Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
October 22, 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 October 22, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:

Weblink: https://bit.ly/2FD3ZB6
Webinar ID: 939-0297-4204
Password: 204451

To participate by phone:
Call in numbers: (312)626-6799 or Toll Free: 833-548-0276
Password: 204451

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

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

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

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

Regular Session

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

A Discussion on how the Historic and Architectural Review Commission virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

B The Historic and Architectural Review Commission, appointed by the Mayor and the City Council, is responsible for hearing and taking final action on applications, by issuing Certificates of Appropriateness based upon the City Council adopted Downtown Design Guidelines and Unified Development Code.
Welcome and Meeting Procedures:

- Staff Presentation
- Applicant Presentation (Limited to ten minutes unless stated otherwise by the Commission.)
- Questions from Commission to Staff and Applicant
- Comments from Citizens*
- Applicant Response
- Commission Deliberative Process
- Commission Action

* Once staff and the applicant have addressed questions from the Commissioners, the Chair of the Commission will open the public hearing. The chair will ask if anyone would like to speak. To speak, click on the "Raise Your Hand" option at the bottom of the Zoom meeting webpage. Your device will be remotely un-muted and you may speak for three minutes. Please state your name and address clearly. A speaker may allot their time to another speaker for a maximum of 6 minutes. If a member of the public wishes to allot their time to another speaker, they may do so when their name is called by the Chair. Please remember that all comments and questions must be addressed to the Commission, and please be patient while we organize the speakers during the public hearing portion. When your time is over, your device will be muted again.

•After everyone who has asked to speak has spoken, the Chair will close the public hearing and provide a few minutes of rebuttal time to the applicant if they so choose.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.
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/.

C At the time of posting, no persons had signed up to address the Board.

Legislative Regular Agenda

D Consideration and possible action to approve the minutes from the October 8, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

E **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for new building construction (infill development) at the property located at 405 S. Austin Avenue, bearing the legal description 0.7434 acres, being Lot 9, Replat of Block 24, City of Georgetown. – Britin Bostick, Downtown & Historic Planner

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

G Presentation and discussion of the Downtown & Old Town Design Guidelines update.- Britin Bostick, Downtown and Historic Planner

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
October 22, 2020

SUBJECT:
Consideration and possible action to approve the minutes from the October 8, 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
October 8, 2020 at 6:00 p.m.
Teleconference Meeting: **https://bit.ly/3c2CQUg**

The regular meeting convened at 6:00PM on October 8, 2020 via teleconference at: https://bit.ly/3c2CQUg

To participate by phone: Call in number: (301)715-8592 or Toll Free: 888-475-4499 Webinar ID#: 985-7521-8377 Password: 131373

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; Art Browner, Steve Johnston, Catherine Morales; Karalei Nunn; Robert McCabe

Members absent: Faustine Curry; Terry Asendorf-Hyde; Pam Mitchell

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

Call to order by Commissioner Parr at 6:01 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. 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.

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Public Wishing to Address the Board

C. At the time of posting, no persons had signed up to address the Board.

Legislative Regular Agenda

D. Consideration and possible action to approve the minutes from the September 24, 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 Johnston. Approved (4-0) with Commissioner Nunn abstained.

E. **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for new building construction (infill development) at the property located at 405 S. Austin Avenue, bearing the legal description 0.7434 acres, being Lot 9, Replat of Block 24, City of Georgetown. – Britin Bostick, Downtown & Historic Planner

The order of Agenda Items E and F were switched by Chair Parr. Item E was discussed after Item F.

Staff report by Bostick. The applicant is requesting HARC approval of a new, three story bank and office with a drive-thru located on the east side of the building. The new building is proposed to be a total of 22,702 sq. ft., with a 40' roof height and a 47' parapet height. The proposed exterior materials are cast stone or cut limestone and stucco, with dark aluminum frame windows and non-reflective glazing. The proposed design includes decorative stucco details at the first and top floors, as well as stone and stucco details to highlight the building entrances on the north and south elevations and the center section of the Austin Avenue (west) façade. Signage is not proposed as part of this application, but the submitted plans show building signage areas on each of the three street facades. The highest point of the roof parapet at 49'-6" is proposed for the cornice details in the center of the street-facing facades, while the parapet surrounding the roof ("mid parapet") is 47' in height. This parapet acts to screen rooftop mechanical equipment from view, while the "low parapet" is a decorative element. Based on the findings listed above, staff recommends *APPROVAL WITH CONDITIONS* of the request. Staff recommends that the conditions of the approval are:

· That all three street-facing facades have a consistent window design on the first or ground floor of the building, and that the windows on the first or ground floor have proportions consistent with traditional storefront windows, or as proposed for the windows in the center portion of the Austin Avenue façade and the 5th Street and north facades.

· That the windows on the second and third floors be consistent on all four facades, and that the windows have a greater height than width, with proportions more consistent with traditional upper floor windows.

· That HARC be provided with additional examples of the proposed materials installed as requested during the conceptual review.

The applicant, Whitney Koch, addressed the Commission and answered questions. Scott Carr, the owner of the building also addressed the Commission.

Koch presented to the Commission and provided additional details related to the entry and exit for the project, reviewed site flow, and addressed Commissioner questions about the design of the building.

Chair Parr opened the Public Hearing.

Garcia read a public comment submitted to the Department by Bob Mullins of 400 Austin Ave. into the record.

Lawrence Romero likes the design, including the stone and stucco, as well as the new way the windows will be placed. Romero also commented that traffic patterns are not in the purview of HARC.

Chair Parr closed the Public Hearing.

Commissioner Morales asked if the drive-thru will be open 24 hours a day, 7 days a week. Koch explained that the ATM will be, however there will normal operating business hours, either 8am-5pm or 9am-6pm.

Bostick also explained that there are other applications currently in review related to this project. The SDP will go to the Planning and Zoning Commission for approval, where they will discuss issues such as drainage, parking, landscaping. When staff reviewed the application, they found that the driveway referenced by concerned residents is fully on the commercial property and the commercial development has the opportunity to use this for their development. This driveway is currently used by the residential properties, but it is not part of their properties.

Koch addressed the Commission's questions related to the cornices, and that stucco will be used. The Commission asked several questions about the materials that will be used, and commented that it would be best to see samples of t he materials prior to making a decision. Koch will provide samples and bring them to the Department for the Commissioners.

Motion to postpone this item to the 10/22 meeting by Commissioner Morales. Second by Commissioner Browner. Approved (5-1), with commissioner Johnston opposed.

F. **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for a 4'-0" setback modification to the required 6' side setback to allow a carport structure 2'-0" from the side (south) property line and an addition that creates a new, or adds to an existing street-facing façade at the property located at 1505 Olive Street, bearing the legal description 0.345 acres, being part of Block 40 of the Snyder Addition. - Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The Applicant is requesting HARC approval for the construction of a new, detached carport. The carport is proposed to be 20′ x 20′ or 400 sq. ft. in size and located on top of the existing concrete driveway. The carport is proposed to be constructed of metal columns and roof, with exterior materials including columns, roofing and siding, to match the columns on the existing historic main structure and the roof and siding materials on the existing detached garage structure. Due to the location of the existing driveway in the setback, the applicant is also requesting approval of a 4′-0″ setback modification, so that the carport structure can encroach 2′-0″ into the side 6′-0″ setback. The main structure has an approximately 2,737 sq. ft. footprint, and the existing detached garage is approximately 480 sq. ft. on both ground and second floors. The property is not visible on any of the Sanborn Fire Insurance Maps, and the house does not appear in c. 1934 aerial photos from Southwestern University's Special Collections that show Olive Street from two angles. In 1934, the property and surrounding blocks were farmland. Public records indicate that Sam and Clellia Harris purchased the property from A. A. and Bonnye Allen on January 28, 1946. The garage was likely to have been constructed that same year, but per information provided by the current owner, the house was moved from the J. M. Page property on the west side of what is now

Interstate 35, which is why the house is estimated to have a 1915 construction date but the property was not developed until 1946. The Harrises owned the property until 1955. The house has had a mix of architectural styles, and the exposed rafter ends, tapered front porch columns and divided lite upper windowpanes visible today are Craftsman in style, which was popular at the time the house the is estimated to have been constructed. The 1984 Historic Resource Survey form notes that in 1984 the front porch had fluted Doric columns in pairs, which would have been more commonly found in buildings with a Classical Revival style. At the time the house also did not have a front porch railing. The proposed new carport would have a style similar to the current style of the main structure, with the same style of columns, wood siding to match the siding profile of the detached garage (the main house has asbestos siding), asphalt shingles and a gable roof instead of the hipped roof of the main house and garage, which provides some differentiation between the new carport and the historic structures. The new carport is proposed to be painted blue and white to match the current paint color scheme of the historic structures.

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

Motion to approve Item F (2020-49-COA) by Commissioner Browner. Second by Commissioner Morales. Approved (5-0).

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

Bostick provided an update on the design guidelines, and commented that the Commission will meet the consultant at the next meeting. Also, the second meetings in November and December will be cancelled due to the holidays.

Adjournment

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

Meeting adjourned at 7:50 pm

_____ _____

Approved, Amanda Parr, Chair Attest, Terri Asendorf-Hyde, Secretary

City of Georgetown, Texas
Historic and Architectural Review
October 22, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for new building construction (infill development) at the property located at 405 S. Austin Avenue, bearing the legal description 0.7434 acres, being Lot 9, Replat of Block 24, City of Georgetown. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The applicant is requesting HARC approval of a new, three story bank and office with a drive-thru located on the east side of the building. The new building is proposed to be a total of 22,702 sq. ft., with a 40' top of roof height for the flat roof and a 47' parapet height. The proposed exterior materials are cast stone or cut limestone and stucco, with dark aluminum frame windows and non-reflective glazing. The prosed design includes decorative stucco details at the first and top floors, as well as stone and stucco details to highlight the building entrances on the north and south elevations and the center section of the Austin Avenue (west) façade. Signage is not proposed as part of this application, but the submitted plans show building signage areas on each of the three street facades. The highest point of the roof parapet at 49' is proposed for the cornice details in the center of the street-facing facades, while the parapet surrounding the roof ("mid parapet" noted on the drawings) is 47' in height. This parapet acts to screen rooftop mechanical equipment from view, while the "low parapet" noted on the drawings is a decorative element.

A conceptual review was held on this project on September 24, 2020 and a public hearing was held on this item on October 8, 2020.

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
🗋	Staff Presentation	Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: ***October 22, 2020***
File Number: ***2020-45-COA***

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for new building construction (infill development) at the property located at 405 S. Austin Avenue, bearing the legal description 0.7434 acres, being Lot 9, Replat of Block 24, City of Georgetown.

