

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
January 14, 2021 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 January 14, 2021 via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <https://bit.ly/37XbyNs>**

**Webinar ID: 926-1272-0992**

**Password: 541609**

**To participate by phone:**

**Call in numbers: (312)626-6799 or Toll-Free: 833-548-0276**

**Password: 541609**

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

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

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

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



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

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## **Regular Session**

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

- A Discussion on how the Historic and Architectural Review Commission virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director
- B The Historic and Architectural Review Commission, appointed by the Mayor and the City Council, is responsible for hearing and taking final action on applications, by issuing Certificates of Appropriateness based upon the City Council adopted Downtown Design Guidelines and Unified Development Code.

### **Welcome and Meeting Procedures:**

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

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

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

## **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 December 10, 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** (COA) for the addition of awnings or canopies and replacing a historic architectural feature with a non-historic architectural feature at the property located at 119 W. 7<sup>th</sup> Street, bearing the legal description 0.083 acre, being the West 30 feet of Lot 1, Block 38, Original City of Georgetown. – Britin Bostick, Downtown & Historic Planner

F **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1304 Elm Street, bearing the legal description 0.41 acres, being the northeast part of Block B, Hughes Second Addition. – Britin Bostick, Downtown & Historic Planner

G **Conceptual Review** of a request for a **Certificate of Appropriateness** (COA) for a two-story garage addition with proposed setback, building height and floor-to-area ratio modifications; the addition of porches with a proposed setback modification; the addition of a deck with a proposed setback modification and the replacement of doors and windows at the property located at 1202 E. 13<sup>th</sup> Street, bearing the legal description Lot 1, Block 1, Coffee Heights Addition. – Britin Bostick, Downtown & Historic Planner

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

## Adjournment

### Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that 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 \_\_\_\_\_, 2021, 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  
January 14, 2021

**SUBJECT:**

Consideration and possible action to approve the minutes from the December 10, 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**  
December 10, 2020 at 6:00 p.m.  
Teleconference Meeting: <https://bit.ly/2GfUqJa>

The regular meeting convened at 6:00PM on December 10, 2020 via teleconference at:  
<https://bit.ly/2GfUqJa>

To participate by phone: Call in number: (929)205-6099 or Toll Free: 833-548-0276 Webinar ID#: 960-6164-4948 Password: 818063

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; Catherine Morales; Karalei Nunn; Faustine Curry; Steve Johnston; Terry Asendorf-Hyde; Pam Mitchell; Robert McCabe

**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. 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/>.

### **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 November 12, 2020 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

**Motion to approve Item D by Commissioner Johnston. Second by Commissioner Morales. Approved (7-0).**

E. **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for the addition of a porch, patio or deck and a 5'-2" setback encroachment into the required 6' side (north) setback for Lot 3 to allow a patio and deck structure 0'-10" from the lot line at the property located at 409 E. University Avenue, bearing the legal description of Lots 3-4 and the south part of Lot 2, Block 25, Glasscock Addition. – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The Applicant is requesting HARC approval for a detached patio cover at the rear of the existing high priority historic structure, which is known as the George Irvine House. The patio cover is proposed to be constructed of wood posts and beams, similar to a pergola, but with a clear plastic material for the roof of the structure to serve as rain protection while allowing light through the material, which comes in 26" x 12'-0" panels. The roofed structure would be approximately 14' tall with an 18' width and 28' length (504 sq. ft.), to cover part of the existing wood deck, which is approximately 634 sq. ft. The applicant is also requesting screening to enclose the deck and protect against insects. The Official Texas Historical Building Marker for the George Irvine House reads: "Scottish Native George Irvine (1841-1936) built this two-story frame home for his family in 1886. The founder of the Irvine



Brothers Lumber Co. (later the Belford Lumber Co.), Irvine was a civic leader who served on the school board, the city council, and the vestry of Grace Episcopal Church. In 1922 he sold the house to Postmaster Simon J. Enochs, who made modifications to its original Italianate detailing in the 1930s. As the George Irvine House is a Recorded Texas Historic Landmark, any projects that would alter the exterior must be reviewed by the Texas Historical Commission (THC). The applicant has completed that review process and provided the letter of approval from the THC with their application. The project was found by the THC to comply with the Secretary of the Interior's Standards, which is one of the approval criteria for HARC.

Commissioner Browner sought clarification regarding the criteria that partially complied. Bostick provided additional explanation of the criteria items and explained the requirements that need to be adhered to comply.

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

**Motion to approve Item E (2020-31-COA) as presented by Commissioner Morales. Second by Commissioner Curry. Approved (7-0).**

- F. Updates, Commissioner questions, and comments – Sofia Nelson, Planning Director
- G. Presentation and discussion of the salvage and re-use of materials, following up on the HARC approval of the demolition of the low priority structure at 1002 E. 14<sup>th</sup> Street with the condition that the wood floors be salvaged for re-use.

Update provided by Bostick. Bostick explained how the wood flows were salvaged and re-used as part of the ceiling for a new construction. The rest of the material is in storage to be used for future projects.

Bostick also updated the Commission on a virtual townhall meeting regarding the Design Guidelines Update for Downtown and Old Town Overlay Districts on December 16, 2020.

Waggoner provided an update to the Commission regarding the San Jose and TRG proposals. A call for proposals was conducted, and a panel was put together to review and start interviews. Staff will present to City Council in January with a recommendation.

Alternate Commissioner Mitchel asked about the use of Alternate Commissioners and sought an update on the matter. Staff will provide an update in January as it is available.

## **Adjournment**

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

Meeting adjourned at 6:52 pm

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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  
January 14, 2021

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the addition of awnings or canopies and replacing a historic architectural feature with a non-historic architectural feature at the property located at 119 W. 7<sup>th</sup> Street, bearing the legal description 0.083 acre, being the West 30 feet of Lot 1, Block 38, Original City of Georgetown. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

The applicant is requesting HARC approval to install new fabric awnings over the first-floor windows and to replace the second-floor wood windows with new wood windows. The applicant is also requesting HPO approval to replace the plexiglass material in the corner oriel architectural feature with real glass and to change the colors for the painted wood trim. Additional work proposed for the project includes cleaning, repairing and repointing the masonry and repairing the exterior metal stairs, which do not require approval of a COA.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

Description	Type
☐ Staff Report	Cover Memo
☐ Exhibit 1 - Location Map	Exhibit
☐ Exhibit 2 - Letter of Intent	Exhibit
☐ Exhibit 3 - Plans & Specifications	Exhibit
☐ Exhibit 4 - Historic Resource Surveys	Exhibit
☐ Exhibit 5 - Texas Historical Commission Review Letter	Exhibit
☐ Staff Presentation	Presentation



# Planning Department Staff Report

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## Historic and Architectural Review Commission

Meeting Date: *January 14, 2021*

File Number: *2020-64-COA*

### AGENDA ITEM DESCRIPTION

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Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for the addition of awnings or canopies and replacing a historic architectural feature with a non-historic architectural feature at the property located at 119 W. 7<sup>th</sup> Street, bearing the legal description 0.083 acre, being the West 30 feet of Lot 1, Block 38, Original City of Georgetown.

### AGENDA ITEM DETAILS

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Project Name: *Goodfolks Restaurant*  
Applicant: *Jennifer Tullis (Noack Little Architecture and Interiors)*  
Property Owner: *Gogoplot Ventures LLC*  
Property Address: *119 W. 7<sup>th</sup> Street*  
Legal Description: *0.083 acre, being the West 30 feet of Lot 1, Block 38, Original City of Georgetown*  
Historic Overlay: *Downtown Overlay District*  
Case History: *N/A*

### HISTORIC CONTEXT

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Date of construction: *1896 (HRS)*  
Historic Resources Survey Level of Priority: *High*  
National Register Designation: *Within the Williamson County Courthouse National Register Historic District*  
Texas Historical Commission Designation: *Recorded Texas Historic Landmark (1991)*

### APPLICANT'S REQUEST

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HARC:

- ✓ Addition of awnings or canopies
- ✓ Replacing a historic architectural feature with a non-historic architectural feature

HPO:

- ✓ Restoring a historic architectural feature
- ✓ Changes to paint color on previously painted surface

### STAFF ANALYSIS

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The applicant is requesting HARC approval to install new fabric awnings over the first-floor windows and to replace the second-floor wood windows with new wood windows. The applicant is also requesting HPO approval to replace the plexiglass material in the corner oriel architectural feature with real glass and to change the colors for the painted wood trim. Additional work proposed for the project



# Planning Department Staff Report

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## Historic and Architectural Review Commission

includes cleaning, repairing and repointing the masonry and repairing the exterior metal stairs, which do not require approval of a COA.

### **Building History**

In 1990 Historian Dan K. Utley wrote:

*"In 1887, Rucker and Montgomery sold their store building to W. H. Walton, who deeded it two years later to M. B. Lockett. The new owner, Melville Beveridge Lockett, was born June 4, 1846, in Cincinnati, Ohio... M. B. Lockett chose the former Rucker and Montgomery building to house his new business. Photographs of the structure, taken soon after his purchase and before the 1896 alterations, provide the earliest documentation of the original store's design. The two-story stone building featured a hipped roof and a double-galleried front facade with Greek Revival detailing. Such styling would indicate an early construction date for the building, in keeping with the first mention of the "stone store house" in the 1868 deed.*

*Although there are evident differences between the way the building appeared before and after 1896, including the loss of the hipped roof and chimneys and the redesign of the primary facade, there are also important similarities. The scale and massing are the same, as are the window styles and ashlar stonework on the exposed west elevation. Sanborn Fire Insurance Company maps also indicate similarities in overall dimensions. The first available map, dated 1885, shows a two-story structure with a one-story addition to the rear (see also historic photographs attached). It remained the same on the 1889 and 1894 maps. The 1900 map is the first to indicate a brick facade and the extension of the second floor to the rear, incorporating the earlier addition. The other dimensions and alignments remain the same.*

*The extent of the 1896 construction, if it could be documented conclusively, would probably explain discrepancies between early photographs and the present design. There are differences, for example, in the number of windows on the west side, although new windows may have been added when the building was extended to the north. There may also be different proportions in window sills and lintels, but the dimensions of the openings appear similar. Whether M. B. Lockett dramatically remodeled the early stone building or demolished it and built a new one in its place remains unknown. No documents or accounts uncovered in the course of the research on this project have revealed the extent of the work. The only reference to the project was included in his obituary, written a half century later. Mentioning Lockett's purchase of the Rucker and Montgomery store in the 1880s, it noted: At this location he built the present stone structure and in it conducted a successful business for many years... Although new construction is implied, the article offers no conclusive documentation.*

*Regardless of the site's early history, the structure that now appears on the northeast corner of 7th Street and Austin Avenue reflects the ownership of M. B. Lockett. An outstanding example of Victorian commercial architecture, it features a Mesker Brothers storefront, complete with metal Corinthian columns on the ground floor. Second floor elements include an elaborate pressed metal cornice with brackets and a central parapet inscribed with the name*



# Planning Department Staff Report

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## Historic and Architectural Review Commission

*of M. B. Lockett and the date 1896. The red brick background of the facade provides a dramatic contrast to the lighter stonework and painted metal sheeting. The most dramatic and dominant architectural feature is the second-floor corner turret, enhanced by a distinctive oriel window and a domed roof... Ownership of the M. B. Lockett Building remained in the family until 1952, Over the years, it has housed a wide variety of businesses, including clothing, variety, and appliances stores and lawyers' offices. Currently, it provides space for a successful restaurant, Cafe on the Square, [as of 1990] and business offices."*

The full article by Mr. Utley is available at <https://williamson-county-texas-history.org/GEORGETOWN TEXAS/Lockett M-B building Historical Marker Williamson County Texas.html>.

The building was rehabilitated c. 1982-83, resulting in the building façade we see today, although the fabric awnings installed with that project have since been removed.

### ***Proposed Project***

The applicant is proposing a minor rehabilitation of the building's three facades, which includes new fabric awnings, replacing second floor operable windows, refinishing some windows and doors, replacing plexiglass in the oriel windows with real glass, repainting the painted wood with a new paint color scheme, repairing, cleaning and repainting the masonry, and repairing the exterior metal staircase.

### ***HARC Review***

The c. 1905 and 1976 photos show the upper floor windows (presumably wood) to be a 1/1 (single pane over single pane), while the current windows, installed in the early 1980s, are a 2/2 wood window. The applicant is proposing to replace the current operable windows on the second floor (W. 7<sup>th</sup> Street, Austin Avenue and rear facades) with a new wood window, finished in white but painted with teal trim per the project drawings, that would have the same 2/2 pattern as the current windows but that would have energy-efficient insulated glass. The window is proposed to have clear glazing as shown on the updated product information provided by the applicant.

The applicant is also proposing to install fabric awnings over the entrance and storefront windows on the W. 7<sup>th</sup> Street façade, as well as over the rear entrance on the Austin Avenue façade, similar to the fabric awnings that were installed following the 1980s façade rehabilitation. The proposed awning color is teal tweed to coordinate with the new proposed paint color scheme of teal and white.

### ***HPO Review***

The applicant is also proposing to replace the plexiglass in the oriel (decorative round architectural feature on the second floor of the building corner) with real glass, and to change the paint color scheme to teal and white to coordinate with the red brick and limestone façade materials.

## **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:



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<p><b>6.12 Preserve the position, number, size, and arrangement of historic windows and doors in a building wall.</b></p> <ul style="list-style-type: none"> <li>✓ Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.</li> <li>✓ Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged.</li> <li>✓ Historically, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.</li> </ul>	<p><b>Complies</b></p> <p>No changes are proposed to the position, number, size, or arrangement of the windows and doors.</p>
<p><b>6.13 Preserve the functional and decorative features of an historic window or door.</b></p> <ul style="list-style-type: none"> <li>✓ Features important to the character of a window include its clear glass, frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, location, and relation to other windows.</li> <li>✓ Features important to the character of a door include the door itself, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms, and flanking sidelights.</li> <li>✓ Historic screen and storm doors should be preserved and maintained.</li> </ul>	<p><b>Complies</b></p> <p>Proposed replacement windows retain the function and characteristics of the existing windows installed in the early 1980s, prior to the structure being established as a Recorded Texas Historic Landmark in 1991. Although photographs indicate the windows previously had a 1/1 configuration, the 2/2 configuration is consistent with the building style and time period.</p>
<p><b>6.16 Glass in doors and windows should be retained.</b></p> <ul style="list-style-type: none"> <li>✓ If it is broken or has been removed in the past, consider replacing it with new glass. If security is a concern, consider using wire glass, tempered glass, or light metal security bars (preferably on the interior).</li> <li>✓ Replacement glass may be insulating glass, but it should match the style and color of the original glass.</li> <li>✓ Replacement glass should match the historic glass - clear, rolled ("wavy"), tinted, etc.</li> <li>✓ Removal of historic leaded, art, stained, beveled, prismatic glass, etc. should not be permitted,</li> </ul>	<p><b>Complies</b></p> <p>The replacement windows propose to use clear insulated glass, consistent with the existing and historic window glazing color.</p> <p>The replacement of the plexiglass in the oriel windows with real glass as would have been installed originally provides for an improved appearance and durability in that prominent architectural feature.</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
unless it is damaged and is technically infeasible to repair.	

GUIDELINES	FINDINGS
<b>CHAPTER 10 – DESIGN GUIDELINES FOR AWNINGS &amp; CANOPIES</b>	
<b>10.1 An awning compatible in material and construction to the style of the building is encouraged.</b> <ul style="list-style-type: none"> <li>✓ Operable awnings are encouraged on historic buildings.</li> <li>✓ Use colors that are compatible with the overall color scheme of the facade. Solid colors or simple, muted-stripe patterns are appropriate.</li> <li>✓ The awning should fit the opening of the building.</li> <li>✓ Simple shed shapes are appropriate for rectangular openings.</li> <li>✓ Odd shapes, bullnose awnings, and bubble awnings are inappropriate on most historic structures.</li> </ul>	<b>Complies</b> The proposed fabric awnings fit within the entrance and storefront window openings, use a simple shed shape and use a solid color that is compatible with the masonry and the proposed new color scheme for the building.
<b>10.4 Mount an awning or canopy to accentuate character-defining features.</b> <ul style="list-style-type: none"> <li>✓ It should be mounted to highlight moldings that may be found above the storefront and should not hide character-defining features.</li> <li>✓ Its mounting should not damage significant features and historic details.</li> </ul>	<b>Complies</b> The proposed fabric awnings help to protect the wood façade features, do not require removal or damage of any historic features or details and are similar to previously installed fabric awnings.

GUIDELINES	FINDINGS
<b>CHAPTER 11 – DESIGN GUIDELINES FOR COLORS IN THE OVERLAY DISTRICTS</b>	
<b>11.1 Develop a color scheme for the entire building that coordinates all the façade elements.</b> <ul style="list-style-type: none"> <li>✓ Using the historic color scheme is encouraged.</li> <li>✓ Choose a base color that will link elements of the entire building face together. It can tie signs, ornamentation, awnings, and entrances together. It can also help the building better relate to others on the block.</li> <li>✓ A single color scheme should be used for the entire exterior so upper and lower floors and subordinate</li> </ul>	<b>Complies</b> The proposed color scheme is consistent for the building features and coordinates façade elements on all three building facades.



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 11 – DESIGN GUIDELINES FOR COLORS IN THE OVERLAY DISTRICTS</b>	
<p>wings of buildings are seen as components of a single structure.</p> <ul style="list-style-type: none"> <li>✓ For a newer building in the Overlay Districts, a color scheme that complements the historic character of this district should be used.</li> </ul>	
<p><b>11.2 Paint colors should enhance individual building elements while creating a unified, coordinated appearance for the entire structure.</b></p> <ul style="list-style-type: none"> <li>✓ Paint colors and placement should create a cohesive look for the structure. There should be one main color on the body of the building to unify the façade.</li> <li>✓ Choose colors for trim, accents, and architectural details that complement the main color on the body of the structure.</li> <li>✓ Consider the palette of surrounding structures to create a harmonized appearance along the block face.</li> <li>✓ Background and accent colors should be consistent within separate buildings, where a number of buildings are attached or where unity in theme is desired.</li> </ul>	<p><b>Complies</b></p> <p>The proposed color scheme accents architectural details, provides for a cohesive appearance and compliments the red brick and limestone masonry materials that are prominent on the building facades.</p>
<p><b>11.3 A muted color is preferred for the base color of most buildings.</b></p> <ul style="list-style-type: none"> <li>✓ Use muted colors to minimize the apparent scale of buildings and blend them with the natural colors of area.</li> <li>✓ Matte finishes are preferred to glossy ones.</li> </ul>	<p><b>Complies</b></p> <p>The base color for the paint is white, however the primary façade materials are brick and stone, which have a muted appearance when compared to the wood architectural details.</p>
<p><b>11.5 In general, use bright colors for accents only.</b></p> <ul style="list-style-type: none"> <li>✓ Colors of a vivid saturation are not appropriate for the body of commercial buildings.</li> <li>✓ Overly strong or bold colors are not appropriate for the main body of a structure. Reserve the use of strong, bright colors for accents when you want to draw the customer's eye, such as to the sign, the building's ornamentation or entrance.</li> <li>✓ In most cases only one or two accent colors should be used in addition to the base color.</li> </ul>	<p><b>Complies</b></p> <p>The proposed color scheme uses a teal color for a trim accent color, which is proposed to be applied to window trim, decorative elements in the cornice, the building name and date and the kickplate trim. The doors are proposed to be refinished with a wood stain.</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 11 – DESIGN GUIDELINES FOR COLORS IN THE OVERLAY DISTRICTS</b>	
<ul style="list-style-type: none"><li>✓ Doors may be painted a bright accent color or they may be left a natural wood finish. Historically, many of the doors would have simply had a stain applied.</li><li>✓ Window sashes, casings, and trims are also an excellent opportunity for accent color.</li><li>✓ Brilliant luminescent or day-glow colors are not appropriate.</li><li>✓ Minimize the metallic shine of aluminum and door frames.</li></ul>	
<b>11.6 Paint colors should highlight architectural details.</b> <ul style="list-style-type: none"><li>✓ Plan painting to use more than one color. It is inappropriate to allow architectural details to be camouflaged by painting them the same color as the background of the structure</li><li>✓ Strong or bold colors can be appropriate for trim, accents, and architectural details.</li></ul>	<b>Complies</b> The proposed color scheme uses two colors and uses the brighter color to highlight trim and cornice elements and architectural details.
<b>11.7 Wooden structures must be painted.</b> <ul style="list-style-type: none"><li>✓ Historically wooden structures in Georgetown were painted and would not have been left exposed wood.</li><li>✓ Stained wood is inappropriate for the body of a structure.</li><li>✓ Certain wooden details, such as doors and windows, may remain unpainted. But the wood must not be exposed to the elements, so the materials need to be treated.</li><li>✓ The use and color of stain must be a typical style for the period of the structure.</li></ul>	<b>Complies</b> The only wood elements that are not proposed to be re-painted will be stained.

### 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.



## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
2. Compliance with any design standards of this Code;	<b>Complies</b> Proposed project complies with applicable UDC standards.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Complies</b> Proposed project has been determined to comply with the SOI standards by the Texas Historical Commission.
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> Proposed project complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<b>Complies</b> Proposed project preserves the historic integrity of the building.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<b>Not Applicable</b> No new buildings or additions are proposed as part of this project.
7. The overall character of the applicable historic overlay district is protected; and	<b>Complies</b> Proposed project is compatible with and protects the Downtown Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>Not Applicable</b> No signage is proposed as part of this project.

#### STAFF RECOMMENDATION

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

#### PUBLIC COMMENTS

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

#### ATTACHMENTS

Exhibit 1 – Location Map  
Exhibit 2 – Letter of Intent  
Exhibit 3 – Plans and Specifications  
Exhibit 4 – Historic Resource Surveys  
Exhibit 5 – Texas Historical Commission Letter

#### SUBMITTED BY

*Britin Bostick, Downtown & Historic Planner*



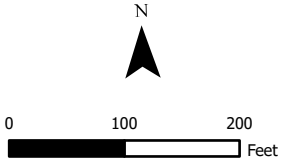


**LOCATION**

**2020-64-COA**

**Exhibit #1**

-  Site
-  Parcels





# LETTER OF INTENT

Date: 11/16/2020

To: Planning Department, City of Georgetown

From: Jennifer Tullis, NoackLittle

Project: 20018.02 – Goodfolks Restaurant

Address: 119 W 7<sup>th</sup> Street, Georgetown TX 78726

Re: Certificate of Appropriateness

Teal fabric. Material info provided.

New window exterior color to be white.  
Refinished window exterior color to be changed from beige to white.  
Refinished front doors to be refinished stained wood.  
Refinished side doors to be painted (probably teal).  
Painted wood trim to be teal to match awnings.

Our client has purchased the historic Lockett Building to use as a restaurant and residence. Renovation of the exterior will consist of the following actions:

1. Adding (5) metal awnings to existing door and window openings on the first floor
2. Replacing (11) original wood windows on the second floor with new wood windows
3. Replacing plexi-glass in the existing oriel window with real glass
4. Refinishing the existing wood doors
5. Cleaning, repairing & repointing the existing masonry
6. Repainting the existing wood trim

Can you provide materials sheets?

What is the exterior color?

Does not require COA. ✓

Same color and finish or new? If new please provide samples.

Maintenance. does not require COA ✓

Same color or new colors? If new colors please provide samples.

The new awnings will harken back to earlier phases of the building's existence. While there have been various large canopies and balconies over the building's history, these will most closely resemble the small fabric awnings from the 1980s-90s. They will help protect the existing doors and windows from the elements and will extend down to approximately the same height as the neighboring canopy two doors down. The awnings will be attached to the wood trim around the windows with no columns or supports touching the sidewalk. See drawings in Exhibit 1 for renderings, dimensions, and additional information.

The replacement windows will be Pella Reserve traditional wood windows. The single-hung operability and grille design will match the existing windows. We will include insect screens where permitted.

Some of the bricks on the front façade are damaged, broken or stained. We will clean and repoint the masonry, and we will attempt to flip broken bricks around so that we can retain all of them.

We are excited to breathe some new life into this historic building and allow it to be a vibrant part of downtown Georgetown again.

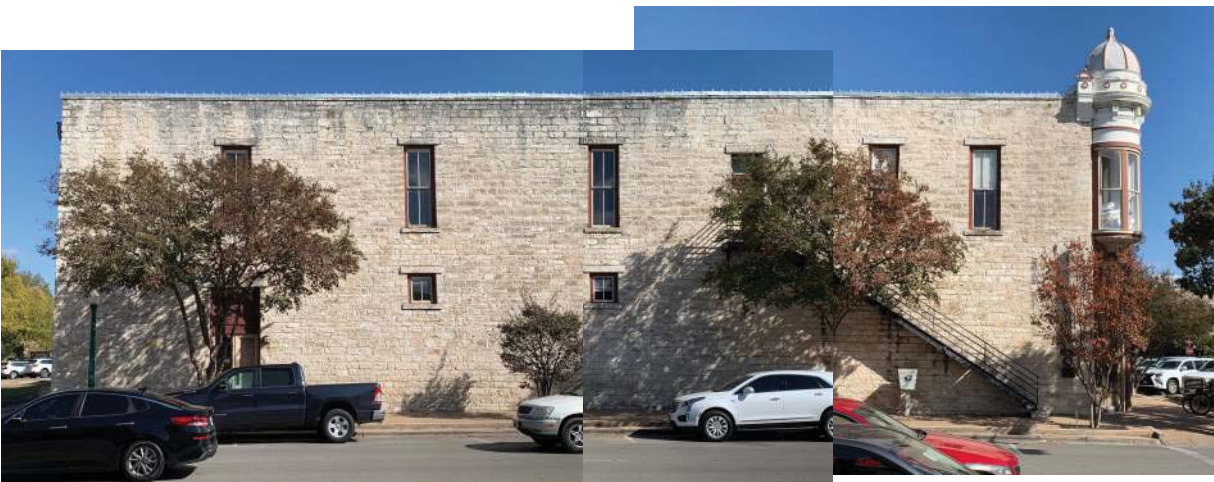
Sincerely,



Jennifer Tullis, AIA



## Existing Building





## Existing Windows

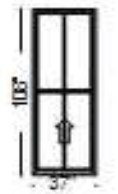
Is there additional information about the condition of the existing windows?



The existing second floor windows are not energy efficient and they leak. Some no longer can hold glass safely. Some of the wood frames are broken and they are no longer operable. They would need to be completely re-built to stay in place. The owners would like to replace them with new energy efficient windows and match the appearance as closely as possible. All other windows will be refurbished as they are not operable. See attached sheet for dimensional comparison.



## Replacement Windows - Pella Reserve Traditional



What exterior color is proposed?

White







# Pella® Reserve™ Traditional Hung Window

## Size and Performance Data

### Air/Water/Structural Performance<sub>1</sub>

Meets or Exceeds AAMA/WDMA Ratings	H-CW30 - CW50 Hallmark Certified
Air Infiltration (cfm/ft <sup>2</sup> of frame @ 1.57 psf wind pressure) <sub>2</sub>	0.11
Water Resistance	4.6 - 7.5 psf
Design Pressure	30 - 50 psf

### Other Performance Criteria

Forced Entry Resistance Level (Minimum Security Grade) <sub>3</sub>	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) <sub>4</sub>	40/45

### Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested <sub>5</sub>	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Reserve Clad Double-Hung Window	WITH INTEGRAL GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	29	26
	45" x 65"	11/16"	3mm	5mm	—	34	30
	45" x 65"	11/16"	3mm	6mm Laminated	—	35	30
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	28	24
	45" x 65"	11/16"	3mm	5mm	—	32	28
	45" x 65"	11/16"	3mm	6mm Laminated	—	33	28

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.





# Pella® Reserve™ Traditional Hung Window

## Features and Options

Standard	Options / Upgrades
<b>Glazing</b>	
<b>Glazing Type</b>	
Dual-Pane Insulating Glass	–
<b>Insulated Glass Options/Low-E Types</b>	
Advanced Low-E	SunDefense™ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	Clear (no Low-E coating)
<b>Additional Glass Options</b>	
Annealed Glass	Tempered Glass
	Obscure Glass <sup>1</sup>
	Low-E Tinted Glass (Bronze, Gray and Green)
	Non-Impact Laminated Dual-Pane Insulating Glass
<b>Gas Fill/High Altitude</b>	
Argon	High altitude
<b>Exterior</b>	
<b>Exterior Sash Profile</b>	
Ogee	Putty Glaze
<b>Exterior Finish</b>	
EnduraClad® aluminum-clad exterior	EnduraClad Plus protective finish, Factory Primed Pine wood exterior, Unfinished Mahogany wood exterior
<b>Cladding Colors</b>	
27 Standard colors <sup>1</sup>	Custom Colors <sup>1</sup>
<b>Interior</b>	
Unfinished wood	Factory primed
	Factory prefinished paint <sup>1</sup>
	Factory prefinished stain <sup>1</sup>
<b>Wood Types</b>	
Pine	Mahogany, Douglas Fir
<b>Hardware</b>	
<b>Hardware Types</b>	
Sash lifts, Cam-action lock	Simulated lock
	Air conditioner lock
	Historical spoon-style lock (surface mounted)
<b>Hardware Finishes</b>	
Champagne, White, Brown or Matte Black	Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel <sup>4</sup>
<b>Tilt-Wash Cleaning</b>	
Tilt to interior on both sashes	–
<b>Grilles</b>	
<b>Integral Light Technology® Grilles</b>	
–	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
<b>Roomside Removable Grilles</b>	
–	Traditional, Prairie, Custom
<b>Grilles-Between-the-Glass</b>	
–	Traditional, Prairie, Top Row <sup>1</sup> , Cross, Custom-Equally Divided
<b>Screens</b>	
–	Integrated Rolscreen® - retractable screen, InView™ screens, Vivid View® screens, in standard roll-form or premium extruded aluminum frame

(–) = Not Available

(1) Contact your local Pella sales representative for current designs and color options.

(2) Only available for Pella Reserve products with triple glazing. Not available with high altitude glazing.

(3) Available with Low-E argon-insulated glass only.

(4) Antique Brass, Distressed Nickel, Distressed Bronze finishes available for Historical spoon-style lock only.





# Pella® Reserve™ Traditional Hung Window

## Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values <sub>1</sub>				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada <sub>2</sub>	
										Zone				ER	Zone
Vent Dual-Pane Glazing - Wood Exterior										N	NC	SC	S	CA	
11/16"	Clear IG	PEL-N-234-00217-00001	2.5	2.5	Air	0.45	0.60	0.62	45						
	with grilles-between-the-glass	PEL-N-234-00218-00001				0.45	0.54	0.56	45						
	with integral grilles	PEL-N-234-00219-00001				0.45	0.54	0.56	45						
11/16"	Clear IG	PEL-N-234-00221-00001	3	3	Air	0.45	0.59	0.62	44						
	with grilles-between-the-glass	PEL-N-234-00222-00001				0.45	0.53	0.55	44						
	with integral grilles	PEL-N-234-00223-00001				0.46	0.53	0.55	44						
11/16"	Advanced Low-E IG	PEL-N-234-00253-00001	2.5	2.5	Argon	0.28	0.28	0.53	60		NC				
	with grilles-between-the-glass	PEL-N-234-00254-00001				0.28	0.25	0.47	60		NC	SC	S		
	with integral grilles	PEL-N-234-00255-00001				0.29	0.25	0.47	60		NC	SC	S		
11/16"	Advanced Low-E IG	PEL-N-234-00257-00001	3	3	Argon	0.28	0.28	0.53	59		NC				
	with grilles-between-the-glass	PEL-N-234-00258-00001				0.28	0.25	0.47	59		NC	SC	S		
	with integral grilles	PEL-N-234-00259-00001				0.29	0.25	0.47	59		NC	SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-00301-00001	2.5	2.5	Argon	0.28	0.21	0.49	60		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-00302-00001				0.28	0.19	0.44	60		NC	SC	S		
	with integral grilles	PEL-N-234-00303-00001				0.28	0.19	0.44	60		NC	SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-00305-00001	3	3	Argon	0.28	0.21	0.49	59		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-00306-00001				0.28	0.19	0.43	59		NC	SC	S		
	with integral grilles	PEL-N-234-00307-00001				0.28	0.19	0.43	59		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-00277-00001	2.5	2.5	Argon	0.24	0.28	0.52	49	N	NC				
	with grilles-between-the-glass	PEL-N-234-00278-00001				0.24	0.25	0.46	49	N	NC	SC	S		
	with integral grilles	PEL-N-234-00279-00001				0.25	0.25	0.46	49	N	NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-00281-00001	3	3	Argon	0.24	0.28	0.51	48	N	NC				
	with grilles-between-the-glass	PEL-N-234-00282-00001				0.24	0.25	0.46	48	N	NC	SC	S		
	with integral grilles	PEL-N-234-00283-00001				0.25	0.25	0.46	48	N	NC	SC	S		
11/16"	NaturalSun Low-E IG	PEL-N-234-00229-00001	2.5	2.5	Argon	0.29	0.53	0.60	59	N				34	CA
	with grilles-between-the-glass	PEL-N-234-00230-00001				0.29	0.47	0.53	59	N					
	with integral grilles	PEL-N-234-00231-00001				0.30	0.47	0.53	59	N					
11/16"	NaturalSun Low-E IG	PEL-N-234-00233-00001	3	3	Argon	0.29	0.52	0.59	58	N					
	with grilles-between-the-glass	PEL-N-234-00234-00001				0.29	0.46	0.53	58	N					
	with integral grilles	PEL-N-234-00235-00001				0.30	0.46	0.53	58	N					
Tinted Glazing															
11/16"	Bronze Advanced Low-E IG	PEL-N-234-00325-00001	5	3	Argon	0.29	0.25	0.34	58		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-00326-00001				0.30	0.23	0.30	58		NC	SC	S		
	with integral grilles	PEL-N-234-00327-00001				0.30	0.23	0.30	58		NC	SC	S		
11/16"	Gray Advanced Low-E IG	PEL-N-234-00333-00001	5	3	Argon	0.29	0.23	0.29	58		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-00334-00001				0.30	0.21	0.26	58		NC	SC	S		
	with integral grilles	PEL-N-234-00335-00001				0.30	0.21	0.26	58		NC	SC	S		
11/16"	Green Advanced Low-E IG	PEL-N-234-00341-00001	5	3	Argon	0.29	0.28	0.46	58		NC				
	with grilles-between-the-glass	PEL-N-234-00342-00001				0.30	0.25	0.41	58		NC	SC	S		
	with integral grilles	PEL-N-234-00343-00001				0.30	0.25	0.41	58		NC	SC	S		

Is this glass clear or does it have a tint?

No added tint, but glass is slightly green (not low iron) and has a reflective finish. See images. This is the recommended product for our climate.

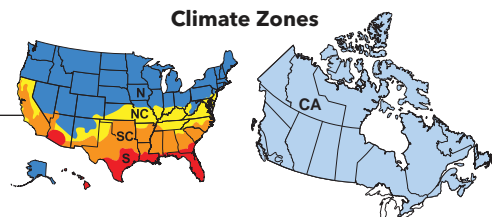
R-Value = 1/U-Factor  
SHGC = Solar Heat Gain Coefficient  
VLT % = Visible Light Transmission  
CR = Condensation Resistance  
ER = Canadian Energy Rating

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2016 (Version 6) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

See the Product Performance section for more detailed information or visit [www.energystar.gov](http://www.energystar.gov) for Energy Star guidelines.

Non Rectangular Unit thermal values will vary slightly.





## Window Glass Pella SunDefense







# Pella® Reserve™ Traditional Hung Window

## Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values <sup>1</sup>				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada <sup>2</sup>	
										Zone				ER	Zone
										Vent Dual-Pane High Altitude Glazing - Wood Exterior					
11/16"	Advanced Low-E IG	PEL-N-234-00265-00001	2.5	2.5	Air	0.31	0.28	0.53	56						
	with grilles-between-the-glass	PEL-N-234-00266-00001				0.31	0.26	0.47	56						
	with integral grilles	PEL-N-234-00267-00001				0.32	0.26	0.47	56						
11/16"	Advanced Low-E IG	PEL-N-234-00269-00001	3	3	Air	0.32	0.28	0.53	55						
	with grilles-between-the-glass	PEL-N-234-00270-00001				0.32	0.26	0.47	55						
	with integral grilles	PEL-N-234-00271-00001				0.33	0.26	0.47	55						
11/16"	SunDefense Low-E IG	PEL-N-234-00313-00001	2.5	2.5	Air	0.31	0.21	0.49	56				S		
	with grilles-between-the-glass	PEL-N-234-00314-00001				0.31	0.19	0.44	56				S		
	with integral grilles	PEL-N-234-00315-00001				0.32	0.19	0.44	56				S		
11/16"	SunDefense Low-E IG	PEL-N-234-00317-00001	3	3	Air	0.31	0.21	0.49	55				S		
	with grilles-between-the-glass	PEL-N-234-00318-00001				0.31	0.19	0.43	55				S		
	with integral grilles	PEL-N-234-00319-00001				0.32	0.19	0.43	55				S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-00289-00001	2.5	2.5	Air	0.27	0.28	0.52	45	N	NC				
	with grilles-between-the-glass	PEL-N-234-00290-00001				0.27	0.25	0.46	45	N	NC	SC	S		
	with integral grilles	PEL-N-234-00291-00001				0.27	0.25	0.46	45	N	NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-00293-00001	3	3	Air	0.27	0.28	0.51	44	N	NC				
	with grilles-between-the-glass	PEL-N-234-00294-00001				0.27	0.25	0.46	44	N	NC	SC	S		
	with integral grilles	PEL-N-234-00295-00001				0.28	0.25	0.46	44		NC	SC	S		
11/16"	NaturalSun Low-E IG	PEL-N-234-00241-00001	2.5	2.5	Air	0.32	0.53	0.60	56						
	with grilles-between-the-glass	PEL-N-234-00242-00001				0.32	0.47	0.53	56						
	with integral grilles	PEL-N-234-00243-00001				0.33	0.47	0.53	56						
11/16"	NaturalSun Low-E IG	PEL-N-234-00245-00001	3	3	Air	0.32	0.52	0.59	55						
	with grilles-between-the-glass	PEL-N-234-00246-00001				0.32	0.46	0.53	55						
	with integral grilles	PEL-N-234-00247-00001				0.33	0.46	0.53	55						

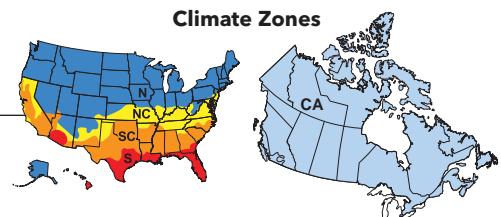
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Non Rectangular Unit thermal values will vary slightly.



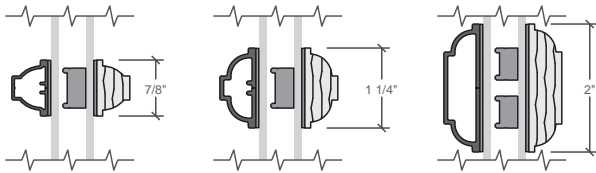




## Integral Light Technology® Grilles

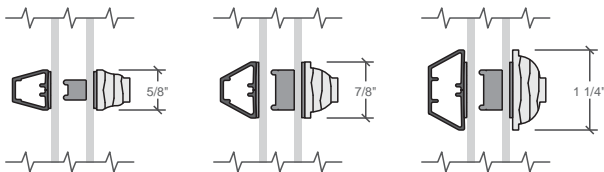
### Ogee Grilles

Clad Exterior - Wood Interior



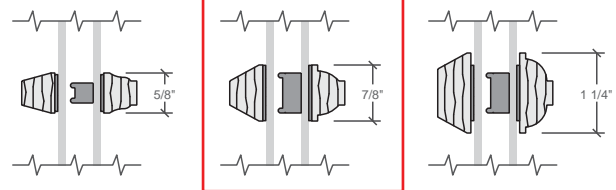
### Putty Glaze and Ogee Grilles

Clad Exterior - Wood Interior

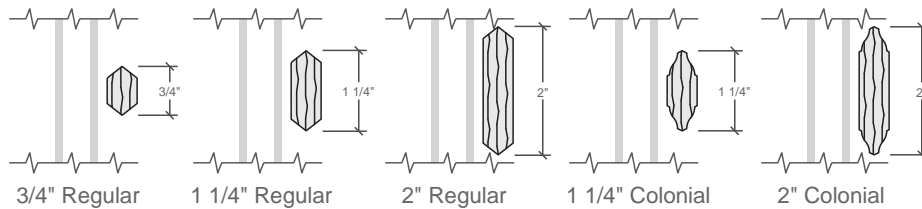


### Putty Glaze and Ogee Grilles

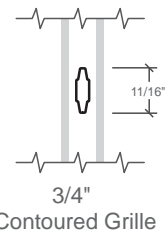
Wood Exterior - Wood Interior



## Roomside Removable Grilles



## Grilles-Between-the-Glass



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.  
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

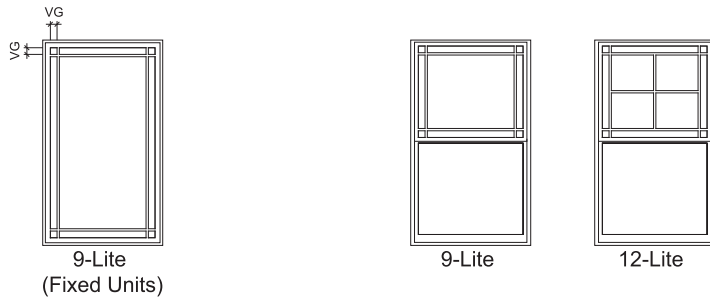




## Grille Patterns

### Integral light technology® Grilles and Roomside Removable Grilles

#### Prairie Lite Patterns

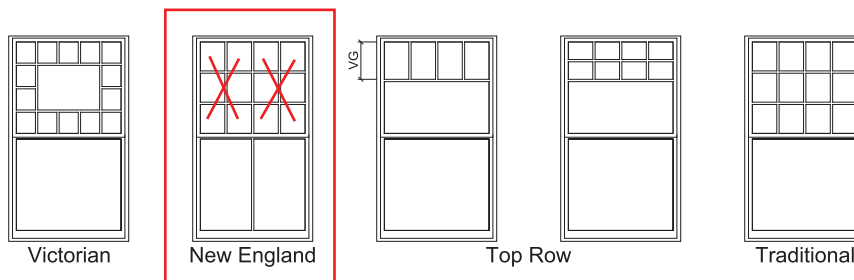


Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

Available in transoms ≥ 1'3" height and width.

Available in all standard and special sizes.

#### Other Available Patterns

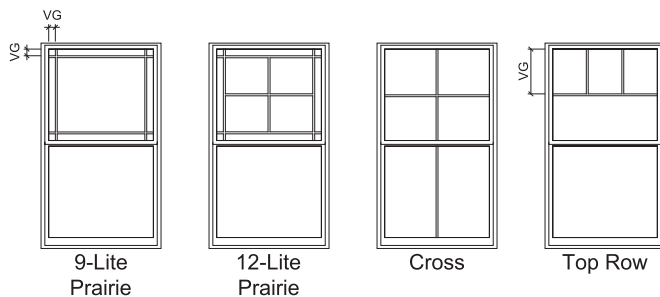


VG = Visible Glass

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

### Grilles-Between-the-Glass



#### Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

- Available in transoms ≥ 1'3" height and width.

#### Cross

- Minimum DH frame height 35".

- Horizontal bar will be at 1/2" of the VG height of the top sash.

#### Top Row

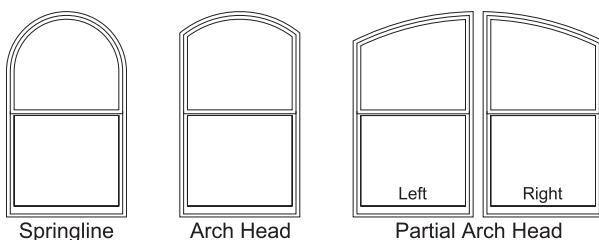
- Minimum DH frame height 35".

- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

#### Custom shapes

Pella Reserve single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.







## Detailed Product Description - Wood Exterior

### Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

### Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

### Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

### Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 1 1/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [Advanced Low-E] [SunDefense™ Low-E] [Advanced Comfort] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

### Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

### Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]<sub>1</sub>].

### Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [bright brass] [satin nickel] [oil-rubbed bronze] [antique brass] [distressed bronze] [distressed nickel].

### Optional Products

#### Grilles

- Integral Light Technology® grilles
  - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]<sub>1</sub>].
  - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer
- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan<sub>3</sub>] [Brown<sub>3</sub>] [Putty<sub>3</sub>] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
  - Exterior colors is [standard]<sub>1</sub>.

- or -

- Roomside Removable grilles

- [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
- Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]<sub>1</sub>].
- Exterior [unfinished, ready for site finishing] [factory primed].

#### Screens

- InView™ Screens
  - [Half-Size] [Full-Size<sub>4</sub>] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Insect screen frame finish is baked enamel.
- Vivid View® Screens<sub>6</sub>
  - [Half-Size] [Full-Size] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Insect screen frame finish is baked enamel.

