

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
August 13, 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 August 13, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <https://bit.ly/2DreA0R>**

**Webinar ID: 911-9725-5659**

**Password: 607172**

**To participate by phone:**

**Call in number (toll free) 833-548-0282**

**Password: 607172**

**Citizen comments are accepted in three different formats:**

- 1. Submit written comments to [planning@georgetown.org](mailto: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.**

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## **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 July 23, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst
- D **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** for:
  - an addition to a street facing façade;
  - a 5’-4” setback encroachment into the required 25’ street-facing garage setback to allow a residential structure 19’-8” from the side street (south) property line;

- a 4’-6” setback encroachment into the required 10’ rear (west) setback, to allow a residential structure 5’-6” from the rear (west) property line;
- a 2’-9” setback encroachment into the required 6’ side (north) setback for Lot 5 to allow a residential structure 3’-3” from the lot line; and
- an 8’-0” building height modification to the required 15’ maximum building height at the rear (west) setback, to allow a building height of 23’-0” at the rear (west) setback

at the property located at 1610 S. Church Street, bearing the legal description of Lot 5 and the south part of Lot 4 of Block 4 of the Logan Addition. – Britin Bostick, Downtown & Historic Planner

E Presentation and discussion of potential items for Commission Training - Britin Bostick, Downtown and Historic Planner

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

## **Adjournment**

### **Certificate of Posting**

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

\_\_\_\_\_  
Robyn Densmore, City Secretary

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

**SUBJECT:**

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

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

Description		Type
	minutes	Backup Material

City of Georgetown, Texas  
Historic and Architectural Review Commission  
**Minutes**  
July 23, 2020 at 6:00 p.m.  
Teleconference Meeting: <https://bit.ly/38c56ln>

The regular meeting convened at 6:00PM on July 23, 2020 via teleconference at:  
<https://bit.ly/38c56ln>

To participate by phone: Call in number: 833-548-0276 Webinar ID#: 960-6808-9299 Password:  
176297

**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; Faustine Curry; Pam Mitchell; Terri Asendorf-Hyde; ; Robert McCabe; Steve Johnston; Karalei Nunn

**Members absent:** Art Browner

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

Call to order by Commissioner Parr at 6:02 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, please identify yourself by either entering your name, address and item number on the Q/A chat on your screen. 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. 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.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to <http://government.georgetown.org/category/boards-commissions/>.

### **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

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

- 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

*Alternate Commissioner McCabe was on the dais as Alternate Commissioner Mitchell was not present.*

Staff report by Bostick. 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.

**Motion to approve Item D (2020-12-COA) by Commissioner Nunn. Second by Commissioner Morales. Approved (7-0).**

*Alternate Commissioner McCabe was taken off the dais as Alternate Commissioner Mitchell was present for the meeting.*

- 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

**Staff report presented by Bostick.** This property is located in the Old Town Overlay District, at the southeast corner of E. 7th 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. 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. Staff recommend approval with conditions: 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.

Char Parr opened and closed the public hearing as no one signed up to speak.

**Motion to approve Item E (2020-19-COA) with conditions as presented by Commissioner Morales. Second by Commissioner Curry. Approved (7-0).**

- 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

**Staff report by Bostick.** 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 area ratio limits, is located within required setbacks and does not exceed the building height limit at the setbacks.

Chair Parr opened and closed the public hearing as no one signed up to speak.

**Motion to approve Item F (2020-27-COA) by Alternate Commissioner Mitchell. Second by Commissioner Morales. Approved (7-0).**

- 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

**Staff report presented by Bostick.** 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. 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.

Chair Parr opened the public hearing.

Debbie Bray commented that due to size and historical nature of interior of church, this seems like the least obtrusive way to accomplish what is needed to provide comfortable conditions inside the building.

Alfred Brice, the Project Architect, concurred with the information provided by staff.

Chair Parr closed the public hearing.

**Motion to approve Item G (2020-30-COA) as presented by Commissioner Johnston. Second by Commissioner Nunn. Approved (7-0).**

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

### **Adjournment**

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

Meeting adjourned at 7:52pm

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Approved, Amanda Parr, Chair

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Attest, Terri Asendorf-Hyde, Secretary

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

**SUBJECT:**

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

- an addition to a street facing façade;
- a 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line;
- a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line;
- a 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line; and
- an 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback

at the property located at 1610 S. Church Street, bearing the legal description of Lot 5 and the south part of Lot 4 of Block 4 of the Logan Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

The applicant is requesting HARC approval for the addition of a carport and rear storage with second floor living area to the existing medium priority historic main structure, to be connected by a long breezeway. The proposed addition is to replace the existing non-historic 361 sq. ft. carport and 237.5 sq. ft. storage with a new structure that includes a 576 sq. ft. carport with 384 sq. ft. of storage at the rear, and a second floor 720 sq. ft. game room above the rear storage area that overlaps the carport portion of the first floor by 6'. The proposed location on the site and height at the rear setback require setback and building height modifications.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

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

# Planning Department Staff Report

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## Historic and Architectural Review Commission

Meeting Date: *August 13, 2020*

File Number: *2020-34-COA*

### AGENDA ITEM DESCRIPTION

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

- an addition to a street facing façade;
- a 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line;
- a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line;
- a 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line; and
- an 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback

at the property located at 1610 S. Church Street, bearing the legal description of Lot 5 and the south part of Lot 4 of Block 4 of the Logan Addition.

### AGENDA ITEM DETAILS

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Project Name: *1610 S. Church Street Garage*  
Applicant: *John Lawton (Green Earth Builders)*  
Property Owner: *Laura Cook, Trustee of SGM Trust & Steven G. Mayer, Trustee of LAC Trust*  
Property Address: *1610 S. Church Street*  
Legal Description: *Lot 5 and the south part of Lot 4 of Block 4 of the Logan Addition*  
Historic Overlay: *Old Town Overlay District*  
Case History: *N/A*

### HISTORIC CONTEXT

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Date of construction: *1920 (2016 HRS, 1984 HRS provides a date of 1913)*  
Historic Resources Survey Level of Priority: *Medium*  
National Register Designation: *N/A*  
Texas Historical Commission Designation: *N/A*

### APPLICANT'S REQUEST

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HARC:

- Addition that creates a new, or adds to an existing street facing façade for a medium priority structure;
- a 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line;

# Planning Department Staff Report

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## Historic and Architectural Review Commission

- a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line;
- a 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line; and
- an 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback.

In addition to the request items listed above, the proposed project would also require an 8'-0" building height modification to the required 15' maximum building height at the side (north) setback, to allow a building height of 23'-0" at the side (north) setback. This additional building height modification was not included in the public notice, and is therefore not part of the public hearing or discussion for the regular HARC meeting for August 13, but will be noticed and placed on the agenda for the regular HARC meeting on August 27.

## STAFF ANALYSIS

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### Proposed Project

The applicant is requesting HARC approval for the addition of a carport and rear storage with second floor living area to the existing medium priority historic main structure, to be connected by a breezeway. The proposed addition is to replace the existing non-historic 361 sq. ft. carport and 237.5 sq. ft. storage with a new structure that includes a 576 sq. ft. carport with 384 sq. ft. of storage at the rear, and a second floor 720 sq. ft. game room above the rear storage area that overlaps the carport portion of the first floor by 6'. The proposed location on the site and height at the rear (west) setback require setback and building height modifications.

### Historic Information

The house at 1610 S. Church Street is known as the John & Susie Sherman House, and their son, Elmo, provided information during the 1984 Historic Resource Survey that he was born in the house in 1913 and that the family moved away from Georgetown in 1920. He further stated that the house cost \$1,300 to build and that there was a sleeping porch at the back. In the 1984 HRS the house is noted to be constructed in 1913; however, the 2016 HRS provides a construction date of 1920.

According to public records, J. C. Sherman, Jr. purchased lots 3-5 of Block 4 of the Logan Addition on July 27<sup>th</sup>, 1912 from a group of people including A. H. Glasscock. Albert Horton Glasscock was the son of Georgetown founder George Washington Glasscock. Sherman paid \$225 for the three lots, then he and his wife Susie sold Lot 3 and the north half of Lot 4 to C. S. Griffith, owner of the Griffith Lumber Company on February 11, 1913 for \$250. A Mechanic's Lien release dated November 18, 1914 shows that the Griffith Lumber Company did construct the house in 1913, and the promissory notes (loan) dated February 11, 1913 were for a total of \$1,350. The Shermans sold their house to B. Mayfield on May 19<sup>th</sup>, 1920 for \$3,750 and the payment of the property taxes.