AGENDA ITEM DETAILS

Project Name:	***R Bank - Georgetown***
Applicant:	***Whitney Koch (Mustard Design)***
Property Owner:	***Carr Ryan Re 4, LLC***
Property Address:	***405 S. Austin Avenue***
Legal Description:	***0.7434 acres, being Lot 9, Replat of Block 24, City of Georgetown***
Historic Overlay:	***Downtown Overlay District***
Case History:	***HARC Conceptual Review on 09/24/2020, Public Hearing on 10/08/2020.***

HISTORIC CONTEXT

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

APPLICANT'S REQUEST

HARC:

- New building construction (infill development)

STAFF ANALYSIS

Site information

Public records show that what is now Block 24 of the City of Georgetown was originally designated as Block 11. On October 5th, 1868, John J. Stubblefield purchased what had been Block 11 on the original and was Block 24 on the revised map from Stephen and Eda Strickland for $1,000. On March 15, 1884, the Stubblefields' children sold the west half of Block 24 to Elizabeth Talbot for $1,200. Elizabeth Jane Talbott (also written Talbot) was the daughter of Georgetown founder George Washington Glasscock. Elizabeth's first marriage was to Lon Logan, and their children and grandchildren inherited the west half of Block 24 when Elizabeth died in 1917. The heirs sold the property to Elizabeth's oldest son J. D. Logan in 1918. J. D. sold the west half of the block to his son, Robert Lee Logan, in 1922 when Robert was 25 years old. Robert and his wife Mildred had a son, Jackson Davis Logan, in July 1923, who later inherited the house, selling it in the early 1980s.

Sanborn Fire Insurance Maps and photos from Special Collections at Southwestern University show a large house with several later additions was on the west half of Block 24 as early as 1916, when the house was still owned and possibly inhabited by Elizabeth Talbott. The original portion of the house may have been built by the Stricklands, as Stephen Strickland had successfully petitioned Williamson County to acknowledge his ownership of the block in 1855. Thirteen years later the Stubblefields purchased the block and lived there for sixteen years. From 1884 to 1980 the house was owned and mostly occupied by Elizabeth Talbott, her children, grandchildren, and great-grandchildren. A photo from "before 1991" shows the house still standing, but by the mid-1990's it was removed and replaced with a vehicle lot for Draeger Motor Company. The property has been vacant for several years.

The subject property was platted in 2004 with a large, single lot on the west portion of the block along Austin Avenue and eight smaller lots facing Main Street. The entire block is zoned Mixed Use Downtown (MU-DT), and is surrounded by MU-DT zoning to the south and west, MU-DT, Residential Single Family (RS) and Two-Family (TF) to the north and east and Office (OF) to the southeast. The surrounding properties are a mix of historic and non-historic structures, residential and non-residential, with building heights that range from a single story to four stories, and with a variety of building styles and materials. The smaller lots on the same block as the subject property have been developed as townhomes (attached dwellings on separate lots) as well as single family homes (separate dwellings on separate lots). The proposed building is sited at the southwest corner of the project site, along the Austin Avenue and E. 5th Street property lines. Directly to the south is the Tamiro Building, which is slightly taller than this proposed building and has four stories, the fourth being stepped back from the lower three floors. The Tamiro Building has a narrower façade along Austin Avenue but a wider façade along E. 5th Street than does this proposed building. To the southwest is the Monument Café, and to the west across Austin Avenue is a city parking lot. To the northwest is a single story, medium priority office building and to the north is the historic Williamson County Jail, a two-story, high priority structure. To the northwest are one-story residential structures that have converted to commercial use. Directly to the east are 8 residences, four detached single-family homes and four attached townhomes. To the southeast is a two-story residence that has converted to office use.

The applicant is requesting HARC approval of a new, three story bank and office with a drive-thru located on the east side of the building. The new building is proposed to be a total of 22,702 sq. ft., with a 40' roof height and a 47' parapet height. The proposed exterior materials are cast stone or cut limestone and stucco, with dark aluminum frame windows and non-reflective glazing. The proposed design includes decorative stucco details at the first and top floors, as well as stone and stucco details to highlight the building entrances on the north and south elevations and the center section of the Austin Avenue (west) façade. The highest point of the roof parapet at 49'-6" is proposed for the cornice details in the center of the street-facing facades, while the parapet surrounding the roof ("mid parapet") is 47' in height. This parapet acts to screen rooftop mechanical equipment from view, while the "low parapet" is a decorative element.

A building entrance is proposed for the E. 5th Street façade, as well as for the north façade facing the parking area. As the sidewalk required by the new development is designed to follow the slope of the

street curb along Austin Avenue and will require short retaining walls to manage the site grading, the building is not proposed to have an entrance on the Austin Avenue façade. Although signage is included in the project renderings and drawings for reference, approval of signage is not requested as part of this Certificate of Appropriateness and will be submitted in a separate application. The building massing and form were designed to reflect larger scale civic and business buildings rather than a set of narrower, traditional building widths as one would see around the Square and adjacent blocks.

The applicant is requesting HARC approval of cut limestone and cast stone on the building exterior for both the first floor façade and decorative architectural elements so that there can be some flexibility for the applicant in the final choice of materials. Either material would have a smooth face and consistent color. In the Downtown Overlay District, the traditional stone used is limestone, which has a rough face or texture on many of the historic buildings and some of the newer infill buildings. There are some historic buildings, including the historic Williamson County Courthouse (1910) and the historic Farmer's State Bank Building (1910), now the Williamson Museum, which have cut or cast stone details and a cut stone façade, or which have utilized terra cotta decorative elements, which also have a smooth and consistent surface. The applicant is also requesting approval of stucco for the second and third floor exterior of the building. Although there are not many examples of stucco as an original siding material in the Downtown Overlay District, many buildings have had stucco applied to the façade, including the Stromberg-Hoffman & Co. Building and the Harry Gold Building. The windows are proposed to be aluminum storefront windows with either a dark bronze or black finish and non-reflective glazing. The ground floor windows are proposed to have an upper glazed section reminiscent of a traditional transom window, and the upper floor windows are proposed to have either two equal sections and appear as a single window or have four equal sections and appear as a double window.

In the Conceptual Review of the project on September 24, 2020, the HARC Commissioners provided feedback to the applicant on the design presented based on the applicable Guidelines, which included:

- Adding more variation to the façades, emphasizing the Austin Avenue street facade
- Reducing the mass of the building
- Adjusting the proportions of the upper floor windows to a greater height than width
- Giving more consideration to the pedestrian experience on the Austin Avenue façade
- Stepping down the building height toward the adjacent residential properties
- More examples of the proposed materials installed

In response to HARC's feedback, the applicant has provided revised drawings and a letter for the Public Hearing on October 10, 2020, noting the adjustments made in response to the Commission's comments. The adjustments include:

- Reducing the height of the roof parapet on the portion of the building over the drive thru
- Adding headers over the windows and entrance openings on the first floor and over the windows within the stone-clad portions of the façade to reflect traditional building details
- Adjusting the Austin Avenue façade to a wider center module

- Adjusting the proportions and number of windows on all four facades
- Increasing the depth of the cornice returns on the parapets to create a greater perception of depth for that architectural feature

Based on the information provided for the meeting on October 10, 2020, HARC requested that the applicant provide materials samples, as well as time to further review and post for public review the final proposed drawings as part of the agenda for the regular HARC meeting on October 22, 2020. The applicant provided materials samples for the Commissioners to review, and the most recent application materials have been reviewed and incorporated into this staff report and presentation.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 13 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN AREA 2 – DOWNTOWN OVERLAY DISTRICT	
13.1 Locate a new building at the front property line. ✓ Align the building front at the sidewalk edge. ✓ A minimum of 50% of the street frontage of a property shall have a building wall at the sidewalk edge. ✓ Where no sidewalk exists one should be installed that aligns with nearby sidewalks.	**Complies** Proposed building is set at the Austin Ave. and W. 5th St. property lines along the sidewalk edge. New sidewalk is to be constructed along the three street frontages as part of the proposed project.
13.2 Where a portion of a building must be set back, define the edge of the property with landscape elements. ✓ For example, define the edges of a lot with landscaping, such as low-scale urban street trees or shrubs. ✓ Landscaping elements should be compatible with the character of the area in size, scale, and type. Free-form, suburban type landscaping is inappropriate in this setting. ✓ Also consider using a fence, or other structural element, that reflects the position of typical storefront elements. These elements should align with nearby traditional commercial building types.	**Complies** Landscaping and screening are to be provided in accordance with the UDC requirements and are reviewed as part of the Site Development Plan application process.
13.3 A new building shall reflect the traditional lot width as expressed by the following: ✓ Variation in height at internal lot lines.	**Partially Complies** The subject property is platted as a single lot and there are not interior lot lines to be

GUIDELINES	FINDINGS
CHAPTER 13 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN AREA 2 – DOWNTOWN OVERLAY DISTRICT	
• 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.	expressed in the building façade. The front facade plane has minimal variation with repeating architectural features, although the materials and details at the center portion of the street facades provide variation for the center module. The façade height is consistent except for cornice details in the center portions, and the lower parapet height over the drive thru.
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.	**Partially Complies** The proposed project steps down in height toward the smaller structures to the east by reducing the height of the parapet. The building height is not varied in accordance with traditional lot width (typically 20'- 40' width around the Square and 50'-60' for lot widths in the surrounding blocks for comparison), although the parapet height at both the Austin Ave. and W. 5th St. facades has a variation in the center.
13.5 Large project sites should be developed with several buildings, rather than a single structure. ✓ This will help reduce the perceived size of the project. • The façade height shall be varied to reflect traditional lot width.	**Partially Complies** The half block subject property is not being developed entirely with buildings, as on-site parking requirements apply. However, the three-story height and 22,702 sq. ft. size of the building make it a large project, and the façade height does not have variation that reflects traditional lot width.
13.6 Where a large building is needed, divide the building into modules that reflect the traditional size of buildings. ✓ A typical building module should not exceed 30 feet in width. The building module should be expressed with at least one of the following: o A setback in wall planes of a minimum of 3 feet o A change in primary facade material for the extent of the building module	**Complies** The proposed building is approximately 100' wide and 96' deep, and the proposed design of the modules, which highlight the center portion or module of the building facades with materials, cornice details and height difference, are 36' in width for the two side modules and 30' for the center module. The variation in materials for the center module is carried through to the roof

GUIDELINES	FINDINGS
CHAPTER 13 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN AREA 2 – DOWNTOWN OVERLAY DISTRICT	
o A vertical architectural element or trim piece ✓ Variations in facade treatment should be continued through the structure, including its roofline and front and rear facades. ✓ If a larger building is divided into "modules," they should be expressed three-dimensionally throughout the entire building. Variation in height should occur where the site is larger than two traditional lot widths, in order to reduce overall scale of the building.	line and part of the facades except for the east façade, which is designed to accommodate the bank drive-thru.
13.7 Maintain views to the courthouse. ✓ In certain circumstances views to the courthouse shall be taken into consideration when designing a new building. ✓ A new building shall not be so tall as to block views of the courthouse.	**Complies** The proposed building is located directly north of an existing building with a taller height and greater width within the Courthouse view corridor than is proposed for this project, and the subject building does not further block existing views of the courthouse.
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.	**Complies** The project proposes to use a cut stone or cast stone (manufactured stone) material for the first floor of the building and at the center modules, which provides the detail at human scale, which the Design Guidelines recommend. The design also includes stucco for the primary façade materials, including the siding, windowsills and cornices. The stone and stucco are meant to reference materials on other commercial structures in the Downtown, and architectural details materials incorporated into the façade design.
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.	**Complies** Proposed materials are matte finish and non-reflective.