- or -

#### Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

#### Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

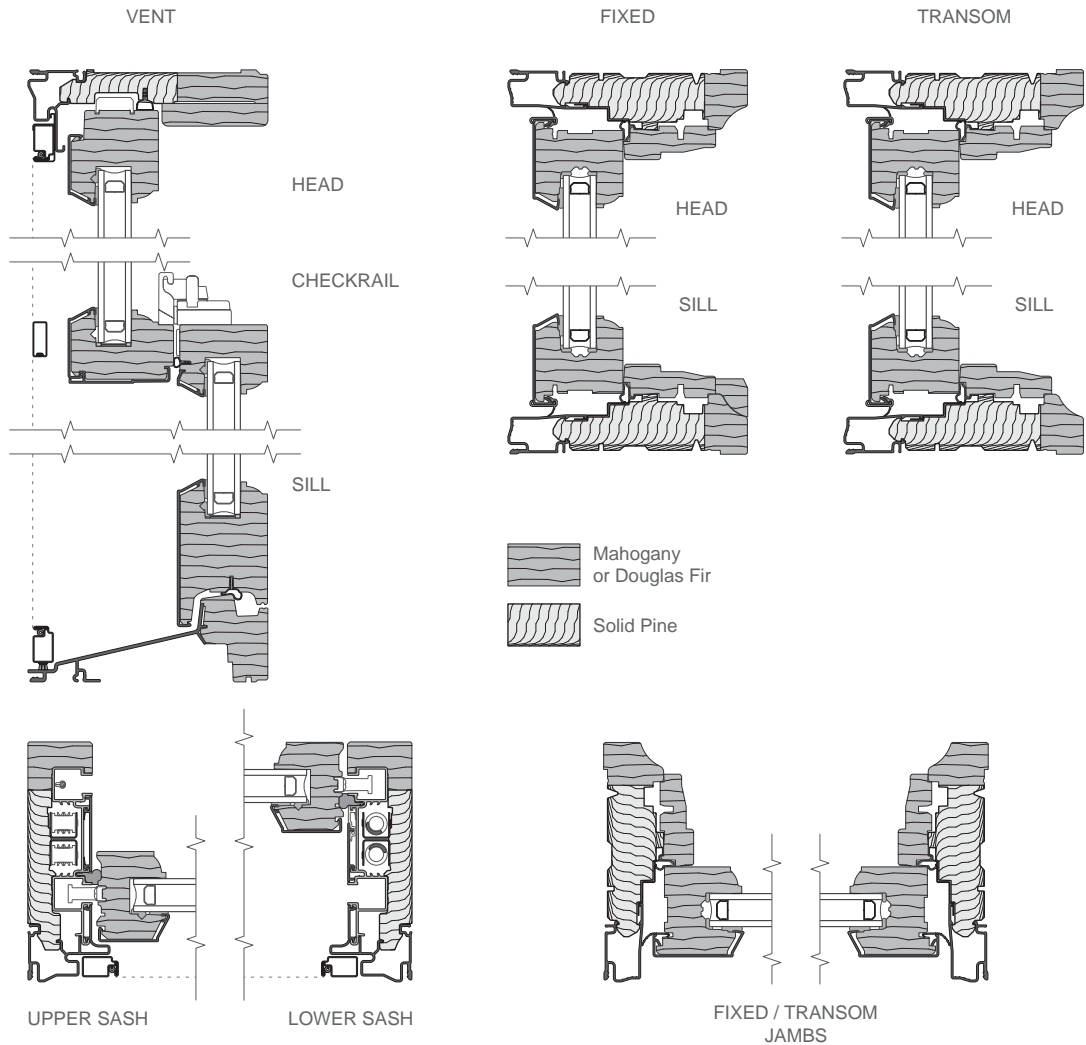
(6) Vivid View screen is not available when frame height is > 84" or when both frame width and frame height are > 48".





# Pella® Reserve™ Traditional Hung Window

## Unit Sections - Wood Collection

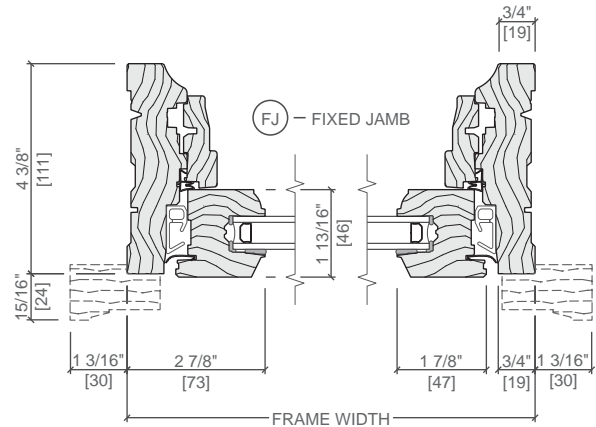
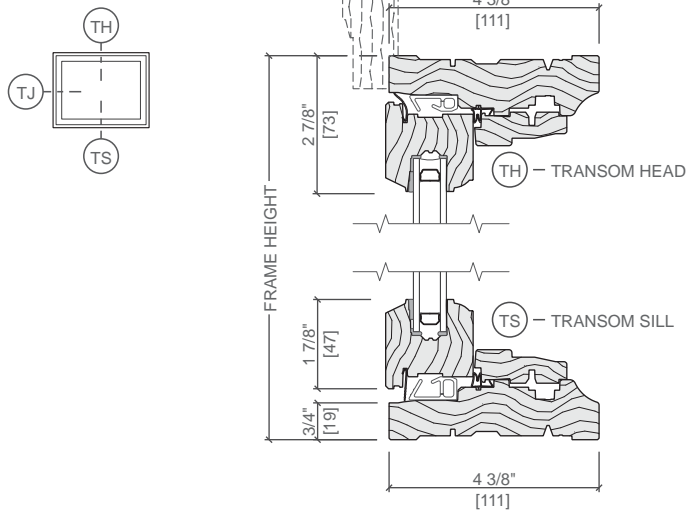
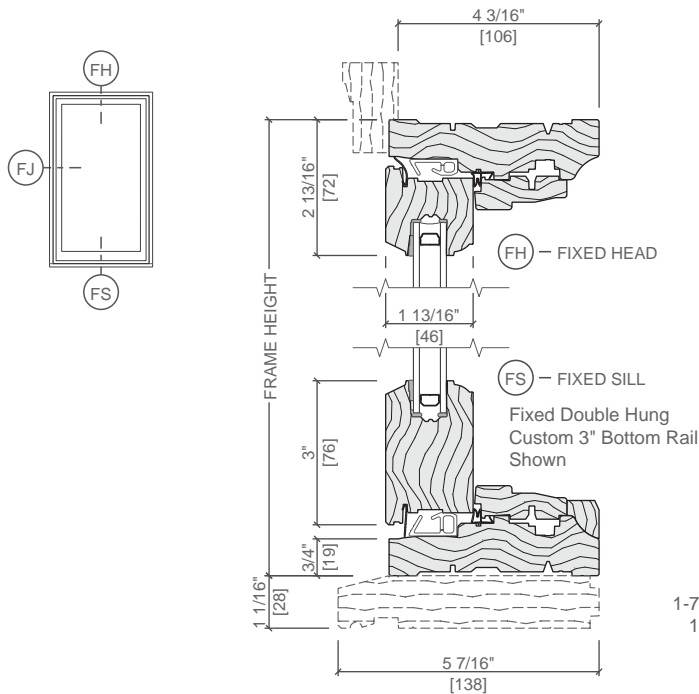




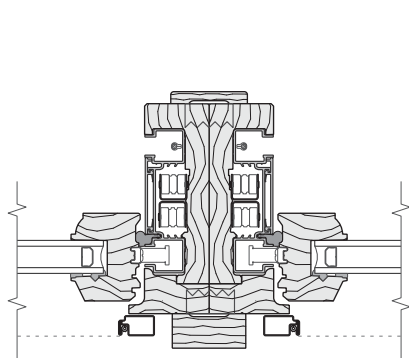
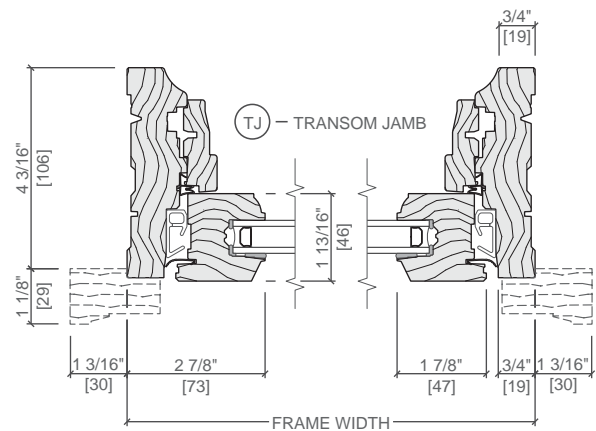


# Pella® Reserve™ Traditional Hung Window

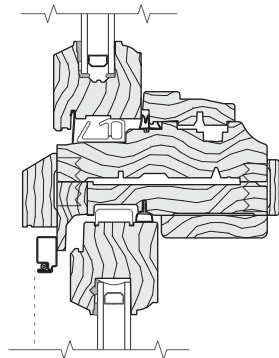
## Unit Sections - Wood Exterior Putty Glaze Exterior Profile



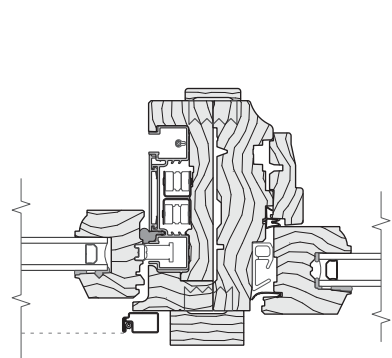
1-78" Brickmould #3443  
1-1/8" Subsill #3544  
Shown



VERTICAL JOINING MULLION  
LX VENT / LX VENT



HORIZONTAL JOINING MULLION  
TRANSOM / VENT



VERTICAL JOINING MULLION  
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

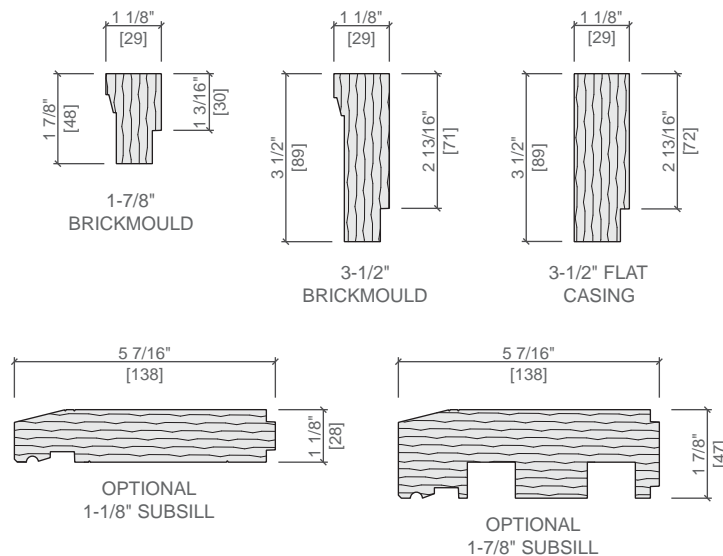
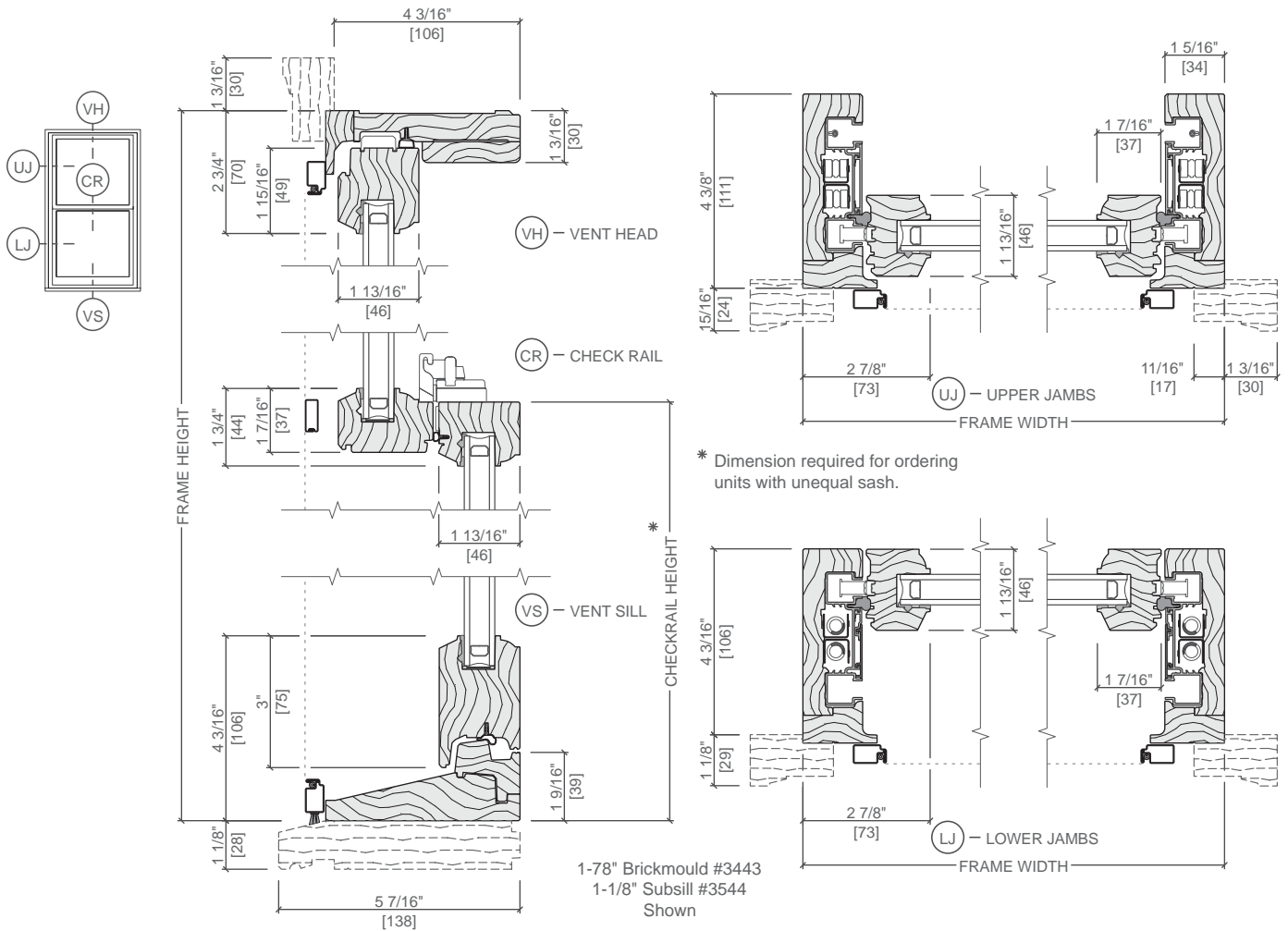
See [www.Pella.com](http://www.Pella.com) for mullion limitation and reinforcing requirements.





# Pella® Reserve™ Traditional Hung Window

## Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.



## Brick Repair





# Awning Fabric

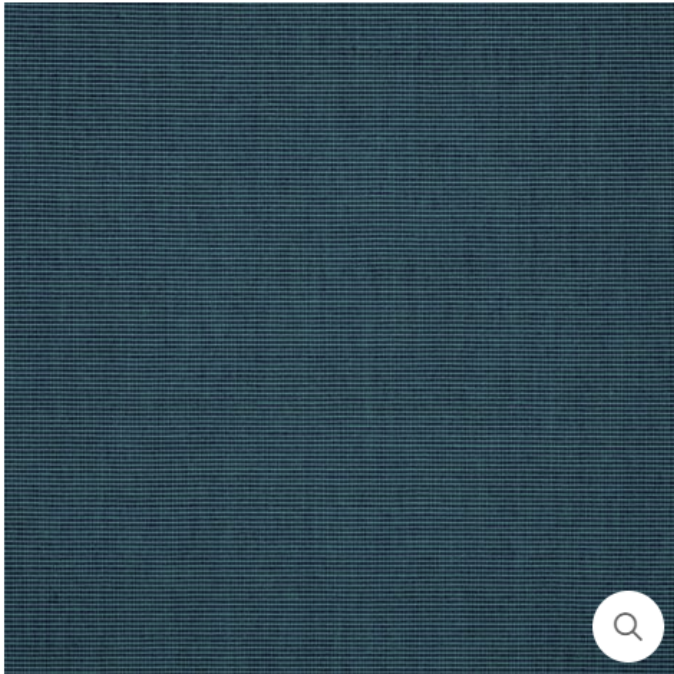


SUNBRELLA ADVANTAGE ▾

BROWSE FABRICS ▾

WHERE TO BUY

Home / Teal Tweed



## Teal Tweed

Sunbrella Mayfield

SKU: 6050-0000

### Recommended Application

**Best For:** Awnings / Pergolas, Marine Tops and Covers

Available in these colors



[WHERE TO BUY >](#)

## Technical Information

### FIBER CONTENT

100% Sunbrella Acrylic

### WEATHER PROTECTION

Water Repellent

### WEIGHT OZ. SQ. YD.

9.00

### CA PROP 65

No CA Prop 65 label is required.

### FINISH

Water Repellent

### WIDTH

60 in. (152.4 cm)

### WEIGHT OZ. LY. YD.

15.16

### COLLECTION

[Sunbrella Mayfield](#)

### CONSTRUCTION

Woven

### SELVEDGE

Right / Left

### RECYCLABLE

Yes, through the [Recycle My Sunbrella](#) program.

### APPLICATION

Awnings / Pergolas, Marine Tops and Covers










### Warranty



### Environmental





LEGEND			
▲ '1847'	MAG NAIL WITH 'RPLS 1847' WASHER FOUND		TRAFFIC SIGNAL POLE
☒	PUNCHHOLE IN CONCRETE FOUND		GAS UTILITY
△	MAG NAIL WITH 'CHAPARRAL' WASHER SET		MAILBOX
	WATER METER		WASTEWATER MANHOLE
⊗	WATER VALVE		STORMSEWER MANHOLE
◯WMH	WATER MANHOLE		SIGN
⊙	SEWER VALVE	•	BOLLARD
	ELECTRIC UTILITY		EDGE OF ASPHALT PAVEMENT
☼	LIGHT POLE	( )	RECORD INFORMATION
		P.O.B.	POINT OF BEGINNING

GRAPHIC SCALE



STATE OF TEXAS  
REGISTERED  
PAUL J. FLUGE  
5096  
PROFESSIONAL  
LAND SURVEYOR

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1684-001

DRAWING NO.:  
1684-001-BASE

PLOT DATE:  
09/03/2020

PLOT SCALE:  
1"=10'

DRAWN BY:  
DJ

SHEET  
01 OF 01





01 3D View of Proposed Entry

What is the proposed color/finish?

Stained and sealed to match existing wood color.

Is this specific to the climate control of the living space since the first floor windows are not proposed to be replaced?

Only the 2nd floor windows are operable. They are currently too damaged to be safely opened. Having insulated glass units will also help with climate control in the residence since there are no awnings or exterior shading devices on that level.

Are materials sheets available to show gauge, seam spacing, etc.?

Changed to fabric.

#### KEYED NOTES

- 02.02 Existing brick to remain. Clean and re-point with same color grout as necessary.
- 02.03 Existing limestone bands to remain. Clean.
- 08.01 Refinish existing door.
- 08.02 Replace all existing windows on second story.
- 08.03 Replace existing plexi-glass in oriel window with real glass.
- 09.02 Paint and repair existing stair.
- 09.03 Repaint and refinish with proposed color scheme.
- 10.01 Standing seam metal awning to fit existing opening, attached to wood trim with lag bolts.

See updated rendering following this sheet.

#### Goodfolks Restaurant

119 W 7th St, Georgetown, TX  
78626

#### HISTORIC REVIEW

Mark	Date	Description
△		

NLAI Job #: 20018.01  
Drawn by: MAP  
Checked by: CL  
Date of Issue: 11.16.20

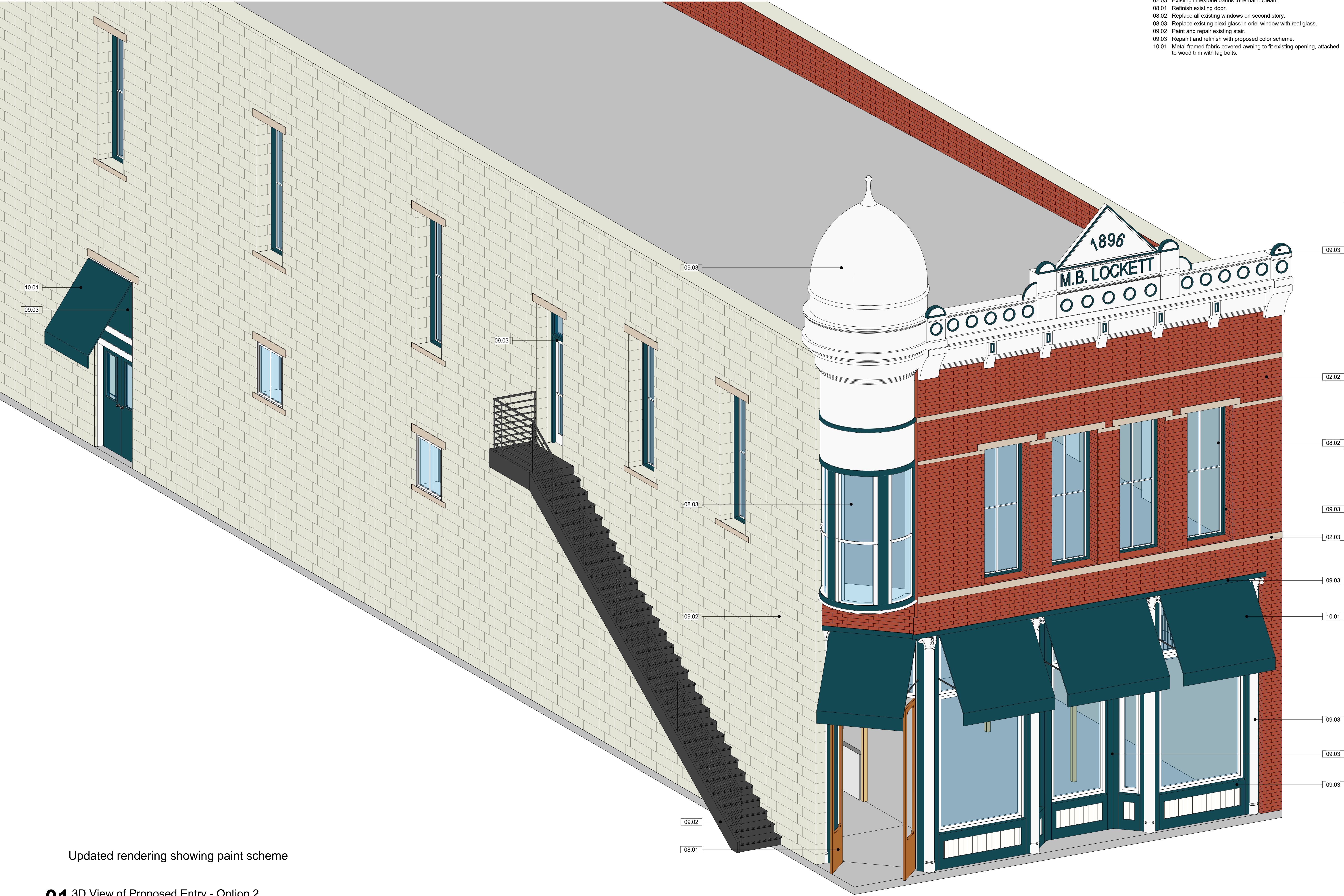
Sheet Title:

3D View of Proposed  
Entry

Sheet No.:

A.050





KEYED NOTES

- 02.02 Existing brick to remain. Clean and re-point with same color grout as necessary.
- 02.03 Existing limestone bands to remain. Clean.
- 08.01 Refinish existing door.
- 08.02 Replace all existing windows on second story.
- 08.03 Replace existing plexi-glass in oriel window with real glass.
- 09.02 Paint and repair existing stair.
- 09.03 Repaint and refinish with proposed color scheme.
- 10.01 Metal framed fabric-covered awning to fit existing opening, attached to wood trim with lag bolts.

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architecture and interiors  
220 Industrial Blvd  
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Austin, Texas 78745  
+512.851.1900  
www.noacklittle.com

PROGRESS DOCUMENT  
NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION  
CLAYTON P. LITTLE  
TX15170

Goodfolks  
Restaurant

119 W 7th St, Georgetown, TX  
78626

40% CD REVIEW

Mark	Date	Description
△		
NLAI Job #:		20018.01
Drawn by:		MAP
Checked by:		CL
Date of Issue:		12.15.20

Sheet Title:

3D View of Proposed  
Entry - Option 2

Sheet No.:

A.050.2

Updated rendering showing paint scheme

01 3D View of Proposed Entry - Option 2



KEYED NOTES

PROGRESS DOCUMENT

NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION

CLAYTON P. LITTLE  
TX15170

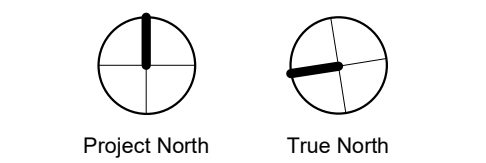
Goodfolks  
Restaurant

119 W 7th St, Georgetown, TX  
78626

HISTORIC  
REVIEW

Mark	Date	Description
△		

NLAI Job #: 20018.01  
Drawn by: MAP  
Checked by: CL  
Date of Issue: 11.16.20

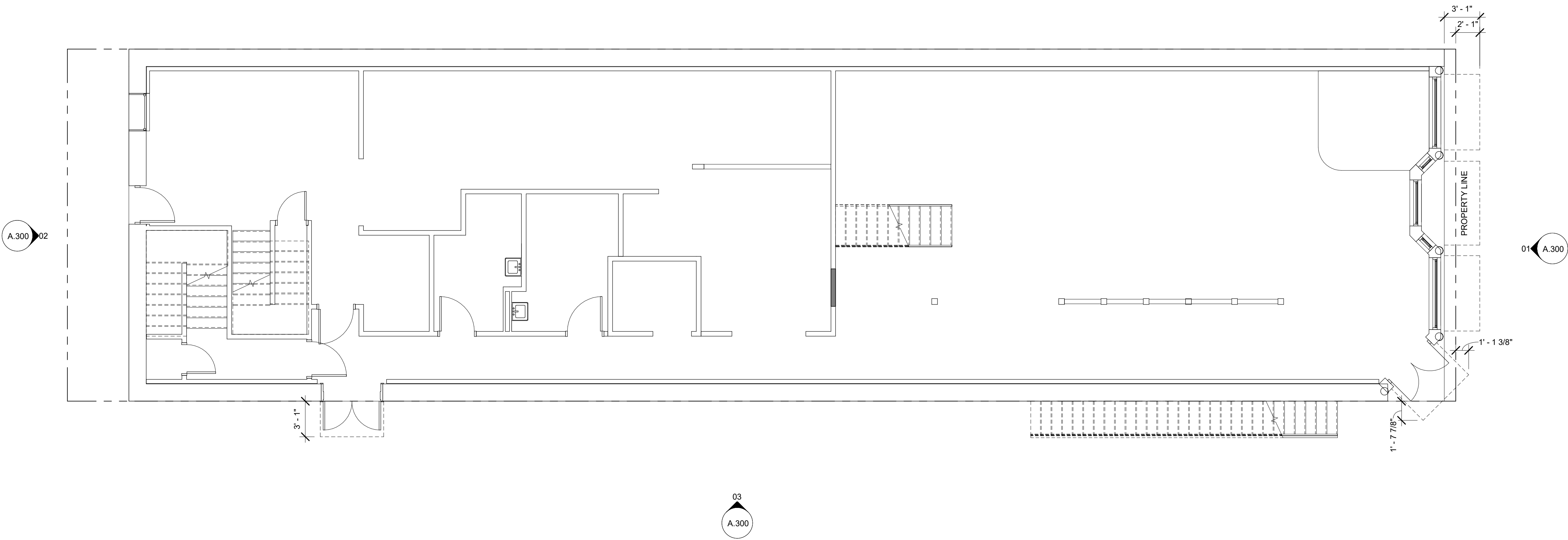


Sheet Title:

First Floor Proposed  
Plan

Sheet No.:

A.101



01 Level 1 - Construction Plan

SCALE : 3/16" = 1'-0"



PROGRESS DOCUMENT  
NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION  
CLAYTON P. LITTLE  
TX15170

Goodfolks  
Restaurant

119 W 7th St, Georgetown, TX  
78626

HISTORIC  
REVIEW

Mark	Date	Description
△		

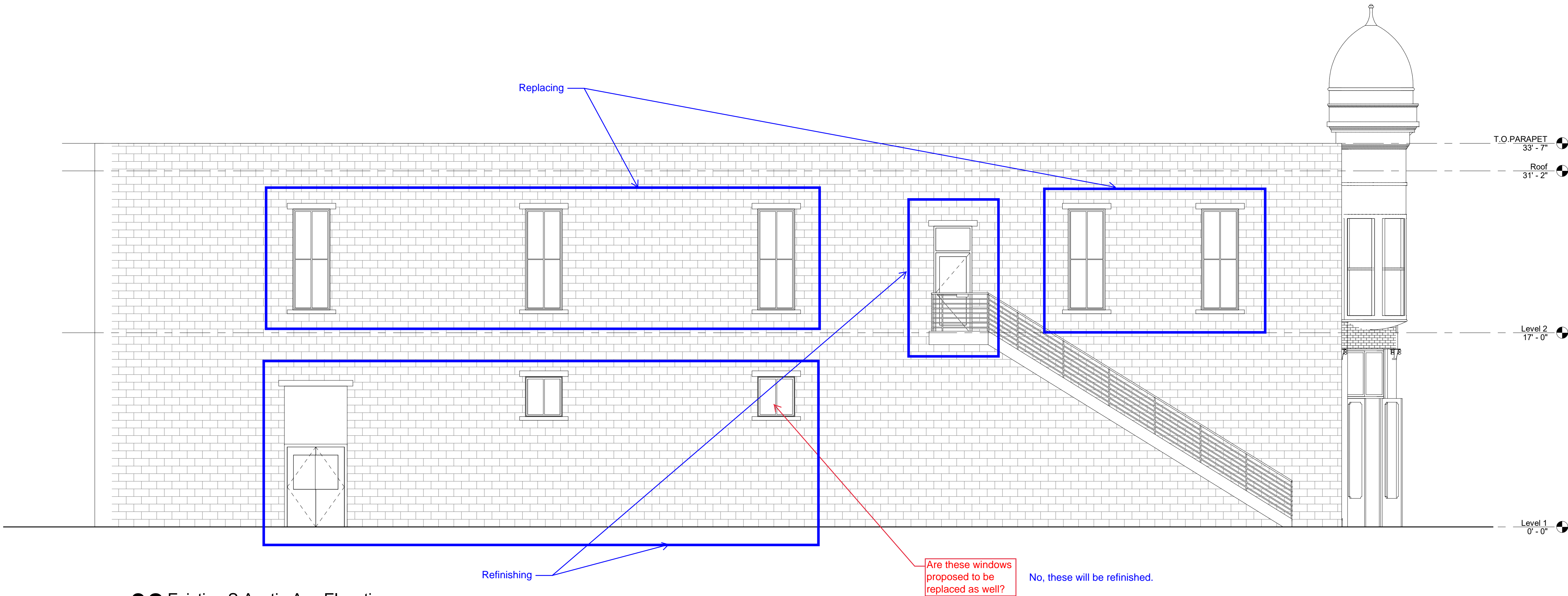
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Drawn by:	MAP
Checked by:	CL
Date of Issue:	11.16.20

Sheet Title:

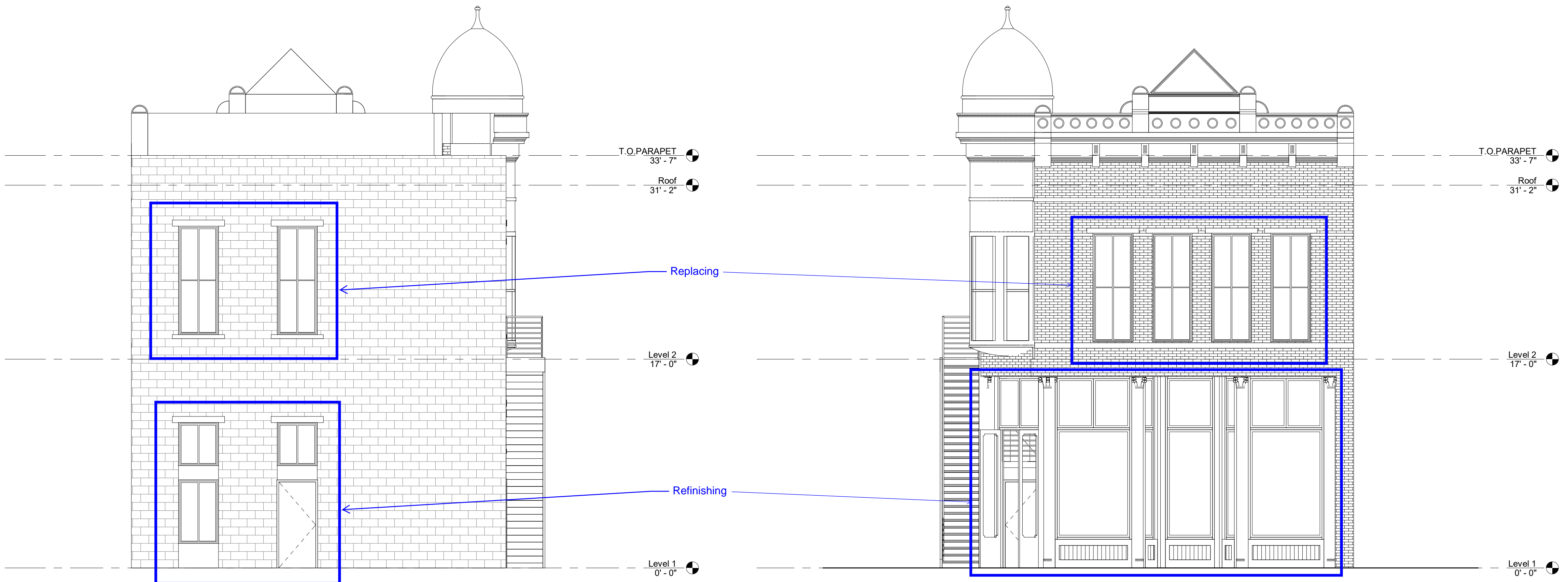
Existing Exterior  
Elevations

Sheet No.:

A.300



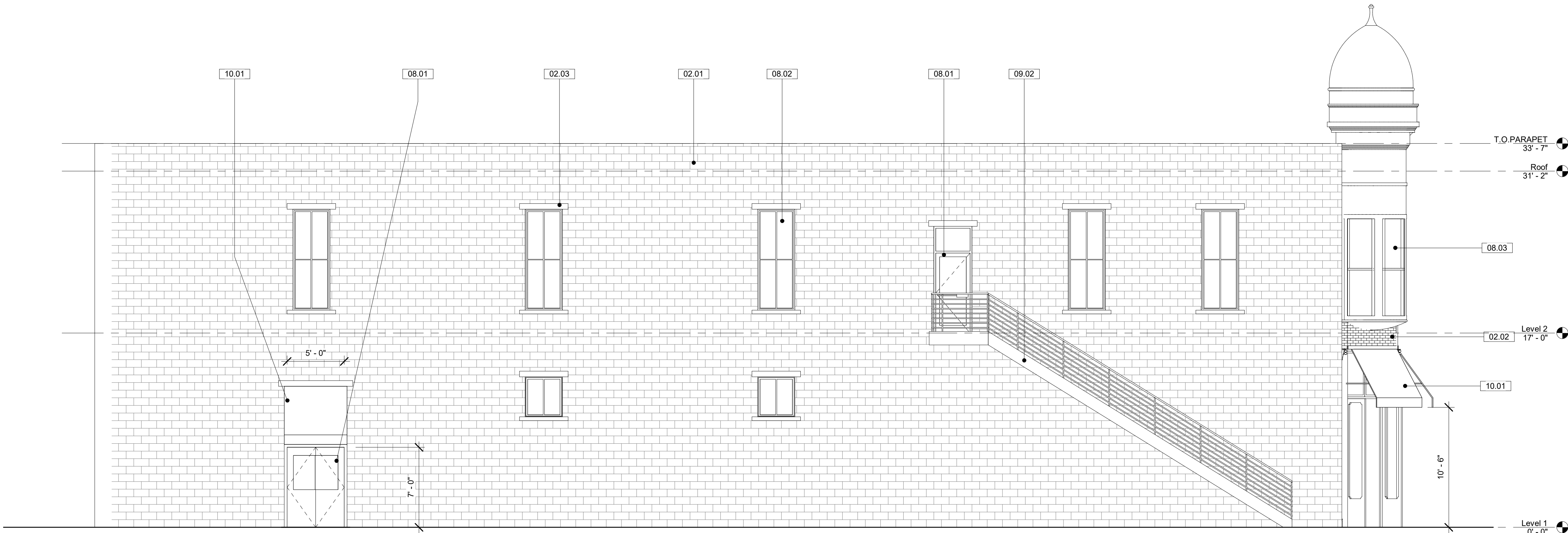
03 Existing S Austin Ave Elevation  
SCALE : 3/16" = 1'-0"



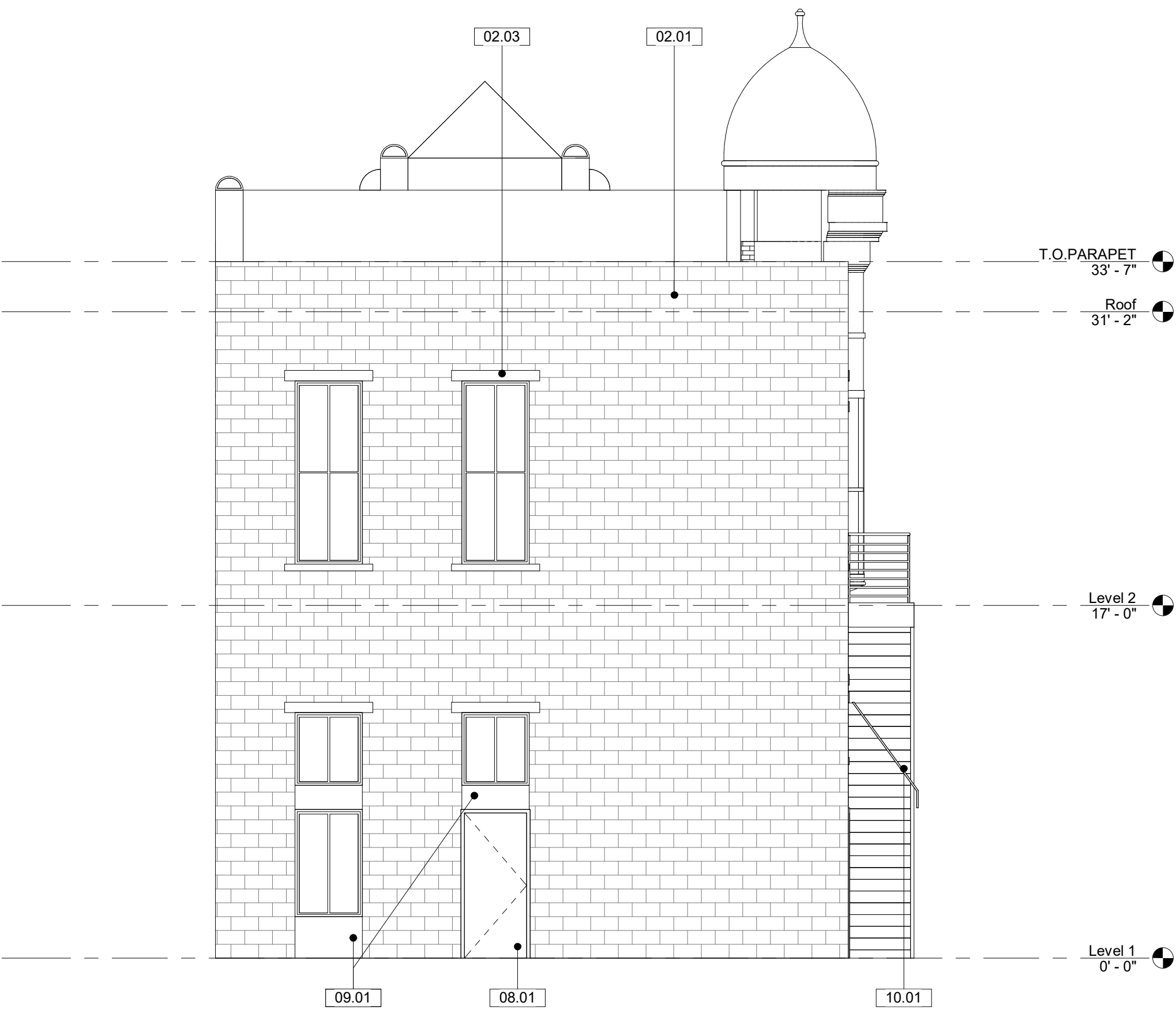
02 Existing Back Elevation  
SCALE : 3/16" = 1'-0"

01 Existing W 7th St Elevation  
SCALE : 3/16" = 1'-0"

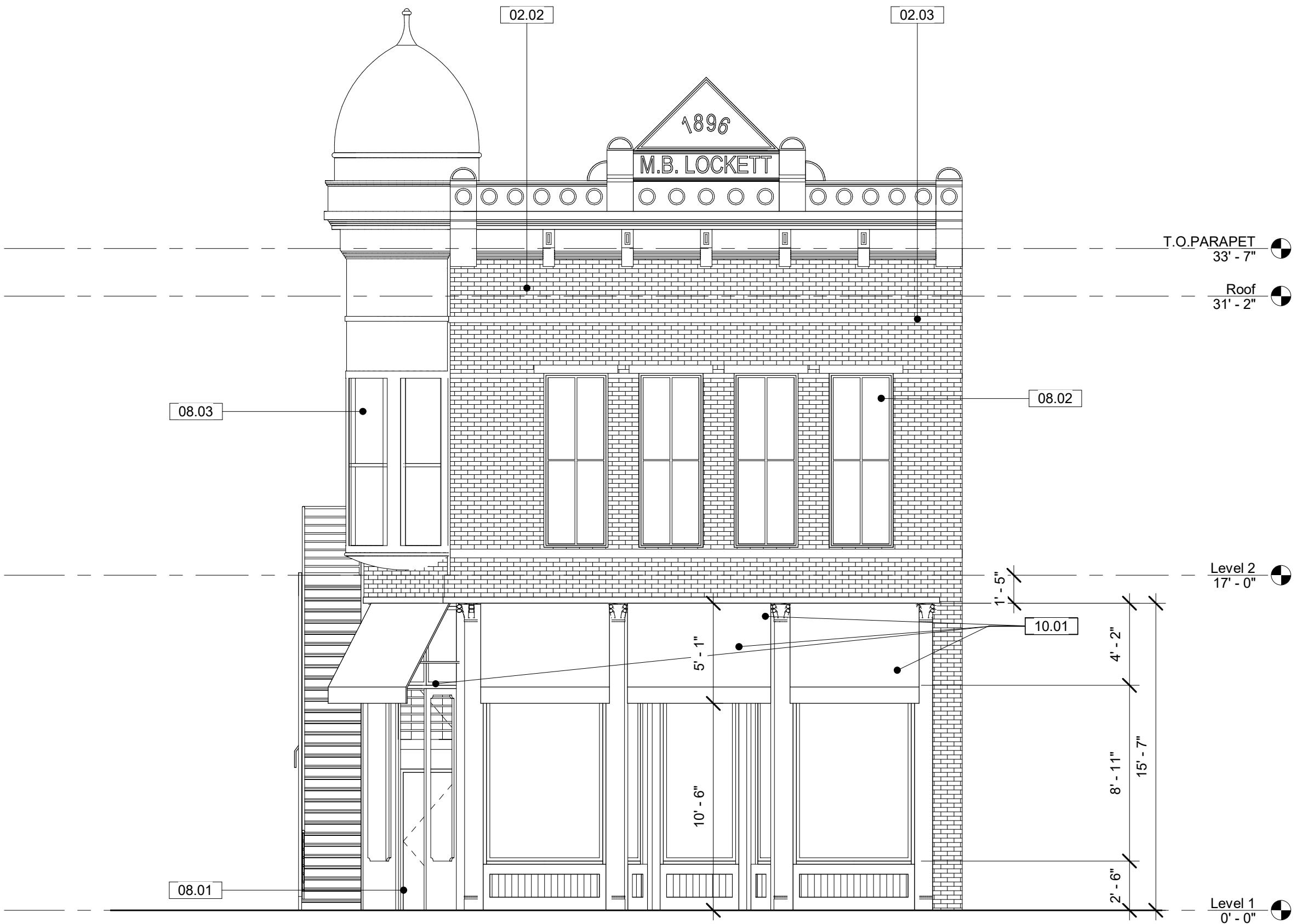




**03** S Austin Ave Elevation  
SCALE : 3/16" = 1'-0"



**02** Back Elevation  
SCALE : 3/16" = 1'-0"



**01** W 7th St Elevation  
SCALE : 3/16" = 1'-0"

**KEYED NOTES**

- 02.01 Existing limestone to remain. Clean and re-point with same color grout as necessary.
- 02.02 Existing brick to remain. Clean and re-point with same color grout as necessary.
- 02.03 Existing limestone bands to remain. Clean.
- 08.01 Refinish existing door.
- 08.02 Replace all existing windows on second story.
- 08.03 Replace existing plexi-glass in oriel window with real glass.
- 09.01 Sand and repaint beadboards.
- 09.02 Paint and repair existing stair.
- 10.01 Standing seam metal awning to fit existing opening, attached to wood trim with lag bolts.

**PROGRESS DOCUMENT**

NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION

CLAYTON P. LITTLE  
TX15170

**Goodfolks  
Restaurant**

119 W 7th St, Georgetown, TX  
78626

**HISTORIC  
REVIEW**

Mark	Date	Description
△		

NLAI Job #: **20018.01**  
Drawn by: **MAP**  
Checked by: **CL**  
Date of Issue: **11.16.20**

Sheet Title:

**Proposed Exterior  
Elevations**

Sheet No.:

**A.301**



1. County Williamson WM  
 City/Rural Georgetown GE
2. Name M.B. Lockett Building  
 Address 119 W. 7th
3. Owner Kenneth McCalla, Jr.  
 Address 119 W. 7th, 78626
4. Block/Lot OTS/Blk. 38
5. USGS Quad No. 3097-313 Site No. 38  
 UTM Sector 626-3389
6. Date: Factual 1896 Est. \_\_\_\_\_  
 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_
8. Style/Type \_\_\_\_\_  
 9. Original Use commercial  
 Present Use commercial
10. Description Two-story load-bearing masonry commercial building; exterior walls of limestone and brick; flat roof w/ built-up tar and gravel covering; wood sash double-hung windows w/ 2/2 lights; double-door primary entrance w/ transom. Other noteworthy features include round corner turret w/ onion dome; Mesker Bros. cast iron front;
11. Present Condition excellent; rehabilitated in 1982-83.
12. Significance \_\_\_\_\_
13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site x (describe) \_\_\_\_\_
14. Bibliography GHS files 15. Informant \_\_\_\_\_  
 16. Recorder \_\_\_\_\_ Date \_\_\_\_\_

## 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 Williamson Co.  
 Other Courthouse Historic District
- | YEAR | DRWR | ROLL | FRME |
|------|------|------|------|
|      |      | 23   | 34   |
|      |      |      |      |
|      |      |      |      |
- 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 M.B. Lockett Bldg.
5. USGS Quad No. 3097-313 Site No. 38
- #10. Description (cont'd): Corinthian capitals; ABCB facade; pressed metal cornice.