The house appears on the 1925 Sanborn Fire Insurance Company map with a small accessory structure that was likely the garage or shed that can be seen in the 2017 HRS photos. The drawing of the house

# Planning Department Staff Report

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## Historic and Architectural Review Commission

indicates front and rear porches. The 1964 and 1974 aerial photos shows the hip roof style with interior chimneys, as well as the accessory structure, and 1981 photos taken by the Texas Historical Commission show what appears to be the original design of the house, with large windows, beveled horizontal siding and wood shingle siding around the front porch. The second-floor addition and dormers were added between 1984 and 2007, although the exact date is not currently known. Presently, the house retains many of the original features, and despite some alterations to the appearance, is of a style and character that contribute to the character of the Old Town Overlay District.

### Project Analysis

The addition is proposed to be in the same location as the original and current garage/shed/carport, which requires setback modifications for the street facing garage, side street and rear setbacks due to the current setback requirements for the Residential Single-Family zoning district. The third setback modification required for the proposed project, the 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line, is due to the location of a lot line within the property boundary. When the Shermans had the house built, they owned Lot 5 and part of Lot 4 of the Logan Addition, which gave them a larger yard or property than they would have with just a single lot. At the time buildings were constructed across lot lines, and there were no setbacks since zoning had not been established as a city power. Today, the City of Georgetown Unified Development Code applies setbacks to lot lines, even when those lot lines are within current property ownership boundaries, which is why this setback modification is part of the project request. This interior setback modification also reduces the setback modification needed for the street-facing carport.

The Unified Development Code also requires a building height of 15' at the required setbacks within the Old Town Overlay District, and the proposed height of the second floor of the addition – which is measured as the average of the ridge and eave height – at the rear property line setback is 23' and requires an 8' building height modification.

The Unified Development Code limits the size of accessory structures, or structures detached and separate from the main structure, to 25% of the square footage of the main structure, although garages may be up to 600 square feet. The applicant is proposing to connect the addition to the main house via a breezeway so that it is not an accessory structure and the additional square footage for the storage and living areas is allowed. In this case the distance between the deck at the rear of the house and the carport is 36', which creates a long breezeway to connect the side door of the house with the carport. According to the applicant, the location of the new addition at that distance from the house or main structure and the breezeway is proposed to accommodate two existing site conditions. The first condition is to use the existing driveway curb cut and maintain the carport footprint as it currently exists. The second is to not encroach too closely to three existing trees, two large trees outside the property's fence and in the City's right-of-way along E. 17<sup>th</sup> Street, and one smaller tree within the property. Although the large trees in the right-of-way might be spaced far enough apart that a driveway could be constructed between the trees without harming the root systems, there is also a manhole cover in the right-of-way between the trees that prevents that from being a feasible driveway location to provide access to a carport situated closer to the main structure. It is staff's evaluation that the addition could be placed close enough to the

# Planning Department Staff Report

## Historic and Architectural Review Commission

west right-of-way tree that the project would not require the encroachment into the rear (west) 10' setback, however the driveway may need to be configured at an angle toward the carport if pavement cannot be installed for the driveway surface closer to the tree's root system. If the rear setback modification were not required because the addition was placed closer to the main structure, the proposed height of the structure at the rear 10' setback would still require approval of a building height modification.

### 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
<b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
<b>14.10 Non-traditional siding materials are discouraged.</b> <ul style="list-style-type: none"><li>✓ Typically, artificial stone and brick veneer are not appropriate.</li><li>✓ Asphalt shingles are not appropriate.</li><li>✓ Aluminum and vinyl are not appropriate.</li></ul>	<b>Complies</b> Proposed siding material is a fiber composite board and batten siding, which has a similar appearance to traditional siding materials.
<b>14.11 Avoid alterations that would damage historic features.</b> <ul style="list-style-type: none"><li>✓ Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance.</li><li>✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.</li></ul>	<b>Complies</b> Proposed addition does not alter or remove historic features and is proposed to have minimal impact on the historic structure.
<b>14.12 An addition shall be compatible in scale, materials, and character with the main building.</b> <ul style="list-style-type: none"><li>✓ An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure.</li><li>✓ An addition to the front of a building is usually inappropriate.</li></ul>	<b>Complies</b> The addition is proposed to be to the rear of the main building with compatible materials and a simpler architectural style. It is proposed to be two stories like the main structure but separated from it by a breezeway connection. The main house is approximately 2,953 sq. ft. including the covered front porch and the proposed addition is 1,680 sq. ft. with a 342 sq. ft. breezeway, or 68% of the size of the existing house.
<b>14.13 Design a new addition such that the original character can be clearly seen.</b>	<b>Complies</b>

# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<p align="center"><b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b></p>	
<ul style="list-style-type: none"> <li>✓ In this way, a viewer can understand the history of changes that have occurred to the building.</li> <li>✓ An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.</li> <li>✓ Creating a jog in the foundation between the original and new structures may help to define an addition.</li> <li>✓ Even applying new trim board at the connection point between the addition and the original structure can help define the addition.</li> <li>✓ See also <i>Preservation Briefs #14: New Exterior Additions to Historic Buildings</i>, published by the National Park Service.</li> </ul>	<p>Proposed addition does not diminish or obscure the character of the historic structure and is proposed to have a separation that is distinguishable as a later addition.</p>
<p><b>14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.</b></p> <ul style="list-style-type: none"> <li>✓ This will allow the original proportions and character to remain prominent.</li> <li>✓ Locating an addition at the front of a structure is usually inappropriate.</li> </ul>	<p align="center"><b>Complies</b></p> <p>Proposed addition is set back to the rear of the historic structure, which will remain prominent from the main street view, and the addition is separated from the main structure from the side street view.</p>
<p><b>14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.</b></p> <ul style="list-style-type: none"> <li>✓ When preserving original details and materials, follow the guidelines presented in this document.</li> </ul>	<p align="center"><b>Complies</b></p> <p>The addition is proposed to have minimal impact on the historic structure.</p>
<p><b>14.16 An addition shall be compatible in scale, materials, character, and architectural style with the main building.</b></p> <ul style="list-style-type: none"> <li>✓ An addition shall relate to the historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure.</li> <li>✓ While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when</li> </ul>	<p align="center"><b>Partially Complies</b></p> <p>Proposed addition is compatible with the main building, simple in design and sets the second floor back from the front of the carport to reduce the height along the street façade of the structure. Additionally, is it connected to the main structure via a linking structure. However, the link is via an approximately 36' long breezeway between the main house and the</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
feasible, and then link it with a smaller connecting structure. ✓ An addition should be simple in design to prevent it from competing with the primary façade. ✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	carport/storage/living structure, and the length of the breezeway creates an addition that is not as compatible with the character of the main building as a shorter connection would be.
<b>14.18 The roof of a new addition shall be in character with that of the primary building.</b> ✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings. ✓ Repeat existing roof slopes and materials. ✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.	<b>Complies</b> The roof style of the addition is proposed to be a gable roof with two separate portions, one over the carport and one over the second floor living space. The main house originally had a hip roof, but the later additions created gabled dormers when the second floor was added. The proposed roof of the addition as well as the breezeway are traditional roof styles with slopes that are compatible with the historic main structure.

### CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<b>Complies</b> Staff reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	<b>Partially Complies</b> The proposed project requires three setback modifications and two building height modifications.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Partially Complies</b> SOI Standard #9: "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	<p>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.”</p> <p>The proposed addition does create a change to the property, and the breezeway connection of approximately 36’ is a long connection, although a preferred method of connecting an addition as it requires minimal alterations to the historic main structure. The proposed carport/storage/ living area addition is compatible with and differentiated from the historic structure.</p>
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	<p><b>Partially Complies</b></p> <p>Proposed project complies or partially complies with applicable Design Guidelines.</p>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p><b>Partially Complies</b></p> <p>The proposed addition has minimal impact to the integrity of the historic main structure as the breezeway connection to the main structure is proposed to be located at a rear side door. The main part of the addition is also proposed to be in a location in which there has been a shed or garage structure since at least 1925. However, the length of the proposed breezeway is not consistent with the historic character of the site.</p>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<p><b>Complies</b></p> <p>The proposed addition is compatible with surrounding properties. Although the surrounding properties are primarily a single story in height, the proposed addition sets the second-floor portion back from the street façade of the carport to minimize the impact of the second floor from the street view.</p>

## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
7. The overall character of the applicable historic overlay district is protected; and	<b>Partially Complies</b> The proposed addition does not diminish the character of the Old Town Overlay District, with the exception of the long breezeway connection, which is longer than other connections that have been constructed to facilitate residential additions.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>Not Applicable</b> No signage is proposed as part of this project.

