

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
September 10, 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 September 10, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <https://bit.ly/3aCYA8p>**

**Webinar ID: 978 1599 5564**

**Password: 453689**

**To participate by phone:**

**Call in number (toll-free): 888-475-4499**

**Password: 453689**

**\*If you experience difficulties accessing the meeting when dialing the toll-free number, please call in to one of the following long-distance numbers:**

**(346)248-7799, (253)215-8782, (312)626-6799, (929)205-6099**

**Password: 453689**

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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 August 27, 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 that creates a new, or adds to an existing street facing façade at the property located at 1257 S. Church Street, bearing the legal description of Lot 18, Block I of the Cody Addition. – Britin Bostick, Downtown & Historic Planner
- E Presentation and discussion of Commission training on Infill Development.
- 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.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Historic and Architectural Review  
September 10, 2020

**SUBJECT:**

Consideration and possible action to approve the minutes from the August 27, 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**  
August 27, 2020 at 6:00 p.m.  
Teleconference Meeting: <https://bit.ly/3gIoxFF>

The regular meeting convened at 6:00PM on August 27, 2020 via teleconference at:  
<https://bit.ly/3gIoxFF>

To participate by phone: Call in number: 833-548-0276 Webinar ID#: 962-6490-3017 Password: 654270

**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; Steve Johnston; Art Browner

**Members absent:** Karalei Nunn, Robert McCabe

*Alternate Commissioner Mitchell was on the dais.*

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

Call to order by Commissioner Parr at 6:00 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 August 13, 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:** 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; an 8'-0" building height modification to the required 15' maximum building height at the rear (west) set back, to allow a building height of 23'-0" at the rear (west) setback; and an 8'-0" building height modification to the required 15' maximum building height at the side (north) setback for Lot 5, to allow a building height of 23'-0" at the side (north) 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

Staff report presented by Bostick. 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.

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.

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, 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 platted 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.

Commissioner Johnston asked if the applicant agrees with the conditions presented by staff. John Lawton responded the only thing the applicant is unsure of is moving the building over as opposed to leaving it where it is. Moving the driveway over will be an issue.

Bostick explained that recommendation based on UDC requirements. Applicant expressed desire to retain as much of yard as open as possible. Moving the driveway will also have impact on height request.

Commissioner Asendorf-Hyde asked if the elevations shown were added since the last meeting and referred to Commissioner Nunn's comments from the previous meeting, requesting for more detail about materials that will be used for proposed projects.

Bostick explained the sketch submitted with the original picture, has been noted and details added to show the materials that will be used.

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

**Motion to approve Item D (2020-34-COA) as presented by the applicant by Commissioner Asendorf-Hyde. Second by Commissioner Johnston. Approved (5-2) with Commissioner Browner and Alternate Commissioner Mitchell opposed.**

- E. **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for an addition to a street facing façade, a 10' setback encroachment into the required 25' street-facing garage setback to allow a residential structure 15' from the side street (north) property line, and a 7'-6" building height modification to the required 15' maximum building height at the side street (north) setback, to allow a building height of 22'-6" at the side street (north) setback at the property located at 1403 Ash Street, bearing the legal description of 0.497 acres out of the Northwest Part of Block 8 of the Hughes Addition. (2020-39-COA) – Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval of a two-story garage and living space addition to the rear of the existing one-story historic structure. The existing main house is approximately 1,300 sq. ft. and the proposed addition is 768 sq. ft. on each floor for a total of 1,536 sq. ft., with an approximately 54 sq. ft. breezeway. The total sq. ft. of the proposed addition would be approximately 1,590 sq. ft., or a 122% increase over the existing square footage, not including decks and porches. The 1984 and 2016 Historic Resource Surveys estimate a construction date of 1900 for the house at 1403 Ash Street, which is first visible on the 1916 Sanborn Fire Insurance Map. Public records show that on October 3, 1881, I. W. and M. E. Lane sold a property to S. O. Eidman for \$230.50. This deed record and those following indicate that S. O. Eidman and his wife Virginia built the house or the original portion of it between 1881 and 1899 on what became the west half of Block 8 of the Hughes Addition, and the Eidman-Nunn House is situated on the southeast part of the same block, facing College Street. Based on the Sanborn maps the front porch appears to have been changed from an L-shaped porch wrapping the west and south facades of the house to the current west porch, and a rear porch appears to have been closed in over time. The 1964 and 1974 aerial photos show what appears to be a rear addition in approximately the same location as the addition proposed with this application, although the design and height of that addition or when it was removed are not known. The addition may have been a carport structure, based on the location of the existing concrete driveway

The current owner is requesting HARC approval of a garage addition, which would have a garage, laundry and work area on the first floor and a living area on the second floor, and be accessed via an exterior staircase on the east side of the addition. The proposed size of the first and second floors is 32' x 24' or 768 sq. ft. for a total of 1,536 sq. ft., with a proposed breezeway connection of 102 sq. ft. The existing historic house is approximately 1,300 sq. ft. with a 180 sq. ft. front porch. The addition is proposed to have fiber composite siding, vinyl windows, asphalt shingles and fiber composite decking material for the stairs and second floor deck. The existing historic structure has asbestos siding, wood windows, asphalt shingles and wood columns and trim. The addition is proposed to be located to the rear of the main structure, and the owner is requesting a 10' modification to the 25' street-facing garage setback so that the garage addition can be constructed in line with the north façade of the existing house, which would keep the

structure behind the historic structure rather than visible to the right side as viewed from Ash Street. Locating the addition with a 15' setback would also require a 7'-6" building height modification, as the gable roof above the second floor has an average roof height of 22'-6".

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

**Motion to approve Item E (2020-39-COA) as presented by Commissioner Johnston. Second by Commissioner Morales. Approved (6-1) with Alternate Commissioner Mitchell opposed.**

- F. **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines at the property located at 806 Rock Street, bearing the legal description of 0.08 acres out of the east part of Lot 1, Block 49 of the City of Georgetown. – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The applicant is proposing exterior modifications and new signage for Coreena's Bridal, a new wedding dress boutique. The proposed changes include the replacement of the non-historic overhead door with a fixed storefront window, and the signage is proposed to be two primary signs, one over each entrance, and a blade sign on the northwest corner. The proposed signage consists of three signs. The first sign is a primary façade sign mounted over the entrance on Rock Street. The street façade is 60 ft., allowing for a sign area of 60 sq. ft., and the proposed sign is 48" x 96" or 32 sq. ft., constructed of an aluminum panel with vinyl lettering and logo. The second sign is a projecting sign or blade sign mounted on the northeast corner, which can be up to 15 sq. ft. and a maximum of 5' in height. The proposed blade sign is 18" x 36" or 4.5 sq. ft. and is also vinyl applied to an aluminum panel.

A third sign over the W. 8<sup>th</sup> Street entrance is proposed with two size options, to either be the same size and design as the sign over the Rock Street entrance and 48" x 96" or 32 sq. ft., or to be a smaller sign of 36" x 96" or 24 sq. ft. and the same vinyl applied to an aluminum panel materials. The first two signs comply with the applicable Design Guidelines and can be approved by the HPO, but because the third sign would act as a second primary sign and the Design Guidelines specify a single primary sign per business, the third sign or additional primary sign requires HARC approval. Although the Design Guidelines limit primary signs to one per business, this particular building has two entrances, one on Rock Street and one on W. 8<sup>th</sup> Street, and the proposed signage is within the size allowance for façade signs in the Design Guidelines.

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

**Motion to approve Item F (2020-29-COA) as presented with Option 1 by Alternate Commissioner Mitchell. Second by Commissioner Browner. Approved (7-0).**

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

Waggoner provided an update on the small area plan, and also mentioned that Tuesday Talks with Britin and Ann will resume.

## **Adjournment**

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

Meeting adjourned at 7:29pm

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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  
September 10, 2020

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition that creates a new, or adds to an existing street facing façade at the property located at 1257 S. Church Street, bearing the legal description of Lot 18, Block I of the Cody Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

The Applicant is requesting HARC approval for the addition of screening material to enclose the front porch of their medium priority historic home.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

	<b>Description</b>	<b>Type</b>
☐	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: *September 10, 2020*

File Number: *2020-43-COA*

### AGENDA ITEM DESCRIPTION

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Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade at the property located at 1257 S. Church Street, bearing the legal description of Lot 18, Block I of the Cody Addition.

### AGENDA ITEM DETAILS

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Project Name: *1257 S. Church Screened Porch*  
Applicant: *Michael Huston*  
Property Owner: *Michael & Mary Huston*  
Property Address: *1257 S. Church Street*  
Legal Description: *Lot 18, Block I of the Code Addition*  
Historic Overlay: *Old Town Overlay District*  
Case History: *N/A*

### HISTORIC CONTEXT

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Date of construction: *1925 (HRS)*  
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

### STAFF ANALYSIS

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The applicant is requesting HARC approval of a request to enclose the front porch with screening material to protect against mosquitoes in warmer months. The screening material is proposed to be installed with minimal disturbance to the historic material, and the screens would be installed within thin frames attached to the porch to minimize the visual impacts from the street. As the front porch is asymmetrical with the front door to the left of the porch as viewed from S. Church Street, the screened area would be limited to the portion with porch railing, and not include screening across the area in front of the front door so that the front door remains fully visible from the street.

The Cody Subdivision was platted on May 18, 1925 by Mrs. Mattie R. Cody, a “femme sole” or single woman. According to cemetery records, Martha Rebecca Cody (1857-1953) was married to Claude Carr Cody (1854-1923) and had three sons. On the plat she is noted as being the sole owner of the “hereinafter

# Planning Department Staff Report

## Historic and Architectural Review Commission

mentioned real estate”, which was previously Block “I” of the Hughes Addition to the City of Georgetown. Martha was Thomas Hughes’ daughter. The new subdivision was 18 lots between Church Street and Myrtle Street and extending from University Avenue to what was then E. 16<sup>th</sup> Street but later re-numbered to E. 15<sup>th</sup> Street. The 1916 Sanborn Fire Insurance Map shows that the subject property did not have any structure in that year, but the 1925 shows the house with a detached garage to the rear along Myrtle Street. The 1940 Sanborn Map, 1964 aerial photo and 1974 aerial photo show no changes to the structures on Lot 18.

Public records show that on June 22, 1945 Martha sold “certain lots” in Cody’s Subdivision to her sons. On January 22, 1946 M. Derrell Cody, T. Hughes Cody and Claude C. Cody, Jr. sold Lots 17 and 18 of Cody’s Subdivision of Block “I” of the Hughes Addition to A. C. Woodfin and his wife Kathleen for \$1,250. The deed stipulated that, “The property hereby conveyed shall be used for residential purposes only until the year 1975...It is expressly understood that, when and if the property hereby conveyed is improved, the total value of the improvements that are placed thereon shall be not less than \$3,000. It is further agreed that the grantors or their agent may, if they or he sees fit require that the plans and specifications of any improvements to be placed on said property be submitted for inspection before work thereon is begun to the end that no improvements of a value less than the aforesaid sum may be erected on the property. It is further agreed that the residence shall be constructed contemporaneously with any other improvements. (It is expressly understood that a garage with living quarters may not be occupied until the residence has been constructed. It is further understood that these restrictions are without prejudice to grantors and they may convey the remainder of their property as they see fit.)” It is probable that Martha constructed the house and garage at 1257 S. Church Street, although she doesn’t appear to have lived there and may have rented it prior to conveying the property to her sons.

The medium priority historic structure has a large, west-facing front porch that is original to the design of the house, which is Craftsman in style with low roof slopes, stone columns at the front porch, exposed rafters under the roof eaves and an asymmetrical front façade. The low height of the beam across the stone porch columns and the presence of landscaping provide for a less obtrusive condition for the installation of screening as seen from the street.

### 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 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<b>6.25 Maintain an historic porch and its detailing.</b> <ul style="list-style-type: none"><li>✓ Do not remove original details from a porch. These include the columns, balustrade, and any decorative brackets that may exist.</li><li>✓ Maintain the existing location, shape, details, and columns of the porch.</li></ul>	<b>Complies</b>  The proposed screening installation would retain all of the existing porch elements in place and is proposed to attach the bronzed aluminum framework for the screens inside of the railing.



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<ul style="list-style-type: none"><li>✓ Missing or deteriorated decorative elements should be replaced with new wood, milled to match existing elements. Match the original proportions and spacing of balusters when replacing missing ones.</li><li>✓ Unless used historically, wrought iron porch posts and columns are inappropriate.</li><li>✓ Where an historic porch does not meet current code requirements and alterations are needed or required, then retrofit it to meet the code, while also preserving original features. Do not replace a porch that can otherwise be modified to meet code requirements.</li><li>✓ A missing porch and its steps should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building.</li><li>✓ Most precast concrete steps are not acceptable alternatives for primary façade porches.</li><li>✓ Construction of a new non-original porch is usually inappropriate.</li><li>✓ The construction of a non-original second or third level porch, balcony, deck, or sun porch on the roof of an existing front porch is inappropriate.</li></ul>	
<p><b>6.26 Avoid enclosing an historic front porch with opaque materials.</b></p> <ul style="list-style-type: none"><li>✓ Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate.</li><li>✓ If historic porches that have been enclosed in the past are proposed to be remodeled or altered, they should be restored to their appearance during the period of significance, unless the enclosure, by nature of its age, architectural significance, or other special circumstance, has achieved historic significance of its own.</li></ul>	<p><b>Complies</b></p> <p>The proposed screens are transparent and are proposed to be installed with bronzed aluminum framework attached inside of the railing so that the view of the railing will be unobstructed.</p>

# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
✓ When a porch is enclosed or screened, it shall be done with a clear transparent material. This material should be placed behind porch columns.	