GUIDELINES	FINDINGS
CHAPTER 13 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN AREA 2 – DOWNTOWN OVERLAY DISTRICT	
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.	**Complies** Proposed materials include stone and stucco, and the proposed cut limestone (natural stone) or cast stone (manufactured stone) would have a smooth face, which is similar to some of the cut stone facades and building details used on buildings in the Downtown. Stucco was not usually an original exterior material in the Downtown but has been added later to several buildings to cover the building façades including buildings on the Square. In some cases, the stucco material has been removed, but several building still retain their painted stucco facades.
13.11 Use roof materials that appear similar to those seen traditionally. ✓ Metal and shingle roofs are preferred. ✓ Clay tile is discouraged.	**Complies** Proposed roof is a flat roof with parapet, which is compatible with traditional structures.
13.12 Develop the ground floor level of a project to encourage pedestrian activity. ✓ Provide at least one of the following along primary pedestrian ways: - A storefront - Display cases - Landscaping - A courtyard or plaza ✓ Include traditional elements such as display windows, kickplates, and transoms on commercial storefronts. ✓ Avoid a blank wall or vacant lot appearance.	**Complies** Proposed project will provide landscaping in accordance with UDC requirements, which are reviewed as part of the Site Development Plan application. The proposed building is constructed as a bank and office building and does not have traditional storefront features, however the ground floor windows have been designed with an upper section that interprets a traditional transom, and there are no blank walls proposed for the building facades.
13.13 Orient the primary entrance of a building toward the street. ✓ A building should have a clearly-defined primary entrance. ✓ The building entrance should be recessed. ✓ A primary building entrance also should be at or near street level.	**Complies** The proposed building has a defined primary entrance from W. 5th St. and from the parking lot on the north side of the building, both of which are recessed and at street level. However, the Austin Ave. façade does not have an entrance.

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** Staff reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	**Partially Complies** Proposed project requires approval of an Administrative Exception for the proposed overall building height within the Courthouse View Protection Overlay District.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Not Applicable** Subject property is a vacant lot and has no historic structures.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Partially Complies** Proposed project complies or partially complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** The subject site has been vacant for several years and was previously a residential block with commercial parking lot.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** The proposed design is compatible with surrounding properties, which are a mix of historic and non-historic.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** The proposed new building has elements that reflect the variation in character of the Downtown Overlay District, including materials and exterior details, and the window proportions have been adjusted to be more compatible with those of historic structures.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design	**Not Applicable** No signage is proposed as part of this application.

SECTION 3.13.030 CRITERIA	FINDINGS
Guidelines and character of the historic overlay district.	

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

As of the date of this report, staff has received *0* written comments.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner

EST. 1848
GEORGETOWN
TEXAS

LOCATION

2020-45-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

August 17, 2020

City of Georgetown, Planning and Development Services
Historic and Architectural Review Commission- (CoA)

Regarding: R Bank Georgetown - Certificate of Appropriateness
405 S. Austin Avenue, Georgetown, TX

Owner Information: Carr Ryan Re 4, LLC
5121 Bee Cave Road, Suite 207
Austin, TX 78746
Scott Carr
Email: scott@carrdevelopment.com

Project Summary:

We are proposing the design of a new three story office building on the town lot located at the 405 S. Austin Avenue. The lot is undeveloped, has some existing trees and is bordered by 4th Street on the north, Austin Avenue on the west, 5th Street on the south and a residential townhouse development to the east via a shared access easement.

The design vision for the new three-story building is that of a traditional bank office building that includes cut stone at street level, with decorative cornices and steel-look windows. The entries will be recessed into the building to provide covered entry for the patrons and tenants and located facing 4th and 5th streets. A bank drive through will be provided off of the shared access easement which also provided the primary entry and exit pathway on the site.

The first floor will be comprised primarily of a bank tenant and possible second small tenant while the 2nd and 3rd floors will be private office lease space.

The first floor and central entry elements are set to resemble traditional load-bearing masonry in a style reminiscent of historic bank/governmental buildings. These areas will be clad in a cut limestone veneer and be accented with decorative cornices. The second and third floor areas will still be reflective of traditional building styles utilizing a stucco veneer and decorative cornices. The upper parapets are stepped to signal a hierarchy of entry and accent the central entry elements.

The material selection of the building will coordinate well with existing traditional buildings throughout downtown and provides for a similar aesthetic with stone and stucco veneers and steel-look window and door appearances. The scale of the building meets with the development code guidelines.

Thank you for the opportunity to present our project for your review.

Whitney Koch, AIA, NCARB
Principal Architect
Texas Registered Architect #24419

PRELIMINARY
THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
WHITNEY KOCH
24419

PERSPECTIVE VIEW OF BUILDING ENTRY

R BANK

COVER SHEET

SCALE: NTS

10.09.2020

mustard DESIGN architects

OWNER INFORMATION:

CARR RYAN RE 4, LLC
5121 BEE CAVE ROAD, SUITE 207
AUSTIN, TX 78746

LEGAL DESCRIPTION:
58731 - GEORGETOWN, CITY OF BLK 24 (REPLAT),
BLOCK 24, Lot 9, ACRES 0.743

ZONING:

ZONED:	MU-DT
PROPOSED USE:	PRIVATE OFFICE BUILDING
MIN. ALLOWABLE LOT AREA:	NO MINIMUM REQUIRED
TOTAL LOT AREA:	32,383 SQ FT (0.74 ACRES)

SETBACKS:

FRONT YARD:	0 FT
STREET SIDE YARD:	0 FT
INTERIOR SIDE YARD:	0 FT
REAR SIDE YARD:	0 FT

MAX ALLOWABLE IMPERVIOUS COVERAGE:	95% = (32,383 *.95) = 30,764 SF ALLOWABLE PER GEORGETOWN UNIFIED DEVELOPMENT CODE	
PROPOSED IMPERVIOUS COVERAGE:	91% (29,404 SF)	
BUILDING	BUILDING	6,430 SQFT
PAVING / WALKS	PAVING / WALKS	22,974 SQFT
PROPOSED PERVIOUS COVERAGE:	9% (2,980 SF)	
PERMEABLE PAVERS:	PAVERS	994 SQFT
LANDSCAPE AREA:	LANDSCAPE	1,986 SQFT

*IMPERVIOUS CALCULATIONS ARE APPROXIMATE AT THIS PHASE

MAXIMUM ALLOWABLE BUILDING HEIGHT:	40' - 0"
MAXIMUM ALLOWABLE OVERALL BUILDING HEIGHT:	50' - 0"
PROPOSED BUILDING HEIGHT:	40'-0" TOP OF ROOF
PROPOSED OVERALL BUILDING HEIGHT:	49'-0" TOP OF HIGHEST PARAPET

PARKING ANALYSIS: OFFICE BUILDING
3 STORY OFFICE BUILDING
22,702 SQFT / 500 GFA OFFICE = 45 PARKING SPACES REQUIRED PER CITY ORDINANCE

TOTAL REQUIRED:	45 PARKING SPACES PER CITY ORDINANCE
TOTAL PROVIDED:	46 PARKING SPACES ON SITE
	INCLUDING 2 ADA ACCESSIBLE SPACES
	INCLUDING 6 PARALLEL SPACES ALONG 4TH AND 5TH STREETS

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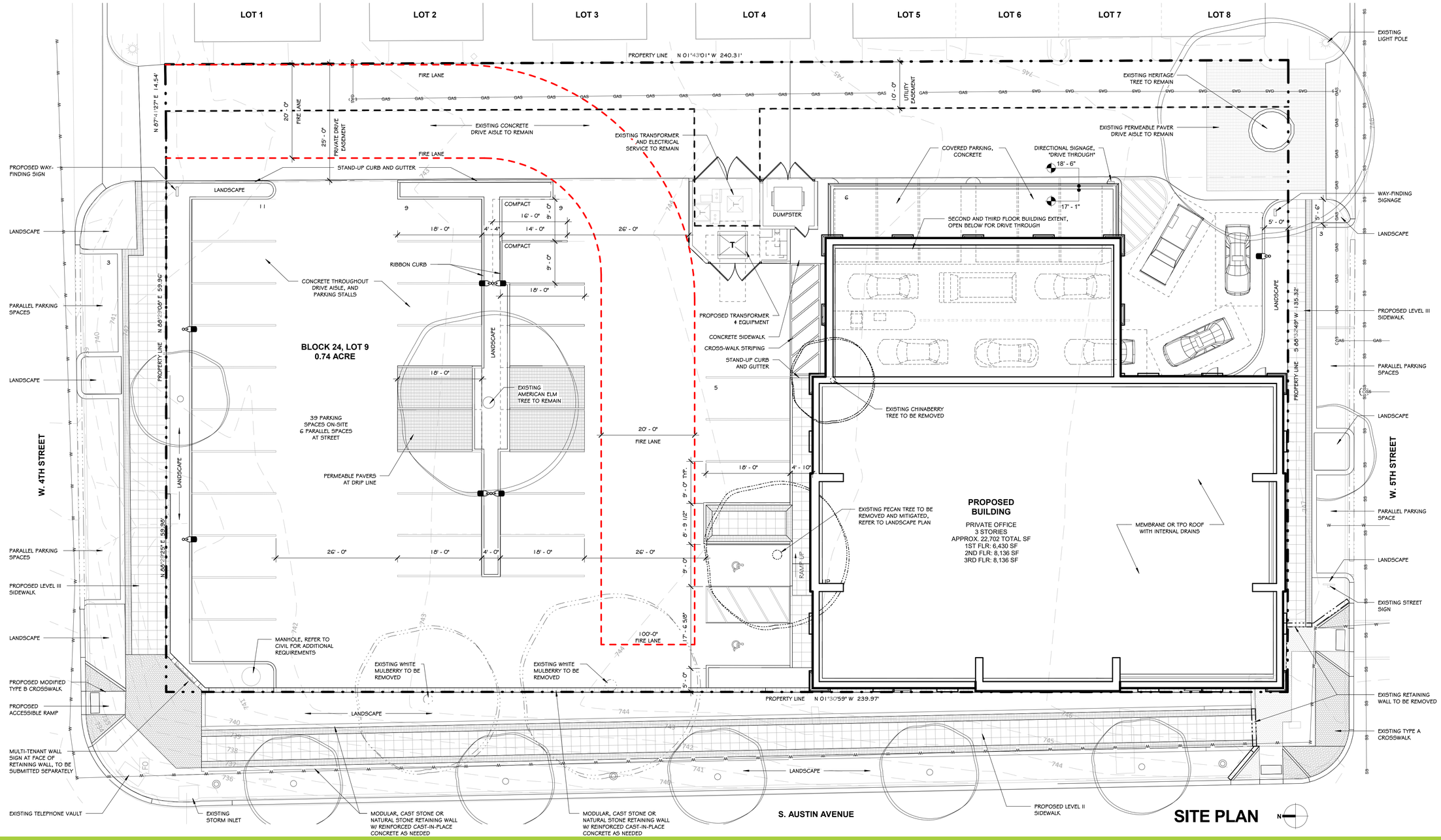
WHITNEY KOCH
24419