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

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	<b>Partially Complies</b> Three setback modifications are proposed as part of this project. The setback for the interior lot line is due to the lot lines for the property and complies with this criterion. The setback encroachment for the south property line along E. 17 <sup>th</sup> Street is to place the proposed structure in a location on the site that does not cross the interior lot line and complies with this criterion. The setback encroachment into the rear (west) setback is a matter of convenience and based on the location of the driveway curb cut and existing carport.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	<b>Partially Complies</b> The proposed addition would not have room on the site without the 25' garage setback and 6' side setback encroachments (south property line and interior lot line), but there is adequate room on the site without the 10' rear (west) setback encroachment.

## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	<b>Complies</b> The proposed setback encroachments are consistent and compatible with surrounding properties within the same block.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	<b>Complies</b> The proposed carport portion of the addition would be set closer to the street than the carport on the adjacent property to the west, however it would be the same distance to the street as the existing carport.
e. Whether the proposed structure is replacing a structure removed within the past year;	<b>Not Applicable</b> The proposed structure would be replacing the existing non-historic structure.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	<b>Not Applicable</b> The proposed structure would be replacing the existing structure, which has a smaller footprint but similar encroachment as the proposed structure.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	<b>Partially Complies</b> The proposed encroachments are for a structure that is proposed to have a 576 sq. ft. carport and 384 sq. ft. storage area on the ground level and a 720 sq. ft. living area above, for a total of 1,680 sq. ft. The existing carport is 361 sq. ft. and the storage area is 237.5 sq. ft. for a total of 598.5 sq. ft. The proposed structure is nearly three times larger than the existing structure, however the encroachment into the south and west setbacks is the same as the existing encroachment.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Partially Complies</b> The main house is approximately 2,953 sq. ft. including the covered front porch and the proposed addition is 1,680 sq. ft. with a 342 sq. ft. breezeway, or 68% of the size of the existing house. While large in comparison to the existing house, the addition is also separated by the proposed breezeway.

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
i. The size of the proposed structure compared to similar structures within the same block;	<b>Does Not Comply</b> The proposed addition is two stories in height, and the surrounding properties in the same block have single story structures, except for the adjacent property to the west, which has a two-story portion. With the proposed addition, this structure would be larger than most surrounding structures, and include a longer breezeway connection than has been constructed on other properties.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Complies</b> The proposed addition is not anticipated to negatively impact adjoining properties, including the ability to maintain existing buildings.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	<b>Complies</b> The proposed setback encroachments leave adequate space for maintenance.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	<b>Partially Complies</b> The rear setback encroachment is the only proposed encroachment to which this criteria would apply, and while the encroachment does not enable the preservation of a large tree on the property, it does prevent driveway encroachment into the critical root zone of a large pecan tree within the city's right-of-way.

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

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	<b>Complies</b> The proposed height of the addition does not block views to and from the Courthouse.
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	<b>Not Applicable</b> Proposed project is not located within the Downtown Overlay District or Town Square District.

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	<b>Partially Complies</b> The main structure on the subject property is two stories in height and the proposed addition is also two stories in height, however the structures in the immediate vicinity are one story in height.
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	<b>Not Applicable</b> Proposed project is not located within the Downtown Overlay District or Town Square District.
e. The proposed project protects the historic buildings in the Downtown Overlay District.	<b>Not Applicable</b> Proposed project is not located within the Downtown Overlay District.

### STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request for the addition, 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line, 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line, and 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback; and *DENIAL* of the request for a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line. Requiring the addition to be constructed without the rear setback encroachment would move the addition 4'-6" closer to the main structure, reducing the length of the breezeway and still sufficiently distanced from the large tree in the City's right-of-way. It would also reduce the needed building height modification from 8'-0" to 5'-0" at the rear setback.

### PUBLIC COMMENTS

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

### ATTACHMENTS

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

### SUBMITTED BY

*Britin Bostick, Downtown & Historic Planner*



# LOCATION

2020-34-COA

Exhibit #1



Site



Parcels

N



0 100 200 Feet



## *Green Earth Builders, LLC*

2306 Waizel Way Georgetown, Texas 78626

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

Web: [WWW.GREENEARTHBUILDERS.NET](http://WWW.GREENEARTHBUILDERS.NET)

Email: [Jennifererin.jl@gmail.com](mailto:Jennifererin.jl@gmail.com)

### **Letter of Intent**

#### **1610 S Church Street**

1610 S Church St is a corner lot with E 17<sup>th</sup> St. Existing now is a gravel driveway with a gravel carport and a storage room behind. Owners would like to improve this area.

Owners would like to have a concrete drive and carport to accommodate two vehicles. Enlarge the storage room in the back and add a game room above.

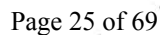
The original structure for carport is 19'X19' with gravel base and the storage room at 12'6"X19' in the back of the structure.

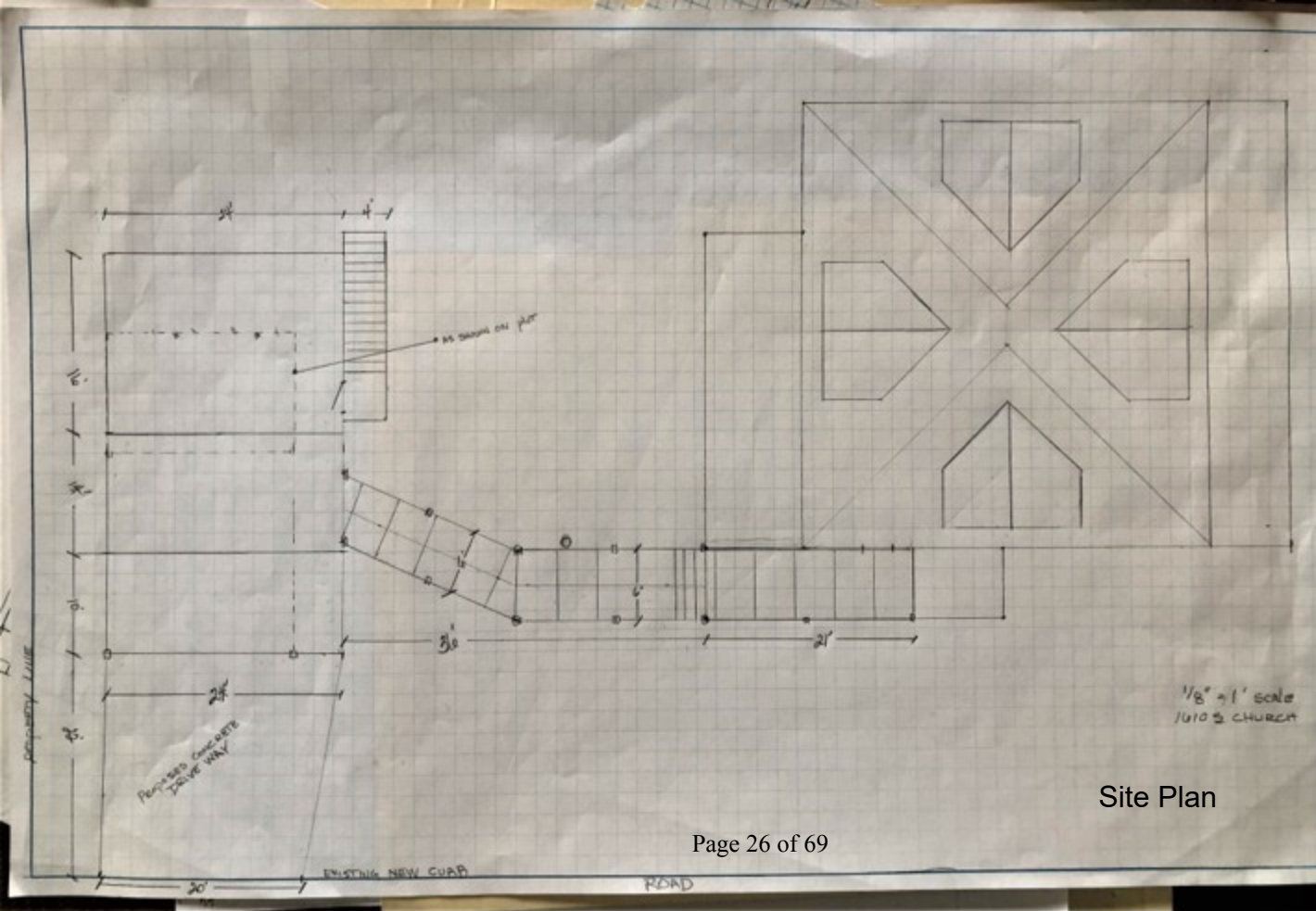
New dimensions for structure will be 24'X24' for carport and 24'X16' for storage room. Second floor game room will be 24'X30'.