**TEXAS HISTORICAL COMMISSION**

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

Address: 119 W 7th St 2016 Survey ID: 125189  
 City: Georgetown 2016 Preservation Priority: High  
 County: Williamson Local District: Downtown District

**SECTION 1**

**Basic Inventory Information**

**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R041371

Construction Date: 1896 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.637679 Longitude -97.677883

Current/Historic Name Texas Cuisine/M. B. Lockett Building

**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 checked="" 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: Two-Part Commercial Block

**Priority:** 2016 Survey ID: 125189 ☒ High ☐ Medium ☐ Low

**Explain:** Excellent and/or rare example of its type or style, and/or has significant associations; retains sufficient integrity

2007 Survey ID: 113 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 38 ☒ High ☐ Medium ☐ Low

**General Notes:**

Recorded by: CMEC

Date Recorded 3/2/2016

\*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: Northeast

Note: See additional photo(s) on following page(s)



## TEXAS HISTORICAL COMMISSION

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

Address:	119 W 7th St	2016 Survey ID:	125189
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Downtown District

## Additional Photos

Photo Direction North





December 30, 2020

Jennifer Tullis, AIA, *via email*  
NoackLittle  
220 Industrial Blvd, Suite 101  
Austin, TX 78745

*Re: Recorded Texas Historic Landmark project review, M.B. Lockett Building, Georgetown, Williamson County (RTHL)*

Dear Ms. Tullis,

Thank you for submitting information regarding proposed project work on your Recorded Texas Historic Landmark (RTHL). This letter represents the comments of the Executive Director of the Texas Historical Commission.

The review staff, led by Pam Opiela, has completed its review of the proposed rehabilitation of the M.B. Lockett Building. The work will include installation of cloth awnings at the lower façade, repointing mortar with appropriate soft mortar, appropriate cleaning of the exterior that will use water and mild detergent using natural bristle brushes followed by low-pressure water rinse, replacement of damaged brick that will match existing as closely as possible, and, where existing historic windows cannot be repaired, installation of new wood windows that will match as closely as possible the materials and appearance of the existing historic windows.

The work proposed meets *The Secretary of the Interior's Standards*. We waive the remainder of the waiting period and work can begin on this project.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. **If you have any questions concerning our review or if we can be of further assistance, please contact Pam Opiela at [pamela.opiela@thc.texas.gov](mailto:pamela.opiela@thc.texas.gov) or 512/463-8952.**

Sincerely,



Pam Opiela, AIA, Central and West Texas Project Reviewer, and Statewide Military Projects Reviewer



For: Mark Wolfe, Executive Director

Cc: Eloise Brackenridge, Williamson County Historical Commission (*via email*)

MW/PO



# Goodfolks Restaurant 2020-64-COA

**Historic & Architectural Review Commission**  
January 14, 2021



# Item Under Consideration

## **2020-64-COA – Goodfolks Restaurant**

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for the addition of awnings or canopies and replacing a historic architectural feature with a non-historic architectural feature at the property located at 119 W. 7<sup>th</sup> Street, bearing the legal description 0.083 acre, being the West 30 feet of Lot 1, Block 38, Original City of Georgetown.



# Item Under Consideration

## HARC:

- Addition of awnings or canopies
- Replacing a historic architectural feature with a non-historic architectural feature

## HPO:

- Restoring a historic architectural feature
- Changes to paint color on previously painted surface



# Item Under Consideration





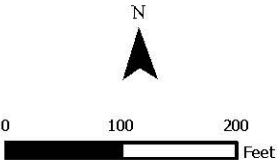


**LOCATION**

2020-64-COA

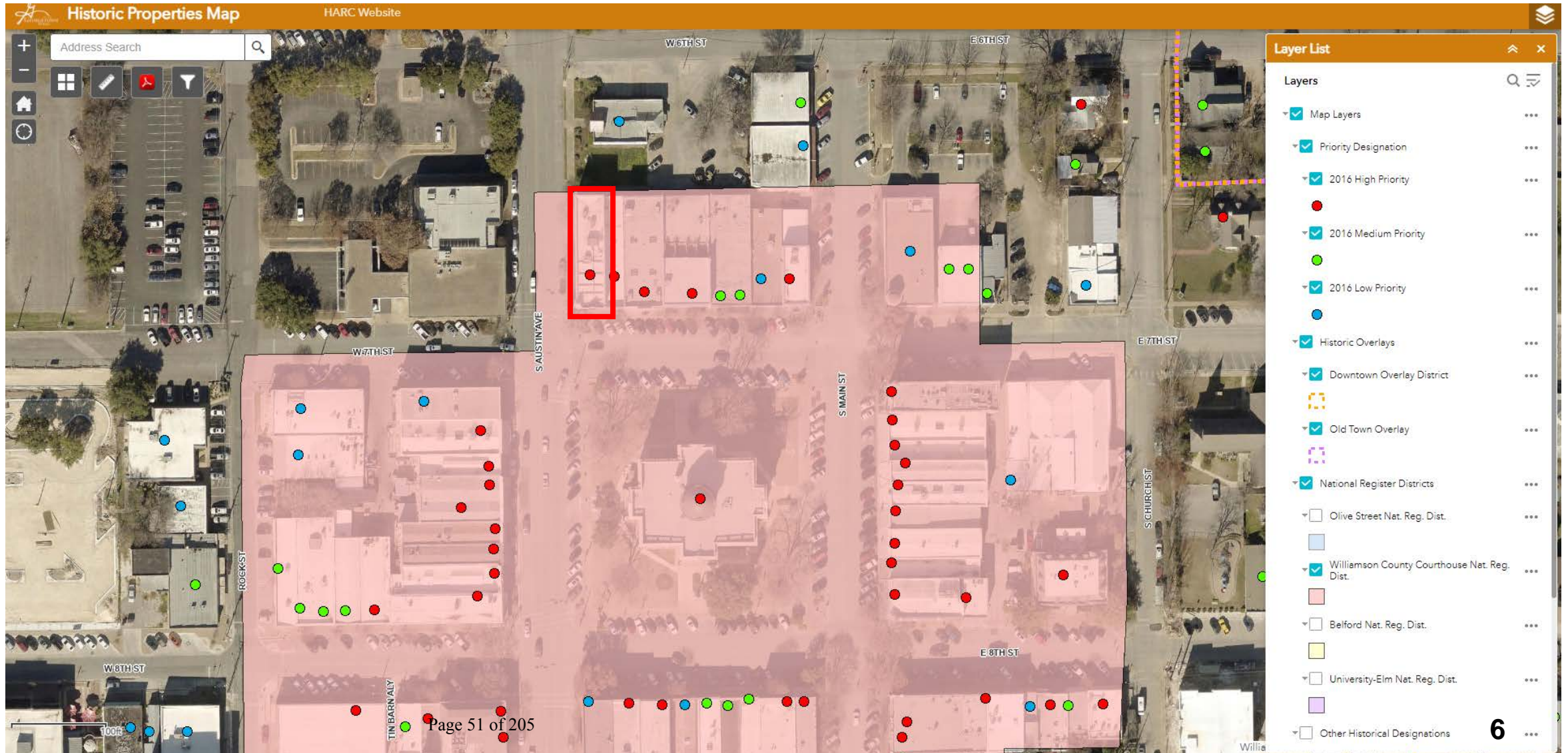
Exhibit #1

-  Site
-  Parcels



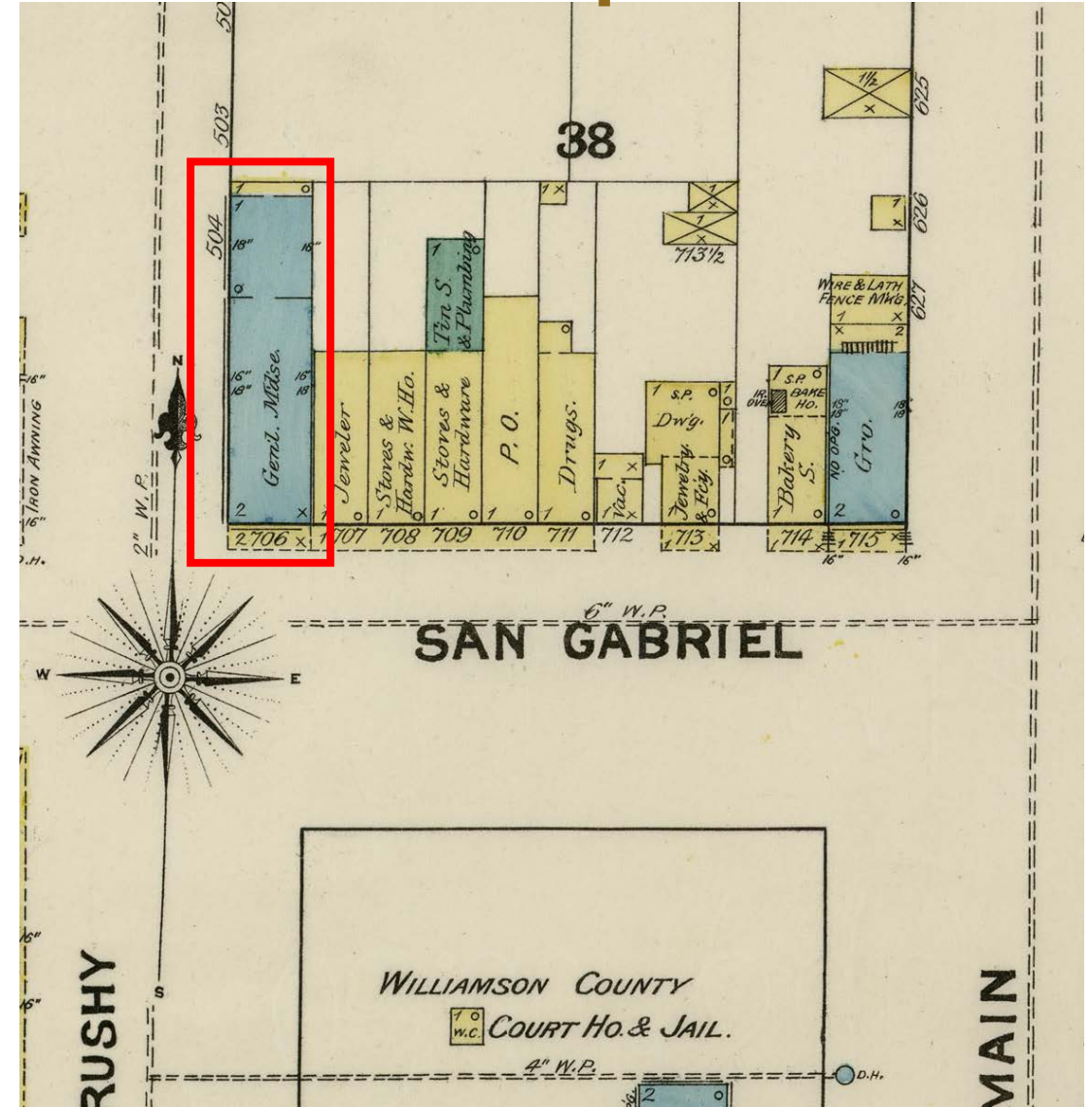
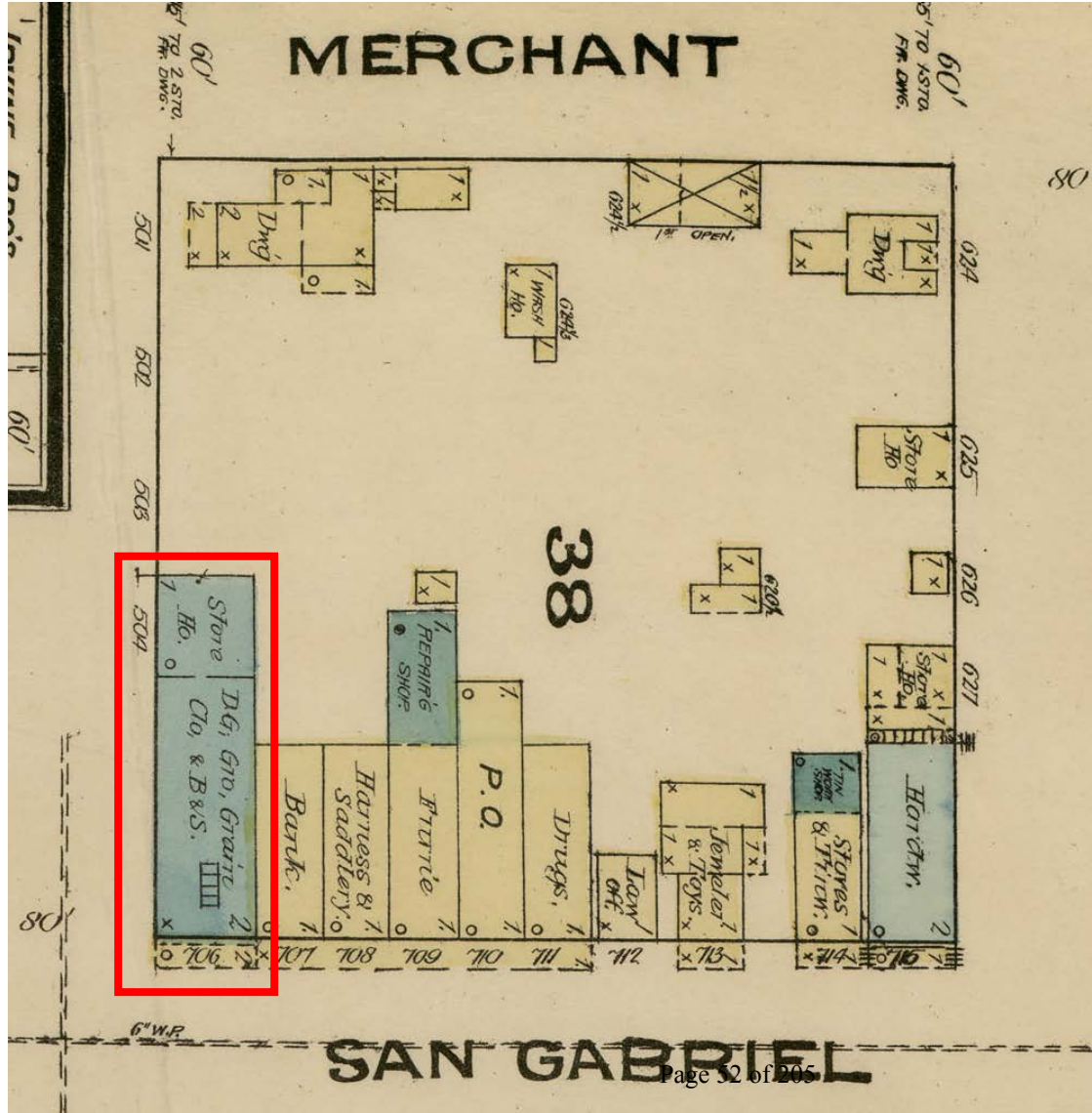


# Current Context





# 1885 & 1889 Sanborn Fire Insurance Maps





# M. B. Lockett Building c. 1890

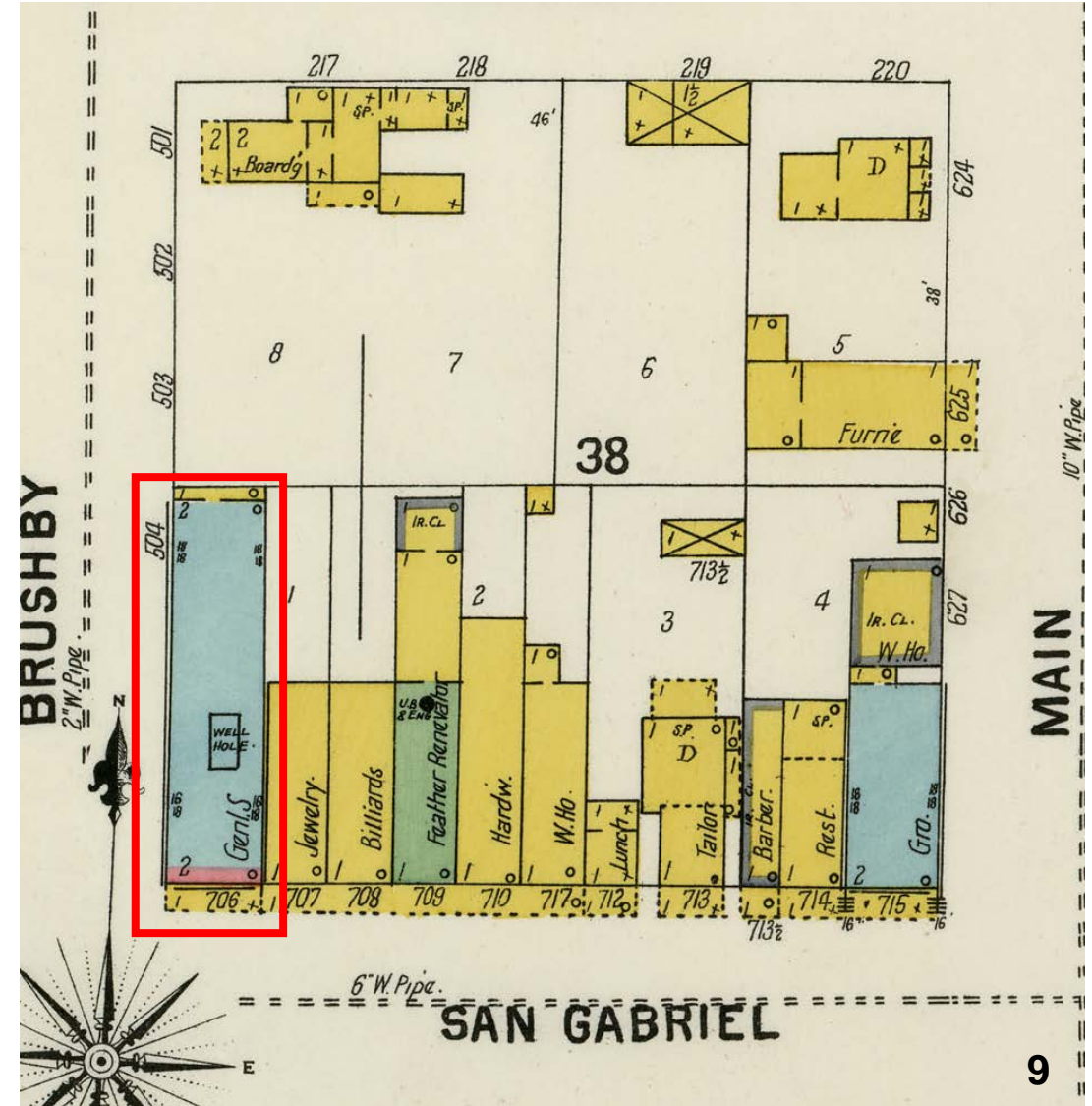
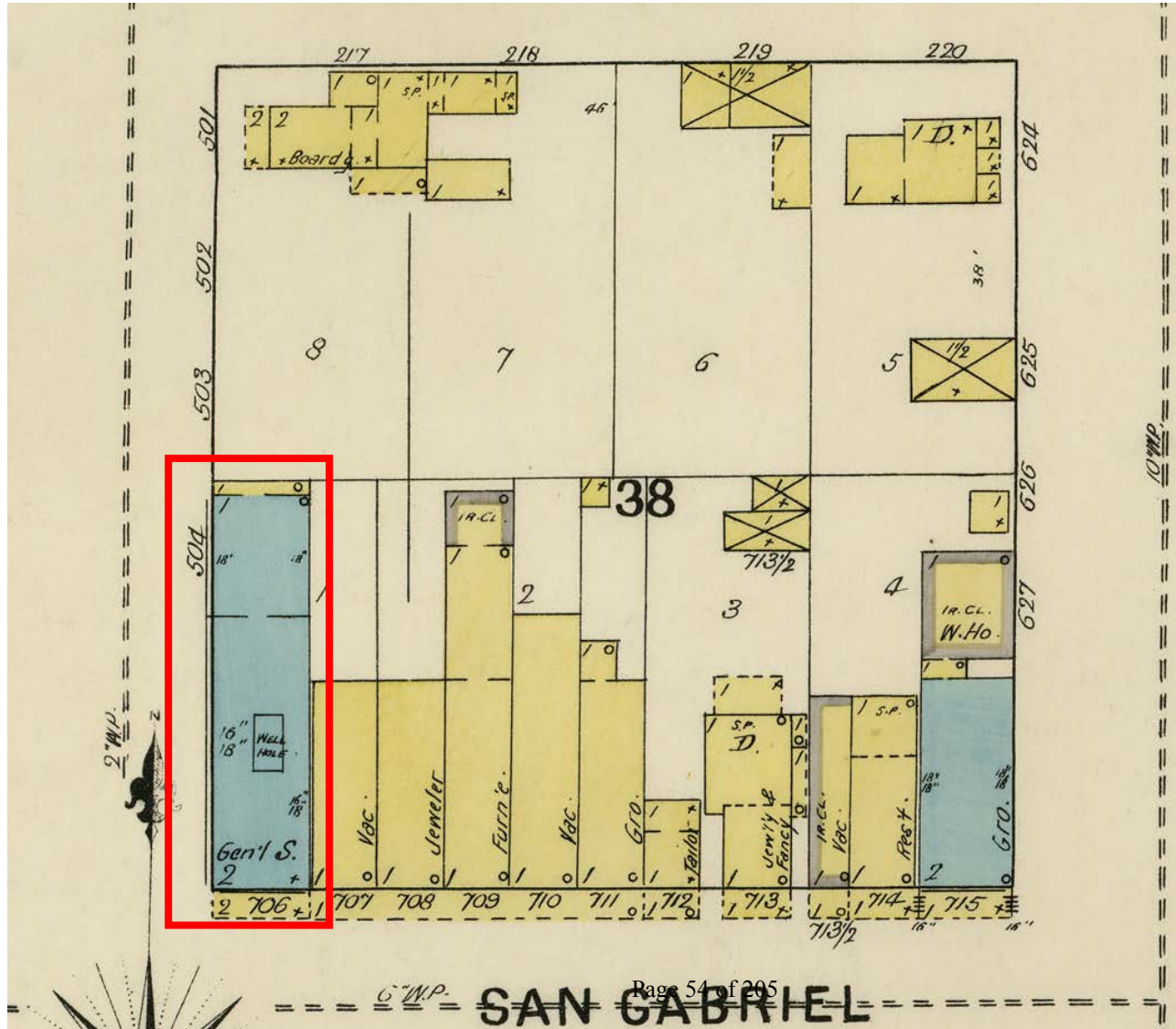


“From 1881 to 1887, the property was owned by J. A. Montgomery and J. L. Rucker, who ran a mercantile store here. M. B. Lockett bought the building in 1889. In the photograph below, the structure bears Lockett’s name, but his improvements to the building had not yet been made. Within a few years of Lockett’s acquisition of the building, he had added the building’s familiar pressed metal cornice and other elegant features. (Georgetown Heritage Society.)”

– from *Images of America: Georgetown* by Donna Scarborough Josey

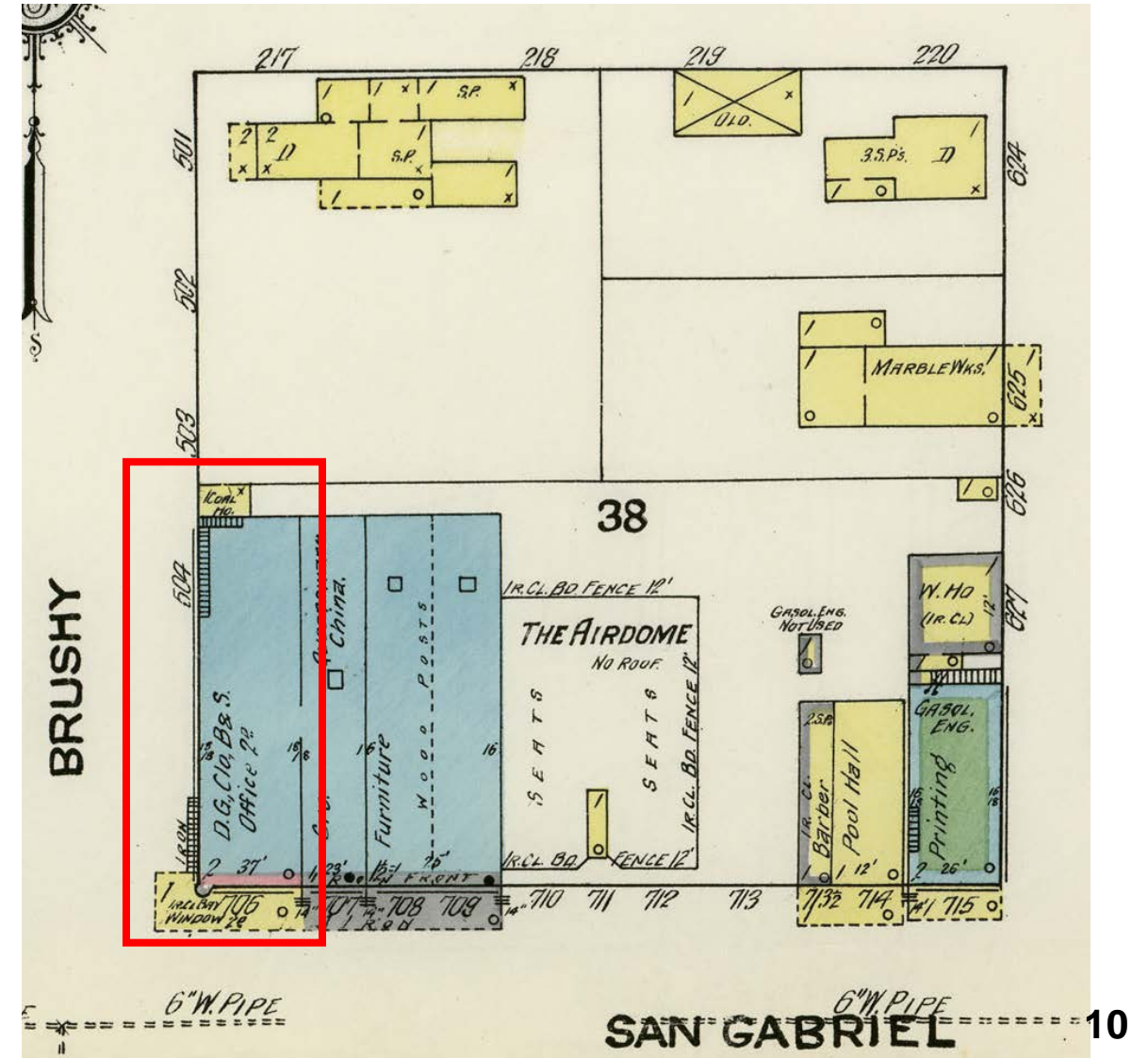
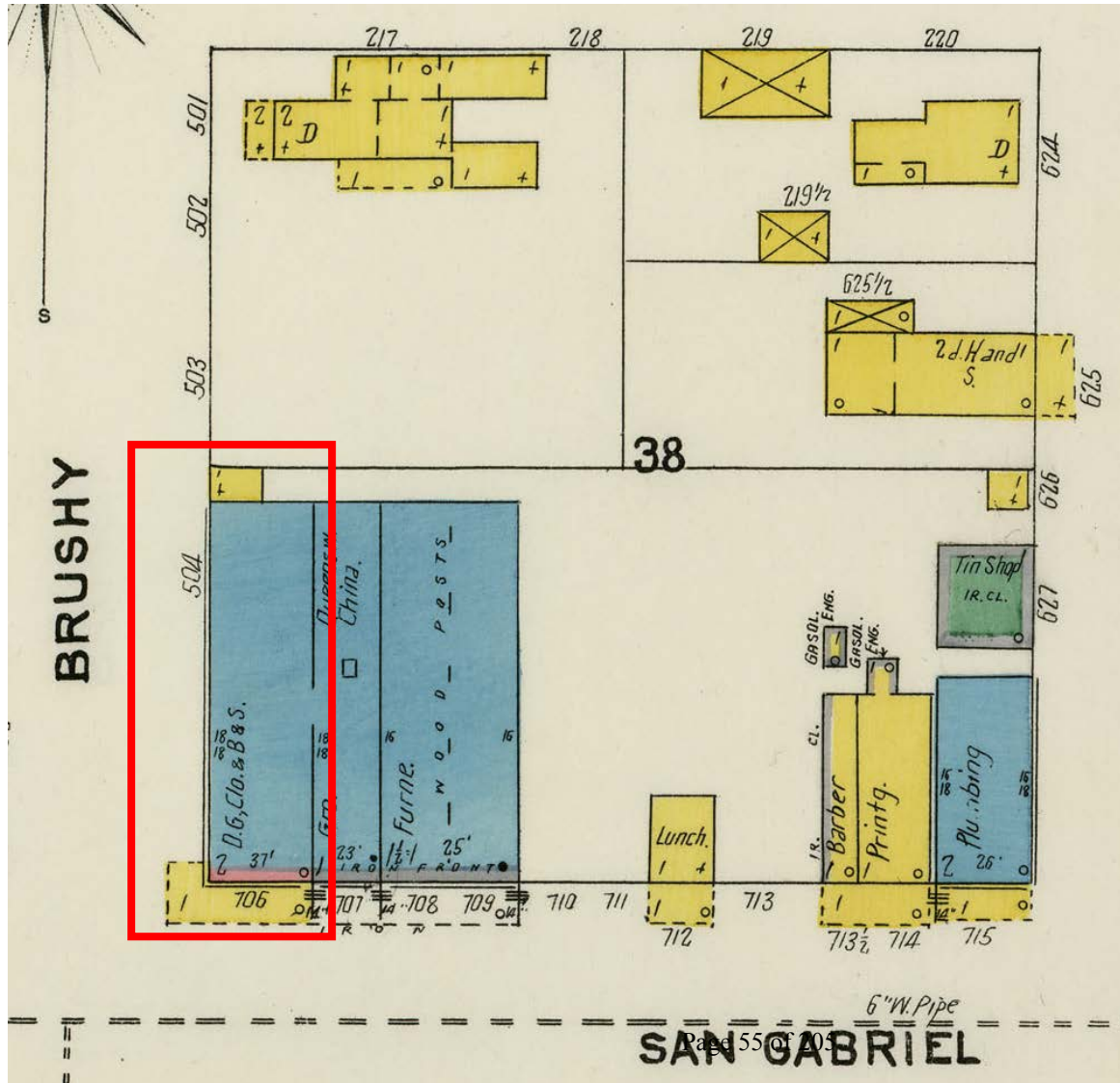


# 1894 & 1900 Sanborn Fire Insurance Maps





# 1905 & 1910 Sanborn Fire Insurance Maps





# M. B. Lockett Building c. 1905-1910

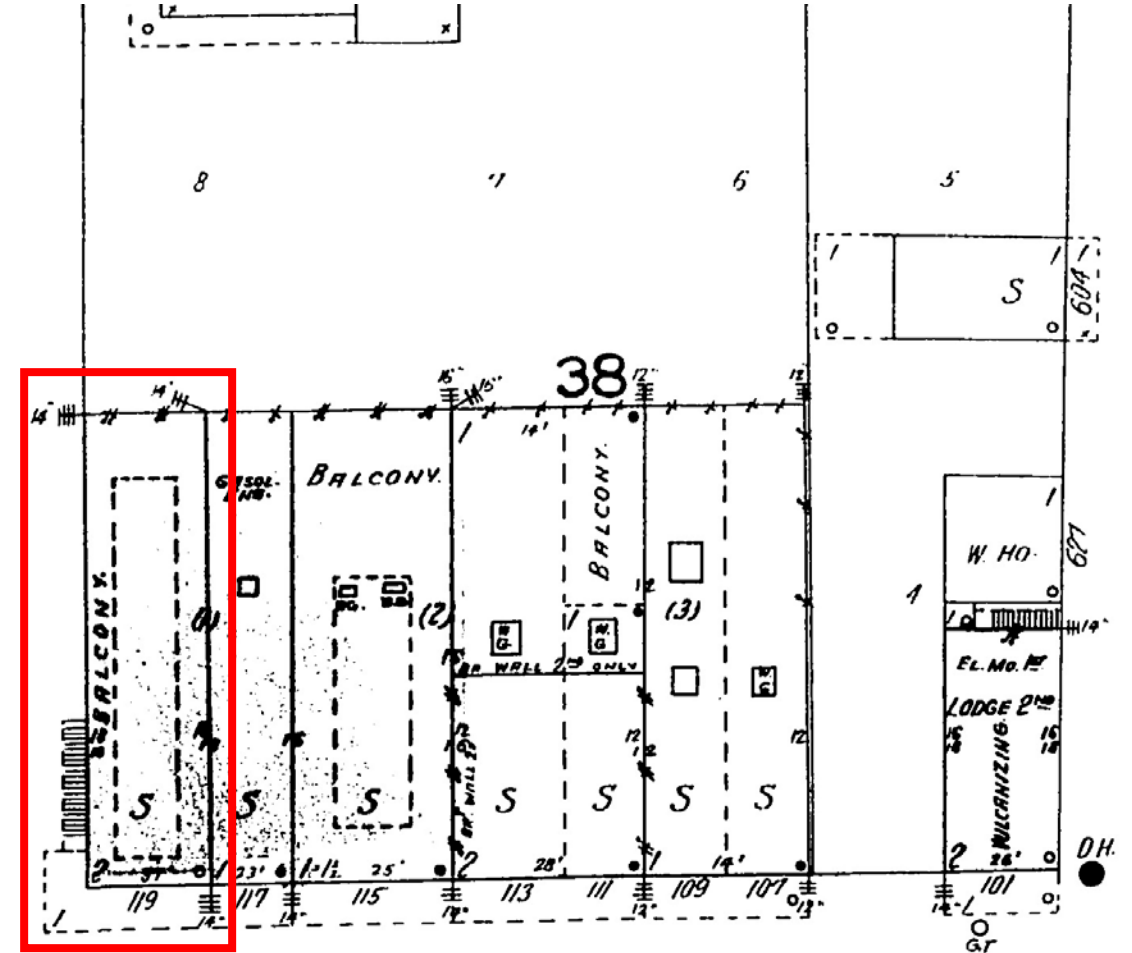
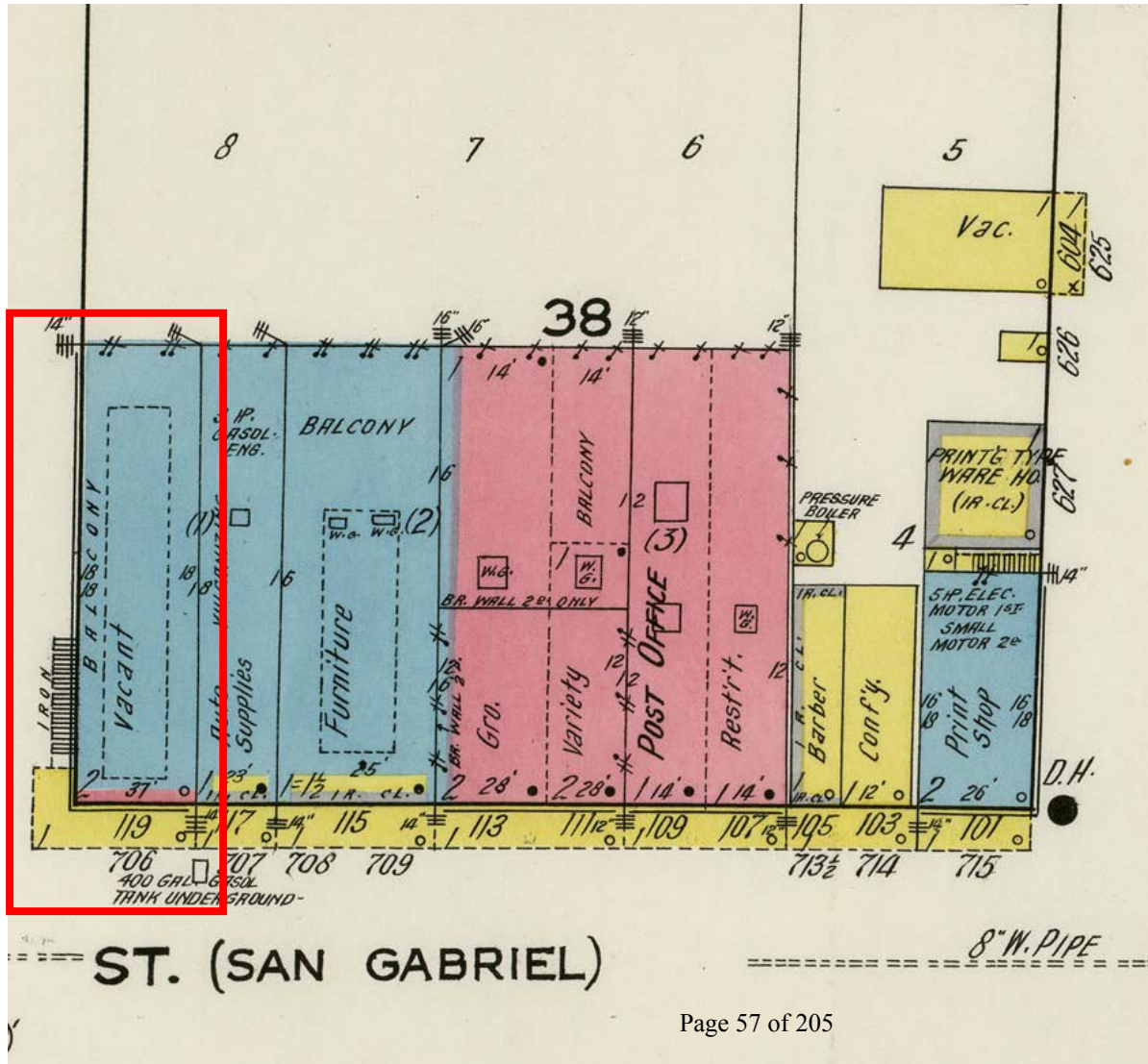


“The site where the M. B. Lockett building stands on the northwest corner of the square may be one of Georgetown’s earliest commercial locations. The site was used as a store by 1849, well before the structure pictured was built. The property was eventually bought by Captains Joseph Morrow and Francis L. Price, who operated a very large store here. Many believe their store provided the underlying structure of the current building. Lockett bought the property in 1889 and was responsible for the fine building seen here. He ran a successful dry goods store for many years, and the building passed to his five daughters in 1936... (Georgetown Heritage Society)”

— from *Images of America: Georgetown* by Donna Scarborough Josey



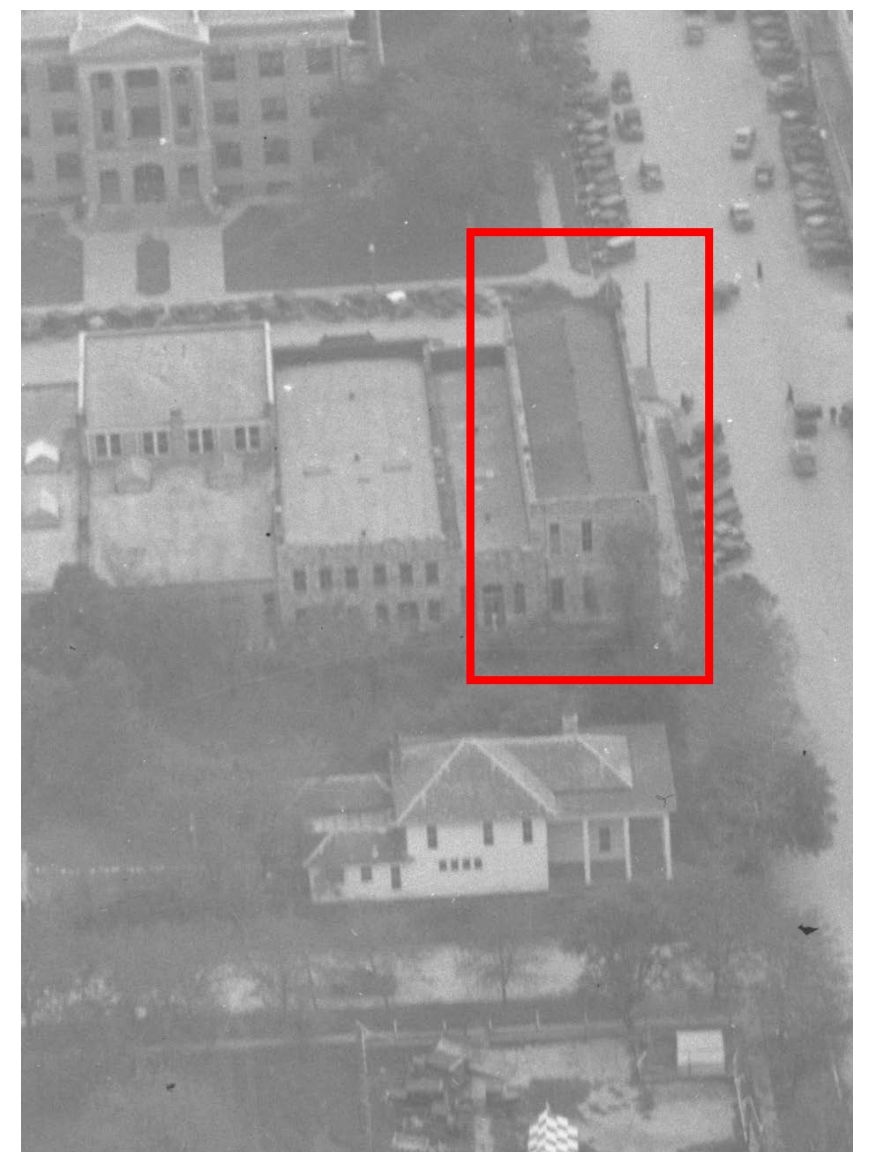
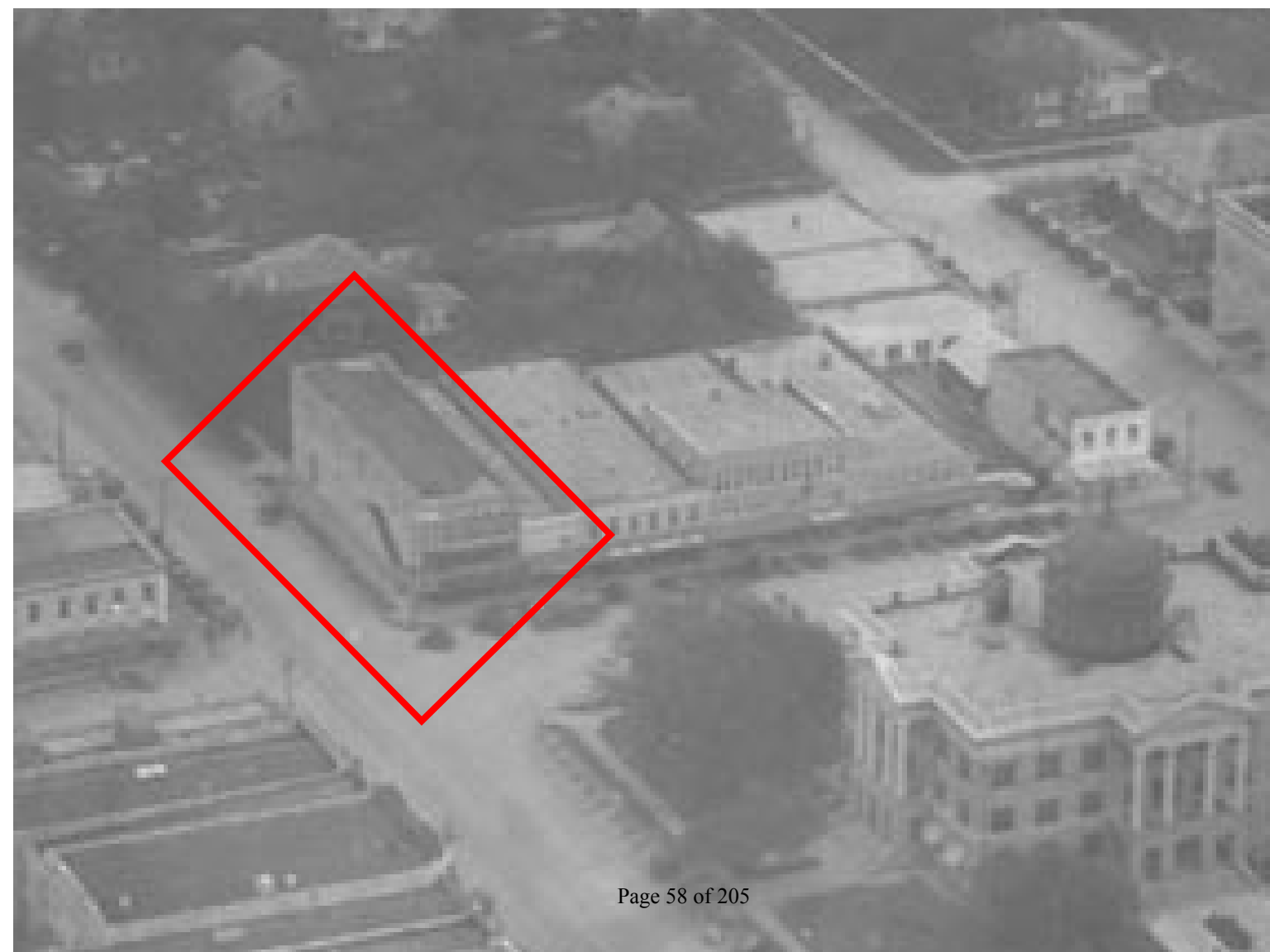
# 1916 & 1925 Sanborn Fire Insurance Maps



ST.



