Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
February 25, 2021 at 6:00 PM
at Virtual

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 February 25, 2021 via teleconference. To participate, please copy and paste the weblink into your browser:

Weblink: https://bit.ly/35f0rPn
Webinar ID: 979 7139 1504
Password: 639236

To participate by phone:
Call in numbers: (346) 248-7799 or Toll-Free: 833-548-0276
Password: 639236

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

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

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

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

Regular Session

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

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

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

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

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

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

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.
On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to

http://government.georgetown.org/category/boards-commissions/.

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

Legislative Regular Agenda

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

E **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for the addition of a porch, patio or deck at the property located at 208 S. Austin Ave., bearing the legal description Lot 4, Block 9, City of Georgetown. (2021-1-COA) – Britin Bostick, Downtown & Historic Planner

F Recognition of HARC Commissioner service.

G 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.

_____
Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review
February 25, 2021

SUBJECT:

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

ITEM SUMMARY:

In their meeting on July 23, 2020 HARC approved modifications to the main sanctuary building at First United Methodist Church. The modifications included the installation of an Outdoor Air (OA) louver for a proposed new Heating, Ventilation and Air Conditioning (HVAC) system to be installed for the main church building and sanctuary. The louver was proposed to be installed in the west façade of the historic portion of the building, above the roof of the c. 1930 addition and on the west side of the sanctuary building.

Following revisions to the project the applicant is requesting HARC approval of a change to the proposed building modifications. Rather than installing the louver originally proposed and based on changes to the layout and function of the HVAC system, the applicant is now requesting to install an access door in the same location that was previously proposed to have a louver. The door opening would have a different size and orientation but would be similar in impact to the building façade and is proposed to be painted to match the existing limestone wall.

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 - Previously Approved Plans & Specifications	Exhibit
🗋	Staff Presentation	Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: ***February 25, 2021***
File Number: ***2020-30-COA***

AGENDA ITEM DESCRIPTION

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

AGENDA ITEM DETAILS

Project Name:	***First United Methodist Church HVAC and Sanctuary Renovation***
Applicant:	***Alfred Brice (FGM Architects)***
Property Owner:	***First United Methodist Church***
Property Address:	***410 E. University Avenue***
Legal Description:	***Block 2 of the Hughes Addition***
Historic Overlay:	***Old Town Overlay District***
Case History:	***HARC previously approved the installation of a louver via 2020-30-COA***

HISTORIC CONTEXT

Date of construction:	***1891-1893 (HRS)***
Historic Resources Survey Level of Priority:	***High***
National Register Designation:	***First Methodist Church (Individually Listed)***
Texas Historical Commission Designation:	***Recorded Texas Historic Landmark (1974)***

APPLICANT'S REQUEST

HARC:

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

HPO:

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

STAFF ANALYSIS

In their meeting on July 23, 2020 HARC approved modifications to the main sanctuary building at First United Methodist Church. The modifications included the installation of an Outdoor Air (OA) louver for a proposed new Heating, Ventilation and Air Conditioning (HVAC) system to be installed for the main church building and sanctuary. The louver was proposed to be installed in the west façade of the historic

portion of the building, above the roof of the c. 1930 addition and on the west side of the sanctuary building.

Following revisions to the project the applicant is requesting HARC approval of a change to the proposed building modifications. Rather than installing the louver originally proposed and based on changes to the layout and function of the HVAC system, the applicant is now requesting to install an access door in the same location that was previously proposed to have a louver. The door opening would have a different size and orientation but would be similar in impact to the building façade and is proposed to be painted to match the existing limestone wall.

Staff provided the following analysis to HARC in the first hearing on this application:

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

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

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER – CHAPTER NAME	
8.27 Minimize the visual impact of mechanical equipment as seen from street. ✓ Do not locate window air conditioning units on the building's primary facade. ✓ Use low-profile mechanical units and elevator shafts on rooftops that are not visible from the public's view. If this is not possible, setback or appropriately screen rooftop equipment from view. ✓ Locate a satellite dish out of public view, to the extent feasible, and in compliance with other regulations. ✓ Paint mechanical equipment attached to the building fascia the same color as the fascia in order to blend into the building. ✓ When locating mechanical equipment be sensitive to views from the upper floors of neighboring buildings as well as other neighboring properties. ✓ Character defining features of existing buildings (i.e. roofline, chimneys, dormers) must be not be damaged or obscured when adding new roof mounted energy conservation systems such as solar devises. ✓ Skylights or solar panels should have low profiles and not be visible from the public right-of-way. These features should be installed in a manner which minimizes damage to historic materials. ✓ Solar shingles may be added to a roof surface visible from a public right-of-way if low or non-reflective shingles are used. ✓ Use solar panels and solar devices that are similar in color to roof materials and use non-reflective finishes. ✓ Solar panels should not be mounted to project from walls or other parts of the building.	**Complies** The proposed access door installation has minimal visibility from the street as it is to be installed in a portion of the west building façade that is partially obscured by later additions to the west side of the original historic sanctuary building. Additionally, HARC previously approved the installation of an outdoor air louver in the same location. The access door has a similar size to the louver but a different orientation, and the top of the door opening will sit higher on the façade than the louver would have. The applicant has also adjusted the locations of the rooftop HVAC units to be set further back from the façade, and provide sight line studies showing that the new units will be screened by the parapet walls and building additions.

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** Staff reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	**Complies** Proposed project complies with the applicable UDC requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Partially Complies** SOI Standard #9: "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed door installation would remove a portion of the stone façade to create an opening in the wall to access an attic space which will house portions of the updated HVAC system. Installing the door on the west wall above the existing building addition minimizes the visual impacts to the historic structure, and the proposed door is of a scale and appearance that are similar to the previously approved louver.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Complies** Proposed project complies with applicable Design Guideline.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** Although a portion of the stone façade is proposed to be removed for the installation of an access door, the west façade is the

SECTION 3.13.030 CRITERIA	FINDINGS
	least visible from the street and minimizes the visual impacts of the alteration.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Not Applicable** 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	**Complies** Proposed project does not diminish 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.	**Not Applicable** No signage is proposed as part of this project.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