With this added space there also will be a breezeway crossing the back yard covering approximately 36'X6' attaching the carport to the structure of the house. The walkway will be made of stepping stone. The cover will match the existing house.

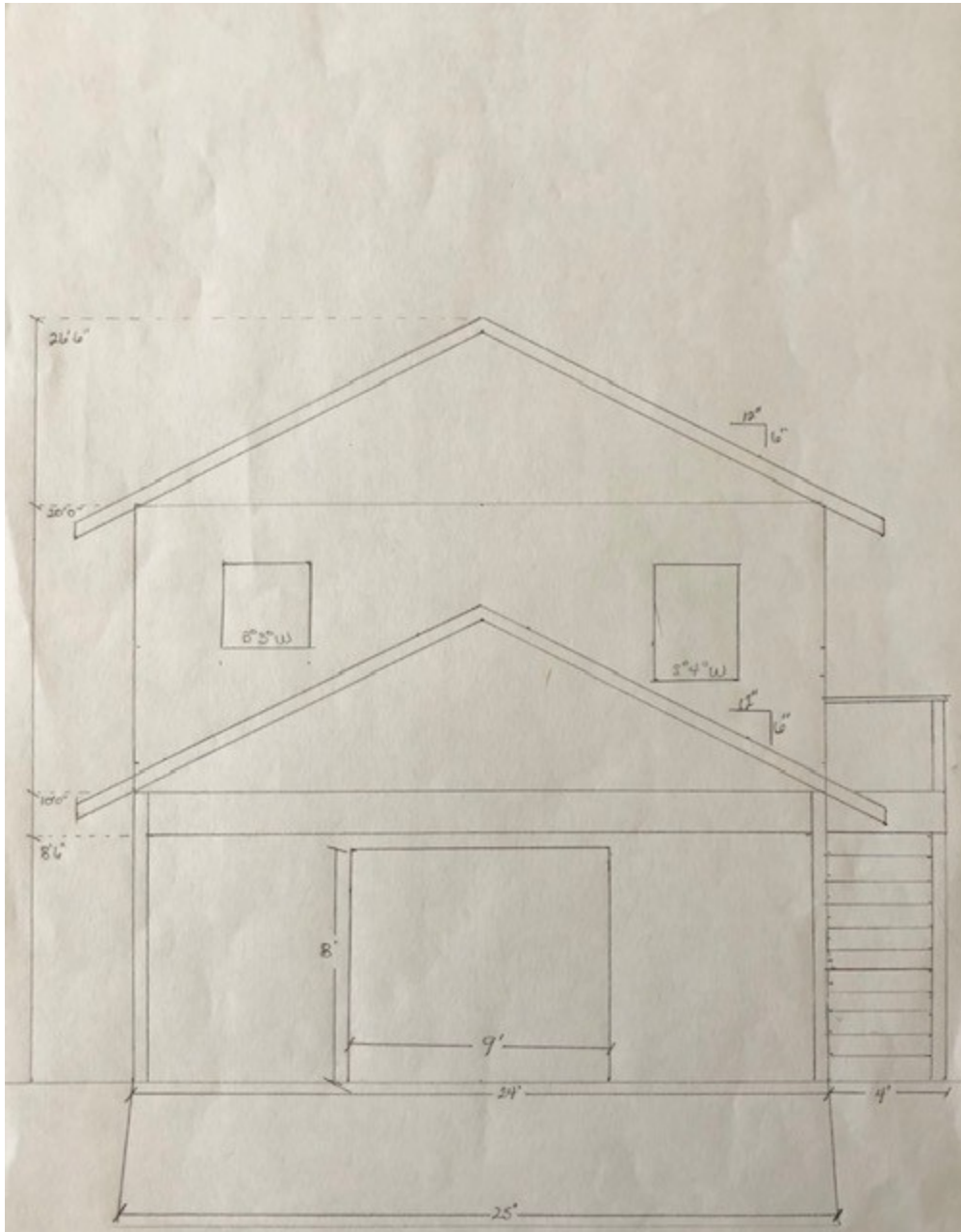


F.C.: CC/JS

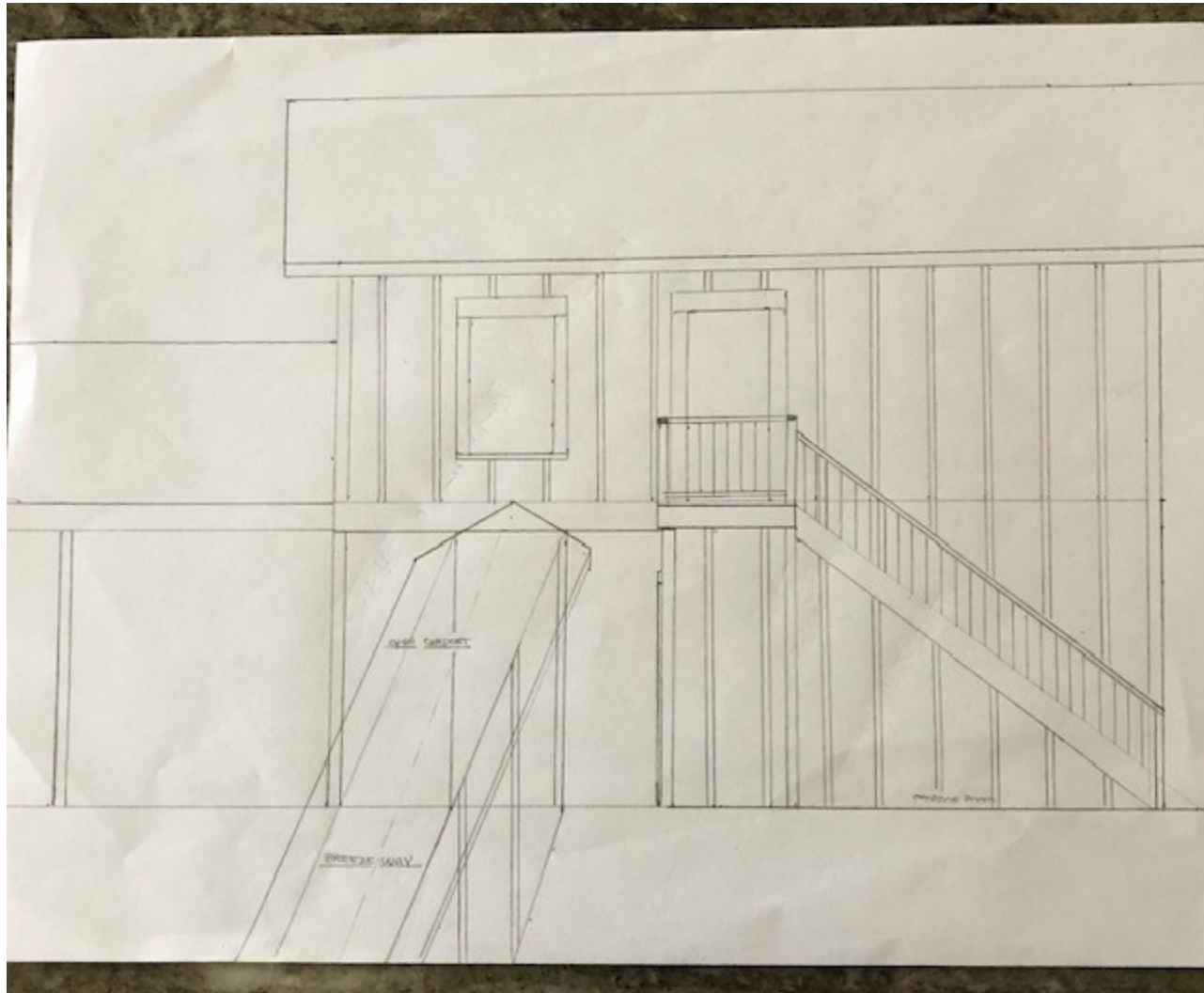




Site Plan



South (17th Street) Elevation



East Elevation (Facing House)



