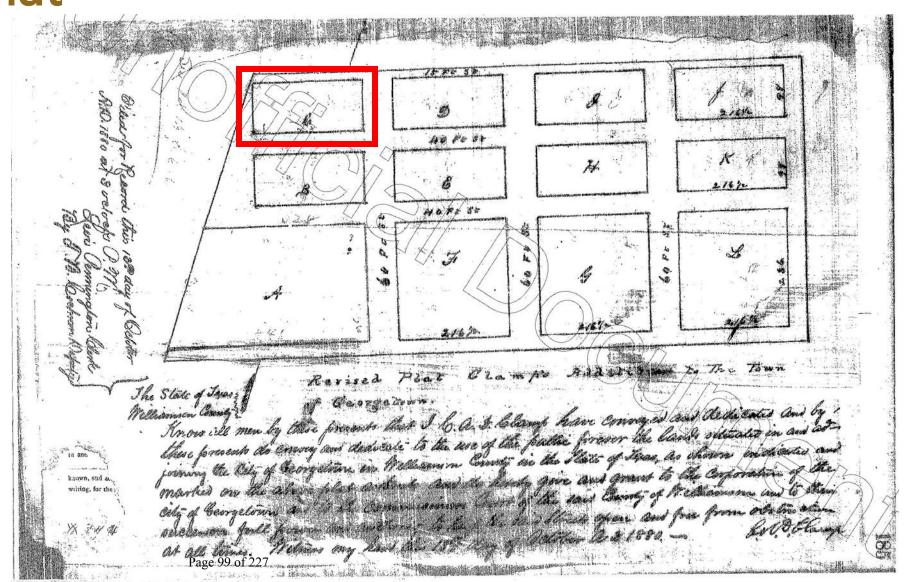


## **Current Context**





## 1880 Plat





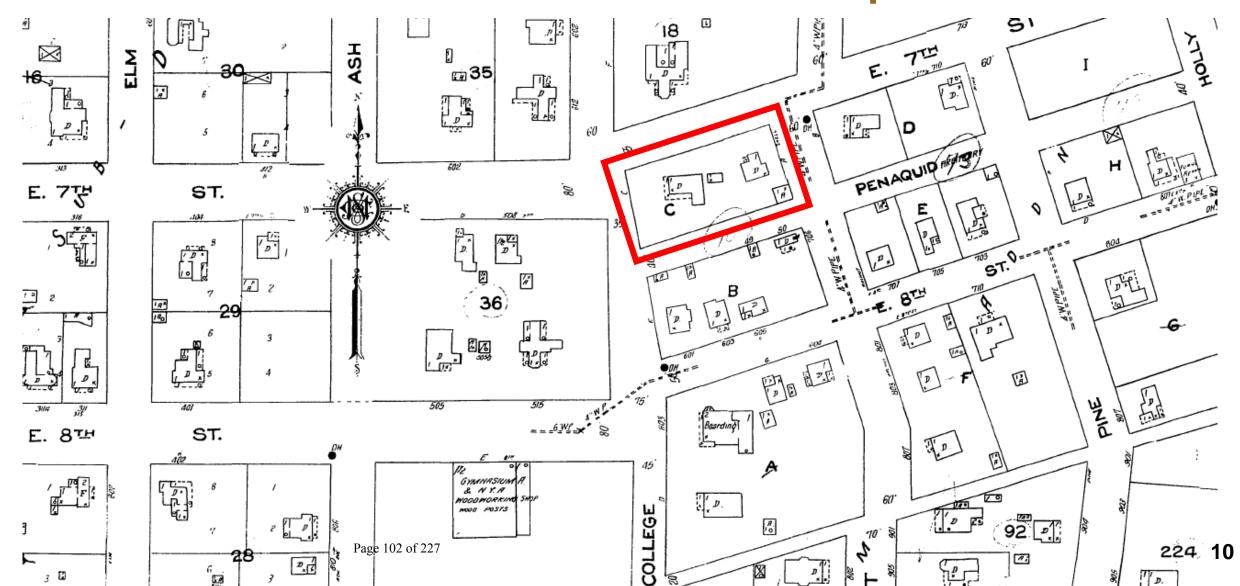
1916 Sanborn Map **35** 602 ST. (SAN GABRIEL) E. 7TH 316 36 Page 100 of 227



1925 Sanborn Map Φ. FATAM F ST MOLLY 75 ASH **⊞35** Ð D. PENAQUID HEBITRARY BUT W. PIPL · 86 E. 7당 ST. 903 ST. 9 = " " " [ **36** En. Ę, 囮 盟山 ST. E. 84 GYMNASIUM [ D. 60° 7,0 COLLEGE 2 224 Page 101 of 227 The same 6 604 D. з 🛮

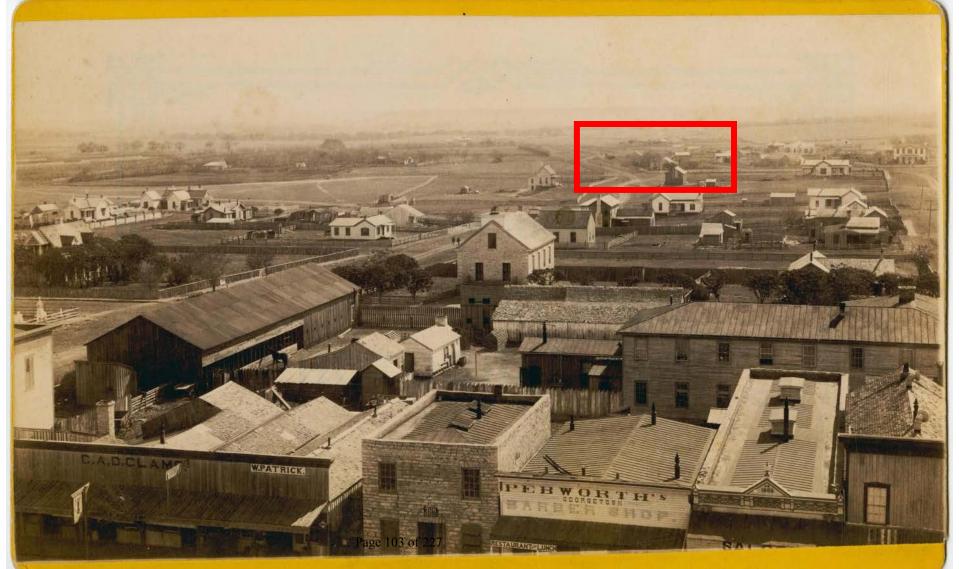


## 1940 Correction to 1925 Sanborn Map





## 1886 Photo from Austin History Center



This photo from the Portal to Texas History, credited to the Austin History Center, is dated 1886 and shows the east side of the Courthouse Square with part of what is now Old Town east of the Square visible in the background, and what appears to be the house at 701 S. College highlighted in red.

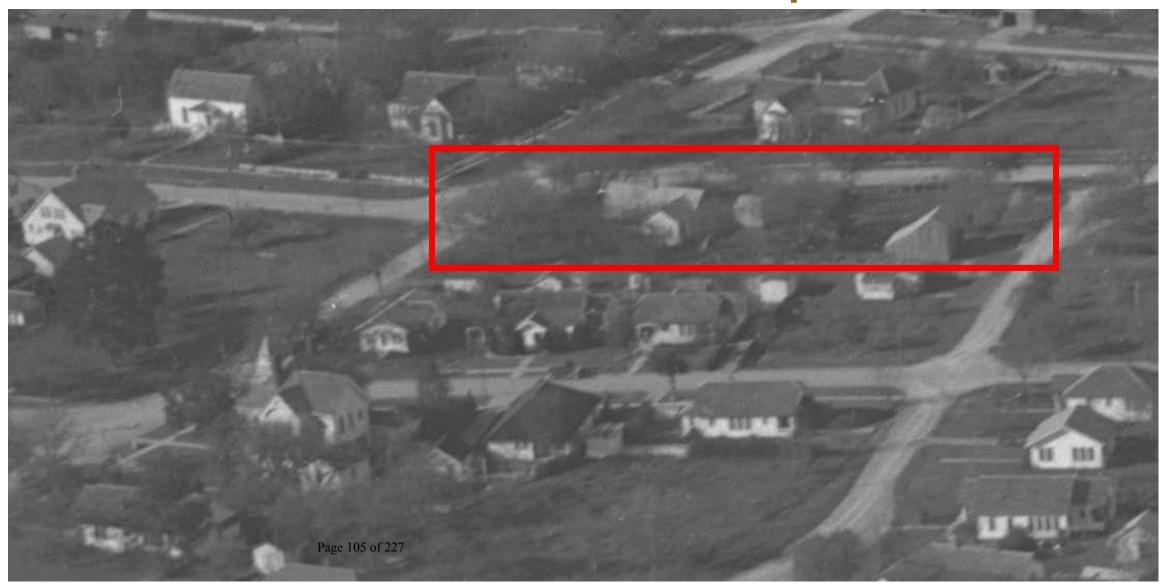


## 1886 Photo from Austin History Center





## c. 1934 Photo from Southwestern Special Collections





1964 Aerial Photo





## 1974 Aerial Photo





## 701 S. College – 1984 HRS Photo



701 College Lot C, Clamp Addition Georgetown, TX

We have not been able to obtain information about the age and original builder and owner of this building. We have obtained some information from the Williamson County Tax Records starting 1882. See attached Xerox copies. You will note the increase shown between 1882 (\$400) and 1884 (\$1,000) which leads us to speculate that the house was either built or added onto during that time.

From Book of Deeds, Vol. 27, p. 515, information indicates that the property was sold to J. C. Eubank by E. H. Burlew in 1882. We purchased if from the Queen heirs in 1981. Mrs. F. W. Millholin, who lives across the corner at 604 College, is the daughter of D. W. Queen who purchased the property in 1919. Mrs. Millholin says that she does not know any history of the house, except that her father added the room on the south side.

From the following information we have concluded the house originally started as a one room house with the rock fireplace and was added onto at intervals:

The foundation beams and ceiling joists are logs which have bark remaining on some sides. Some saplings have been used for uprights in some areas. Where some interior walls have been partially removed, exterior paint is in evidence on what was probably an original wall. Part of the house has double wall construction and part has single wall construction.

R. T. Schrawger



## 701 S. College – 1984 HRS Slide







































## Applicant's Photos



Crack in siding (left) Large tree root grew into home (right)





Condition of siding and exposure to elements



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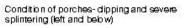








Insulation exposed where siding has decayed. (above and to left)





Hole in wall (circled in red on left)



### **Applicant's Photos**



Porch roof is swayed. Roof is swayed (another shot of chimney upholding it. (below)

Decay of porch pillars. (left)



Hole in bathroom wall (left)

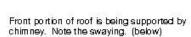
Fireplace front remodeled in brick. Original was stone and walled in behind the new front. (below left and below right)





Interior no longer bears any historical significance due to previous remodel(s) (above























Applicant's Photos









Current roof constructed over original roof (note shingles) causing original elevation to change (left)

Tree Saplings used originally as shown in attic. (left)

Stone chimney in attic proves current brick a facade. (right)



More examples of rotting/damaged siding from water entry, animals, and negligence over the years. (below)



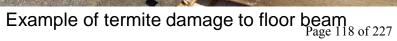


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## **Examples of Wood Deterioration**







Example of termite damage to wood framing



### **Examples of Wood Deterioration**



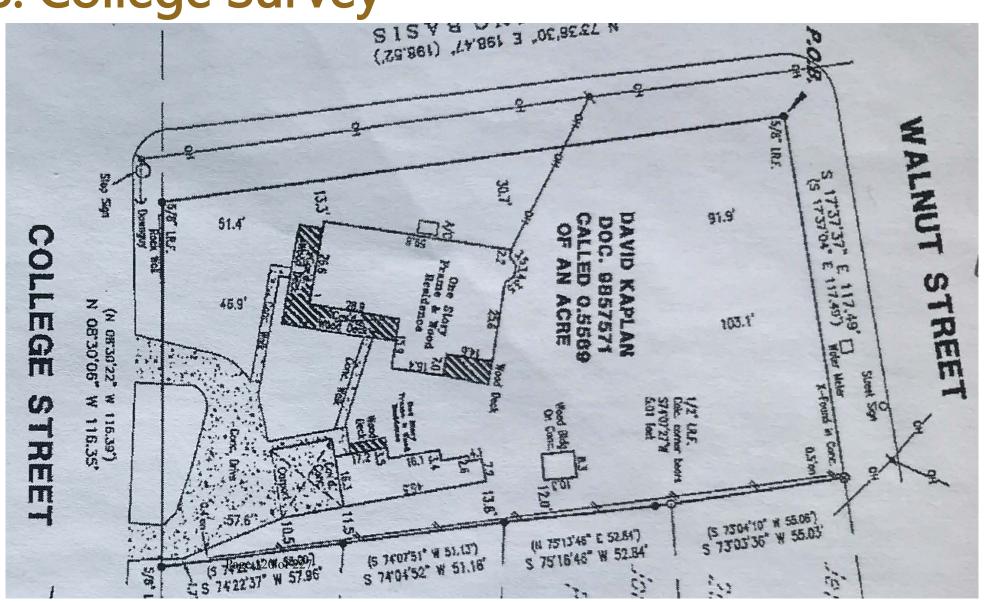
Example of water/moisture damage to wood floor beam and framing



Example of water/moisture damage to wood window frame



### 701 S. College Survey





**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;	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;	N/A
7. The overall character of the applicable historic overlay district is protected; and	Partially 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 30



### **Public Notification**

- Three (3) signs posted
- Forty-two (42) letters mailed
- One (1) comment in favor

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### Recommendation

Staff recommends *Approval* of the request, *with the condition* that the applicant provide an archive document to staff prior to the issuance of the Certificate of Appropriateness, to include at a minimum a floor plan, site plan, deed history, narrative of notable persons, photos of the existing structure, and that the record be provided to the City of Georgetown in one digital format copy as well as two bound hard copies for the City's records, and that the historic stone and wood materials be salvaged to the extent feasible. Additionally, that photos of the demolition and/or salvaged materials, construction methods and details and a narrative of any findings discovered during the demolition and/or salvage process be provided to staff within 90 days of the conclusion of the demolition process as an addendum to the archive document.

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### **HARC Motion**

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

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### City of Georgetown, Texas Historic and Architectural Review July 23, 2020

#### **SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition to a street facing façade at the property located at 206 S. Main Street, bearing the legal description of Lot 3 and the south portion of Lot 2 of Block 10 of the City of Georgetown. (2020-27-COA) -- Britin Bostick, Downtown & Historic Planner

#### **ITEM SUMMARY:**

The Applicant is requesting HARC approval for the addition of a carport and garage to the existing medium priority historic structure. The carport and garage would be connected to the rear of the main structure via a breezeway and would provide vehicle cover and hobby space for the property owner. The addition is proposed to replace the existing carport and to be constructed of a metal frame structure with board and batten siding and standing seam metal gable roof to be consistent with the existing main structure.

The proposed project would replace the existing non-historic 676 sq. ft. carport with a 480 sq. ft. carport and 980 sq. ft. garage with 62 sq. ft. bathroom, connected to the 1,552 sq. ft. main structure by a 128.5 sq. ft. breezeway. The total proposed addition is 1,650.5 sq. ft., or just over double the existing main structure. A new shed is also included in the project but does not require a COA as it is not part of the street-facing façade. The carport is proposed to have columns similar to the front porch, and the carport and garage are both proposed to have board and batten siding similar to the original siding of the house, which has been covered with asbestos siding, as noted on the 1984 HRS. The carport and garage are proposed to have gable roofs with standing seam metal roofing, which will be differentiated from the hip roof of the main structure. Other features of the proposed addition include a flat roof for the breezeway, eave overhangs for the carport and no eave overhangs for the garage. The proposed addition is within the impervious cover and floor are ratio limits, is located within required setbacks and does not exceed the building height limit at the setbacks.

#### **FINANCIAL IMPACT:**

N/A

#### **SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

#### **ATTACHMENTS:**

	Description	Type
D	Staff Report	Cover Memo
D C	Exhibit 1 - Location Map	Exhibit
D C	Exhibit 2 - Letter of Intent	Exhibit
D	Exhibit 3 - Plans & Specifications	Exhibit
D	Exhibit 4 - Historic Resource Surveys	Exhibit

☐ Staff Presentation Presentation

#### Historic and Architectural Review Commission

Meeting Date: *July 23, 2020* File Number: *2020-27-COA* 

#### **AGENDA ITEM DESCRIPTION**

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition to a street facing façade at the property located at 206 S. Main Street, bearing the legal description of Lot 3 and the south portion of Lot 2 of Block 10 of the City of Georgetown.

#### **AGENDA ITEM DETAILS**

Project Name: Dwight's Garage
Applicant: Dwight Richter
Property Owner: Dwight Richter
Property Address: 206 S. Main Street

Legal Description: Lot 3 and the south portion of Lot 2 of Block 10 of the City of Georgetown

Historic Overlay: Old Town Overlay District

Case History: *N/A* 

#### **HISTORIC CONTEXT**

Date of construction: 1913 (HRS, Public Records suggest 1912)

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

#### APPLICANT'S REQUEST

#### HARC:

✓ Addition that creates a new, or adds to an existing street facing façade for a medium priority structure

#### **STAFF ANALYSIS**

The Applicant is requesting HARC approval for the addition of a carport and garage to the existing medium priority historic structure. The carport and garage are proposed to connect at the rear of the main structure via a breezeway and would provide vehicle cover and hobby workspace for the property owner. The addition is proposed to replace the existing carport and the garage is proposed to be constructed of a metal frame structure with a metal panel siding with a profile similar to board and batten siding and standing seam metal gable roof, as well as decorative columns for the carport portion to be consistent with the historic house.

Public records show that on March 10, 1911 Elmer Shell purchased a 123' x 96' parcel of land in Block 10 of the City of Georgetown from D. W. Stephens for \$50. However, the deed from C. F. Place to Stephens

#### Historic and Architectural Review Commission

for the parcel from that same date was never recorded with Williamson County, and on April 30, 1921, Place's widow signed a new deed for \$1 to Elmer Shell for the parcel he had purchased a decade prior. G. T. Hollabaugh signed a Quit Claim Deed to the exact same parcel just two weeks earlier on April 14, 1921, indicating he had some interest in the property, and Shell had paid him \$5 in compensation. Mrs. E. L. Hollabaugh, G. T.'s wife, had purchased the property directly north of the subject property from J. W. Whittle and his wife Ada on October 12, 1895, and it appears that this had followed a judgment against the Whittles and Amanda Talbot, and that Mrs. Hollabaugh had also paid off a note on the property held at the 1st National Bank of Georgetown, and that she had paid a total of \$2,992.43, a large sum to pay for the portion of the block she purchased, although there were likely improvements on the property at the time. When G. T. Hollabaugh signed the Quit Claim Deed, it was likely to clear up a disputed small section between his property and the Shell's.

Shell's clear title to the parcel was necessary because he and his wife Roxie sold the property to J. D. C. Mitchell for \$1,150 on May 15, 1921, with a requirement that the house and improvements be insured against loss by fire and tornado until the note was paid. The house was built by the Belford Lumber Company, and a Lien Release dated May 28, 1913 describes five promissory notes executed by Elmer and Roxie Shell to the Belford Lumber Company, although only four notes totaling \$192 are listed on the Release. The main house appears on the 1925 Sanborn Map, but no other structures are drawn on the property. The 1964 Aerial Photo indicates the addition of the storm cellar and a driveway, but other details are difficult to see. The 1974 Aerial Photo is clearer, showing an "L" shaped house that appears to have been modified from the footprint shown on the 1925 map. The 1984 Historic Resource Survey (HRS) entry describes a one-story wood frame dwelling with asbestos shingle siding, hip roof with shed roof over the front porch and Doric columns, noting that the porch had been changed. The 2016 HRS entry does not identify a stylistic influence, and notes that despite some alterations, the main structure is significant and contributes to neighborhood character.

The proposed project would replace the existing non-historic 676 sq. ft. carport with a 480 sq. ft. carport and 980 sq. ft. garage with 62 sq. ft. bathroom, connected to the 1,552 sq. ft. main structure by a 128.5 sq. ft. breezeway. The total proposed addition is 1,650.5 sq. ft., or just over double the existing main structure. A new shed is also included in the project but does not require a COA as it is not part of the street-facing façade. The carport is proposed to have columns similar to the front porch, and the carport is proposed to have board and batten siding similar to the original siding of the house, which has been covered with asbestos siding, as noted on the 1984 HRS. The garage is proposed to be a pre-fabricated metal building with metal panel siding that has a profile similar to board and batten siding. The carport and garage are proposed to have gable roofs with standing seam metal roofing, which will be differentiated from the hip roof of the main structure. Other features of the proposed addition include a flat roof for the breezeway, eave overhangs for the carport and no eave overhangs for the garage. The proposed addition is within the impervious cover and floor are ratio limits, is located within required setbacks and does not exceed the building height limit at the setbacks.

#### Historic and Architectural Review Commission

#### 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 FO	OR INFILL CONSTRUCTION AND
ADDITIONS IN THE OLD TOW	N OVERLAY DISTRICT
14.10 Non-traditional siding materials are	Partially Complies
discouraged.	Proposed siding material is a fiber
✓ Typically, artificial stone and brick veneer are	composite board and batten siding for the
not appropriate.	carport and metal panel for the garage,
✓ Asphalt shingles are not appropriate.	which is located behind the carport. As the
✓ Aluminum and vinyl are not appropriate.	garage is proposed to be situated behind the
	carport and set far back from the street, the
	metal siding would not be prominent from
	the street view.
14.11 Avoid alterations that would damage historic	Complies
features.	Proposed addition does not alter or remove
✓ Avoid alterations that would hinder the abil-	historic features.
ity to interpret the design character of the	
original building or period of significance.	
✓ Alterations that seek to imply an earlier pe-	
riod than that of the building are inappropri-	
ate.	
14.12 An addition shall be compatible in scale,	Complies
materials, and character with the main building.	Proposed addition is positioned to the side
✓ An addition shall relate to the building in	and rear of the main structure to minimize
mass, scale, and form. It should be designed	the massing of the addition from the street
to remain subordinate to the main structure.	view. The form and scale of the addition
✓ An addition to the front of a building is	make references to the historic main
usually inappropriate.	structure but do not compete with it.
14.13 Design a new addition such that the original	Complies
character can be clearly seen.	Proposed addition can be understood as a
✓ In this way, a viewer can understand the	
history of changes that have occurred to the	and does not diminish or obscure the
building.	character of the historic structure.
✓ An addition should be distinguishable from	
the original building, even in subtle ways,	
such that the character of the original can be	
interpreted.	

#### Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FO	
ADDITIONS IN THE OLD TOW	N OVERLAY DISTRICT
✓ 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 con-	
nection point between the addition and the	
original structure can help define the addi-	
tion.	
✓ See also <i>Preservation Briefs #14: New Exterior</i>	
Additions to Historic Buildings, published by	
the National Park Service.	
14.14 Place an addition at the rear of a building or	Complies
set it back from the front to minimize the visual	Proposed addition is set back and to the rear
impacts.	of the historic structure, which will remain
✓ This will allow the original proportions and	prominent from the street view.
character to remain prominent.	
✓ Locating an addition at the front of a structure	
is usually inappropriate.	Committee
14.16 An addition shall be compatible in scale,	Complies  Proposed addition is compatible with the
materials, character, and architectural style with the main building.	Proposed addition is compatible with the main building. Although the proposed
✓ An addition shall relate to the historic build-	height and total square footage slightly
ing in mass, scale, and form. It should be	exceed that of the existing historic structure,
designed to remain subordinate to the main	the addition is set behind the original
structure.	structure and is designed as a separate
✓ While a smaller addition is visually prefer-	structure with a link to connect the two. The
able, if a residential addition would be sig-	carport and garage are designed as two
nificantly larger than the original building,	distinct parts that increase in scale and
one option is to separate it from the primary	height toward the rear of the property rather
building, when feasible, and then link it with	than as a single larger form, and the design
a smaller connecting structure.	makes references to the historic main
✓ An addition should be simple in design to	structure without detracting from it.
prevent it from competing with the primary	Although the proposed garage siding is
façade.	metal and different from the asbestos siding
✓ Consider adding dormers to create second	of the main structure, it is compatible with
story spaces before changing the scale of the	the asbestos siding and the board and batten
building by adding a full second floor.	siding in the rear addition.
14.18 The roof of a new addition shall be in character	Complies
with that of the primary building.	The main structure has a hip roof style while
	the proposed addition has gable roofs with a

#### Historic and Architectural Review Commission

GUIDELINES	FINDINGS	
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND		
ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT		
✓ Typically, gable, hip, and shed roofs are ap-	nearly flat shed roof for the connecting	
propriate for residential additions. Flat roofs	breezeway. Although the proposed	
may be more appropriate for commercial	addition's roof styles that are different from	
buildings.	the existing structure, with lower roof	
✓ Repeat existing roof slopes and materials.	pitches than those of the existing structure,	
✓ If the roof of the primary building is	the proposed roofs are compatible while still	
symmetrically proportioned, the roof of the	being distinct as a later addition, and the	
addition should be similar.	repetition of the standing seam metal	
	roofing will sufficiently tie the two together.	