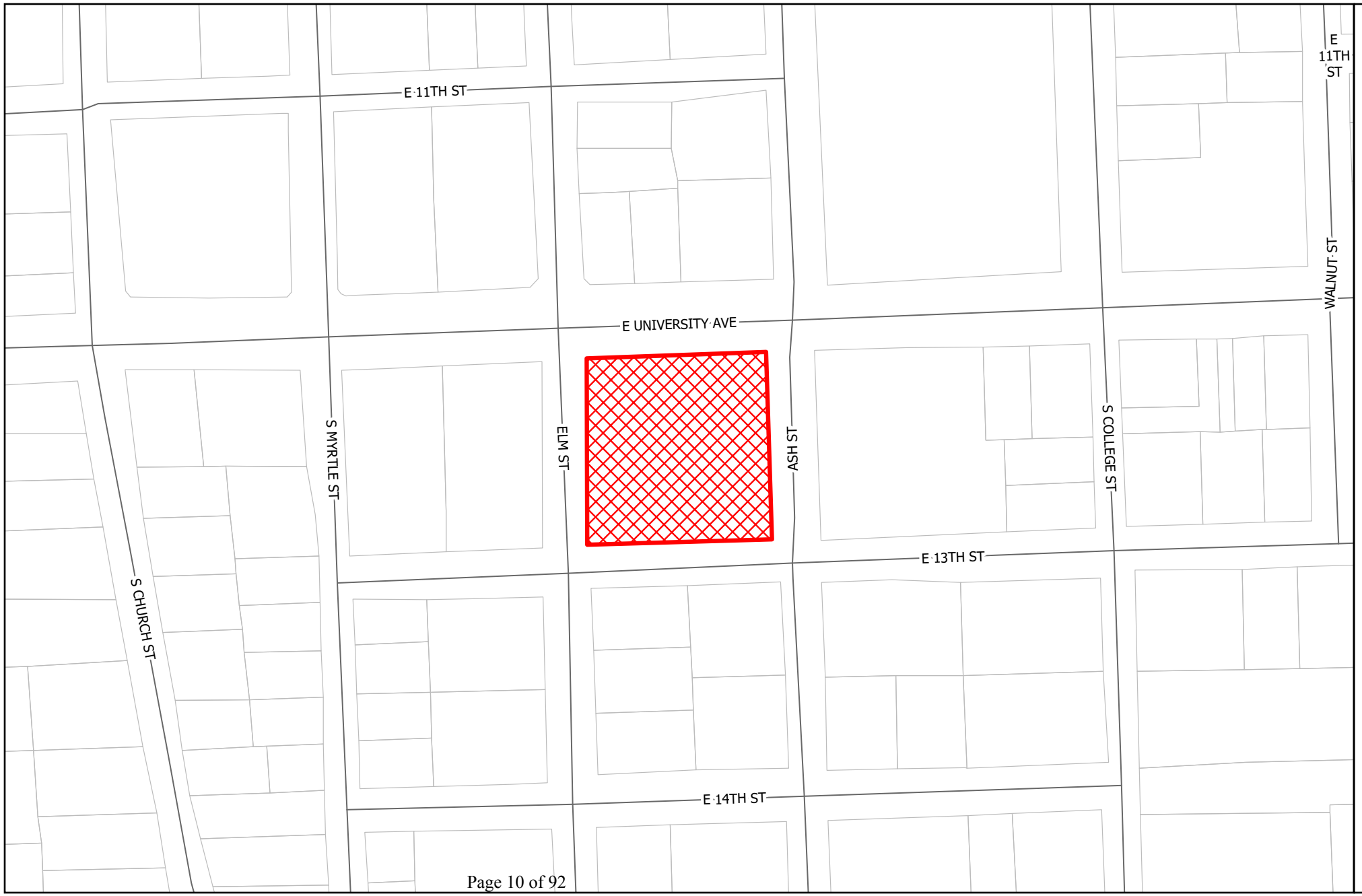
As of the date of this report, staff has received no public comments on the request.

ATTACHMENTS

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

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



EST. 1848
GEORGETOWN
TEXAS

LOCATION

2020-30-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

Jackson Galloway
FGM ARCHITECTS

February 10, 2021

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

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

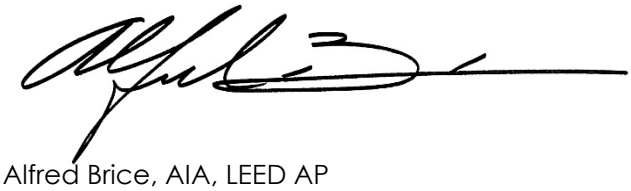
Dear Britin and Historic Planning Committee:

Jackson Galloway FGM Architects is working with First United Methodist Church to upgrade the HVAC system in the existing Sanctuary. We are locating two outdoor Air Handling Units, set back away from University Avenue. This is a change from the multiple units, previously set towards the north along University Avenue. This new HVAC system will no longer require the large aluminum louver, previously approved by HARC.
We will also be replacing the existing undersized wood hatch door. The new weather resistant hollow metal door will be accessed by stairs to allow better access for maintenance onto the existing interior catwalk above the Sanctuary ceiling. The new door will be painted to match the existing stone.

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

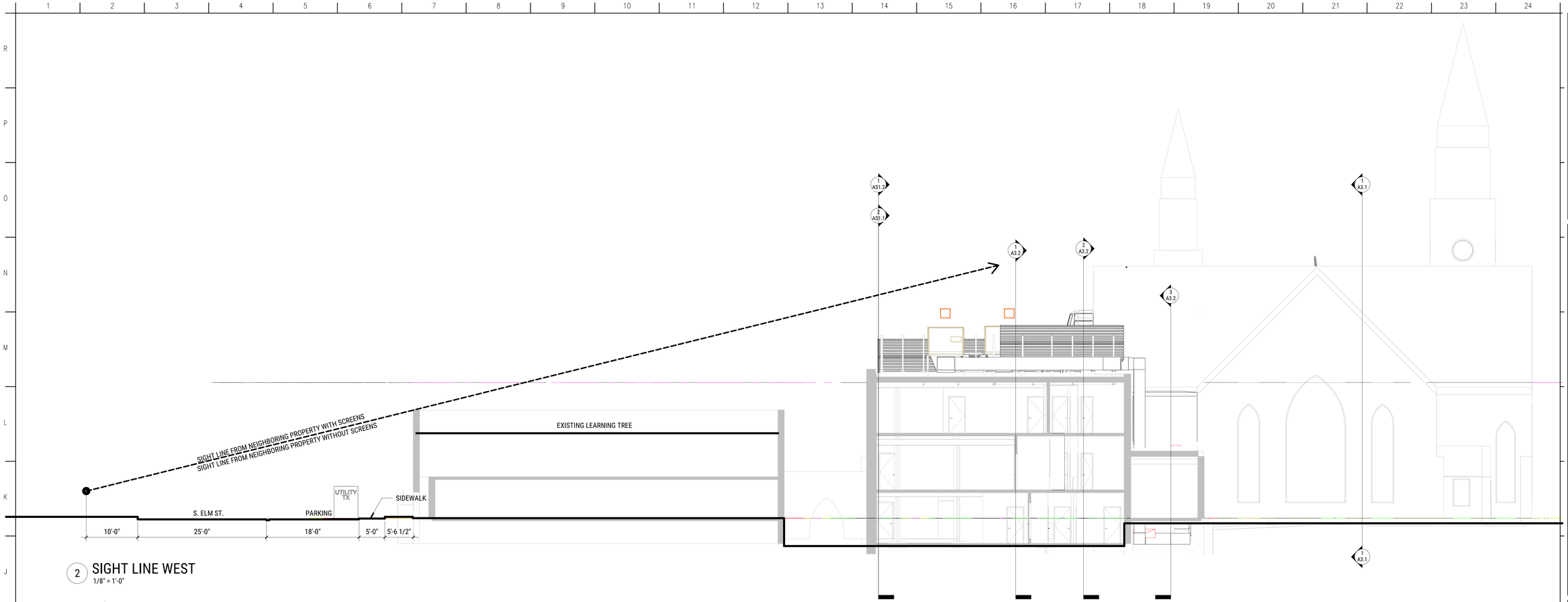
Should you have any questions regarding the request or require additional information, please let us know.