SITE PLAN

R BANK

CONCEPTUAL SITE PLAN

SCALE: 1" = 10'-0" 10.09.2020

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SITE DEVELOPMENT NOTES

FOUNDATION TYPE
FOUNDATION SHALL BE A BEAM STIFFENED SLAB ON GRADE FOUNDATION. INTEGRAL SPREAD FOOTERS WILL BE PROVIDED UNDER COLUMN LOCATIONS. ALL FOUNDATION COMPONENTS WILL BE CONVENTIONALLY REINFORCED.

BUILDING ELEMENTS
REFER TO ELEVATIONS FOR COMPLIANCE WITH UDC SECTION 7.03.040

BUILDING ARTICULATION
ARTICULATION COMPLIES WITH UDC SECTION 7.03.050 BUILDING ARTICULATION AND ARCHITECTURAL FEATURES. REFERENCE CALCULATIONS BELOW

HORIZONTAL ARTICULATION FOR FOOTPRINT
AVERAGE BUILDING HEIGHT = 40'-0"
AVERAGE BUILDING HEIGHT = 40'-0" x 3 = 120'-0", MAXIMUM LATERAL DISTANCE WITHOUT PERPENDICULAR OFFSET

VERTICAL ARTICULATION FOR ELEVATION
AVERAGE BUILDING HEIGHT = 40'-0"
AVERAGE BUILDING HEIGHT = 40'-0" x 3 = 120'-0", MAXIMUM LATERAL DISTANCE WITHOUT CHANGE IN VERTICAL ELEVATION

ARCHITECTURAL FEATURES
REFER TO THE ELEVATIONS FOR COMPLIANCE WITH UDC SECTION 7.03.050-D

ARCHITECTURAL COMPATIBILITY
THE BUILDING WILL COMPLY WITH UDC SECTION 7.03.060

ARCHITECTURAL PLAN NOTES
1. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT, NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN OR HARC PLANS.
2. COLOR SELECTION IS NOT APPROVED WITH THE SITE DEVELOPMENT PLAN AND MAY BE COUNTED TOWARD THE SIGNAGE CALCULATION IF IT IS FOUND TO REFLECT COLOR THAT IS CONSIDERED SIGNAGE ACCORDING TO THE DEFINITION OF SIGNAGE IN THE UDC
3. THIS SITE DEVELOPMENT PLAN SHALL MEET ALL DESIGN STANDARDS FOR ARTICULATION, BUILDING DESIGN, BUILDING MATERIALS AND ELEMENTS AND ARCHITECTURAL FEATURES OF SECTION 7.03 OF THE UDC.
4. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH UDC CHAPTER 8

ELEVATION KEY NOTES

01 12"x24" SMOOTH CAST STONE OR CUT LIMESTONE VENEER. CREAM OR BUFF COLORED, OR SIMILAR

02 THREE COAT CEMENTITIOUS PORTLAND STUCCO ON METAL LATH. JOINTS AS INDICATED ON ELEVATIONS.

03 STUCCO CORNICE BANDS WITH IMPLIED JOINTS TO MIMIC CAST/CUT STONE, COLOR TO MATCH CAST STONE VENEER.

04 STUCCO CORNICE BAND WITH IMPLIED JOINTS AND PREFINISHED METAL PARAPET CAP, COLOR TO MATCH CAST/CUT STONE VENEER.

05 24"x32" SMOOTH CAST STONE OR CUT LIMESTONE VENEER PLYNTH. COLOR, TEXTURE AND JOINT SPACING TO MATCH ADJACENT CAST/STONE VENEER.

06 STUCCO SILL WITH IMPLIED JOINTS, COLOR TO MATCH CAST/ CUT STONE VENEER

07 DARK BRONZE ANODIZED OR BLACK ALUMINUM CLAD FIXED WINDOW WITH MIDDLE MULLION, AND LOW-E, NON-REFLECTIVE COATING

08 DARK BRONZE ANODIZED OR BLACK ALUMINUM CLAD FIXED WINDOW W/ TRANSOM, MULLIONS, AND LOW-E, NON-REFLECTIVE COATING

09 DARK BRONZE ANODIZED OR BLACK ALUMINUM CLAD DOOR W/ TRANSOM, AND LOW-E, NON-REFLECTIVE COATING

10 BACK LIT OR INTERNALL ILLUMINATED BANK DRIVE THROUGH SIGNS, TO BE SUBMITTED SEPARATELY

11 HOLLOW METAL DOOR & HOLLOW METAL FRAME; PAINTED TO MATCH ADJACENT WALL SURFACE

12 BACK LIT OR INTERNALLY ILLUMINATED BUILDING SIGN, COLOR: BY TENANT, TO BE SUBMITTED SEPARATELY

13 REINFORCED CMU DUMPSER ENCLOSURE W/STUCCO FINISH AND CAP TO MATCH BUILDING

14 STEEL FRAMED ACCESS DOOR WITH 1x4 STAINED WOOD INFILL, FRAME TO BE PAINTED TO MATCH BUILDING WINDOWS

15 ANODIZED DARK BRONZE OR BLACK DRIVE THROUGH TELLER WINDOW

16 MODULAR, CAST STONE OR NATURAL STONE RETAINING WALL W/REINFORCED CAST-IN-PLACE CONRETE AS NEEDED

PRELIMINARY
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WHITNEY KOCH
24419

EAST ELEVATION
SCALE: 1/8" = 1'-0"

AUSTIN AVENUE / WEST ELEVATION
SCALE: 1/8" = 1'-0"

R BANK

CONCEPTUAL ELEVATIONS

SCALE: As indicated 10.09.2020

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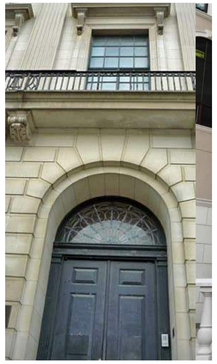
ELEVATION TAG: 01

CUT OR CAST STONE VENEER
IMAGE ABOVE REPRESENTS THE TYPICAL COLOR FOR EITHER CAST OR CUT STONE VENEER



CUT STONE VENEER EXAMPLE
PARKS CANADA FEDERAL BUILDING

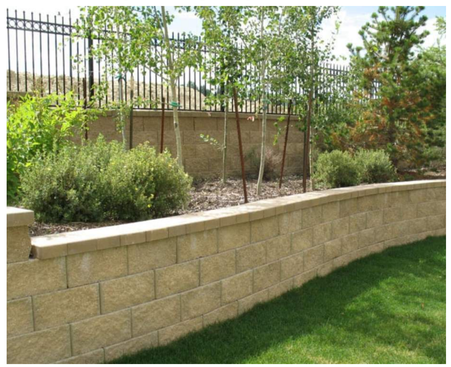
CAST STONE VENEER EXAMPLE
AMERICAN STONECAST, LLC

ELEVATION TAG: 02

STUCCO COLOR
SHERWIN WILLIAMS: MODERNE WHITE 6168 OR SIMILAR
TYPICAL COLOR FOR STUCCO

STUCCO FINISH EXAMPLE WITH CORNICE BANDING
TEXTURE: WALL: SMOOTH TO FINE
BANDS: SMOOTH TO FINE

ELEVATION TAG: 16



RETAINING WALL
PRECAST RETAINING WALL BLOCK WITH CAP
COLOR SIMILAR TO CUT/CAST STONE VENEER

ELEVATION TAG: 07, 08, 09

METAL CLAD DOOR/WINDOW EXAMPLE
COLOR: DARK BRONZE ANODIZED OR BLACK

ELEVATION KEY NOTES

01 12"x24" SMOOTH CAST STONE OR CUT LIMESTONE VENEER. CREAM OR BUFF COLORED, OR SIMILAR

02 THREE COAT CEMENTITIOUS PORTLAND STUCCO ON METAL LATH. JOINTS AS INDICATED ON ELEVATIONS.

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PRELIMINARY
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WHITNEY KOCH
24419

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

5TH STREET / SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

R BANK

CONCEPTUAL ELEVATIONS & COLORS/MATERIALS

SCALE: As indicated 10.09.2020

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PRELIMINARY
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SOUTHEAST PERSPECTIVE

NORTHEAST PERSPECTIVE

SOUTHWEST PERSPECTIVE

R BANK

CONCEPTUAL PERSPECTIVES

SCALE: NTS

10.08.2020

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R Bank 405 S. Austin Ave. 2020-45-COA

Historic & Architectural Review Commission

October 22, 2020

Item Under Consideration

2020-45-COA – R Bank Georgetown

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for new building construction (infill development) at the property located at 405 S. Austin Avenue, bearing the legal description 0.7434 acres, being Lot 9, Replat of Block 24, City of Georgetown.