#### CRITERIA FOR APPROVAL

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

SECTIO	ON 3.13.030 CRITERIA	FINDINGS
1.	The application is complete and the	Complies
	information contained within the application	Staff reviewed the application and deemed it
	is correct and sufficient enough to allow	complete.
	adequate review and final action;	
2.	Compliance with any design standards of	Complies
	this Code;	Proposed project complies with applicable
		UDC requirements.
3.	Compliance with the Secretary of the	Complies
	Interior's Standards for the Treatment of	SOI Standard #9: "New additions, exterior
	Historic Properties to the most extent	alterations or related new construction will
	practicable;	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 does create new
		spatial relationships on the site but is
		compatible with and differentiated from the
		historic structure.

#### Historic and Architectural Review Commission

SECTION	ON 3.13.030 CRITERIA	FINDINGS
4.	Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the	Partially Complies Proposed project complies or partially complies with applicable Design Guidelines.
	applicable Historic Overlay District;	
5.	The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies As the proposed addition does not alter or remove historic material or change the existing historic structure more than the previous additions and modifications have, and there are no know site features that play a role in the integrity of the historic structure, the proposed project retains the integrity of the property.
6.	New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The proposed addition is compatible with surrounding properties and does not detract from them.
7.	The overall character of the applicable historic overlay district is protected; and	Complies Proposed addition does not diminish the character of the Old Town Overlay.
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.

#### **PUBLIC COMMENTS**

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

#### **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



# Letter of Intent

14 May 2020

To whom it may concern,

My intent is to build a 28ft x 35ft garage in my backyard in which I can engage in my hobby/passion of tinkering on my own cars. The garage will be built in place of an existing carport and will have a larger footprint. A carport will be built on the front of the garage and it will be a copy of the original carport. A breezeway will attach the carport to the house. I retired 1 April this year after having operated a BMW repair shop here in town for a little over 20 years and I've been looking forward to this for quite some time. I have lived at 206 S. Main St. for about 15 years and intend to be a good steward of this property for quite a while to come.

Sincerely,

Dwight Richter

### **DISCLAIMER**:

THIS PROJECT HAS BEEN AUTHORED BY DAVIN HOYT OF GEORGETOWN, TEXAS. DAVIN HOYT IS NOT A REGISTERED OR LICENSED ARCHITECT IN ANY OF THE UNITED STATES.

### PROJECT PARAMETERS:

BUILDING CODE: INTERNATIONAL BUILDING CODE 2012 MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE 2012 PLUMBING CODE: INTERNATIONAL PLUMBING CODE 2012 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2015 FIRE CODE: INTERNATIONAL FIRE CODE 2012 HANDICAPPED ACCESSIBILITY:

### PROJECT DATA:

SITE AREA: ESTIMATED 11,867.57 SQFT

CURRENT IMPERVIOUS COVER AREA: 4,132.1 SQFT CURRENT PERVIOUS COVER AREA: 7,735.47 SQFT

PROPOSED IMPERVIOUS COVER AREA: 4,973.63 SQFT (41.9%) PROPOSED PERVIOUS COVER AREA: 6,893.94 SQFT (58.1%)

ERECT CONSTRUCTION TYPE: IV; STEEL FRAME EXTERIOR WALL FINISH: BOARD AND BATTEN EXTERIOR ROOF FINISH: FOLDED METAL SEAM

FOUNDATION TYPE: STEEL RE-INFORCED CONCRETE FLOOR DRAINS: 1 AT SHOWER

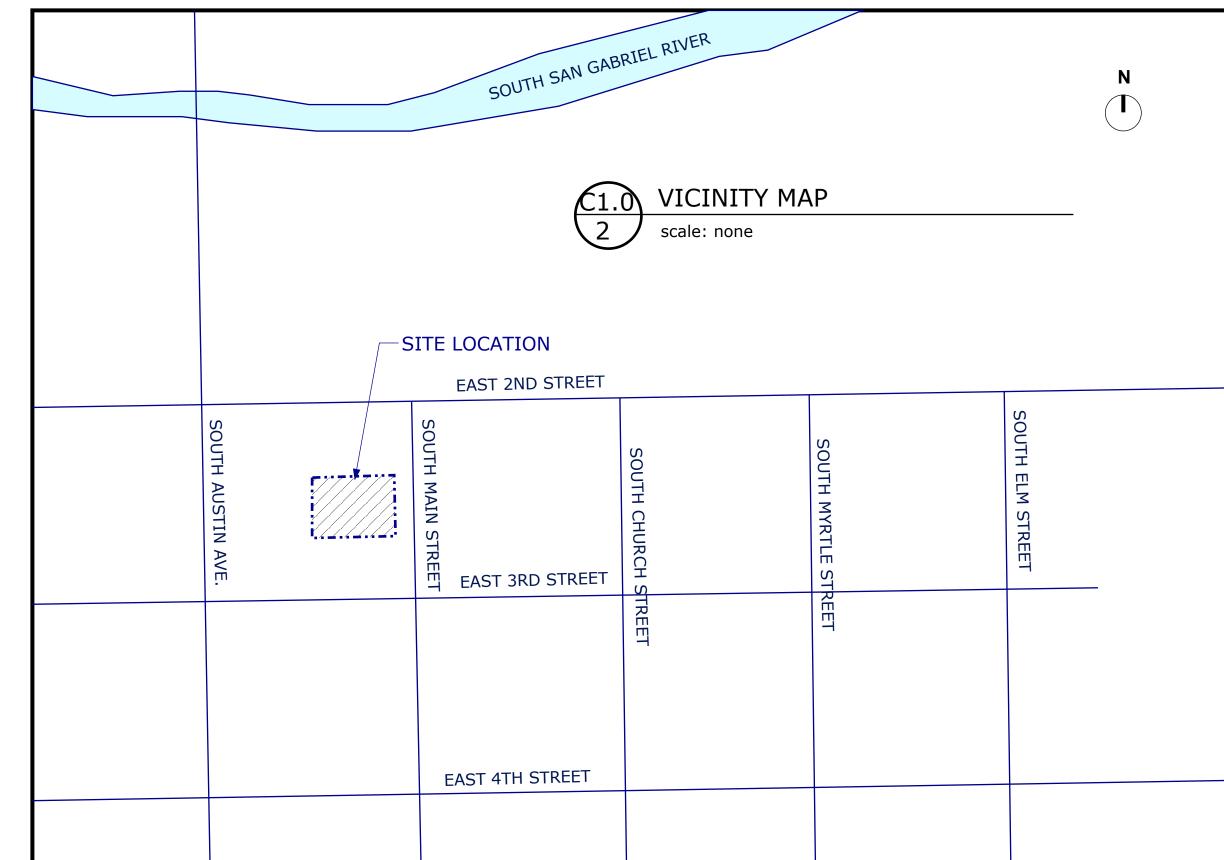
TOILET COUNT: 1 AT OUTDOOR BATHROOM SINK COUNT: 2

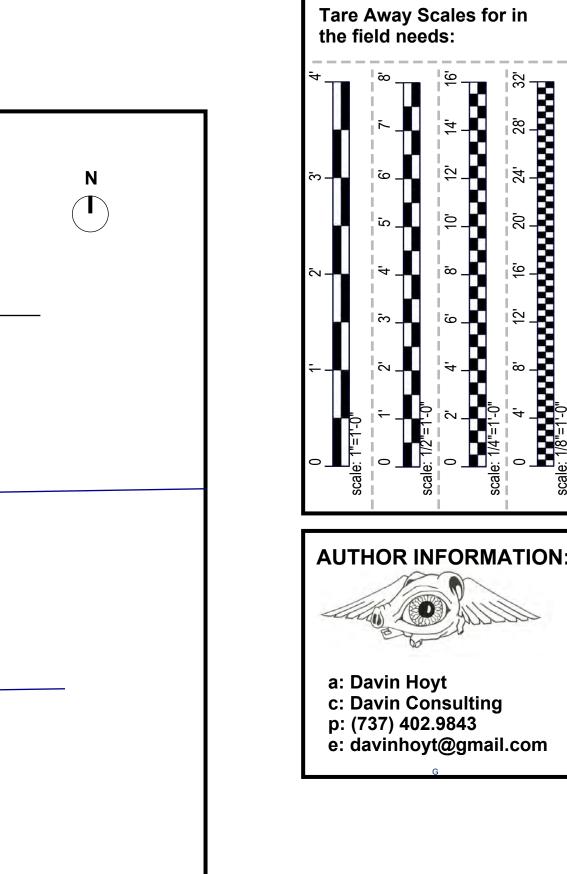
ELECTRICAL ACCESS: N/A

BUILDING PERIMETER LENGTH: N/A FT SEWAGE: CITY OF GEORGETOWN

GAS APPLIANCES: N/A

ELECTRIC APPLIANCES: 2 TON VEHICLE LIFT, AIR COMPRESSOR, WELDER







a: Davin Hoyt

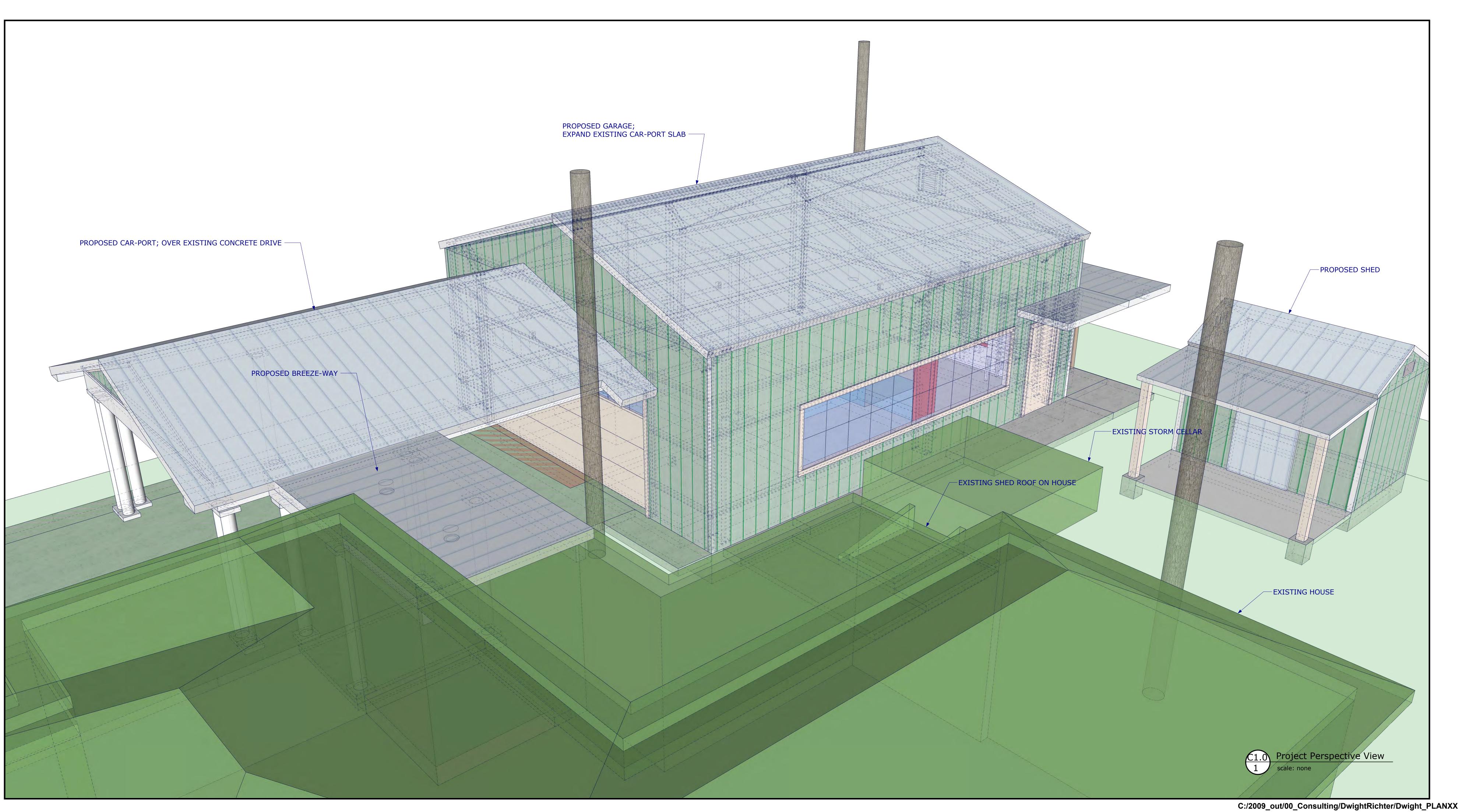
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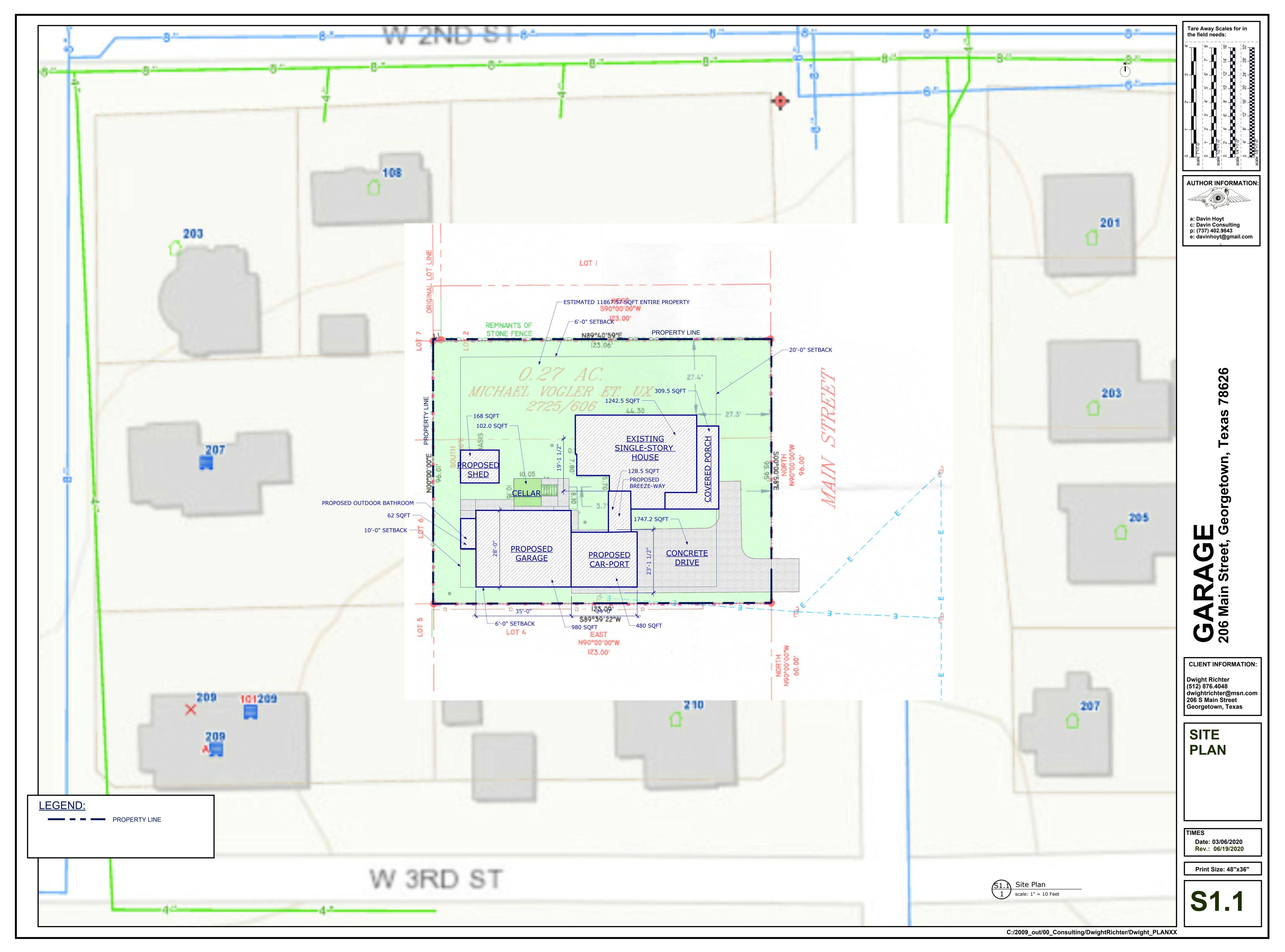
Dwight Richter (512) 876.4048 dwightrichter@msn.com 206 S Main Street Georgetown, Texas

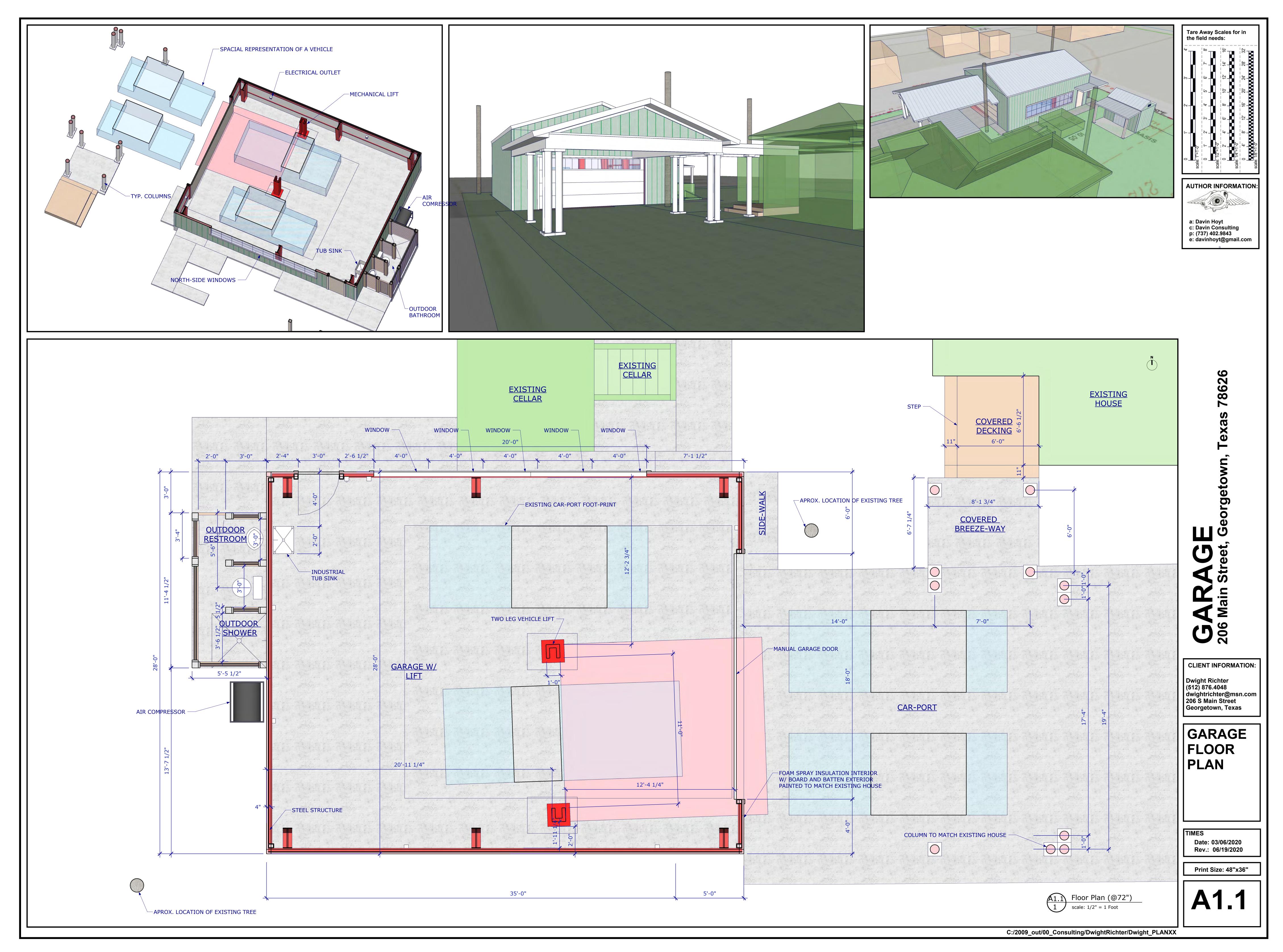
COVER VICINITY

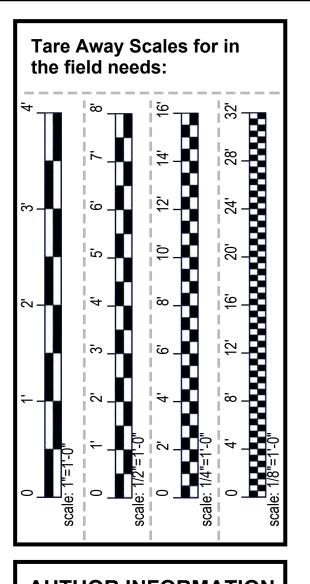
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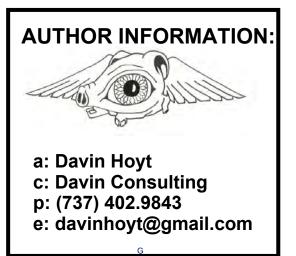
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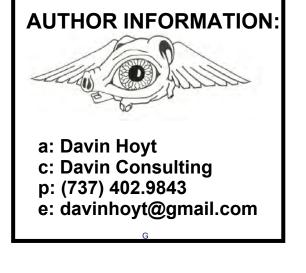