Sincerely,

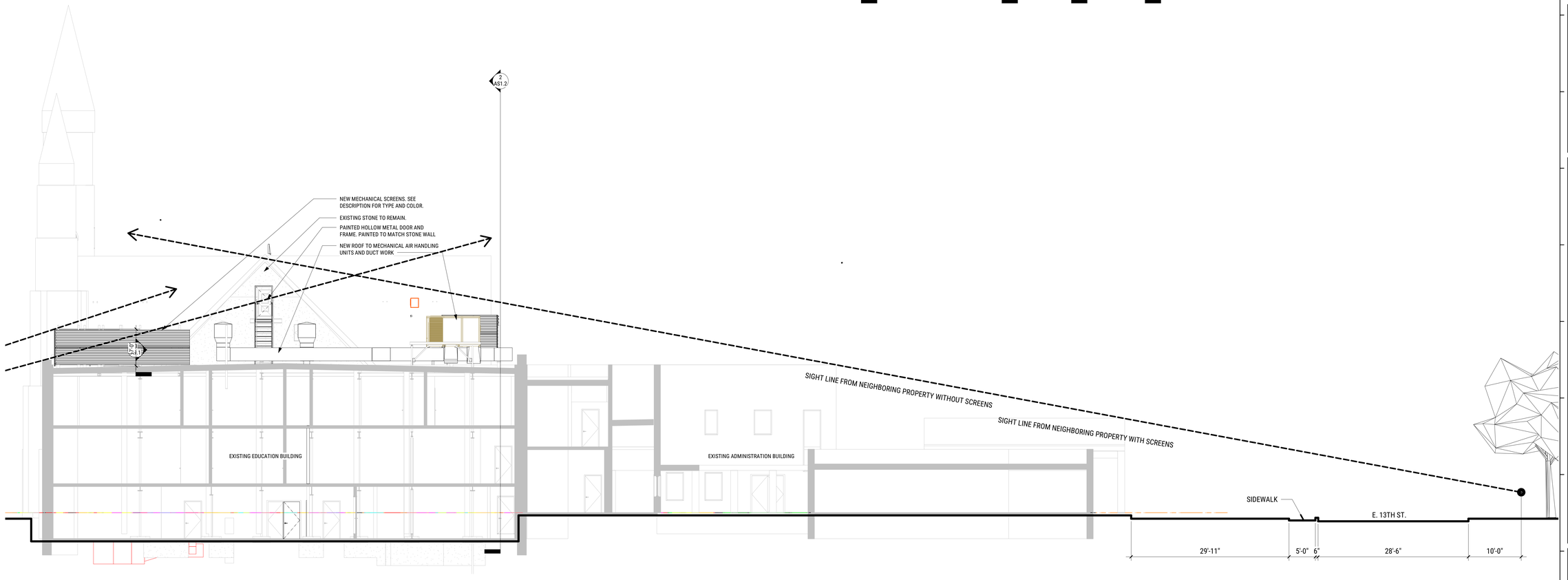


Alfred Brice, AIA, LEED AP
Sr. Associate, Sr. Project Manager
512.474.8085
AlfredB@fgmarchitects.com

3520 Bee Caves Rd., Suite 150
Austin, TX 78746
512.474.8085 PHONE 512.474.9820 FAX
fgmarchitects.com



2 SIGHT LINE WEST
1/8" = 1'-0"



1 SIGHT LINE SOUTH
1/8" = 1'-0"

NO	DATE	DESCRIPTION	ISSUANCE

Jackson Galloway
FGM ARCHITECTS
3520 BEE CAVES ROAD, SUITE 150
AUSTIN, TX 78746
512.474.8085 (O) 512.474.9820(F)
TEXAS REGISTERED DESIGN FIRM
TX #BR 2880

ARCHITECT
Jackson Galloway FGM Architects Inc.
3520 Bee Caves Road, Suite 150
Austin, Texas 78746
Phone : (512) 474 8085
www.fgmarchitects.com

M.E.P.
EMA Engineering
225 North Loop W., Suite 1100
Houston, TX 77008
Phone: (832) 680 6110

STRUCTURAL
Maritech Engineering
Consulting Structural Engineers
TBPE # F-4729
Austin, Texas 78705
Phone: (512) 326 3232
Email: cmd@maritechengineering.com

FIRST UNITED METHODIST CHURCH GEORGETOWN
FIRST UNITED METHODIST CHURCH RENOVATION

SITE PLAN - SIGHT LINES

SHEET NO.
AS1.2

JOB NO. 20-0FMG.02

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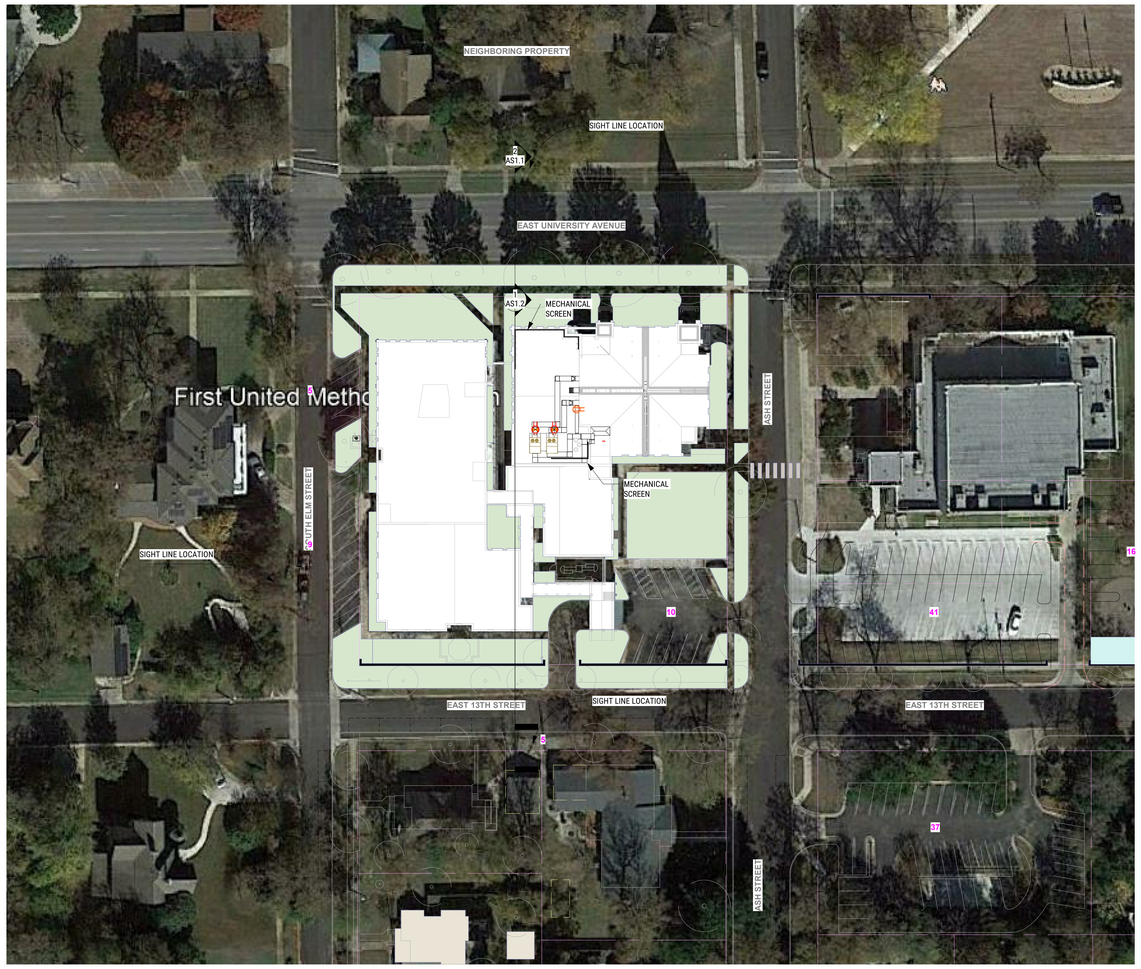
Georgetown-Central 2020_alfred.brice.rvt

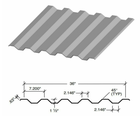


1 SITE PLAN B
1" = 40'-0"

MECHANICAL SCREEN, METAL PANEL SPECS:

MBCI®

7.2 METAL PANEL



Features and Benefits:

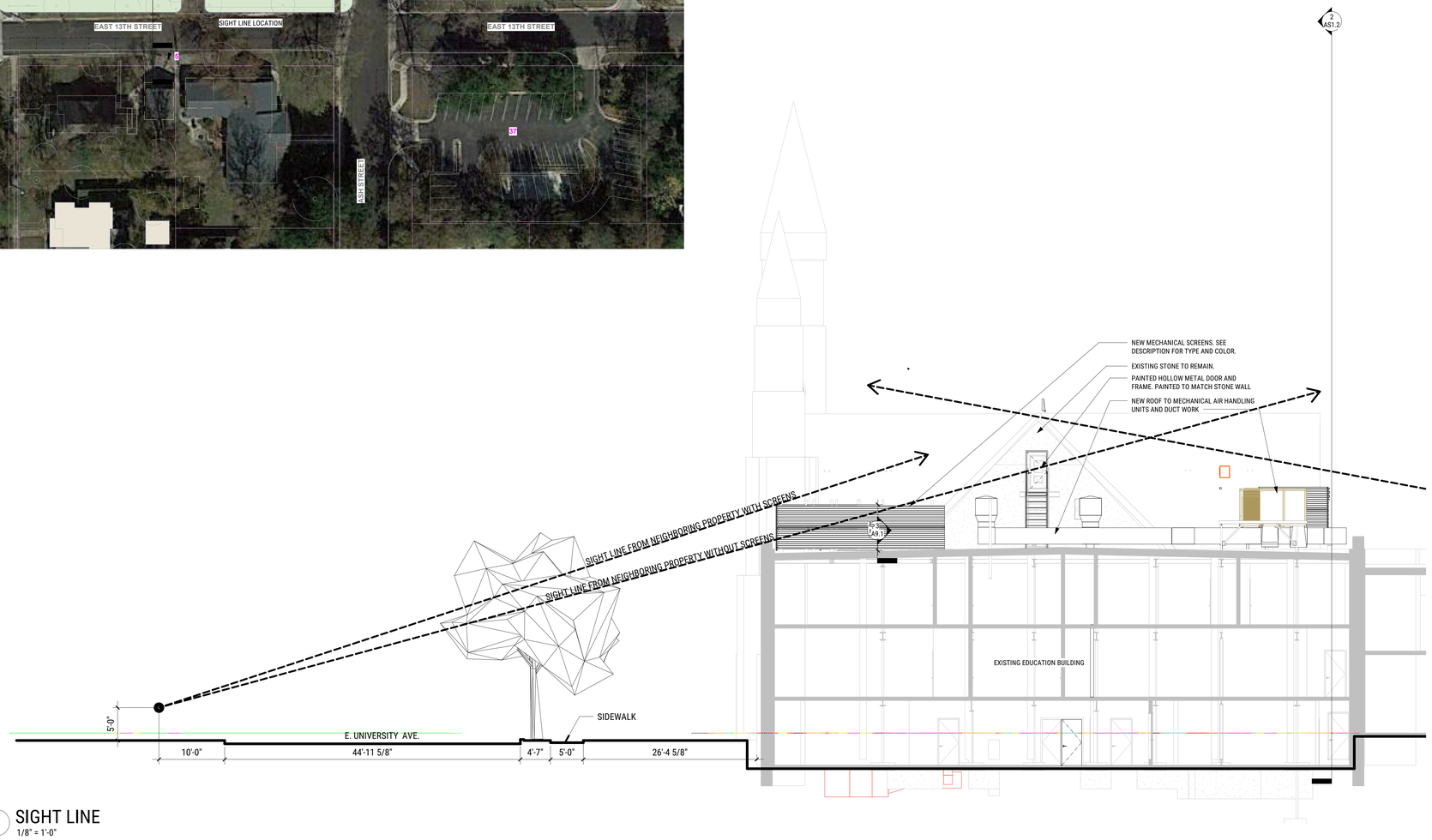
- UL 580 rating is available, as well as UL 790, Class A for external fire, roof assembly for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- 7.2 Panel carries Florida approval.

Product Specifications

- **Applications:** Roof and Wall
- **Coverage Widths:** 36"
- **Rib Spacing:** 7.2" on center
- **Rib Height:** 1-½"
- **Minimum Slope:** ½:12
- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 24 (standard); 29, 26, 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

COLOR

ALMOND*



2 SIGHT LINE
1/8" = 1'-0"

NO	DATE	DESCRIPTION	ISSUANCE

Jackson Galloway
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FIRST UNITED METHODIST CHURCH GEORGETOWN
FIRST UNITED METHODIST CHURCH RENOVATION

SITE PLAN

SHEET NO.
AS1.1

JOB NO. 20-0FMG.02
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\Georgetown-Central 2020_alfred.brice.rvt

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

1. County Williamson | WM
City/Rural Georgetown | GE
2. Name First Methodist Church
Address 410 E. University
3. Owner First Methodist Church c/o Rev.
Address Joe Fagg, 410 E. University,
4. Block/Lot Hughes/Blk. 2/northeast corner
5. USGS Quad No. 3097-313 Site No. 206
UTM Sector 627-3389
6. Date: Factual 1891-93 Est.
7. Architect/Builder Robert S. Hyer
Contractor
8. Style/Type Gothic Revival
9. Original Use religious
Present Use religious
10. Description Stone church with Greek Cross plan; exterior walls with ashlar-cut stone; gable roof with composition shingles; front elevation faces north; wood-sash, leaded-glass, fixed windows; three double-door entrances with transom. Dressed/cut stone work is evident in rough-faced ashlar, dressed voussoirs and
11. Present Condition excellent
12. Significance Primary area of significance: architecture. An excellent example of Gothic Revival architecture in Georgetown, is especially noteworthy for its superb craftsmanship. Revival architecture in Georgetown, is especially
13. Relationship to Site: Moved Date _____ or Original Site x(describe) mostly residential area southeast of CBD; mostly late nineteenth-century dwellings nearby.
14. Bibliography Georgetown Historical Society files, Scarbrough, p. 268, THC files
15. Informant Clara Scarbrough
16. Recorder D. Hardy/HHM Date

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name _____

Other _____

PHOTO DATA

B&W 4×5s _____ Slides _____

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		14	34	to		
		56	22	to	56	29
				to		

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson | WM
City/Rural Georgetown | GE
2. Name First Methodist Church
5. USGS Quad No. 3097-313 Site No. 206
UTM Pt. _____
Acreage less than one acre

#3. Owner address (cont'd): Georgetown, 78626.

#10. Description (cont'd): carved springstones in lance openings and buttresses; large, lancet, stained-glass windows on east and north elevations have wood tracery and roundel in upper portion; vestibules at northwest and northeast corners are topped by spires of pressed-tin while lower spire at northwest has octagonal bell-cast roof, multiple-level tower on northeast has additional story of pressed-tin octagonal roof. Two-story educational wing built onto west side of church in 1930; compatible design and similar stone-work of addition makes it a significant part of the church and its history.

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

1. County Williamson | WM
City/Rural Georgetown | GE
2. Name First Methodist Church
Address
3. Owner
Address
4. Block/Lot
5. USGS Quad No. 3097-313 Site No. 206
UTM Sector 627-3389
6. Date: Factual 1891-93 Est.
7. Architect/Builder
Contractor
8. Style/Type
9. Original Use
Present Use
10. Description
11. Present Condition
12. Significance
13. Relationship to Site: Moved Date or Original Site (describe)
14. Bibliography
15. Informant
16. Recorder Date

DESIGNATIONS

TNRIS No. Old THC Code
NR: ☐ RTHL ☐ HABS (no.) TEX
☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name
Other

PHOTO DATA

B&W 4×5s Slides
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
				to		
				to		
				to		

CONTINUATION PAGE No. 2 of 2

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

1. County Williamson | WM
City/Rural Georgetown | GE
2. Name First Methodist Church
5. USGS Quad No. 3097-313 Site No. 206
UTM Pt.
Acreage

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

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

Address: 410 E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 125744 A
2016 Preservation Priority: High
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042773

Construction Date: 1891 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.63299 Longitude -97.673385

Current/Historic Name First Methodist Church

Stylistic Influence(s)* ☐ None Selected

☐ Log traditional	☐ Shingle	☑ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Plan*

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

Priority: **2016 Survey** ID: 125744 A ☑ 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: 291a ☑ High ☐ Medium ☐ Low
1984 Survey ID: 206 ☑ 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.

Se main church; Photo direction: Southeast

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:	410 E University Ave	2016 Survey ID:	125744 A
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Northwest

Spire

Photo Direction Northwest

Photo Direction Northwest

Nw of just main church

Application

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

Standard Construction

Material: Mill finish 6063-T5 extruded aluminum.

Frame: 6" deep × 0.081" thick (152 × 2) channel.

Blades: 37.5° and 45° × 0.081" (2) thick combination style.

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

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

Linkage: Concealed in frame.

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

Bearings: Synthetic.

Mullion: Visible.