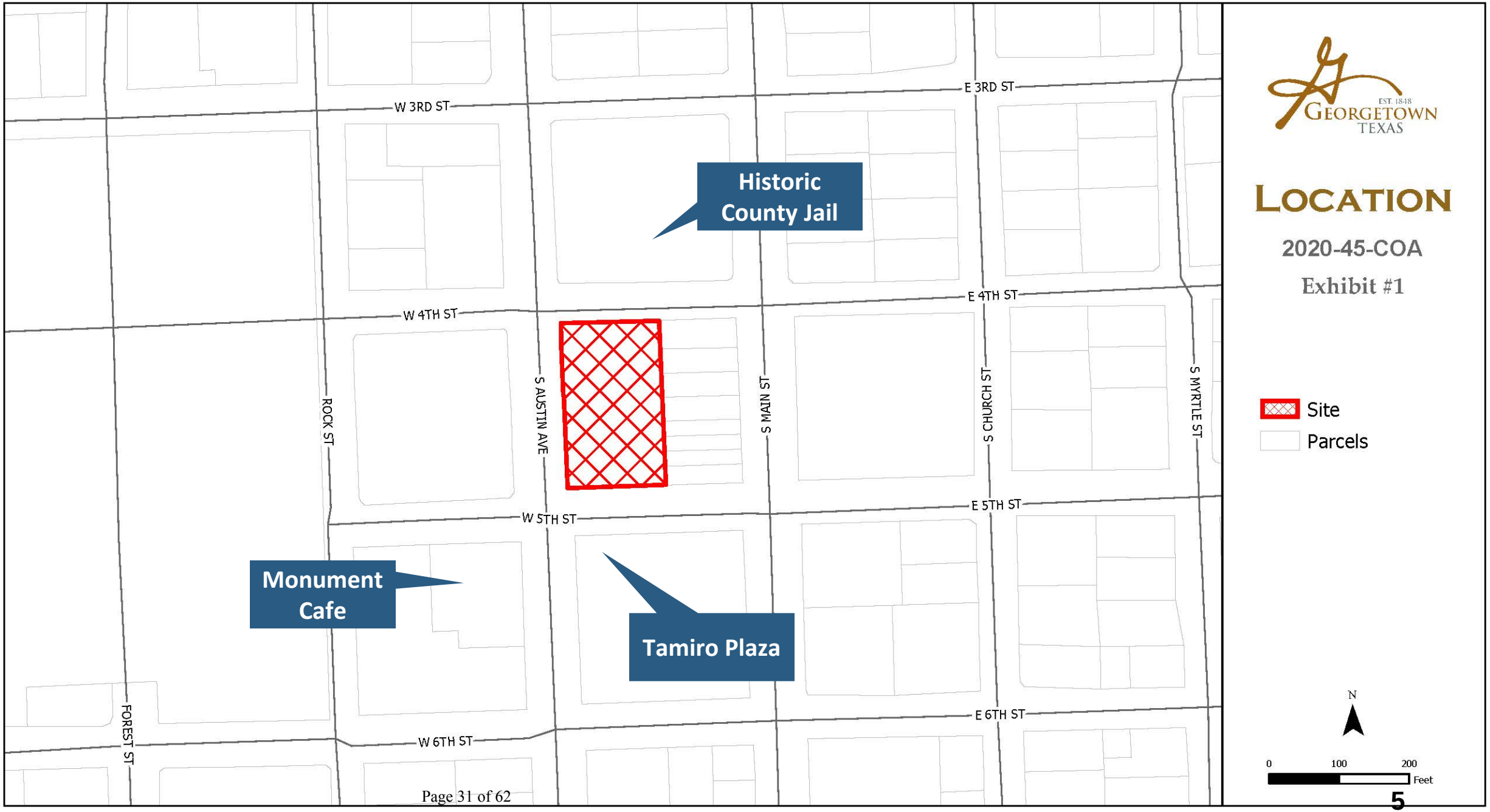
Item Under Consideration

HARC:

- New building construction (infill development)

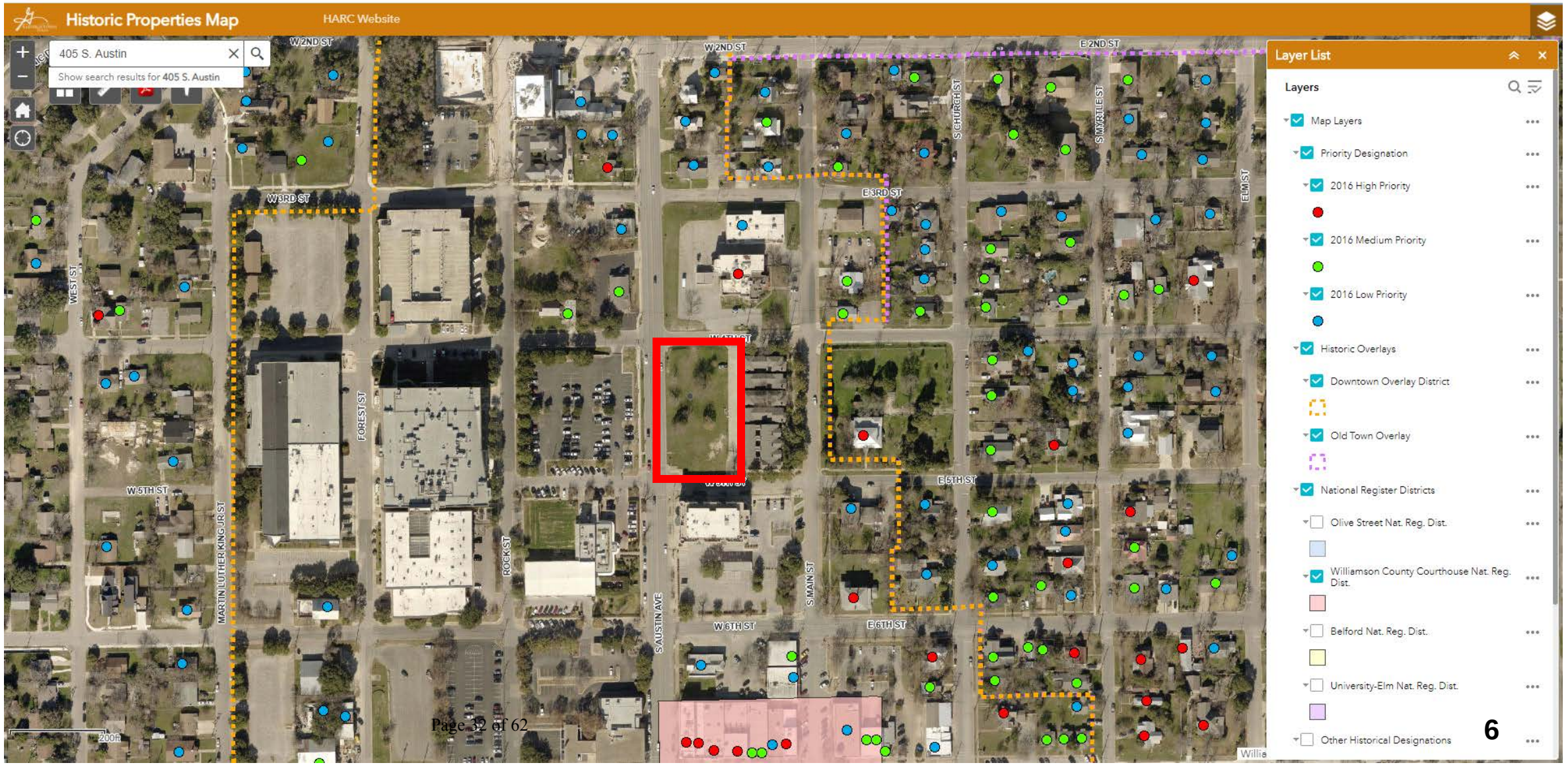
Item Under Consideration

PERSPECTIVE VIEW OF BUILDING ENTRY

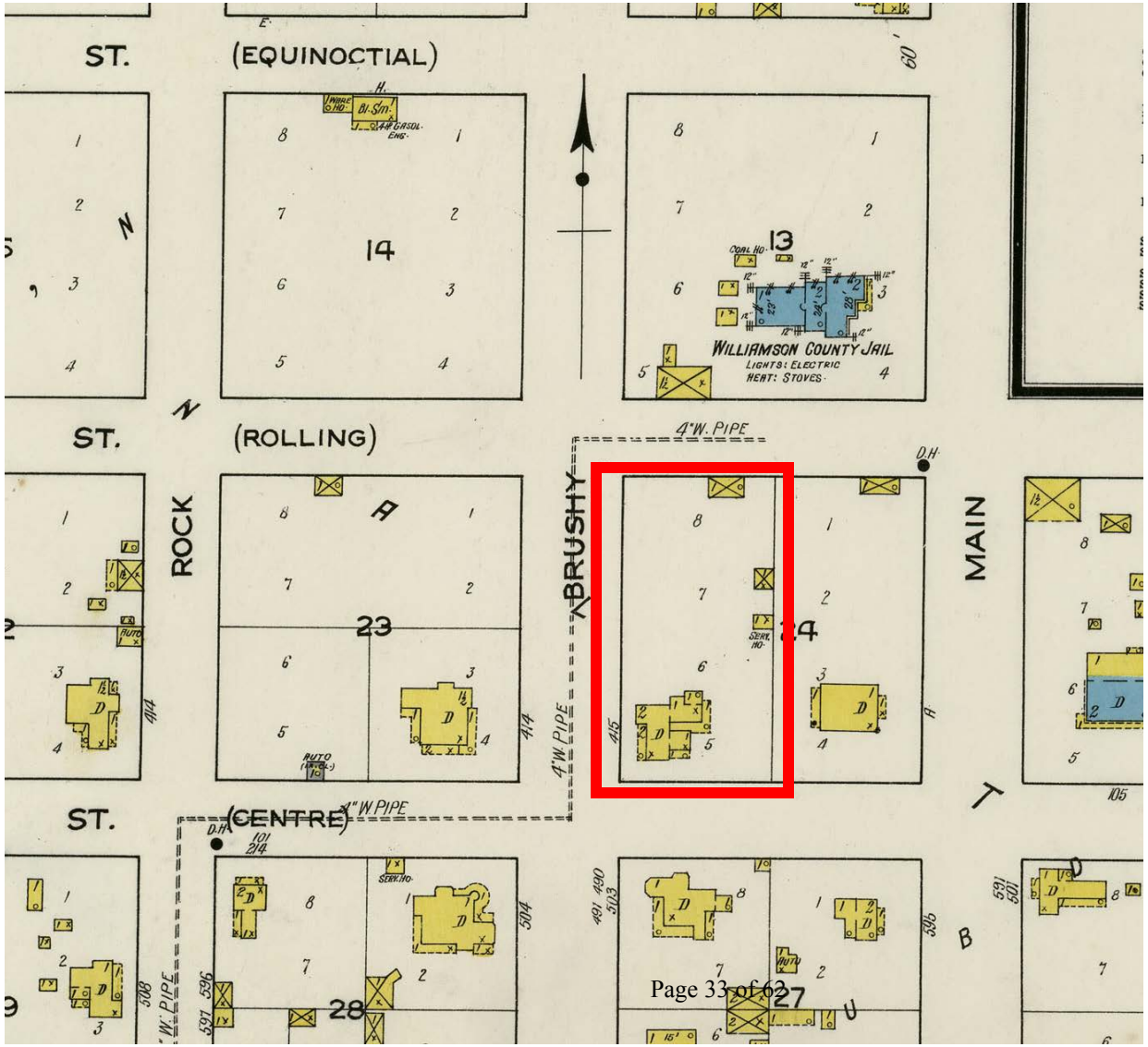

W 3RD ST
E 3RD ST
Historic County Jail
W 4TH ST
E 4TH ST
ROCK ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
S MYRTLE ST
W 5TH ST
E 5TH ST
Monument Cafe
Tamiro Plaza
FOREST ST
W 6TH ST
E 6TH ST
EST. 1848
GEORGETOWN
TEXAS
LOCATION
2020-45-COA
Exhibit #1
Site
Parcels
N
0
100
200
Feet