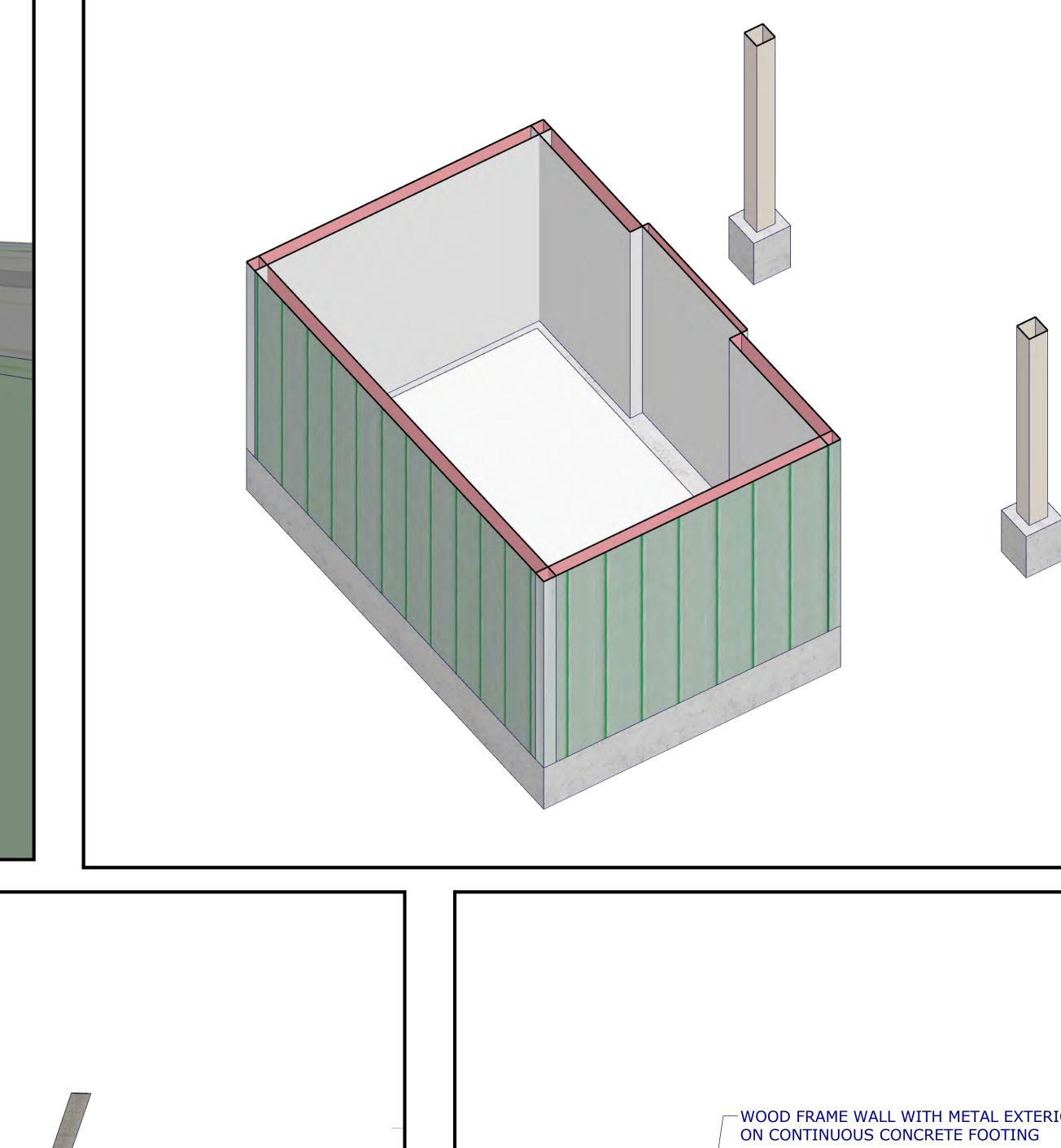


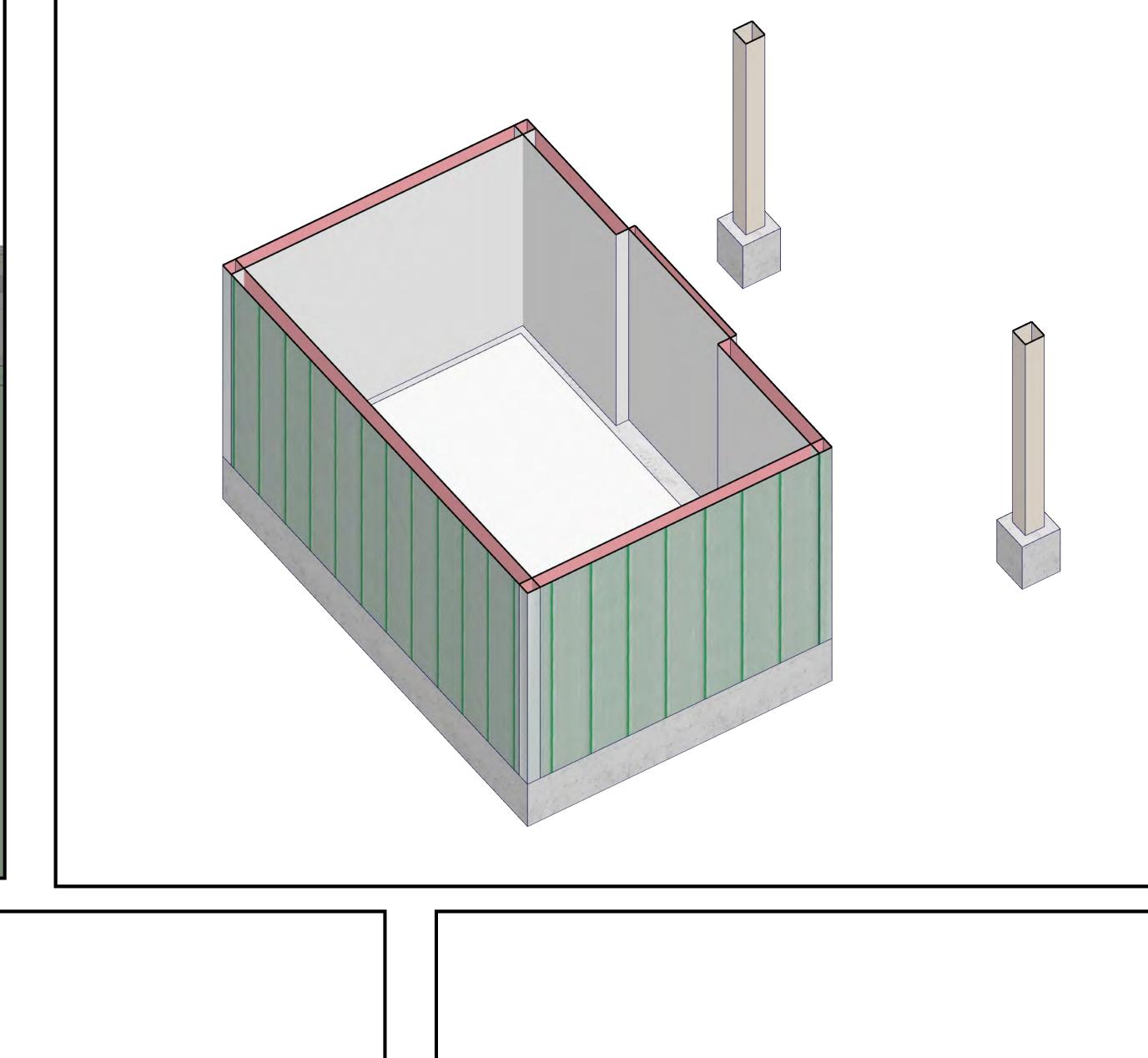












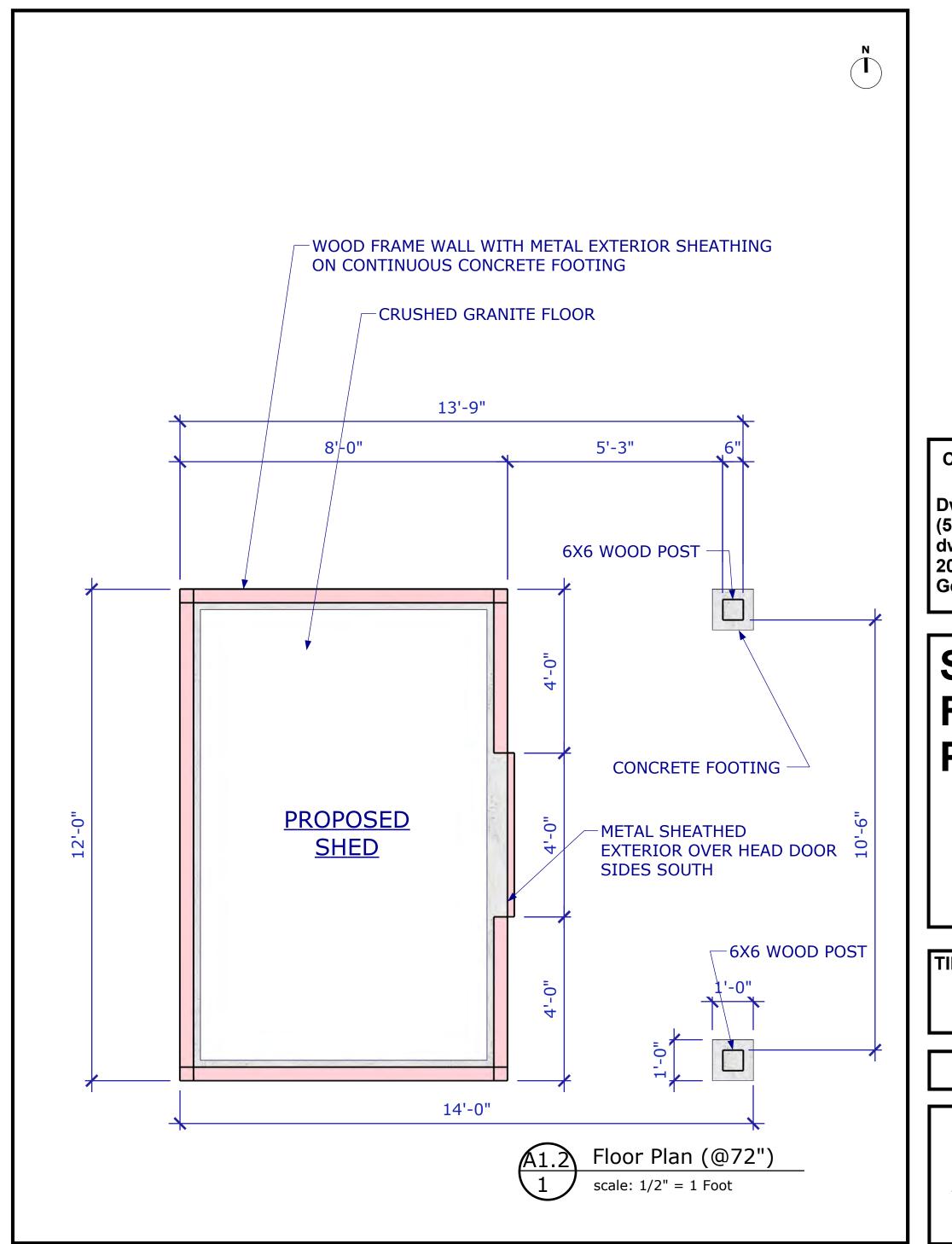


-GABLE ROOF RIDGE

SHED ROOF

OVER-HEAD RAIL DOOR

VENT AT NORTH AND SOUTH WALLS



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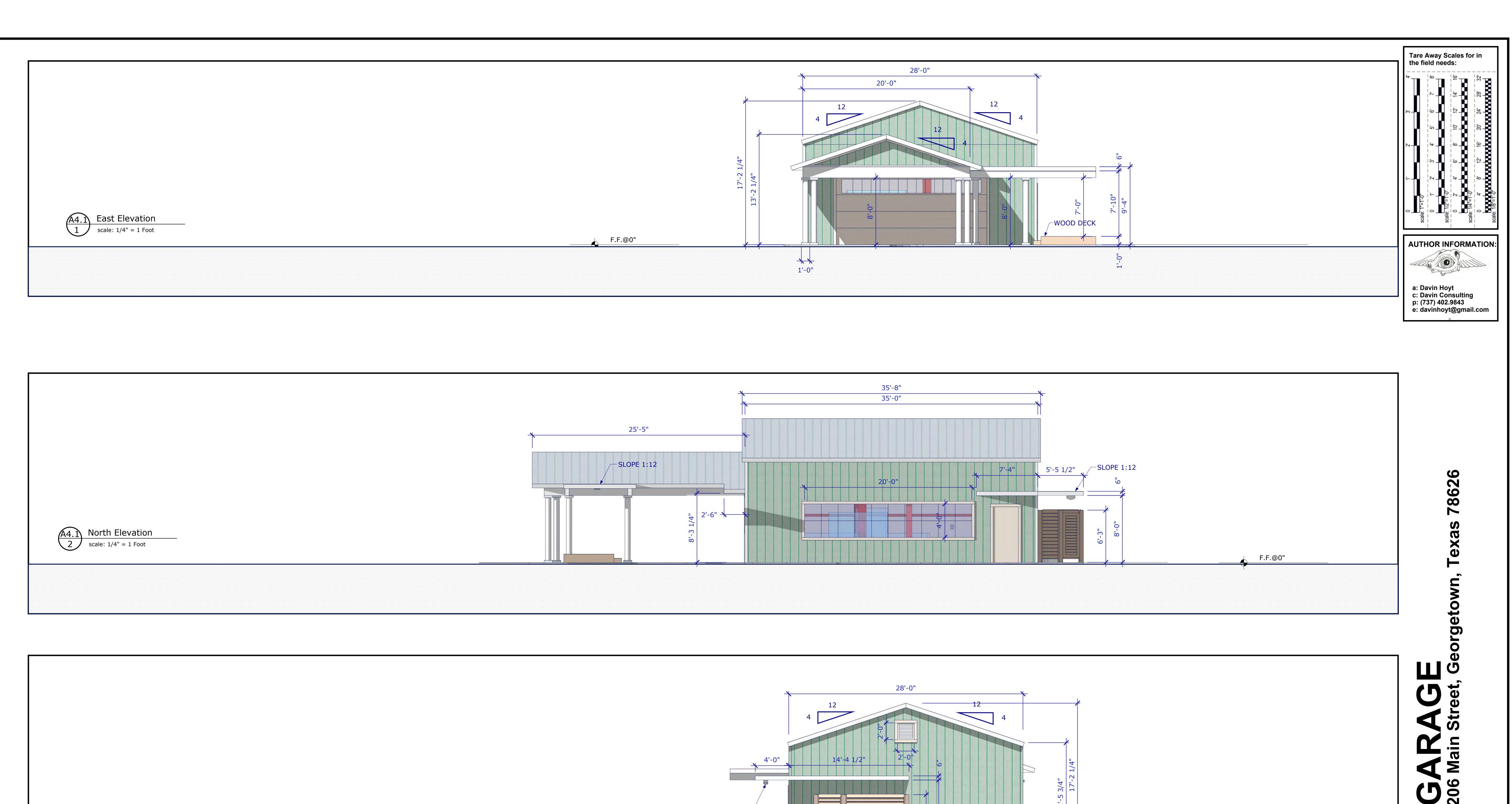
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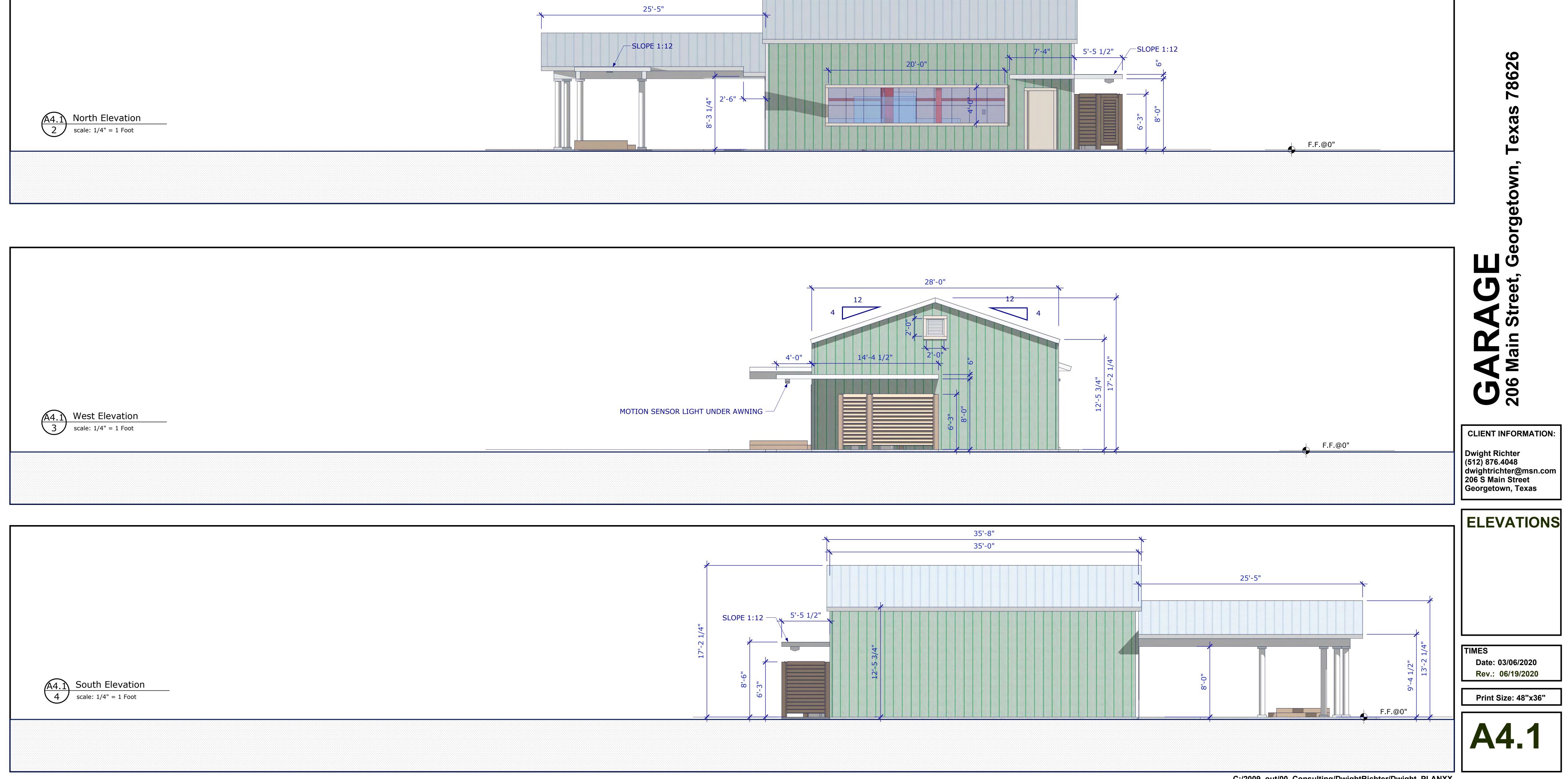
Dwight Richter (512) 876.4048 dwightrichter@msn.com 206 S Main Street Georgetown, Texas

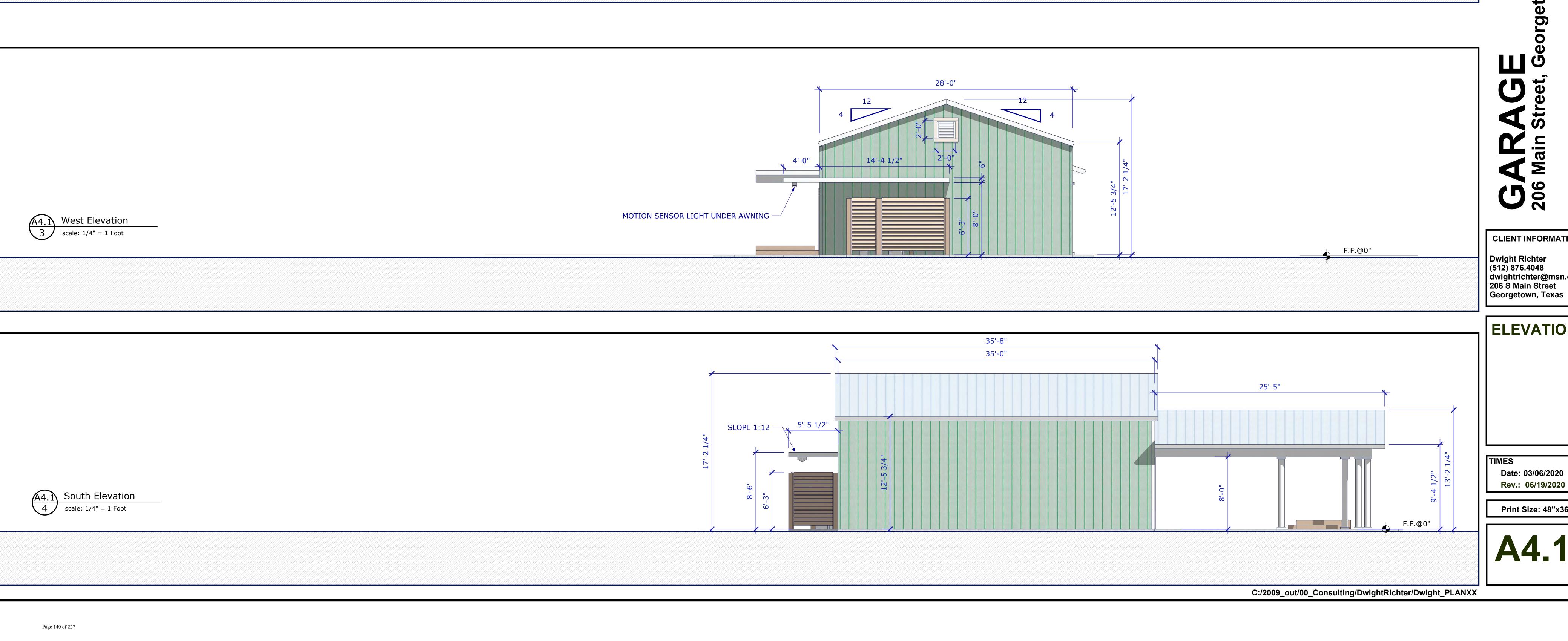
SHED FLOOR PLAN

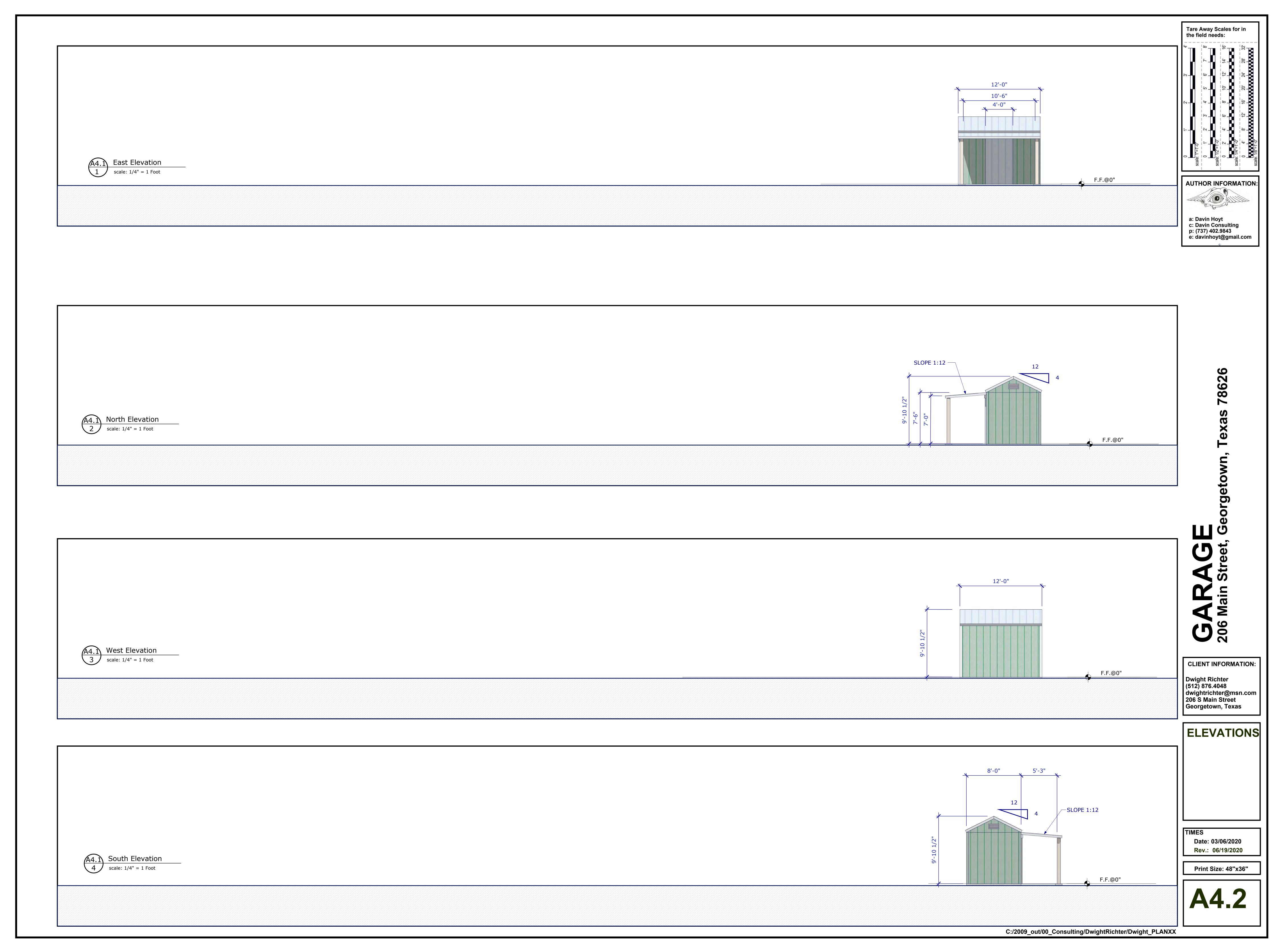
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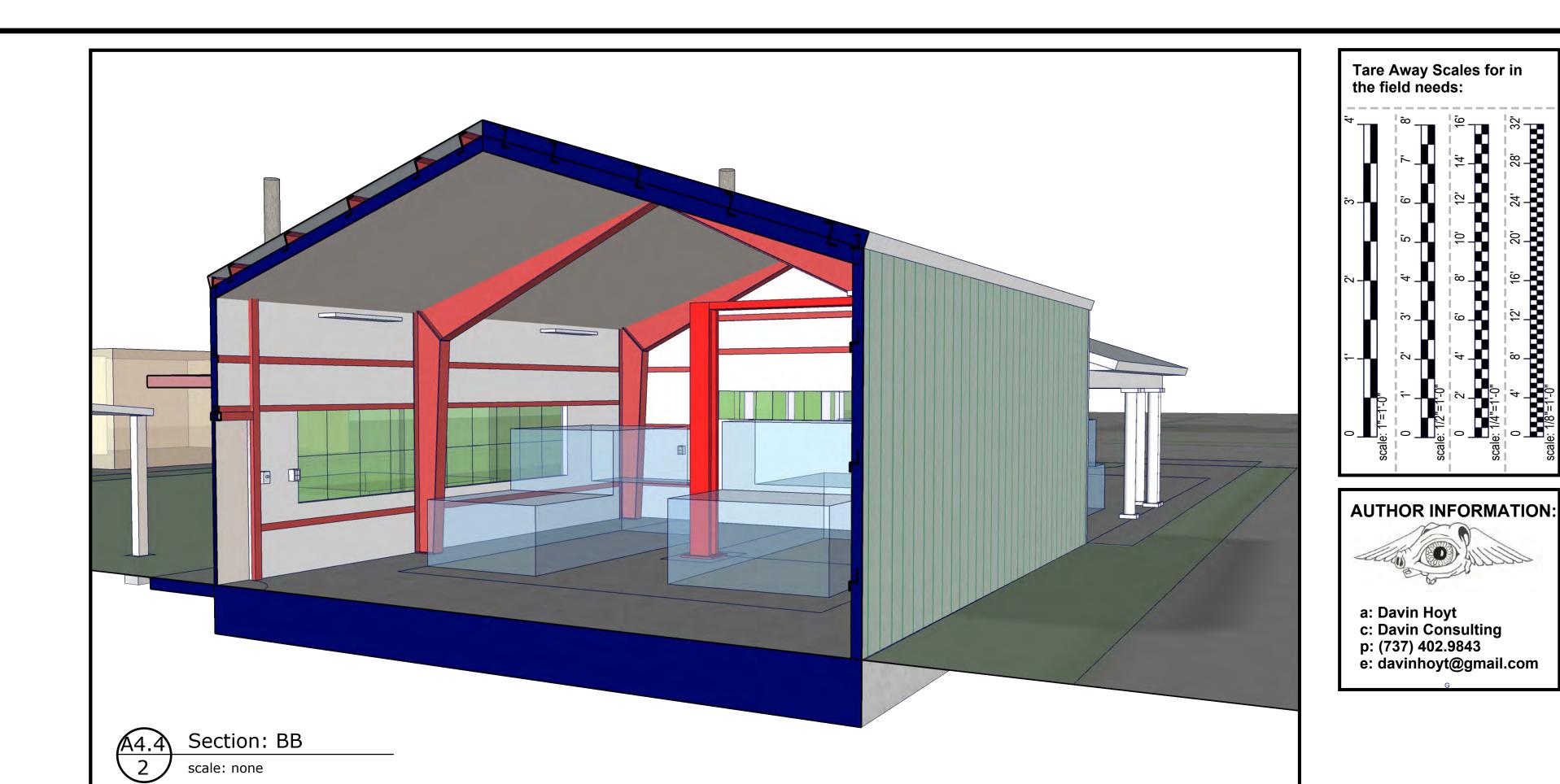
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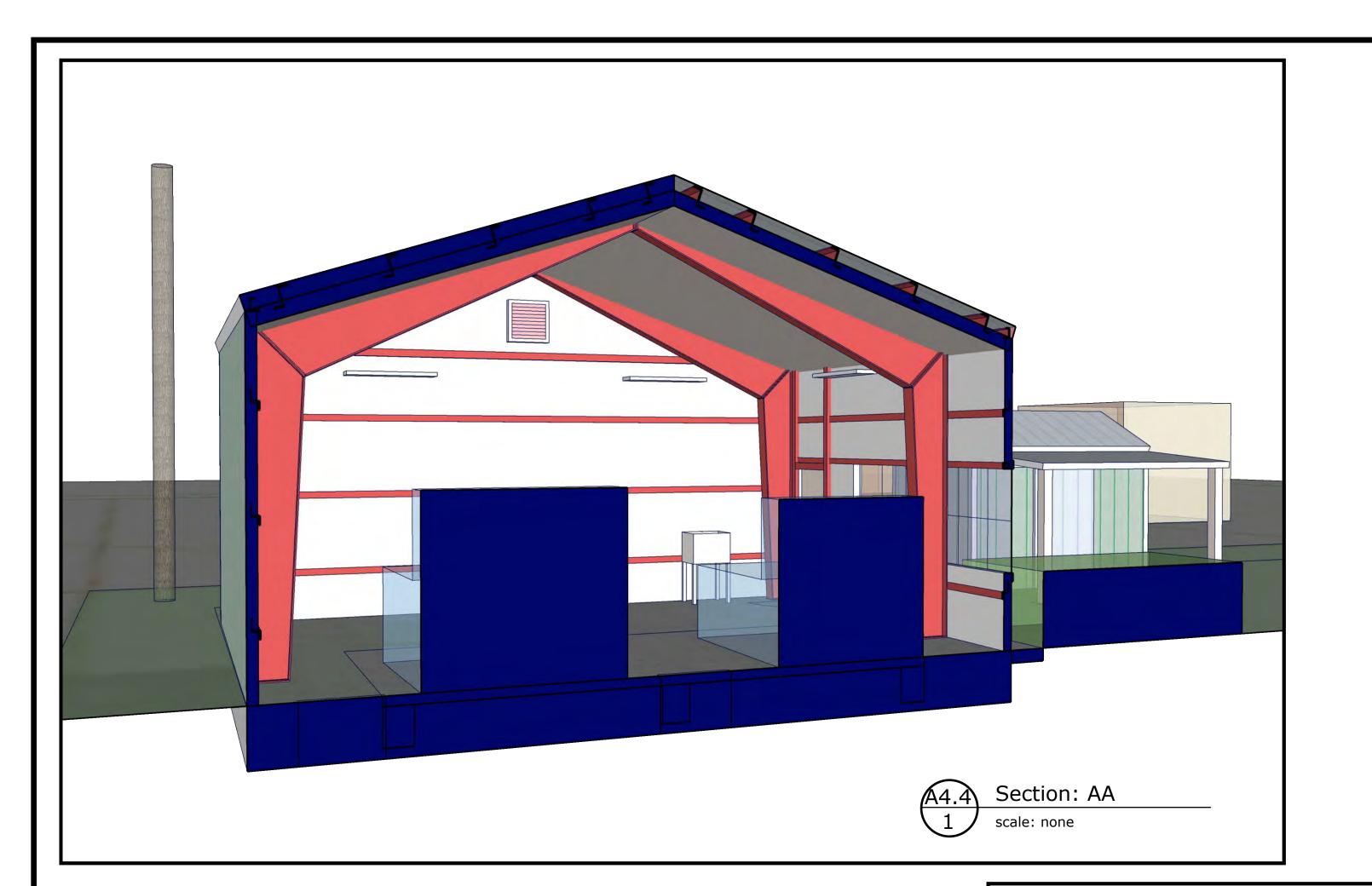