### 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>Complies</b> Proposed project complies with applicable UDC requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>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 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 porch screening is consistent with this standard. The National Park Service Preservation Brief #45 addresses screened porches: "Traditionally, the seasonal use of porches was extended with screens and awnings. Screened porches have been popular since the advent of inexpensive and durable wire insect screening in late 1800s. Screens were often set unobtrusively behind railings and columns so the decorative components of

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	<p>the porch remained prominent and visible. Since screens can be damaged easily, the screening material was often set in slender, easy to repair, removable wood frames that could be installed during the warmer months, and stored in the winter. When screening a porch today, this historic precedent is recommended. Screened panels should have minimal wood framework painted either to match the porch or in a darker color to make the framing less visible. Decisions on whether screens should be installed inside the porch railings and posts, between the posts, or on the outside will depend on local traditions and on the design of the porch and trim. Screen doors on porches should be sized to fit proportionately with the porch, made of wood, and hung to swing out so insects are not brought inside with use."</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>Complies</b> Proposed project complies with applicable Design Guidelines.</p>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p><b>Complies</b> The addition of screening material to the front porch does not damage or detract from the architectural integrity of the property.</p>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<p><b>Not Applicable</b> No new buildings or additions are proposed as part of this project.</p>
7. The overall character of the applicable historic overlay district is protected; and	<p><b>Complies</b> Proposed project does not diminish the character of the Old Town Overlay District.</p>
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<p><b>Not Applicable</b> No signage is proposed as part of this project.</p>

# Planning Department Staff Report

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## Historic and Architectural Review Commission

### STAFF RECOMMENDATION

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

### PUBLIC COMMENTS

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

### ATTACHMENTS

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

### SUBMITTED BY

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*Britin Bostick, Downtown & Historic Planner*



# LOCATION

2020-43-COA

Exhibit #1

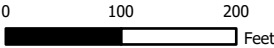


Site



Parcels

N



Application for Certificate of Appropriateness (COA)  
for HARC Review - Adding Screen to Existing Porch

We live at 1257 S. Church Street in the Old Town Historic District. Our house, a 1946 Bungalow, is categorized as a Medium Priority Structure on the Historic Resource Survey. We would like to screen in most of our existing front porch (a rectangular area 17.98 ft x 14.10 ft - see attached Fig. 1). The entry to our Front door will be left open and unscreened (an area 8.3 ft x 6.18 ft.). There will be a screen door across the 6.18 ft deep area between the unscreened and screened area of the porch. The screen door will be perpendicular to the interior wall of the porch, and also perpendicular to Church Street. Consequently, it is unlikely to be noticeable from the street.

Vegetation (Loropetalum, Boxwood, "Texas Mountain Laurel" (Sophora), and Pittosporum, currently screens and shades the porch (Figs 2 & 3), so the new screen will probably not even be noticeable from the street. The "main room" of the porch which will be screened in has a simple white porch railing (2 x 4s) on the west side facing Church Street, and the south side facing 15th St. The screen framework, and screen will be placed inside the porch railing, so the white railing will retain the same level of visibility and contrast as it currently has.

We have a proposal for the work described above with the Russell Glass Company of Georgetown. The framework for the screen will be dark bronze square tubular aluminum, and the screen will be "Clear View" fiberglass screen.

We believe that the dark bronze aluminum framework and the "Clear View" fiberglass Screen will have virtually no impact on the aesthetics and appearance of our porch.

We would be happy to discuss any of these issues with you, or provide any additional information you may need.

Thank you,

Michael Huston and Mary Ann Huston

Fig. 1 Plat of House and Lot at 1257 S. Church St.

Fig. 2. Photograph of Porch from South Church St., showing existing vegetation

Fig. 3. Photograph of Porch From S. 15th St. , showing existing vegetation

Fig. 4. Photograph of House showing front walk, entry door (to be left unscreened), and south room of Porch to right (to be screened).

Fig. 5. Drawing of Screen framing for A) Screen door between unscreened and screened areas of porch; B) West side of Main Screened room of porch - facing South Church St; C) South side of Main Screened room of porch - facing S. 15th St.

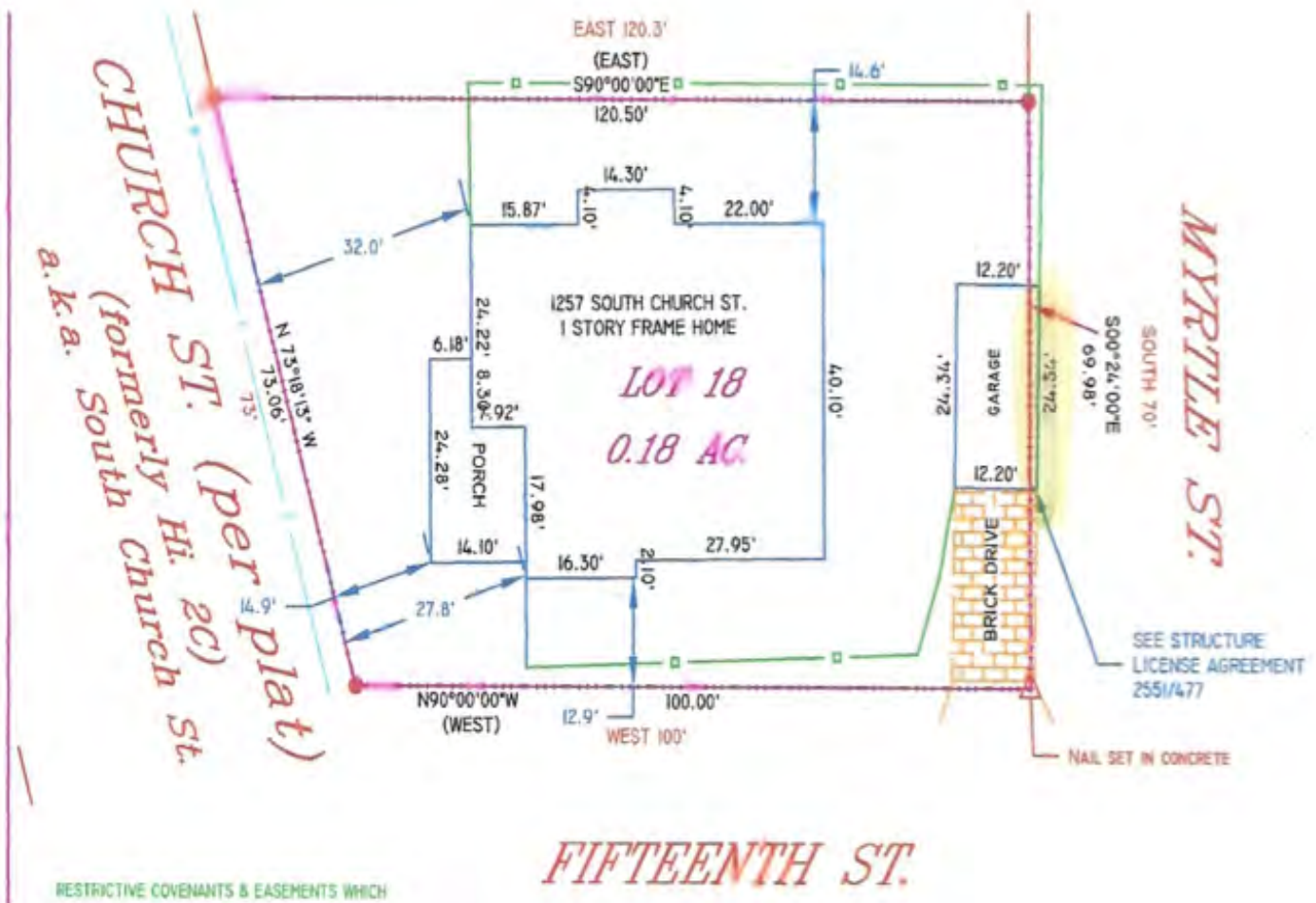


Figure 1.





Figure 2. View of porch from South Church Street





Figure 3. View of porch from S. 15th Street





Figure 4. View of house showing front walk, entry door (to be left unscreened), and south room of porch (with railing) to be screened. Screen will be located inside the railing, so view of railing will be unobstructed.

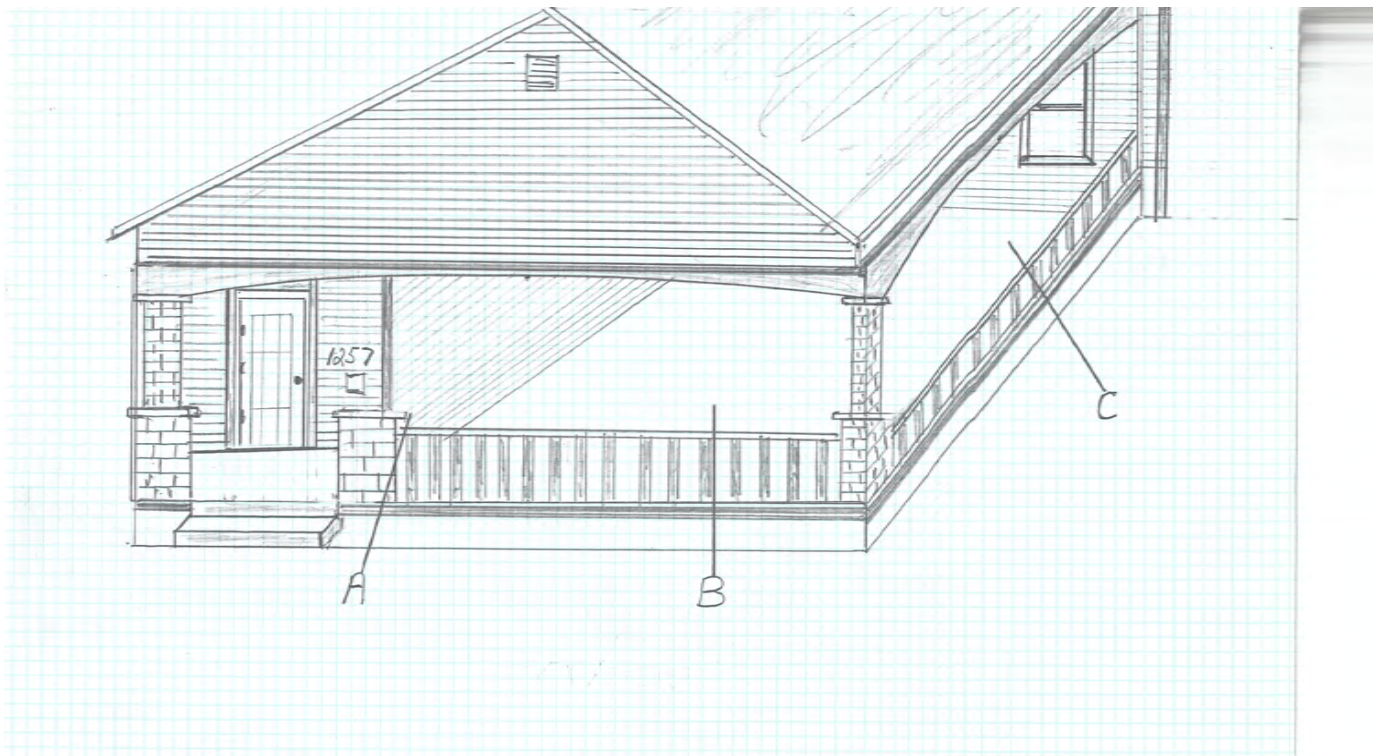


Fig. 5 Schematic (not to scale) of porch showing areas to be screened. A) Entry door to screened area of porch; B) Screen facing S. Church St.; C) Screen facing S 15th St.