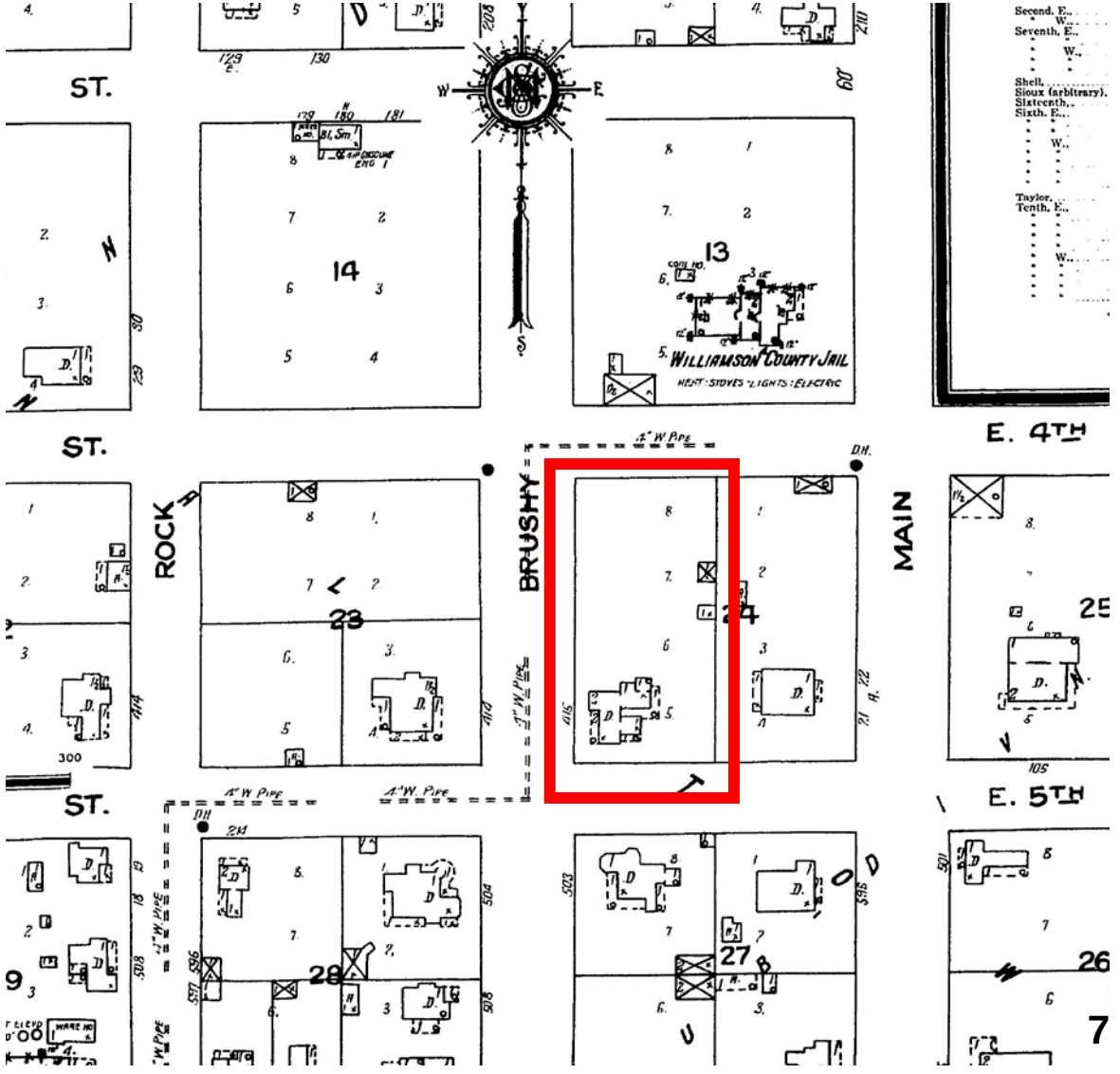
5

Current Context

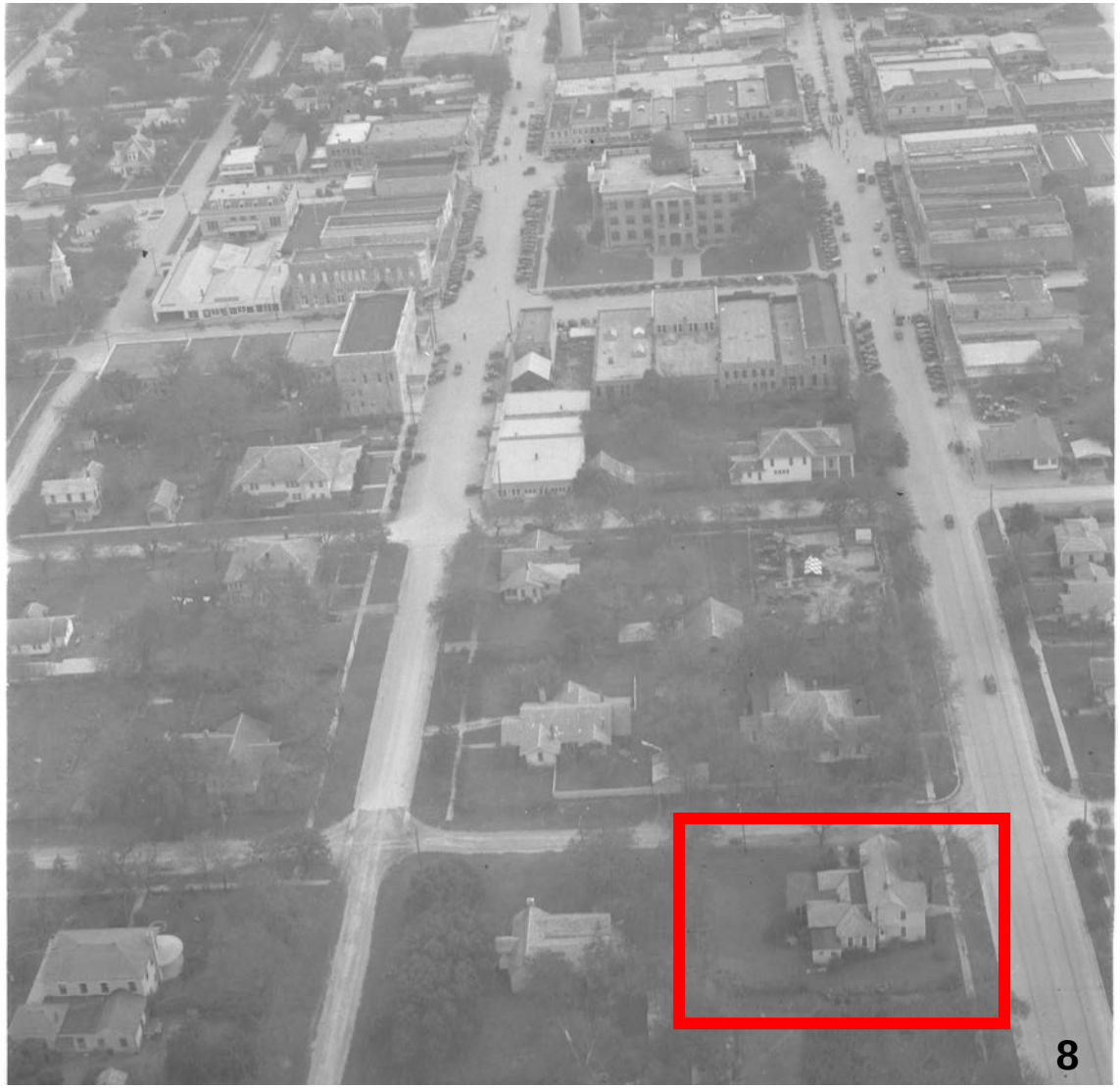


1916 & 1925 Sanborn Maps





c. 1934 Aerial Photos From SU Special Collections

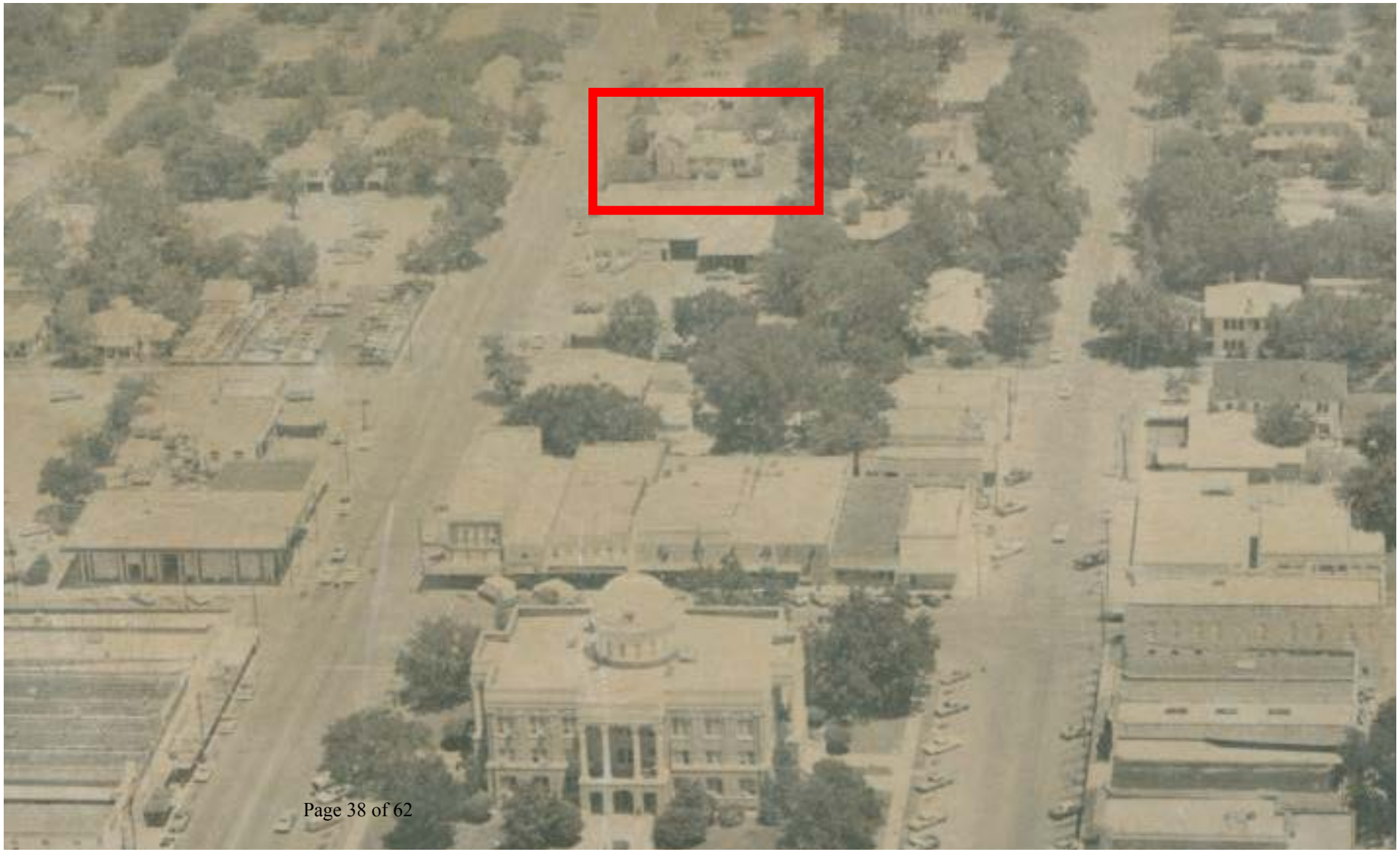


c. 1934 Aerial Photo from SU Special Collections

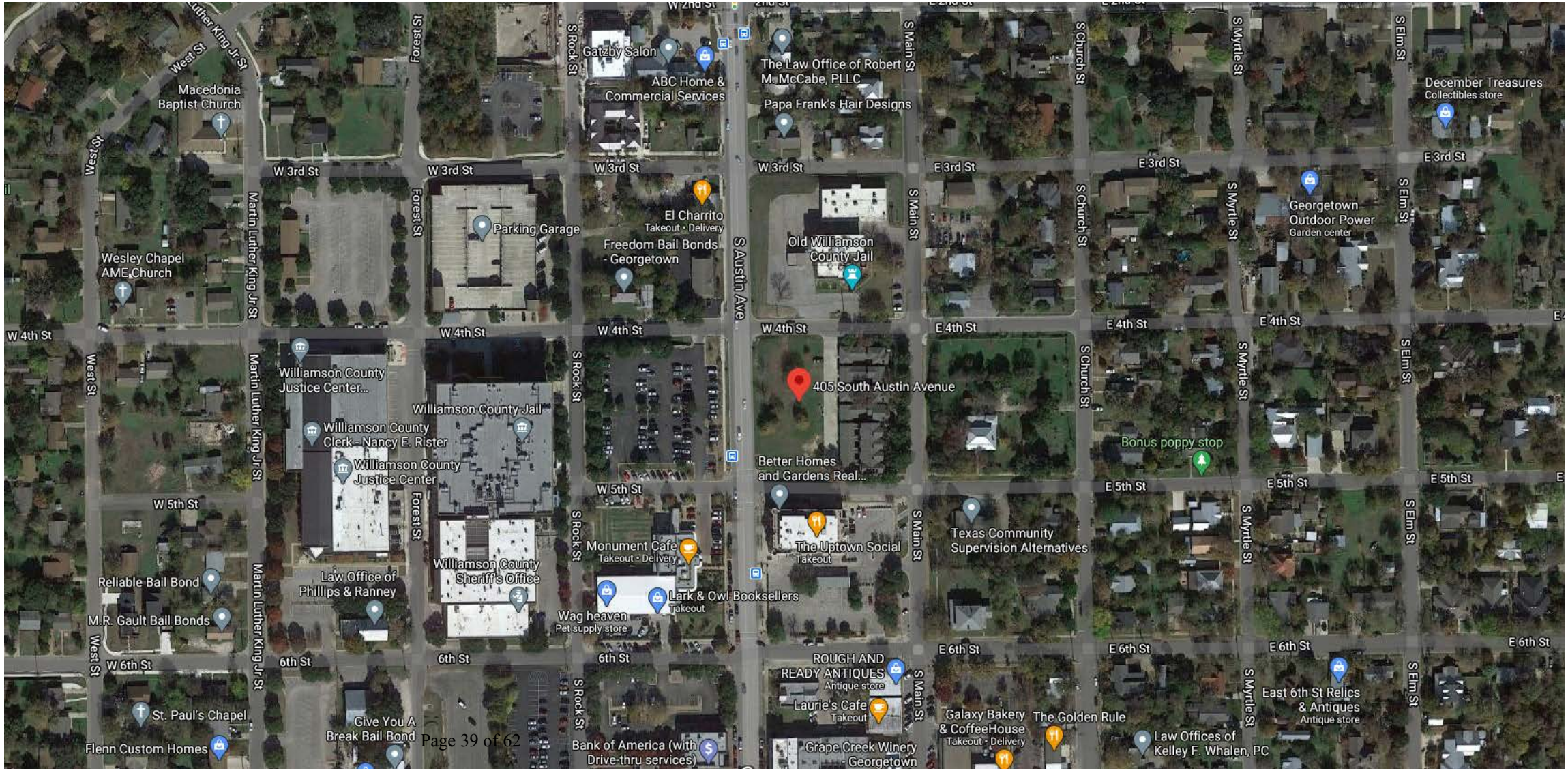
1964 Aerial Photo

1974 Aerial Photo

"Before 1991" Aerial Photo – Portal to Texas History

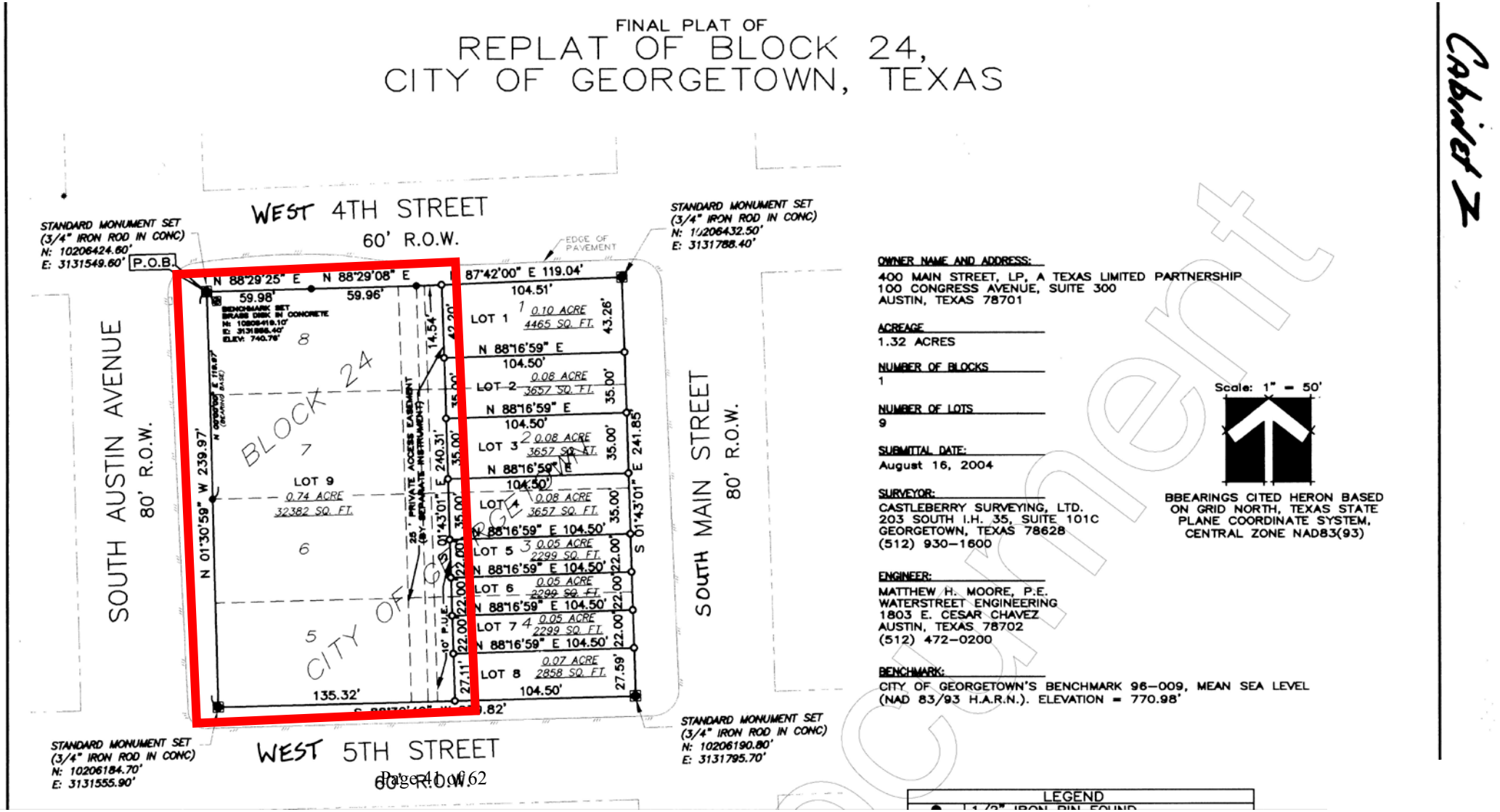


Current Context

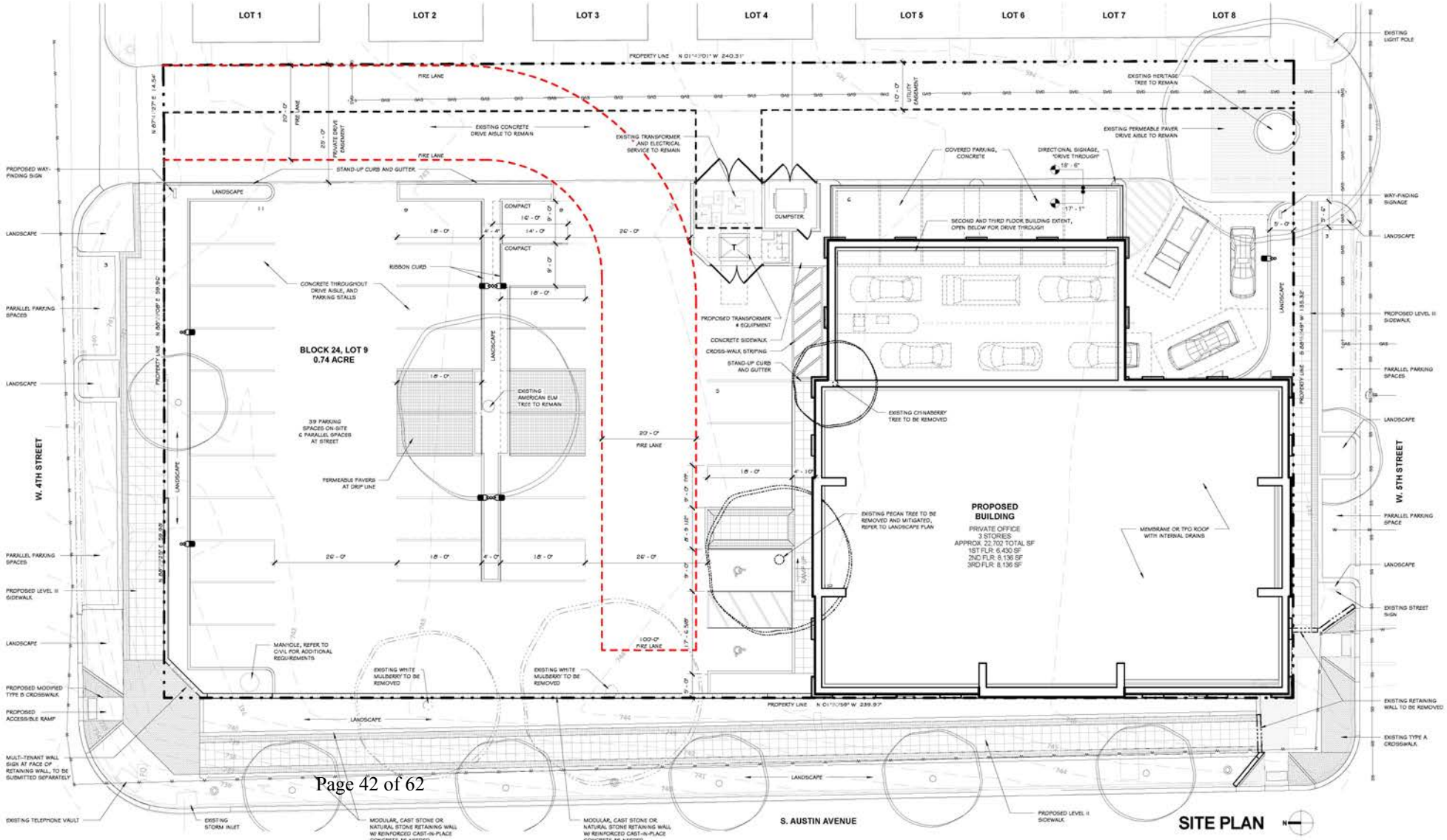


Current Context

Replat of Block 24



R Bank – Proposed Site Plan



R Bank – Proposed Elevation

AUSTIN AVENUE / WEST ELEVATION

SCALE: 1/8" = 1'-0"

R Bank – Proposed Elevation

5TH STREET / SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

R Bank – Proposed Elevation

EAST ELEVATION

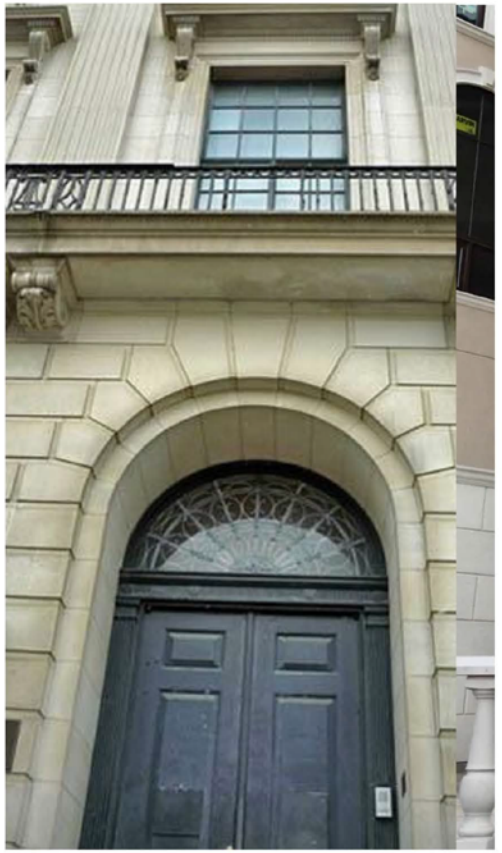
SCALE: 1/8" = 1'-0"

R Bank – Proposed Elevation

R Bank – Proposed Materials

ELEVATION TAG: 01

CUT OR CAST STONE VENEER
IMAGE ABOVE REPRESENTS THE TYPICAL COLOR FOR EITHER CAST OR CUT STONE VENEER



CUT STONE VENEER EXAMPLE
PARKS CANADA FEDERAL BUILDING

CAST STONE VENEER EXAMPLE
AMERICAN STONECAST, LLC

R Bank – Proposed Materials

ELEVATION TAG: 02

STUCCO COLOR
SHERWIN WILLIAMS: INCREDIBLE WHITE 7028 OR SIMILAR