1. County Williamson WM  
 City/Rural Georgetown GE
2. Name John & Susie Sherman House  
 Address 1610 Church
3. Owner Young Est. c/o Ernest C. Young  
 Address Rt. 2, Inks Dam, Burnet, TX 78611
4. Block/Lot Logan/Blk. 4/Lot 5, p. 4
5. USGS Quad No. 3097-313 Site No. 519  
 UTM Sector 627-3389
6. Date: Factual 1913 Est. \_\_\_\_\_
7. Architect/Builder \_\_\_\_\_  
 Contractor Griffith Lumber Co.
8. Style/Type \_\_\_\_\_
9. Original Use residential
10. Present Use residential
10. Description One-story wood frame dwelling; exterior walls w/ beveled wood siding; hip roof w/ bell-cast hip roof w/ composition shingles; front elev. faces E.; two interior brick chimneys w/ corbeled caps; wood sash double-hung windows w/ 1/1 lights & crown moldings; single-door entrance w/ sidelights; three-bay porch within E. elev.; Doric columns. Other>
11. Present Condition good
12. Significance Primary area of significance: architecture. A good example of an early twentieth-century dwelling.
13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site ☒ (describe) \_\_\_\_\_
14. Bibliography Tax rolls, Mechanic's Liens, GHS files, Sanborn Maps
15. Informant \_\_\_\_\_
16. Recorder A. Taylor/HHM Date July 1984

## DESIGNATIONS

## PHOTO DATA

TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_ B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_

NR: ☐ RTHL ☐ HABS (no.) ☐ TEX- \_\_\_\_\_ 35mm Negs. \_\_\_\_\_

☐ Individual ☐ Historic District

☐ Thematic ☐ Multiple-Resource

NR File Name \_\_\_\_\_

Other \_\_\_\_\_

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		8	31	to		
		49	3	to	49	5
				to		

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM  
 City/Rural Georgetown GE
2. Name John & Susie Sherman House
5. USGS Quad No. 3097-313 Site No. 519

#10. Description (cont'd): noteworthy features include symmetrical three-bay facade; wood shingle foundation skirt which tapers upward. Outbuildings include wood frame double garage.

**TEXAS HISTORICAL COMMISSION**

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

Address: 1610 Church St 2016 Survey ID: 123891  
 City: Georgetown 2016 Preservation Priority: Medium  
 County: Williamson Local District: Old Town District

**SECTION 1**

**Basic Inventory Information**

**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R043045

Construction Date: 1920 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.629391 Longitude -97.675149

Current/Historic Name None/None

**Stylistic Influence(s)\*** ☒ None Selected

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

**Plan\***

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

**Priority:** 2016 Survey ID: 123891 ☐ High ☒ Medium ☐ Low

**Explain:** Despite some alterations, property is significant and contributes to neighborhood character

2007 Survey ID: 780 ☐ High ☒ Medium ☐ Low

1984 Survey ID: 519 ☒ High ☐ Medium ☐ Low

**General Notes:** (Notes from 2007 Survey: shingles non-original (see '84 photos); dormer non-original)

Recorded by: CMEC

Date Recorded 3/14/2016

\*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)

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

Address: 1610 Church St

2016 Survey ID: 123891

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction Northwest



Photo Direction Northwest

Shed



# 1610 S. Church Street Garage 2020-34-COA

**Historic & Architectural Review Commission**  
August 13, 2020



# Item Under Consideration

## 2020-34-COA – 1610 S. Church Street Garage

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

- an addition to a street facing façade;
- a 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line;
- a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line;
- a 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line; and
- an 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback

at the property located at 1610 S. Church Street, bearing the legal description of Lot 5 and the south part of Lot 4 of Block 4 of the Logan Addition.

# Item Under Consideration

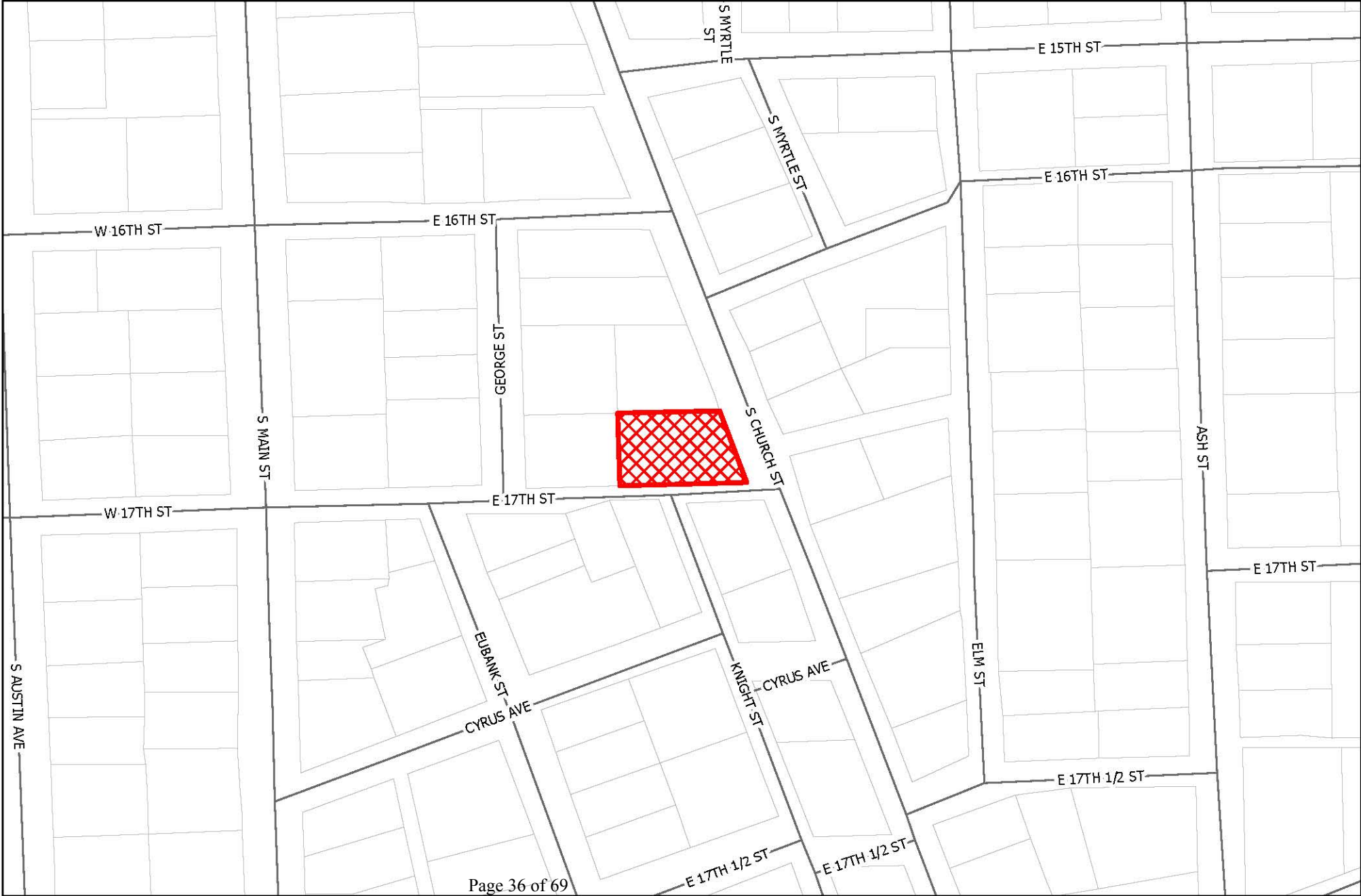
## HARC:

- Addition that creates a new, or adds to an existing street facing façade for a medium priority structure;
- a 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line;
- a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line;
- a 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line; and
- an 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback