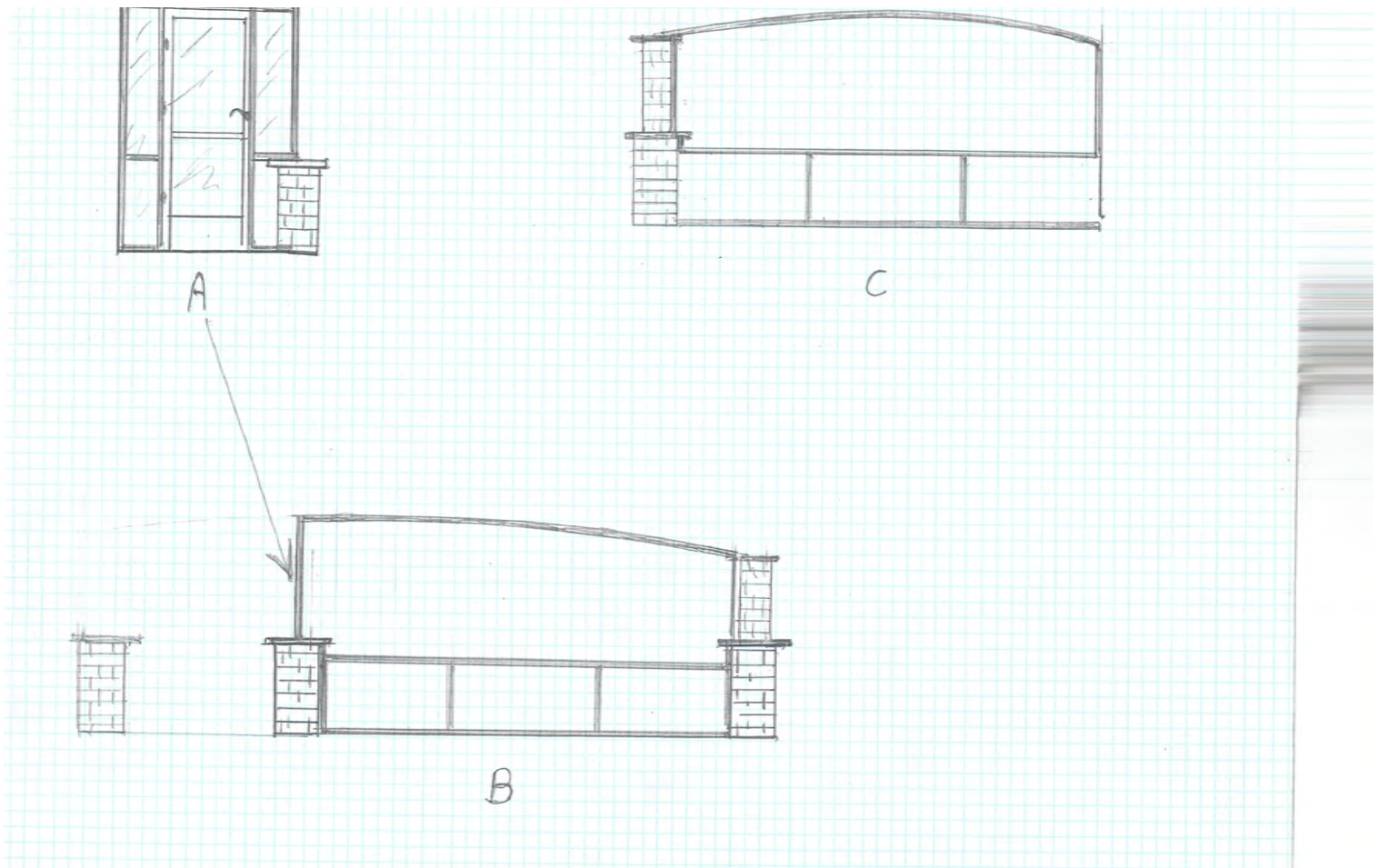


Figure 5 (continued) showing bronzed aluminum framework to support screen

# BetterVue Pool & Patio®



Phifer BetterVue Pool & Patio screen offers enhanced insect protection, improved airflow and greater visibility. See the view and protect your home from pests.



PRODUCT CERTIFIED FOR  
LOW CHEMICAL EMISSIONS  
UL.COM/AGG  
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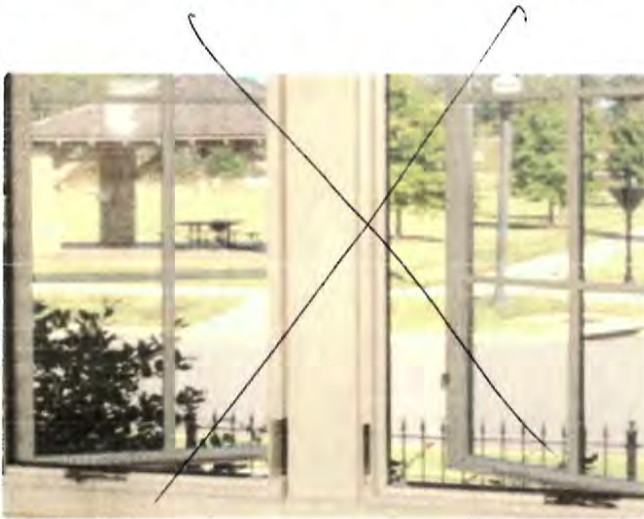




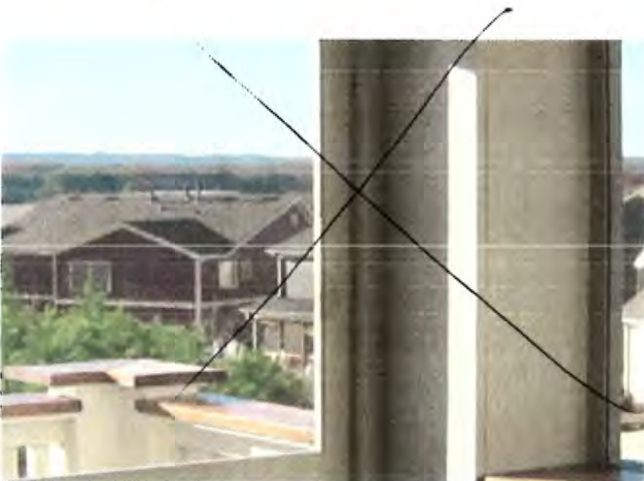
BetterVue Pool & Patio screen offers clearer views with enhanced insect screen performance. It is suitable for all pool and patio screen applications.

- Improved visibility insect screen (iVis)
- Greater openness provides more optical clarity for a sharp, more brilliant outward view
- 33% more insect protection
- 10% more sunlight to provide comfortable water temperatures
- 15% more openness to feel the gentlest breeze
- Improved wind-load rating – passed 100 mph wind tunnel test (FBC 100-95)
- Passed accelerated weathering results mesh (QUV 1200hrs. and Xenon Arc 2500 Kjs.)
- GREENGUARD® certified
- Excellent for large openings requiring extra strength

## Related products

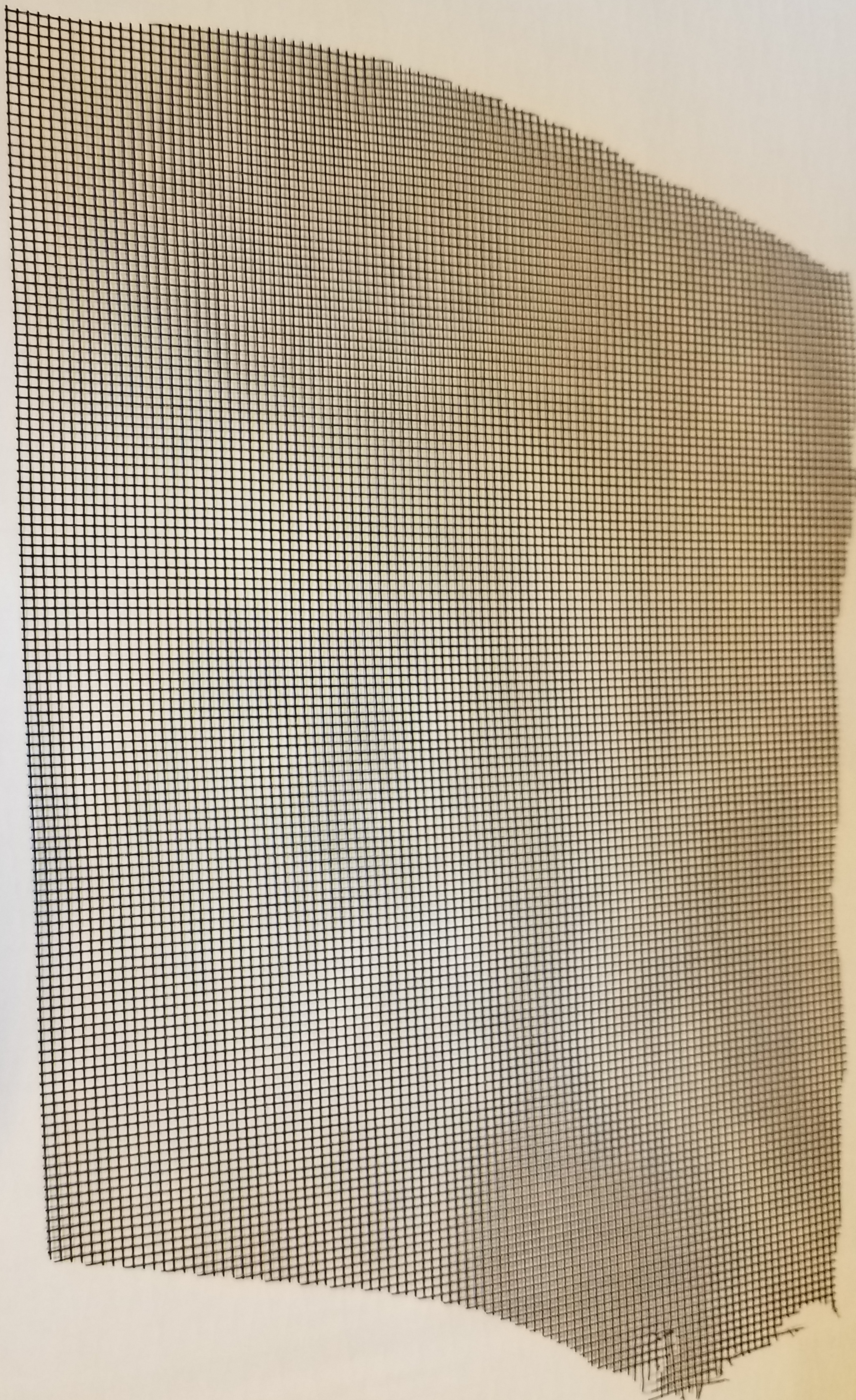


UltraVue®



SeeVue®







1. County Williamson WM  
City/Rural Georgetown GE
2. Name \_\_\_\_\_  
Address 1257 Church
3. Owner Oscar King  
Address Same, 78626
4. Block/Lot Cody/Blk. E/W. 1/2 of 18
5. USGS Quad No. 5097-313 Site No. 551  
UTM Sector 626-3389
6. Date: Factual \_\_\_\_\_ Est. 1925
7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_
8. Style/Type bungalow
9. Original Use residential
10. Present Use residential
10. Description One-story wood frame dwelling w/ asymmetrical plan; exterior walls w/ beveled wood siding; clipped gable roof w/ composition shingles; exposed rafter ends w/ stick brackets; front elev. faces W.; wood sash double-hung windows w/ 1/1 lights; two, single-door entrances; one-bay porch w/ clipped gable roof on W. elev., stone supports on brick piers.
11. Present Condition good
12. Significance Primary area of significance: architecture. A good example of bungalow architecture.
13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_
14. Bibliography \_\_\_\_\_ 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.

NR: ☐ Individual ☐ Historic District

☐ Thematic ☐ Multiple-Resource

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

Other \_\_\_\_\_

YEAR	DRWR	ROLL	FRME
		6	11

to  
to  
to

ROLL	FRME

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 \_\_\_\_\_
5. USGS Quad No. 3097-313 Site No. 551
- #10. Description (cont'd): Other noteworthy features include segmental arch spans porch opening.



**TEXAS HISTORICAL COMMISSION**

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

Address: 1257 S Church St 2016 Survey ID: 125235  
 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: R041547

Construction Date: 1925 ☐ Actual ☒ Estimated Source: Visual estimate

Latitude: 30.630897 Longitude -97.675244

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: 125235 ☐ High ☒ Medium ☐ Low

**Explain:** Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

2007 Survey ID: 792 ☐ High ☒ Medium ☐ Low

1984 Survey ID: 551 ☐ High ☒ Medium ☐ Low

**General Notes:** (Notes from 2007 Survey: None)

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 data are sourced directly from the 2007 survey.



Photo direction: East

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: 1257 S Church St

2016 Survey ID: 125235

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction Northeast



# 1257 S. Church Screened Porch 2020-43-COA

**Historic & Architectural Review Commission**  
September 10, 2020

# Item Under Consideration

## **2020-43-COA**

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade at the property located at 1257 S. Church Street, bearing the legal description of Lot 18, Block I of the Cody Addition.