Minimum Size: 12" × 12" (305 × 305)

Maximum Size: Single section:
48" × 96"(1219 × 2436) with low leakage seals.
60" × 96" (1524 × 2436) without low leakage seals.
Multiple section: Unlimited

Options

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

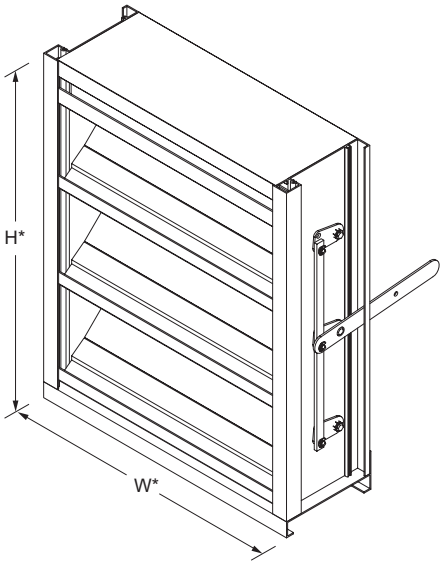
Ratings

Free Area: [48" × 48" (1222 × 1222) unit]: 7.1 ft² (0.66 m²)
44.4%

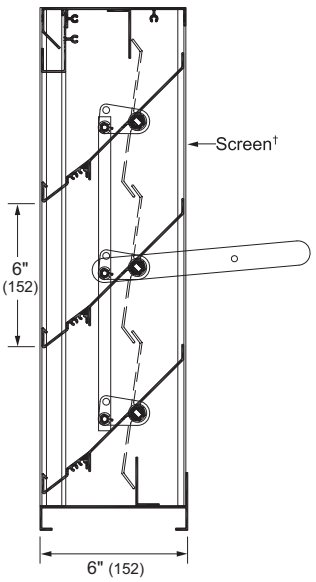
Performance @ Beginning Point of Water Penetration
Free Area Velocity: 1,050 fpm (5.33 m/s)
Air Volume Delivered: 7,455 cfm (3.52 m³/s)
Pressure Loss: 0.19 in.wg. (48 Pa)

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

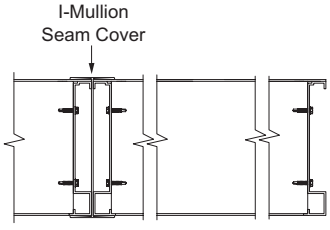
Design Load: 30 psf



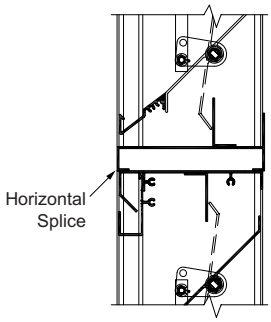
Model **EXD-645**
(standard)
*Louver dimensions furnished approximately 1/2" (13) undersize.



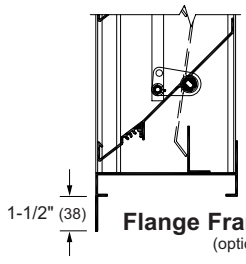
Vertical Section
†Screen adds approximately 3/16" (5) to louver depth.



Vertical Mullion
(standard)



Horizontal Mullion
(standard)



Flange Frame
(optional)

Information is subject to change without notice or obligation.

NOTE: Dimensions in parentheses ( ) are millimeters.

Performance Data

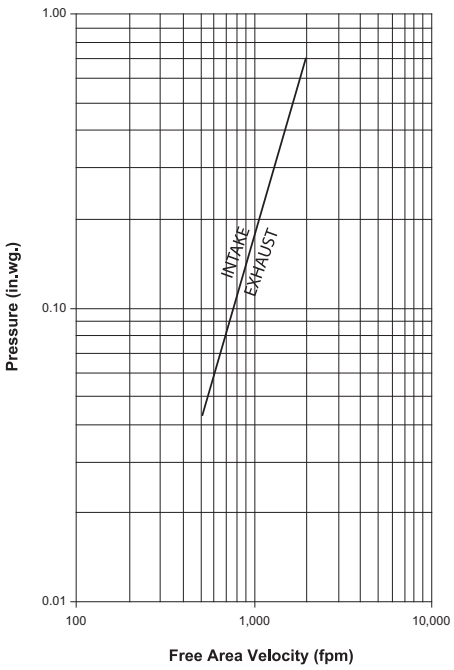
Free Area (ft^2)

Width (Inches)

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

Pressure Loss

(Data corrected to standard air density)



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

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

Water Penetration

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

Selection Criteria

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

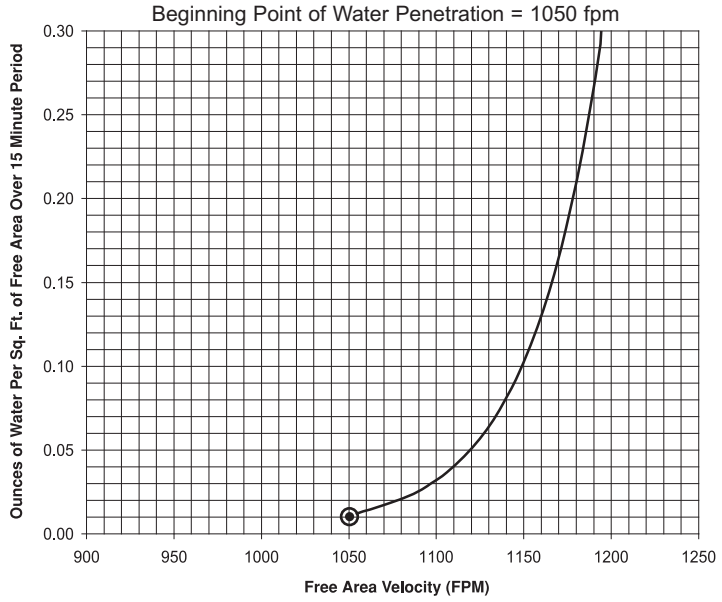
1. Determine the Free Area Velocity (FAV) at the maximum allowable pressure loss using the *Pressure Loss* chart to the left. While job conditions vary, typically, the maximum allowable pressure loss should not exceed 0.15 in.wg., and the FAV for 0.15 in.wg. pressure loss is listed on the front page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

   Exhaust Applications Use the FAV from step 1 in step 3.
3. Calculate the total louver square footage required using the following equation.

_____	cfm ÷	_____	fpm =	_____	ft^2
Required Air Volume		FAV		Required Louver (Free-Area) Size in ft^2	

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

Water Penetration



Extruded Aluminum Louvers **EXD645** (2/2) March 2014

Information is subject to change without notice or obligation.

NOTE: Dimensions in parentheses ( ) are millimeters.

POTTORFF®

Standard Finish colors for aluminum products and acoustical louvers

Apollo White M-12876 M-18136	**Bone White** M-12906 M-18137	**Colonial White** M-50324 M-18138	**Ivory** M-12869 M-18162	**Sandstone** M-12926 M-18139
Nantucket Dune M-50937 M-18140	**Beige** M-12872 M-18141	**Seawolf** M-12871 M-18142	**Fashion Gray** M-12867 M-18143	**Colonial Gray** M-12866 M-18144
Charcoal Gray M-50639 M-18145	**Light Blue** M-50657 M-18146	**Interstate Blue** M-50813 M-18147	**Aged Copper** M-12825 M-18148	**Hartford Green** M-12942 M-18149
Brick Red M-50590 M-18150	**Burgundy** M-12873 M-18151	**Sage Brown** M-12870 M-18152	**Statuary Bronze** M-50587 M-18153	**Black** M-12938 M-18154