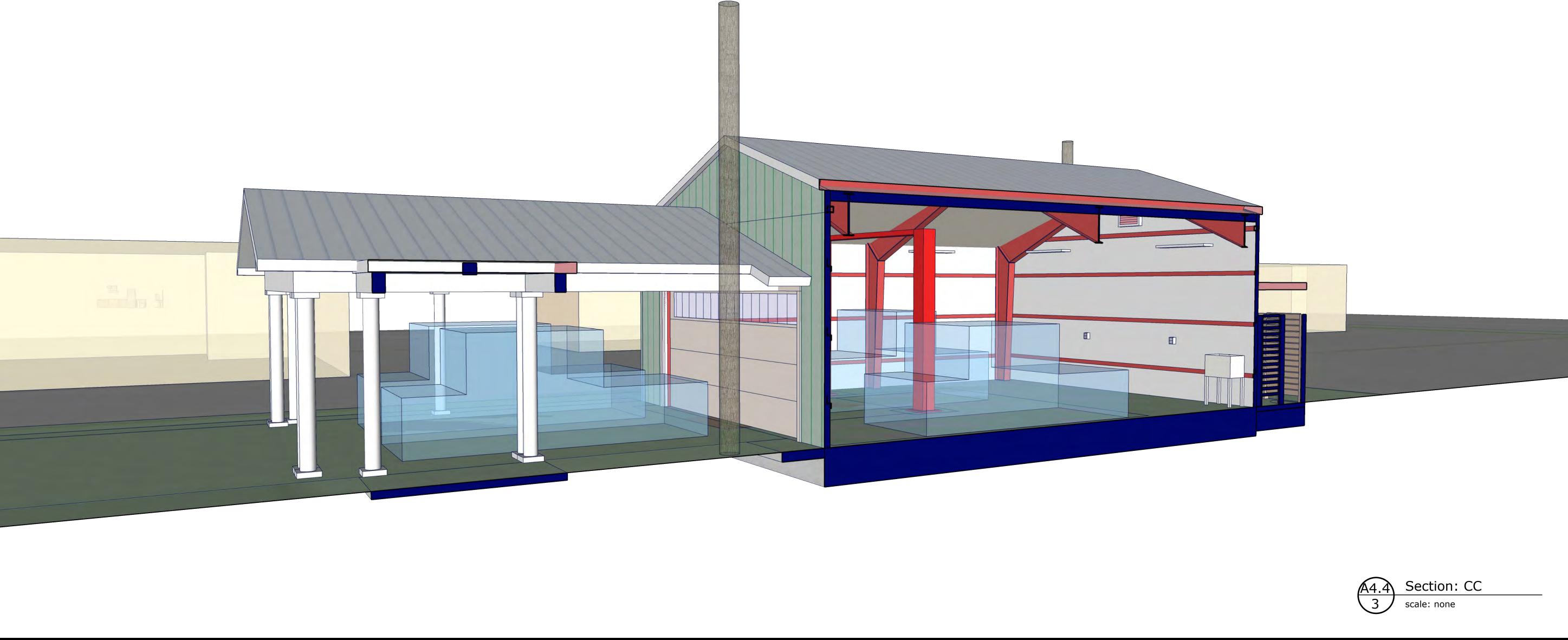


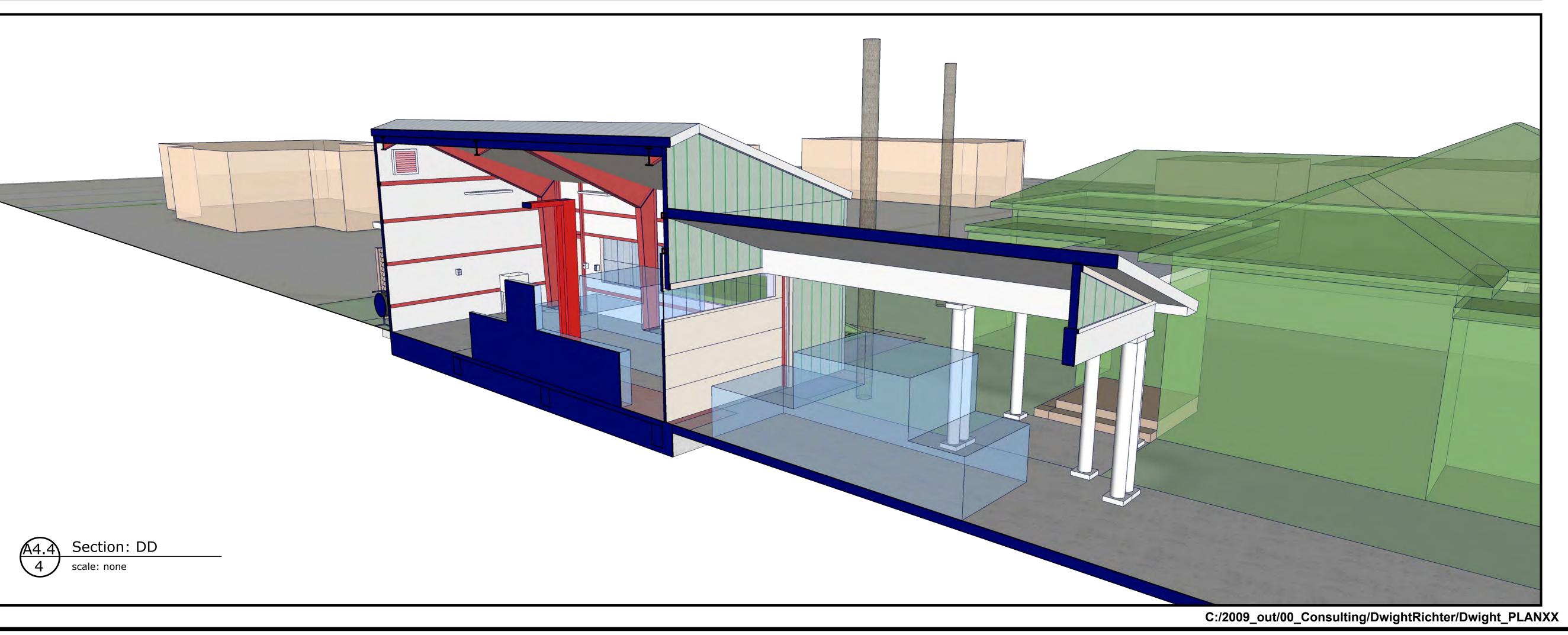












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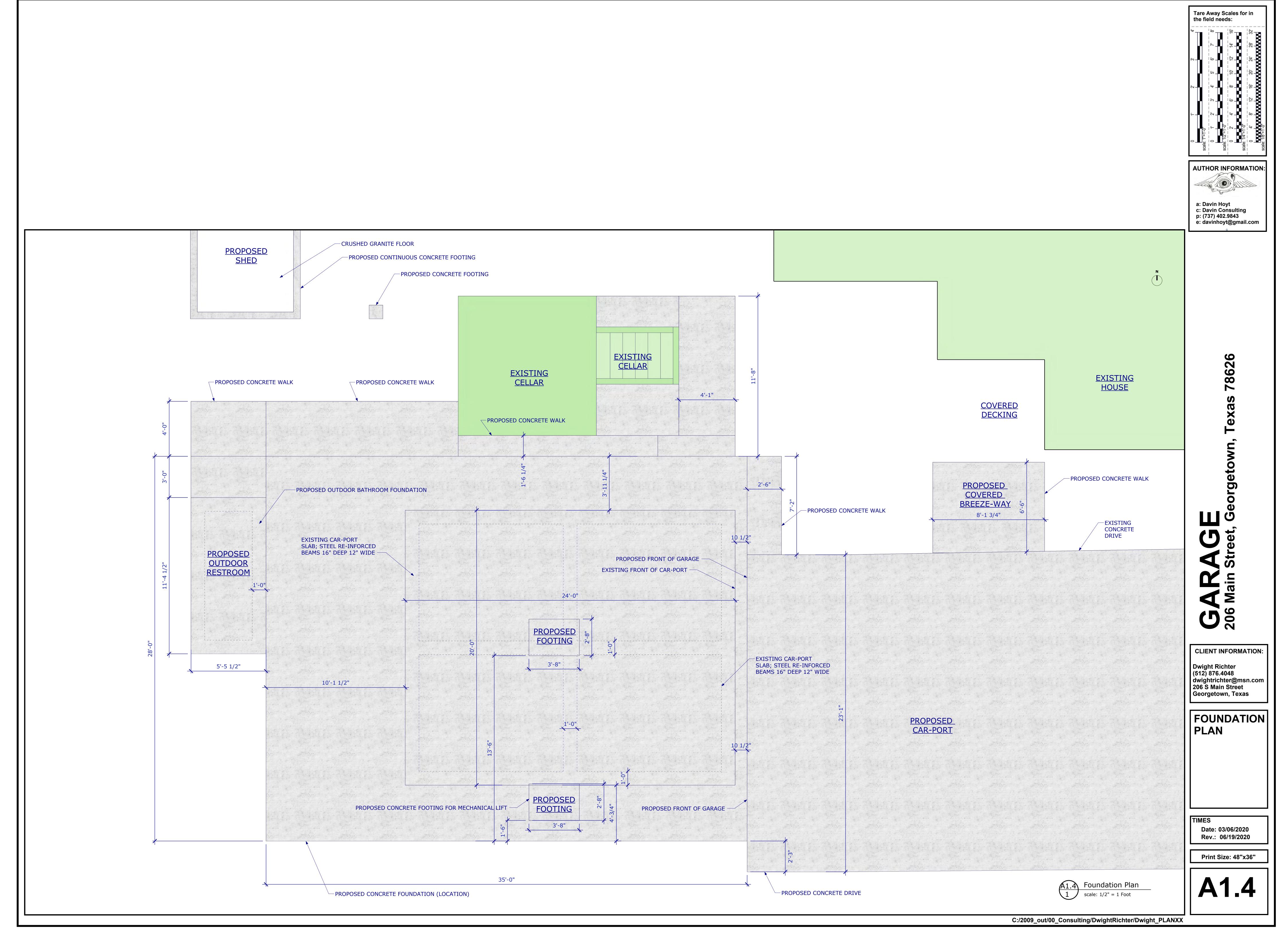
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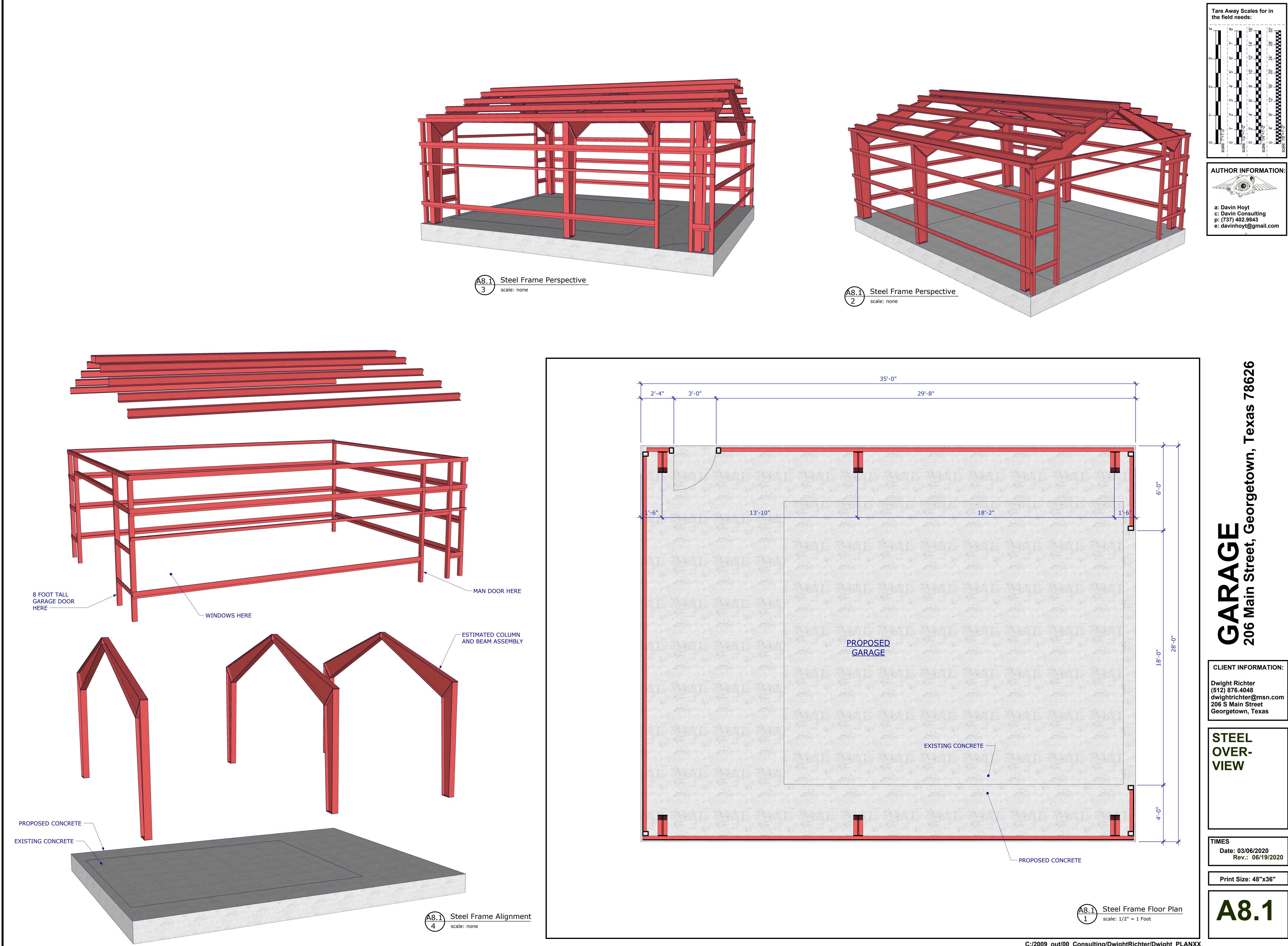
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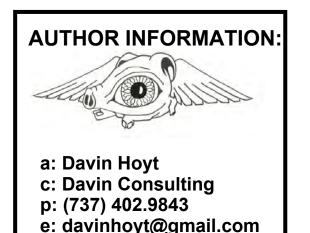
Dwight Richter (512) 876.4048 dwightrichter@msn.com 206 S Main Street Georgetown, Texas

SECTIONS

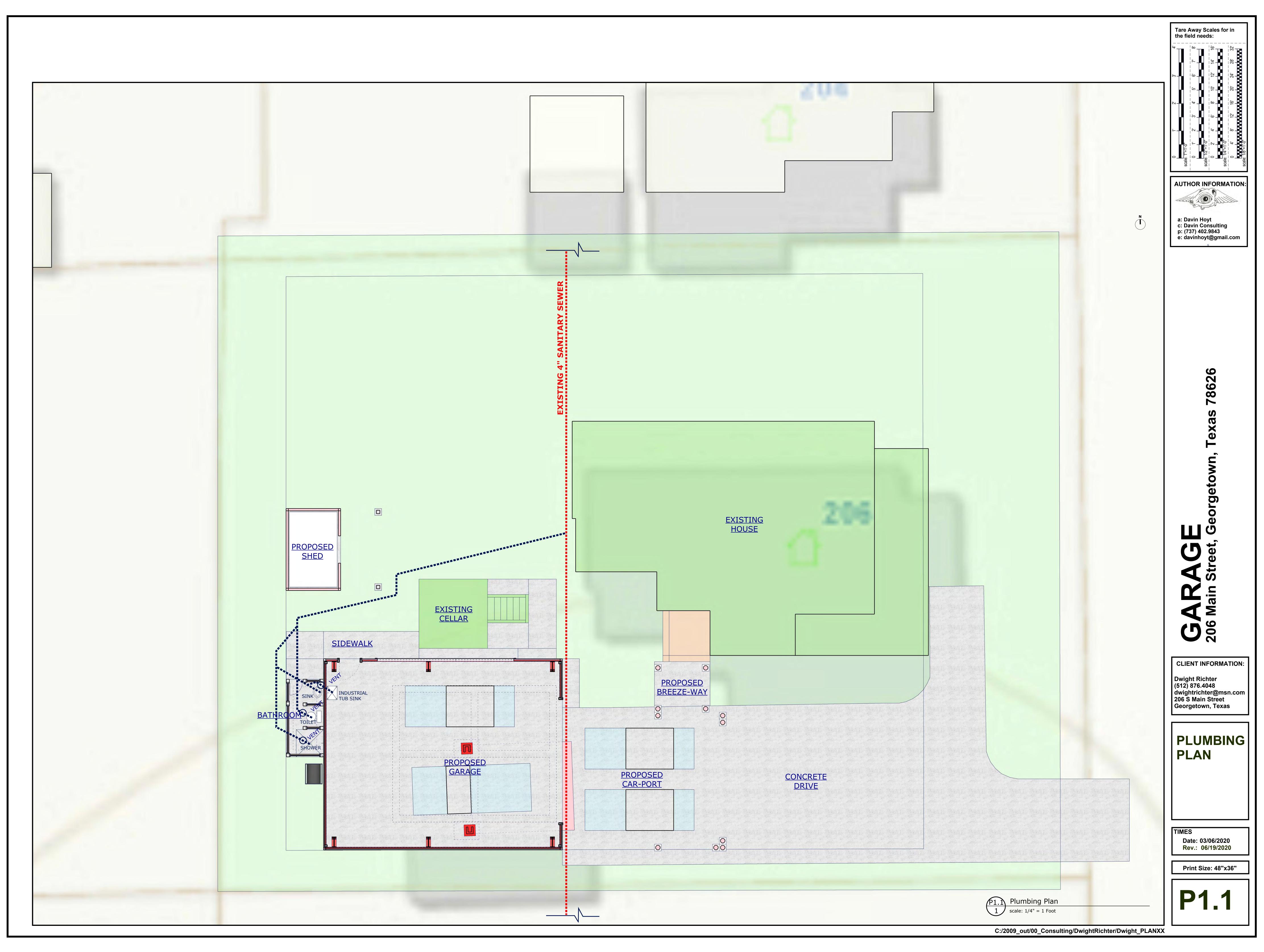


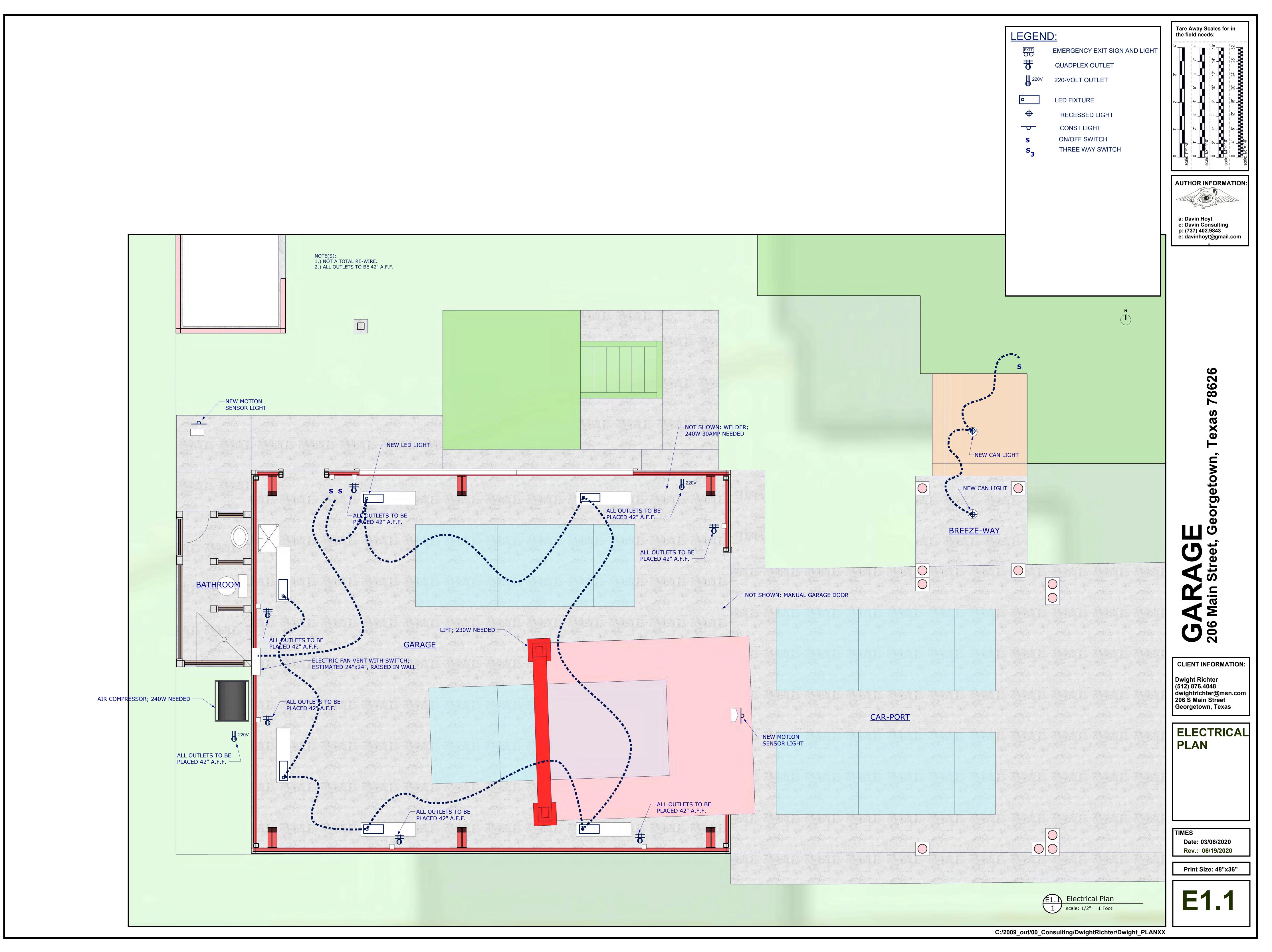






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#### TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev. 8-82) Williamson WM | 5. USGS Quad No. \_ 3097-313 1. County \_ Site No. \_\_\_419 City/Rural \_\_\_\_Georgetown 626-3390 UTM Sector \_\_\_\_ 2. Name <u>Elmer Shell House</u> 1913 \_\_\_\_ 6. Date: Factual \_ Est. Address 206 Main 7. Architect/Builder \_\_\_ \_\_\_\_ Contractor \_\_\_\_ Belford Lumber Co. 3. Owner R. B. Hughes \_\_\_ 8. Style/Type \_\_ 206 Main, Georgetown \_\_\_\_\_ 9. Original Use \_\_\_\_\_ Address \_\_\_\_ City/Blk. 10/Lot 3 Present Use \_\_\_\_\_residential 4. Block/Lot \_ 10. Description One-story wood frame dwelling: exterior walls with asbestos shingle siding; hip roof with composition shingles; front elev. faces E.; interior brick chimney; wood sash double-hung windows with 1/1 lights; two, single-door entrances; four-bay porch with shed roof L-shape in S. & F. elevations; Doric columns 11. Present Condition fair; altered--porch changed; asbestos siding 12. Significance \_ \_\_\_\_or Original Site x 13. Relationship to Site: Moved (describe)\_ Date 14. Bibliography Tax rolls, Sanborn Maps 15. Informant -\_\_\_ 16. Recorder A. Taylor \_\_\_\_ Date \_\_\_\_<u>July 1084</u> **DESIGNATIONS** PHOTO DATA \_Old THC Code \_\_ \_\_\_\_ B&W 4x5s \_ TNRIS No. -\_\_\_\_\_ Slides\_ RTHL ☐ HABS (no.) TEX-\_\_\_\_\_ 35mm Negs. NR: ☐ Individual ☐ Historic District YEAR DRWR ROLL FRME ROLL FRME