# Item Under Consideration

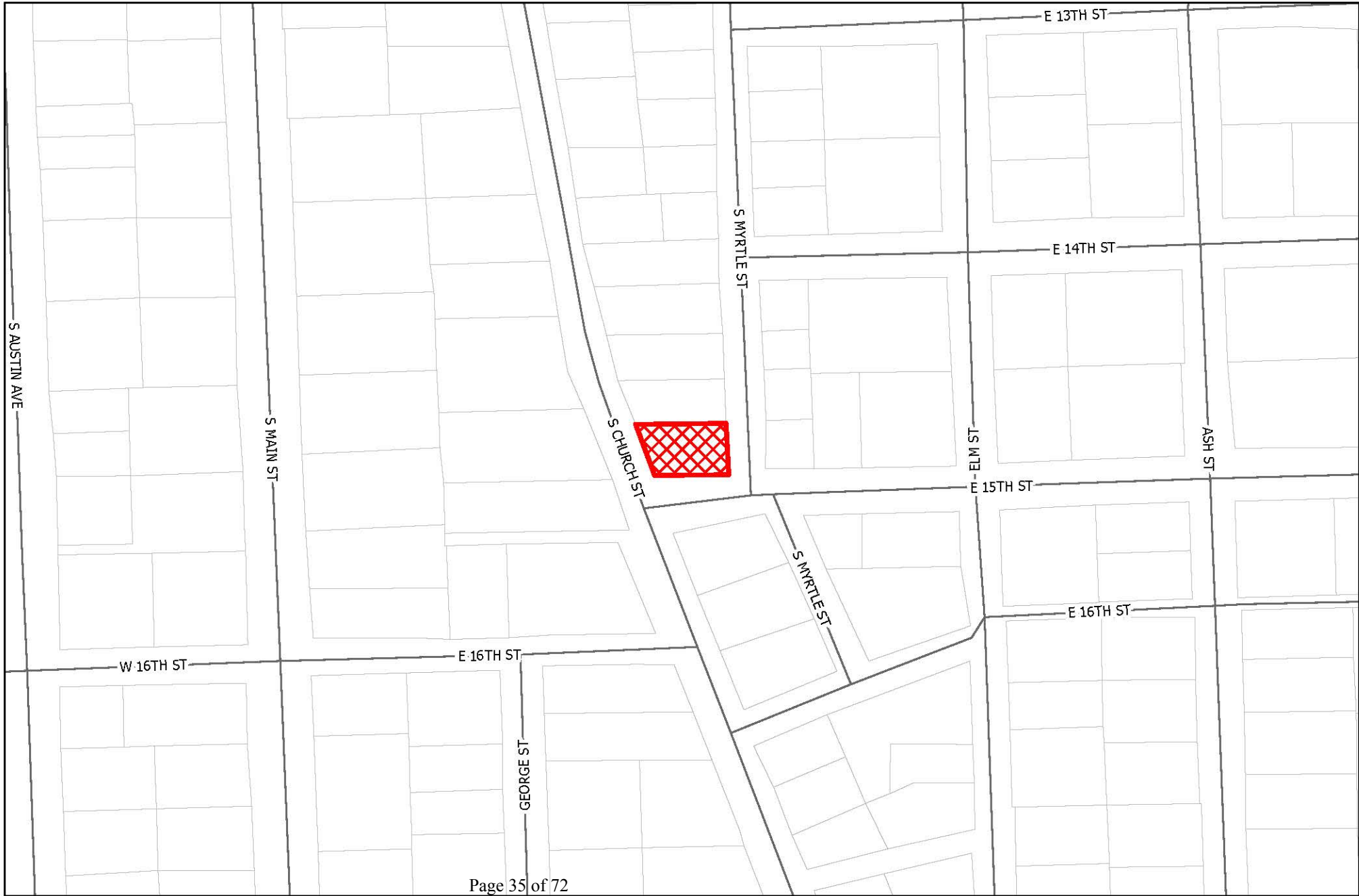
## HARC:

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



# Item Under Consideration



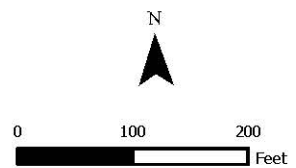


# LOCATION

2020-43-COA

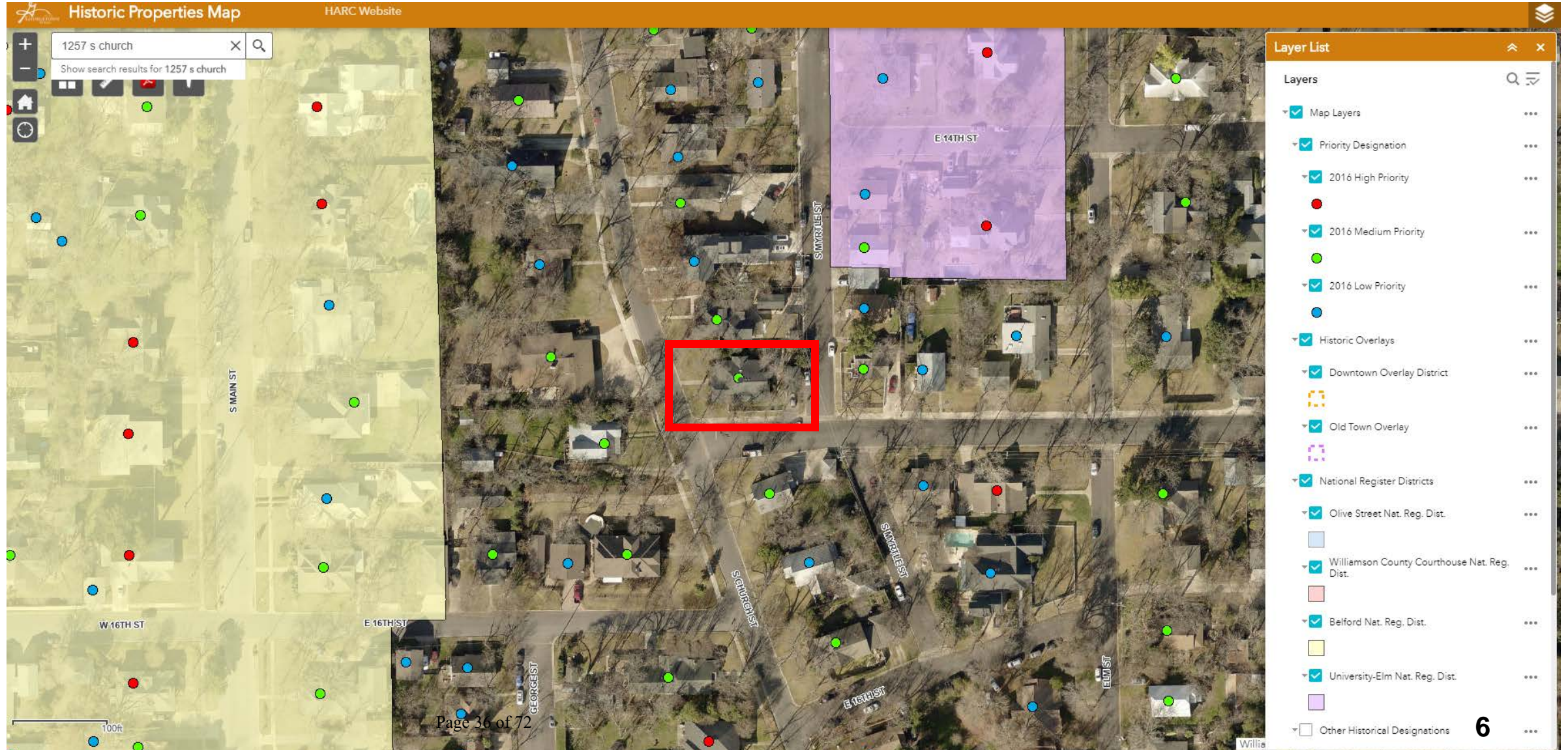
Exhibit #1

-  Site
-  Parcels



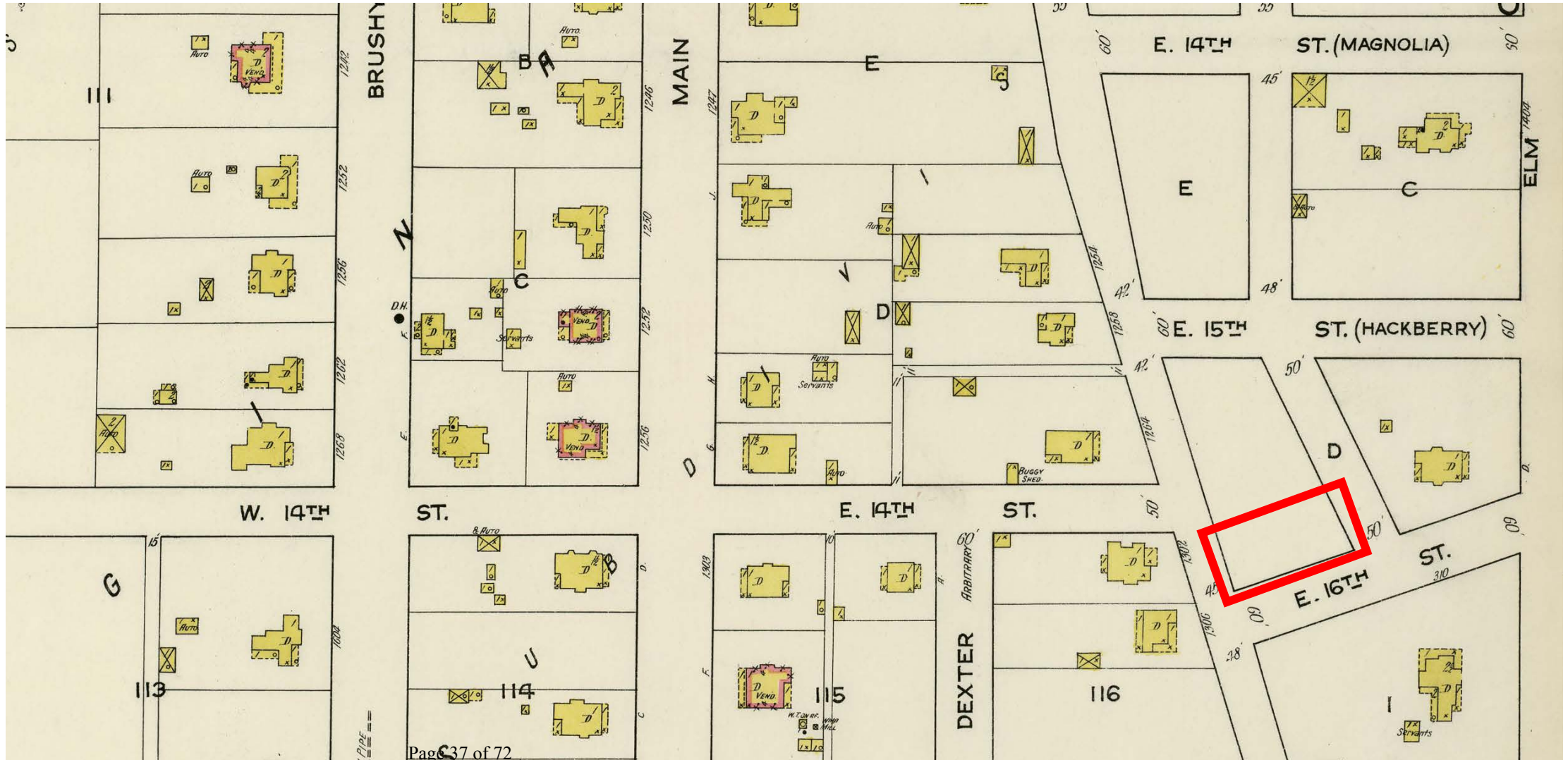


# Current Context

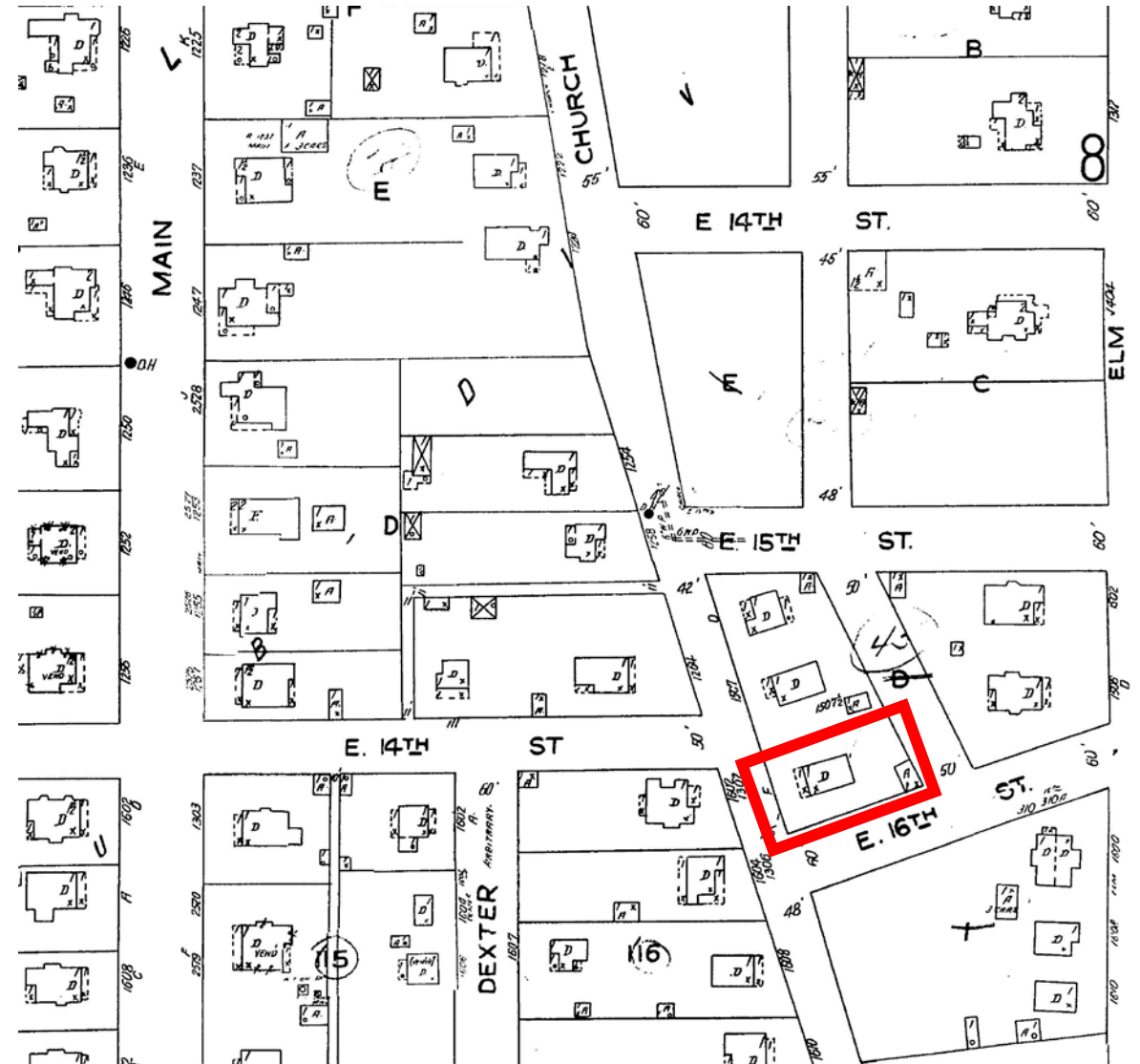
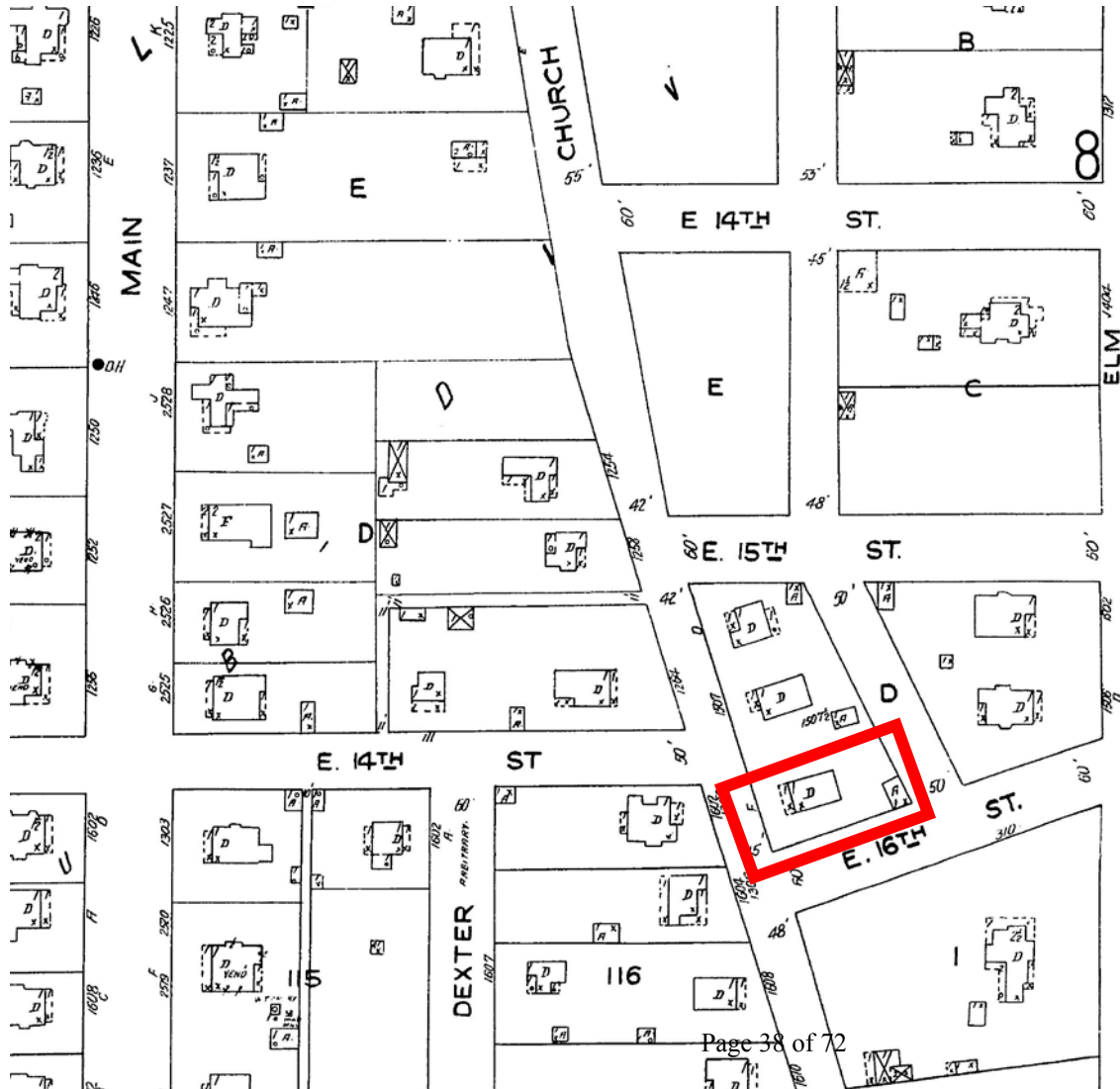




# 1916 Sanborn Map



# 1925 & 1940 Sanborn Maps





# 1964 Aerial Photo



# 1974 Aerial Photo



# 1984 HRS Photo



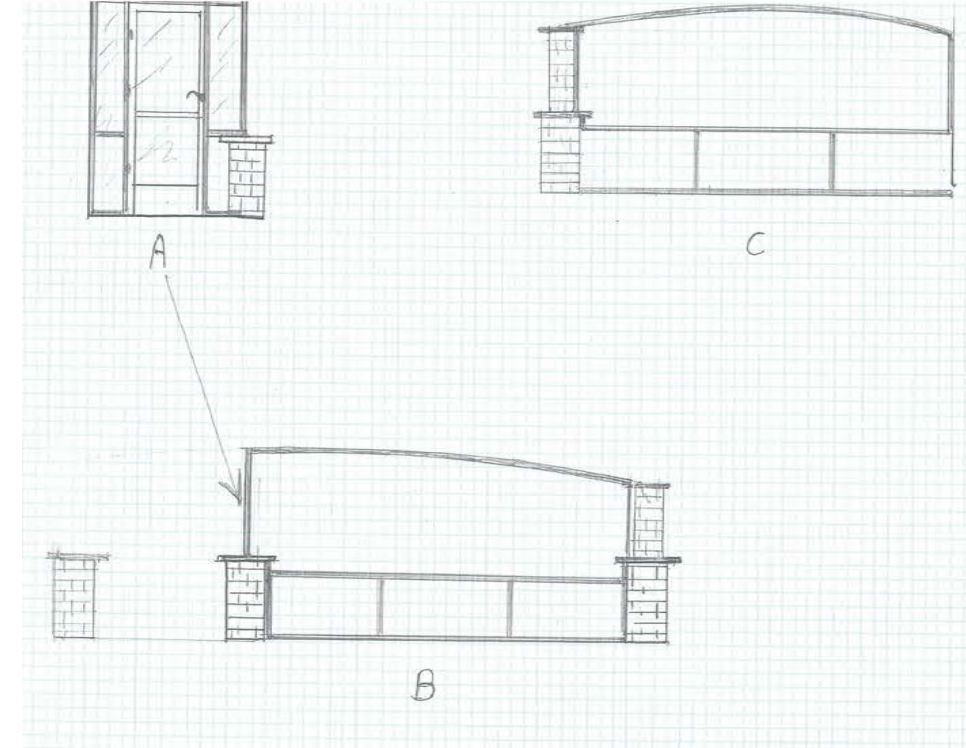
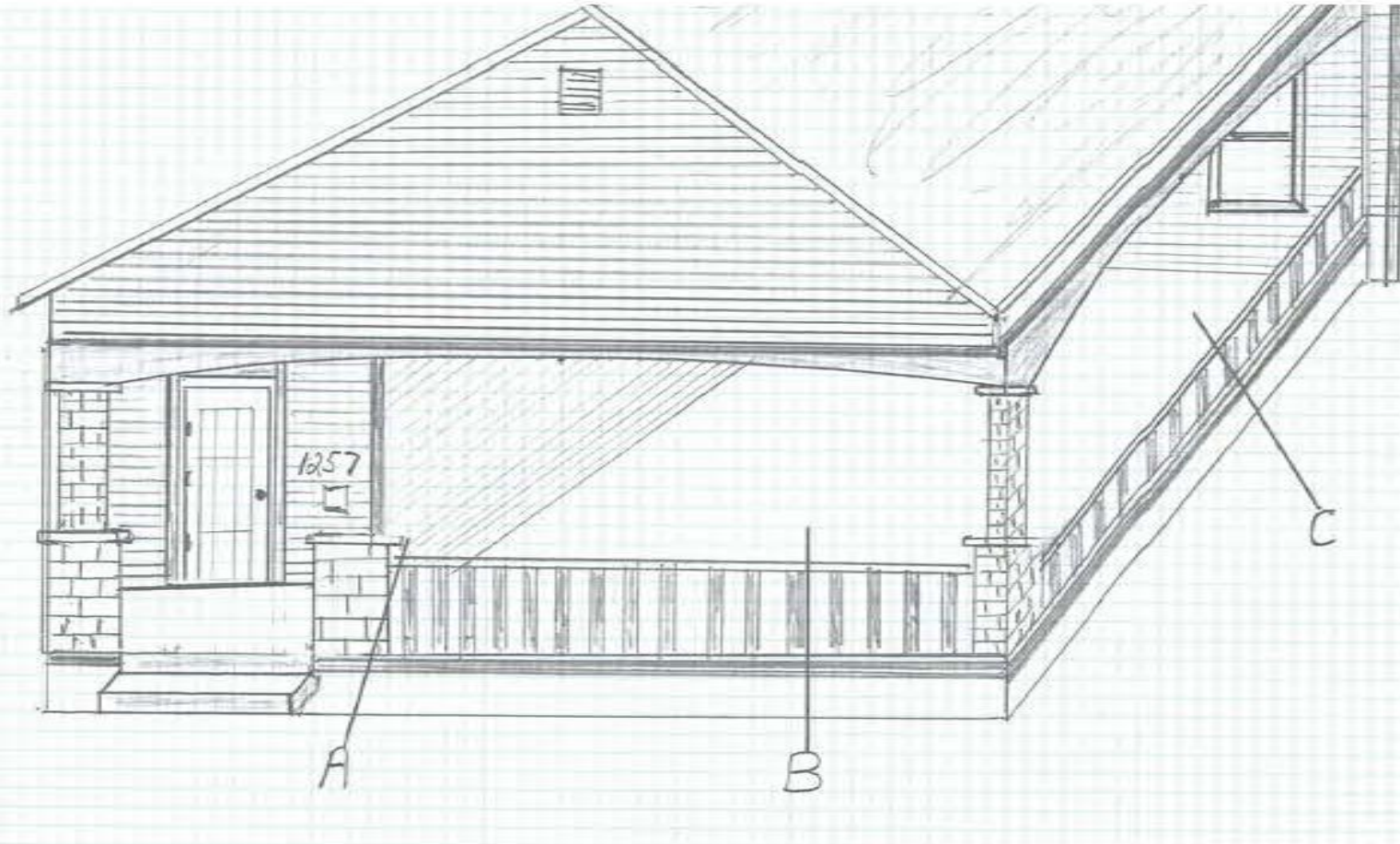


# 1257 S. Church St. – Current Photos





# 1257 S. Church St. – Proposed Design





# 1257 S. Church St. – Proposed Product

## BetterVue Pool & Patio®

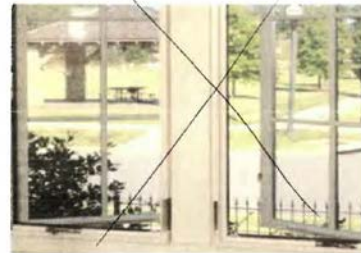


Phifer BetterVue Pool & Patio screen offers enhanced insect protection, improved airflow and greater visibility. See the view and protect your home from pests.

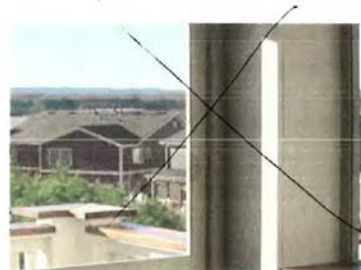
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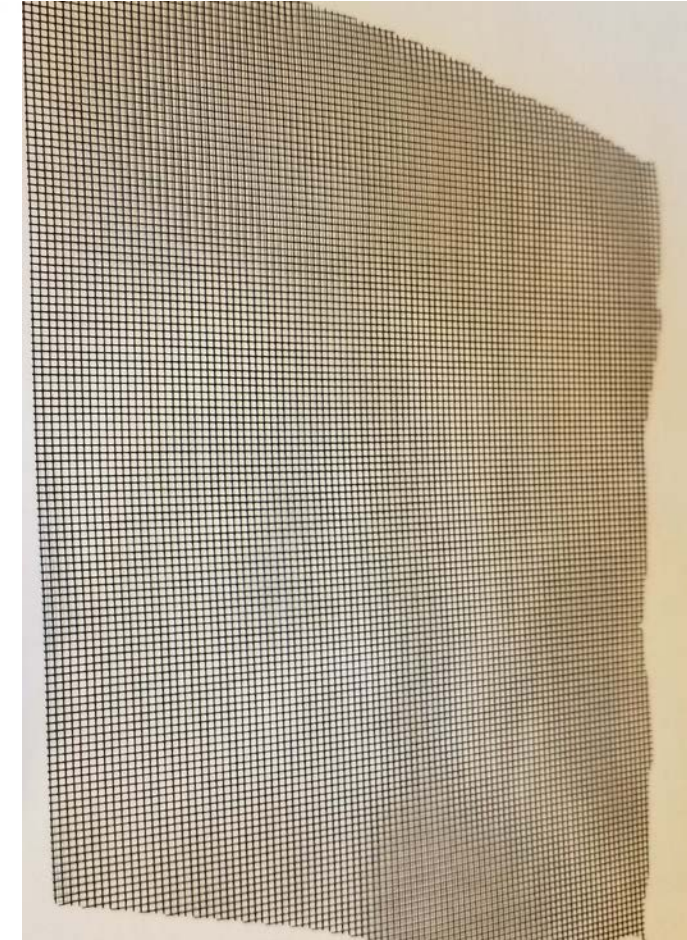
### Related products



UltraVue®



SeeVue®





# 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>Complies</b>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>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>Complies</b>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<b>Complies</b>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<b>N/A</b>
7. The overall character of the applicable historic overlay district is protected; and	<b>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>

# Public Notification

- Two (2) signs posted
- No public comments

# Recommendation

Staff recommends ***Approval*** of the request for the porch screening.