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

Premium Pearl finish colors for aluminum products and acoustical louvers

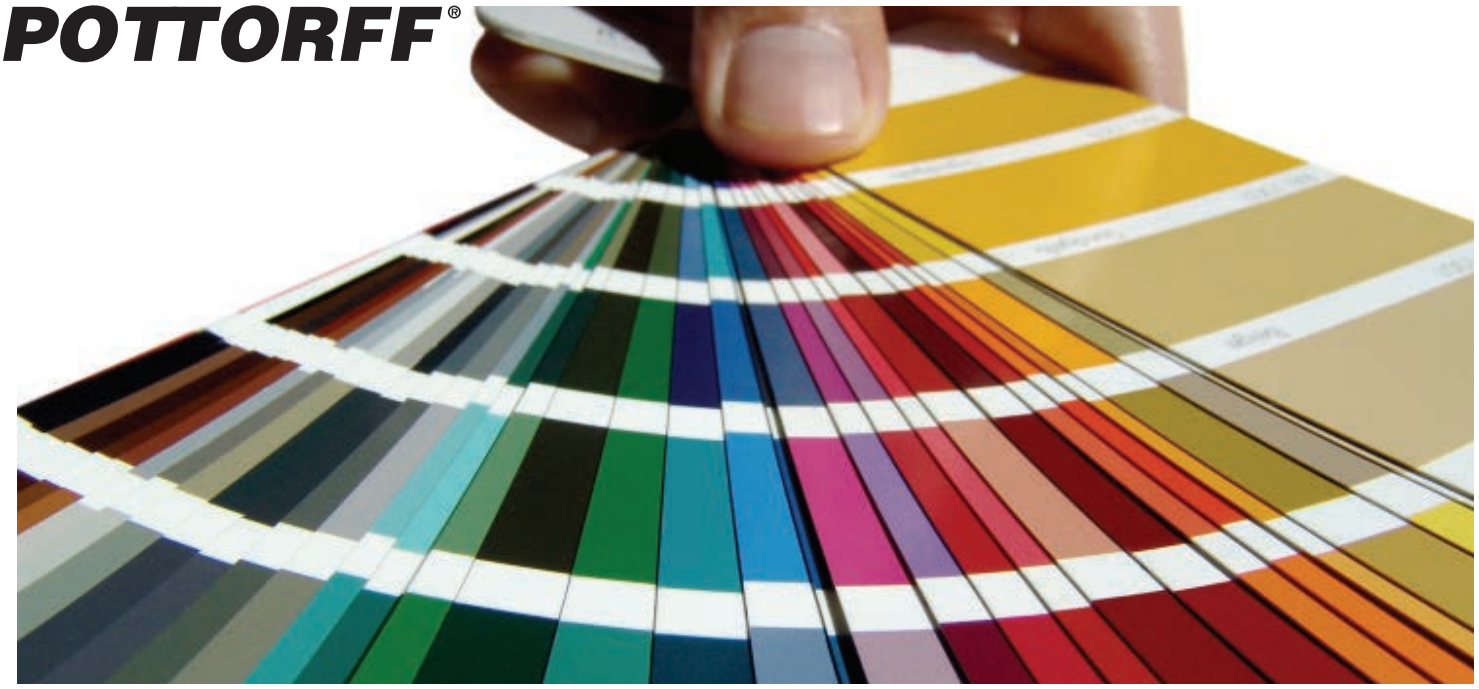
Premium Pearl colors use mica pigments to simulate the appearance of anodized finishes.

El Cajon Silver M-50426 M-18155	**Champagne** M-50547 M-18156	**Light Bronze** M-15025 M-18157	**Medium Bronze** M-12887 M-18158	**Dark Bronze** M-12911 M-18159

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

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

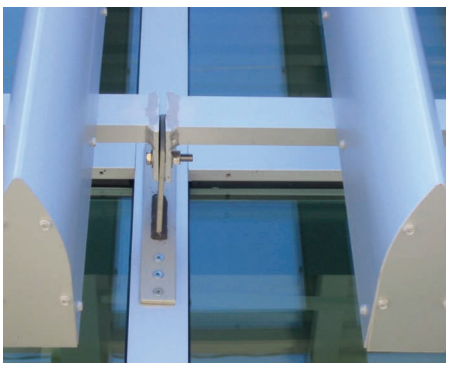
POTTORFF®



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

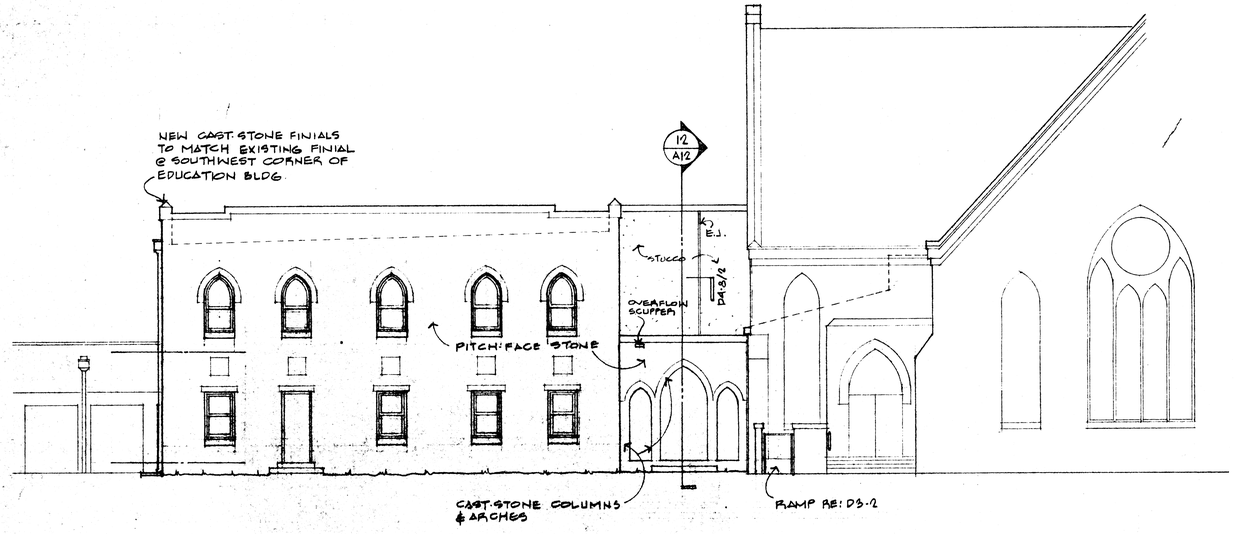
PRODUCT FACTS

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



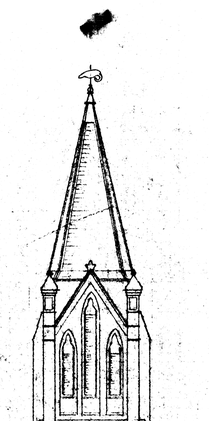
Finishes enhance louver appearance by matching or contrasting with adjacent surfaces and extending weather resistance. Color matching is available upon request.

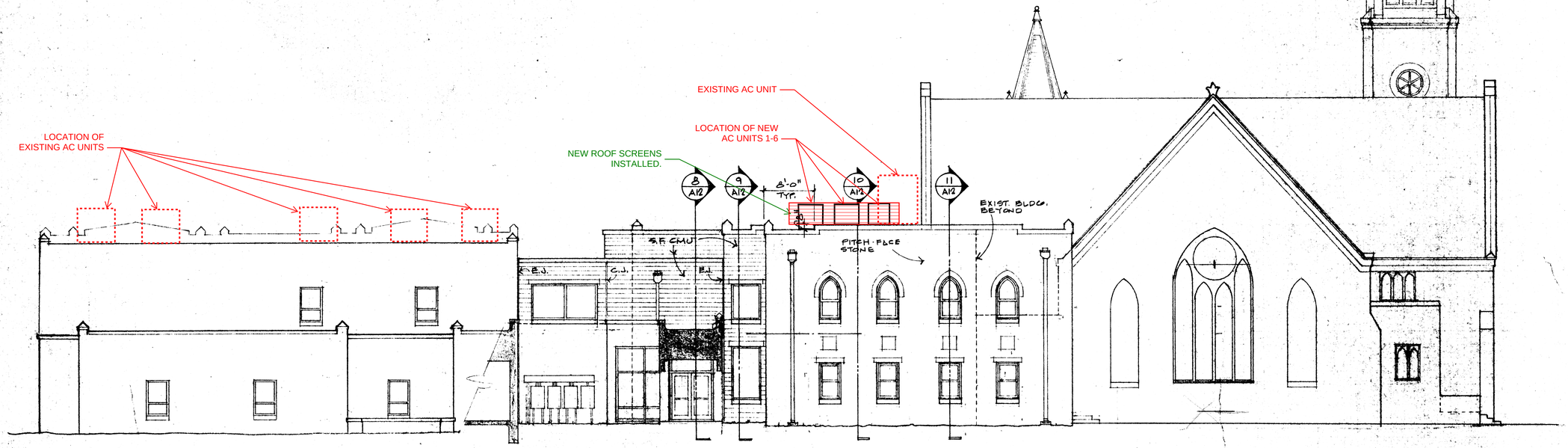
5101 Blue Mound Road, Fort Worth, Texas 76106 • Phone: 817-509-2300 • Fax: 817-831-3110 • www.pottorff.com