CON	ITI	NII	IA.	TIO	NI	DA	C	
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☐ Thematic

Other \_

NR File Name -

Multiple-Resource

No. 2 of 2

19

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

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to

to

to

40

1.	County Williamson City/Rural Georgetown	WM 5. USGS Quad No.	3097-313 Site No	419
2	Name Elmer Shell House			

#### **TEXAS HISTORICAL COMMISSION**

Pro	operties Documented with the THC Form in 2007 and/o	r 1984 That Have Not Changed Preservation Priority 2016 Survey ID: 124159		
City	Georgetown	2016 Preservation Priority: Medium		
County	Williamson	Local District: Old Town District		
SECTION 1				
	4 a.m la.f. a.m a4: a.m.			
	tory Information			
Property Ty	pe: ☑ Building ☐ Structure ☐ Object ☐ Site	☐ District WCAD ID: R041319		
Construction Date: 1913    ✓ Actual  ☐ Estimated Source: WCAD				
Latitude: 30.	.641205 Longit	ude -97.677351		
Current/Historic Name None/None				
Stylistic Infl	uence(s)* ✓ None Selected			
Log tradition Greek Revolutalianate Second En Eastlake Queen An	vival Romanesque Revival Tudor Revival Selection Neo-Classical Beaux Arts Renaissance Revival Mission	Pueblo Revival   International   Post-war Modern   Ranch   Commercial Style   No Style   Other:		
Plan* ☐ L-plan ☐ Irregular	☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ C☐ Four Square ☐ Rectangular ☑ None Selected			
_	<b>16 Survey</b> ID: 124159 ☐ High spite some alterations, property is significant and contribute	✓ Medium ☐ Low s to neighborhood character		
20	<b>07 Survey</b> ID: 677 ☐ High	✓ Medium		
198	<b>84 Survey</b> ID: 419	☐ Medium		
General Note	ss:			
Recorded by	r: CMEC Date	Recorded 2/29/2016		
*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style				

data are sourced directly from the 2007 survey.



Photo direction: Northwest Note: See additional photo(s) on following page(s)

#### **TEXAS HISTORICAL COMMISSION**

#### Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority 206 Main St 2016 Survey ID: 124159

Address:

City Georgetown 2016 Preservation Priority: Medium

Williamson Local District: Old Town District County

#### **Additional Photos**

Photo Direction West



**Photo Direction** Carport and shed





# Dwight's Garage 206 S. Main 2020-27-COA

## Historic & Architectural Review Commission July 23, 2020

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#### **Item Under Consideration**

#### 2020-27-COA – Dwight's Garage

 Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition to a street facing façade at the property located at 206 S. Main Street, bearing the legal description of Lot 3 and the south portion of Lot 2 of Block 10 of the City of Georgetown.

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#### **Item Under Consideration**

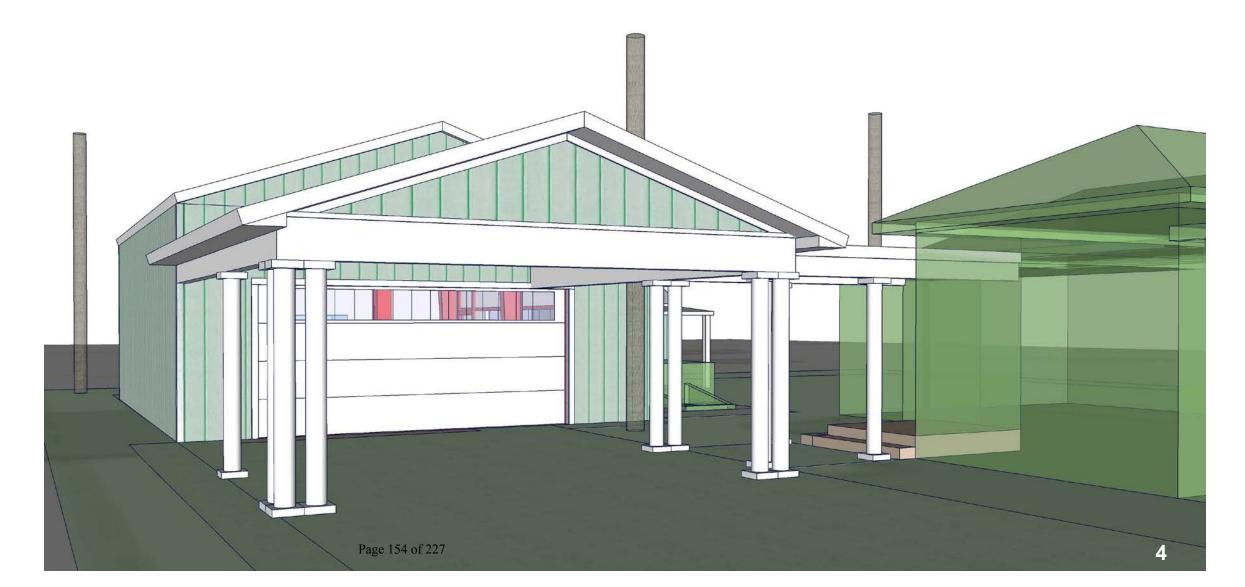
#### HARC:

 Addition that creates a new, or adds to an existing street facing façade for a medium priority structure

Page 153 of 227



#### **Item Under Consideration**



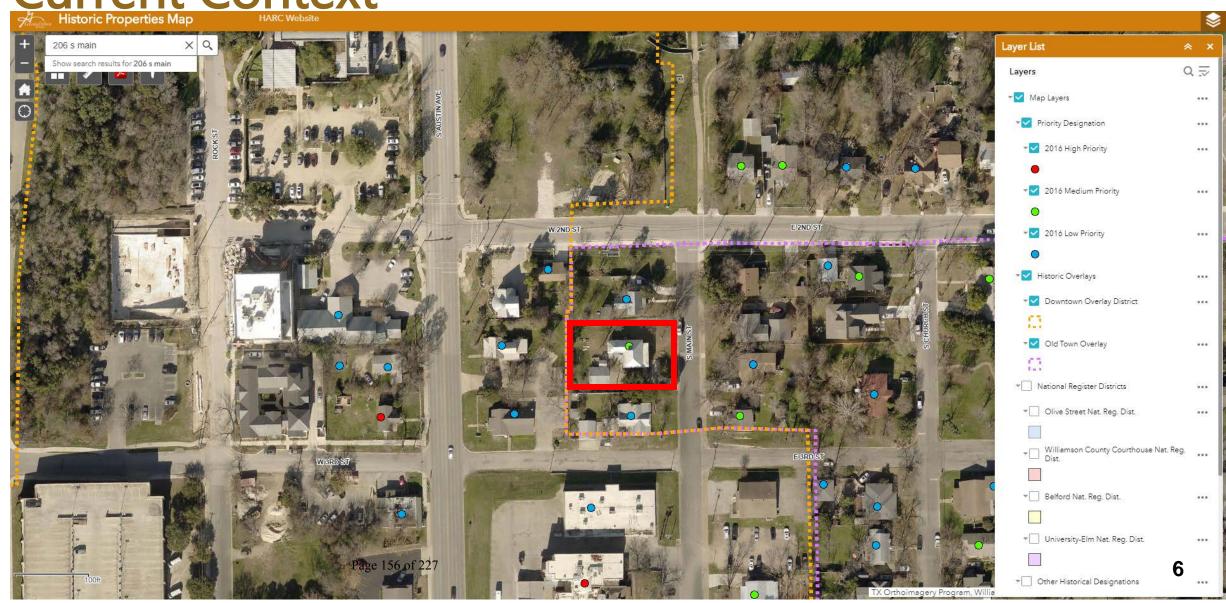




Current Context

Historic Properties Map

HARC Website



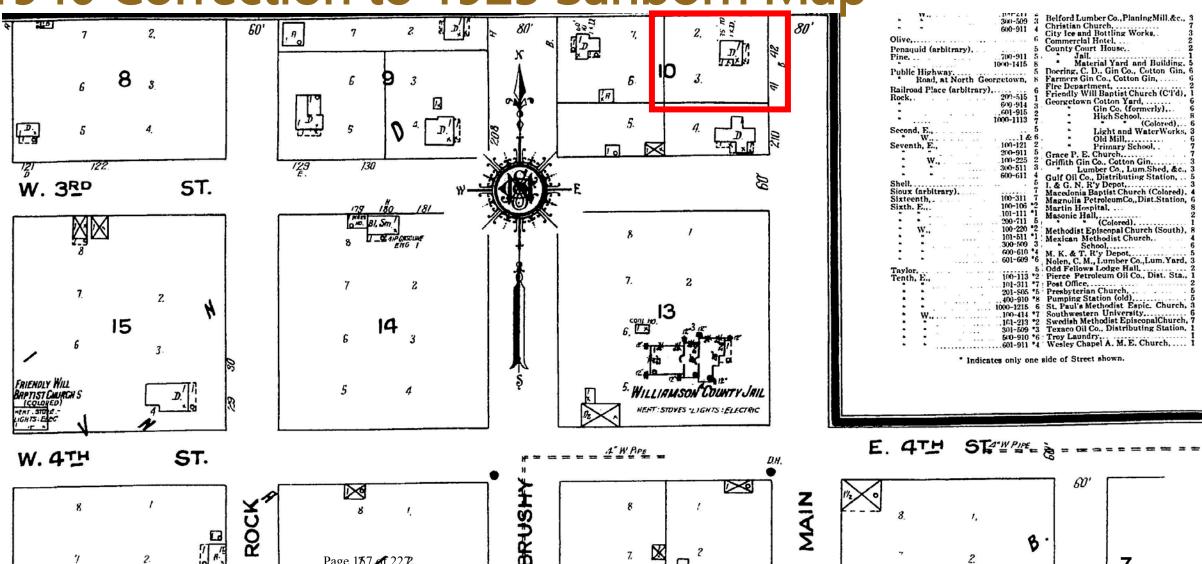


Gin Co. (formerly), 6 High School, 8 (Colored), 6 Light and WaterWorks, 3

Old Mill,..... Primary School, .

1940 Correction to 1925 Sanborn Map

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## 1964 Aerial Photo





## 1974 Aerial Photo



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## 1984 HRS Photo





## **Current Photos – Front Facade**





## **Current Photos – Front Facade**





#### **Current Photos – Front Facade**





## **Current Photos – Existing Carport**







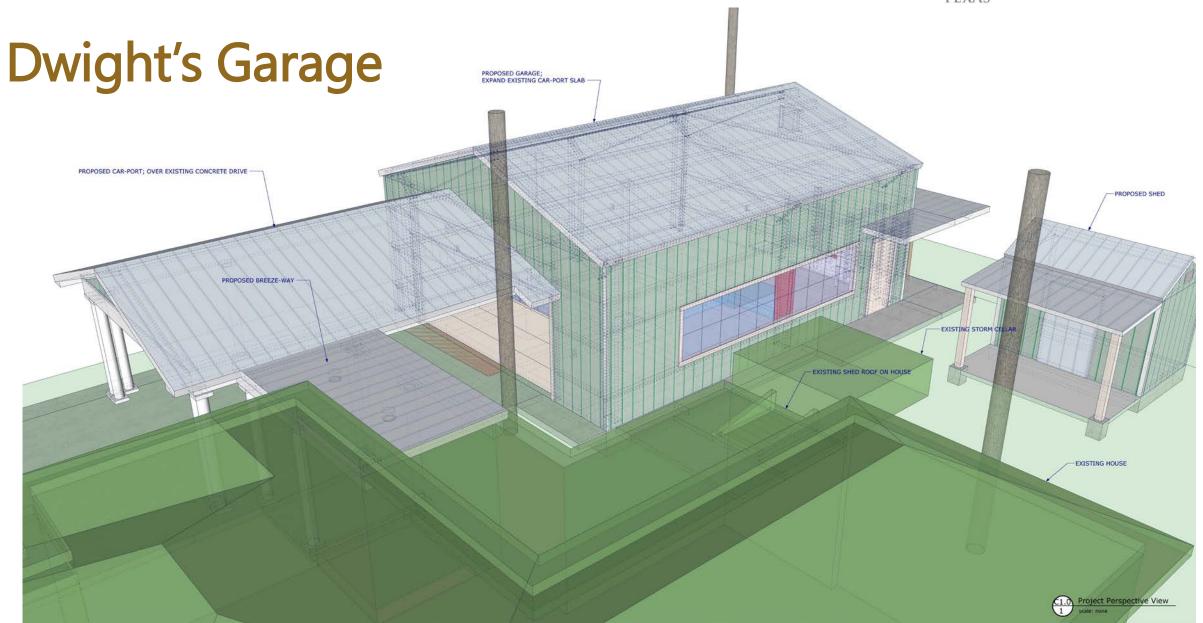


## **Current Photos – South Facade**



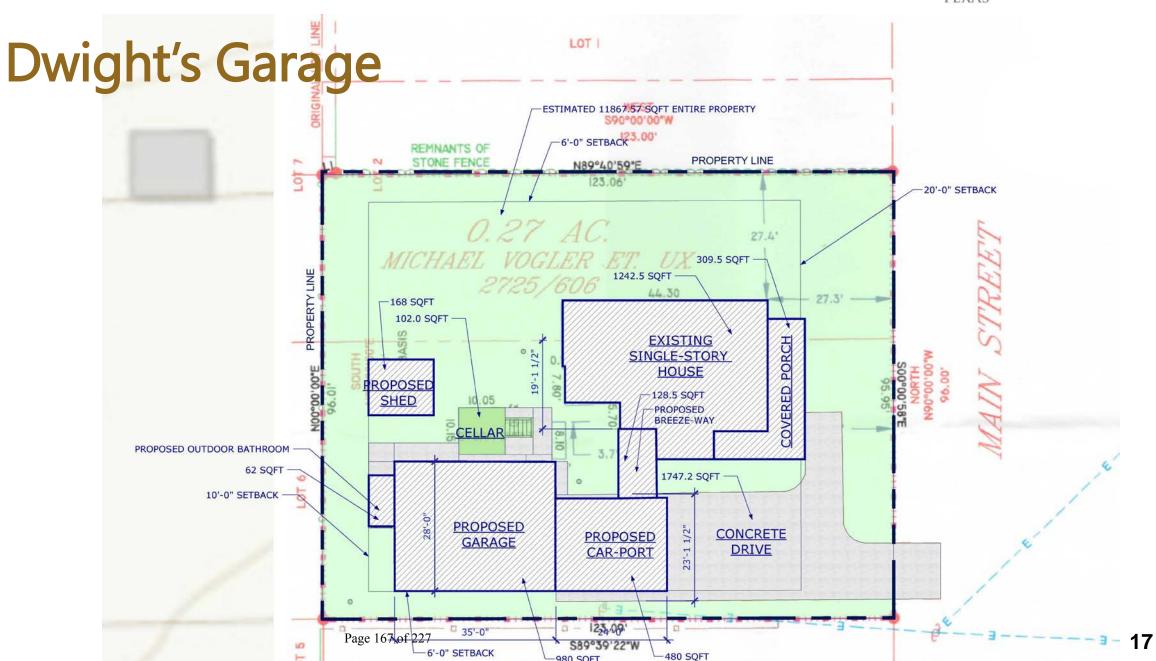






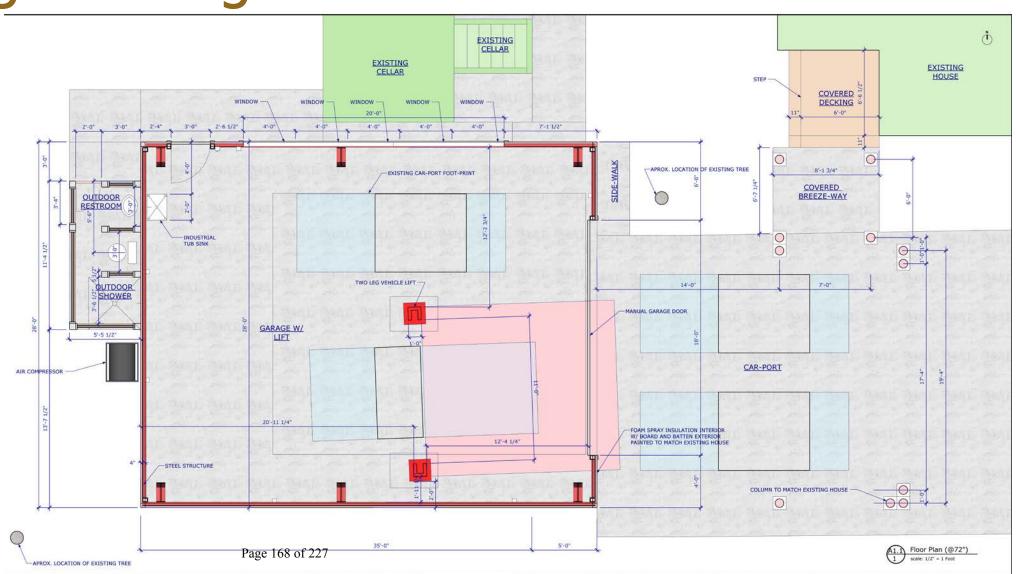
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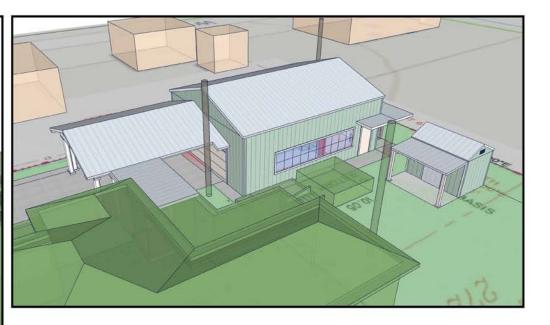
## Dwight's Garage





## Dwight's Garage





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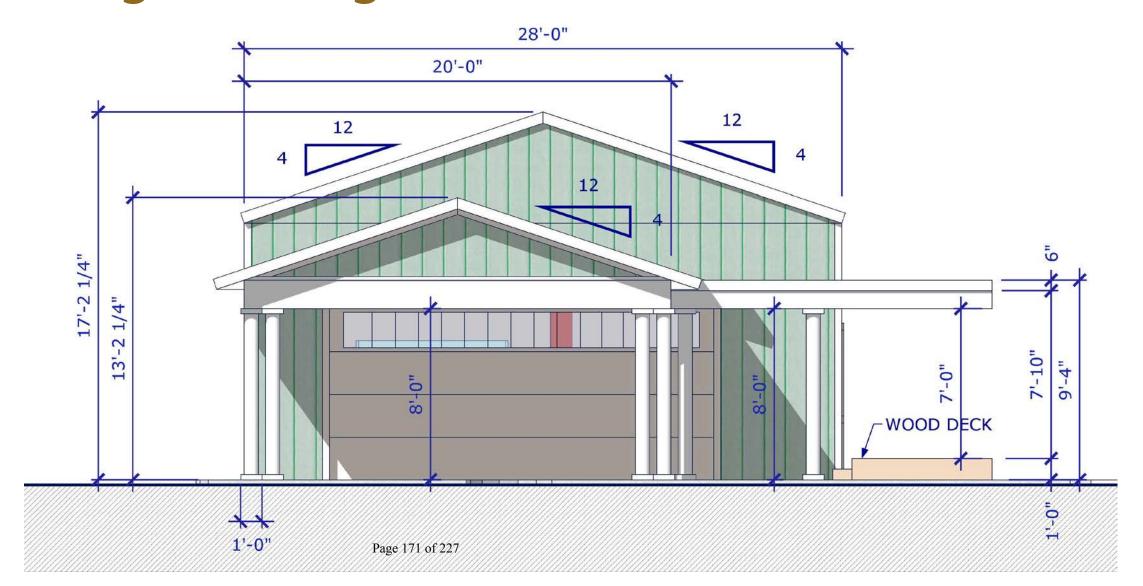


## Dwight's Garage



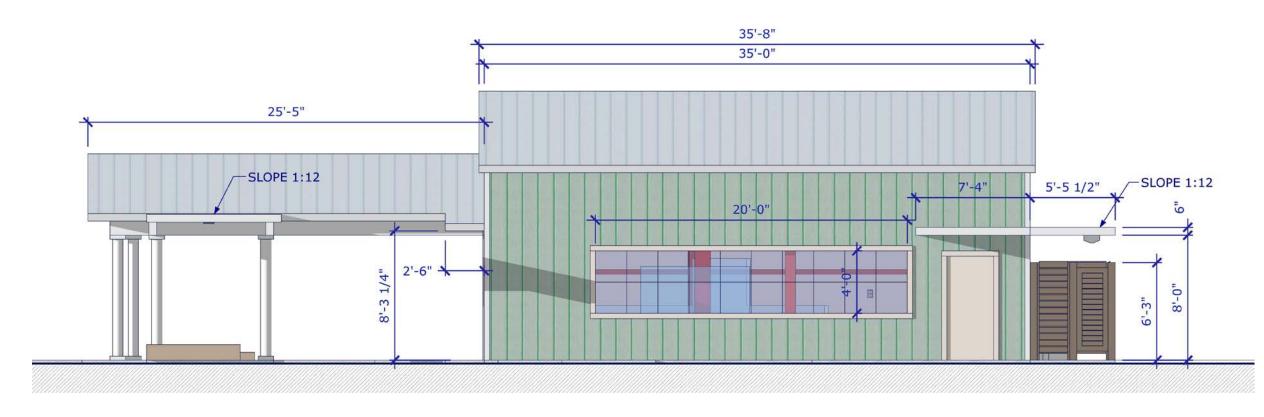


## Dwight's Garage – Front (East) Elevation





## Dwight's Garage – Side (North) Elevation



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Dwight's Garage – Rear (West) & Side (South) Elevations MOTION SENSOR LIGHT UNDER AWNING 35'-8" 35'-0" 25'-5" 5'-5 1/2" SLOPE 1:12 -

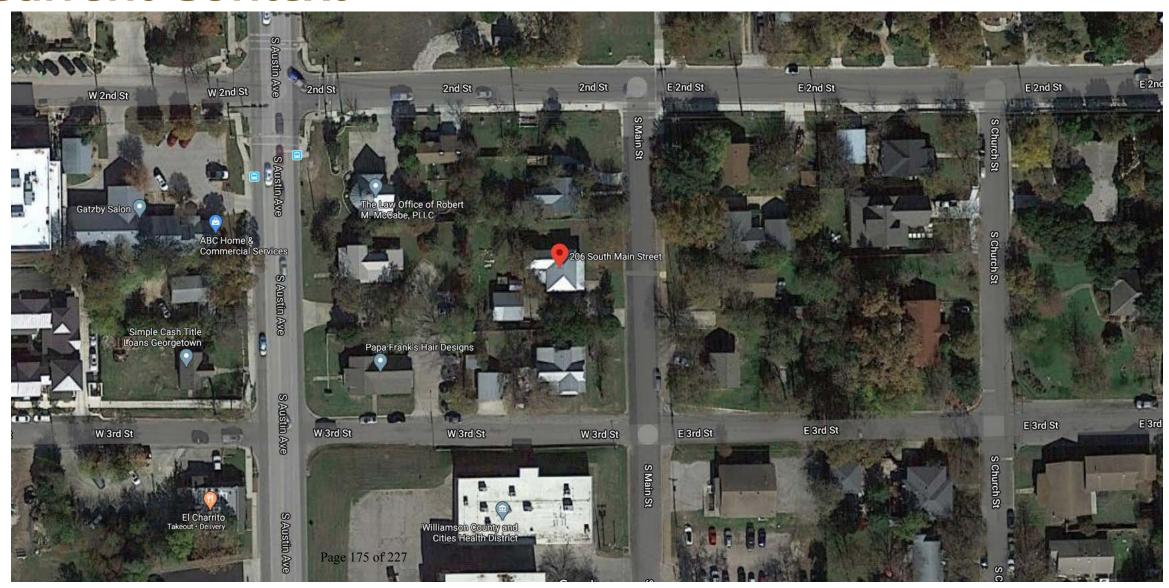


## Dwight's Garage – Roof Plan





#### **Current Context**





## Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with any design standards of this Code;	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. $^{Page 176 \text{ of } 227}$	N/A <sub>26</sub>



#### **Public Notification**

- One (1) sign posted
- No public comments

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#### Recommendation

Staff recommends *Approval* of the request.