# HARC Motion – 2020-43-COA

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

City of Georgetown, Texas  
Historic and Architectural Review  
September 10, 2020

**SUBJECT:**

Presentation and discussion of Commission training on Infill Development.

**ITEM SUMMARY:**

Training Plan

- HARC Feedback Recap
- Training Schedule (proposed)

Infill Development – Commercial & Residential

- Unified Development Code (UDC) Requirements
- Design Guidelines for Commercial
- Design Guidelines for Residential
- Additional Infill Development Applications

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

Description		Type
	Staff Presentation	Presentation

# Commercial Infill Development

**Historic & Architectural Review Commission**  
September 10, 2020

# Commercial Infill Development

## Training Goals

**At the end of this presentation you should know:**

- The distinction between mass and scale
- Vocabulary for commercial infill development, including definitions
- How the UDC defines “Building Height” and the relationship to roof style
- Key concepts guiding development in Area 1 and Area 2 of the Downtown Overlay District

# Commercial Infill Development

- Frequently Used Terms & Commercial Infill Vocabulary
- Unified Development Code (UDC) Requirements (Zoning)
  - Setbacks
  - **Building Height**
  - Floor Area Ratio (FAR)
  - Impervious Cover
- Design Guidelines for commercial
- Commercial Infill Examples
- Additional infill development applications



# Infill Development – Massing

## Building massing or mass is:

- Massing is a term in architecture which refers to the perception of the general shape and form as well as size of a building.
- Mass combines with shape to define form. Mass refers to the size or physical bulk of a building, and can be understood as the actual size, or **size relative to context**.



# Infill Development – Scale

## Building scale

- Refers to the building's relationship to another building or surrounding buildings.
- Is a term that describes the sense of height or bulk of a place or individual building, often in relation to the size of a human body.

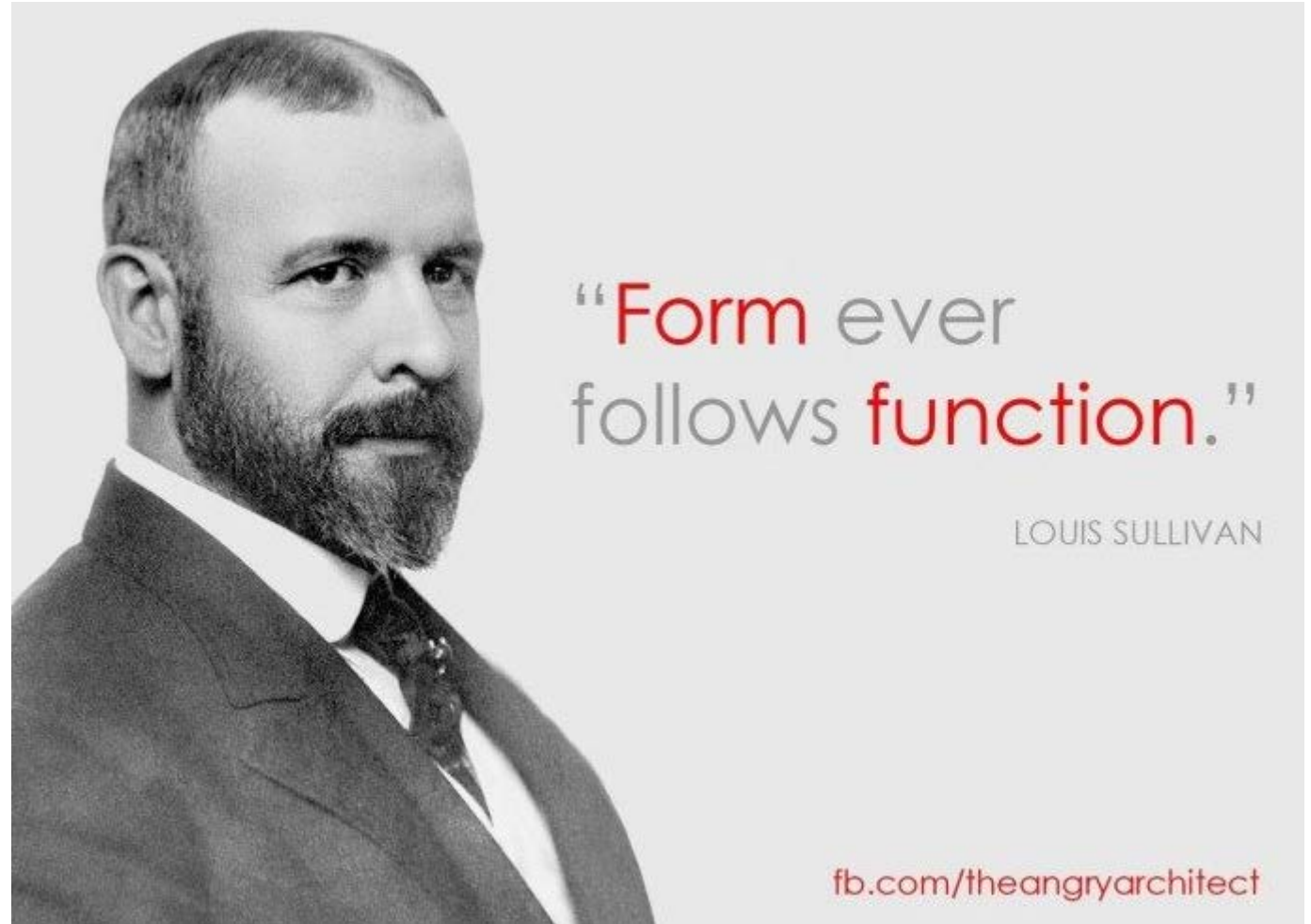


# Building Form

Form refers to the **shape** or **configuration** of a building.

Form and its opposite, space, constitute primary elements of architecture.

Louis Henry Sullivan is the most-quoted architect on building form and is considered the “father of skyscrapers” as well as the “father of modernism”.



# Setbacks for Commercial Property

## **Sec. 4.08.070. - Standards Specific to the Downtown Overlay District.**

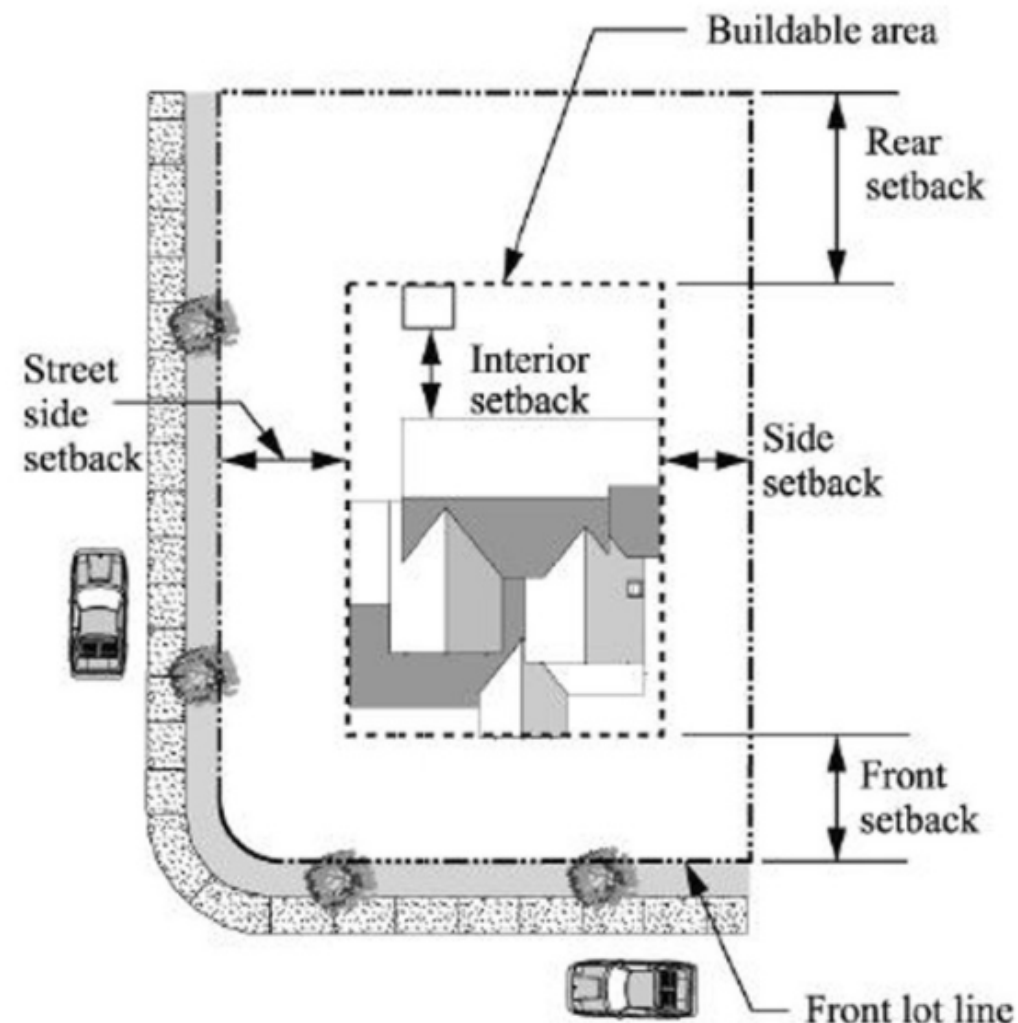
### **B. Setbacks.**

Building setbacks adjacent to public rights-of-way in the Downtown Overlay District shall generally be assumed to be zero feet or "built to" the right-of-way line. Such setbacks shall be reviewed on a case-by-case basis in accordance with the adopted Design Guidelines.

## **Sec. 4.08.080. - Standards Specific to the Old Town Overlay District.**

### **D. Setbacks.**

Setbacks shall be that of the underlying base zoning district.





# Commercial Infill Setback Example





# Building Height– Downtown Overlay District

## Sec. 4.08.070. - Standards Specific to the Downtown Overlay District.

### A. Building Height.

1. Building height in the Downtown Overlay District shall not exceed **40 feet**, unless a Certificate of Appropriateness is approved by HARC in accordance with the procedures set forth in Section 3.13 of this Code.
2. Buildings located along the portion of Austin Avenue that lies within the boundaries of the Downtown Overlay District shall be **at least two usable stories in height with an overall building height of not less than 20 feet**, subject to compliance with the Courthouse View Protection Overlay District of Section 4.10. However, HARC may approve a Certificate of Appropriateness in accordance with the procedures set forth in Section 3.13 of this Code.