# Item Under Consideration







# LOCATION

2020-34-COA

Exhibit #1



Site



Parcels

N



0 100 200 Feet



# Current Context

Historic Properties Map

HARC Website

1610 s church

Show search results for 1610 s church

Layer List

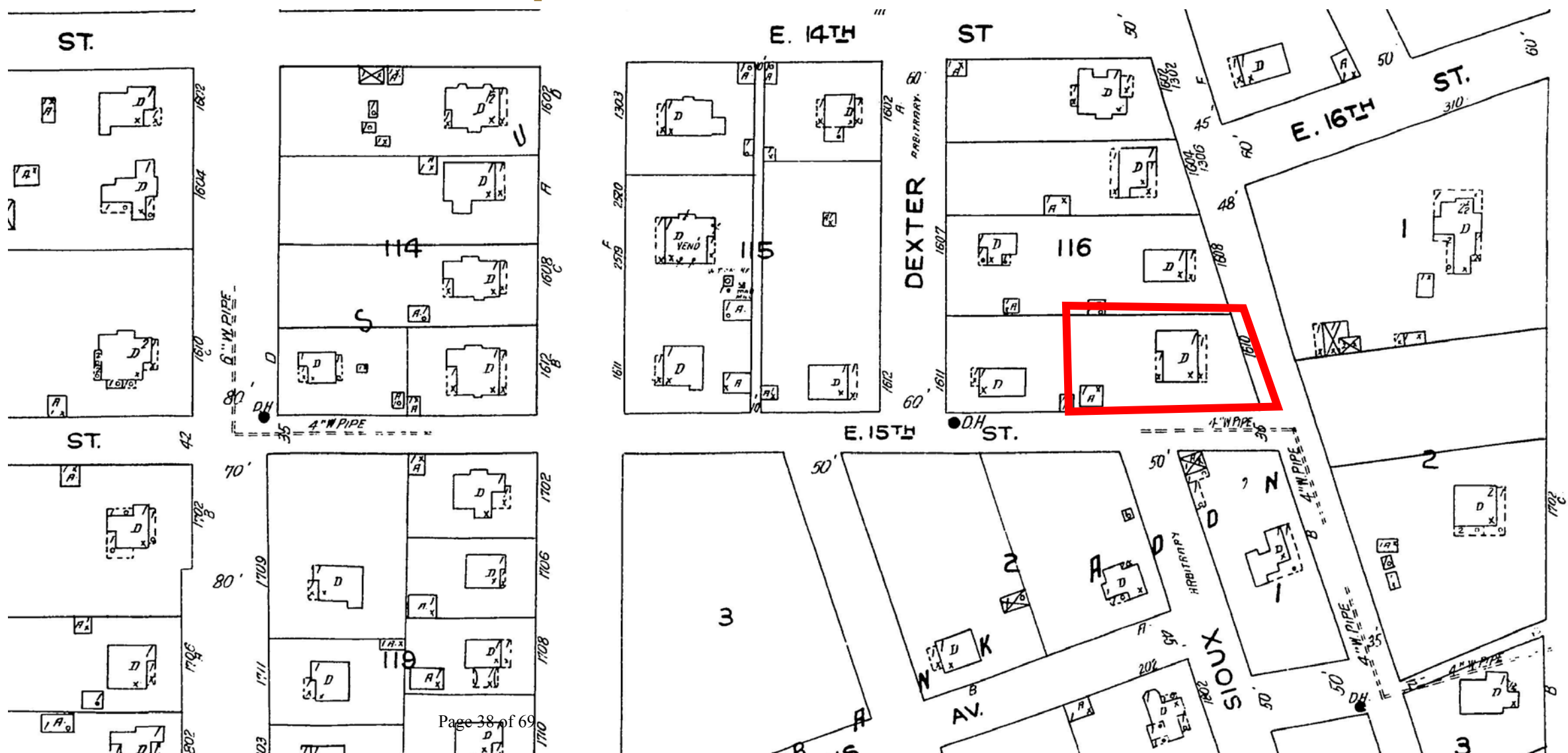
- ☒ 2016 Low Priority
- ☒ Historic Overlays
- ☒ Downtown Overlay District
- ☒ Old Town Overlay
- ☒ National Register Districts
- ☒ Olive Street Nat. Reg. Dist.
- ☒ Williamson County Courthouse Nat. Reg. Dist.
- ☒ Belford Nat. Reg. Dist.
- ☒ University-Elm Nat. Reg. Dist.
- ☐ Other Historical Designations
- ☐ Parcels
- ☒ Georgetown City Limits
- ☒ Streets