## C. 1934 Photos from SU Special Collections





# 1930s Photos



Page 59 of 205

c. 1930s, Preservation Georgetown



c. 1939, Portal to Texas History



# 1976 Photo





# Pre-1984 Photo (c. 1976)





# 1984 THC & HRS Photos





# 1990 Photos by Dan K. Utley





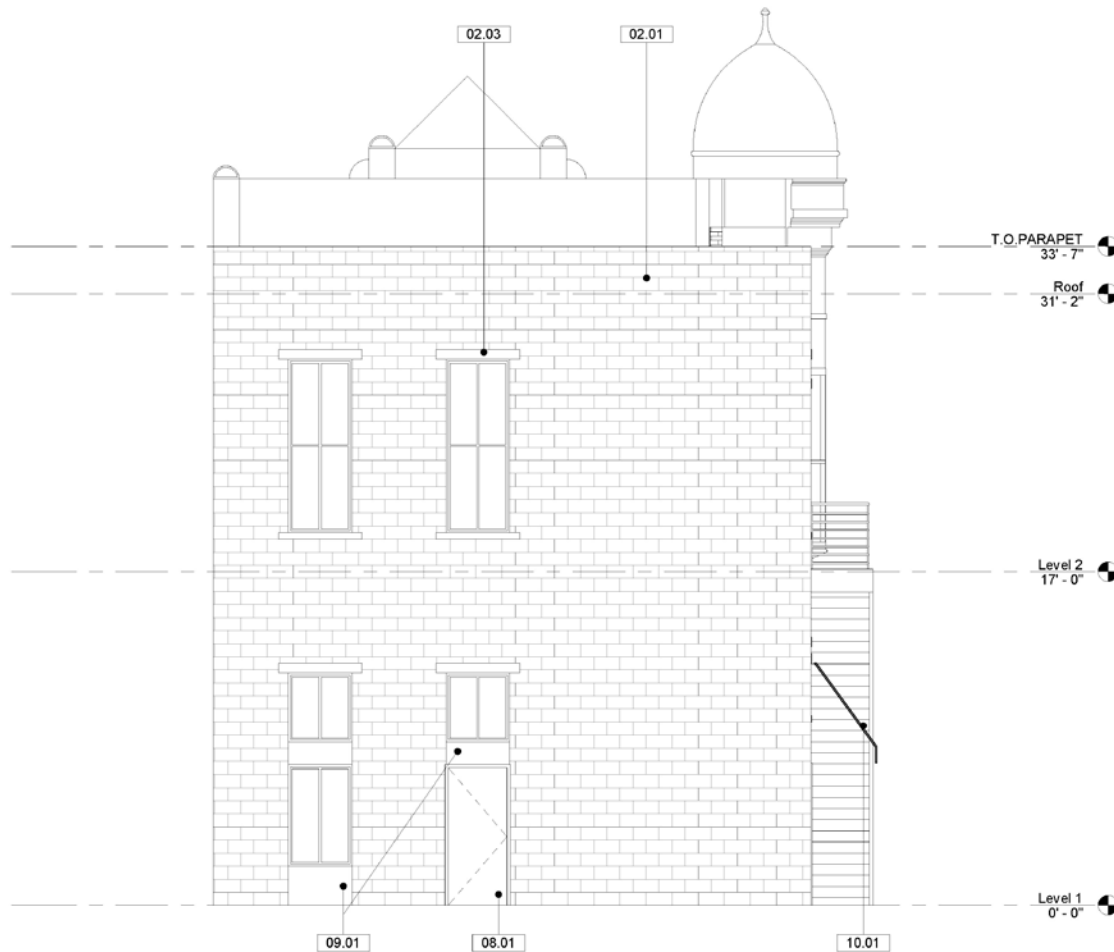




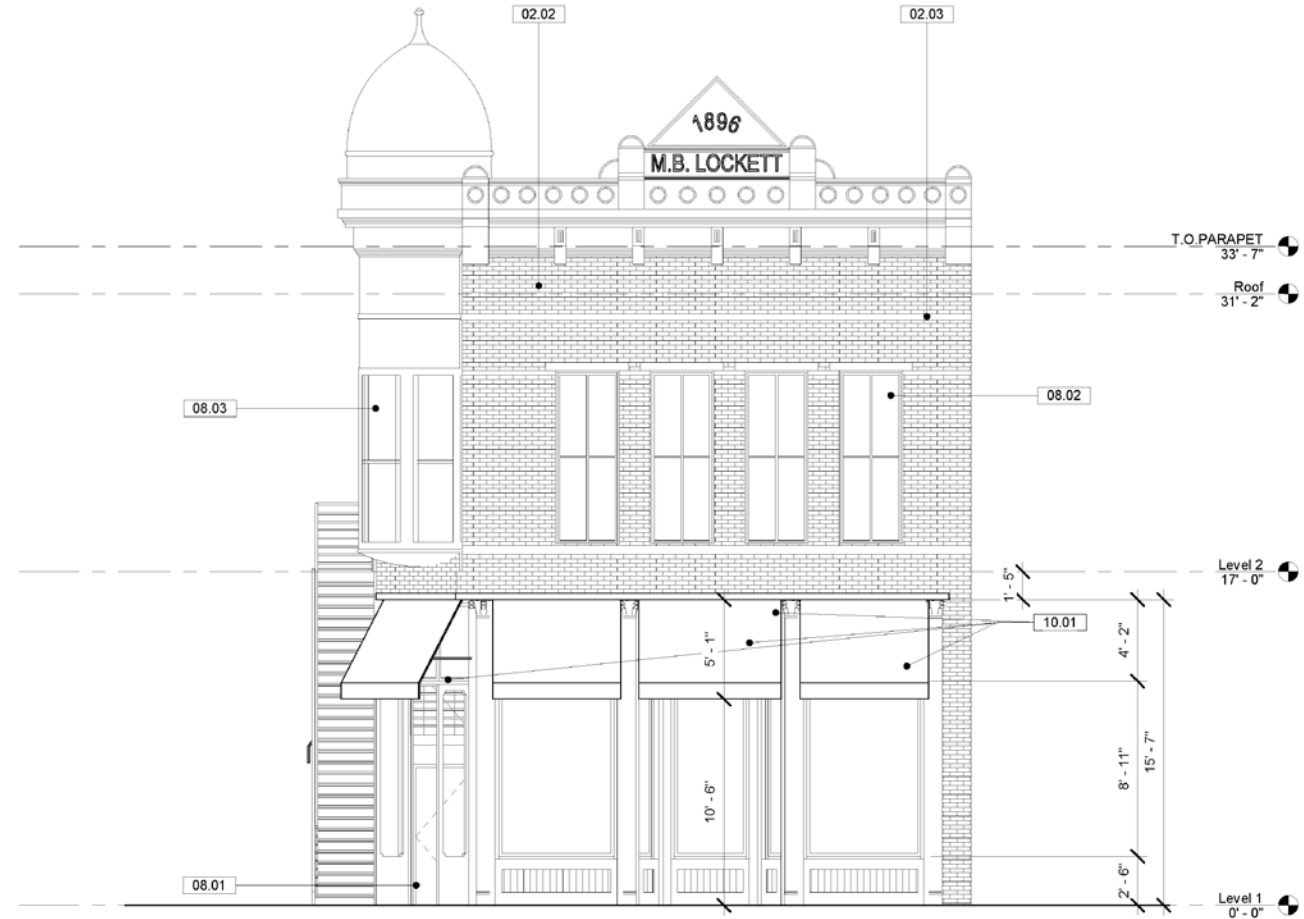
# 119 W. 7<sup>th</sup> Street – New Awnings

## KEYED NOTES

- 02.01 Existing limestone to remain. Clean and re-point with same color grout as necessary.
- 02.02 Existing brick to remain. Clean and re-point with same color grout as necessary.
- 02.03 Existing limestone bands to remain. Clean.
- 08.01 Refinish existing door.
- 08.02 Replace all existing windows on second story.
- 08.03 Replace existing plexi-glass in oriol window with real glass.
- 09.01 Sand and repaint beadboards.
- 09.02 Paint and repair existing stair.
- 10.01 Standing seam metal awning to fit existing opening, attached to wood trim with lag bolts.



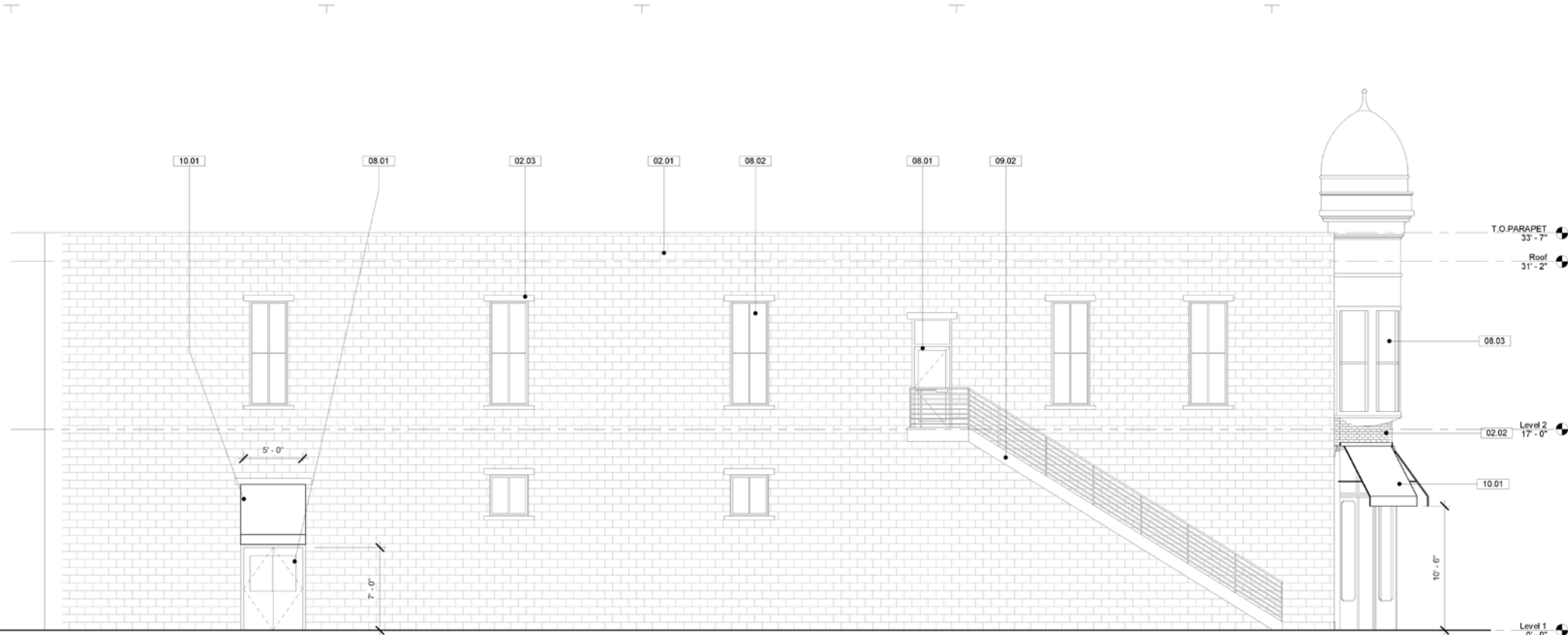
**02** Back Elevation  
 SCALE : 3/16" = 1'-0"



**01** W 7th St Elevation  
 SCALE : 3/16" = 1'-0"



# 119 W. 7<sup>th</sup> Street – New Awnings



## KEYED NOTES

- 02.01 Existing limestone to remain. Clean and re-point with same color grout as necessary.
- 02.02 Existing brick to remain. Clean and re-point with same color grout as necessary.
- 02.03 Existing limestone bands to remain. Clean.
- 08.01 Refinish existing door.
- 08.02 Replace all existing windows on second story.
- 08.03 Replace existing plexi-glass in oriel window with real glass.
- 09.01 Sand and repaint beadboards.
- 09.02 Paint and repair existing stair.
- 10.01 Standing seam metal awning to fit existing opening, attached to wood trim with lag bolts.

**03** S Austin Ave Elevation  
 SCALE : 3/16" = 1'-0"



# 119 W. 7<sup>th</sup> Street – Window Replacement



The existing second floor windows are not energy efficient and they leak. Some no longer can hold glass safely. Some of the wood frames are broken and they are no longer operable. They would need to be completely re-built to stay in place. The owners would like to replace them with new energy efficient windows and match the appearance as closely as possible. All other windows will be refurbished as they are not operable. See attached sheet for dimensional comparison.

Page 67 of 205

Replacement Windows - Pella Reserve Traditional



What exterior color is proposed?

White

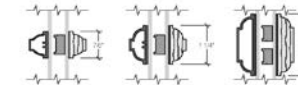


Pella® Reserve™ Traditional Hung Window

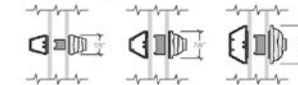
Grille Profiles

Integral Light Technology® Grilles

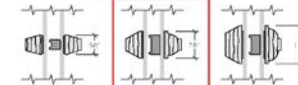
Ogee Grilles  
 Clad Exterior - Wood Interior



Putty Glaze and Ogee Grilles  
 Clad Exterior - Wood Interior



Putty Glaze and Ogee Grilles  
 Wood Exterior - Wood Interior

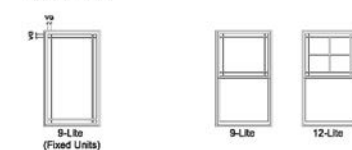


Pella® Reserve™ Traditional Hung Window

Grille Patterns

Integral light technology® Grilles and Roomside Removable Grilles

Prairie Lite Patterns



Standard corner lite dimension for Prairie patterns = 2-1/2" x 6".  
 Available in transoms a 1" height and width.  
 Available in all standard and special sizes.

Other Available Patterns



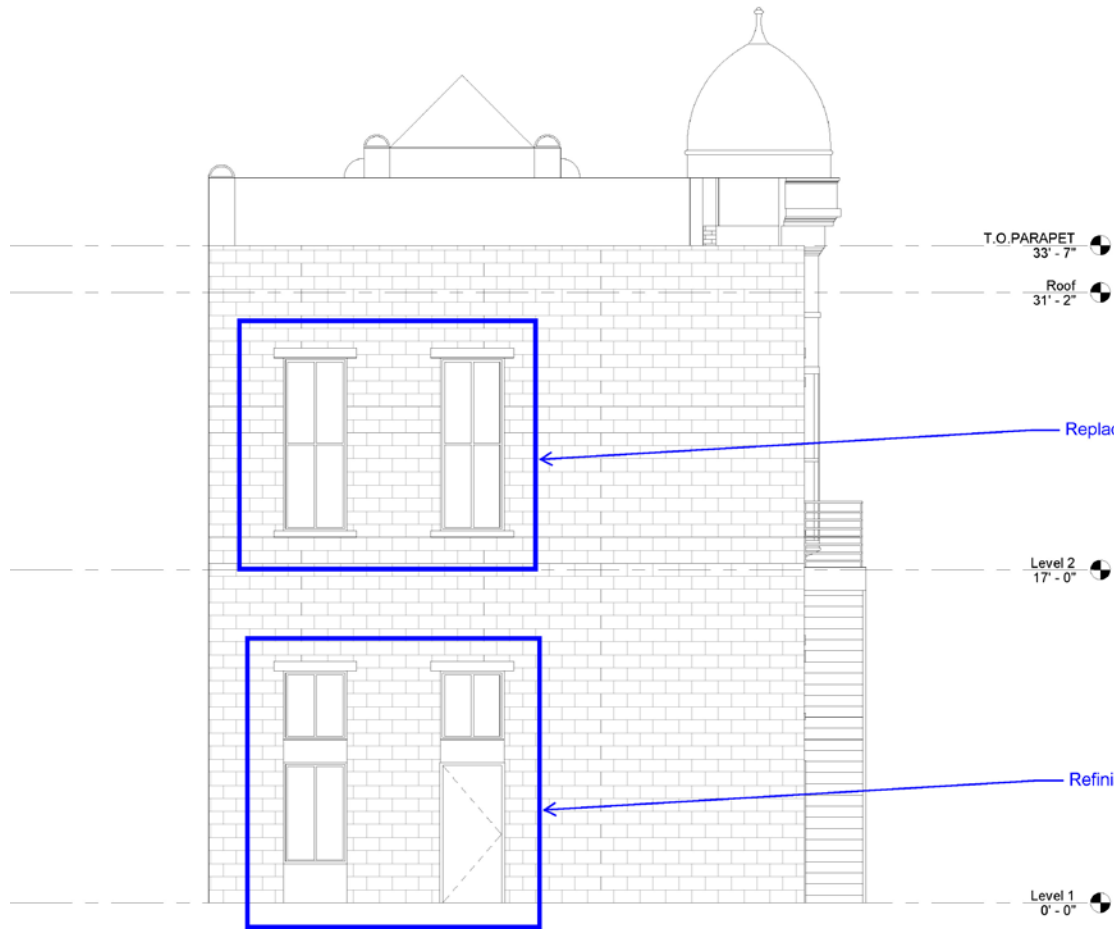
VG = Visible Glaze  
 Lite dimensions noted can vary.  
 For size and pattern availability contact your local Pella sales representative.



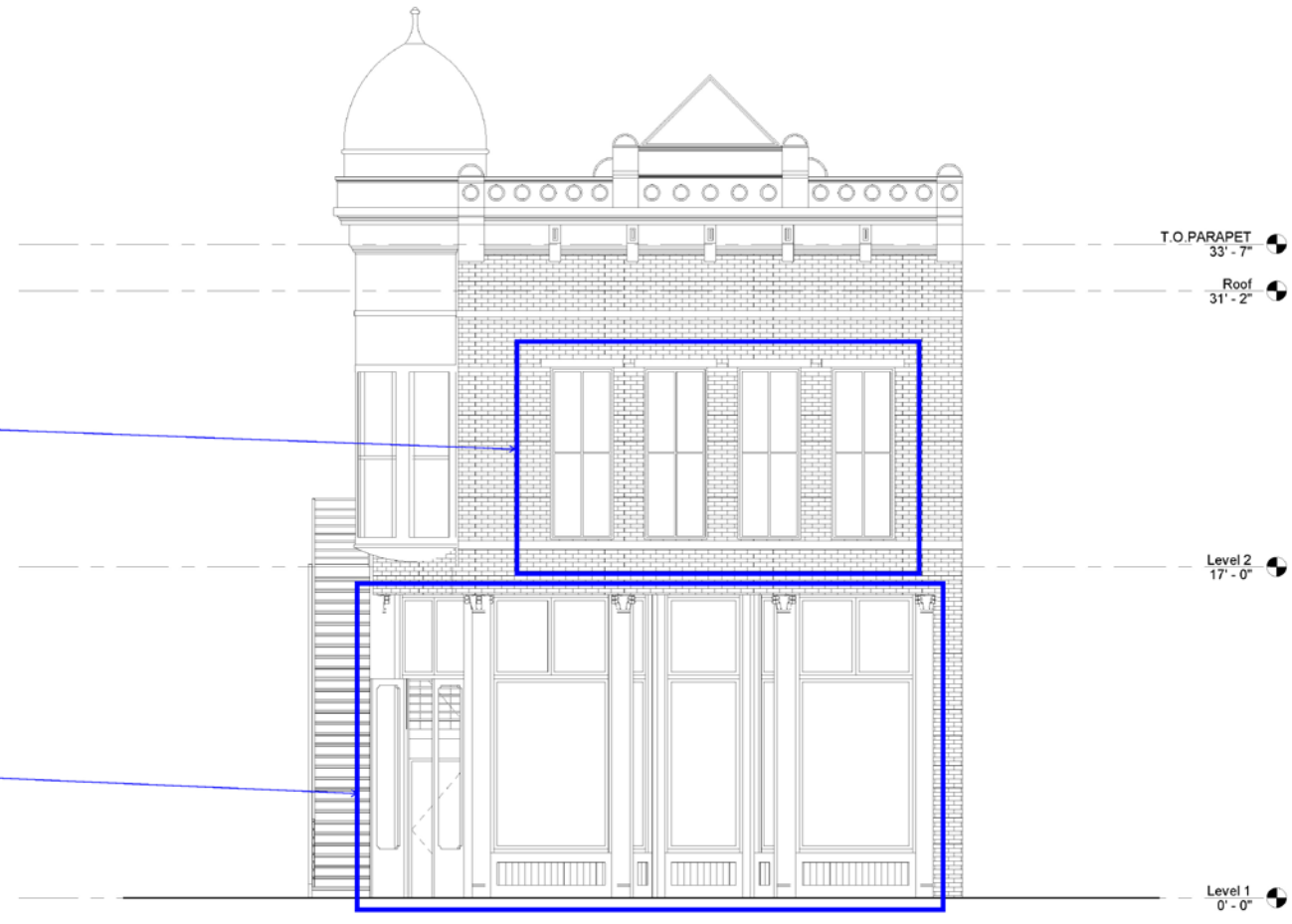
Glazing Thickness	Type of Glazing	NRC Certified Product #	Glass (mm)		Gap Fill	Performance Values:					Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.			Canada:			
										Zone	ER	Zone	ER	Zone	CA	
Vent-Dual-Pane Glazing - Wood Exterior											N	NC	SC	S		CA
1 1/16"	Clear IG	PEL-N-234-00217-00001	2.5	2.5	Air	0.45	0.60	0.62	45							
	with grilles between-the-glass		PEL-N-234-00218-00001				0.45	0.54	0.56	45						
1 1/16"	Clear IG	PEL-N-234-00219-00001	3	3	Air	0.45	0.54	0.56	45							
	with grilles between-the-glass		PEL-N-234-00221-00001				0.45	0.59	0.62	44						
1 1/16"	Clear IG	PEL-N-234-00222-00001	3	3	Air	0.45	0.53	0.55	44							
	with integral grilles		PEL-N-234-00223-00001				0.46	0.53	0.55	44						
1 1/16"	Advanced Low-E IG	PEL-N-234-00253-00001	2.5	2.5	Argon	0.28	0.28	0.53	60		NC					
	with reflect between-the-glass	PEL-N-234-00254-00001				0.28	0.28	0.53	60							



# 119 W. 7<sup>th</sup> Street – Window Replacement



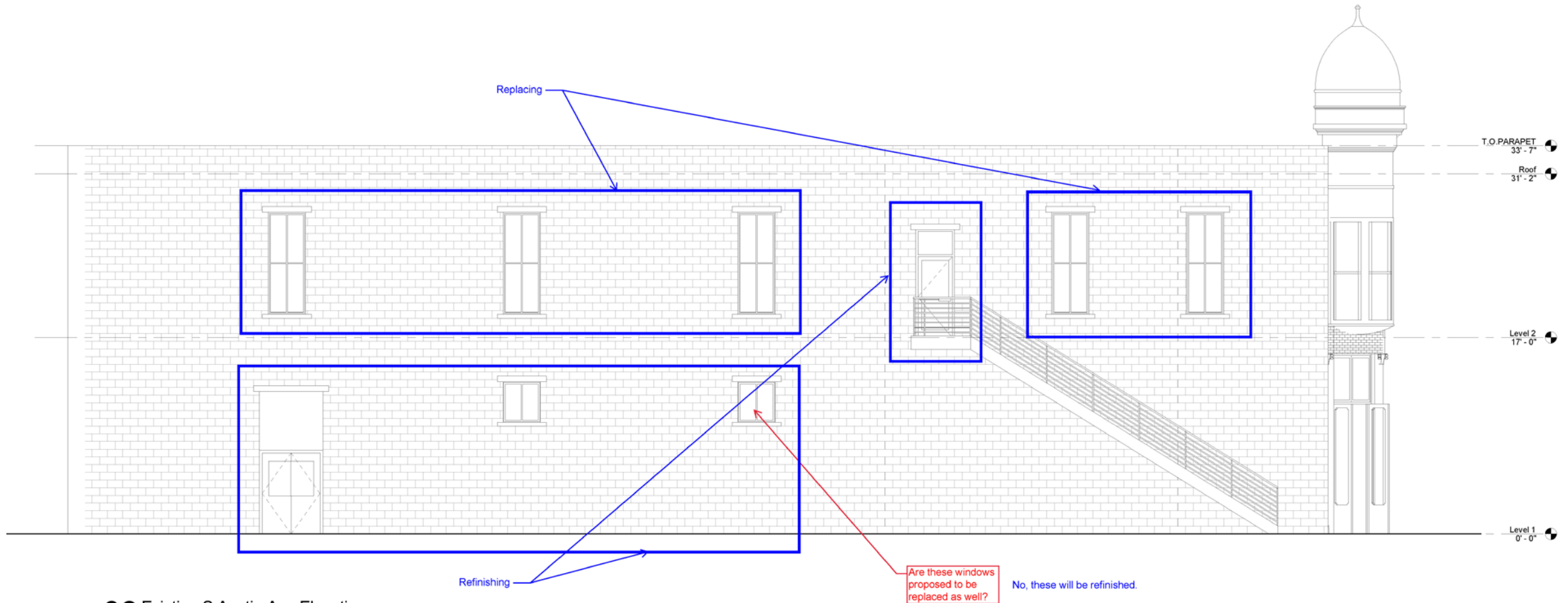
**02** Existing Back Elevation  
 SCALE : 3/16" = 1'-0"



**01** Existing W 7th St Elevation  
 SCALE : 3/16" = 1'-0"



# 119 W. 7<sup>th</sup> Street – Window Replacement



**03** Existing S Austin Ave Elevation  
 SCALE : 3/16" = 1'-0"



# Current Context





# Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<b>Complies</b>
2. Compliance with any design standards of this Code;	<b>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 comments received



# Recommendation

Staff recommends ***approval*** of the requests for the new awnings and the window replacement.



# HARC Motion – 2020-64-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  
January 14, 2021

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1304 Elm Street, bearing the legal description 0.41 acres, being the northeast part of Block B, Hughes Second Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

The Applicant is requesting HARC approval for a new fence in the front and side yards, which is proposed to be a 4' tall iron fence with brick columns at the gates and fence corners.

**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: *January 14, 2021*

File Number: *2020-65-COA*

### AGENDA ITEM DESCRIPTION

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Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1304 Elm Street, bearing the legal description 0.41 acres, being the northeast part of Block B, Hughes Second Addition.

### AGENDA ITEM DETAILS

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Project Name: *1304 Elm Street Fence*  
Applicant: *Robert Scott*  
Property Owner: *Robert M. Jr. and Jennifer Scott*  
Property Address: *1304 Elm Street*  
Legal Description: *0.41 acres, being the northeast part of Block B, Hughes Second Addition*  
Historic Overlay: *Old Town Overlay District*  
Case History: *N/A*

### HISTORIC CONTEXT

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Date of construction: *1895 (HRS)*  
Historic Resources Survey Level of Priority: *High*  
National Register Designation: *Contributing Structure in the University Avenue – Elm Street National Register Historic District*  
Texas Historical Commission Designation: *Recorded Texas Historic Landmark (1975)*

### APPLICANT'S REQUEST

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HARC:

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

### STAFF ANALYSIS

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The applicant is requesting HARC approval of a 4' tall decorative iron fence with brick columns at the entrance gates and fence corners in the front and side yards of the property. In addition, the applicant plans to construct a 6' wood privacy fence along the west property line or rear of the yard.

#### *Property History*

The Recorded Texas Historic Landmark text reads: "This house was erected in 1895 for William Y. Penn (1860-1951), a local merchant who also served as city alderman and mayor. Like several other Victorian homes here, it was built by C. S. Belford Lumber Co. In 1907 the structure became the residence of the



# Planning Department Staff Report

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## Historic and Architectural Review Commission

presiding elder of the Georgetown District of the Methodist Church. It was sold in 1945 to druggist M. C. Hodges (1889-1965) and in 1966 to Dr. Van C. Tipton. In 1973 it was purchased by Mr. and Mrs. Robert V. Allen.”

From the historical narrative written by Clara Scarborough for the W. Y. Penn Home:

*William Y. Penn had his home built "immediately after purchase" of the lot, that date being June 13, 1895. The two-story residence, a "good and substantial fence," and other improvements are mentioned on pages 68-69, Abstract of Title # 45409, Williamson County.*

*As noted previously, W. Y. Penn was involved in a number of businesses in Georgetown, including a real estate venture in the south of town where he built his home. He was also no doubt, a man of means, judging from his business history, and wished a suitable residence for himself and his family. He could also have felt that erecting a substantial and attractive home on the property might promote sales for similar home sites within his addition.*

*C. S. Belford Lumber Company of Georgetown, a large and well-known firm in Georgetown during that period, contracted to build the Penn Home. The Belford Company is credited with erecting many of the finest old homes and other substantial buildings in Georgetown. The company was active for more than half a century.*

*It is noteworthy that the Penn Home is one of three homes built the same year by Belford Lumber Company, adjacent to each other, of quite similar (but not identical) plans, and all three intact and in good condition in 1975. They, along with two other homes and an early and historic church (already marked r, comprise a district worthy of consideration by the National Register. One of the other homes is applying for a marker at this same time--the J. A. McDougle Home.*

The rest of the historical narrative written by Mrs. Scarborough is available at <https://williamson-county-texas-history.org/GEORGETOWN TEXAS/W-Y Penn Home 1895 Williamson County Texas.html>.

### ***Proposed Fence***

Although photos have not been located of W. Y. Penn’s “good and substantial fence”, various historic photos of Georgetown’s residential areas and residences show wood picket fences approximately 4-4.5 feet in height with corner posts, often at the property line and along streets, even in front yards. A historic photo of 1404 Elm Street, one block south of the subject property and built at the same time and in a similar style by C. S. Belford, shows a wood picket fence for that property, although the year of the photograph is unknown.

The proposed fence, which is a 4’ tall decorative iron fence with brick columns at the corners and gate posts, is similar to the fence installed at 1503 Ash Street, a Craftsman style house built c. 1924. The fence style is similar to residential fence styles of the Victorian period, including Queen Anne style houses such as the subject house, as illustrated in Virginia Savage McAlester’s book *Field Guide to American Houses*.



# Planning Department Staff Report

## Historic and Architectural Review Commission

The subject property does not appear to have had a fence in the 1960s-1990s, and the decorative wood fence visible in a 2008 photo has since been removed.

### 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 8 – DESIGN GUIDELINES FOR SITE DESIGN</b>	
<b>8.25 A new fence may be considered in transitional areas with a residential context.</b> <ul style="list-style-type: none"><li>✓ A fence that defines a front yard should be low to the ground and “transparent” in nature.</li><li>• A front yard fence should not exceed three feet in height.</li><li>✓ Solid, “stockade” fences do not allow views into front yards and are inappropriate.</li><li>✓ Chain link, concrete block, unfaced concrete, plastic, solid metal panel, fiberglass, plywood, and mesh construction fences are not appropriate.</li><li>✓ A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards.</li></ul>	<b>Partially Complies</b> <p>The proposed fence complies with the applicable criteria in this Guideline, with the exception of the proposed height of 4’ instead of the maximum 3’ height. However, given the greater than 50% transparency provided by the design and construction, the increase in height offers an improved proportion for the fence at a 4’ height as opposed to the 3’ height.</p>

### CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<b>Complies</b> <p>Staff reviewed the application and deemed it complete.</p>
2. Compliance with any design standards of this Code;	<b>Partially Complies</b> <p>The UDC requires front yard fences to be a maximum of 3’ in height, and the applicant is requesting a 4’ fence. The proposed fence does meet the transparency and materials requirements for fences.</p>



## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<p><b>Complies</b></p> <p>The SOI Standards offer: "The setting is the larger area or environment in which a historic building is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood."</p> <p>Homes in Georgetown historically had wooden fences surrounding the property that were approximately 4' in height, although staff has not been able to locate historic photos of this home showing whether the property had a fence earlier in its history. Given the style and materials of the fence and the style and materials of the house, and the variety of fences that are to be found in the Old Town Overlay District, the fence is compatible and consistent with the context, and with the construction period and style of the historic structure.</p>
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	<p><b>Partially Complies</b></p> <p>Partially complies with the applicable Design Guideline.</p>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p><b>Complies</b></p> <p>Although no historic photos have been located to show whether the house historically had a fence, the proposed fence is compatible with the style and materials of the historic structure.</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></p> <p>No new building 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></p>



# Planning Department Staff Report

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## Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	The proposed fence is compatible with the character of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>Not Applicable</b> No signage is proposed as part of this project.

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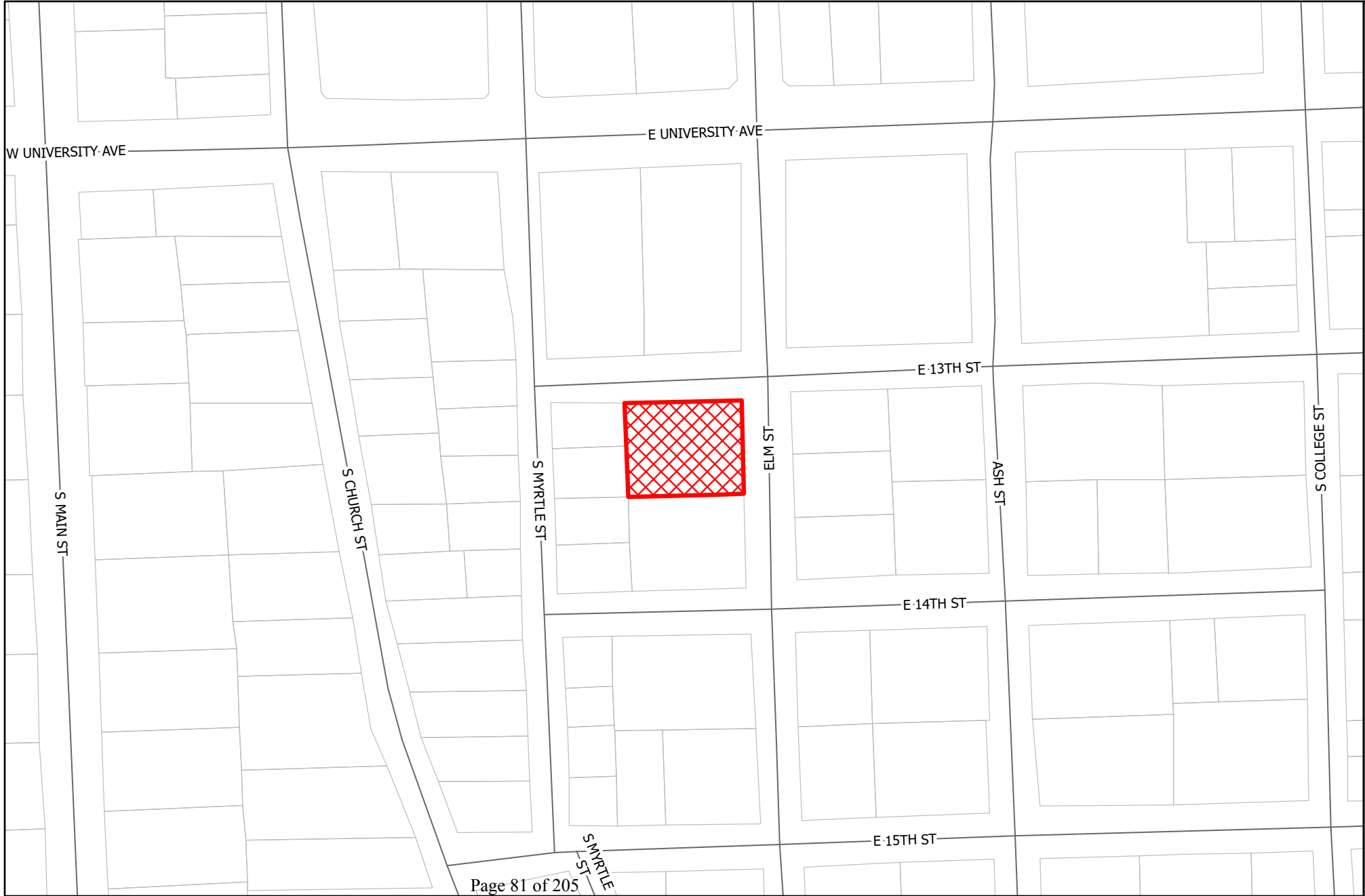
Exhibit 1 – Location Map  
Exhibit 2 – Letter of Intent  
Exhibit 3 – Plans and Specifications  
Exhibit 4 – Historic Resource Survey

### SUBMITTED BY

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*Britin Bostick, Downtown & Historic Planner*



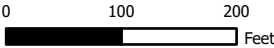


# LOCATION

2020-65-COA

Exhibit #1

-  Site
-  Parcels





December 11, 2020

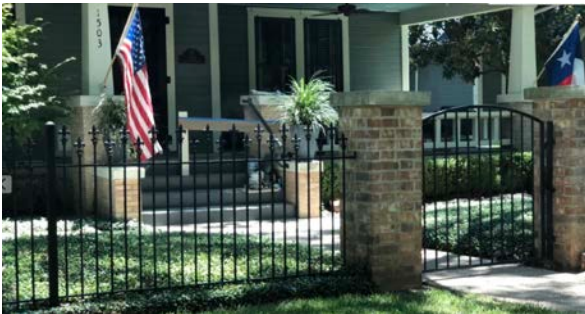
To Whom it may concern,

Thank you for your consideration of our project to install a fence around our property. We have made conscience decisions to select materials and styles that keep and hopefully improve the look and feel of our neighborhood. Our project consists of 2 parts:

- Wooden fence (6ft) with brick columns at the corners around the neighbor side and back of our property.



- Iron fence (4ft) with brick columns at the corners and gates around the front/side shared with our neighbor, front (Elm St.) and side (13<sup>th</sup> St). The iron fence will look, as close as possible, like the fence at 1503 Ash St.



In addition, I found an old picture of our house showing a fence around the front.



Thank you for your consideration.

Regards,

Robert and Jennifer Scott




6' perimeter wood privacy fence











Install 9 similar Columns  
8-48-48" tall plus cap 18"x18" size  
4-72" tall plus cap 18"x18" size

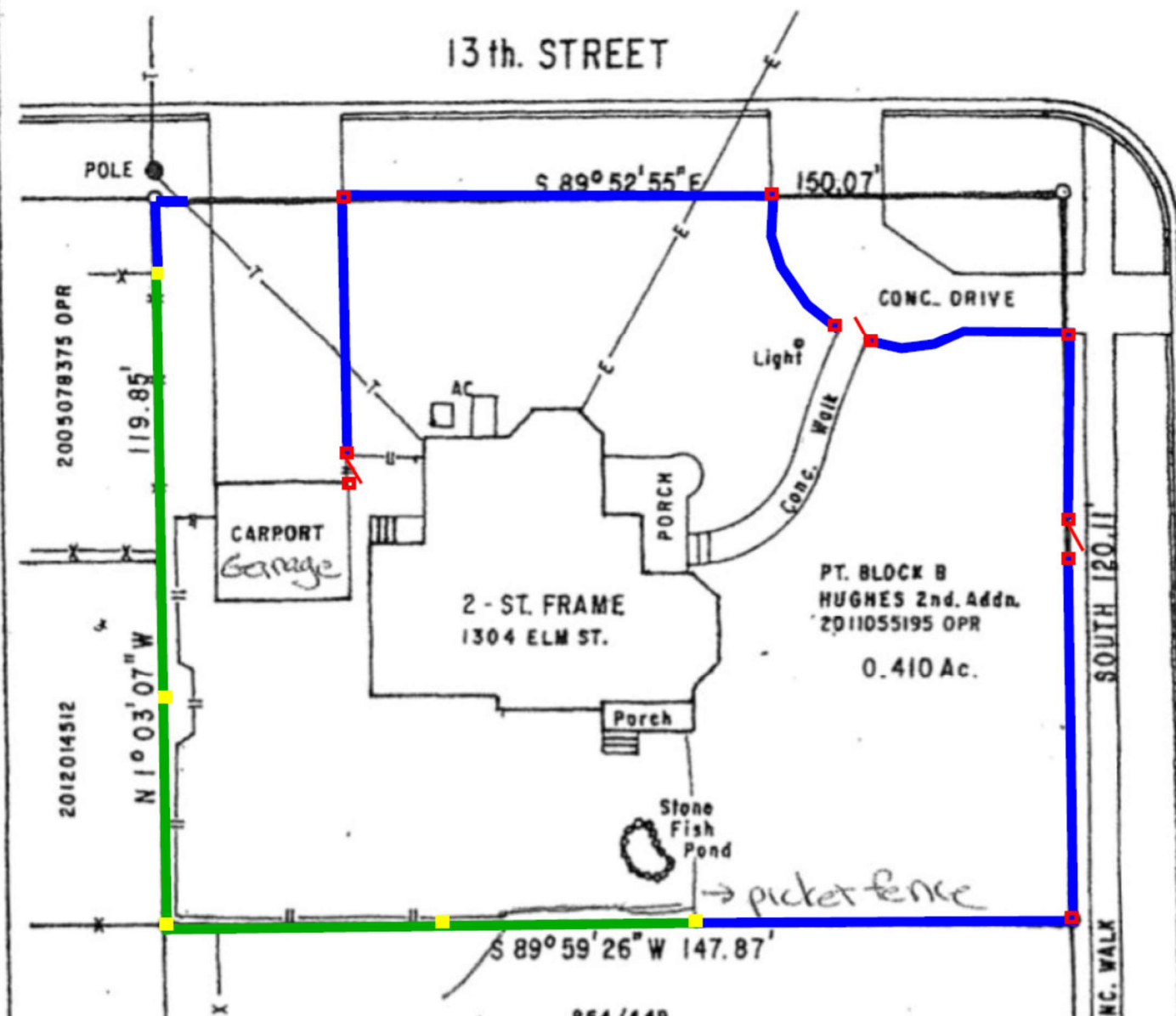
Gate to match the Fence  
panels...  
  
with 1.5" welded gate frame  
  
and self-closing hinges with  
lockable gravity latch.



Fence Panels fabricated and installed matching this style.







- = 6' columns
- = 4' columns
- \ = iron walk gates
- = 6' stacked picket  
Wood privacy
- = 4' custom iron  
fence



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

1. County Williamson WM  
GE 5. USGS Quad No. 3097-313 Site No. 599  
 City/Rural Georgetown UTM Sector 627-3389  
 2. Name Penn House 6. Date: Factual 1895 Est. \_\_\_\_\_  
 Address 1304 Elm 7. Architect/Builder \_\_\_\_\_ Contractor Belford Lumber Co.  
 3. Owner Robert V. Allen 8. Style/Type Queen Anne  
 Address 1394 Elm, 78626 9. Original Use residential  
 4. Block/Lot Hughes 2nd/Block B/N.E. corner Present Use residential  
 10. Description Two-story wood frame dwelling with modified L-plan; exterior wals with weather-board siding; shingle imbrication; gable roof with composition shingles; exposed jig-sawn rafter ends; front elevation faces east; interior brick chimney with corbeled cap; wood sash double-hung windows with 1/1 lights; single-door entrance with transom; one-story  
 11. Present Condition fair  
 12. Significance Primary area of significance: architecture. A very good example of a Queen Anne style residence in Georgetown. Similar to others, also built by Belford Lumber Co., on the west side of the 1300 and 1400 blocks of Elm. Built for W.V. Penn, pastor >  
 13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site <sup>X</sup> (describe) \_\_\_\_\_  
 14. Bibliography Tax rolls, GHS files 15. Informant \_\_\_\_\_  
 16. Recorder D. Hardy/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 Univ. Elm St. H.D.  
 Other \_\_\_\_\_

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		12	27	to		
		34	18	to	34	24
				to		

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM  
GE 5. USGS Quad No. 3097-313 Site No. 599  
 City/Rural Georgetown  
 2. Name Penn House  
 #10. Description (cont'd): six-bay porch with shed roof and conical turret within north and east elevations; turned wood posts; shed porch in southeast ell. Victorian details include bargeboards; shingle imbrication and art glass windows in gable ends, jig-sawn ridge cresting and rafter ends; jig-sawn and turned brackets beneath corners of second story fo the east bay; spindle and denticulated frieze on porch, turned columns, paneled turret on the porch with jig-sawn brackets and paneled and decoratively glazed door. Porch in northeast ell has rounded "turret" with conical roof; art glass borders in front windows and door; gutters incorporated tino roof design. Outbuildings include one-story frame shed.  
 #12. Significance (cont'd): of the 1st Methodist Church (Site No. 206) at 410 E. University Ave. For more information, see University Ave. - Elm St. Historic District National Register Nomination.



**TEXAS HISTORICAL COMMISSION**

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

Address: 1304 Elm St 2016 Survey ID: 124296  
 City: Georgetown 2016 Preservation Priority: High  
 County: Williamson Local District: Old Town District

**SECTION 1**

**Basic Inventory Information**

**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042843

Construction Date: 1895 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.632151 Longitude -97.674427

Current/Historic Name Penn House

**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 checked="" 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: 124296 ☒ High ☐ Medium ☐ Low

**Explain:** Excellent and/or rare example of its type or style, and/or has significant associations; retains sufficient integrity

2007 Survey ID: 908 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 599 ☒ High ☐ Medium ☐ Low

**General Notes:**

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: West

Note: See additional photo(s) on following page(s)



## TEXAS HISTORICAL COMMISSION

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

Address: 1304 Elm St

2016 Survey ID: 124296

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction Southwest





# 1304 Elm Street Fence 2020-65-COA

**Historic & Architectural Review Commission**  
January 14, 2021



# Item Under Consideration

## **2020-65-COA – 1304 Elm Street Fence**

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1304 Elm Street, bearing the legal description 0.41 acres, being the northeast part of Block B, Hughes Second Addition.