# Building Height – Old Town Overlay District

## Sec. 4.08.080. - Standards Specific to the Old Town Overlay District.

### C. Building Height.

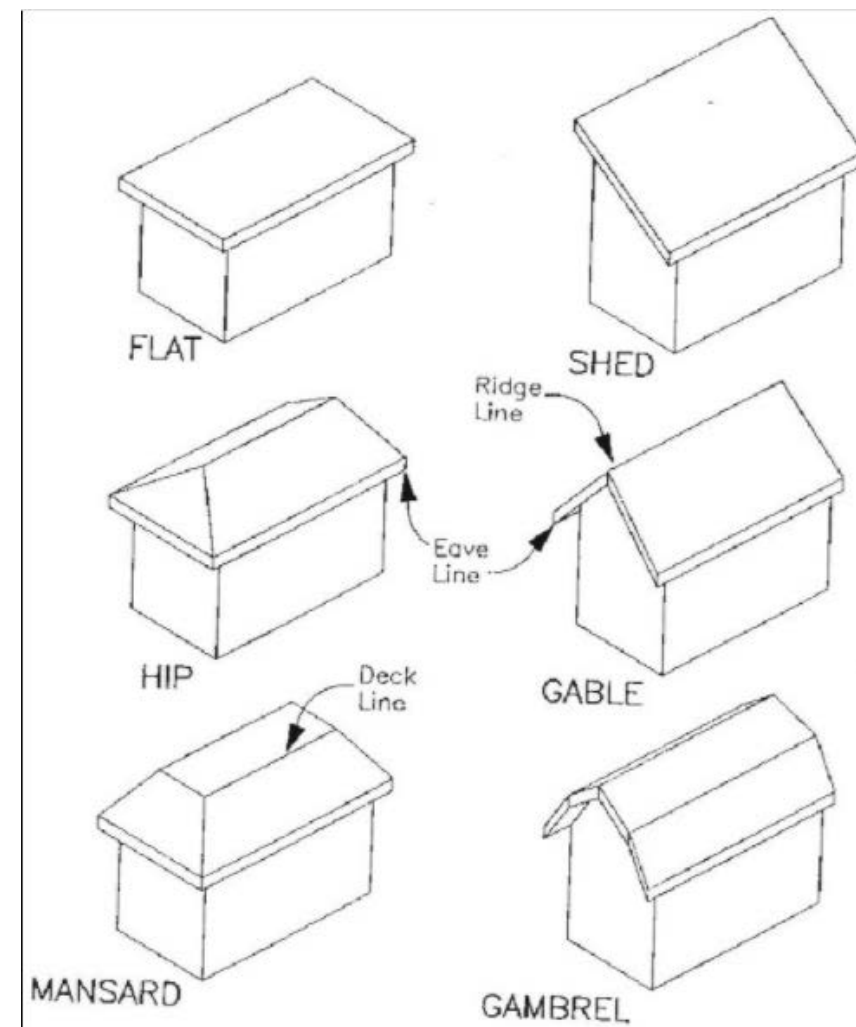
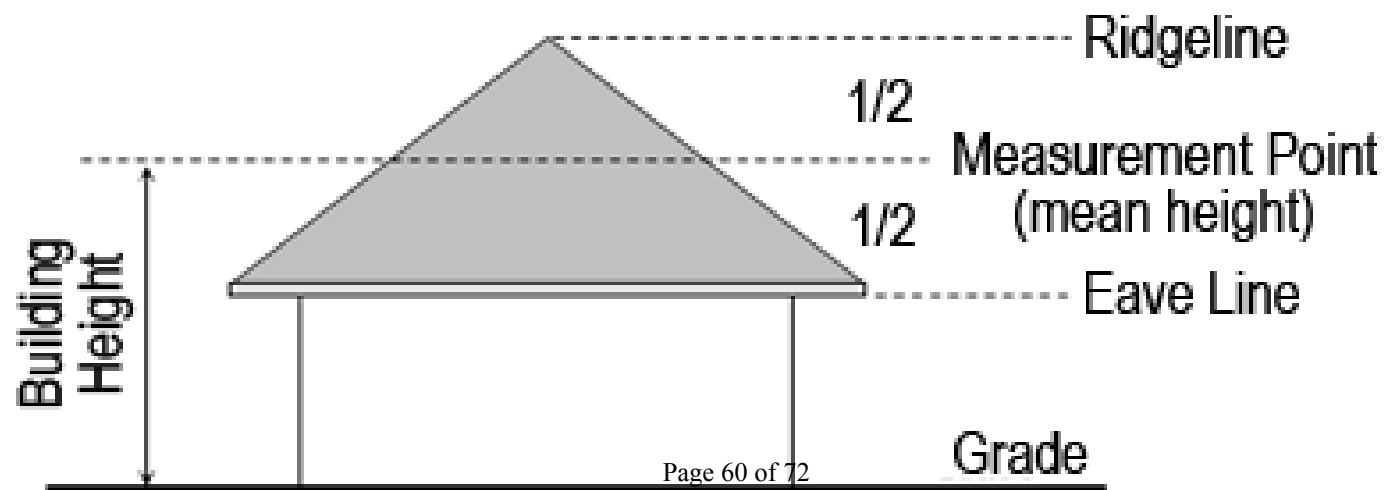
1. Buildings within the Old Town Overlay District shall not exceed **30 feet** in height. However, a Certificate of Appropriateness may be approved in accordance with Section 3.13 of this Code to allow utilization of the height limitation of the underlying zoning district.
2. Maximum building height at the prescribed setback of the underlying base zoning district shall not exceed **15 feet**. For each additional three feet of setback from the property line, the building may increase in height by five feet. However, a Certificate of Appropriateness may be approved in accordance with Section 3.13 of this Code to allow building heights in excess of this requirement.

# Building Height Measurement

## Sec. 6.04.030.A

Building height refers to the vertical distance between lowest finished grade at the edge of the building or the base flood elevation where applicable, and:

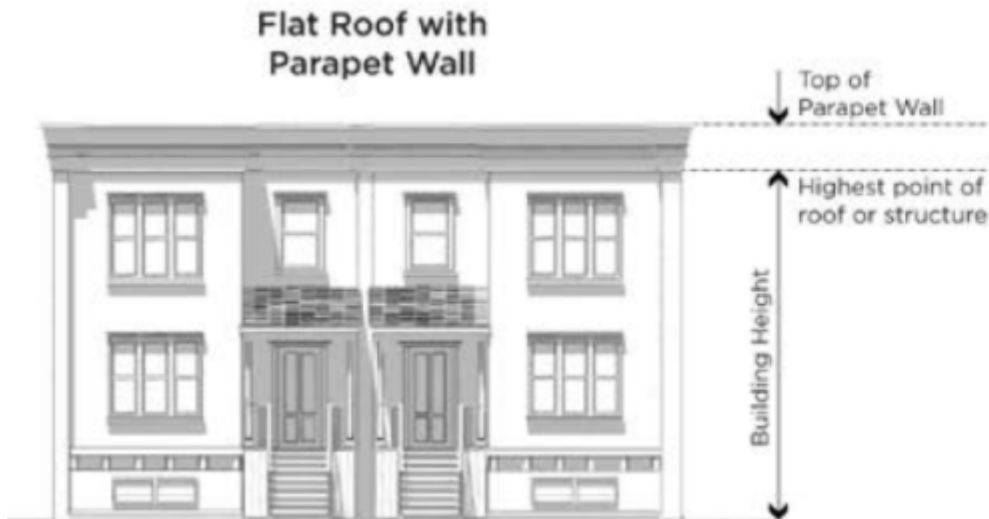
1. The average height level between the eaves and ridge line of a gable, shed, hip, or gambrel roof;
2. The highest point of a mansard roof;
3. The highest point of the coping of a flat roof; and
4. Roof parapets, as described in Section 7.04.040.D, may exceed the height limitations of this Code by no more than ten feet.



# Building Height Examples

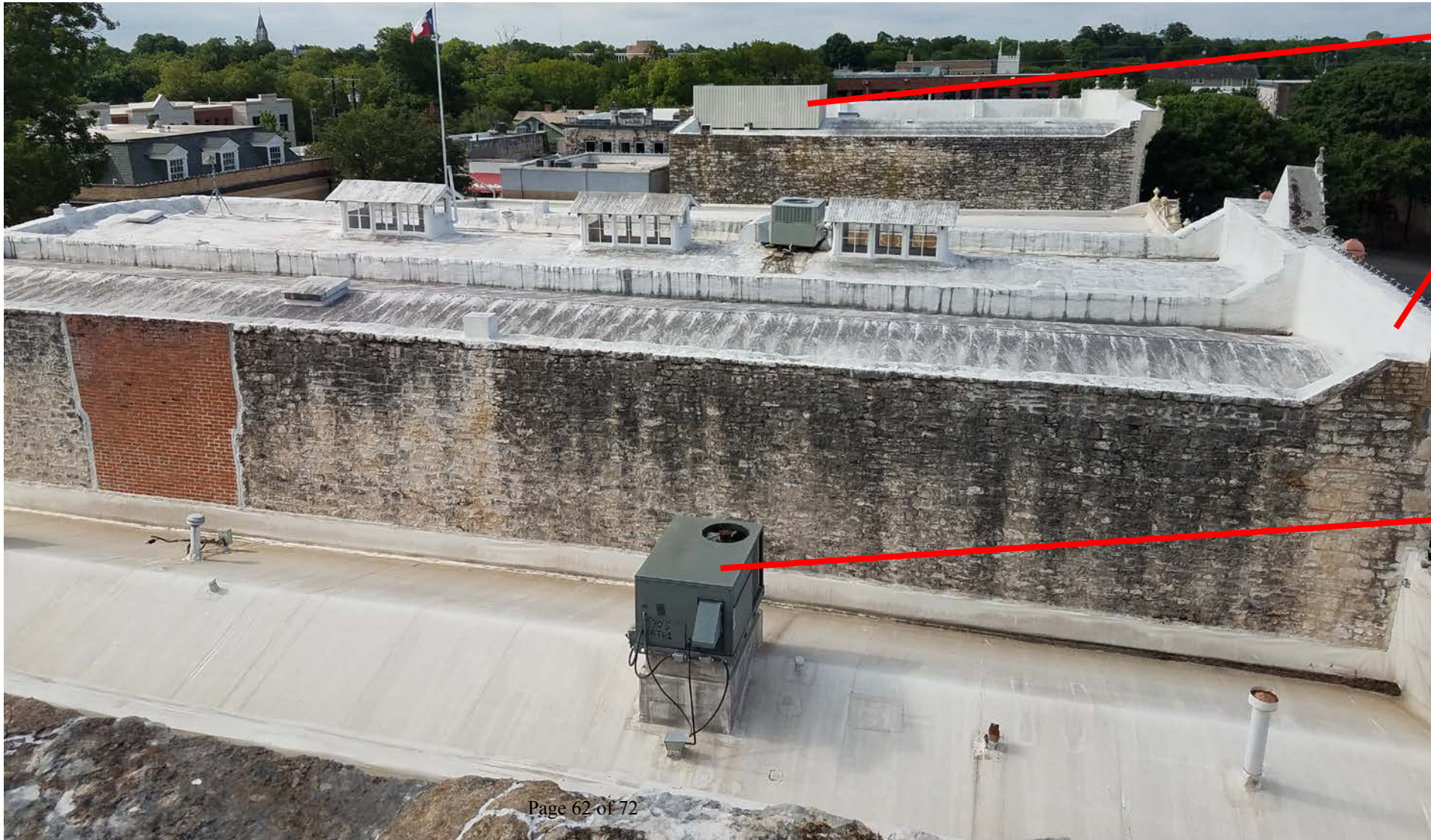
## Building height is:

- The highest point of the coping of a flat roof
- **Roof parapets** may exceed the height limitations of this Code by no more than ten feet





# Roof Parapet Example



Equipment  
Screen

Roof  
Parapet

Rooftop  
Mechanical  
Equipment

# Building Height – Exceptions

## Sec. 6.04.030. - Building Height.

### B. Exceptions to Height Limits.

Except within the Courthouse View Protection Overlay District or as otherwise expressly stated in this Code, the height limitations of this Code shall not apply to any of the following:

1. Electrical power transmission and distribution lines;
2. Belfries, cupolas, spires, domes, monuments, chimneys, radio/television receiving antennas, or chimney flues; or
3. Bulkhead, elevator, water tank or any other similar structure or necessary mechanical appurtenance extending above the roof of any building where such structure does not occupy more than thirty-three percent (33%) of the area of the roof.

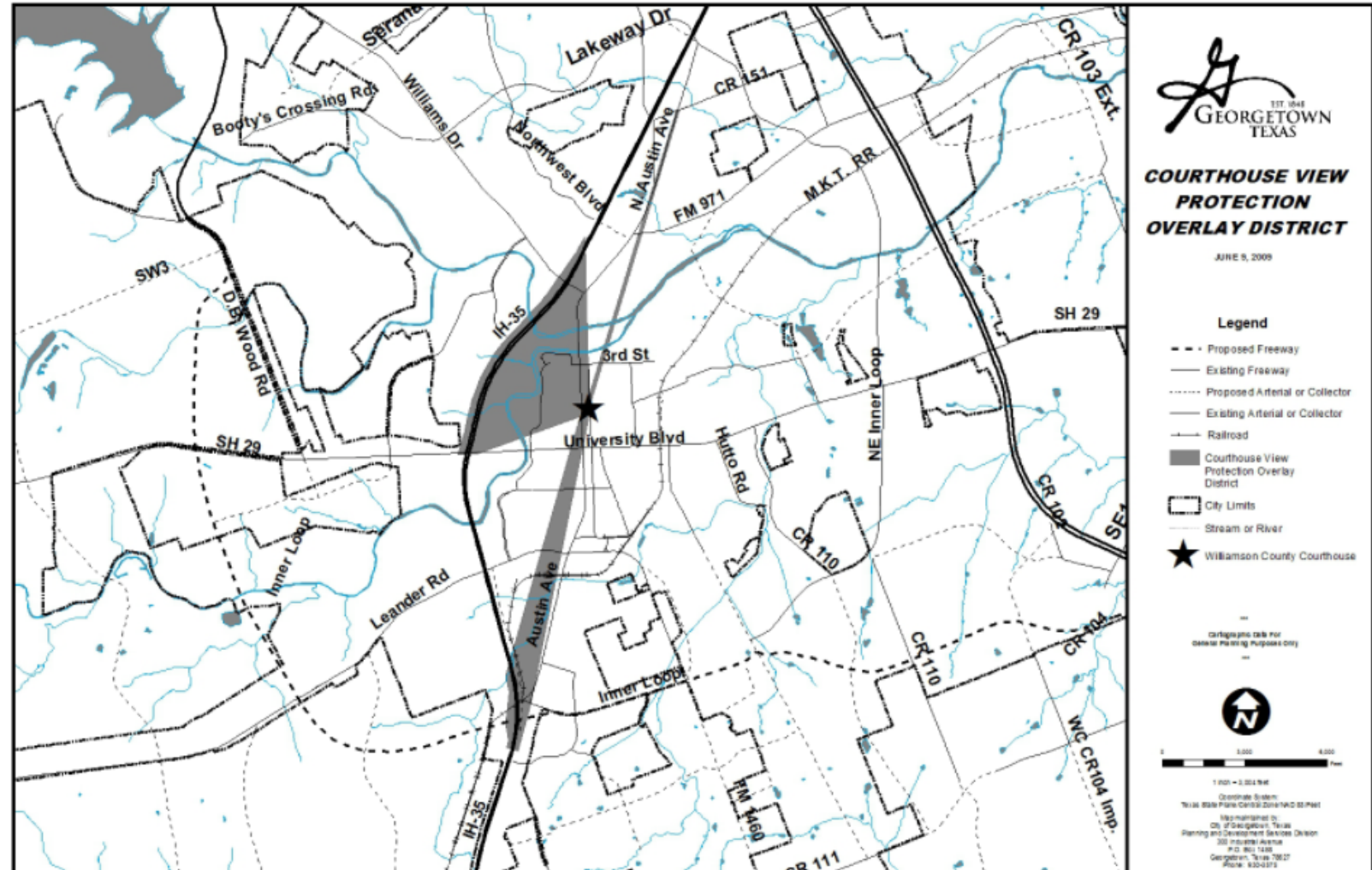


# Courthouse View Protection

## Courthouse Dome Protected View:

A view of the dome of the Courthouse from the top of the cornice to the top of the statue.