EAST ELEVATION

1/8" = 1'-0"





SOUTH ELEVATION

1/8" = 1'-0"

Date
Hours
Name

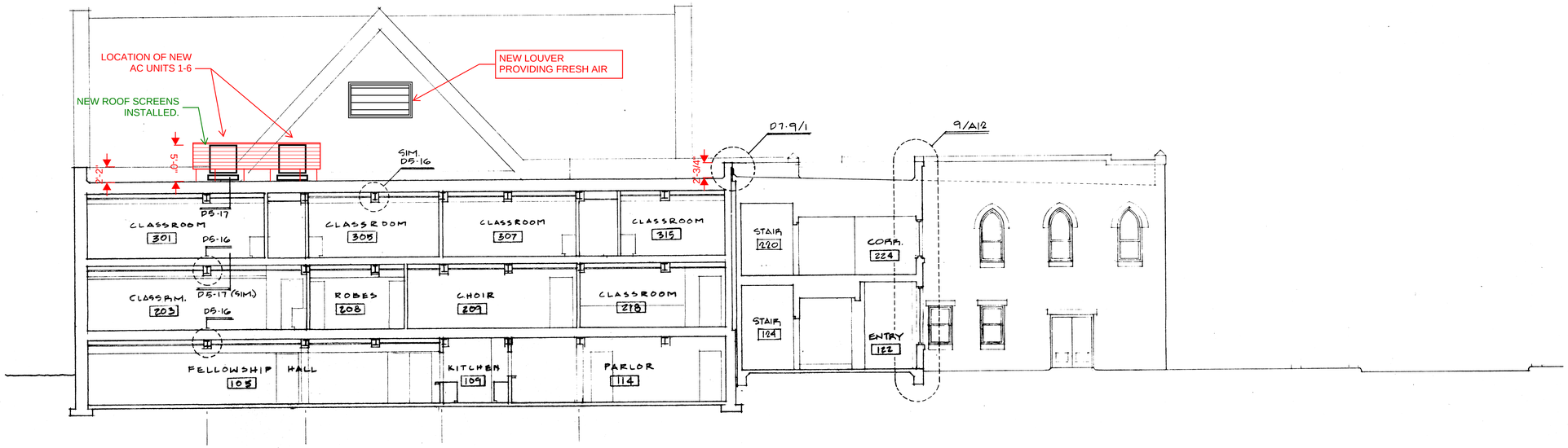
Date
Hours
Name

WAGNER & KLEIN, INC.
ARCHITECTS
208 S. LLANO ST. FREDERICKSBURG, TEXAS 78624 512-997-9525

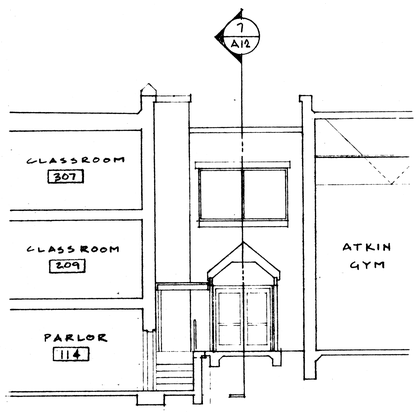
RENOVATION AND EXPANSION OF
FIRST UNITED METHODIST CHURCH
410 EAST UNIVERSITY AVE. GEORGETOWN, TEXAS

DATE 7.15.93
PROJECT NUMBER 92-08
REVISED

EXTERIOR ELEVATIONS
SHEET NUMBER
A-6



5 1/8" = 1'-0"



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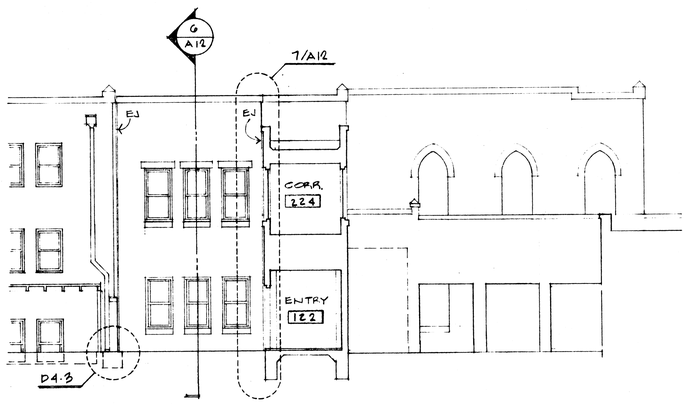

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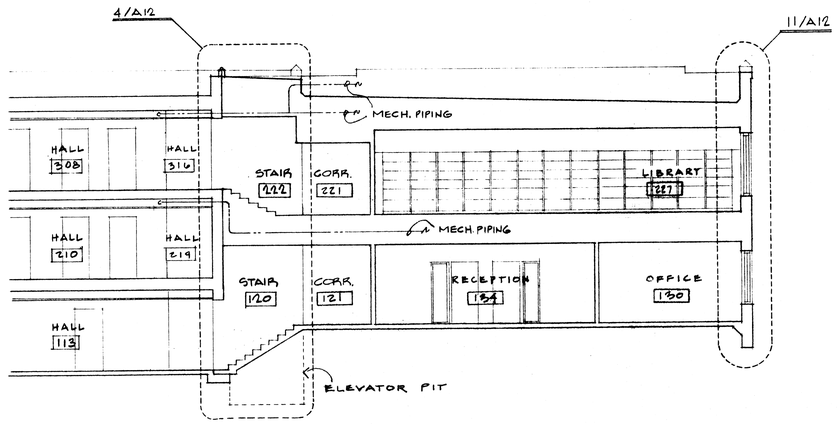