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#### **HARC Motion**

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

Page 179 of 227

#### City of Georgetown, Texas Historic and Architectural Review July 23, 2020

#### **SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for rooftop HVAC, mechanical or communication equipment that result in modifications to the building facade at the property located 410 E. University Avenue, bearing the legal description of Block 2 of the Hughes Addition. (2020-30-COA) – Britin Bostick, Downtown & Historic Planner

#### **ITEM SUMMARY:**

The Applicant is requesting HARC approval for the installation of an Outdoor Air (OA) louver for a proposed new Heating, Ventilation and Air Conditioning (HVAC) system to be installed for the main church building and sanctuary. The louver is proposed to be installed in the west façade of the historic portion of the building, above the roof of the c. 1930 addition and on the west side of the sanctuary building.

#### **FINANCIAL IMPACT:**

N/A

#### **SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

#### **ATTACHMENTS:**

	Description	Type
D	Staff Report	Cover Memo
D	Exhibit 1 - Location Map	Exhibit
ם	Exhibit 2 - Letter of Intent	Exhibit
D	Exhibit 3 - Plans & Specifications	Exhibit
ם	Exhibit 4 - Historic Resource Surveys	Exhibit
D	Staff Presentation	Presentation

### Planning Department Staff Report

### Historic and Architectural Review Commission

Meeting Date: *July 23, 2020* File Number: *2020-30-COA* 

#### **AGENDA ITEM DESCRIPTION**

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for rooftop HVAC, mechanical or communication equipment that result in modifications to the building facade at the property located 410 E. University Avenue, bearing the legal description of Block 2 of the Hughes Addition.

#### **AGENDA ITEM DETAILS**

Project Name: First United Methodist Church HVAC and Sanctuary Renovation

Applicant: Alfred Brice (FGM Architects)
Property Owner: First United Methodist Church

Property Address: 410 E. University Avenue

Legal Description: Block 2 of the Hughes Addition
Historic Overlay: Old Town Overlay District

Case History: *N/A* 

#### **HISTORIC CONTEXT**

Date of construction: 1891-1893 (HRS)

Historic Resources Survey Level of Priority: High

National Register Designation: First Methodist Church (Individually Listed)
Texas Historical Commission Designation: Recorded Texas Historic Landmark (1974)

### APPLICANT'S REQUEST

#### HARC:

✓ Rooftop HVAC, mechanical or communication equipment that result in modifications to the building façade

#### HPO:

✓ Rooftop HVAC, mechanical or communication equipment that result in no modifications to the building facade

### **STAFF ANALYSIS**

The Applicant is requesting HARC approval for the installation of an Outdoor Air (OA) louver for a proposed new Heating, Ventilation and Air Conditioning (HVAC) system to be installed for the main church building and sanctuary. The louver is proposed to be installed in the west façade of the historic portion of the building, above the roof of the 1930 addition on the west side of the historic church building.

### Planning Department Staff Report

### Historic and Architectural Review Commission

The Methodist Church is closely tied to Georgetown's development, as well as Southwestern University, and what is known today as First United Methodist Church has been listed on the National Register of Historic Places as well as designated as a Recorded Texas Historic Landmark. The Recorded Texas Historic Landmark text reads: "Founded in 1849 as Georgetown Mission, organized 1874 but still served then by circuit riders, this church acquired a resident pastor in 1879. Original building was erected in 1881-82 on the Southwestern University campus. The present church structure was built in 1891-93, of native limestone, hand-cut at this site. Physics professor Robert S. Hyer was the supervising architect. The floor plan is modeled after the Greek cross. Bishops A. Frank Smith (1889-1962) and W. Angie Smith (1894-1974), brothers, made decisions to enter the ministry in this church. Recorded Texas Historic Landmark – 1974". The National Register nomination form provides information very similar to the 1984 Historic Resource Survey entry.

The proposed upgrade to the building's HVAC system requires a larger volume of outside air supplied to the attic space of the church's sanctuary building than is presently available, and the applicant is therefore requesting HARC approval to remove a section of the stone on the west façade above the roof of the c. 1930 addition so that a painted aluminum louver can be installed that would permit increased air flow into the attic space to supply the new system. Locating the louver on the west façade provides the least visual impact to the structure as well as places the louver on the side of the structure in which other mechanical units and equipment are already installed. Although an alteration to the street-facing façade, the louver is anticipated to only be visible from the second block to the west along University Ave due to the addition. The stone is proposed to be removed in sections and supported by a steel angle above the opening, and the louver installed in the opening with flashing around the louver unit so that it will be water tight and so that any water that does infiltrate the stone wall can "weep" out or move back to the exterior of the wall, rather than stay in the stone or in the interior of the space. The aluminum louver is proposed to be painted "Ivory" to match the stone and be as inobtrusive as possible. Included in this project is the installation of new rooftop condenser units with screening, which is reviewed by the HPO.

#### 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 – CHAP	ΓER NAME			
8.27 Minimize the visual impact of mechanical	Complies			
equipment as seen from street.	The proposed outdoor air (OA) louver			
✓ Do not locate window air conditioning units	installation has minimal visibility from the			
on the building's primary facade.	street as it is to be installed in a portion of			
✓ Use low-profile mechanical units and elevator	the west building façade that is partially			
shafts on rooftops that are not visible from the	obscured by later additions to the west side			
public's view. If this is not possible, setback or	of the original historic sanctuary building.			
	The proposed new condensing units are			

### Historic and Architectural Review Commission

GUIDE	ELINES	FINDINGS
	CHAPTER – CHAPT	ΓER NAME
	appropriately screen rooftop equipment from view.	small in size and shorter in height than the unit they are proposed to replace, which
✓	Locate a satellite dish out of public view, to the	also minimizes visibility from the street as
	extent feasible, and in compliance with other	the units will be screened from view by the
	regulations.	parapet of the roof onto which they are
✓	Paint mechanical equipment attached to the	proposed to be installed as well as
	building fascia the same color as the fascia in order to blend into the building.	architectural metal roof equipment screens.
✓	When locating mechanical equipment be	
	sensitive to views from the upper floors of	
	neighboring buildings as well as other neigh-	
	boring properties.	
✓	Character defining features of existing build-	
	ings (i.e. roofline, chimneys, dormers) must be	
	not be damaged or obscured when adding	
	new roof mounted energy conservation	
	systems such as solar devises.	
✓	Skylights or solar panels should have low	
	profiles and not be visible from the public	
	right-of-way. These features should be in-	
	stalled in a manner which minimizes damage	
	to historic materials.	
<b>✓</b>	Solar shingles may be added to a roof surface	
	visible from a public right-of-way if low or	
	non-reflective shingles are used.	
<b>~</b>	Use solar panels and solar devices that are	
	similar in color to roof materials and use non-	
	reflective finishes.	
_	Solar panels should not be mounted to project	
	from walls or other parts of the building.	

### 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	Complies
information contained within the application	Staff reviewed the application and deemed
is correct and sufficient enough to allow	it complete.
adequate review and final action;	

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
2. Compliance with any design standards of this	Complies
Code;	Proposed project complies with the
	applicable UDC requirements.
3. Compliance with the Secretary of the Interior's	Partially Complies
Standards for the Treatment of Historic	SOI Standard #9: "New additions, exterior
Properties to the most extent practicable;	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 louver installation would
	remove a portion of the stone façade to
	create an opening in the wall for outdoor air
	to serve the updated HVAC system.
	However, installing the louver on the west
	wall minimizes the visual impacts to the
	historic structure, and the proposed louver
	is of a scale and appearance that is
	compatible with the existing conditions to
	the extent feasible.
4. Compliance with the adopted Downtown and	Complies
Old Town Design Guidelines, as may be	Proposed project complies with applicable
amended from time to time, specific to the	Design Guideline.
applicable Historic Overlay District;	C 1:
5. The general historic, cultural, and architectural	Complies
integrity of the building, structure or site is	Although a portion of the stone façade is
preserved;	proposed to be removed for the installation
	of an outdoor air louver, the west façade is the least visible from the street and
	minimizes the visual impacts of the
	alteration.
6. New buildings or additions are designed to be	Not Applicable
compatible with surrounding properties in the	No new buildings or additions are
applicable historic overlay district;	proposed as part of this project.
7. The overall character of the applicable historic	Complies
overlay district is protected; and	_

### **Planning Department Staff Report**

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS			
	Proposed project does not diminish the			
	character of the Old Town Overlay District.			
8. The Master Sign Plan is in keeping with the	Not Applicable			
adopted Downtown and Old Town Design	No signage is proposed as part of this			
Guidelines and character of the historic	project.			
overlay district.				

### STAFF RECOMMENDATION

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

### **PUBLIC COMMENTS**

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

### **ATTACHMENTS**

Exhibit 1 – Location Map

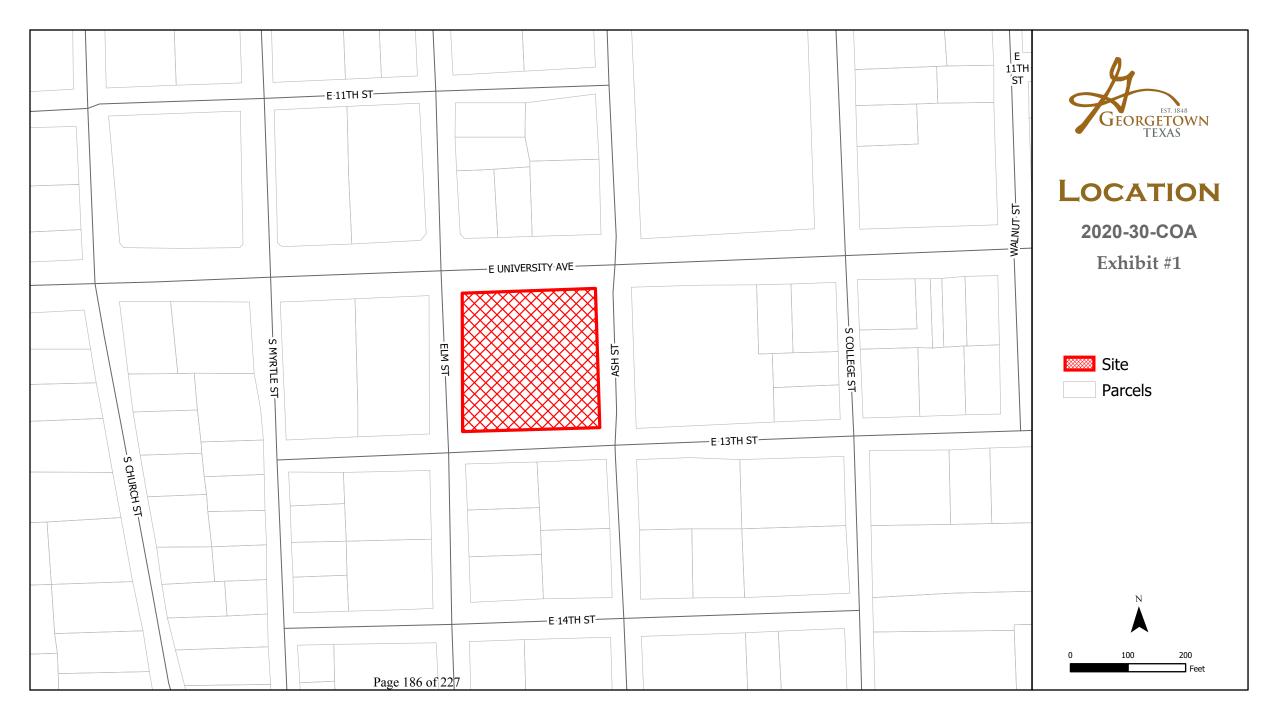
Exhibit 2 – Letter of Intent

Exhibit 3 – Plans and Specifications

Exhibit 4 – Historic Resource Surveys

#### **SUBMITTED BY**

Britin Bostick, Downtown & Historic Planner





July 1, 2020

Britin Bostick
Downtown & Historic Planner
City of Georgetown
Planning Department
406 W. 8th Street
Georgetown, TX 78626

Re: Letter of Intent for The First United Methodist Church, Georgetown, Sanctuary and Education Building

Dear Britin and Historic Planning Committee:

Jackson Galloway FGM Architects is working with First United Methodist Church to upgrade the HVAC system in the existing Sanctuary. We are asking for approval to add a new outdoor aluminum louver, painted to match the existing stone, and add six (6) new outdoor condenser units set atop the existing two-story Education Building. These new outdoor units will be screened from view by architectural roof screens.

We look forward to your approval of the new HVAC components.

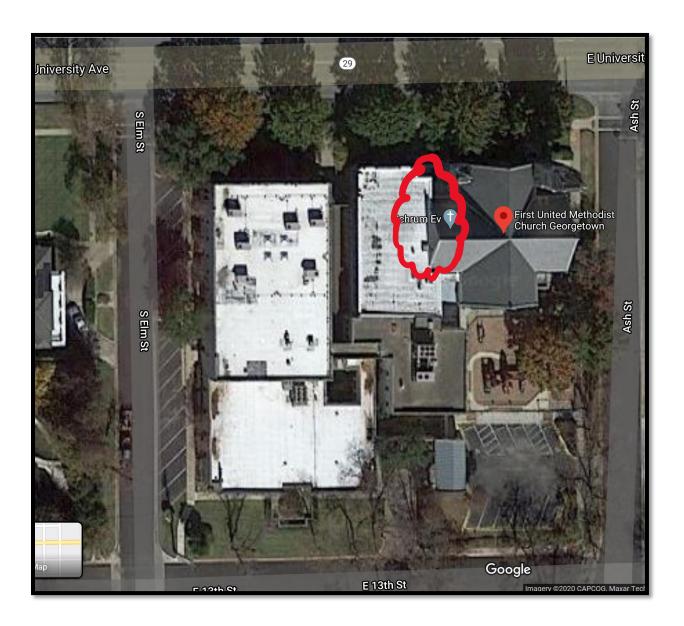
Should you have any questions regarding the request or require additional information, please let us know.

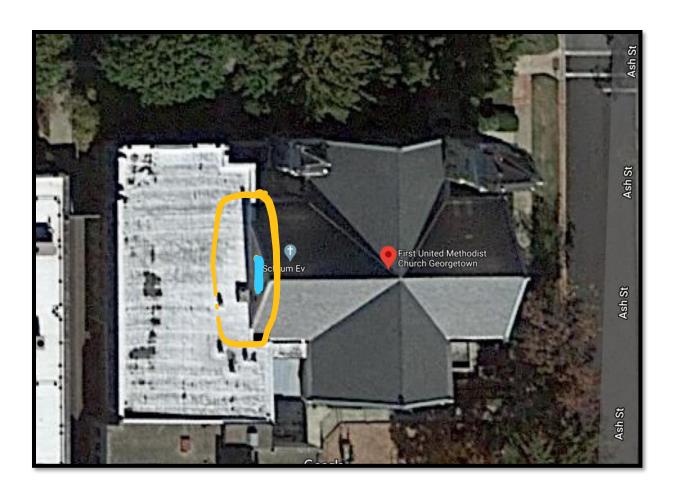
Sincerely,

Alfred Brice, AIA, LEED AP Sr. Project Manager

512.474.8085

AlfredB@fgmarchitects.com









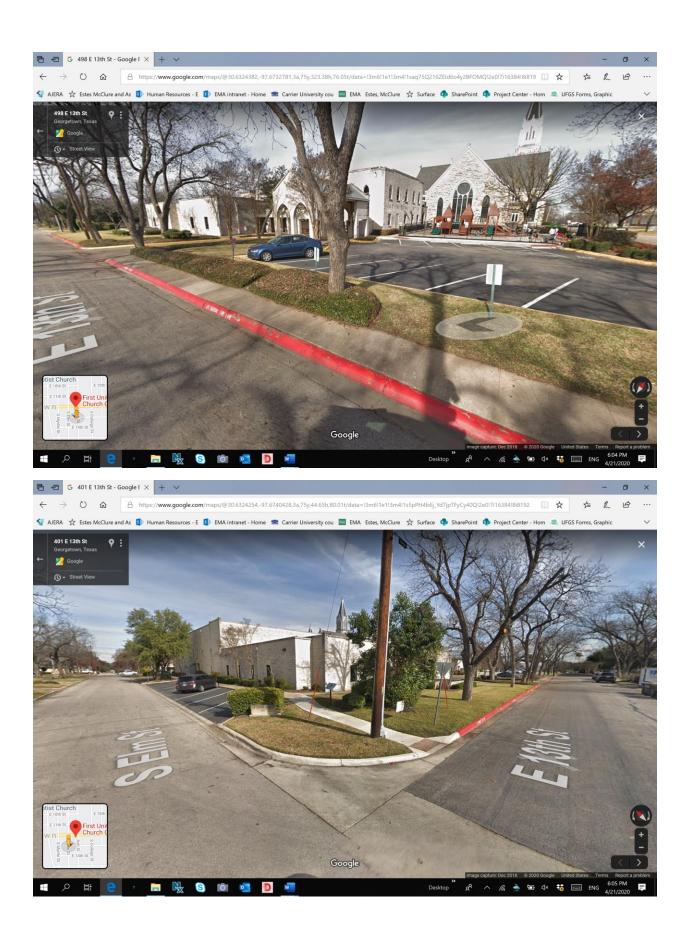
Is a product sheet available for this louver, or will it be custom/field fabricated: The louver cut sheet, showing type, size and color is attached to this document on the next page.

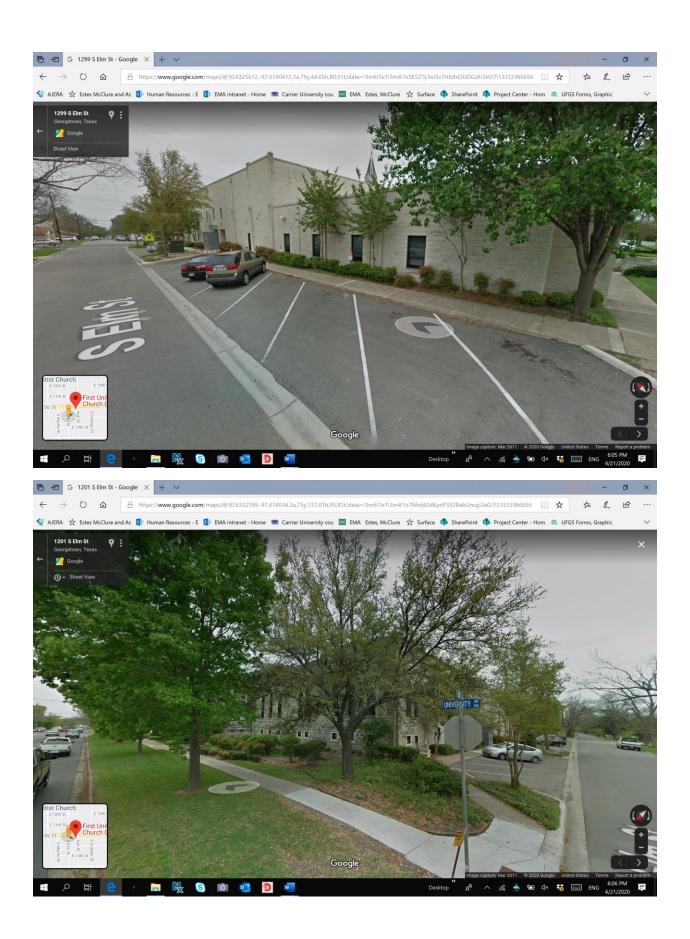
Also, do you have information about how the stone will be removed and supported when the opening is created for the louver?:

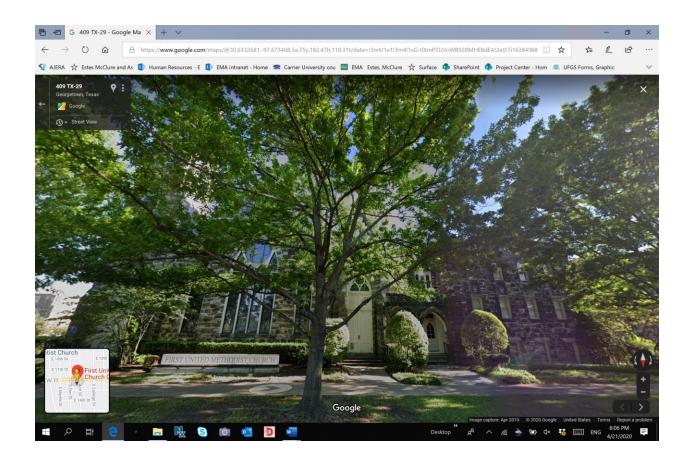
Remove alternating continuous 4'-4" Stone lengths (5' Max Stone length) at a time. Remove enough Stone to allow flashing and counter flashing attached to substrate by termination bar. Overlap each 4'4" through wall flashing section, if there is an existing membrane product, slip the flashing under the membrane and attach termination bar to studs, apply typical caulking above termination bar.

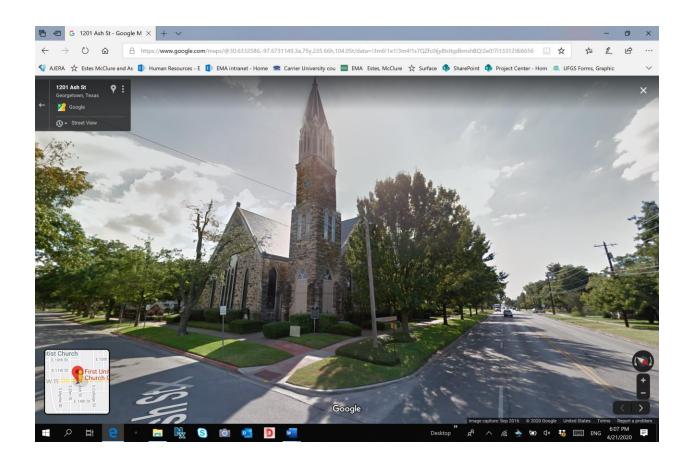
Provide peal and stick over existing membrane and over through wall flashing. Cut stone along vertical line, provide vertical end dam flashing.

Provide weep holes along masonry row above new lintel.









### **POTTORFF**®

### **Application**

The EXD-645 combination louver features stationary drainable louver blades to protect against water penetration and an integral control damper to allow positive shutoff protection of air intake and exhaust openings. The EXD-645 is available in a wide array of anodized and painted finishes including custom color matching. These units are also available with a variety of factory mounted electric or pneumatic actuators.

### Standard Construction

Material: Mill finish 6063-T5 extruded aluminum.

Frame: 6" deep  $\times$  0.081" thick (152  $\times$  2) channel.

**Blades:**  $37.5^{\circ}$  and  $45^{\circ} \times 0.081''$  (2) thick combination style.

**Screen:** 1/2" × 0.063" (12.7 × 1.6) expanded and flattened

aluminum.

Axles: 1/2" (13) diameter plated steel hex.