# Item Under Consideration

## HARC:

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



# Item Under Consideration





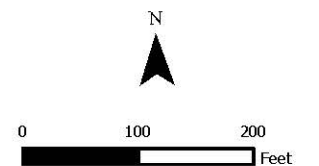


## LOCATION

2020-65-COA

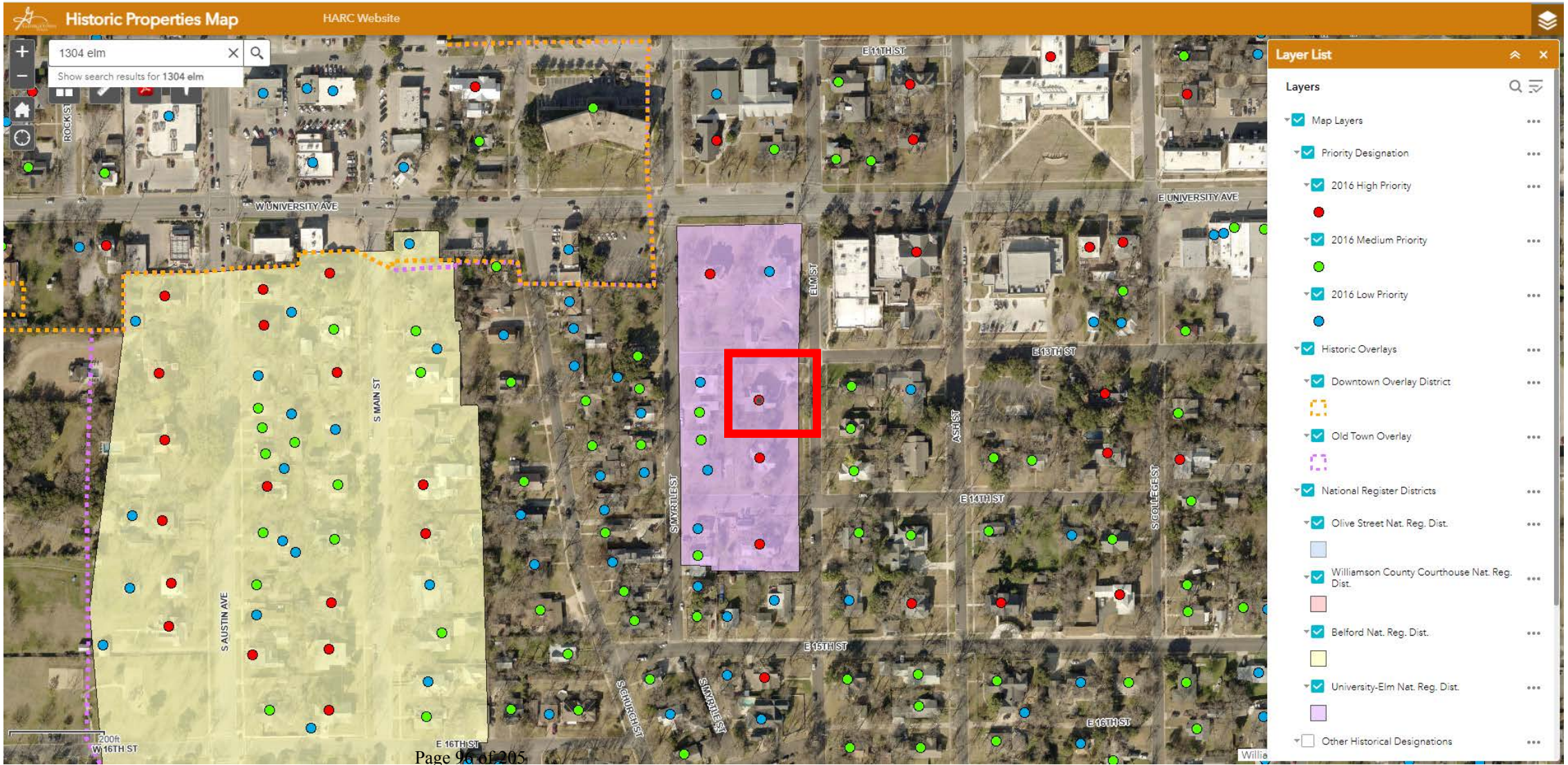
Exhibit #1

-  Site
-  Parcels



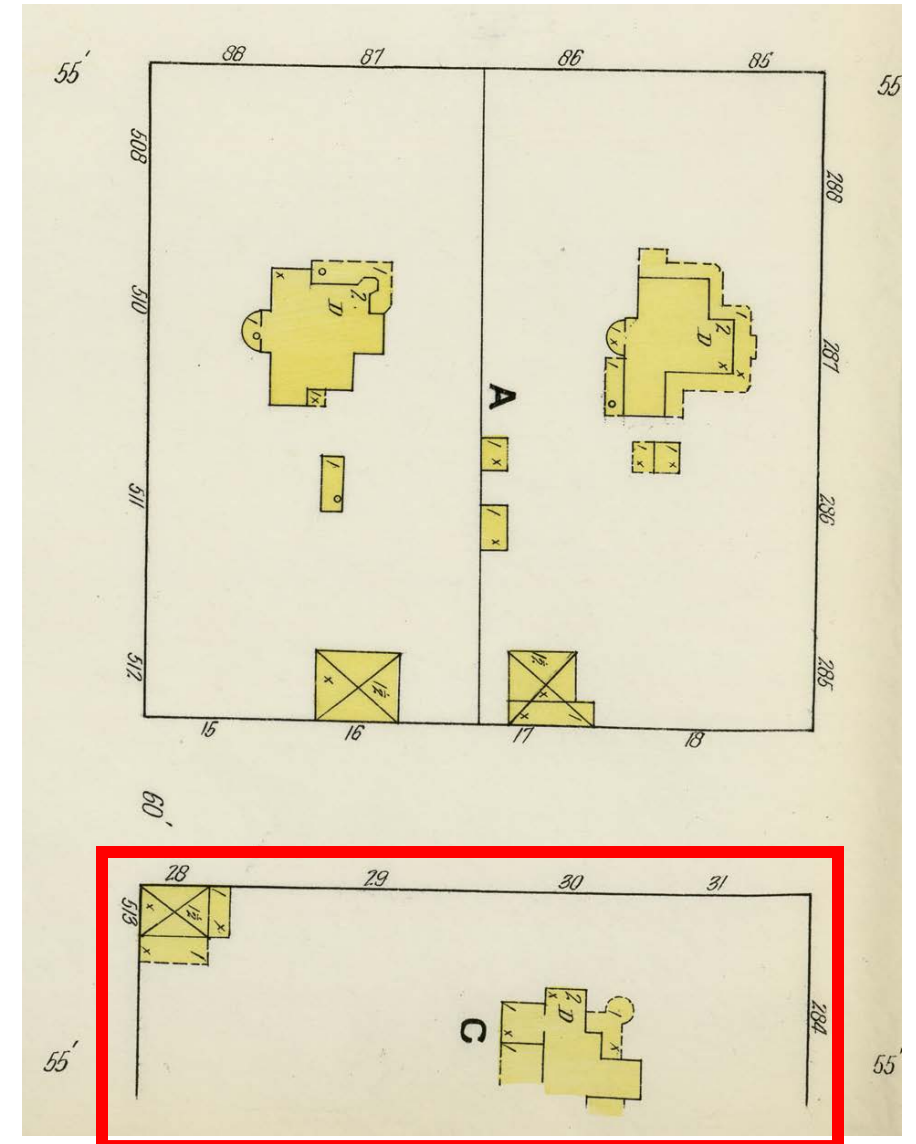
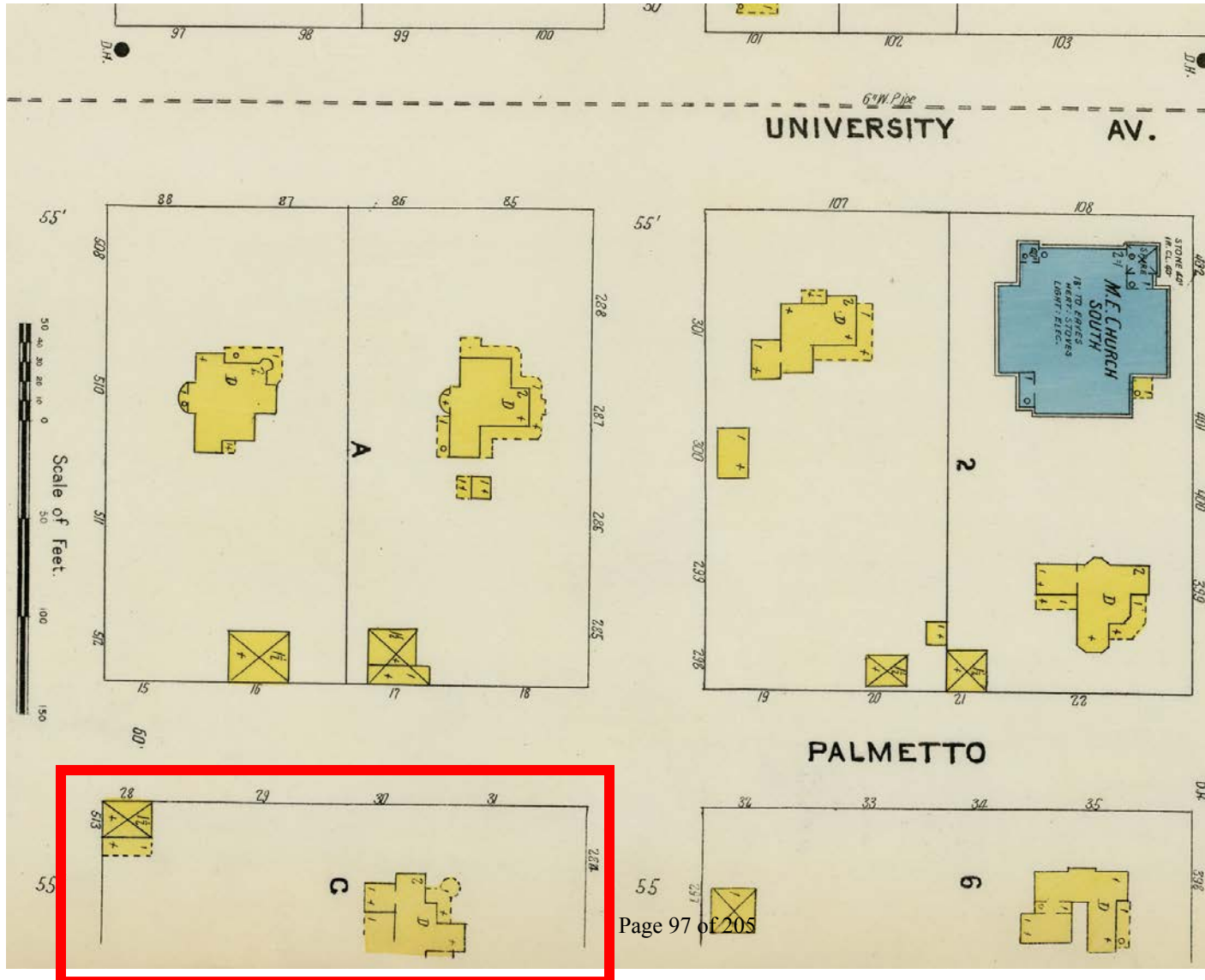


# Current Context



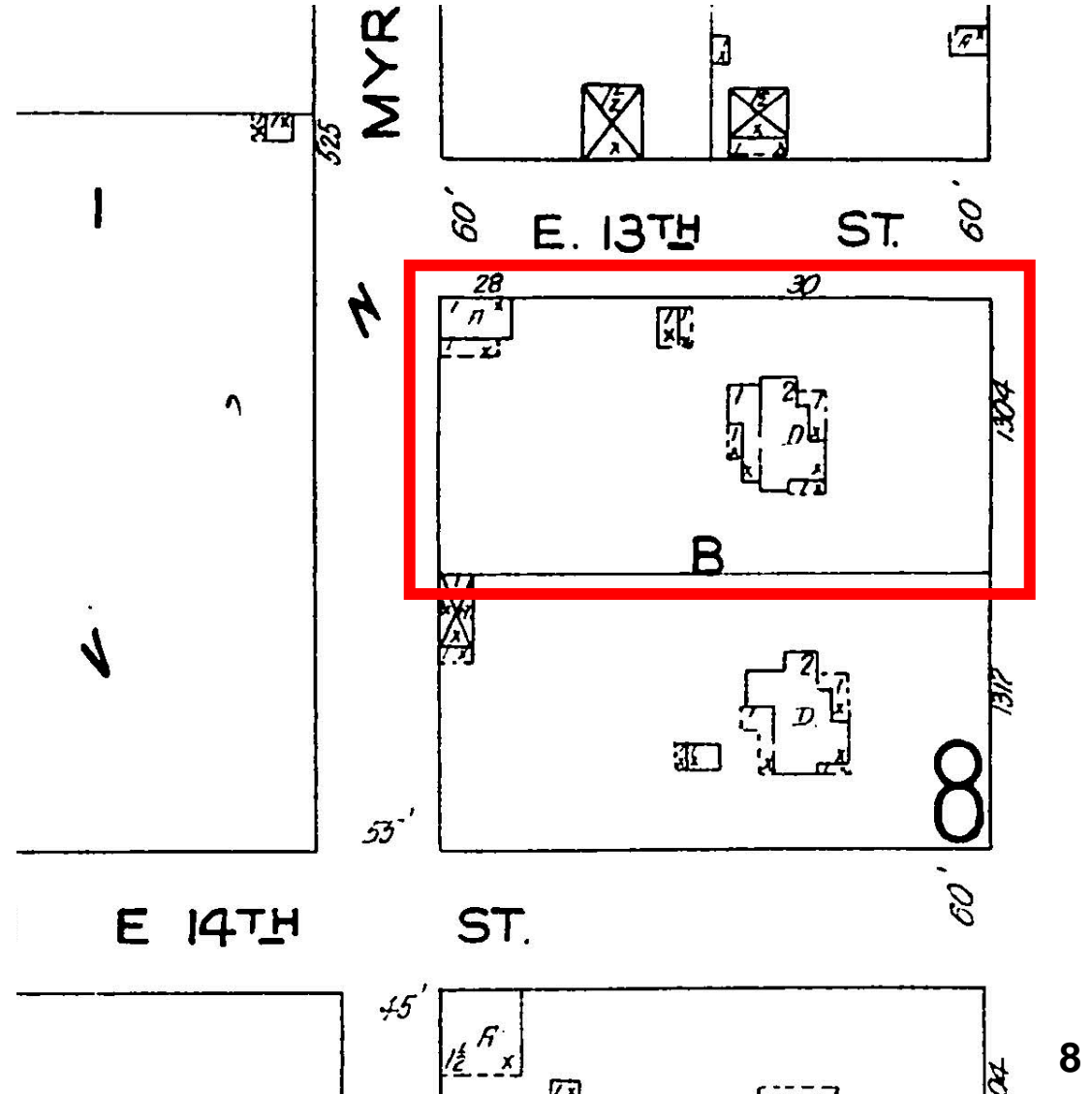
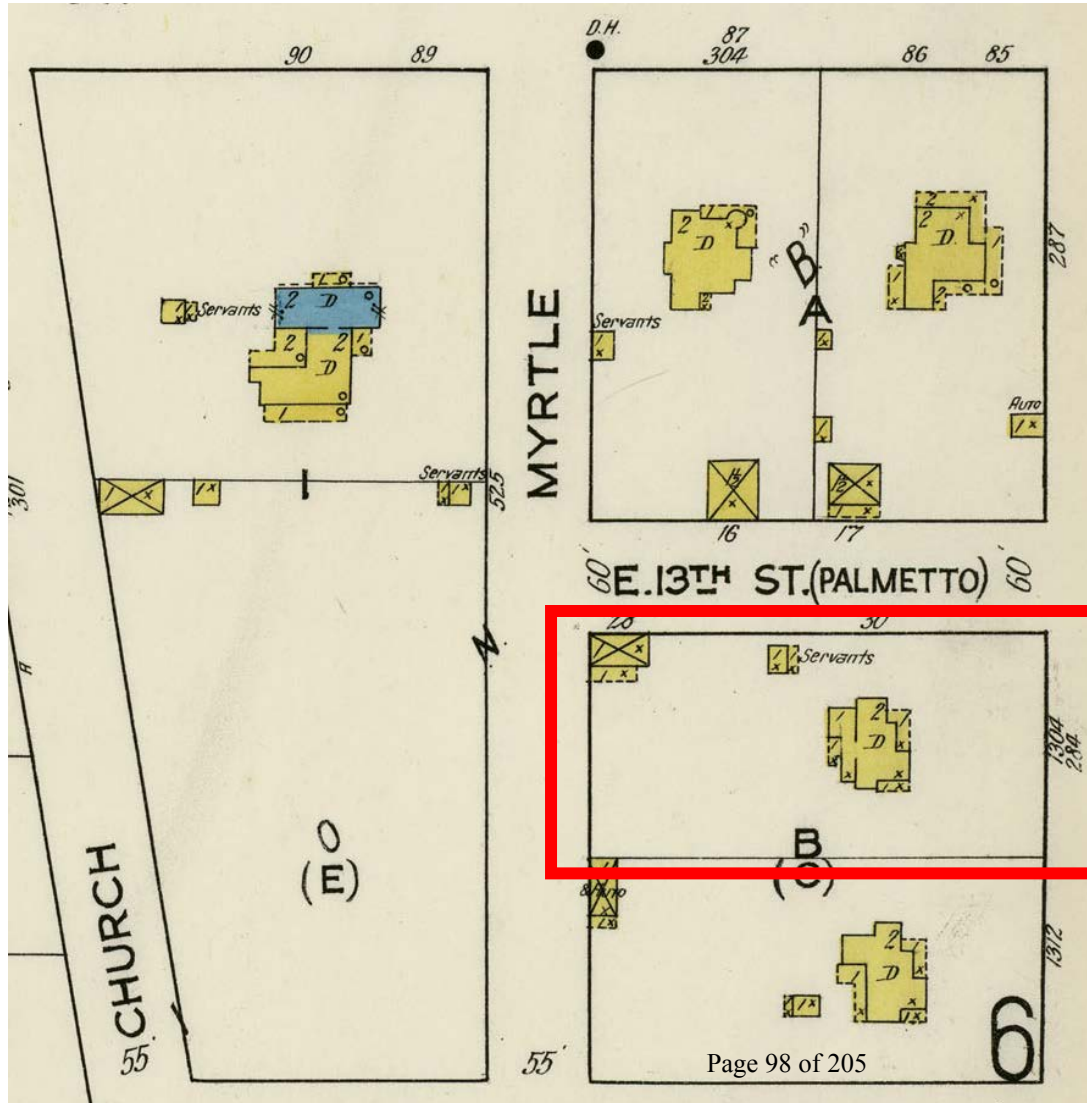


# 1905 & 1910 Sanborn Maps





# 1916 & 1925 Sanborn Maps





# 1964 Aerial Photo





# 1974 Aerial Photo





# 1979 THC Photo





# 1984 HRS Photo



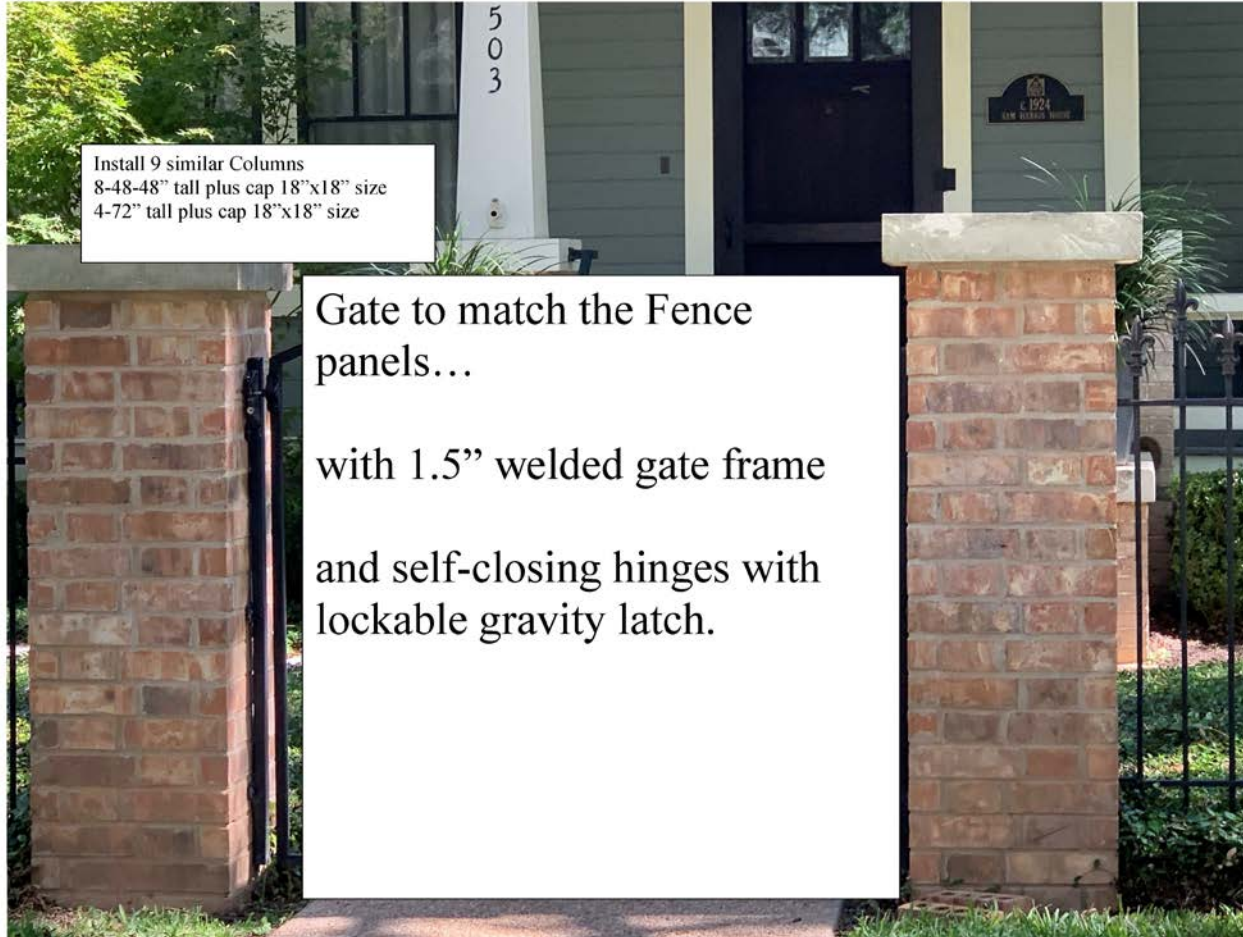


# 1404 Elm St. & 303 E. 9<sup>th</sup> (?) St. Fences



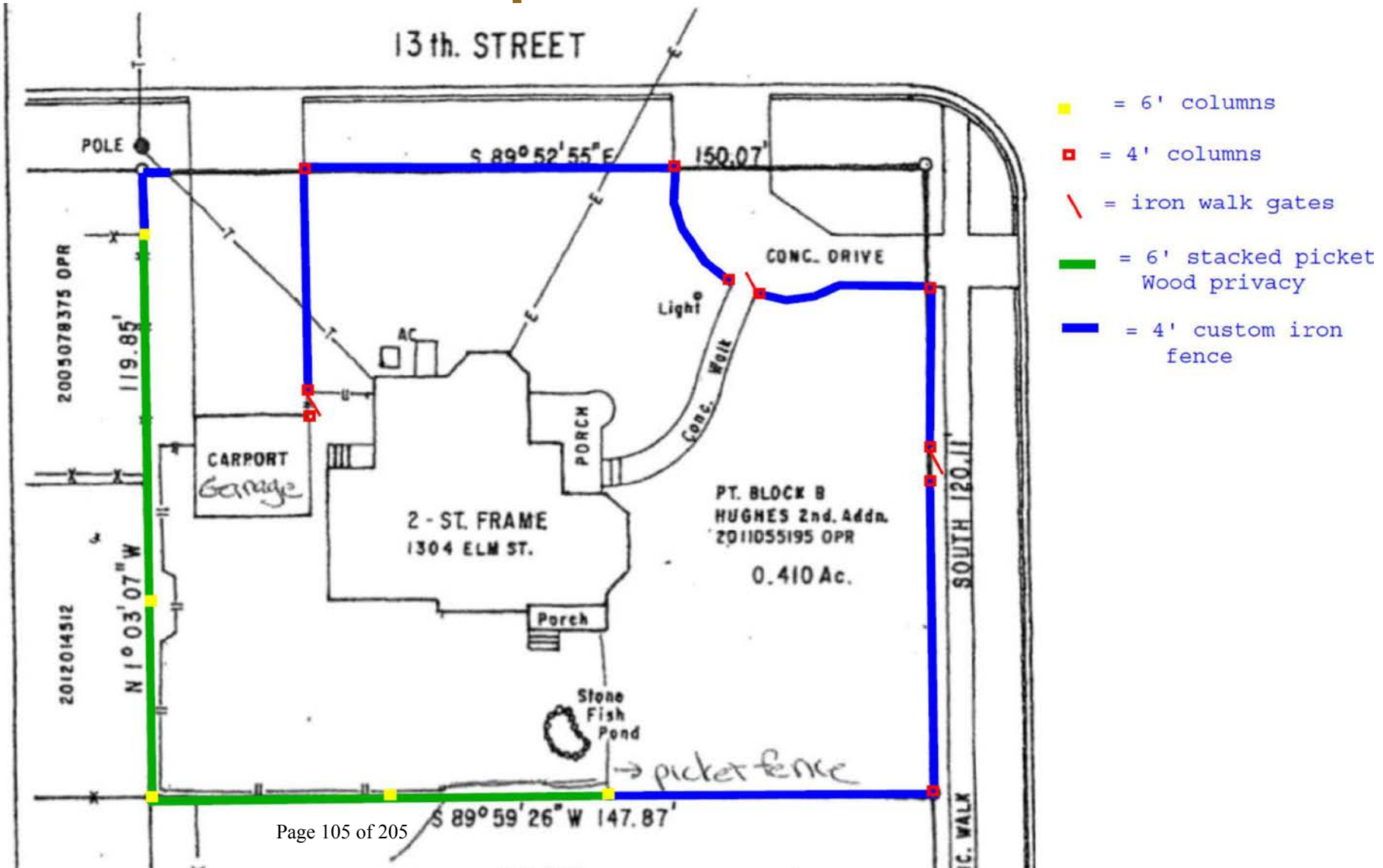


# Proposed Fence Style (1503 Ash Street)





# 1304 Elm Street – Proposed Fence





# Current Context





# Approval Criteria – UDC Section 3.13.030

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



# Recommendation

Staff recommends ***approval*** of the request for the new fence.



# HARC Motion – 2020-65-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  
January 14, 2021

**SUBJECT:**

**Conceptual Review** of a request for a **Certificate of Appropriateness** (COA) for a two-story garage addition with proposed setback, building height and floor-to-area ratio modifications; the addition of porches with a proposed setback modification; the addition of a deck with a proposed setback modification and the replacement of doors and windows at the property located at 1202 E. 13<sup>th</sup> Street, bearing the legal description Lot 1, Block 1, Coffee Heights Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

The Applicant is requesting HARC approval for several changes to the property, which include enlarging the current front porch, changing the room at the front left corner of the house from an enclosed room to a screened porch with new windows on the E. 13<sup>th</sup> Street façade, and replacing the existing 32” wide front door with a new 36” wide front door. The applicant is also requesting to construct a two-story garage addition attached to the existing one-story historic home with an 18’-5” setback modification for the distance from the garage to the Laurel Street (west) property line and two building height modifications as building height in the Old Town Overlay District is limited to 15’ at the setbacks, and the proposed height of the structure exceeds that limit on the west side of the garage addition by 1’-0” and on the south side of the garage addition by 7’-10”. The property has an existing historic accessory structure in the southeast corner of the lot, which is two stories in height. The applicant is requesting approval to construct a second-floor deck between the new garage addition and the existing historic accessory structure. Although part of the deck is proposed to be between the structures and not visible from the street, part of the proposed deck would be viewed as part of the Laurel Street façade and would require a 10’-0” setback modification as it is proposed to be constructed up to the rear (south) property line. The applicant is requesting HARC approval to remove one of the windows on the second floor of the historic accessory structure and replace it with a door to facilitate access to the proposed second floor deck between the structures. The applicant is also requesting HARC approval to remove three of the historic windows on the west façade of the house, which faces Laurel Street, with a French door and with three windows that are proposed to be removed and replaced as part of the creation of the front screened porch.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.





**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

Description		Type
☐	Staff Report	Cover Memo
☐	Exhibit 1 - Location Map	Exhibit



	Exhibit 2 - Letter of Intent	Exhibit
	Exhibit 3 - Plans & Specifications	Exhibit
	Exhibit 4 - Historic Resource Surveys	Exhibit
	Staff Presentation	Presentation



# Planning Department Staff Report

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## Historic and Architectural Review Commission

Meeting Date: *January 14, 2021*

File Number: *2020-59-COA*

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### AGENDA ITEM DESCRIPTION

Conceptual Review of a request for a Certificate of Appropriateness (COA) for a two-story garage addition with proposed setback, building height and floor-to-area ratio modifications; the addition of porches with a proposed setback modification; the addition of a deck with a proposed setback modification and the replacement of doors and windows at the property located at 1202 E. 13<sup>th</sup> Street, bearing the legal description Lot 1, Block 1, Coffee Heights Addition.

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### AGENDA ITEM DETAILS

Project Name: *1202 E. 13<sup>th</sup> Street Additions*  
Applicant: *Julie Craig*  
Property Owner: *Darrin & Julie Craig*  
Property Address: *1202 E. 13<sup>th</sup> Street*  
Legal Description: *Lot 1, Block 1, Coffee Heights Addition*  
Historic Overlay: *Old Town Overlay District*  
Case History: *N/A*

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### HISTORIC CONTEXT

Date of construction: *1925*  
Historic Resources Survey Level of Priority: *Medium*  
National Register Designation: *N/A*  
Texas Historical Commission Designation: *N/A*

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### APPLICANT'S REQUEST

HARC:

- ✓ Changing the left side of the front of the house (northeast corner) to a screened porch
- ✓ Expanding the front porch, with a setback modification
- ✓ The addition of a two-story garage, with one setback modification, two building height modifications and a floor-to-area ratio modification
- ✓ The addition of a second-floor deck between the existing two-story structure and the new garage addition, with a setback modification
- ✓ The replacement of the front door with a wider front door
- ✓ The replacement of a window with a door on the existing two-story structure
- ✓ The replacement of three windows with a French door and three relocated windows



# Planning Department Staff Report

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## Historic and Architectural Review Commission

Feedback Staff is Seeking:

- Garage addition setback, building height and floor-to-area ratio modifications (UDC Sec. 4.08.080 & Sec. 3.13.030.C and D)
- Deck addition & setback modification (Design Guideline 6.27 and UDC Sec. 4.08.080 & 3.13.030.D)
- Porch additions & setback modification (Design Guidelines 6.25 & 6.26 and UDC Sec. 4.08.080 & 3.13.030.D)
- Window relocation and door replacement (Design Guidelines 6.12, 6.13, 6.20 & 6.21)

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### STAFF ANALYSIS

#### Property History

According to public records, James C. and Beatrice Coffee sold a 60' x 120' lot in Out Lot No. 10, Division B to Paul P. Young on January 28, 1925 for \$450. The Young family were dairy farmers on the east side of Georgetown, near the I.O.O.F. Cemetery, with at least two generations – Paul's parents and his brothers – operating the dairy until the brothers sold the property to Southwestern in 1942. Paul and his first wife Mary Ellen Young had a mechanic's lien on the property by the Griffith Lumber Company for \$2,400 in early 1925, indicating that the house was constructed by C. S. Griffith. The couple had divorced by 1935, and in 1936 Paul sold the house to Lenard McLaughlin for \$2,975 from his new home in Denton. Paul had also purchased lots 5, 7 and 8 in Block 1 of the Coffee Heights Addition, all of which he had sold by 1946.

The 1925 Sanborn Fire Insurance Map indicates that house originally had a square shaped front porch where there is now a bedroom, and that the carport or porte cochere on the east side of the house was originally aligned with the front of the house, although it is now set back a few feet. Photos from c. 1934 indicate that Paul also constructed the 2-story stone structure on the southeast corner of the lot. The rear utility or enclosed stoop addition is not show in the 1925 or 1940 Sanborn maps, but is visible in the c. 1934 photos. Excepting the enclosure of the front porch and modification to the carport, the house appears to have had few exterior changes.

#### Summary of Applicant's Request

The Applicant is requesting HARC approval for several changes to the property, which include enlarging the current front porch, changing the room at the front left corner of the house from an enclosed room to a screened porch with new windows on the E. 13<sup>th</sup> Street façade, and replacing the existing 32" wide front door with a new 36" wide front door. The applicant is also requesting to construct a two-story garage addition attached to the existing one-story historic home with an 18'-5" setback modification for the distance from the garage to the Laurel Street (west) property line and two building height modifications as building height in the Old Town Overlay District is limited to 15' at the setbacks, and the proposed height of the structure exceeds that limit on the west side of the garage addition by 1'-0" and on the south side of the garage addition by 7'-10". The property has an existing historic accessory structure in the southeast corner of the lot, which is two stories in height. The applicant is requesting approval to construct a second-floor deck between the new garage addition and the existing historic accessory structure. Although part of the deck is proposed to be between the structures and not visible from the



# Planning Department Staff Report

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## Historic and Architectural Review Commission

street, part of the proposed deck would be viewed as part of the Laurel Street façade and would require a 10'-0" setback modification as it is proposed to be constructed up to the rear (south) property line. The applicant is requesting HARC approval to remove one of the windows on the second floor of the historic accessory structure and replace it with a door to facilitate access to the proposed second floor deck between the structures. The applicant is also requesting HARC approval to remove three of the historic windows on the west façade of the house, which faces Laurel Street, with a French door and with three windows that are proposed to be removed and replaced as part of the creation of the front screened porch.

### Existing Structures

Lot 1, Block 1 of the Coffee Heights Addition is a 7,200 sq. ft. lot with two existing medium priority historic structures, an approximately 1,345 sq. ft. one-story Craftsman-style house with a side carport and an approximately 904 sq. ft. two-story accessory structure with minimal architectural detail, which was likely a garage when constructed. The current floor-to-area ratio is 0.31, with a higher ratio of existing impervious cover due to the front step, concrete walks and the carport, which is approximately 150 sq. ft. The house is approximately 18' tall at the roof ridge, and the accessory structure is approximately 21' tall. The house has lapped wood siding with wood 1/1 windows, a brick chimney and stone skirting around the foundation. The accessory structure is mostly stone with wood windows and wood siding infill where a garage door may once have been on the north façade.

### Screened Porch, Front Door Replacement, Front Porch Addition and Setback Modification

The 1925 Sanborn Fire Insurance Map shows that the front left corner, or northeast corner of the house, was originally a porch adjacent to the carport (as a note, the Sanborn Map shows the carport with a different footprint than the carport has today, and the size may have been reduced over time based on the gable feature on the left or east elevation of the house with a smaller gable below it for the carport). Photos are not available to show what the porch looked like, and the current siding and windows on the house indicate that the porch was enclosed early in the house's history, although the porch is still shown in the 1940 correction to the 1925 Sanborn Map. The applicant currently uses this space as a bedroom and is requesting HARC approval to return the space to a porch, removing the windows and siding and replacing them with a screened window system. The removed windows, which are smaller in size than the windows on the northwest corner of the house, are proposed to be retained for reuse.

The applicant is requesting HARC approval to replace the current 32" wide front door, which the applicant has described as a builder door and not the original front door, with a new stained wood Craftsman style door that is 36" wide. The front door currently also has a non-historic storm door on the exterior. The applicant has described the narrow opening as difficult to move furniture through.

The applicant is also requesting HARC approval of the addition of a new 11' wide and 7' deep front porch to the right or west side of the front door, which would create an asymmetric façade consistent with the Craftsman style house and increase the size of the gable roof detail over the porch. The porch addition would use the same column style as the existing porch but expand the footprint from a front step to a porch area that would provide room for seating. Because the house is located within the 15' side



# Planning Department Staff Report

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## Historic and Architectural Review Commission

street setback and the porch addition would encroach 1.6' into the required side street setback, a setback encroachment is requested for the porch addition.

### Feedback staff is seeking:

- As the Sanborn Maps show a front porch in the location of the proposed screened porch, is the proposed screened porch design, including windows, compatible with what is known of the structure and its history?
- Is the addition of the front porch compatible with the style of the structure and with Design Guidelines 6.25 & 6.26?
- Is the setback modification requested for the front porch addition compatible with surrounding structures in the same block?

### Garage Addition, Setback Modification, Building Height Modifications, Floor-to-Area Ratio Modification and Impervious Cover

As the accessory structure no longer provides for garage space, the applicant is requesting HARC approval of a two-story garage addition that would be 24' wide and 31' deep on both floors for 1,488 sq. ft., with additions to both sides of the enclosed rear stoop that would change to be used as a hallway to the new addition. The additions on the east and west sides of this space are for a master bath and half bath space, and total 77.5 sq. ft. The total size of the proposed addition is 1,565.5 sq. ft., or 116% of the size of the existing house. The bathroom additions are proposed to be a single story in height similar to the existing house, and the garage addition is proposed to have a ridge height of 29.7', approximately 10' above the existing house. The proposed roof pitch is 10/12 with a dormer facing Laurel Street above the garage door and doors and windows on the north, east and south facades. The applicant is proposing to use a fiber cement lapped siding, single-hung vinyl windows and a 26-gauge rib metal roofing system. The roof material on the existing structures is asphalt shingles.

The applicant is proposing to locate the garage 6'-7" from the Laurel Street (west) property line, as the construction of the addition would not be feasible within the required 25' street-facing garage setback. The applicant asserts that the distance from the west property line to the Laurel Street curb is 14', creating an effective 20'-7" setback from the street curb. The proposed structure does not encroach into the 10' rear setback.

Per UDC definition, building height is measured as the average height of the eave and ridge above grade for a sloped roof. The project drawings show that the proposed roof height at the proposed side street setback is 16'-0" for the eave height, which would require a 1'-0" building height modification, as building height in the Old Town Overlay District is limited to 15'-0". The garage addition would also require a second building height modification at the rear (south) setback, as the proposed building height for the gable end is 22'-10" at the rear (south) setback. The UDC allows for an additional 5' of building height for every 3' of setback from the property line with a maximum building height of 30', but the proposed addition is set back 11'-7" from the rear property line and requires a 7'-10" building height modification.



# Planning Department Staff Report

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## Historic and Architectural Review Commission

With the existing 2,249 sq. ft. of building area (1,345 sq. ft. for the main house and 904 sq. ft. for the accessory structure) and the proposed addition of 1,565.5 sq. ft. of building area for the garage and bathroom additions, the total proposed building area is 3,814.5 sq. ft., for a floor-to-area ratio (FAR) of 0.53. Based on the lot size of 7,200 sq. ft. and the FAR limit of 0.45 in the Old Town Overlay district, the proposed FAR exceeds the limit by 0.08 or 574.5 sq. ft. The impervious cover limit is also a ratio of 0.45, and the proposed total footprint of the structures with porches and carports is a ratio of 0.395, leaving approximately 395 sq. ft. for paved driveways and walkways.

### Feedback staff is seeking:

- Is the proposed setback for the garage compatible and in context with the block in which the subject property is located?
- Does the proposed height and roof style of the garage addition maintain a consistent relationship with structures in the immediate vicinity?
- As the garage addition would require a modification to the floor-to-area ratio limit for the Old Town Overlay District, does HARC need additional information to evaluate that request?

### Deck Addition and Setback Modification

The applicant is proposing a second-floor deck between the existing accessory structure and the new garage addition, to be constructed of a composite decking product. The deck would be approximately 10' above ground and is proposed to be constructed up to the rear (south) property line, requiring a 10'-0" setback encroachment. A large portion of the deck would be constructed within the setback, as there is not much space between the accessory structure and the proposed garage addition.

### Feedback staff is seeking:

- Is more information needed on the design of the deck?
- Is the proposed setback compatible and in context with the block in which the subject property is located?
- Will the proposed addition or new structure negatively impact adjoining properties, including limiting their ability to maintain existing buildings?

### Accessory Structure and Main Structure Door and Window Replacements

With the addition of the second-floor deck, the applicant is requesting to replace a second-floor window and enlarge the opening for a new door to provide access to the deck from the accessory structure. The existing window is a 1/1 wood window, and the proposed replacement door is a wood Craftsman style door, the same as is proposed for the front door of the main house. The applicant is also requesting approval to remove three windows on the west façade of the house, one double window and one smaller single window, and replace them with a French door and three windows that are proposed to be removed for the creation of the screened porch. The double window is proposed to be replaced with an aluminum-clad French door and the smaller single window is proposed to be replaced with the three larger relocated windows so that the new kitchen area has more natural light. A single window near the south end of the west façade would remain in place.



# Planning Department Staff Report

## Historic and Architectural Review Commission

### Feedback staff is seeking:

- Are the proposed replacement doors compatible with the historic structures (including the front door replacement)?
- Is the relocation of the historic windows compatible with the character of the main house?

### 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>6.12 Preserve the position, number, size, and arrangement of historic windows and doors in a building wall.</b> <ul style="list-style-type: none"><li>• Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.</li><li>✓ Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged.</li><li>✓ Historically, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.</li></ul>	<b>Partially Complies</b> <p>The proposed window screens for the screened porch have a vertical orientation. The proposed screens would be a different number and orientation than the existing windows, which are not original but which have been in place long enough and which are of sufficiently similar design to the original windows as to be considered historic. Although the west façade is not a character-defining façade, the proposal to relocate the removed windows creates additional window openings on the west side of the house. The proposed French door is not compatible with the style of construction of the house, and any side entrance doors for that time period would have been single doors rather than double doors.</p>
<b>6.13 Preserve the functional and decorative features of an historic window or door.</b> <ul style="list-style-type: none"><li>• Features important to the character of a window include its clear glass, frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, location, and relation to other windows.</li><li>• Features important to the character of a door include the door itself, door frame, screen door, threshold, glass panes,</li></ul>	<b>Partially Complies</b> <p>The proposed window screens for the screened porch provide a different design and function than the historic windows, which are 1/1 wood windows with a single-hung operation. However, the Sanborn Maps show the current enclosed room to have been a porch originally, and the use of the space as a porch is more similar to the original function. Photos have not been located of the house with the porch and so</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<p>paneling, hardware, detailing, transoms, and flanking sidelights.</p> <ul style="list-style-type: none"> <li>✓ Historic screen and storm doors should be preserved and maintained.</li> </ul>	<p>clear confirmation of the design is not available.</p>
<p><b>6.20 When window or door replacement is necessary, match the replacement to the original design as closely as possible.</b></p> <ul style="list-style-type: none"> <li>• Preserve the original casing, when feasible.</li> <li>• If the original is double-hung, then the replacement window should also be double-hung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.</li> <li>• Very ornate windows or doors that are not appropriate to the building’s architectural style are inappropriate.</li> <li>✓ Using the same material (wood) as the original is preferred.</li> <li>✓ A new screen door added to the front of a visible door should be “full view” design or with minimal structural dividers to retain the visibility of the historic door behind it.</li> <li>✓ A screen door should be sized to fit the original entrance opening and the design should be of the appropriate style and period of the building.</li> <li>✓ Security doors are non-historic additions. If installed, they should follow the guidelines for screen doors.</li> </ul>	<p><b>Partially Complies</b></p> <p>The applicant is proposing to replace the front door with a wider wood door that has characteristics that are compatible with the style of the house. They are proposing to use that same door as a replacement for a window on the accessory structure, which likely had less ornamental original doors due to the simple design and construction of the structure. The proposed French door replacement on the west façade of the house is not compatible with the Craftsman architectural style.</p>
<p><b>6.21 Maintain the historic ratio of window and storefront openings to solid wall.</b></p> <ul style="list-style-type: none"> <li>• Significantly increasing (or decreasing) the amount of glass will negatively affect the integrity of a structure.</li> <li>✓ On traditional storefronts, first floors should be more transparent than upper floors.</li> <li>✓ Upper floors should appear more solid than first floors.</li> </ul>	<p><b>Partially Complies</b></p> <p>The applicant is proposing to increase the ratio of openings to solid wall for the screened porch, however that space is indicated to have been a porch originally. The proposed reuse of the windows for that screened porch would increase the ratio of openings on the west wall of the house, however the reuse of the windows provides for openings of a compatible character to</p>



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GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<ul style="list-style-type: none"> <li>✓ Avoid a blank wall appearance that does not provide interest to pedestrians. Note, however, that the side wall of a historic building located on a corner will have fewer openings.</li> <li>✓ Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.</li> <li>✓ If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.</li> </ul>	<p>the house, and the west wall has a variety of window sizes and configurations already.</p>
<p><b>6.25 Maintain an historic porch and its detailing.</b></p> <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> <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> </ul>	<p style="text-align: center;"><b>Partially Complies</b></p> <p>The applicant is proposing to add a front porch, which would expand the existing front step and the gable feature over it to create an asymmetrical front porch 11' wide and 7' deep. Although the proposed porch is larger than the current front porch and changes the near symmetry of the current front façade (excepting the carport), Sanborn Maps and the roof design indicate that the front façade may have originally been symmetrical, and the proposed porch would be of a compatible character with the Craftsman house style and use the same gable details.</p>



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GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<ul style="list-style-type: none"> <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> <li>• When a porch is enclosed or screened, it shall be done with a clear transparent material. This material should be placed behind porch columns.</li> </ul>	<p><b>Partially Complies</b></p> <p>The original front porch was enclosed sufficiently long ago and with siding and windows compatible with the house, such that the enclosure of the porch could be considered itself historic, and there are not sufficiently clear photos or records available to determine the original design of the porch. The applicant is requesting to return the original use of the porch, using screened windows rather than columns and railings. In this instance the porch has already been enclosed, and the applicant is proposing to return part of the function and transparency.</p>
<p><b>6.27 The detailing of decks and exterior stairs should be compatible with the style and period of the structure.</b></p> <ul style="list-style-type: none"> <li>• The color and material of decks and stairs should complement the main structure.</li> <li>• New decks should be minimally visible from the street and should have no major impact on the original building.</li> </ul>	<p><b>Does Not Comply</b></p> <p>The proposed second-floor deck is not consistent with construction styles or techniques of the construction period for the historic structures, nor are there similar examples in the Old Town Overlay District. The Coffee Heights Addition and other nearby subdivisions have primarily one-story structures constructed between the 1930s and 1960s, and a second-floor deck is not consistent with the historic development patterns.</p>



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## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
<b>14.11 Avoid alterations that would damage historic features.</b> <ul style="list-style-type: none"><li>✓ Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance.</li><li>✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.</li></ul>	<b>Complies</b> <p>The proposed alterations would have impact on historic features that include removing or replacing some windows and doors (some windows are proposed to be reused in the project) and changing the front porch, although the proposed new front porch is compatible with the Craftsman architectural style of the house. Other historic features would remain intact.</p>
<b>14.12 An addition shall be compatible in scale, materials, and character with the main building.</b> <ul style="list-style-type: none"><li>• An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure.</li><li>✓ An addition to the front of a building is usually inappropriate.</li></ul>	<b>Partially Complies</b> <p>The proposed porch addition has compatible scale, materials and character with the main house. The proposed deck addition is not compatible with the style of the historic structures on the property or with the single-story main house. The proposed garage addition is approximately 12' taller and more than doubles the size of the main structure. Based on the height and size relative to the main structure, the proposed addition is not subordinate to the main structure, and will be prominent on the site, even though it is set toward the back of the property. The design and materials are different from the original materials on the site and have different siding, window and roof materials and a roof pitch that is nearly twice as steep as the existing historic structures.</p>
<b>14.13 Design a new addition such that the original character can be clearly seen.</b> <ul style="list-style-type: none"><li>✓ In this way, a viewer can understand the history of changes that have occurred to the building.</li><li>✓ An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.</li></ul>	<b>Partially Complies</b> <p>The proposed porch addition alters the original character of the structure; however, the original character has already been altered as evidenced by the enclosure of the front porch. The proposed garage addition leaves a clear view of the character of the main structure, but the historic accessory structure would be obscured from the</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<p align="center"><b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b></p>	
<ul style="list-style-type: none"> <li>✓ Creating a jog in the foundation between the original and new structures may help to define an addition.</li> <li>✓ Even applying new trim board at the connection point between the addition and the original structure can help define the addition.</li> <li>• See also Preservation Briefs #14: New Exterior Additions to Historic Buildings, published by the National Park Service.</li> </ul>	<p>Laurel Street view. The proposed deck addition is toward the back corner of the property, however due to its second-floor height it will be visible above fences.</p>
<p><b>14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.</b></p> <ul style="list-style-type: none"> <li>✓ This will allow the original proportions and character to remain prominent.</li> <li>• Locating an addition at the front of a structure is usually inappropriate.</li> </ul>	<p align="center"><b>Partially Complies</b></p> <p>The proposed porch addition is on the front of the structure; however, is it proposed to be compatible and in character with the style of the house. The proposed garage addition is at the rear of the main structure; however, it will obscure the view of the historic accessory structure and will be prominent on the site due to its height and location near the side street property line.</p>
<p><b>14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.</b></p> <ul style="list-style-type: none"> <li>• When preserving original details and materials, follow the guidelines presented in this document.</li> </ul>	<p align="center"><b>Partially Complies</b></p> <p>Some historic architectural details would be removed with the proposed alterations, although some would be left in place.</p>
<p><b>14.16 An addition shall be compatible in scale, materials, character, and architectural style with the main building.</b></p> <ul style="list-style-type: none"> <li>• An addition shall relate to the historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure.</li> <li>✓ While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.</li> </ul>	<p align="center"><b>Partially Complies</b></p> <p>The proposed garage addition has a mass – a term which refers to the perception of the general shape and form as well as size of a building – that changes both the character of the property and the character of the street. The garage addition would increase the floor-to-area ratio of the total building area from 0.31 to 0.53, exceeding the 0.45 limit by 574.5 sq. ft. The garage addition would also require approval of two building height modifications, is approximately 12’ taller than the existing main house and has much taller side walls</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
<ul style="list-style-type: none"><li>✓ An addition should be simple in design to prevent it from competing with the primary façade.</li><li>✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.</li></ul>	than the main house does without also matching the mid-1920s Craftsman character. The form, character and architectural style are not sufficiently compatible with the existing historic structure and lot size and configuration to support the proposed mass of the addition.
<b>14.17 An addition shall be set back from any primary, character-defining façade.</b> <ul style="list-style-type: none"><li>✓ An addition should be to the rear of the building, when feasible.</li></ul>	<b>Complies</b> The proposed garage addition is set behind the front façade of the main house, however it will be prominent from the side street view.
<b>14.18 The roof of a new addition shall be in character with that of the primary building.</b> <ul style="list-style-type: none"><li>✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.</li><li>• Repeat existing roof slopes and materials.</li><li>✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.</li></ul>	<b>Partially Complies</b> The proposed garage addition has a gable roof, which is the roof style of both historic structures on the property. However, the roof of the addition has a steeper slope than the historic roofs and proposes to use metal panel roofing material rather than match the existing asphalt shingle roofs.

### CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<b>Complies</b> Staff reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	<b>Partially Complies</b> Proposed project requires three setback modifications and two building height modifications.



# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<p><b>Partially Complies</b></p> <p>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."</p> <p>The garage addition is not compatible with the SOI Standards for massing, scale and proportion and maintain spatial relationships that characterize the property.</p>
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	<p><b>Partially Complies</b></p> <p>Proposed project complies or partially complies with applicable Design Guidelines. Does not comply with Design Guideline 6.27: The detailing of decks and exterior stairs should be compatible with the style and period of the structure.</p>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p><b>Partially Complies</b></p> <p>As the existing historic structures were constructed between 1925 and 1934 and the site has not changed in that time, the proposed garage addition changes the historic site relationships and massing as well as the overall architectural character.</p>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<p><b>Partially Complies</b></p> <p>The massing of the proposed garage addition – the size, height and proximity to the street as compared to surrounding structures – is not compatible with surrounding properties in the Old Town Overlay District.</p>
7. The overall character of the applicable historic overlay district is protected; and	<p><b>Partially Complies</b></p> <p>The proposed additions and alterations do not diminish the character of the Old Town Overlay District, with the exception of the</p>



## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	garage addition, which has a mass as situated on this lot, scale relative to the existing historic structures and character that alter the character of this part of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>Not Applicable</b> No signage is proposed as part of this project.

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

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	<b>Partially Complies</b> The proposed setback modification for the front porch addition is due to the historic house already being located within the site street setback and so that the edge of the porch can align with the edge of the house.  The proposed setback modification for the garage addition is because an existing historic structure prevents the garage from being set further back from the property line. Even if the garage depth were reduced, a setback modification would still be required for the construction of the garage.  The setback modification for the second-floor deck is for the convenience of constructing a deck in the desired location.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	<b>Partially Complies</b> The proposed garage would still require a setback modification even if the depth of the structure were reduced.



## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	<p>The front porch width could be reduced to not encroach into the side street setback.</p> <p>The deck is proposed to be mostly within the rear setback but could be constructed in an alternate location on the site.</p>
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	<p><b>Partially Complies</b></p> <p>The proposed setback encroachment for the garage is similar to other historic properties with side garages, which is common in the Old Town Overlay District if not on this particular block.</p> <p>The front porch setback is compatible and in context with other structures on the block.</p> <p>The second-floor deck setback is not compatible with surrounding properties or structures on the block, which are primarily one story structures.</p>
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	<p><b>Partially Complies</b></p> <p>Structures along Laurel Street are of varying distances from the street curb, and the proposed setback for the garage addition would be set a similar distance as some structures but closer than others, although there are not two-story structures that close to the street within the block or immediate surroundings.</p>
e. Whether the proposed structure is replacing a structure removed within the past year;	<p><b>Not Applicable</b></p> <p>No structures are proposed to be replaced with any of the requested setback modifications.</p>
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	<p><b>Not Applicable</b></p> <p>No structures are proposed to be replaced with any of the requested setback modifications.</p>



# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	<p><b>Not Applicable</b></p> <p>No structures are proposed to be replaced with any of the requested setback modifications.</p>
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<p><b>Partially Complies</b></p> <p>The proposed front porch and deck additions are a compatible scale with the house. The proposed garage addition is more than double the current size of the house and more than one and a half times the size of the existing two-story accessory structure.</p>
i. The size of the proposed structure compared to similar structures within the same block;	<p><b>Partially Complies</b></p> <p>The proposed porch and deck additions are the same size or smaller than other, similar structures within the same block and in the near vicinity of the subject property. Garages and garage additions are generally one story on similar properties but may be two stories on larger properties with larger main houses west of the subject property.</p>
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<p><b>Partially Complies</b></p> <p>The proposed porch and garage additions are not anticipated to negatively impact adjoining properties. The second-floor deck may negatively impact the adjoining property to the south as it is proposed to be constructed to the property line and will be approximately 10' high – above fence height.</p>
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	<p><b>Partially Complies</b></p> <p>The porch and garage additions would have adequate space to be maintained, but the deck may not have adequate space as it is proposed to be constructed against the property line.</p>
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	<p><b>Not Applicable</b></p> <p>No large trees or significant features are proposed to be preserved.</p>



## Planning Department Staff Report

### Historic and Architectural Review Commission

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

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	<b>Complies</b> Proposed project does not affect Courthouse views or views to and from the Town Square Historic District.
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	<b>Not Applicable</b> Proposed project is not located within the Downtown Overlay District.
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	<b>Does Not Comply</b> The two-story garage addition proposes a different relationship to the street and within the site than the historic development patterns of the area, which was primarily developed between the 1930s and 1960s, and has predominately one-story construction.
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	<b>Not Applicable</b> Proposed project is not located within the Downtown Overlay District.
e. The proposed project protects the historic buildings in the Downtown Overlay District.	<b>Not Applicable</b> Proposed project is not located within the Downtown Overlay District.

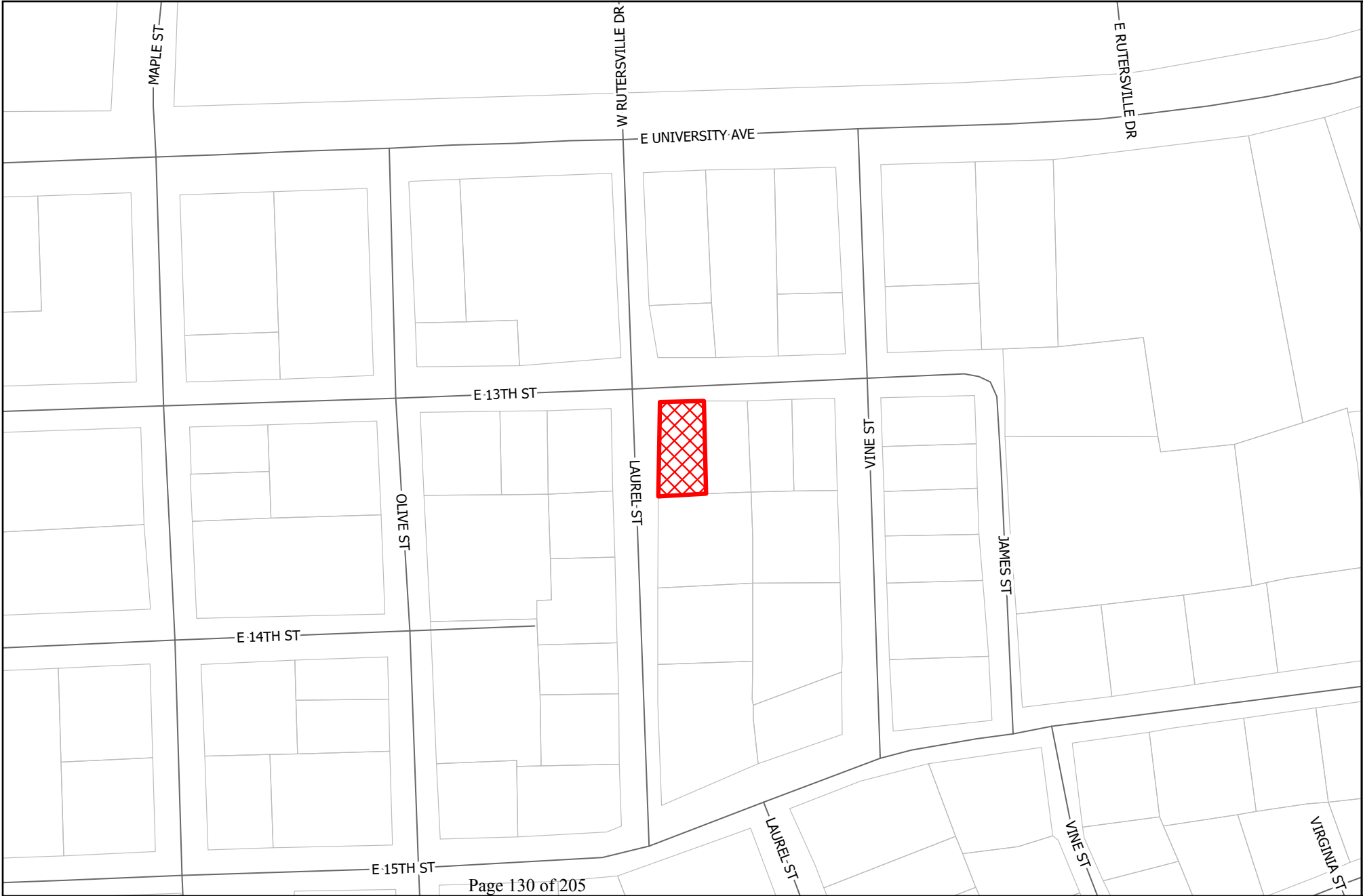
#### ATTACHMENTS

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

#### SUBMITTED BY

*Britin Bostick, Downtown & Historic Planner*



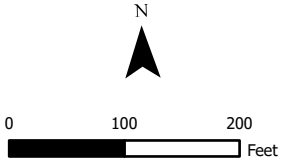


# LOCATION

2020-59-COA

Exhibit #1

-  Site
-  Parcels





# Letter of Intent for 1202 E. 13th Street

## Table of Contents

### **A detailed description regarding the proposed exception(s)**

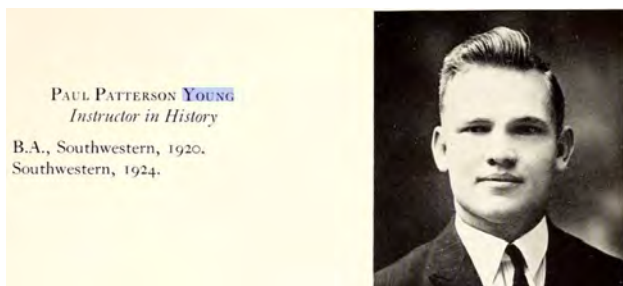
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- A detailed description regarding the proposed exception(s)

**EXCEPTION #1:** Sec. 6.02.050. - RS—Residential Single-Family District states that street-facing garage setback is 25-feet from one's property line—at a minimum.

The Paul Young House was built in 1926 by Southwestern University Baseball Coach and History Professor, Paul Young. A graduate of SU himself, he returned to coach baseball and teach. Our son, Hayden Craig, is a senior at SU majoring in Business, and is the captain of the Pirates baseball team.



Now our home at the corner of E 13th and Laurel, is without sidewalks—not in front of the house, nor on the Laurel side. The Sidewalks Master Plan does **not** include these streets either. The curb-to-our-property-line is 14' on Laurel where we would like to add-on a two-story structure, with a 31' x 24' footprint, to our existing 1,288-square-foot, two bedroom, one-bath home.

Our proposed two-story addition will add two bedrooms, a sitting area, and a bathroom upstairs; downstairs we'll have a two-car garage, an office and laundry room. Additionally we will add a master bathroom and half-bath on to the existing home that will help connect the original home to the new addition, and a new front porch and revert the front bedroom to a screened-in porch. It will be grand!

We will connect the old home to the new addition using the current back porch—which will become a hallway and in-line with *Chapter 7: Guidelines for Adaptive Re-use Additions and Alterations*. See **graphics on page 4**.



If we added the structure at the suggested 25' setback from the property line, it would give us a 39' driveway. That's not what we want. **We would like to put the garage doors right at 20' 7" from the curb—this makes the garage doors 6' 7" from our property line.**

By the way: The proposed addition is 11' 7" from the back lot-line, and less than 35' tall—both within the rules.

- **The necessity of the proposed exception(s)**

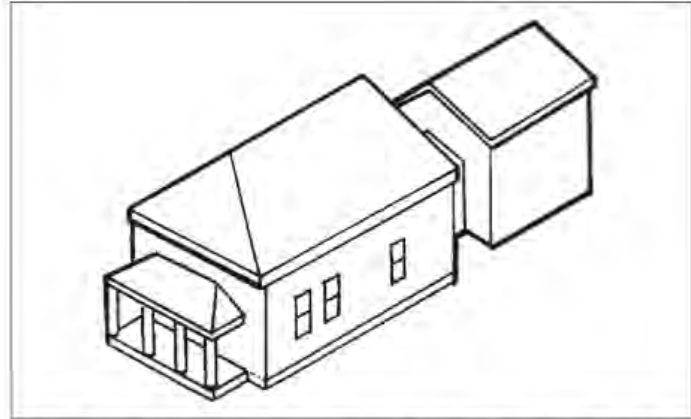
We currently do not have a garage—and our cars have sustained significant hail damage from Texas storms. Additionally, our existing home has a very small (10' x 10') kitchen and only two bedrooms and one bathroom.

So we are taking down the interior wall between the kitchen and laundry room—giving us a large and fabulous new kitchen (I'm a foodie!)? So the new downstairs in the two-story addition will provide us with an interior laundry room and office, a master bath and half-bath, and upstairs will have two bedrooms, living/loft area and full bathroom.



FROM page 78

<https://historic.georgetown.org/files/2009/02/Chapter-7-Guidelines-for-Adaptive-Re-use-Additions-and-Alterations.pdf>



*Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.*



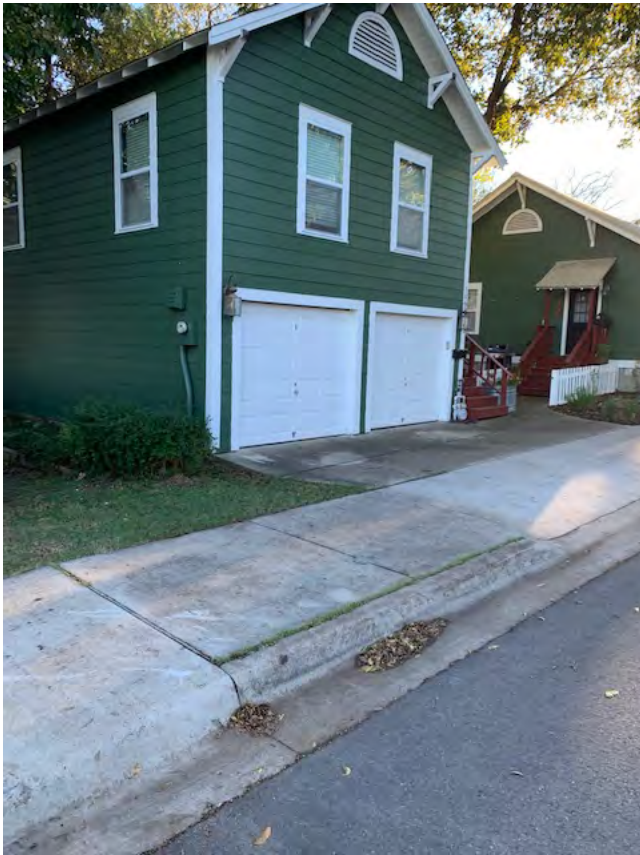
*An addition should be simple in design to prevent it from competing with the primary facade. Although this is a new building, it demonstrates the effective use of a connector*



*An addition shall be set back from any primary, character-defining facade. An addition should be to the rear of the building, when feasible. (Durango, CO)*



Here are examples of 20', or less than 20', driveways within a half-mile of our home.



E 18th St & Church St.

**15'** from street to garage door



1702 Main St.

E 17th St & Main

**21'** from street to  
garage door



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E 16th St & Austin Ave.

**18'** from street to garage door



E 16 St & Main

**13.5'** from street to garage door



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E 16th St & Main

These are across the street from each other

**BOTH** are **12.5'** from street to garage door





- **EXCEPTION #2:** Sec. 6.02.050. - RS—Residential Single-Family District states that rear setback is 10' feet from one's lot-line at a minimum.

Keep in mind: The proposed two-story addition is 11' 7" from the lot-line.

Our home has a stand-alone accessory building at the rear of the property which has interior stairs to a studio apartment and bathroom on the top floor, and a storage room below. We think this stone building, which was built on the back lot-line, was built around 1940 with large boulders from a demolished elementary school nearby.

**We would like the proposed, two-story addition behind our current house to "marry up" to this accessory building with a small, second-story deck—but the deck will also need to be built on the lot-line (see graphic on next page).**

- **The necessity of the proposed exception(s)**

It's a smooth way for both buildings to connect, and offer outdoor dining for both buildings. The **red box** is the two-story existing storage/apartment building.





1202 EAST 13TH STREET  
PAVED ROAD - CONC. CURB + GUTTER

LOT 2  
(120')

S 01°37'53" E  
120.00'

LOT 5  
(60')

S 89°20'57" W  
60.00'

ONE STORY WOOD, SIDING RESIDENCE

TWO STORY ROCK, SIDING BUILDING

CONC. WALK

CONC. DRIVEWAY

WOOD STOPS

ET

PAVED ROAD - CONC. CURB + GUTTER





As you can see, this deck will still allow for privacy for the neighbors due to the tall foliage.



Existing 2-story apartment/  
storage building

Besides the foliage, the lot-line deck will be next to our neighbor's driveway and carport—not living quarters.

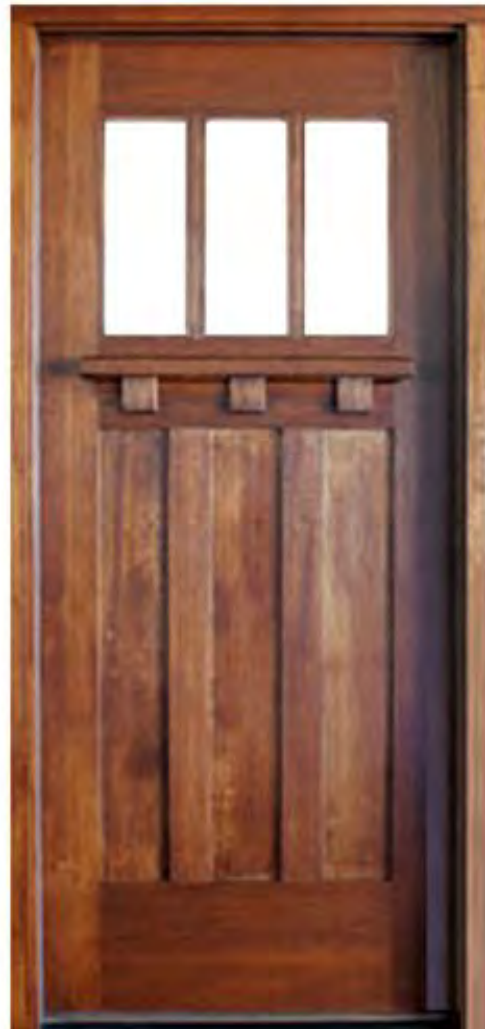






Replace this window with the door below.

**Proposed craftsman  
front door (same as the  
new front door) that  
opens to lot-line deck.**





- **EXCEPTION #3:** Adding a porch to the front of our home. We recognize the following preservation principles that apply in Georgetown:
  1. Respect the historic design character of the building.
  2. Seek uses that are compatible with the historic character of the building.
  3. Protect and maintain significant features and stylistic elements.
  4. Preserve key, character-defining features of the property.
  5. Repair deteriorated historic features, and replace only those elements that cannot be repaired.

Our charming home is without a friendly front porch—where we could sit with morning coffee, or evening wine, and wave to passersby. We found examples of asymmetrical porches that do not look out of place. See the examples below.

**We are proposing a 7' x 17' porch with two craftsman columns (see graphic on page 12).**

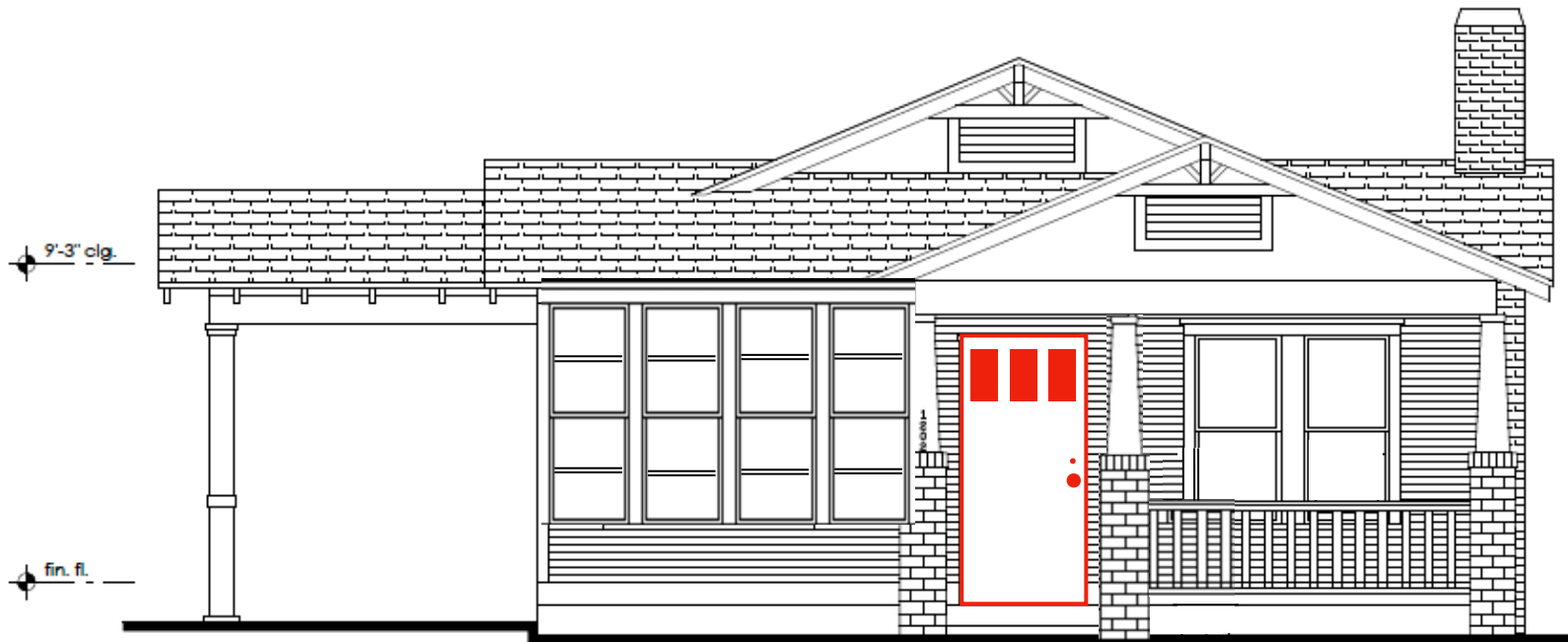
- **The necessity of the proposed exception(s)**

This front porch, while not an absolute necessity would be a delightful place to spend a morning or evening!



**Inspiration photos**





NEW 11' wide and 7' deep front porch—just enough for a porch swing, or two rocking chairs, new 36" craftsman-style front door (currently 32" and we can't get most furniture through!) and screened porch on the left.



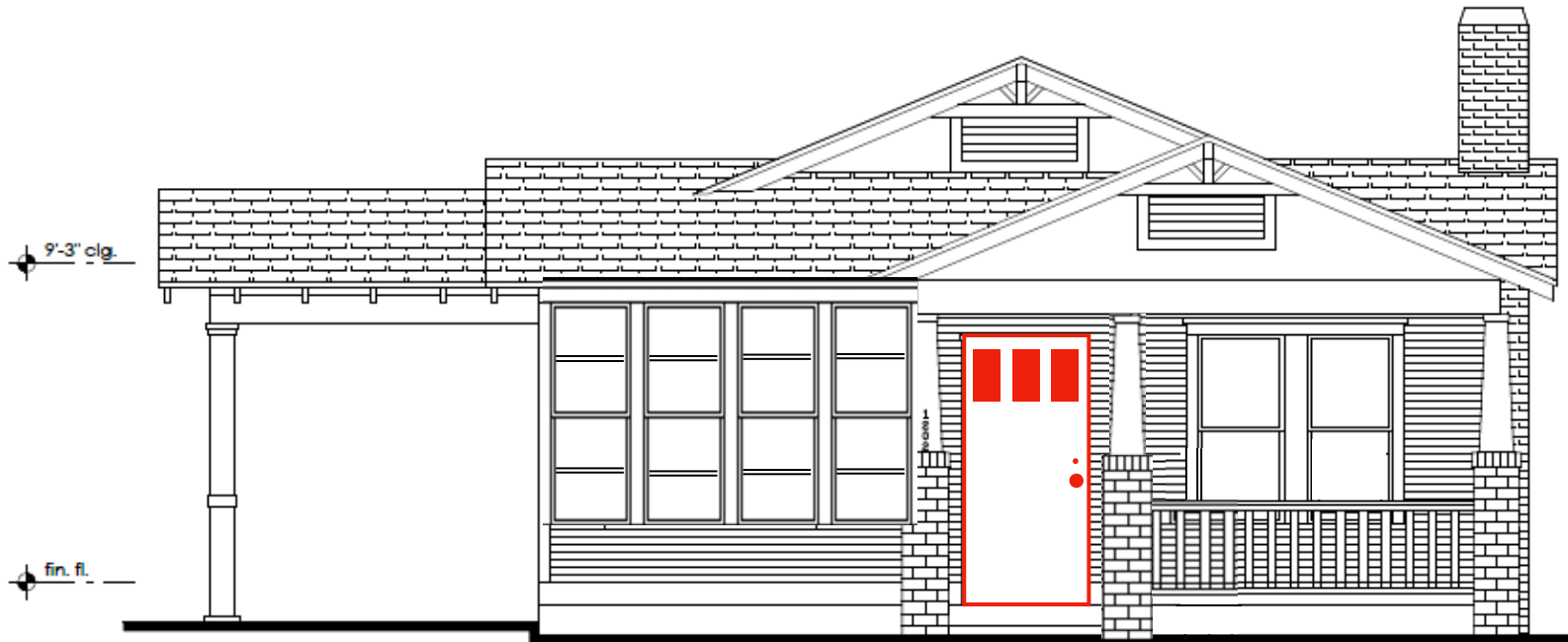
- **Exception #4:** Taking the front bedroom **BACK** to its original screened-in porch. We recognize the following preservation principles that apply in Georgetown:
  1. Respect the historic design character of the building.
  2. Seek uses that are compatible with the historic character of the building.
  3. Protect and maintain significant features and stylistic elements.
  4. Preserve key, character-defining features of the property.
  5. Repair deteriorated historic features, and replace only those elements that cannot be repaired.

When Paul Young and his wife had twins, they "walled-in" the original screen porch to make another bedroom, because they already had a child in the middle bedroom. Now they were a family of five. We know this because there is

- 1) an "outside" door into this bedroom leading to a porte-cochère (page 19),
  - 2) the window-sizes and alignment do not match the other front windows (page 16)
  - 3) the flooring is linoleum over a porch—not hardwood like the connected bedroom or living room (page 19),
  - 4) a small after-thought of a closet was added in the corner (page 19), and
  - 5) a seam on the outside of the house (page 16).
- **The necessity of the proposed exception(s)**

This screened-in porch, while not an absolute necessity would be another delightful place to spend a morning or evening!





NEW 11' wide and 7' deep front porch—just enough for a porch swing, or two rocking chairs, new 36" craftsman-style front door (currently 32" and we can't get most furniture through!) and screened porch on the left.

**Proposed NEW craftsman front door, replacing the "builder-grade" front door.**

**The same door will be used on the second-story door that is replacing a window in the existing storage/apartment building.**







## SunSpace or WeatherMaster Windows

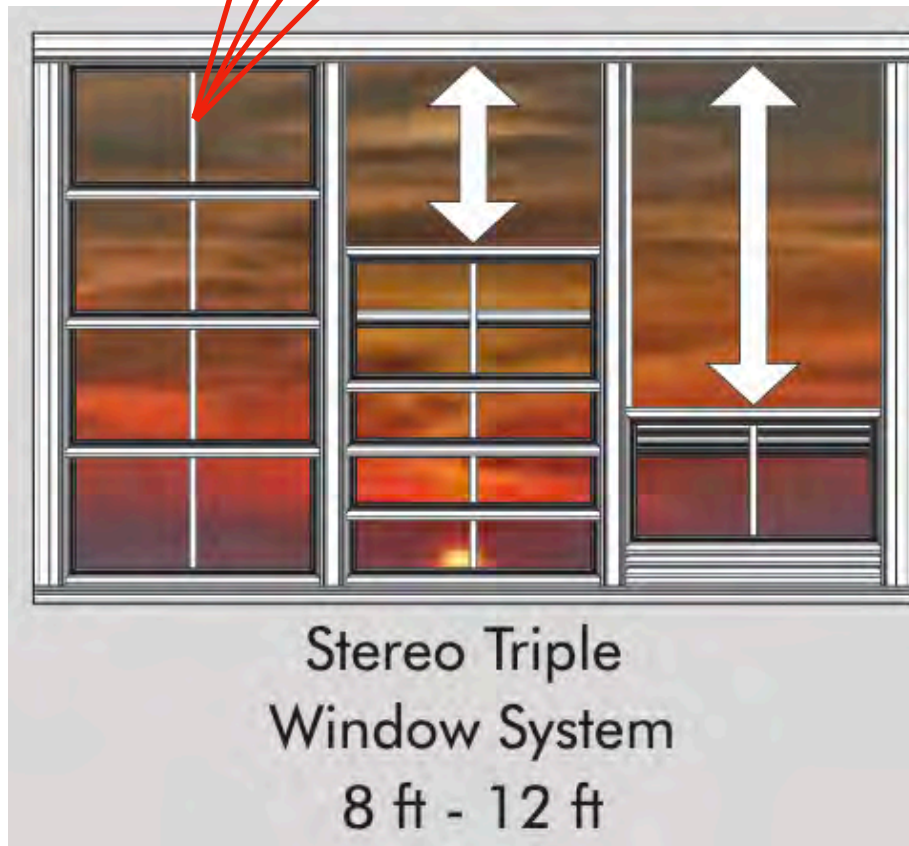
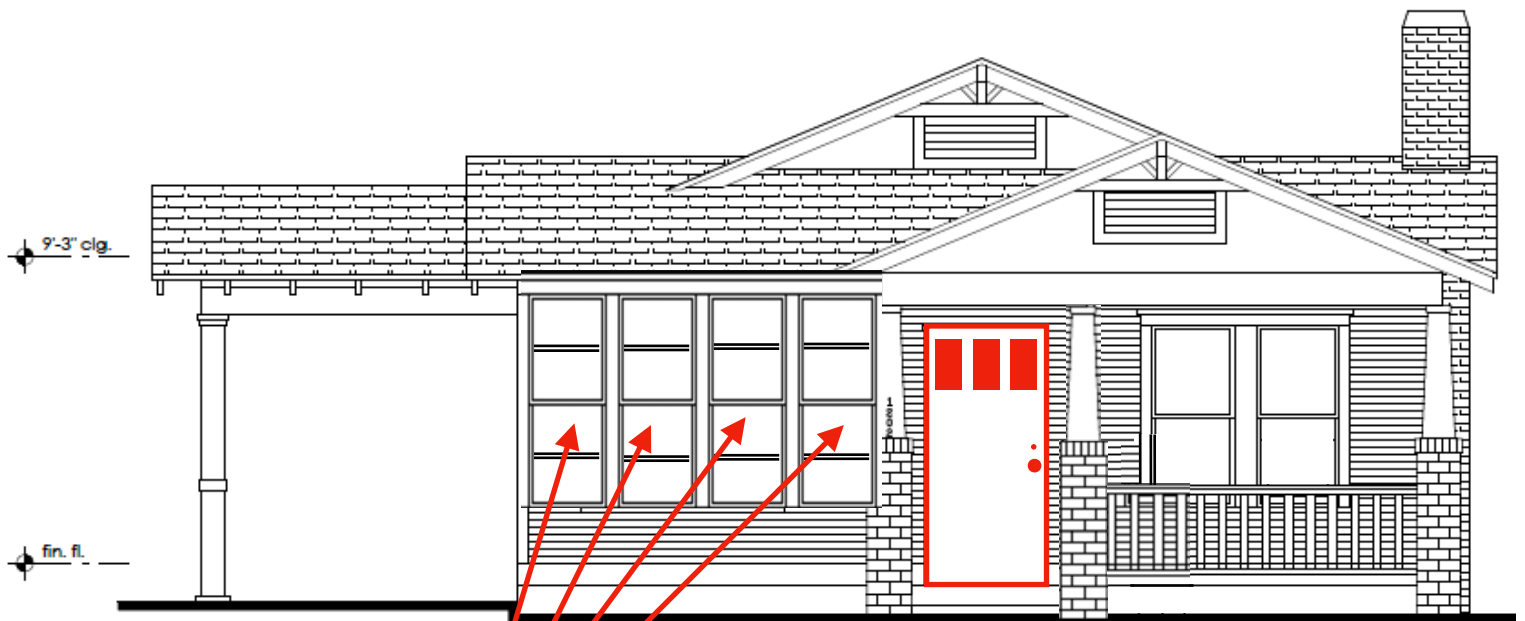
Full Fiberglass Mesh Screens block the bugs but not the breeze. Sunspace offers a 4-Track Window System. These Four Track Vertical Windows come in vertical rows of four windows.



Each window swings open easily and can be stacked upon its neighbor. That arrangement means you can choose 0, 25%, 50% or 75% ventilation at a moment's notice. Stack the windows at the bottom, top, or middle of the row, or close them all to keep out noise, rain, and pollen. <https://www.ezebreezeusa.com> or <https://sunspacesunrooms.com>



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**Inspiration photos**







**Interior shots of the current bedroom. These wood windows will be relocated to the kitchen**





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- **Exception #5:** Remove two dining room windows and replace with a french door. Additionally, three of the left front windows (that are going to be the screened-in porch) will move to the newly-expanded kitchen.
- **The necessity of the proposed exception(s)**  
These french doors, while not an absolute necessity, would be an ideal place to make an attractive courtyard. The new, expanded kitchen needs more natural light.



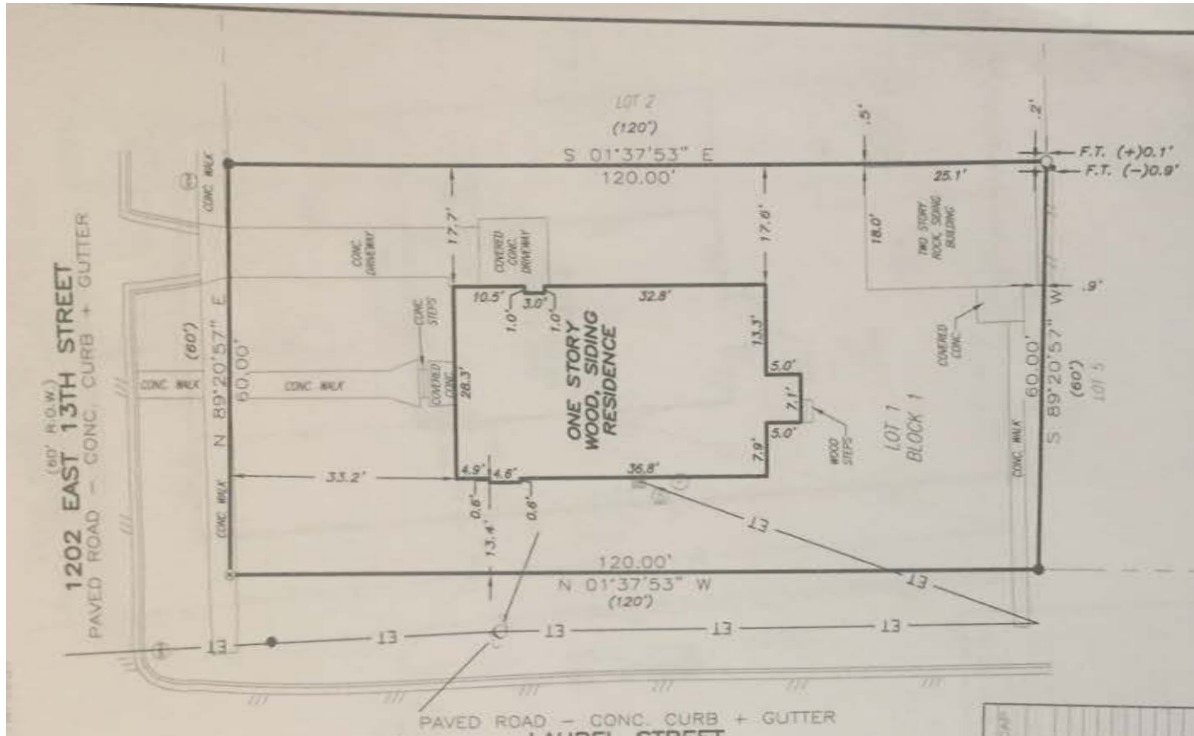


# The Conceptual Plan for 1202 E. 13th Street

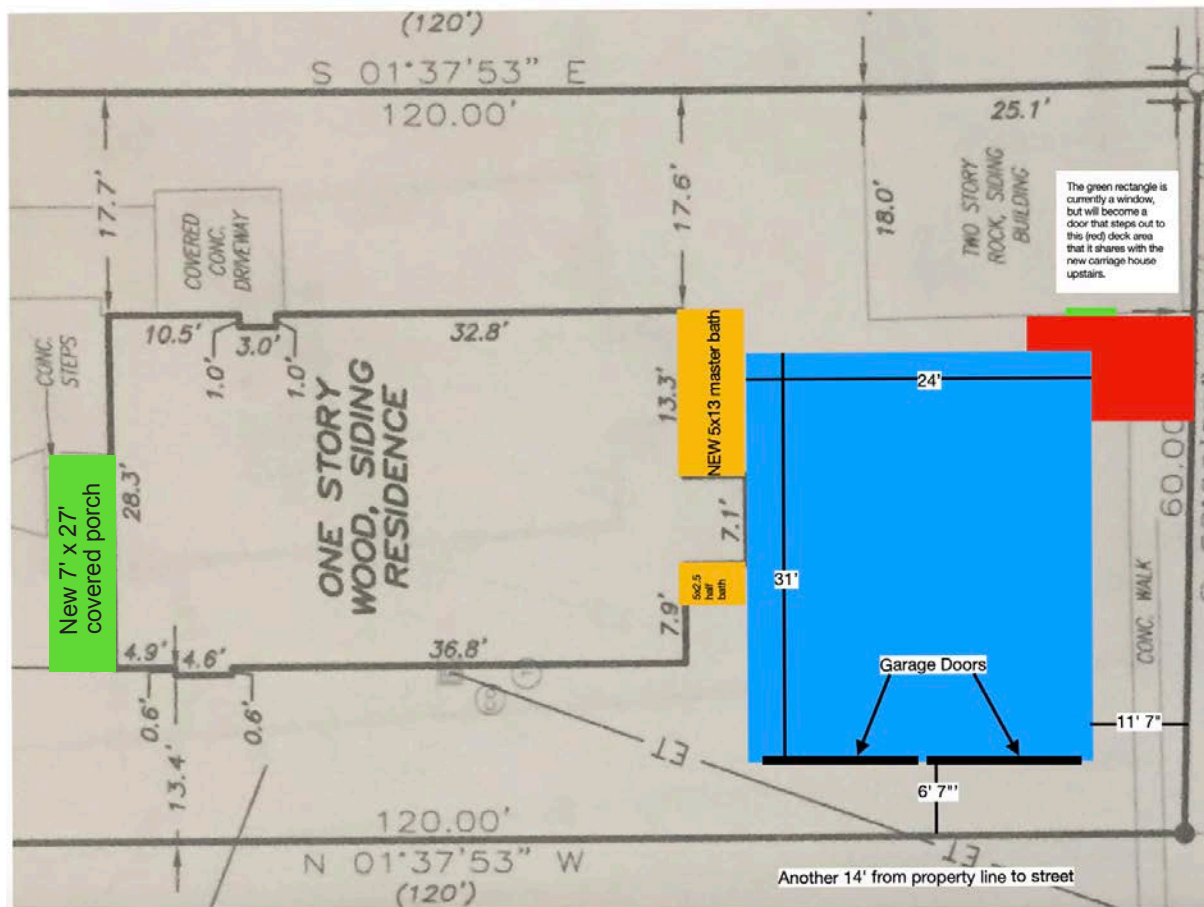
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The location on the plat or Site Development Plan to which the Exception(s) apply.





## A detailed depiction of the alternative design plan.

This home, at the corner of E 13th and Laurel is **without** sidewalks—and the *Sidewalks Master Plan* does **not** include these streets to have new sidewalks constructed. The curb-to-property-line is 14' on Laurel where we would like to **add** a two-story structure, with a 31' x 24' footprint, **on to** our existing 1,288-square-foot home.

Our proposed two-story addition will add two bedrooms, a sitting area and a bathroom upstairs; downstairs we'll have a two-car garage, an office and laundry room. Additionally we will add a master bathroom and half-bath on to the existing home that will help connect the old home with the new addition, add a front porch and revert the front bedroom **BACK** to it's original intention—a screened-in porch. It will be fabulous!

We will connect the old home to the new addition using the current back porch—which will become a hallway and in-line with *Chapter 7: Guidelines for Adaptive Re-use Additions and Alterations*.



An addition should be simple in design to prevent it from competing with the primary facade. Although this is a new building, it demonstrates the effective use of a connector

FROM page 78

<https://historic.georgetown.org/files/2009/02/Chapter-7-Guidelines-for-Adaptive-Re-use-Additions-and-Alterations.pdf>

If we added the structure at the required 25' setback from the property line, it would give us a 39' driveway—that's from the curb to garage door. That's absurd. **We would like to put the garage doors right at 20' 7" from the curb—this makes the garage doors 6' 7" from our property line.**

Incidentally, we are appropriate with the proposed addition sitting 11' 7" from the back-lot-line, and less than 35' tall—both within the rules.



Photo taken from E 13th Street looking at current 21-foot tall apartment/storage building.



The existing home is 18' tall; highest ridge on addition is 29.7'; current storage room/apartment is about 21' tall.