Within the Courthouse View Protection Overlay District, structure height shall be limited to avoid blocking the view to the Williamson County Courthouse Dome.



# Floor to Area Ratio (FAR)

## Floor to Area Ratio (FAR):

The ratio of total building floor area to the area of the lot on which it is located. When the allowed FAR is multiplied by the lot area it results in the maximum amount of floor area allowable in a building on that lot. For example, a 10,000 square foot lot with a maximum FAR of 0.65, the floor area of a building cannot exceed 6,500 square feet.

## Sec. 4.08.080. - Standards Specific to the Old Town Overlay District.

### E. Floor-to-Area Ratio.

The floor-to-area-ratio (FAR) within the Old Town Overlay District shall not exceed **0.45**, unless a Certificate of Appropriateness is approved in accordance with Section 3.13 of this Code.



# Impervious Cover

## Impervious Cover:

Any hard-surfaced, man-made area that does not readily absorb or retain water, including, but not limited to, **building roofs, parking and driveway areas, pavement, graveled areas, sidewalks, and paved recreation areas.** Impervious Cover is subject to the determination of the Development Engineer. Includes and may be referred to as the term "Impervious Surface".

Table 11.02.010.A: Impervious Cover (max. %) for Non-Residential Zoning Districts

Not Over the Edwards Aquifer	Non-Residential Zoning Districts									
	CN	C-1	C-3	OF	PF	BP	IN	MU-DT	MU	TOD
All properties 5 acres or less	70	70	70	75	70	—	85	70 (c)	(d)	(d)
All properties greater than 5 acres	70%									

**(c)** For properties in the Downtown Overlay District, impervious cover may be increased to **95 percent (95%)** if approved by the Development Engineer based on capacity in the downtown regional stormwater ponds.

# Commercial Infill Development

## Design Guidelines for Commercial

### Chapter 12: Design Guidelines

### for Infill Construction in Area 1

### – Town Square Historic District

**Policy: A building should appear similar in scale to traditional commercial buildings.**

**Policy: A building should be visually compatible with traditional commercial buildings.**



Contemporary interpretations of traditional building elements are encouraged. In this case, shed form awnings are stretched across rigid frames. Transom windows are expressed with a metal grill design.



Maintain the distinction between the street level and the upper floor.

While it is important that buildings be compatible with the surrounding traditional commercial context, it is not necessary that they imitate older building styles.

#### 12.13 New interpretations of traditional building styles are encouraged.

- A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a product of its own time and yet be compatible with its historic neighbors.
- Buildings that are similar in scale and overall character to those seen historically are strongly encouraged.
- In essence, infill should be a balance of new and old in design.
- This applies to architectural details as well as the overall design of a building.

#### 12.14 Maintain the distinction between the street level and the upper floor.

- The first floor of the primary facade should be predominantly transparent glass.
- Upper floors should be perceived as being more opaque than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the traditional distinction in floor heights between street level and upper levels through detailing, materials, and fenestration. The presence of a belt course is an important feature in this relationship.

#### Design Guidelines for Infill Construction in Area 1

#### 12.8 Maintain views to the courthouse.

- In certain circumstances views to the courthouse should be taken into consideration when designing a new building.
- A new building should not be so tall as to block views of the courthouse.

Note: See UDC Section 4.12 Courthouse View Protection Overlay District.

**Policy: The form of a building should be similar to those seen traditionally.**

One of the most prominent unifying elements of downtown is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. This characteristic is important and should be continued.

#### 12.9 Rectangular forms shall be dominant on commercial facades.

- Rectangular forms should be vertically oriented.

#### 12.10 Use flat rooflines as the dominant roof form.

- Parapets on side facades should step down towards the rear of the building.
- Gable roof forms may also be considered if they are obscured by a "false front" storefront similar to those seen historically.



Rectangular forms shall be dominant on commercial facades.

**Policy: Building materials should be visually compatible with the predominate materials of this area.**

Traditionally, a limited palette of building materials was used in the area—primarily brick and stone. This same selection of materials should continue to be predominant. New materials also may be appropriate when they relate to the scale, durability, color, and texture of the predominate materials of this area.

#### 12.11 Materials shall appear to be similar to those used traditionally.

- Brick and stone were the traditional materials and are preferred.
- If alternative materials are selected they should be comparable to traditional materials, including in texture and color.



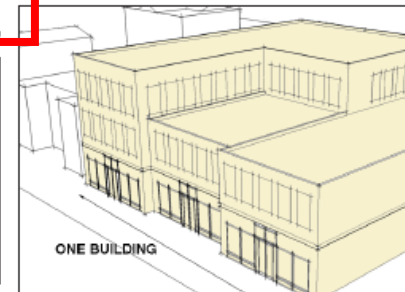
Materials shall appear to be similar to those used traditionally.



Maintain the established building scale of one to three stories in height.



A building shall maintain the alignment of horizontal elements along the block.



Height varied between one and two stories, in the center of a three-lot building.

Building heights vary in the Town Square Historic District and yet there is a strong sense of similarity in scale. This is in part because most buildings are one to two stories in height.

#### 12.3 Maintain the traditional range of building heights seen in the historic core.

- Traditional floor heights should be expressed with horizontal moldings, alignment of windows and other architectural details.
- Set back portions of a third floor to emphasize the lower scale of one and two story portions of a building.

#### 12.4 Buildings shall appear similar in width to those seen historically in the block.

- Traditionally, building fronts were built in 20- to 30-foot increments. Buildings fronts should reflect this pattern.
- On corner lots, the secondary side wall is traditionally longer in its "module", and this may be appropriate for new secondary elevations.

#### 12.5 Consider dividing a larger building into "modules" that are similar in scale to buildings seen traditionally.

- If a larger building is divided into "modules," they should be expressed three-dimensionally throughout the entire building facade.

#### 12.6 Floor-to-floor heights shall appear to be similar to those seen traditionally.

- In particular, the windows in a building should appear similar in height to those seen traditionally.

#### 12.7 A building shall maintain the alignment of horizontal elements along the block.

- This alignment occurs because many of the buildings are similar in height.
- Window sills, moldings, and cornices are among those elements that may be seen to align.



# Commercial Infill Development

## Design Guidelines for Commercial

### Chapter 13 – Design Guidelines for Infill Construction in Area 2 – Downtown Overlay Historic District

**Policy:** The overall mass of a new building should convey a sense of human scale.

Buildings in the downtown should appear similar in height and width to commercial structures seen traditionally in Area 1.

**13.3 A new building shall reflect the traditional lot width as expressed by the following:**

- Variation in height at internal lot lines.
- Variation in the plane of the front façade.
- Variation in architectural detailing and materials to emphasize the building module.
- Variation in the façade height to reflect traditional lot width.

**13.4 Building heights of larger projects should provide variety.**

- A larger development should step down in height towards the street or smaller, surrounding structures.
- Vary the building height in accordance with traditional lot width.
- Set back the upper floor to vary the building façade profile(s) and the roof forms across the width and the depth of the building.
- Vary the façade (or parapet) heights at the front.



Divide a larger building into "modules" that are similar in scale to buildings seen traditionally.



Consider dividing a larger building into "modules" that are similar in scale to buildings seen traditionally.

**Policy:** Building materials for new construction should be visually compatible with the predominate materials of this area.

New materials should relate to the scale, durability, color and texture of the predominate materials of downtown.

**13.8 Masonry materials that convey a sense of scale are preferred.**

- Brick and stone are preferred for new construction.
- New materials should appear similar in character to those used traditionally. For example, stucco, cast stone, and concrete should be detailed to provide a human scale.
- New materials should have a demonstrated durability for the Central Texas climate. For example, some facade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick.



Masonry materials that convey a sense of scale are preferred. (Boulder, CO)

**13.9 A simple material finish is encouraged for a large expanse of wall plane.**

- A matte, or non-reflective, finish is preferred.
- Polished stone and mirrored glass, for example, are inappropriate and should be avoided as primary materials.

**13.10 Traditional building materials such as wood, brick, and stone are encouraged.**

- Horizontal lap siding of traditional dimensions is appropriate in most applications.
- Maintenance of traditional siding dimensions are encouraged.
- Brick or stone, similar to that used traditionally, is also appropriate.
- Highly reflective materials are inappropriate.
- New materials that are similar in character to traditional ones may be considered. Alternative materials should have a proven durability in similar locations in this climate.



New materials should appear similar in character to those used traditionally. For example, stucco, cast stone, and concrete should be detailed to provide a

**Policy:** In those portions of Area 2 that developed as residential blocks a "transitional" character—a blend between commercial and residential structures—should be seen.

Several blocks of Area 2 were originally part of a single-family neighborhood. It is now, in essence, a place of transition between the true commercial core of the Downtown Overlay District and the surrounding residential neighborhoods. Although commercial uses are expected throughout Area 2, residential-type structures still establish the architectural tone for many of the blocks. Therefore, new developments should sensitively relate to these traditions while also building upon commercial characteristics seen elsewhere in the downtown.



A building shall fit within the range of yard dimensions seen in the block. (Boulder, CO)

Variation in height should occur where the site is larger than two traditional lot widths, in order to reduce overall scale of the building.

**13.17 A building shall fit within the range of yard dimensions seen in the block.**

- The front yard setback of a new building should match the established range of adjacent buildings.
- Where the setbacks are uniform, the new building should be placed in general alignment with its neighbors.
- In those areas where setbacks vary slightly, but generally fall within an established range, the new building should be within 10 feet of the typical setback in the block.



Buildings shall convey a sense of human scale. Provide

# Commercial Infill Development

## Design Guidelines for Commercial Chapter 14 – Design Guidelines for Infill Construction and Additions in the Old Town Overlay District

**Policy:** The overall mass of a new building or addition should convey a sense of human scale.

Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.

**14.3 Consider dividing a larger non-residential building into “modules” that are similar in scale to buildings seen traditionally.**

- If a larger building is divided into “modules,” they should be expressed three-dimensionally throughout the entire building.

**14.4 Building heights of larger projects should provide variety.**

- A larger development should step down in height towards the street or smaller surrounding structures.
- A larger house should step down in height towards all setbacks, especially near smaller surrounding houses.

**14.7 Maintain views to the courthouse.**

- In certain circumstances views to the courthouse shall be taken into consideration when designing a new building or addition.
- A new building shall not be so tall as to block views of the courthouse.

Note: See UDC Section 4.12 Courthouse View Protection Overlay District.



**Policy:** Building materials for new construction should be visually compatible with the predominate materials of this area. Materials for additions should be the same materials as the predominate materials of the existing building.

New materials should relate to the scale, durability, color, and texture of the predominate materials of old town and in the case of building additions, to the existing structure. Additions to existing historic buildings should use the same materials as the primary building.

**14.8 Masonry materials that convey a sense of scale are preferred for new non-residential buildings.**

- Brick and stone are preferred for new construction.
- New materials should appear similar in character to those used traditionally. For example, wooden siding, brick, and stone should be detailed to provide a human scale.
- New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick.



*Building materials that appear similar in scale, color, texture and finish to those seen historically in the context are preferred. (Arvada, CO)*

**14.9 Historic building materials of existing buildings should be maintained and respected when additions are proposed.**

- See Chapter 5 for design guidelines related to maintaining and protecting historic building materials.

**14.10 Non-traditional siding materials are discouraged.**

- Typically, artificial stone and brick veneer are not appropriate.
- Asphalt shingles are not appropriate.
- Aluminum and vinyl are not appropriate.



# Commercial Infill Development Comparison



Building Form  
(Shape)

Building  
Design Details

Building  
Materials

Awnings or  
Canopies

Proportion &  
Shape of Openings  
(Windows & Doors)



# Commercial Infill Development – Material Examples



## Traditional Building Materials:

- Brick
- Limestone
- Wood/Metal
- Glass
- Stucco

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## New Building Materials:

- Brick
- Cast Stone
- Aluminum
- Glass
- Stucco/EIFS

# Commercial Infill Development

- Additional commercial infill development applications
  - Final Plat (FP) (Replat, Amending Plat) – Planning & Zoning Commission
  - Site Development Plan (SDP) – Planning & Zoning Commission
  - Administrative Exception (AE) – Staff
  - Building Permit – Staff