Linkage: Concealed in frame.

Low Leakage Seals: PVC blade edge and flexible metal jamb.

Bearings: Synthetic. Mullion: Visible.

Minimum Size: 12" × 12" (305 × 305)

Maximum Size: Single section:

 $48" \times 96"$ (1219 × 2436) with low leakage seals.  $60" \times 96"$  (1524 × 2436) without low leakage seals.

Multiple section: Unlimited

### **Options**

- ☐ Factory finish:
  - ☐ High Performance Fluoropolymer 100% resin Newlar®/ 70% resin Kynar®
  - □ Baked Enamel
  - ☐ Clear or Color Anodized, Class 1
  - ☐ Prime Coat
- $\square$  1 $\frac{1}{2}$ " (38) flange frame.
- ☐ Welded construction.
- ☐ Alternate bird or insect screens.
- ☐ Insulated or non-insulated blank-off panels.
- ☐ Filter racks.
- ☐ Hinged frame.
- ☐ Head and/or sill flashing.
- ☐ Factory mounted electric or pneumatic actuator.

### Ratings

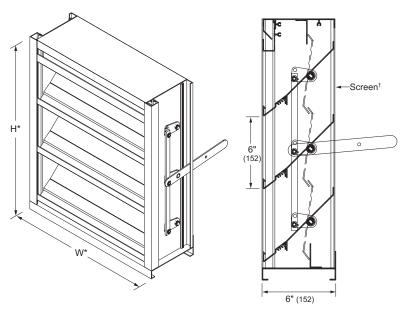
Free Area: [48"  $\times$  48" (1222  $\times$  1222) unit]: 7.1 ft<sup>2</sup> (0.66 m<sup>2</sup>)

Performance @ Beginning Point of Water Penetration

Free Area Velocity: 1.050 fpm (5.33 m/s) Air Volume Delivered: 7,455 cfm (3.52 m³/s) Pressure Loss: 0.19 in.wg. (48 Pa)

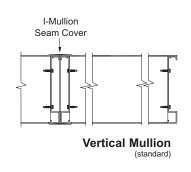
Velocity @ 0.15 in.wg. Pressure Loss: 950 fpm (4.82 m/s)

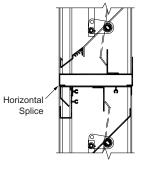
Design Load: 30 psf



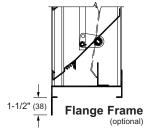
Model EXD-645 (standard) \*Louver dimensions furnished approximately 1/2" (13) undersize.

**Vertical Section** <sup>†</sup>Screen adds approximately 3/16" (5) to louver depth.





**Horizontal Mullion** (standard)

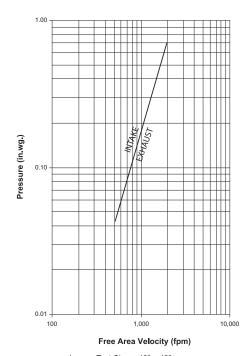


NOTE: Dimensions in parentheses ( ) are millimeters.

_											,	,								
		12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
	12	0.4	0.7	0.9	1.2	1.4	1.6	1.9	2.1	2.4	2.5	2.8	3.0	3.3	3.5	3.8	4.0	4.3	4.5	4.7
	18	0.4	0.7	0.9	1.2	1.4	1.6	1.9	2.1	2.4	2.5	2.8	3.0	3.3	3.5	3.8	4.0	4.3	4.5	4.7
	24	0.7	1.0	1.4	1.8	2.2	2.6	2.9	3.3	3.7	3.9	4.3	4.7	5.1	5.5	5.9	6.2	6.6	7.0	7.4
	30	0.9	1.4	1.9	2.4	2.9	3.5	4.0	4.5	5.0	5.4	5.9	6.4	6.9	7.4	7.9	8.4	9.0	9.5	10.0
	36	1.1	1.8	2.4	3.1	3.7	4.4	5.0	5.7	6.3	6.8	7.4	8.1	8.7	9.4	10.0	10.7	11.3	12.0	12.6
	42	1.3	2.1	2.9	3.7	4.5	5.3	6.1	6.9	7.6	8.2	8.9	9.7	10.5	11.3	12.1	12.9	13.7	14.5	15.2
	48	1.6	2.5	3.4	4.3	5.3	6.2	7.1	8.0	9.0	9.6	10.5	11.4	12.3	13.3	14.2	15.1	16.0	16.9	17.9
(sg	54	1.8	2.9	3.9	5.0	6.0	7.1	8.2	9.2	10.3	11.0	12.0	13.1	14.1	15.2	16.3	17.3	18.4	19.4	20.5
	60	2.0	3.2	4.4	5.6	6.8	8.0	9.2	10.4	11.6	12.4	13.6	14.8	16.0	17.1	18.3	19.5	20.7	21.9	23.1
	66	2.3	3.6	4.9	6.3	7.6	8.9	10.2	11.6	12.9	13.8	15.1	16.4	17.8	19.1	20.4	21.8	23.1	24.4	25.7
Height (inches)	72	2.5	4.0	5.4	6.9	8.4	9.8	11.3	12.7	14.2	15.2	16.7	18.1	19.6	21.0	22.5	24.0	25.4	26.9	28.4
	78	2.7	4.3	5.9	7.5	9.1	10.7	12.3	13.9	15.5	16.6	18.2	19.8	21.4	23.0	24.6	26.2	27.8	29.4	31.0
	84	3.0	4.7	6.4	8.2	9.9	11.6	13.4	15.1	16.8	18.0	19.7	21.5	23.2	24.9	26.7	28.4	30.1	31.9	33.6
	90	3.2	5.1	6.9	8.8	10.7	12.5	14.4	16.3	18.2	19.4	21.3	23.1	25.0	26.9	28.8	30.6	32.5	34.4	36.2
L	96	3.4	5.4	7.4	9.4	11.4	13.5	15.5	17.5	19.5	20.8	22.8	24.8	26.8	28.8	30.8	32.8	34.8	36.8	38.9
	102	3.4	5.4	7.3	9.3	11.3	13.3	15.3	17.2	19.2	20.5	22.5	24.5	26.5	30.8	30.4	32.4	34.4	36.4	38.3
	108	3.6	5.7	7.8	10.0	12.1	14.2	16.3	18.4	20.5	21.9	24.1	26.2	28.3	30.4	32.5	34.6	36.7	38.9	41.0
	114	3.8	6.1	8.3	10.6	12.8	15.1	17.3	19.6	21.8	23.3	25.6	27.8	30.1	32.3	34.6	36.8	39.1	41.3	43.6
	120	4.1	6.5	8.8	11.2	13.6	16.0	18.4	20.8	23.2	24.8	27.1	29.5	31.9	34.3	36.7	39.1	41.5	43.8	46.2

#### **Pressure Loss**

(Data corrected to standard air density)



Louver Test Size = 48" × 48" (1219 × 1219)

Pressure loss tested in accordance with Figure 5.5 of AMCA Standard 500-L.

#### **Water Penetration**

AMCA defines the beginning point of water penetration as the free area velocity at the intersection of a simple linear regression of test data and the line of 0.01 ounces of water per square foot of free area and is measured through a 48" 48" louver during a 15 minute period. The AMCA water penetration test provides a method for comparing louver models and designs as to their efficiency in resisting the penetration of rainfall under specific lab conditions. Pottorff recommends that intake louvers are selected with a reasonable margin of safety below the beginning point of water penetration in order to avoid unwanted penetration during severe storm conditions.

#### Selection Criteria

Follow the steps listed below to calculate the louver size needed to satisfy the required air volume while minimizing the adverse effects of water penetration and pressure loss.

- Determine the Free Area Velocity (FAV) at the maximum allowable pressure loss using the *Pressure Loss* chart to the left. While job conditions vary, typically, the maximum allowable pressure loss should not exceed 0.15 in.wg., and the FAV for 0.15 in.wg. pressure loss is listed on the front page of this sheet.
- 2. Intake Applications If the FAV at the Beginning Point of Water Penetration (shown below) is less than the FAV from step 1, then use the FAV at the Beginning Point of Water Penetration in step 3, otherwise use the FAV from step 1.

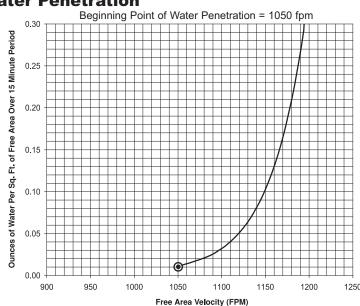
**Exhaust Applications** Use the FAV from step 1 in step 3.

3. Calculate the total louver square footage required using the following equation.



4. Using the Free Area chart above, select a louver width and height that yields a free area ft<sup>2</sup> greater than or equal to the required louver size calculated in step 3.

#### **Water Penetration**



Information is subject to change without notice or obligation.

NOTE: Dimensions in parentheses ( ) are millimeters.

### **POTTORFF**



### Standard Finish colors for aluminum products and acoustical louvers



The first M number is for the standard Newlar finish and the second number is for the same color in Polyester.

### Premium Pearl finish colors for aluminum products and acoustical louvers

Premium Pearl colors use mica pigments to simulate the appearance of anodized finishes.



The first M number is for the standard Newlar finish and the second number is for the same color in Polyester.

The color samples shown are not the actual paint. The samples are as close as possible to actual colors offered. Actual coating samples are available upon request. Please call us at 817-509-2300 or e-mail us at info@pci-industries.com to request.



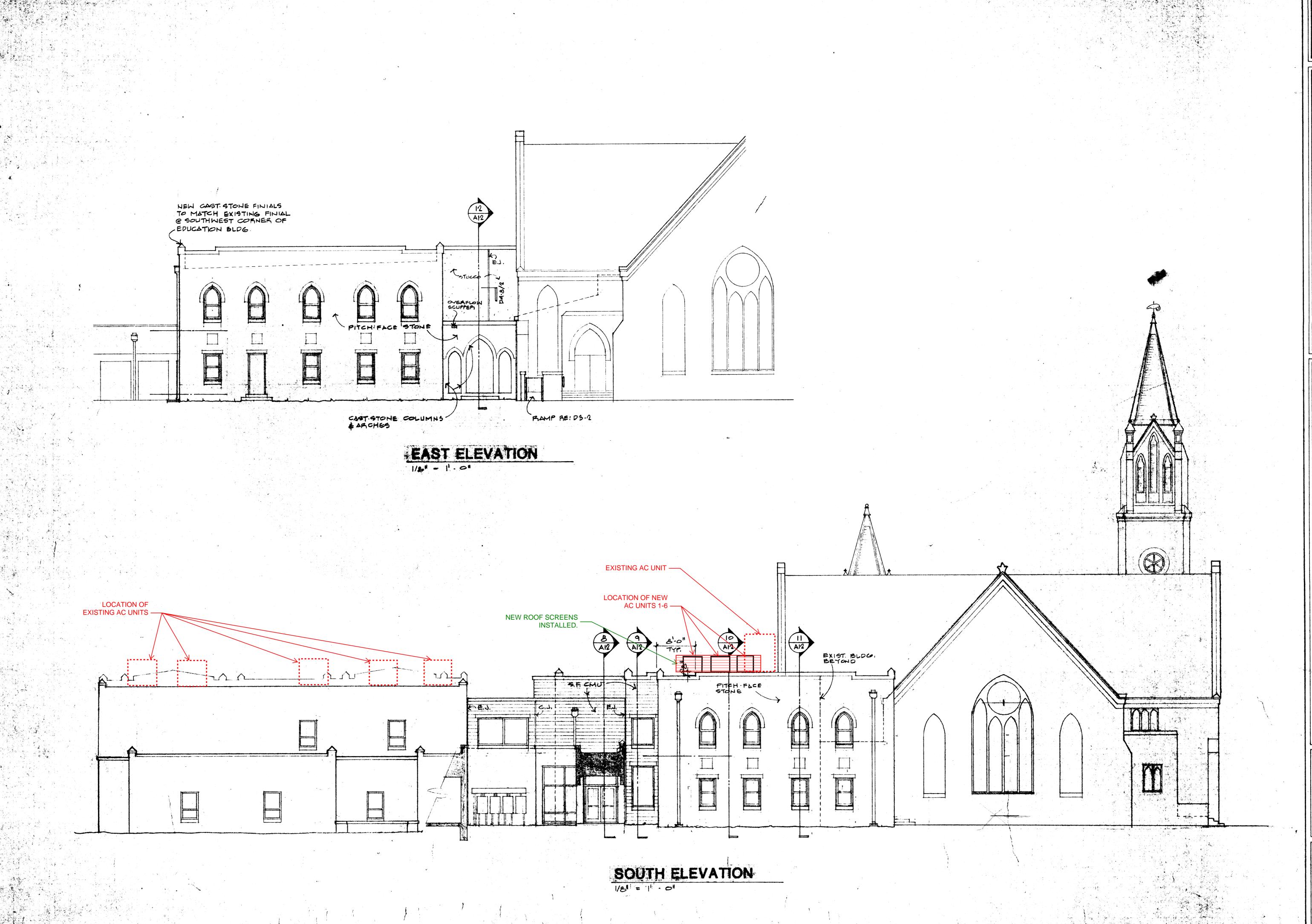
Our superior performance paint systems are available in a wide range of colors and we can also custom color match to any of your specifications. Our expertise in applying architectural coatings assures you of a high quality finish. With our color options, you get the color you need when you need it!

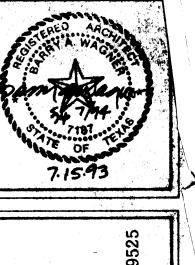
	PRODUCT FACTS		
Finish Type  2-coat 100% Fluoropolymer Newlar/Decaflon Meets AAMA 2605. Dry film thickness 2 mil. Equivalent to Kynar 500°/Hylar 5000°, Duranar°, Fluoropon°	Description/Application  Our premier finish for extruded aluminum. Tough, long lasting, environmentally friendly powder coating has superior color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	Color Selection Standard Colors: 20 standard colors plus Premium Pearl finishes. Custom colors are available. Consult factory.	Warranty 5 Years (consult factory for availability of extended warranty up to 20 years).
2-coat Polyester Powder Coat Meets AAMA 2604. Dry film thickness 2 mil. Equivalent to Baked Enamel.	Environmentally friendly powder coating has good color retention and abrasive properties. Resists chalking, fading, chemical abrasion and weathering.	20 standard colors for aluminum products and acoustical louvers, 18 colors for steel. Custom colors are available. Consult factory.	5 Years
Integral Color Anodize AA-M10C22A42 (>0.7 mil)	Electrochemically deposited inorganic color pigment which is sealed to convert an aluminum oxidation into a corrosion resistant finish. Some shade variation will occur.	Champagne; Light, Medium or Dark Bronze; Black	5 Years
Clear Anodize 215 R-1 AA-M10C22A41 (>0.7 mil)	Electrochemically oxidized aluminum surface for uniform clear finish. More resistant to natural oxidizing. Improved luster and less glossy than mill finish.	Clear	5 Years
Alkyd Prime Coat	Preparation for field applied epoxy, vinyl, urethane, or other heavy-duty coatings. Must be finished within 60 months of application. Contamination can occur in transmit and in the field; requires field cleaning prior to painting.	N/A	N/A
Mill	Aluminum or Galvanized Steel. Normal weathering will occur.	N/A	N/A











WAGNER & KLEIN, INC. ARCHITECTS

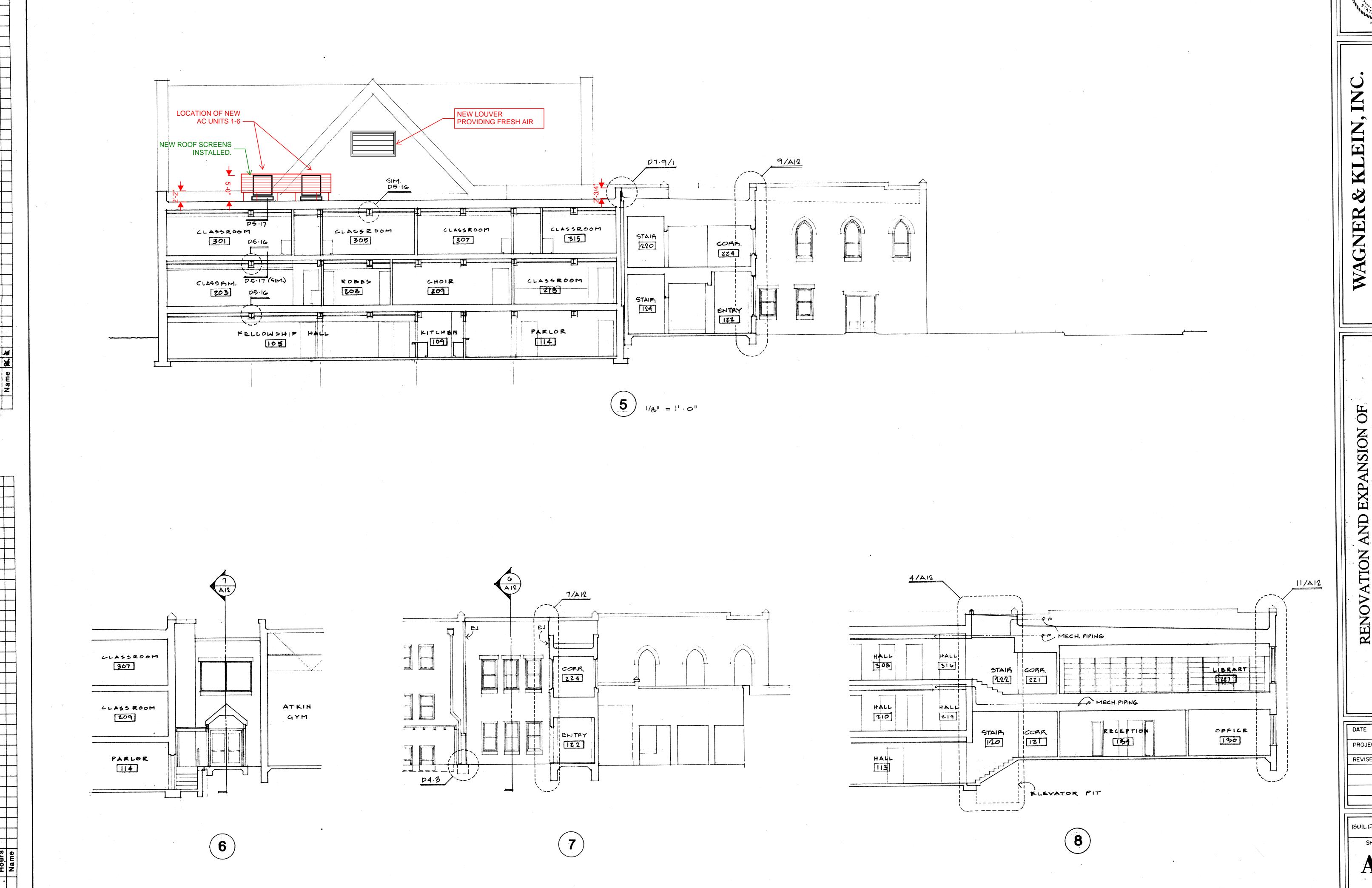
ENCVATION AND EXPANSION OF UNITED METHODIST CHURCE

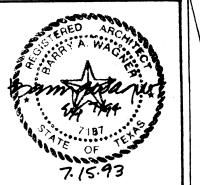
DATE 7.15.93
PROJECT NUMBER

PROJECT NUMBER 92-045
REVISED

EXTERIOR ELEVATIONS
SHEET NUMBER







ARCHITEC

**IETHODIS** 

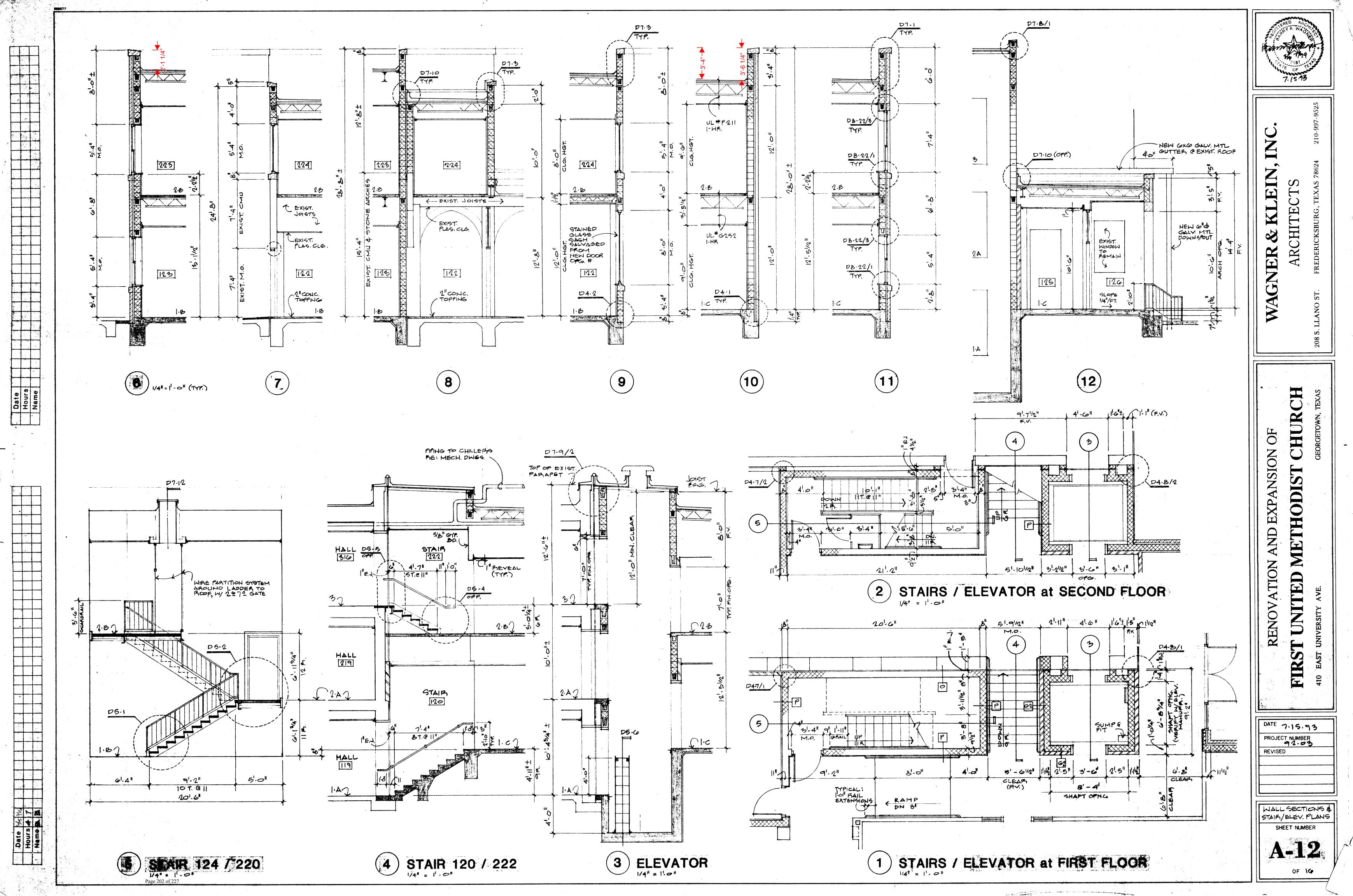
UNITED FIR

DATE 7.15.93 PROJECT NUMBER 92.03 REVISED

BUILDING SECTIONS SHEET NUMBER

OF 16

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TEXAS HISTORIC SITES INVENTORY FORM	I — TEXAS HISTORICAL COMMISSION	(rev.8-82)
	. USGS Quad No. <u>3097-313</u>	Site No. 206
	UTM Sector627~3389	
2.Name <u>First Methodist Church</u> 6	.Date: Factual <u>1891-93</u>	Est
Address 410 E. University 7	.Architect/Builder <u>Robert S. Hyer</u>	
	Contractor	
3.Owner <u>First Methodist Church c/o Rev.</u> 8	.Style/Type <u>Gothic Revival</u>	
Address <u>Joe Fagg, 410 E. University,</u> 9		
4. Block/Lot Hughes/Blk. 2/northeast corner	Present Use <u>religious</u>	
10.Description Stone church with Greek Cross p	<u>lan; exterior walls with ashl</u>	ar-cut
stone; gable roof with composition sh	<u>ingles; front elevation faces</u>	north; wood-
sash, leaded-glass, fixed windows; th	<u>ree double-door entrances wit</u>	h transom.
Dressed/cut stone work is evident in	<u>rough-faced ashlar, dressed v</u>	oussoirs and
11. Present Condition <u>excellent</u>		
12. Significance <u>Primary area of significance:</u>	architecture. An excellent	example of
<u>Gothic Revival architecture in George</u>	town, is especially noteworth	y for its
superb craftsmanship. Revival archit	<u>ecture in Georgetown, is espe</u>	cially
13. Relationship to Site: Moved Date or	Original Site (describe) <u>mostly r</u>	<u>esidential area</u>
southeast of CBD; mostly late ninetee		
14. Bibliography <u>Georgetown Historical Societ</u> y15.		
files, Scarbrough, p. 268, THC files6	Recorder D. Hardy/HHM	Date
DESIGNATIONS	PHOTO DATA	
TNRIS NoOld THC Code		ides
RTHL HABS (no.) TEX		
NR: Individual Historic District	YEAR DRWR ROLL FRME	ROLL FRME
☐ Thematic ☐ Multiple-Resource	14 34	to
NR File Name		to 56 29
Other		to
O(1)01		
CONTINUATION PA	4GE	No. <u>2</u> of <u>2</u>
TEXAS HISTORIC SITES INVENTORY FORM	M-TEXAS HISTORICAL COMMISSION	(rev.8-82)
1. County <u>Williamson</u> <u>WM</u> 5 City/Rural <u>Georgetown</u> <u>GE</u>	. USGS Quad No. <u>3097-313</u>	Site No. 206
City/Rural Georgetown GE	UTM Pt	
2. Name <u>First Methodist Church</u>	Acreage <u>less than one acre</u>	
#3. Owner address (cont'd): Georget	own, 78626.	
#10. Description (cont'd): carved s	nringstones in lance openings	and buttres-
ses; large, lancet, stained-glass win		
wood tracery and roundel in upper por		
east corners are topped by spires of		
has octagonal bell-cast roof, multipl		
story of pressed-tin octagonal roof.		
west side of church in 1930; compatib		
		TOLK OF AUGIT
tion makes it a significant part of t	ne church and its history.	