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6



# 1925 Sanborn Map



# 1964 Aerial Photo



# 1974 Aerial Photo





# 1981 Texas Historical Commission Photo





# 1981 Texas Historical Commission Photo





# Current Photo





# Current Photo





# Current Photo





# Current Photos





# Current Photo





# Current Photo

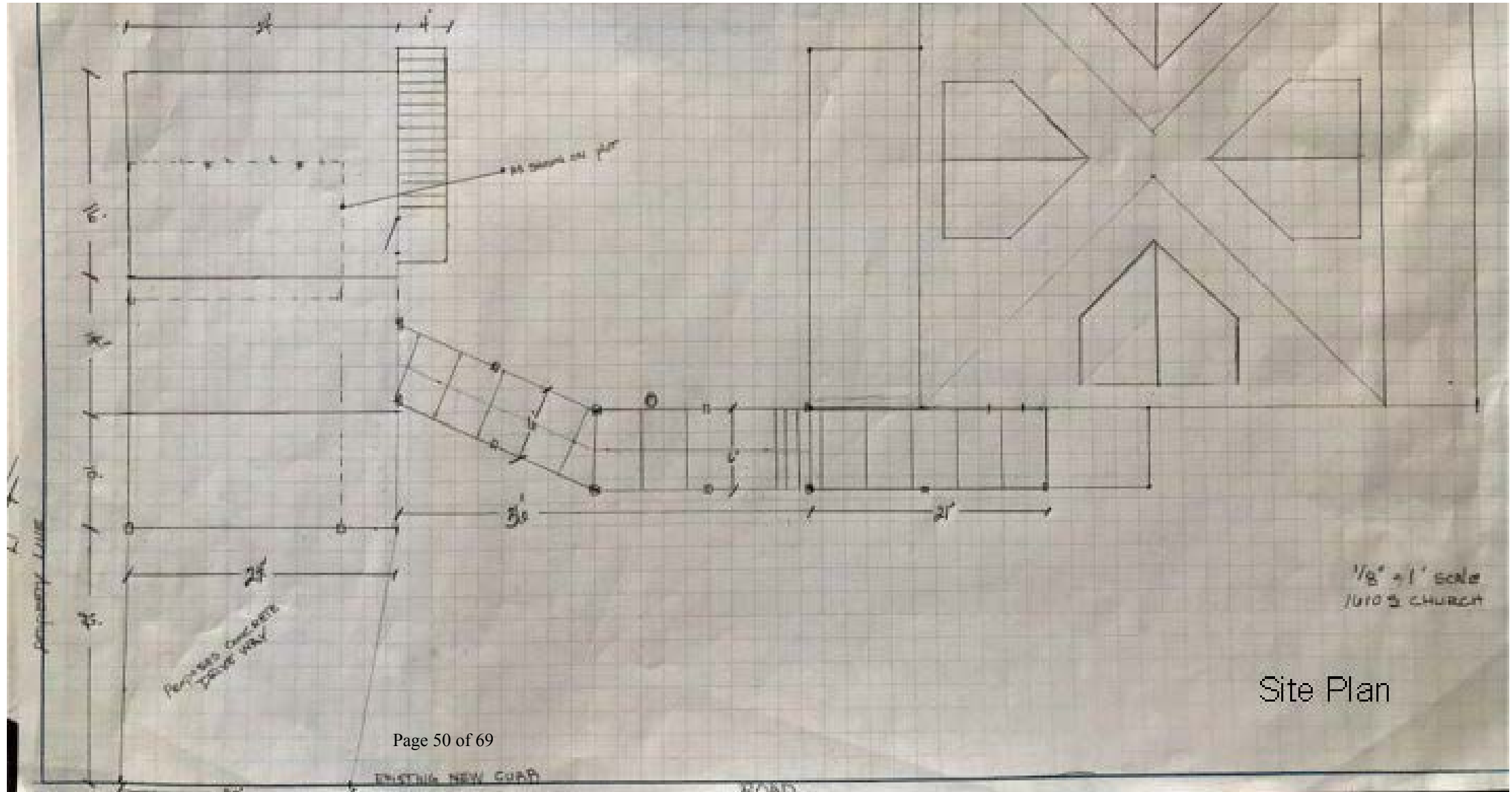




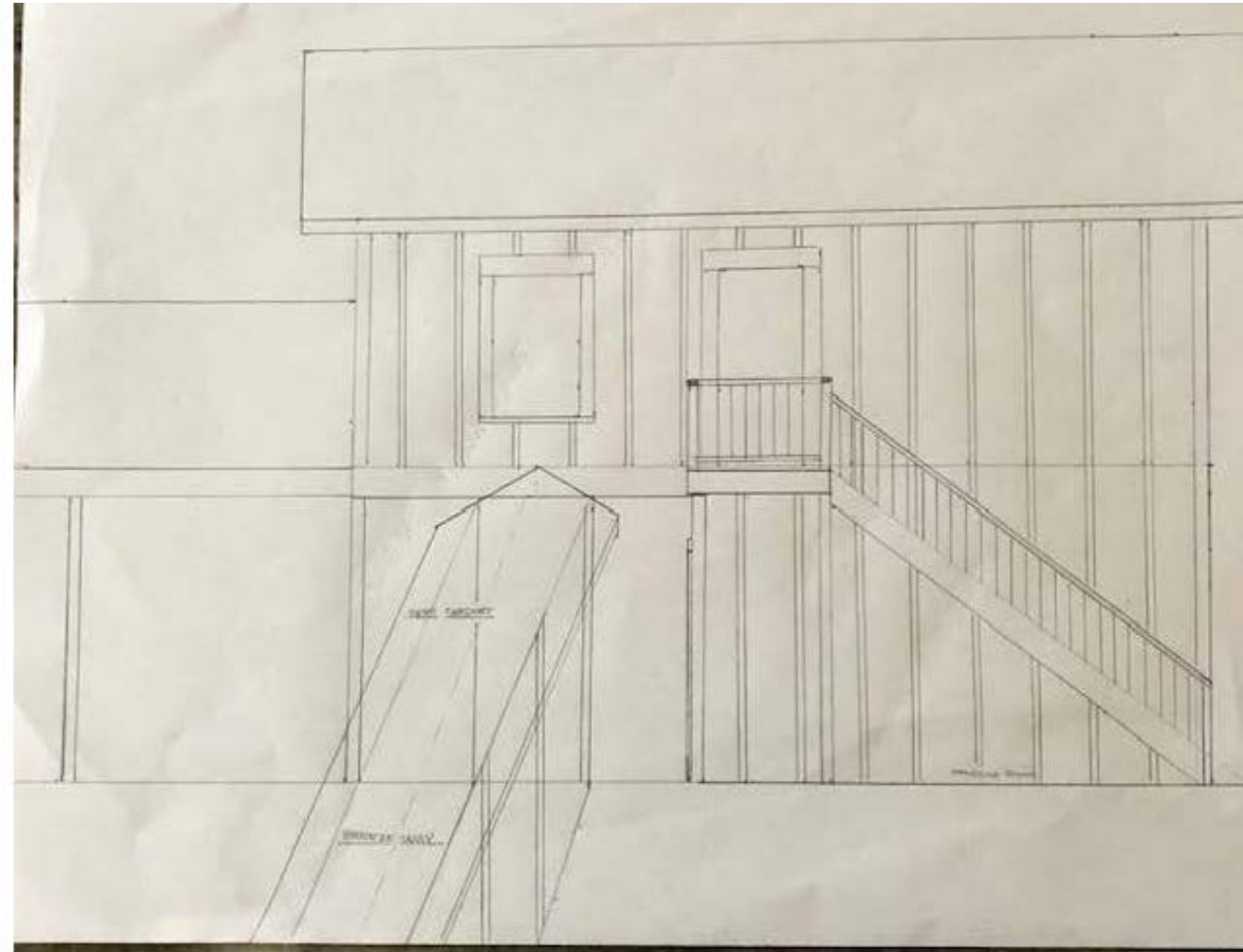
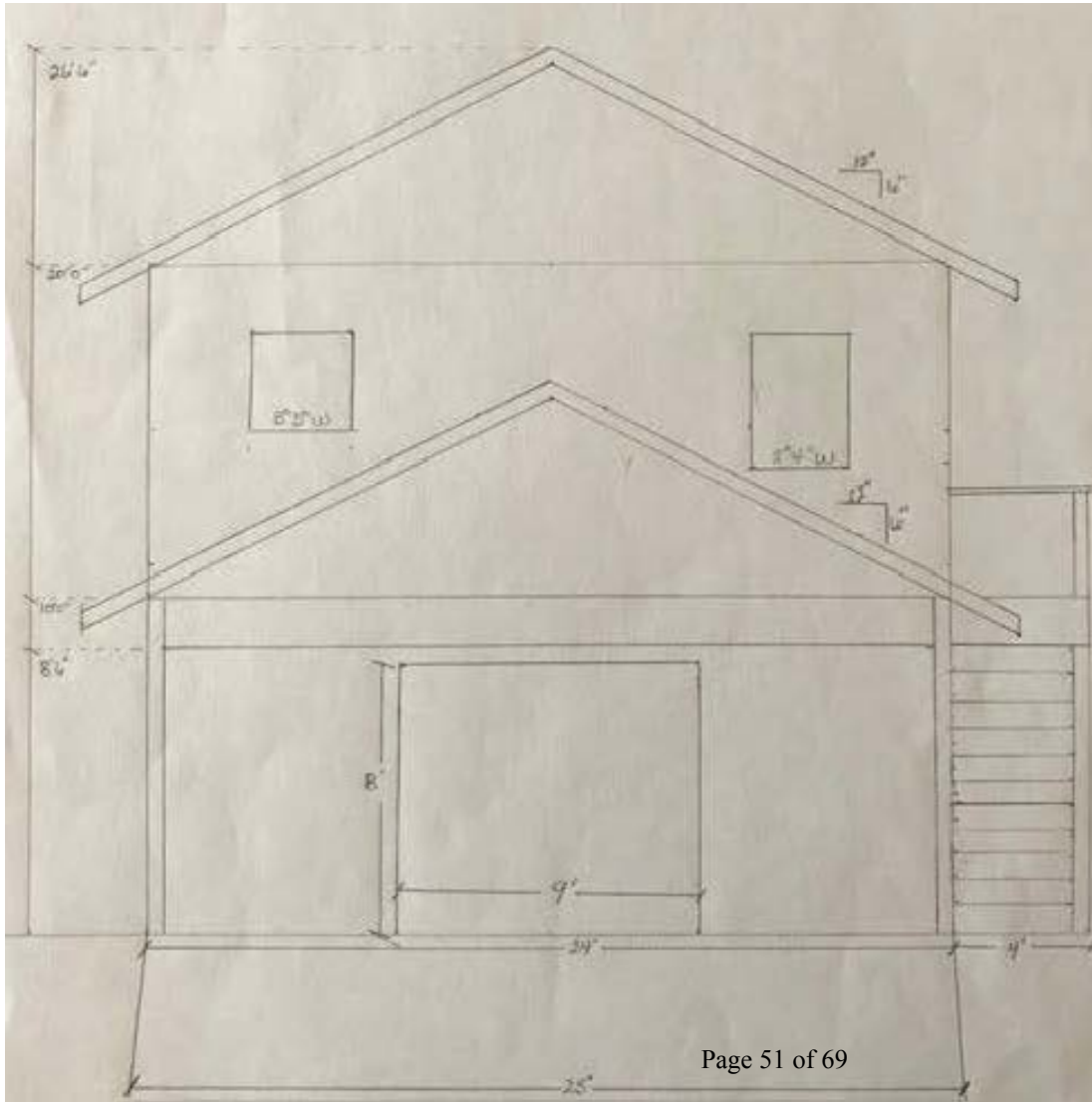
# Site Survey