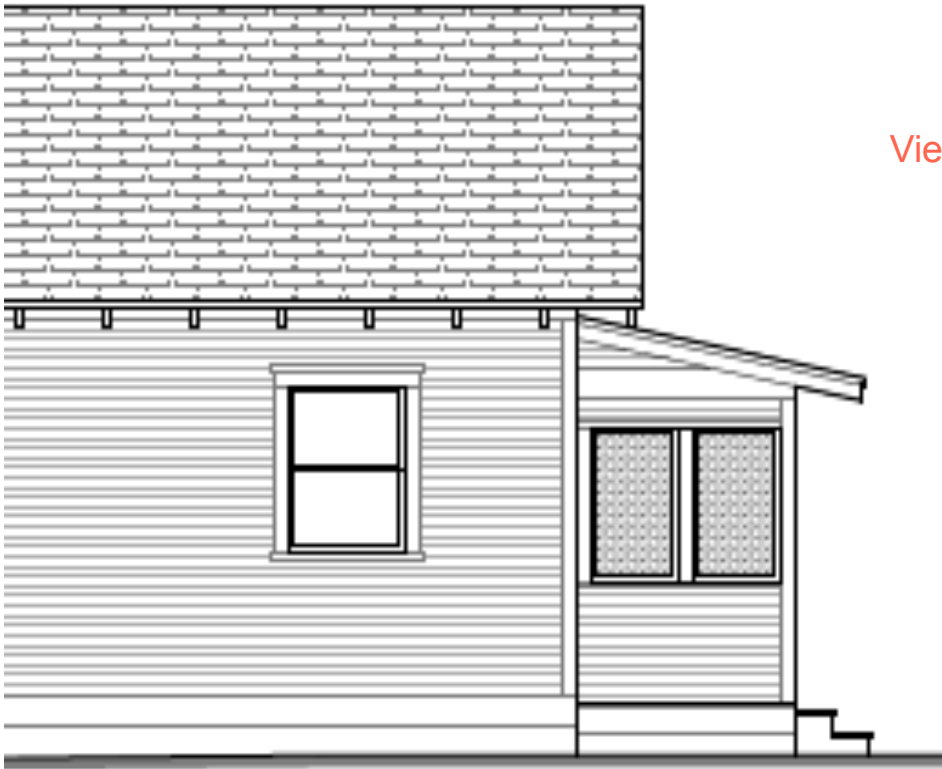
Photo taken from Laurel Street looking at current apartment/storage building.

Photo taken from Laurel Street side looking at current apartment/storage building, and little back porch on the existing home that will become a hallway into the new garage/living space.



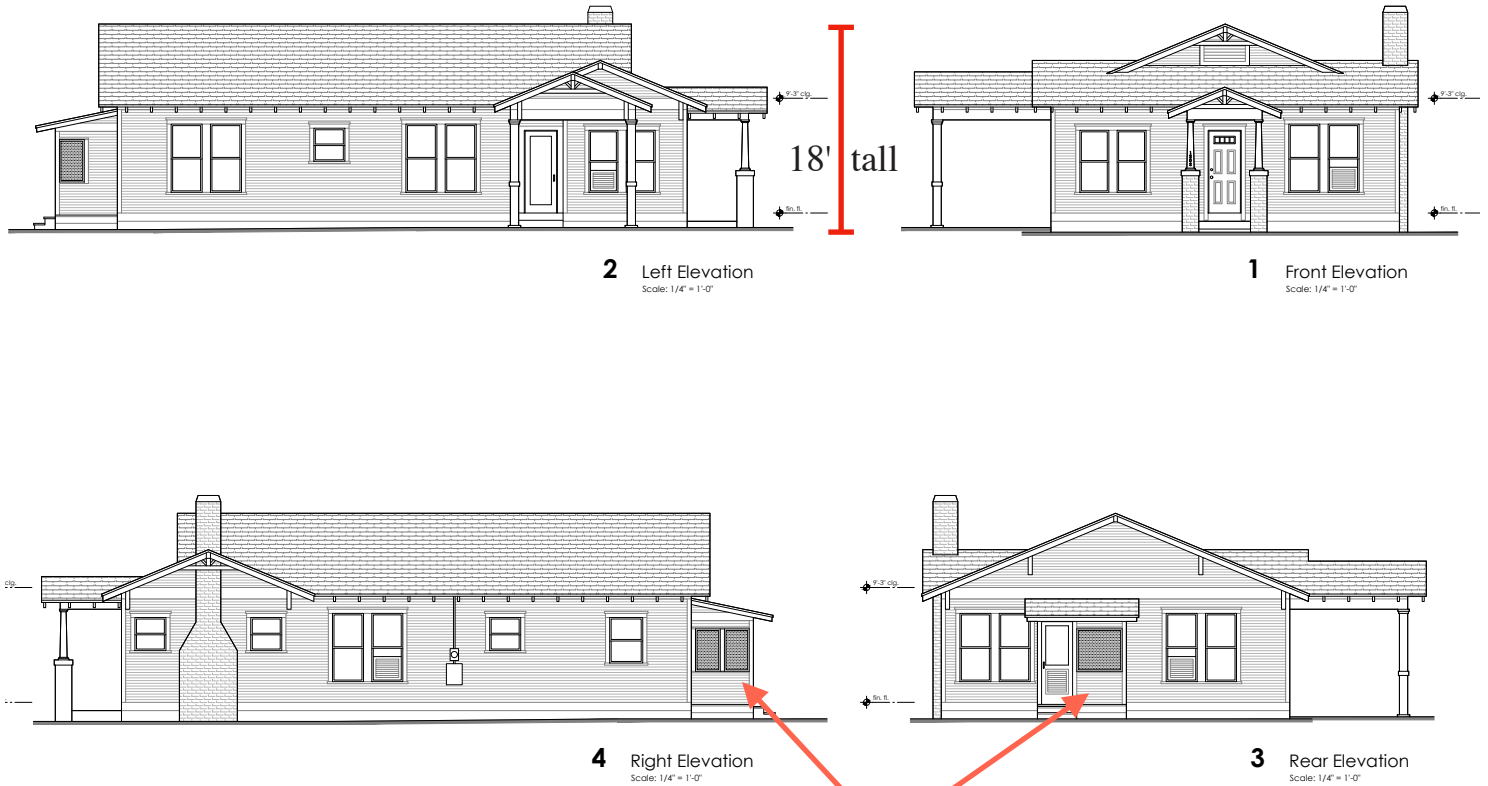


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Views from Laurel Street





The new garage/living space will attach to this little porch and become an interior hallway.

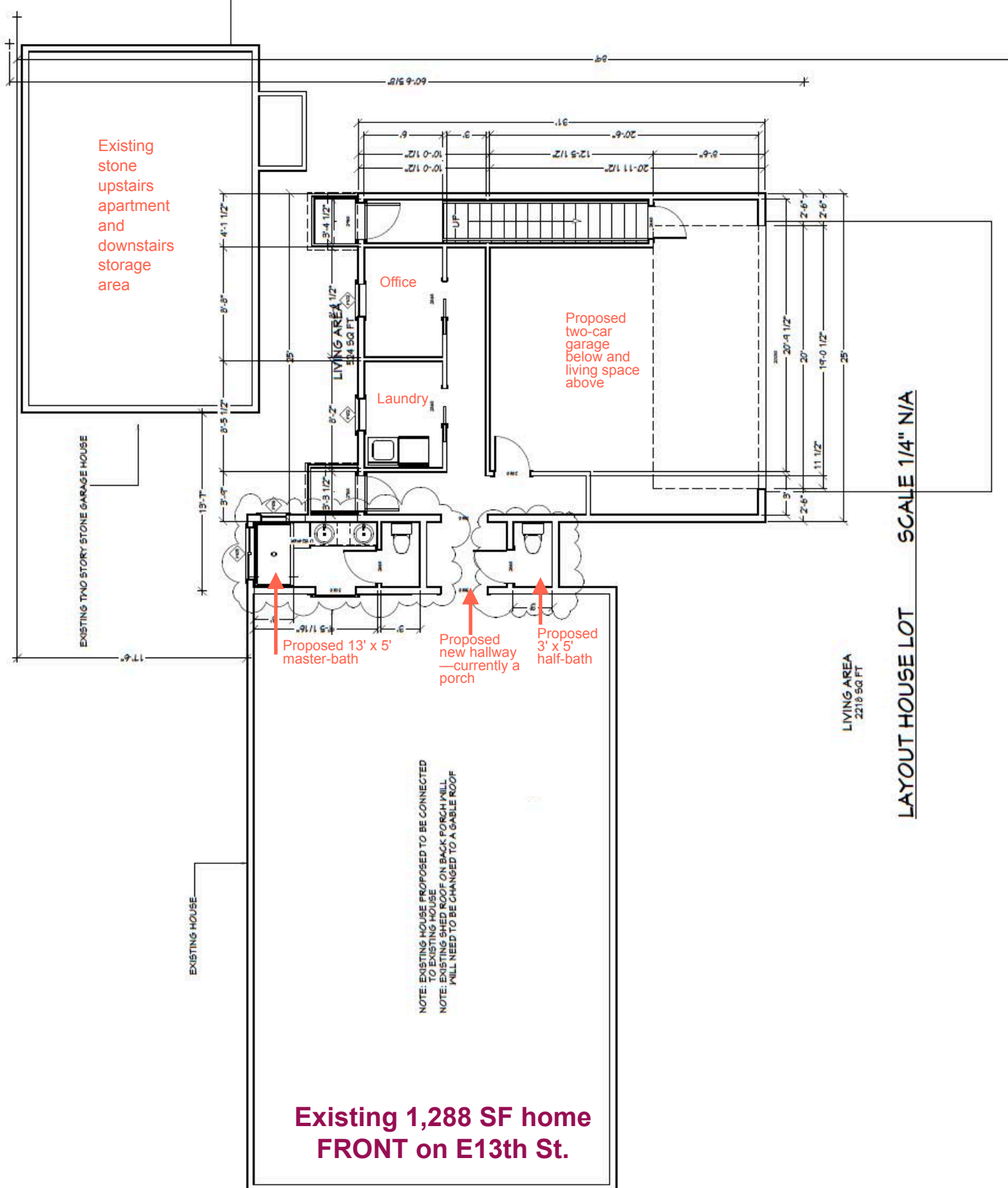
**Existing home is 18' tall.**

**Highest ridge on addition is 29.7';**

**Current storage room/apartment is about 21' tall.**



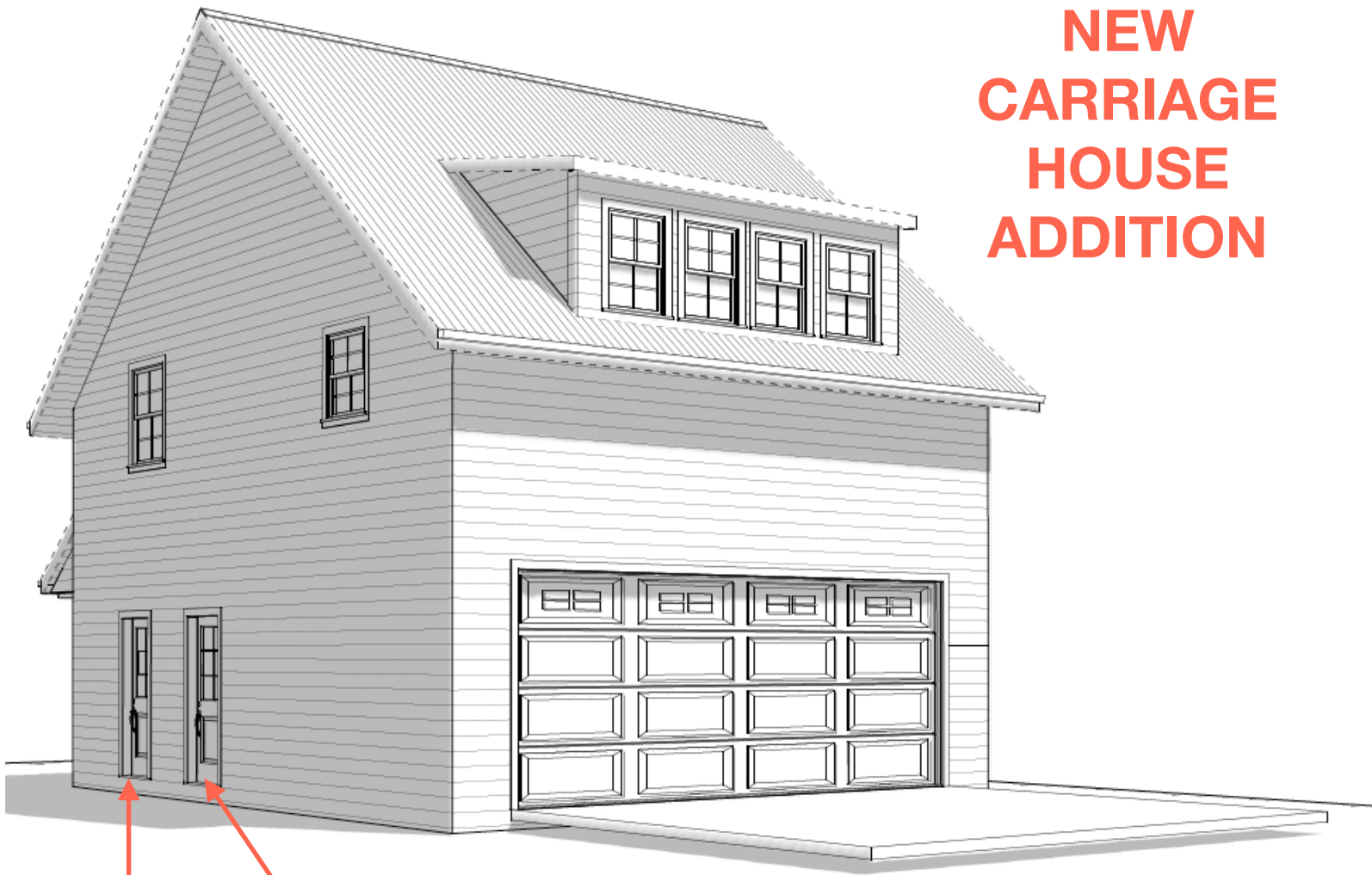
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Existing 1,288 SF home  
FRONT on E13th St.



## NEW CARRIAGE HOUSE ADDITION

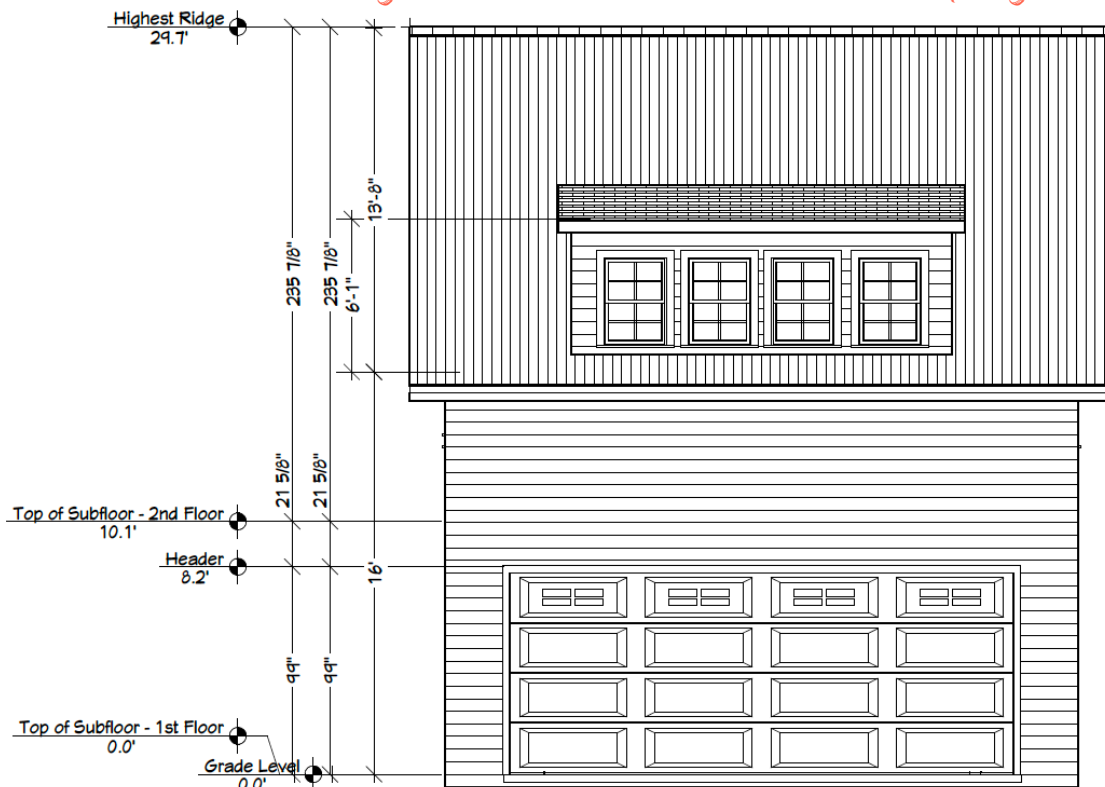


This is actually the hallway to the laundry room, office, and stairs to upstairs living area.

This is actually the hallway to the new kitchen and existing house..

**24' wide  
31' deep  
34' 7" tall**

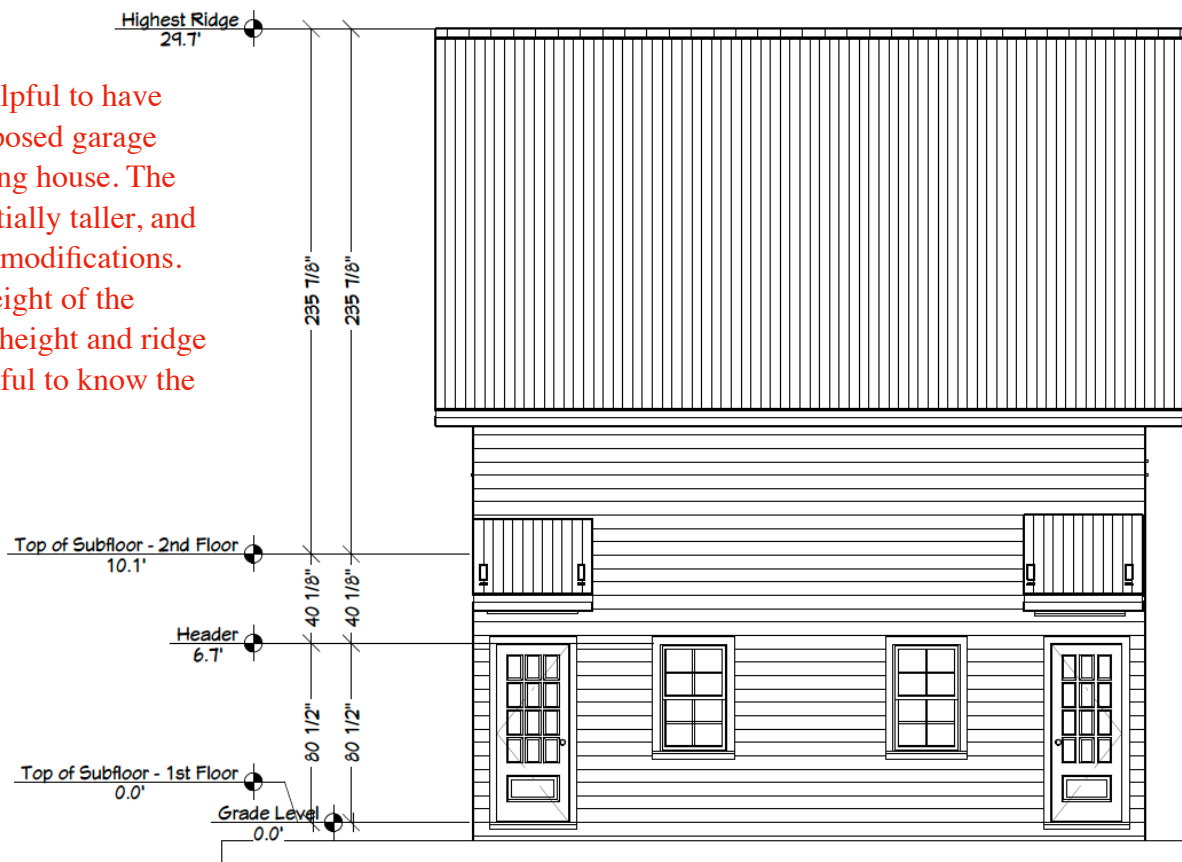




**FRONT ELEVATION** SCALE 1/4" N/A

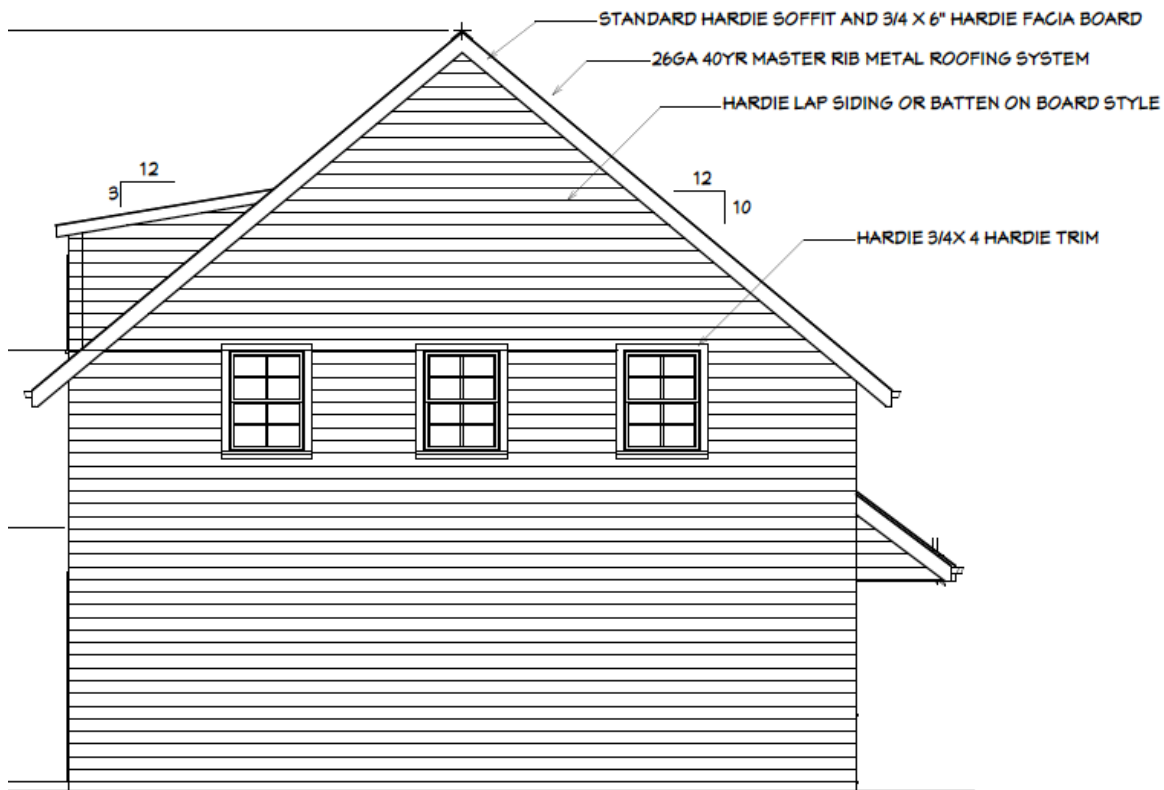
**Britin asked:** It would be helpful to have elevations that show the proposed garage addition relative to the existing house. The garage appears to be substantially taller, and requires two building height modifications. Is it possible to reduce the height of the garage by lowering the eave height and ridge height? It would also be helpful to know the height of the existing house.

**Builder reply:** We can modify the height if needed without taking too much away from 2nd floor. Lets see what the verdict is first from HARC.



**BACK ELEVATION** SCALE 1/4" N/A





RIGHT SIDE



LEFT SIDE (CONNECTS TO PORCH HERE)





 **REQUEST A SAMPLE**

**< 1 OF 2 >**

## ARTISAN LAP SIDING

Thick, fiber cement lap siding elevates the aesthetic of traditional wood siding with lower maintenance.

### Panel Specs

Thickness:	<b>0.625"</b>		
Weight:	<b>4.55 LBS./SQ. FT.</b>		
Length:	<b>144"</b>		
<hr/>			
Widths:	<b>5.25"</b>	<b>7.25"</b>	<b>8.25"</b>
Exposure:	<b>4"</b>	<b>6"</b>	<b>7"</b>
Color:	<b>COMES PRIMED FOR PAINT</b>		



## Single Hung Windows

A single hung window lifts open from the bottom while the top of the window remains stationary.







# MIRA Series Patio Doors

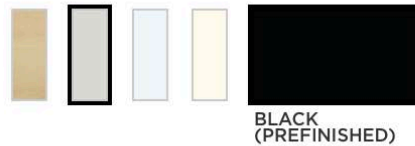
NEW CONSTRUCTION — ALUMINUM-CLAD WOOD



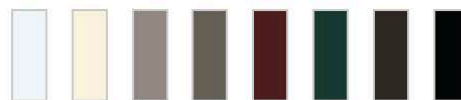
No Reviews [Write the First Review](#)

MIRA patio doors feature a beautiful wood interior clad to protect it from the elements. Whether you choose a hinged or sliding patio door, you'll love the vast selection of colors, hardware finishes and authentic French door look.

## 5 Interior Color Options

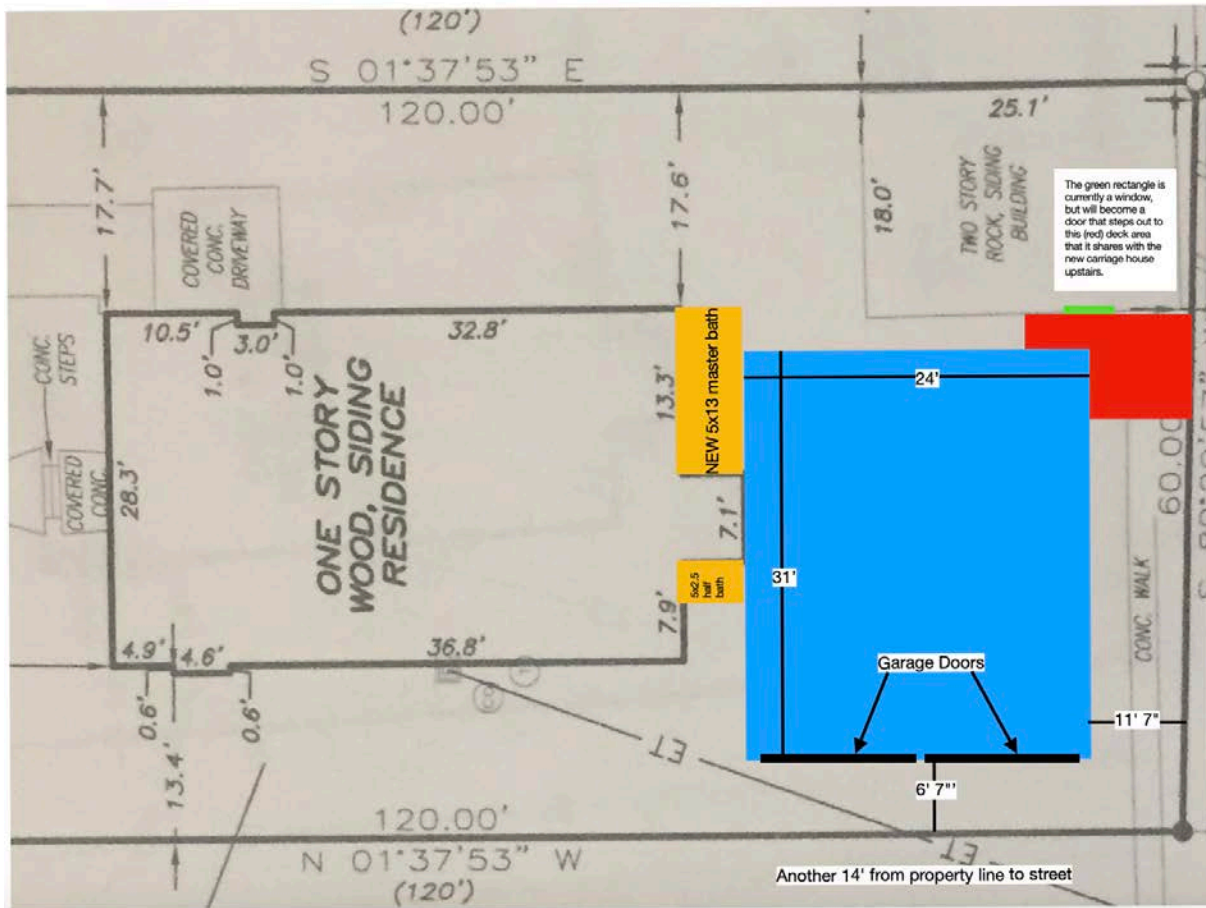


## 8 Exterior Color Options



For maximum brightness, I believe this is a good choice for the two exterior walk-thru doors on the lower level of the addition.





The red area on this drawing is the proposed **upstairs deck** connecting the two buildings. I have not had it professionally drawn yet.

Regarding the red area (deck) "...Most wood species are rated Class C for fire resistance, but you can build safer with a Class A-rated composite decking like AmeraDeck, made from PVC and wood fiber.." from This Old House





On the left go back to a screened-in porch.

On the right, an 11' wide and 7' deep porch—just enough for a porch swing, or two rocking chairs.



Examples of an offset porch—doesn't look out of place for Georgetown Historic District.





**Like this!**

Unfortunately there are no photos of the original screened porch anywhere—Preservation Georgetown, Southwestern University and the library have both scoured their resources to find one.

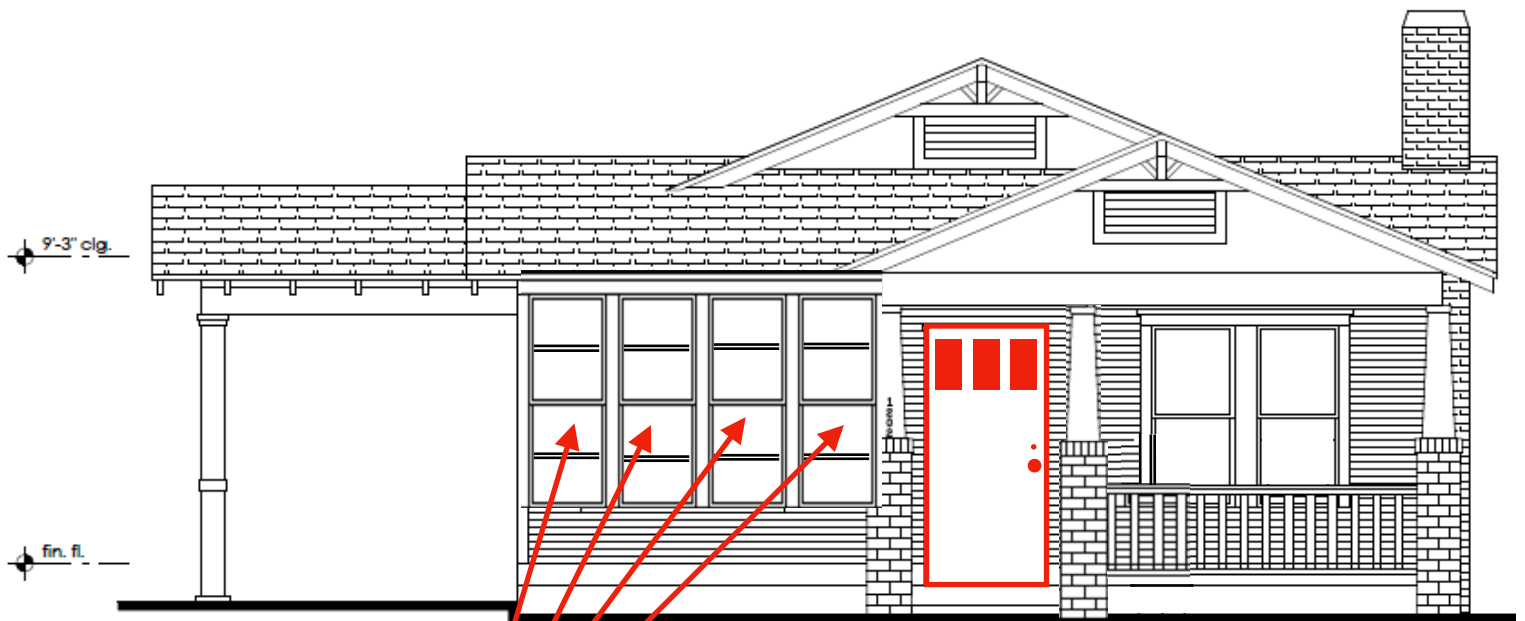
**Proposed NEW craftsman front door, replacing the "builder-grade" front door.**

**The same door will be used on the second-story door that is replacing a window in the existing storage/apartment building.**

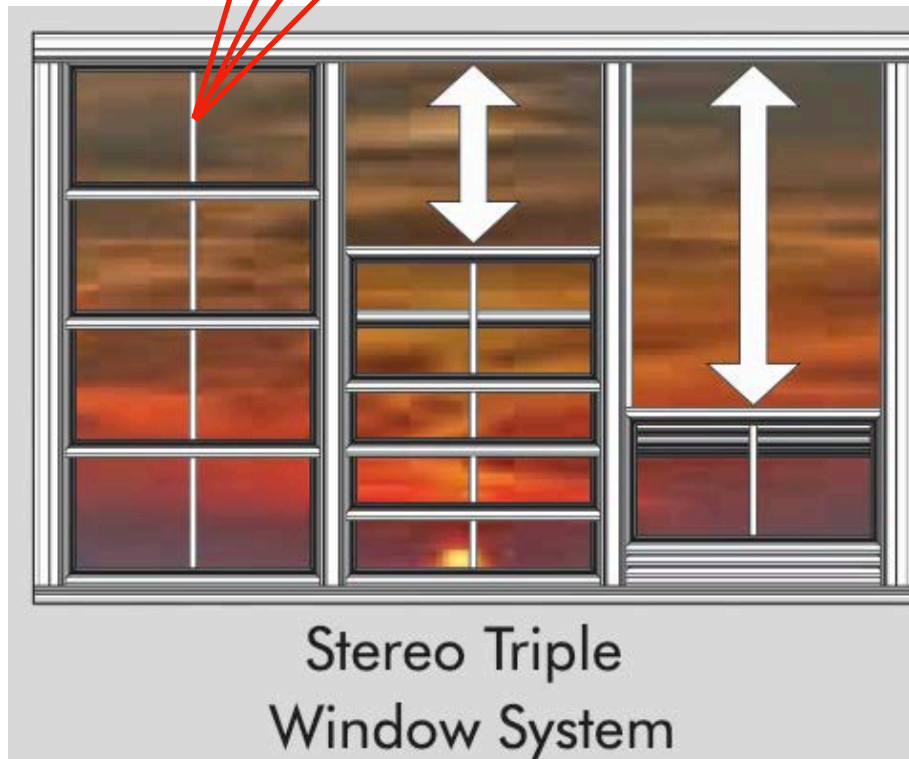




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See a  
demonstration  
[HERE](#) of how  
these windows/  
screens work.





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**Screened porch inspirations**





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Remove current windows in dining room and replace with **white french doors** (the house will be medium gray with white trim), and **three** of the windows that we remove from the front bedroom to make the screened room, will replace the woefully small (current) kitchen window. **Below is CURRENT. Below that pic is PROPOSED.**



**EXISTING**

*Page 18 of 20*





### **PROPOSED #1**

Remove current windows in dining room and replace with white french doors (the house will be medium gray with white trim), and **three** of the windows that we remove from the front bedroom to make the screened room will replace the woefully small current kitchen window.





## **PROPOSED #2**

Take a window from the front bedroom that is being turned into a screened-in porch, and replace the super small window in the kitchen—it will match the window to the right, too.



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

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 235  
 City/Rural Georgetown Ge UTM Sector 626-3389  
 2. Name Paul Young House 6. Date: Factual \_\_\_\_\_ Est. 1925  
 Address 1202 E. 13th 7. Architect/Builder \_\_\_\_\_ Contractor Griffin Lumber Co.  
 3. Owner W. K. McClain 8. Style/Type bungalow  
 Address 1204 E. University 9. Original Use residential  
 4. Block/Lot Coffee Hts./Blk. 1/Lot 1 Present Use residential  
 10. Description One-story wood frame dwelling; exterior walls w/ 117/121 siding; gable roof w/ composition shingles; exposed rafter ends; front elev. faces N. exterior brick chimney; wood sash double-hung windows w/ 1/1 lights; single-door entrance; one-bay porch w/ gable roof on N. elev.; tapered box supports on brick piers. Other noteworthy features  
 11. Present Condition good  
 12. Significance \_\_\_\_\_  
 13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site ☒ (describe) \_\_\_\_\_  
 14. Bibliography GHS files 15. Informant \_\_\_\_\_  
 16. Recorder D. Moore/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		ROLL	FRME
		7	11A	to		
				to		
				to		

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 235  
 City/Rural Georgetown GE  
 2. Name Paul Young House

#10. Description (cont'd) include porte-cochere on E. elev.; bungalow details. Outbuildings include two-story garage/apartment at rear.



**TEXAS HISTORICAL COMMISSION**

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

Address: 1202 E 13th St 2016 Survey ID: 125651 A  
 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: R041621

Construction Date: 1925 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.632264 Longitude -97.665928

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 checked="" 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: 125651 A ☐ High ☒ Medium ☐ Low

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

2007 Survey ID: 331 ☐ High ☒ Medium ☐ Low

1984 Survey ID: 235 ☐ High ☐ Medium ☒ Low

**General Notes:** (Notes from 2007 Survey: new screen door)

Recorded by: CMEC

Date Recorded 5/3/2016

\*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: South

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: 1202 E 13th St

2016 Survey ID: 125651 A

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction Southeast





# 1202 E. 13<sup>th</sup> Street Additions Conceptual Review 2020-59-COA

**Historic & Architectural Review Commission**  
January 14, 2021



# Item Under Consideration

## **2020-59-COA – 1202 E. 13<sup>th</sup> Additions Conceptual Review**

Conceptual Review of a request for a Certificate of Appropriateness (COA) for a two-story garage addition with proposed setback, building height and floor-to-area ratio modifications; the addition of porches with a proposed setback modification; the addition of a deck with a proposed setback modification and the replacement of doors and windows at the property located at 1202 E. 13<sup>th</sup> Street, bearing the legal description Lot 1, Block 1, Coffee Heights Addition.



# Item Under Consideration

## HARC:

- Changing the left side of the front of the house (northeast corner) to a screened porch
- Expanding the front porch, with a setback modification
- The addition of a two-story garage, with one setback modification, two building height modifications and a floor-to-area ratio modification
- The addition of a second-floor deck between the existing two-story structure and the new garage addition, with a setback modification
- The replacement of the front door with a wider front door
- The replacement of a window with a door on the existing two-story structure
- The replacement of three windows with a French door and three relocated windows



# Feedback Staff is Seeking

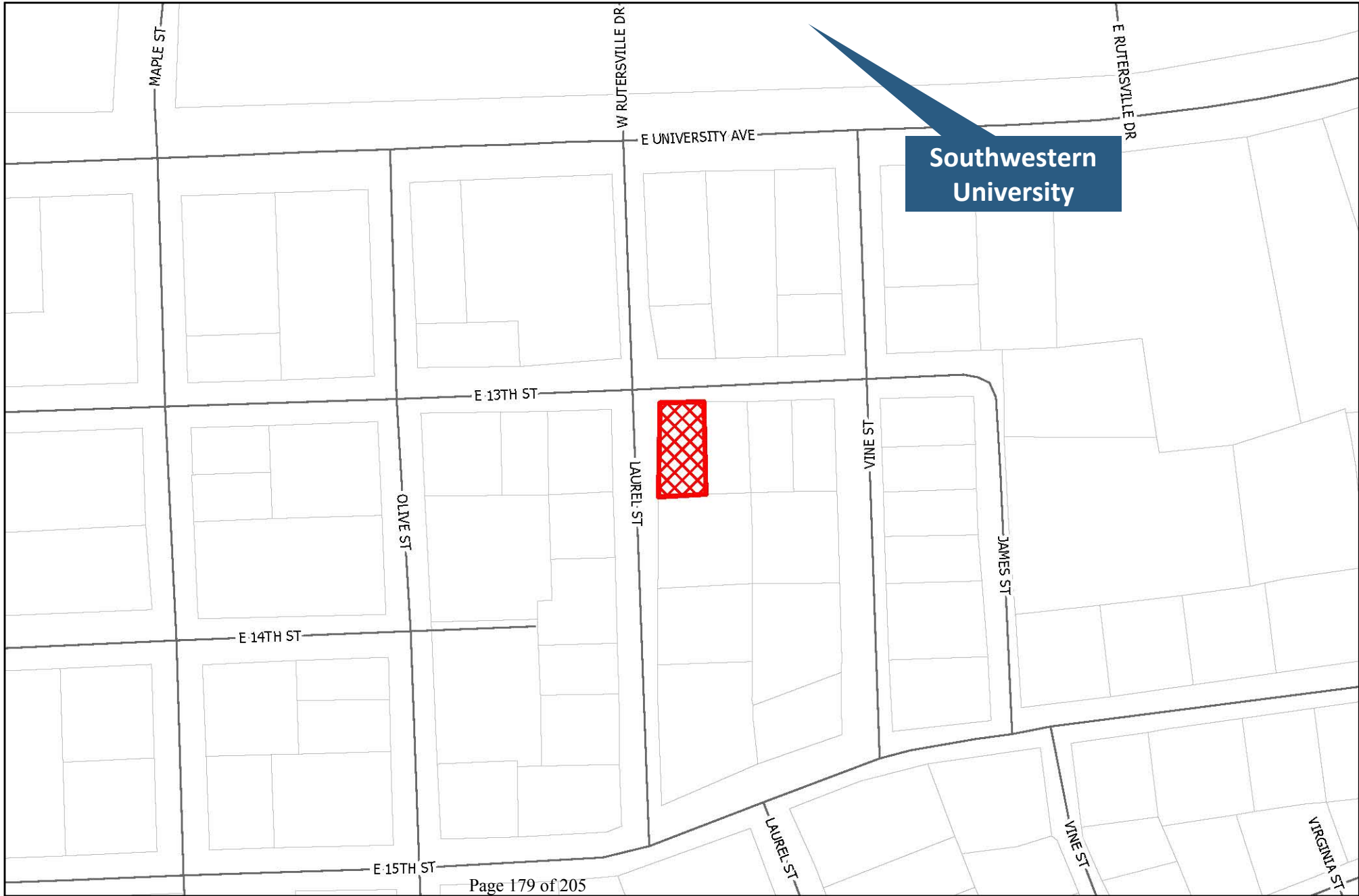
- **Garage addition setback, building height and floor-to-area ratio modifications** (UDC Sec. 4.08.080 & Sec. 3.13.030.C and D)
- **Deck addition & setback modification** (Design Guideline 6.27 and UDC Sec. 4.08.080 & 3.13.030.D)
- **Porch additions & setback modification** (Design Guidelines 6.25 & 6.26 and UDC Sec. 4.08.080 & 3.13.030.D)
- **Window relocation and door replacement** (Design Guidelines 6.12, 6.13, 6.20 & 6.21)