TYPICAL COLOR FOR STUCCO

STUCCO FINISH EXAMPLE WITH CORNICE BANDING
TEXTURE: WALL: SMOOTH TO FINE
BANDS: SMOOTH TO FINE

R Bank – Proposed Materials

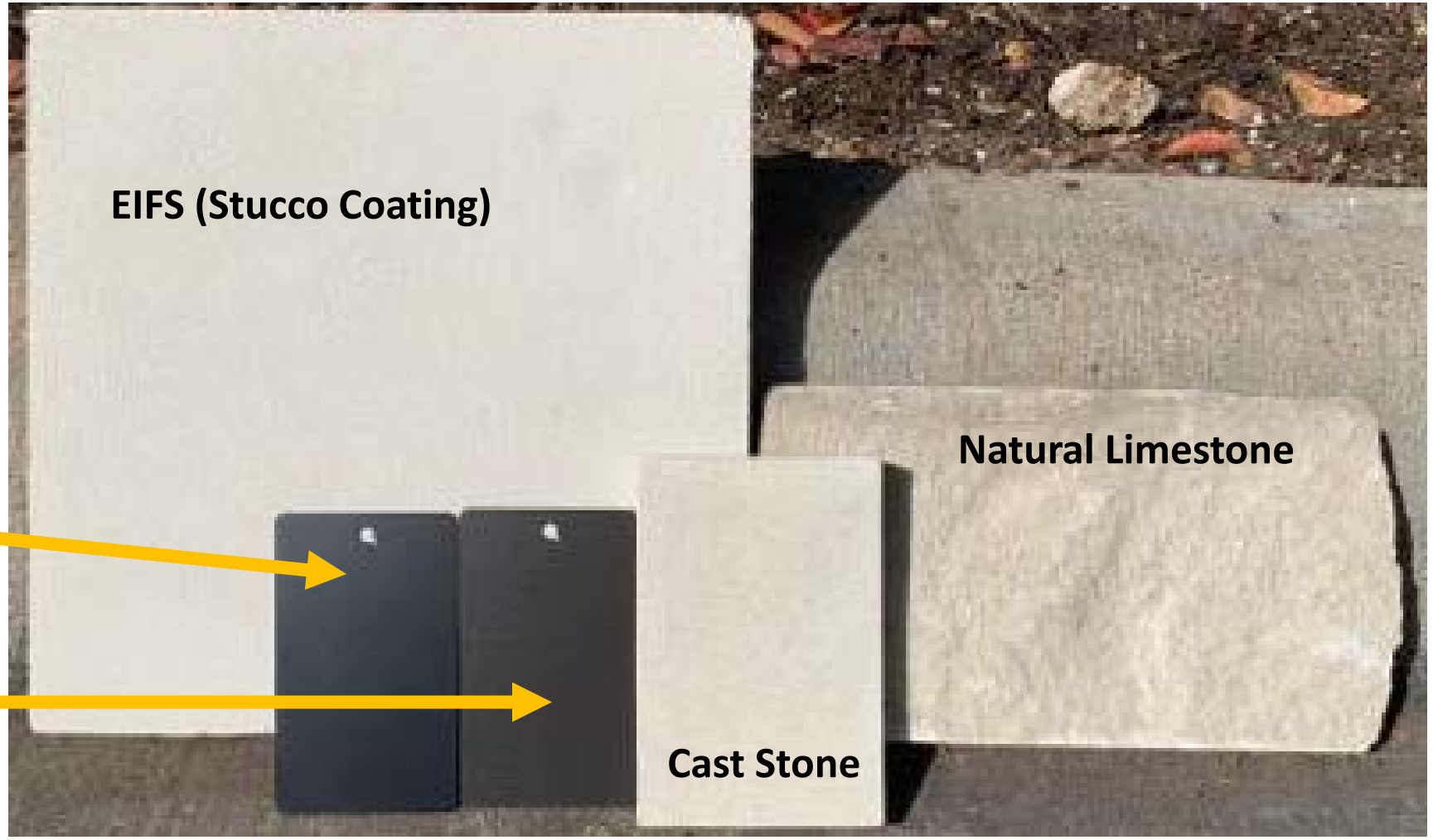
ELEVATION TAG: 16

RETAINING WALL
PRECAST RETAINING WALL BLOCK WITH CAP
COLOR SIMILAR TO CUT/CAST STONE VENEER

ELEVATION TAG: 07, 08, 09

METAL CLAD DOOR/WINDOW EXAMPLE
COLOR: DARK BRONZE ANODIZED OR BLACK

R Bank – Proposed Material Samples



Black Aluminum Storefront

Dark Bronze Aluminum Storefront

Downtown Materials

WILCO Courthouse – Brick & Cut Stone

Stromberg-Hoffman – Stucco, Williamson Museum – Cut Stone

R Bank – Proposed Design

SOUTHWEST PERSPECTIVE 26

R Bank – Proposed Design

SOUTHEAST PERSPECTIVE

R Bank – Proposed Design

NORTHEAST PERSPECTIVE

Current Context

View from northwest

View from southwest

Current Context

Parking lot to west

Residential to east

Current Context

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies**
2. Compliance with any design standards of this Code;	**Partially Complies**
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**N/A**
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Partially Complies**
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies**
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies**
7. The overall character of the applicable historic overlay district is protected; and	**Complies**
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	**N/A**

Public Notification

- Three (3) signs posted for meeting on October 8, 2020
- One (1) comment opposed received for meeting on October 8, 2020
- One (1) comment in favor made during public hearing on October 8, 2020
- No additional comments received

Recommendation

Staff recommends ***APPROVAL*** of the request.

HARC Motion – 2020-45-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
October 22, 2020

SUBJECT:
Presentation and discussion of the Downtown & Old Town Design Guidelines update.- Britin Bostick, Downtown and Historic Planner

ITEM SUMMARY:
Presentation of the Downtown & Old Town Design Guidelines update process, including initial input questions, and introduction of Post Oak Preservation Solutions, consultant for the project.

At this meeting, the staff and consultant will provide an overview of the update including a recap of the City Council direction from 2019, the project timeline and stakeholder engagement plan.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Britin Bostick, Downtown & Historic Planner