# Proposed Addition - Plan

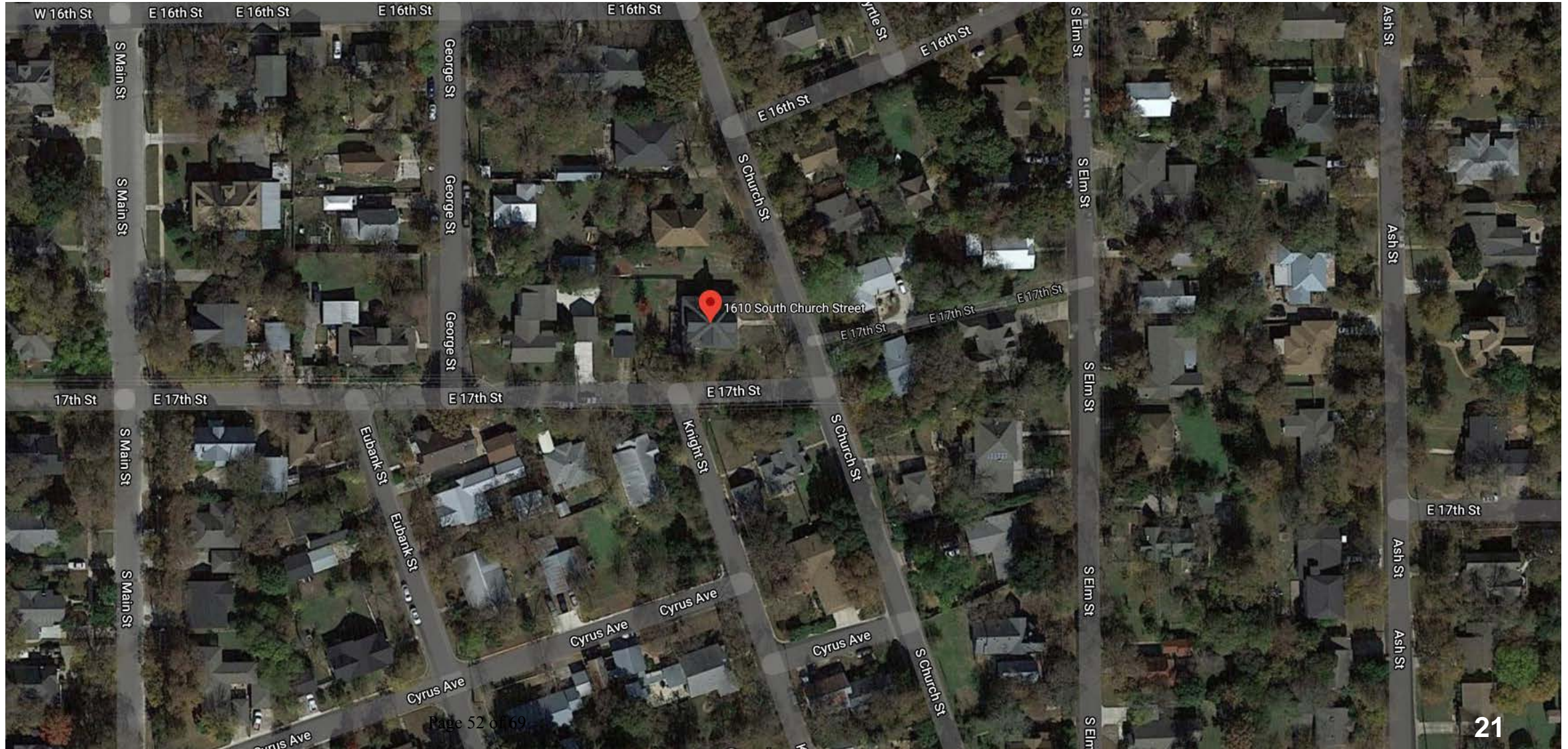


# Proposed Addition – South & East Elevations





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



# Setback Approval Criteria – UDC Section 3.13.030

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

# Setback Approval Criteria – UDC Section 3.13.030.D.2

Criteria	Staff's Finding
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	<b>Partially Complies</b>
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Partially Complies</b>
i. The size of the proposed structure compared to similar structures within the same block;	<b>Does Not Comply</b>
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Complies</b>
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	<b>Complies</b>
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	<b>Partially Complies</b>

# Building Height Modification Approval Criteria

## – UDC Section 3.13.030.C.2

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



# Public Notification

- Two (2) signs posted
- Forty (40) letters mailed
- One (1) comment in favor

# Recommendation

Staff recommends ***APPROVAL*** of the request for the addition, 5'-4" setback encroachment into the required 25' street-facing garage setback to allow a residential structure 19'-8" from the side street (south) property line, 2'-9" setback encroachment into the required 6' side (north) setback for Lot 5 to allow a residential structure 3'-3" from the lot line, and 8'-0" building height modification to the required 15' maximum building height at the rear (west) setback, to allow a building height of 23'-0" at the rear (west) setback; and ***DENIAL*** of the request for a 4'-6" setback encroachment into the required 10' rear (west) setback, to allow a residential structure 5'-6" from the rear (west) property line.

# HARC Motion

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

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

**SUBJECT:**

Presentation and discussion of potential items for Commission Training - Britin Bostick, Downtown and Historic Planner

**ITEM SUMMARY:**

**Background:**

Staff will provide a short presentation with a list of topics for the Commissioner to discuss and provide feedback to staff. Possible training topics for discussion by the Commission include but are not limited to:

- National Register Districts/Individual Listing & Recorded Texas Historic Landmarks (RTHLs)
- Secretary of the Interior's Standards
- Historic Materials - Repair vs. Replace
- Design Guidelines (update)
- Demolitions & Infill
- New Design Guidelines
- New Commissioner Orientation
- Commercial Signage
- Historic Information Resources

Are there topics the Commission would like to add or modify?

Are there topics staff needs to prioritize?

In addition to training opportunities, staff is also seeking feedback from the Commission on the materials used by the Commission in their deliberation (staff reports, exhibits and presentations).

For staff reports and exhibits, staff is seeking feedback:

- What application materials best help you to make decisions?
- What application materials are most helpful to understand the request?
- What application materials need improvement?
- What changes can we make to the application materials?

For the Commission's deliberation process:

- What are the key parts of your decision making?
- Where is more work or understanding needed?
- What options/changes/tweaks should we consider?

**FINANCIAL IMPACT:**

None

**SUBMITTED BY:**

Nat Waggoner, PMP, AICP

**ATTACHMENTS:**

	<b>Description</b>	<b>Type</b>
	Presentation	Presentation

# HARC Annual Work Plan

**Historic & Architectural Review Commission**

August 13, 2020

# Training topics for discussion

- National Register Districts/Individual Listing & Recorded Texas Historic Landmarks
- Secretary of the Interior's Standards
- Historic Materials - Repair vs. Replace
- Design Guidelines (update)
- Demolitions & Infill
- New Design Guidelines
- New Commissioner Orientation
- Commercial Signage
- Historic Information Resources

# Feedback we are seeking:

- ☐ Are there topics the Commission would like to add or modify?
- ☐ Are there topics we need to prioritize?



# Tools



Staff presentations



Staff reports, exhibits

## First United Methodist Church HVAC 2020-30-COA

**Historic & Architectural Review Commission**  
 July 23, 2020

<b>Planning Department Staff Report</b>	
Historic and Architectural Review Commission	
Meeting Date:	July 23, 2020
File Number:	2020-30-COA
<b>AGENDA ITEM DESCRIPTION</b>	
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.	
<b>AGENDA ITEM DETAILS</b>	
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
<b>HISTORIC CONTEXT</b>	
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)
<b>APPLICANT'S REQUEST</b>	
HARC:	<ul style="list-style-type: none"> <li>✓ Rooftop HVAC, mechanical or communication equipment that result in modifications to the building facade</li> </ul>
HPO:	<ul style="list-style-type: none"> <li>✓ Rooftop HVAC, mechanical or communication equipment that result in no modifications to the building facade</li> </ul>
<b>STAFF ANALYSIS</b>	
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 facade of the historic portion of the building, above the roof of the 1930 addition on the west side of the historic church building.	
2020-30-COA - 410 E. University Avenue	
Page 1 of 5	

# Feedback we are seeking:

- ☐ What application materials best help you to make decisions?
- ☐ What application materials are most helpful to understand the request?
- ☐ What application materials need improvement?
- ☐ What changes can we make to the application materials?

# Processes

Staff makes presentation to Commission



Chair invites Applicant and/or Representative to address the Commission



The Commission asks questions of both Staff and applicant/representative



Public Hearing



Motion and 2<sup>nd</sup>



Chair and/or commission can ask questions, clarifications of Staff, Applicant and/or Representative

# Feedback we are seeking:

- ☐ What are the key parts of your decision making?
- ☐ Where is more work or understanding needed?
- ☐ What options/changes/tweaks should we consider?

# Next Steps

- Review feedback, prioritize work focusing on immediate improvements
- Return to HARC with list of improvements in September