# Item Under Consideration





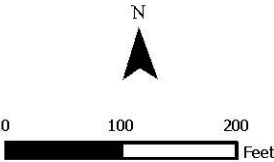


# LOCATION

2020-59-COA

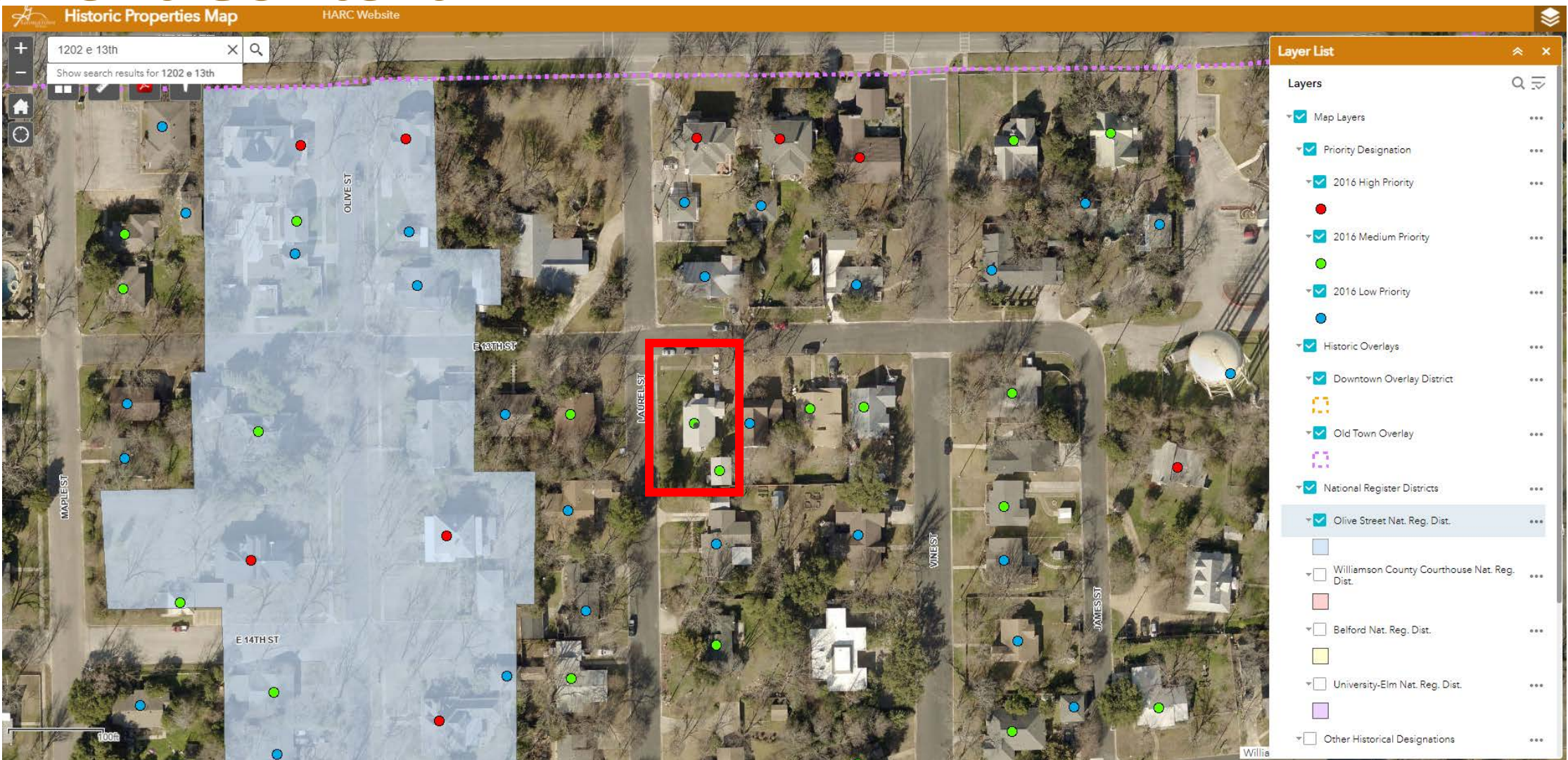
Exhibit #1

-  Site
-  Parcels



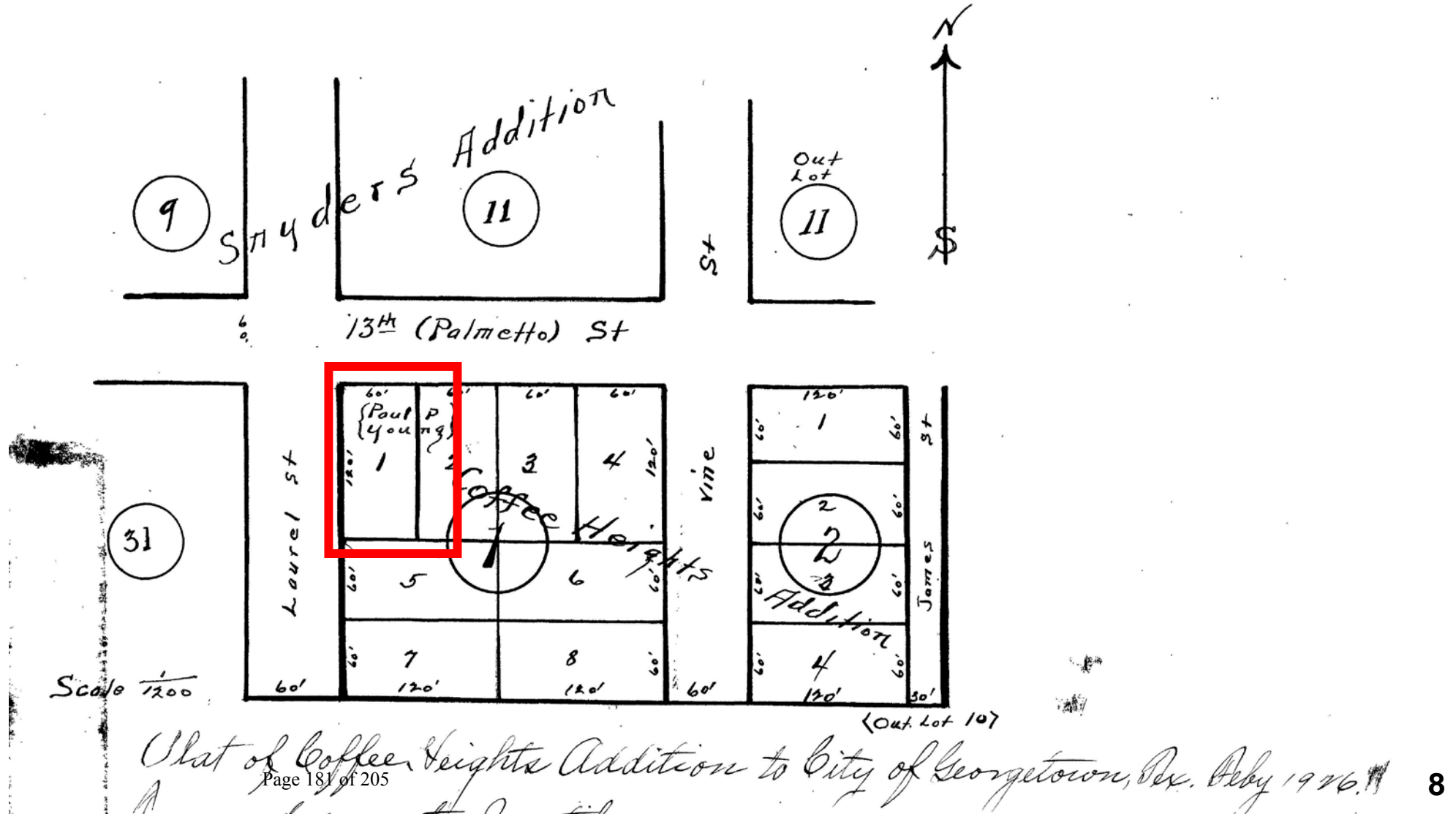


# Current Context



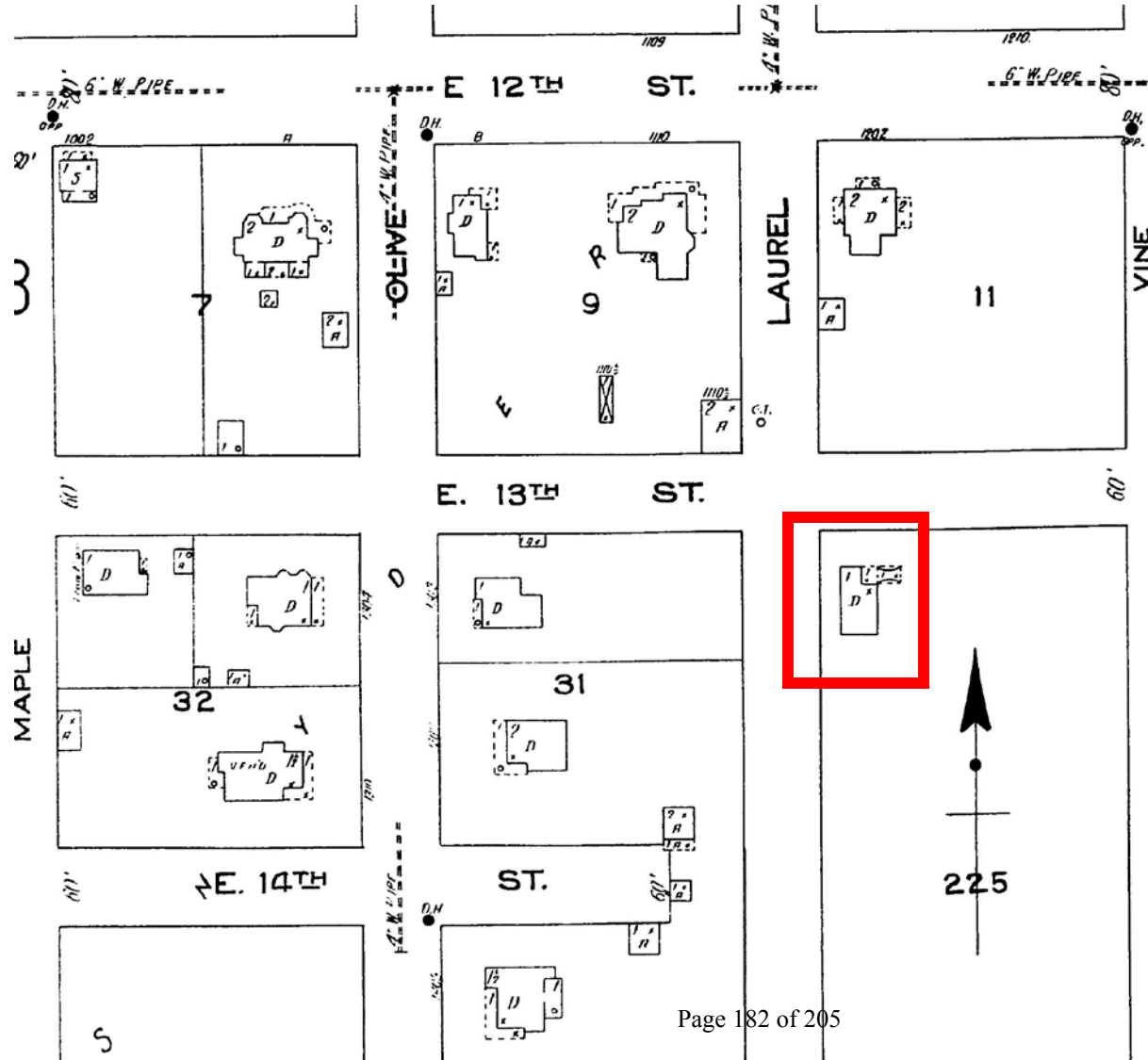


# 1926 Coffee Heights Addition Plat

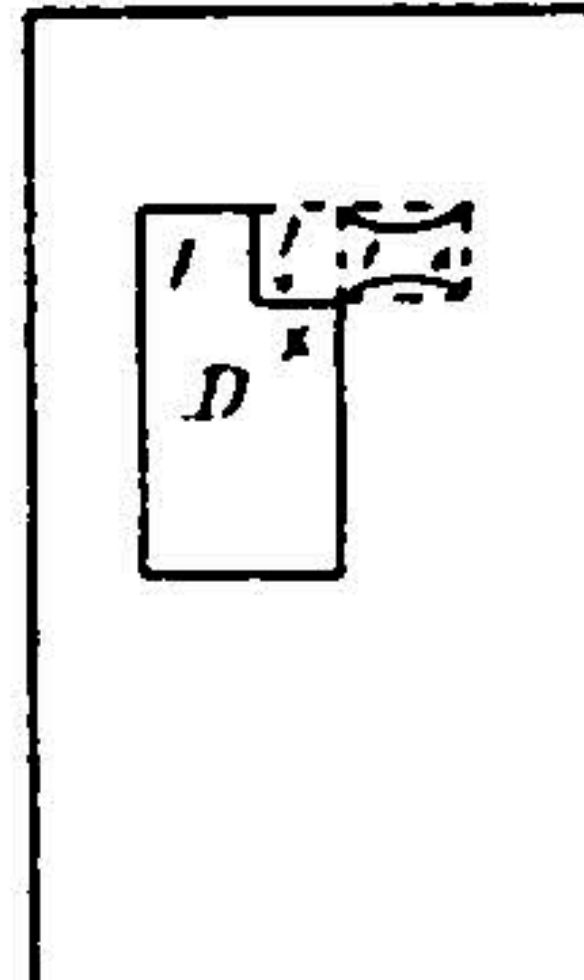




# 1925 Sanborn Fire Insurance Map

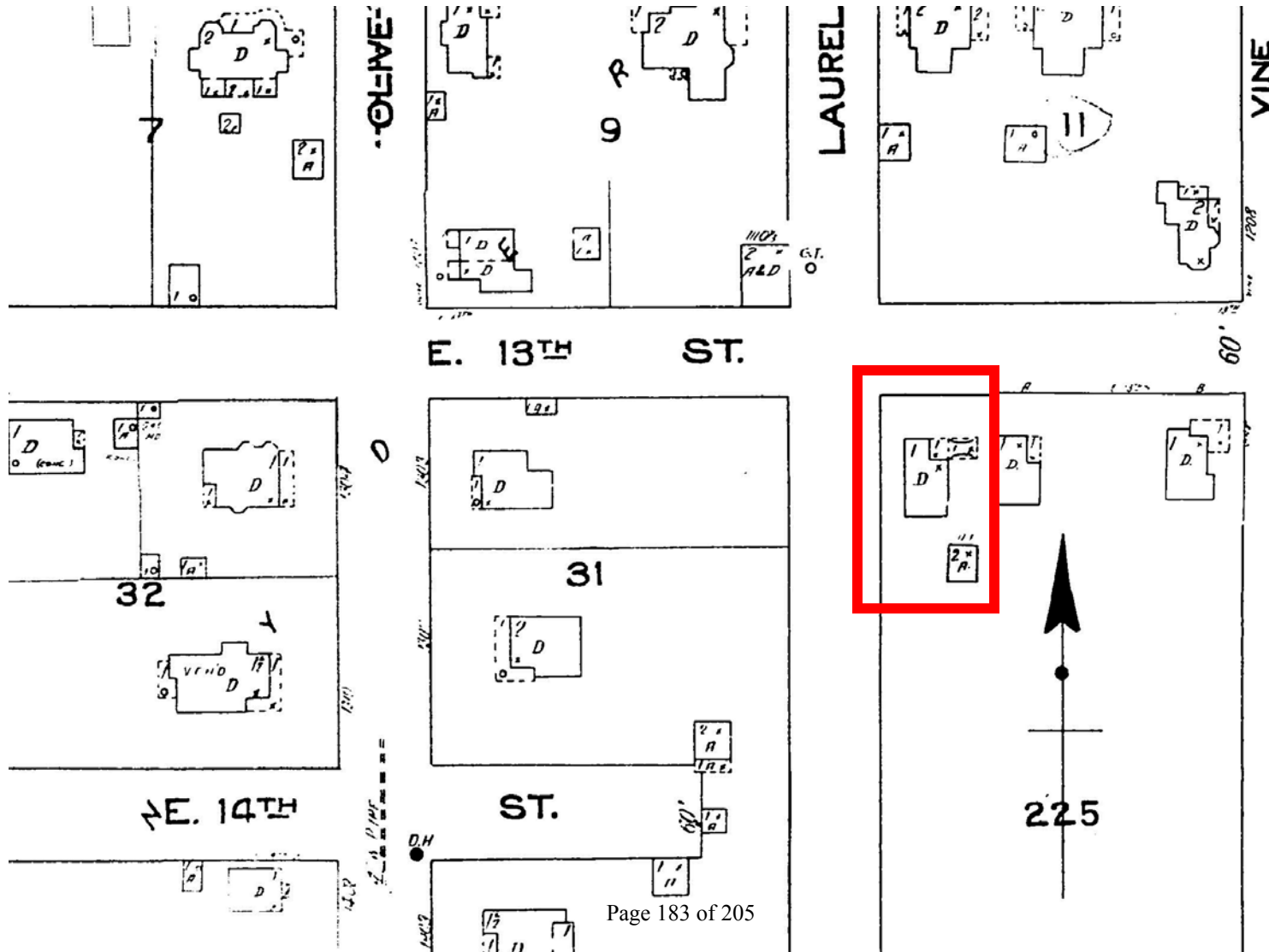


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# 1940 Sanborn Fire Insurance Map





## c. 1934 SU Special Collections Photos



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# c. 1934 SU Special Collections Photo





# 1964 Aerial Photo





# 1974 Aerial Photo





# 1984 HRS Photo





# Current Photos

Photo taken from E 13th Street looking at current 21-foot tall apartment/storage building.



The existing home is 18' tall; highest ridge on addition is 29.7' ; current storage room/apartment is about 21' tall.

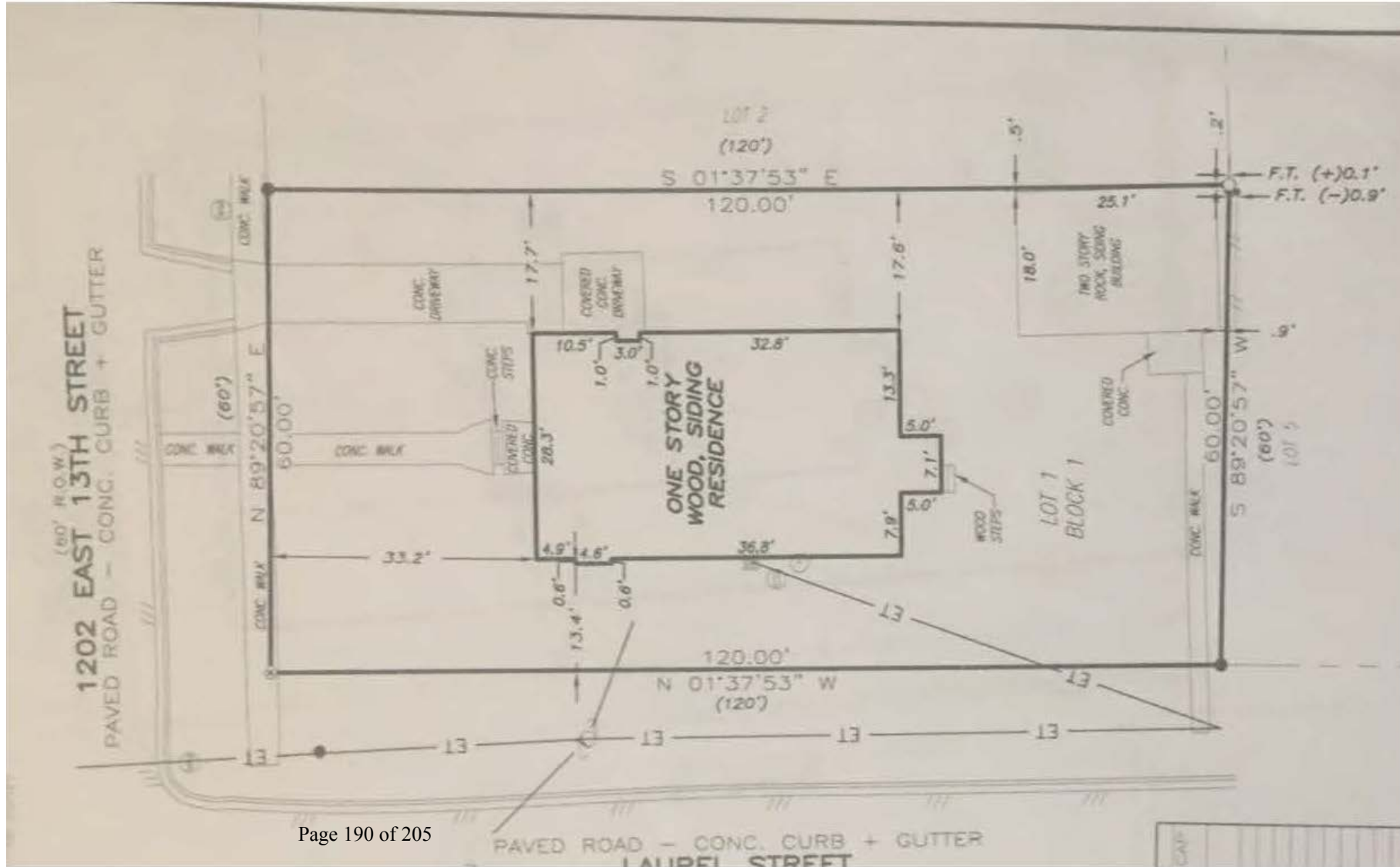
Photo taken from Laurel Street looking at current apartment/storage building.

Photo taken from Laurel Street side looking at current apartment/storage building, and little back porch on the existing home that will become a hallway into the new garage/living space.



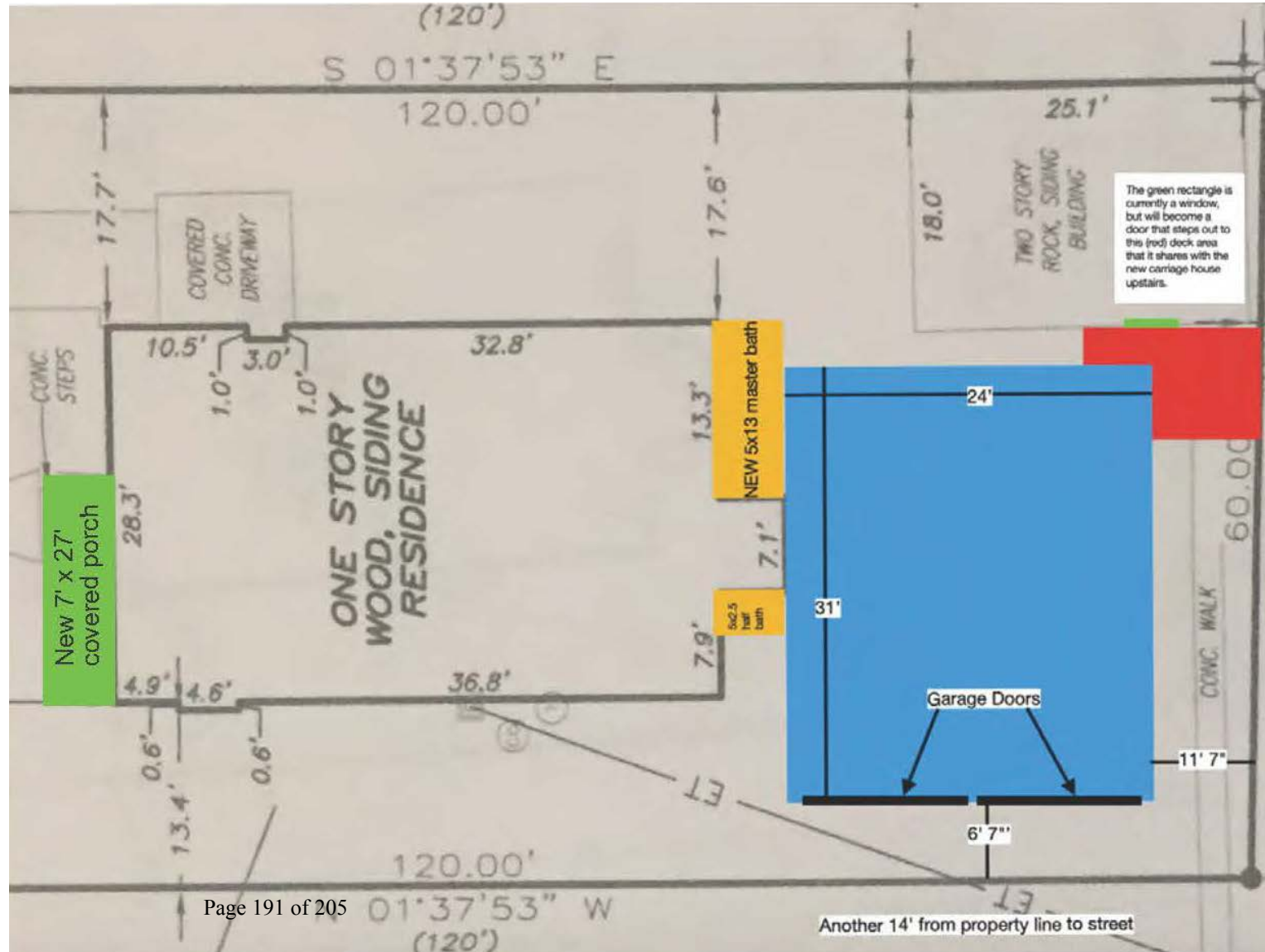


# 1202 E. 13<sup>th</sup> Street – Site Survey





# 1202 E. 13<sup>th</sup> Street – Site Plan





# 1202 E. 13<sup>th</sup> Street – New Front Porch



On the left go back to a screened-in porch.

On the right, an 11' wide and 7' deep porch—just enough for a porch swing, or two rocking chairs.



**Like this!**

Unfortunately there are no photos of the original screened porch anywhere—Preservation Georgetown, Southwestern University and the library have both scoured their resources to find one.



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Examples of an offset porch—doesn't look out of place for Georgetown Historic District.

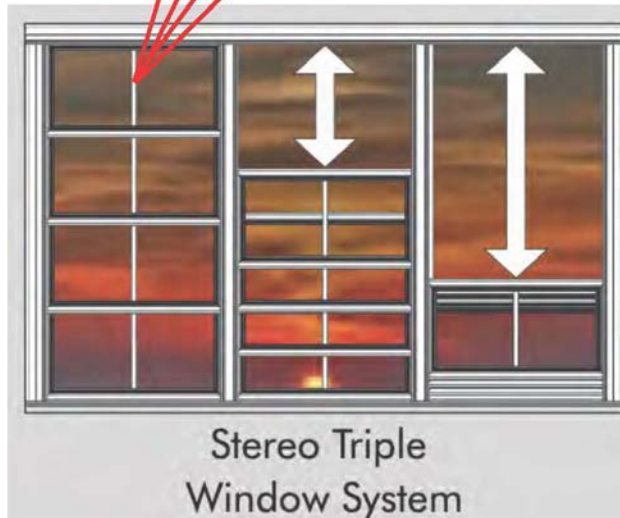


# 1202 E. 13<sup>th</sup> Street – Screened Porch



Screened porch inspirations

See a demonstration [HERE](#) of how these windows/screens work.





# 1202 E. 13<sup>th</sup> Street – New Front Door



**Like this!**

Unfortunately there are no photos of the original screened porch anywhere—Preservation Georgetown, Southwestern University and the library have both scoured their resources to find one.

**Proposed NEW craftsman front door, replacing the "builder-grade" front door.**

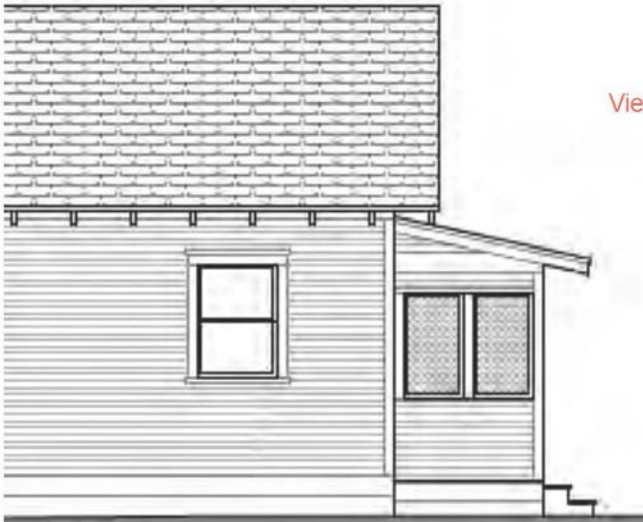
**The same door will be used on the second-story door that is replacing a window in the existing storage/apartment building.**



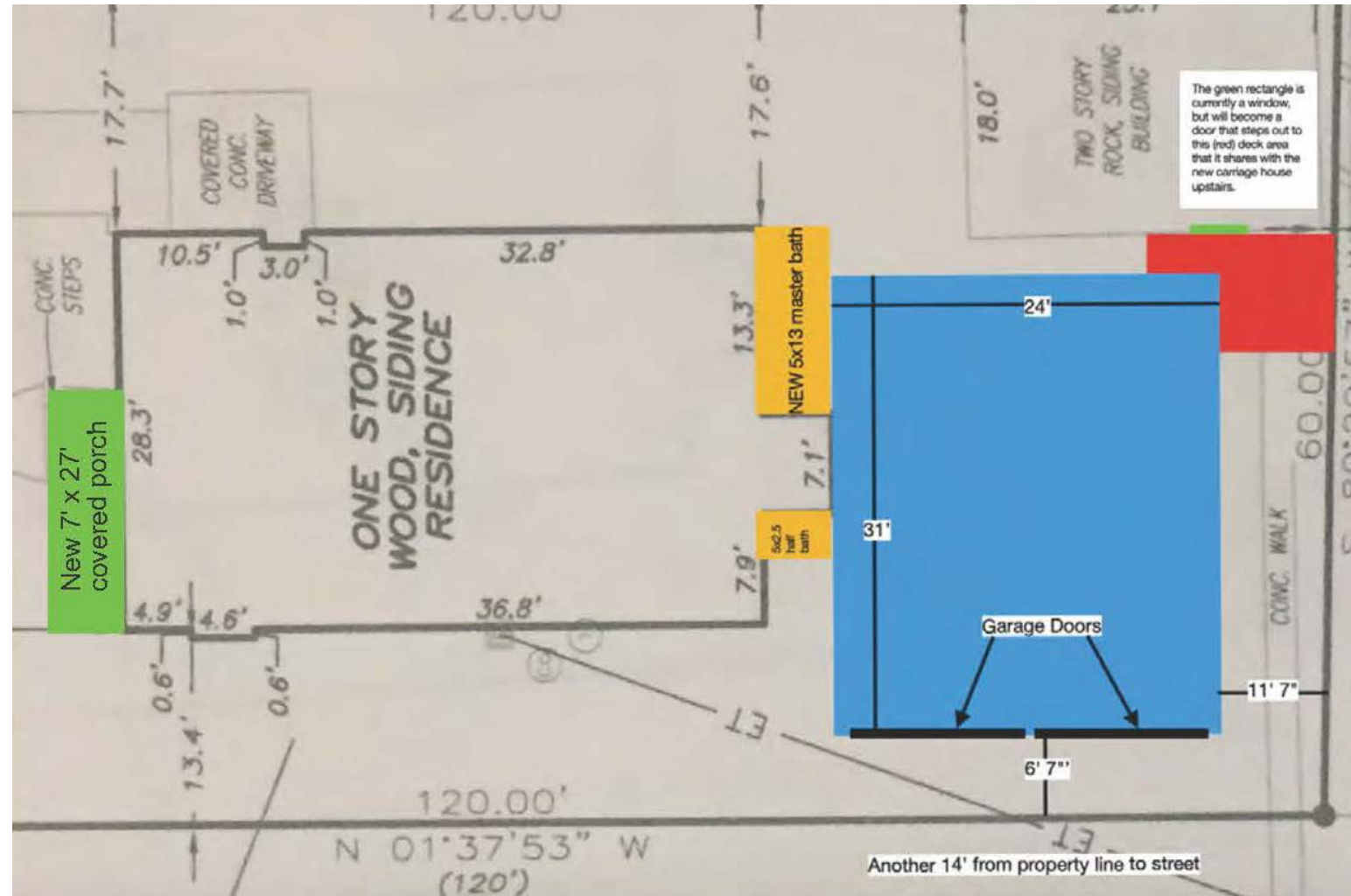
Existing door



# 1202 E. 13<sup>th</sup> Street – Garage Addition



Views from Laurel Street





# 1202 E. 13<sup>th</sup> Street – Existing Elevations



**2** Left Elevation  
 Scale: 1/4" = 1'-0"

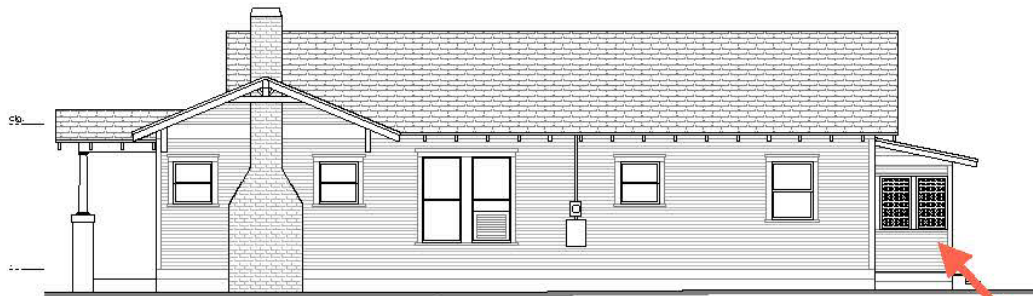


**1** Front Elevation  
 Scale: 1/4" = 1'-0"

**Existing home is 18' tall.**

**Highest ridge on addition is 29.7';**

**Current storage room/apartment is about 21' tall.**



**4** Right Elevation  
 Scale: 1/4" = 1'-0"

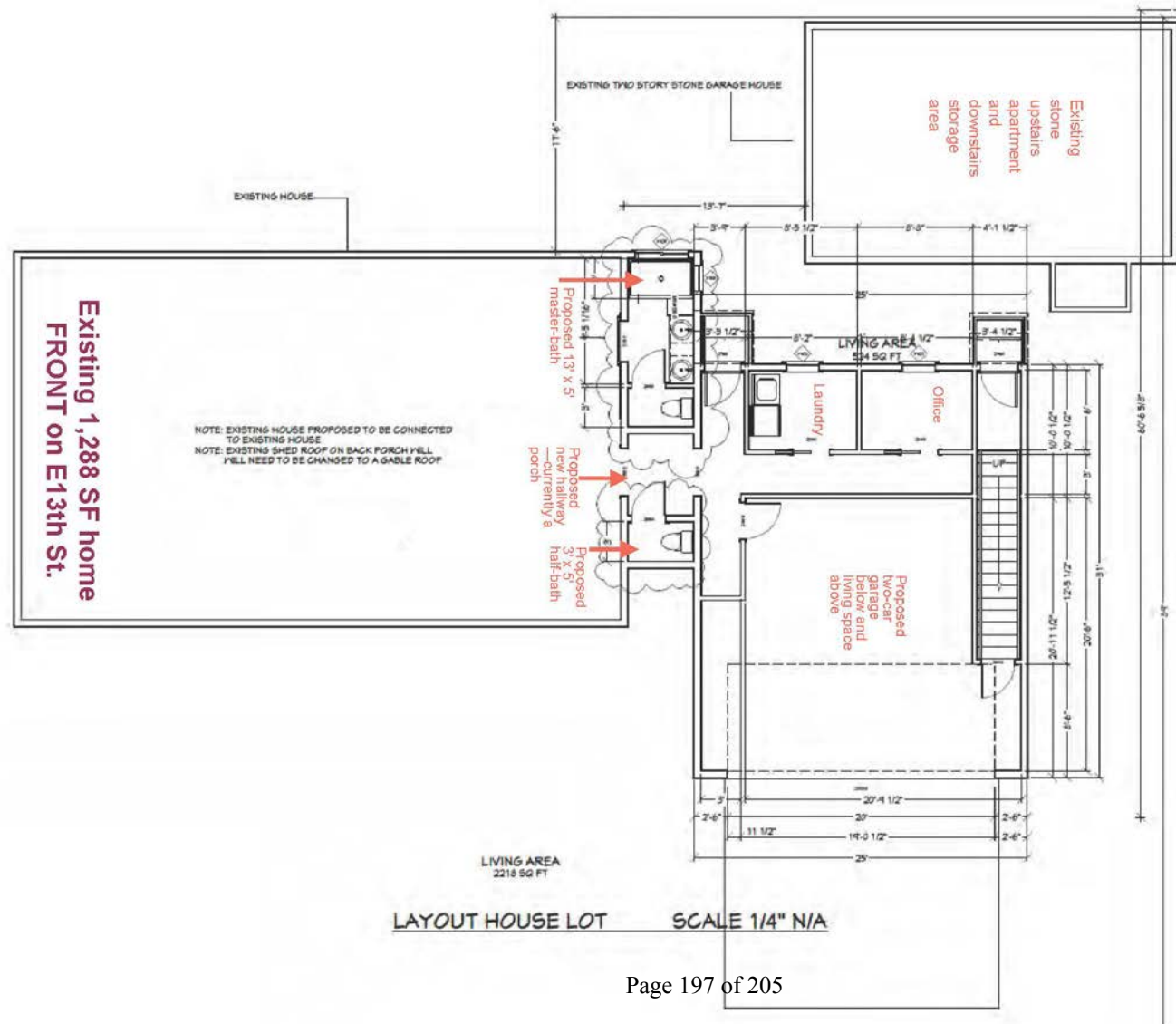


**3** Rear Elevation  
 Scale: 1/4" = 1'-0"

The new garage/living space will attach to this little porch and become an interior hallway.



# 1202 E. 13<sup>th</sup> Street – Garage Addition



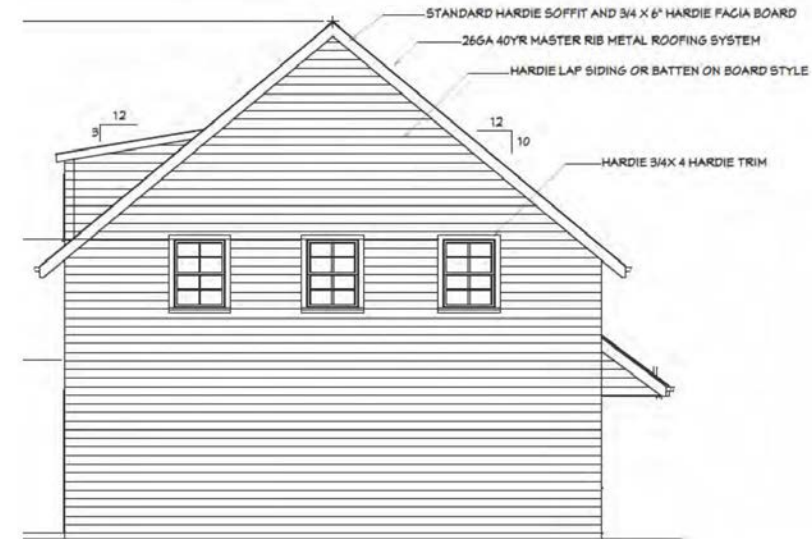
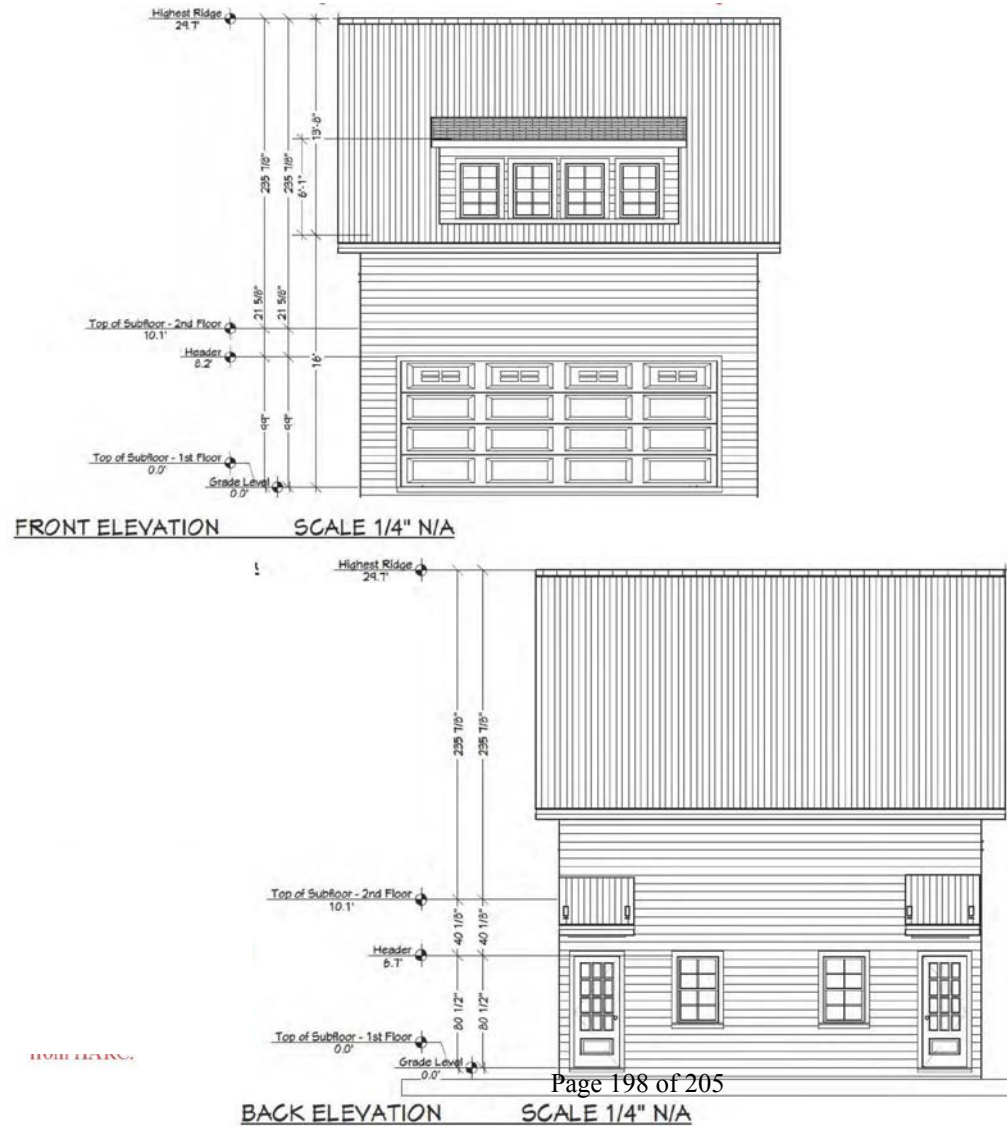
This is actually the hallway to the laundry room, office, and stairs to upstairs living area.

This is actually the hallway to the new kitchen and existing house..

**24' wide**  
**31' deep**  
**34' 7" tall**



# 1202 E. 13<sup>th</sup> Street – Garage Addition Elevations



RIGHT SIDE



LEFT SIDE (CONNECTS TO PORCH HERE)



# 1202 E. 13<sup>th</sup> Street – Garage Addition Materials



## ARTISAN LAP SIDING

Thick, fiber cement lap siding elevates the aesthetic of traditional wood siding with lower maintenance.

### Panel Specs

Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
Widths:	5.25" 7.25" 8.25"
Exposure:	4" 6" 7"
Color:	COMES PRIMED FOR PAINT

REQUEST A SAMPLE < 1 OF 2 >



## Single Hung Windows

A single hung window lifts open from the bottom while the top of the window remains stationary.



## MIRA Series Patio Doors

NEW CONSTRUCTION — ALUMINUM-CLAD WOOD

0.0 No Reviews [Write the First Review](#)

MIRA patio doors feature a beautiful wood interior clad to protect it from the elements. Whether you choose a hinged or sliding patio door, you'll love the vast selection of colors, hardware finishes and authentic French door look.

### 5 Interior Color Options



### 8 Exterior Color Options



For maximum brightness, I believe this is a good choice for the two exterior walk-thru doors on the lower level of the addition.



# 1202 E. 13<sup>th</sup> Street – Window Replacement



EXISTING

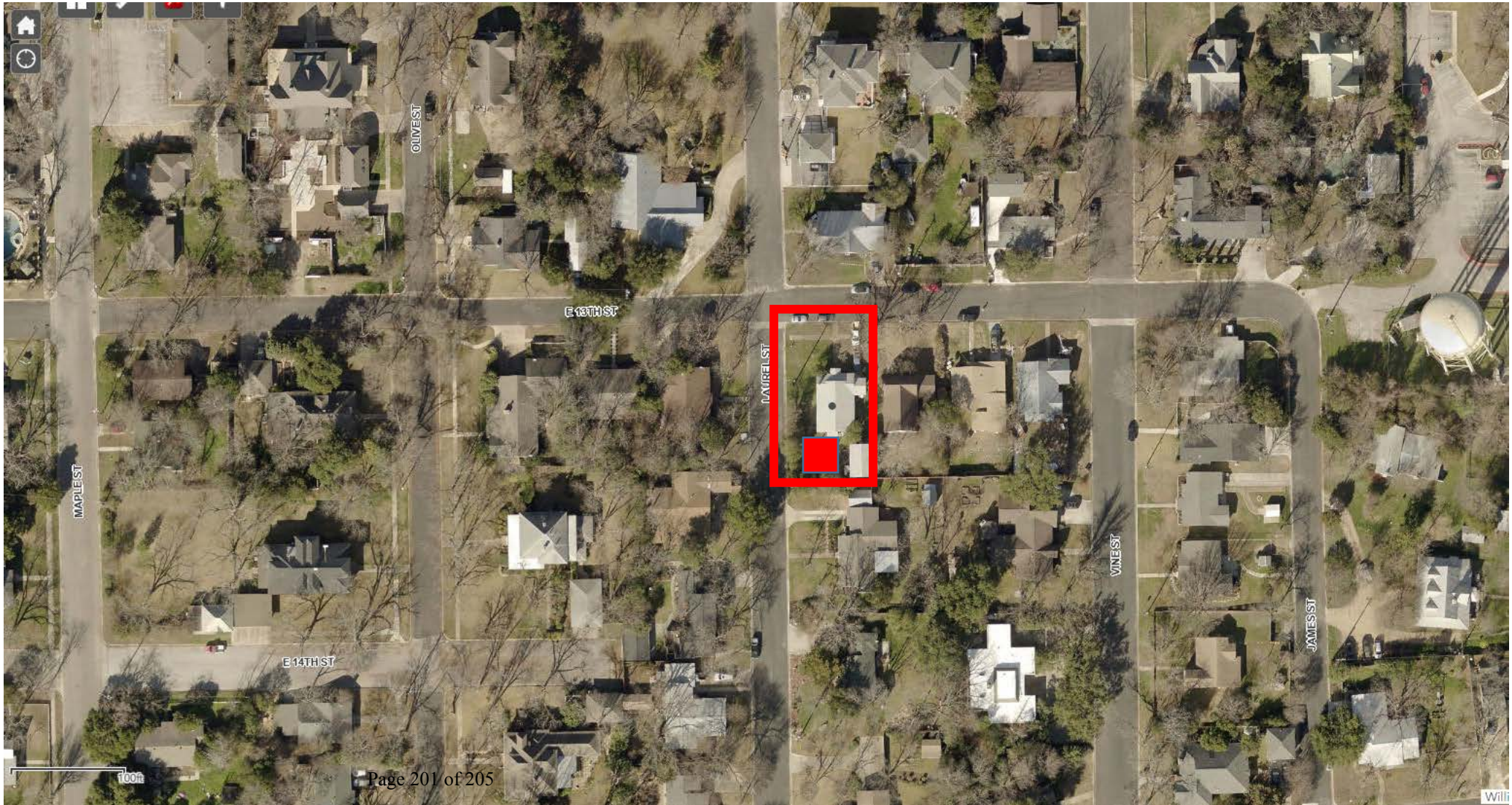


PROPOSED

Remove current windows in dining room and replace with white french doors (the house will be medium gray with white trim), and **three** of the windows that we remove from the front bedroom to make the screened room will replace the woefully small current kitchen window.



# Current Context





# Feedback Staff is Seeking

## Screened Porch, Front Door Replacement, Front Porch Addition and Setback Modification

### Feedback staff is seeking:

- As the Sanborn Maps show a front porch in the location of the proposed screened porch, is the proposed screened porch design, including windows, compatible with what is known of the structure and its history?
- Is the addition of the front porch compatible with the style of the structure and with the Design Guidelines?
- Is the setback modification requested for the front porch addition compatible with surrounding structures in the same block?



# Feedback Staff is Seeking

## **Garage Addition, Setback Modification, Building Height Modifications, Floor-to-Area Ratio Modification and Impervious Cover**

### **Feedback staff is seeking:**

- Is the proposed setback for the garage compatible and in context with the block in which the subject property is located?
- Does the proposed height and roof style of the garage addition maintain a consistent relationship with structures in the immediate vicinity?
- As the garage addition would require a modification to the floor-to-area ratio limit for the Old Town Overlay District, does HARC need additional information to evaluate that request?



# Feedback Staff is Seeking

## Deck Addition and Setback Modification

### Feedback staff is seeking:

- Is more information needed on the design of the deck?
- Is the proposed setback compatible and in context with the block in which the subject property is located?
- Will the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings?



# Feedback Staff is Seeking

## Accessory Structure and Main Structure Door and Window Replacements

### Feedback staff is seeking:

- Are the proposed replacement doors compatible with the historic structures (including the front door replacement)?
- Is the relocation of the historic windows compatible with the character of the main house?