TEXAS HISTORIC SITES INVENTORY F	ORM — TEXAS HISTORICAL COMMISSIO	N (rev.8-82)
1. County <u>Williamson</u> <u>WM</u>	5. USGS Quad No. <u>3097-313</u>	Site No205
City/Rural <u>Georgetown</u> GE	UTM Sector <u>627-3389</u>	
2.Name <u>First Methodist Church</u>	_ 6. Date: Factual <u>1891-93</u>	Est
Address		
3. Owner		
Address		
4. Block/Lot		
10. Description		
11. Present Condition		
12. Significance		
•		
13. Relationship to Site: Moved Date	or Original Site (describe)	
14. Bibliography	15. Informant	
	16. Recorder	Date
DESIGNATIONS	PHOTO DAT	Ā
TNRIS NoOld THC Code	B&W 4×5s	Slides
TNRIS NoOld THC Code  RTHL HABS (no.) TEX		Sildes
NR: Individual Historic District	YEAR DRWR ROLL FRME	ROLL FRME
☐ Thematic ☐ Multiple-Resource		to
NR File Name		to
Other		to
CONTINUATIO	N PAGE	No. <u>2</u> of <u>2</u>
TEXAS HISTORIC SITES INVENTORY F	ORM—TEXAS HISTORICAL COMMISSIC	N (rev.8-82)
	7	
1. County <u>Williamson</u> <u>WM</u>	5. USGS Quad No. <u>3097-313</u>	
City/Rural Georgetown GE	UIM Pt	<del></del>
2. Name <u>First Methodist Church</u>	Acreage	

#12. Significance (cont'd): noteworthy for its superb craftsmanship. Designed by Dr. Robert S. Hyer, a physics profesor at Southwestern. Stonework completed by the Waterston family who had come from British Isles and who worked on State Capitol in Austin. Church organized in 1874 soon after Texas (later Southwestern) University was established in Georgetown. In 1930, education wing was completed which closely resembles the craftsmanship and design of the original structure; it is an important element to the church's historical and architectural evolution.

### **TEXAS HISTORICAL COMMISSION**

	operties Documented with the THC Form in 2007 and/o			
Address:	410 E University Ave	2016 Survey ID: 125744 A		
City	Georgetown	2016 Preservation Priority: High		
County	Williamson	Local District: Old Town District		
SECTION 1				
Basic Invent	tory Information			
Property Ty	pe: ☑ Building ☐ Structure ☐ Object ☐ Site	☐ District WCAD ID: R042773		
Construction	Date: 1891 ☐ Actual ☑ Estimated	Source: 2007 survey		
Latitude: 30.	63299 Longit	ude -97.673385		
Current/Histo	oric Name First Methodist Church			
Stylistic Infl	uence(s)*  None Selected			
Log tradition Greek Rev Italianate Second Er Eastlake Queen An	rival Romanesque Revival Tudor Revival Neo-Classical Beaux Arts Renaissance Revival Mission	Pueblo Revival   International   Post-war Modern   Ranch   Commercial Style   No Style   Other:		
Plan* ☐ L-plan ☐ Irregular	☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ C☐ Four Square ☐ Rectangular ☐ None Selected	Open ☐ Center Passage ☐ Bungalow ☐ Shotgund		
_	<b>16 Survey</b> ID: 125744 A	☐ Medium ☐ Low gnificant associations; retains sufficient integrity		
	<b>D7 Survey</b> ID: 291a	☐ Medium         ☐ Low           ☐ Medium         ☐ Low		
General Note	s:			
Recorded by	: CMEC Date	Recorded 3/4/2016		
*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style				

\*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.



Se main church; Photo direction: Southeast Note: See additional photo(s) on following page(s)

### **TEXAS HISTORICAL COMMISSION**

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

Address: 410 E University Ave 2016 Survey ID: 125744 A

City Georgetown 2016 Preservation Priority: High

County Williamson Local District: Old Town District

### **Additional Photos**

Photo Direction Northwest

Spire



Photo Direction Northwest



Photo Direction Northwest Nw of just main church





# First United Methodist Church HVAC 2020-30-COA

# Historic & Architectural Review Commission July 23, 2020

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### **Item Under Consideration**

### 2020-30-COA – First United Methodist Church HVAC and Sanctuary Renovation

 Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for rooftop HVAC, mechanical or communication equipment that result in modifications to the building facade at the property located 410 E. University Avenue, bearing the legal description of Block 2 of the Hughes Addition.

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### **Item Under Consideration**

### HARC:

 Rooftop HVAC, mechanical or communication equipment that result in modifications to the building façade

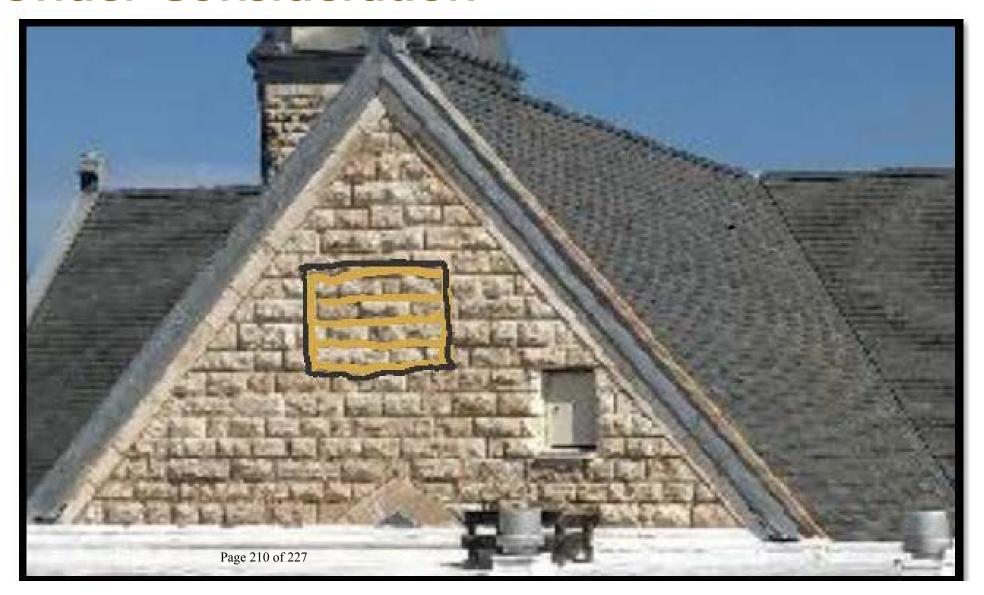
### HPO:

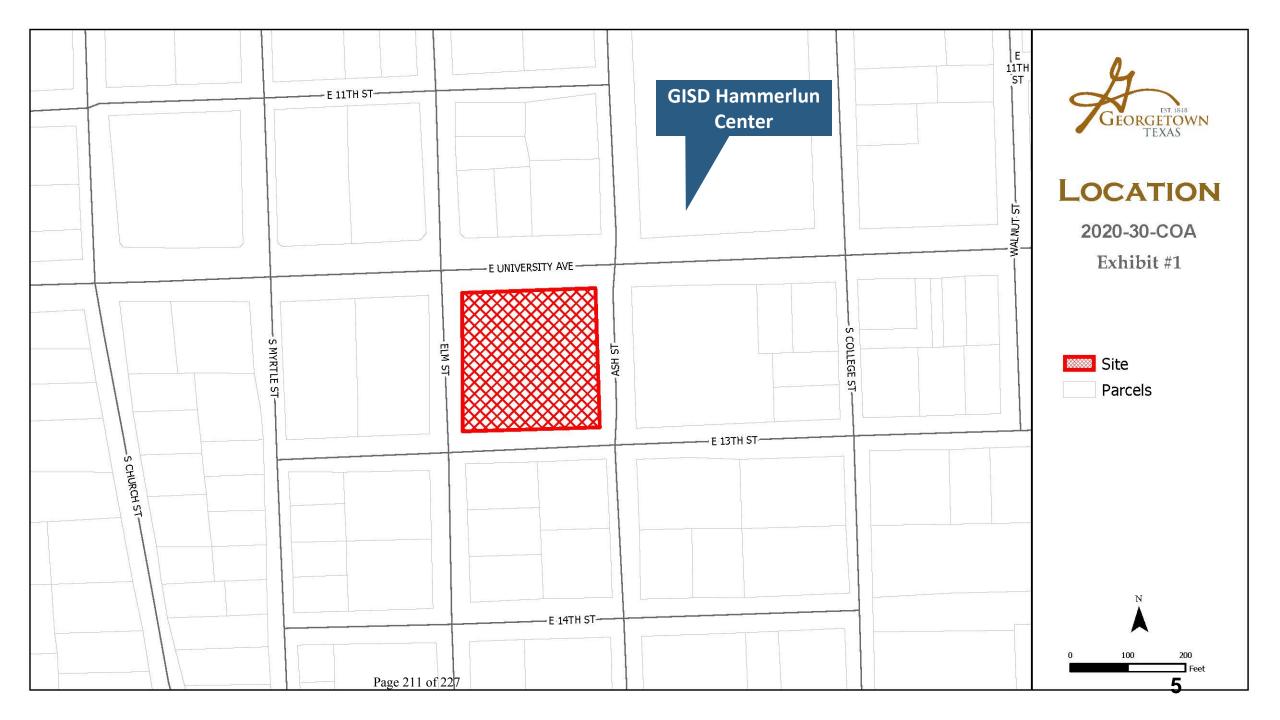
 Rooftop HVAC, mechanical or communication equipment that result in no modifications to the building facade

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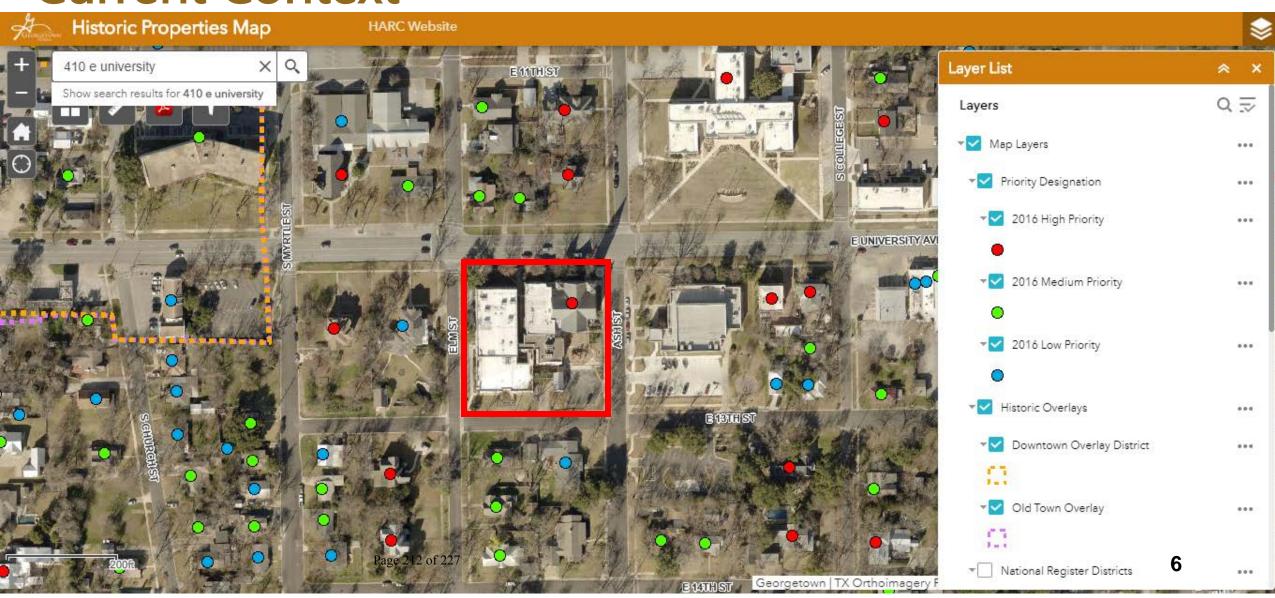
### **Item Under Consideration**





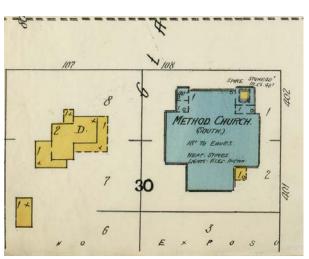


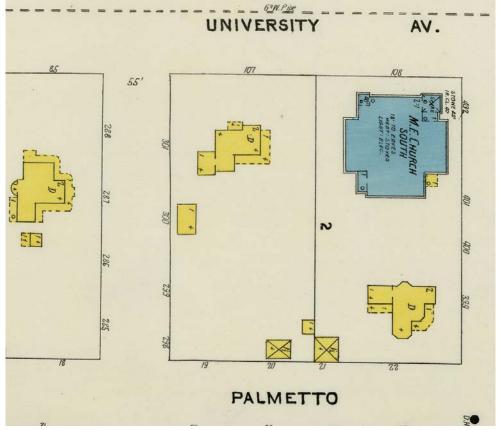
### **Current Context**

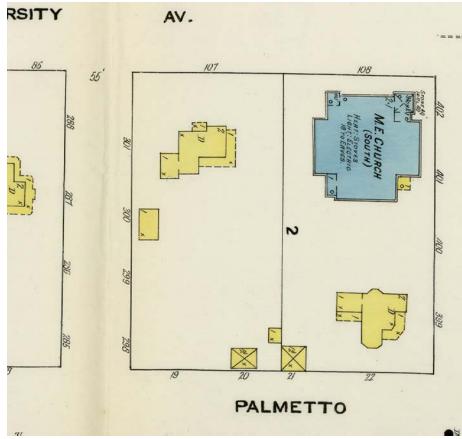




# 1900, 1905 & 1910 Sanborn Fire Insurance Maps



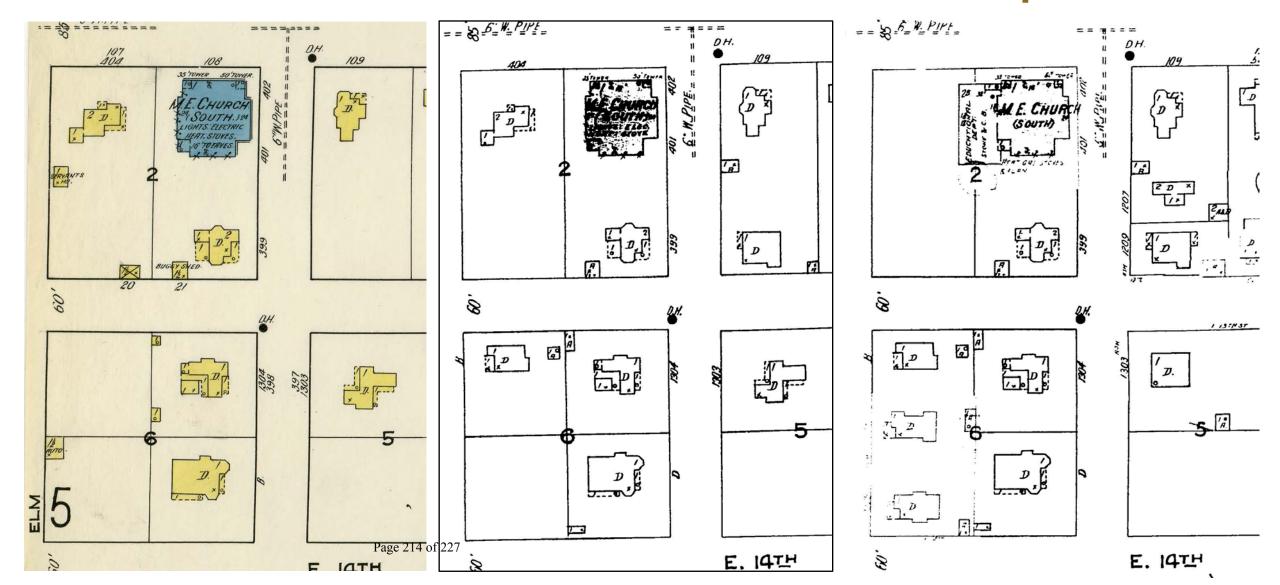




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# 1916, 1925 & 1940 Correction Sanborn Maps





# 1964 Aerial Photo





## 1974 Aerial Photo



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410 E. University – Current View

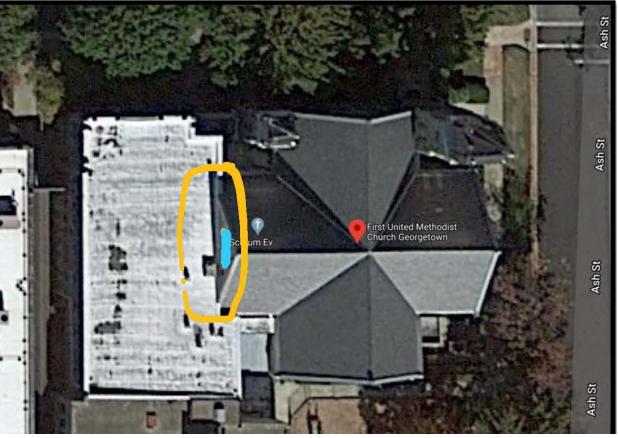


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# **Proposed Project**







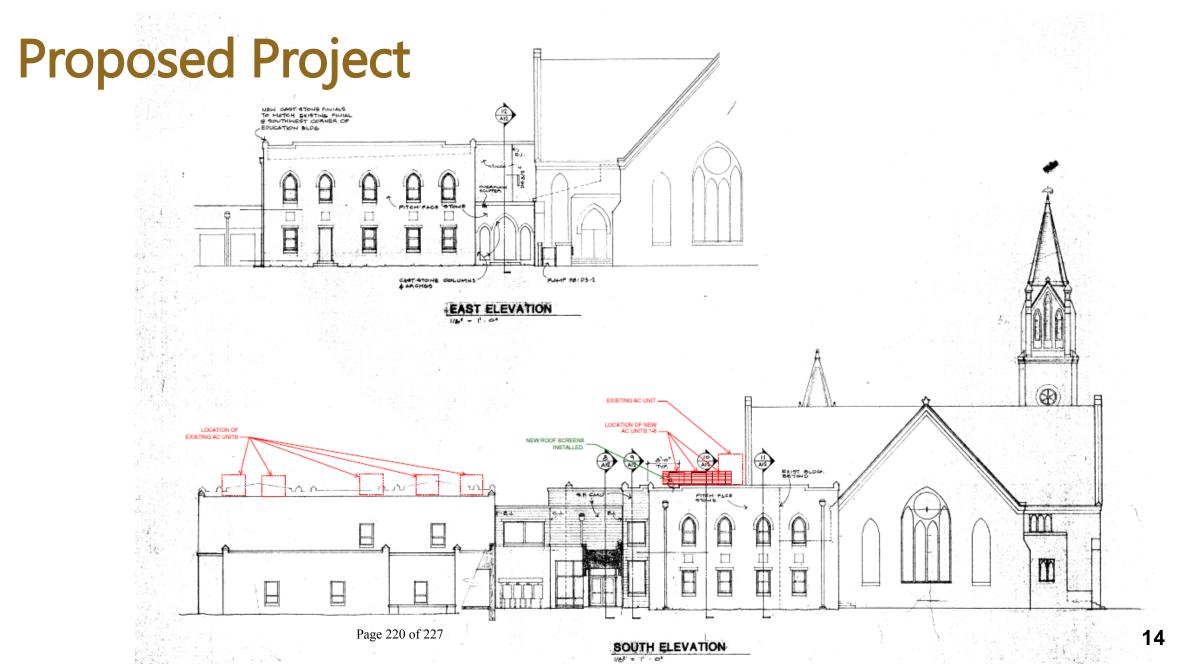
# **Proposed Project**





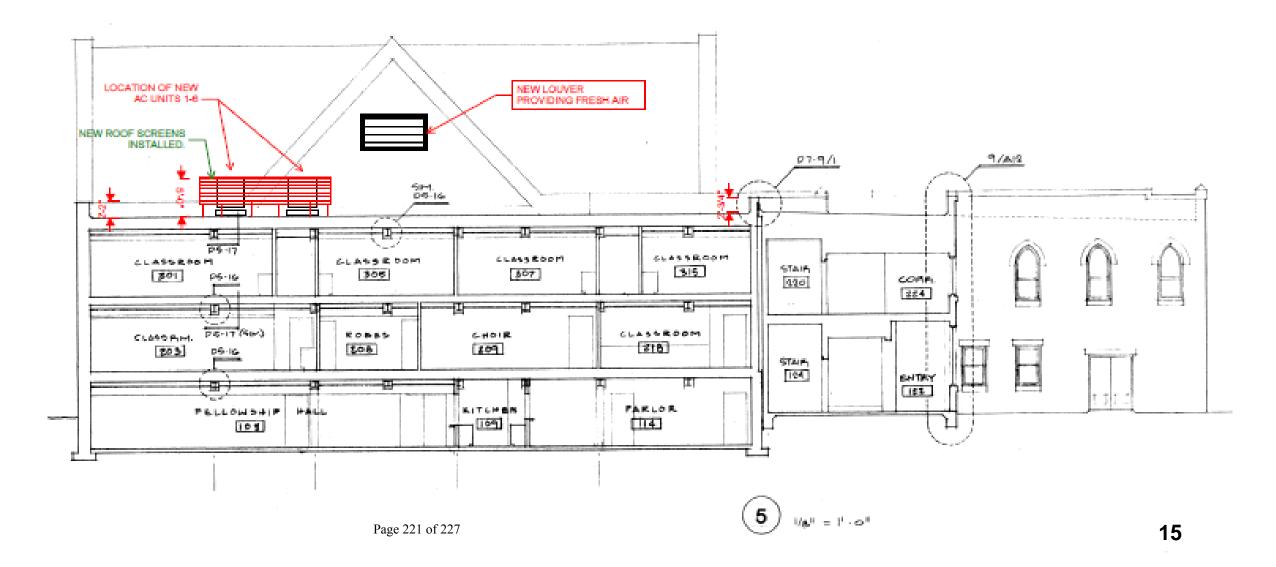
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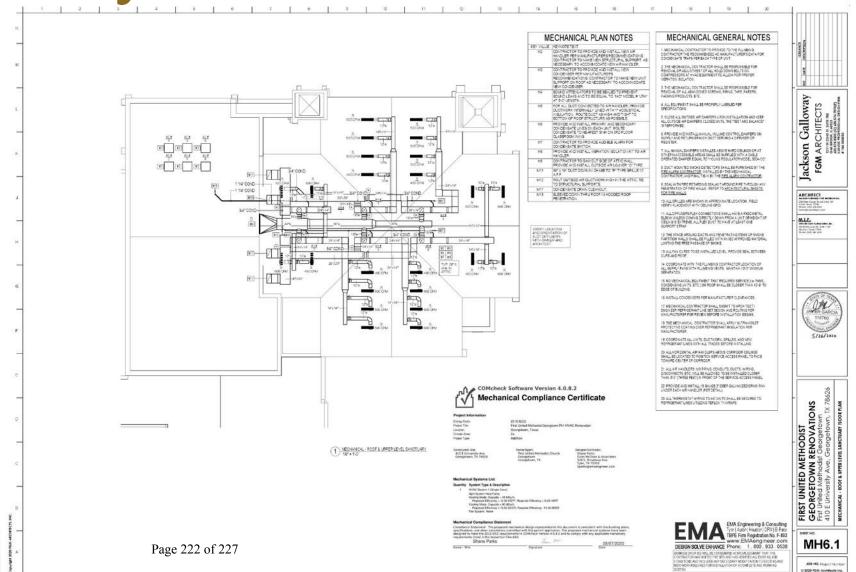


# **Proposed Project**





Proposed Project - Interior Mechanical Plan





**Current Street View** 





# Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with any design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	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 <sub>18</sub>



### **Public Notification**

- Four (4) signs posted
- No public comments

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### Recommendation

Staff recommends *Approval* of the request.

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### **HARC Motion**

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

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