8

Date	Hours	Name

Date	Hours	Name

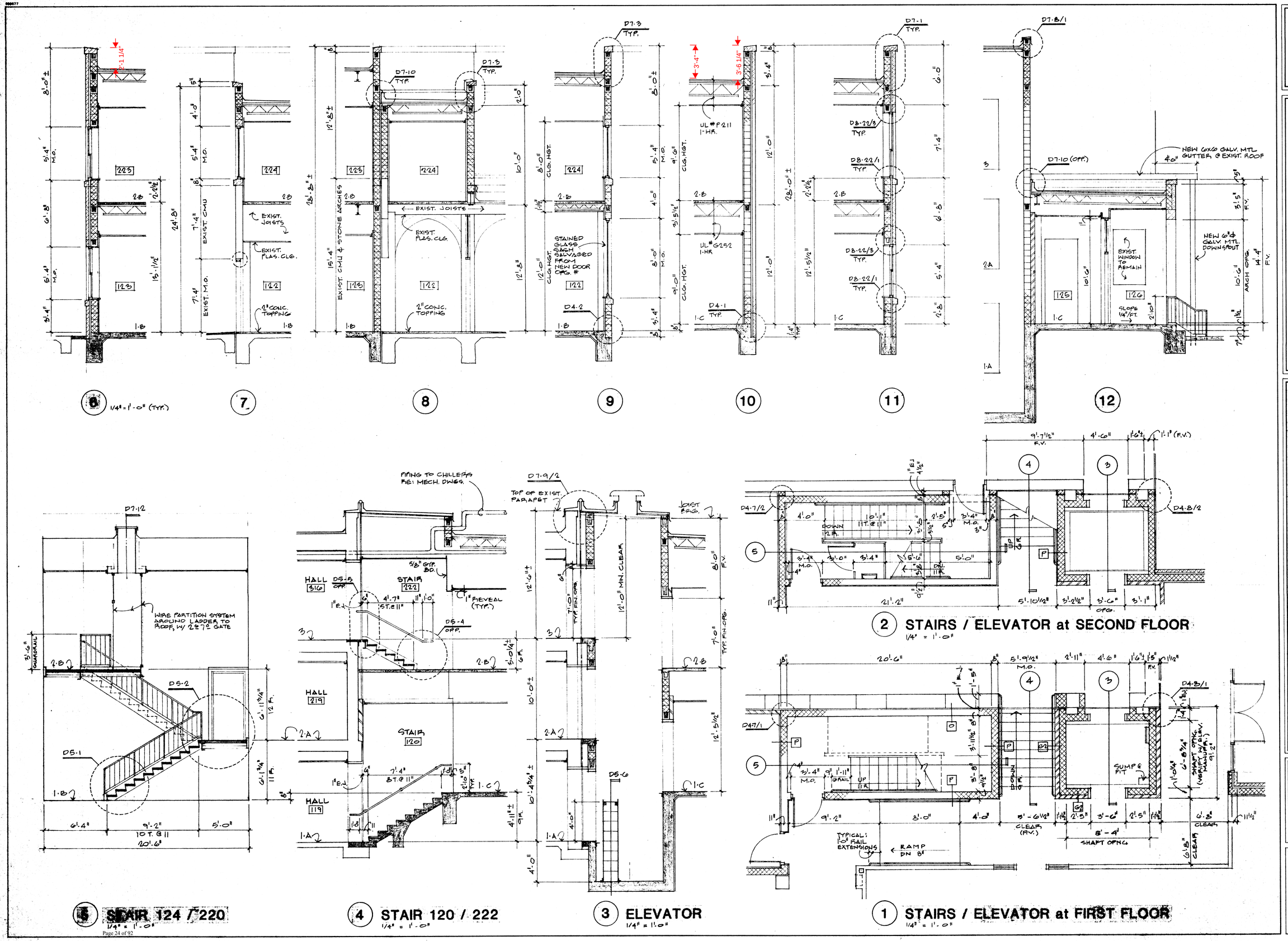
REGISTERED ARCHITECT BARRY A. WAGNER 7/15/93 STATE OF TEXAS

WAGNER & KLEIN, INC.
ARCHITECTS
208 S. LLANO ST. FREDERICKSBURG, TEXAS 78624 210-997-9525

RENOVATION AND EXPANSION OF
FIRST UNITED METHODIST CHURCH
410 EAST UNIVERSITY AVE. GEORGETOWN, TEXAS

DATE 7.15.93
PROJECT NUMBER 92.03
REVISED

BUILDING SECTIONS
SHEET NUMBER
A-11
OF 16



5 STAIR 124 / 220
1/4" = 1'-0"

4 STAIR 120 / 222
1/4" = 1'-0"

3 ELEVATOR
1/4" = 1'-0"

2 STAIRS / ELEVATOR at SECOND FLOOR
1/4" = 1'-0"

1 STAIRS / ELEVATOR at FIRST FLOOR
1/4" = 1'-0"

Date	Hours	Name
7/15/93	4	7

Date	Hours	Name
7/15/93	4	7

REGISTERED ARCHITECT HARRY A. WAGNER 7/19 STATE OF TEXAS 7.15.93

WAGNER & KLEIN, INC.
ARCHITECTS
208 S. LLANO ST. FREDERICKSBURG, TEXAS 78624 210-997-9525

RENOVATION AND EXPANSION OF
FIRST UNITED METHODIST CHURCH
410 EAST UNIVERSITY AVE. GEORGETOWN, TEXAS

DATE 7.15.93
PROJECT NUMBER 92.03
REVISED

WALL SECTIONS & STAIR/ELEV. PLANS
SHEET NUMBER
A-12
OF 16

First United Methodist Church HVAC 2020-30-COA

Historic & Architectural Review Commission

February 25, 2021

Item Under Consideration

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

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

Item Under Consideration

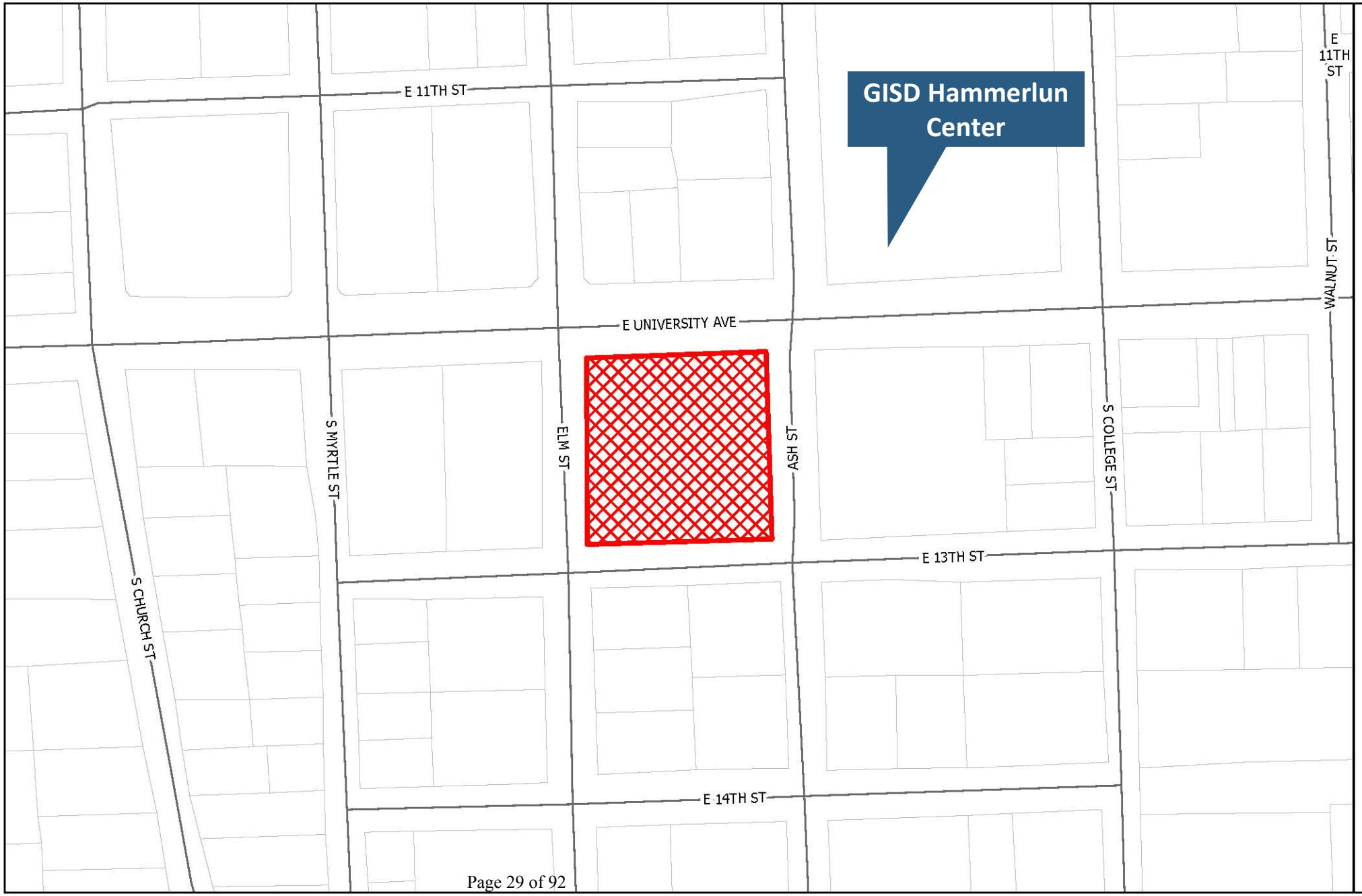
HARC:

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

HPO:

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

Previously Approved Project



EST. 1848 GEORGETOWN TEXAS

LOCATION

2020-30-COA

Exhibit #1

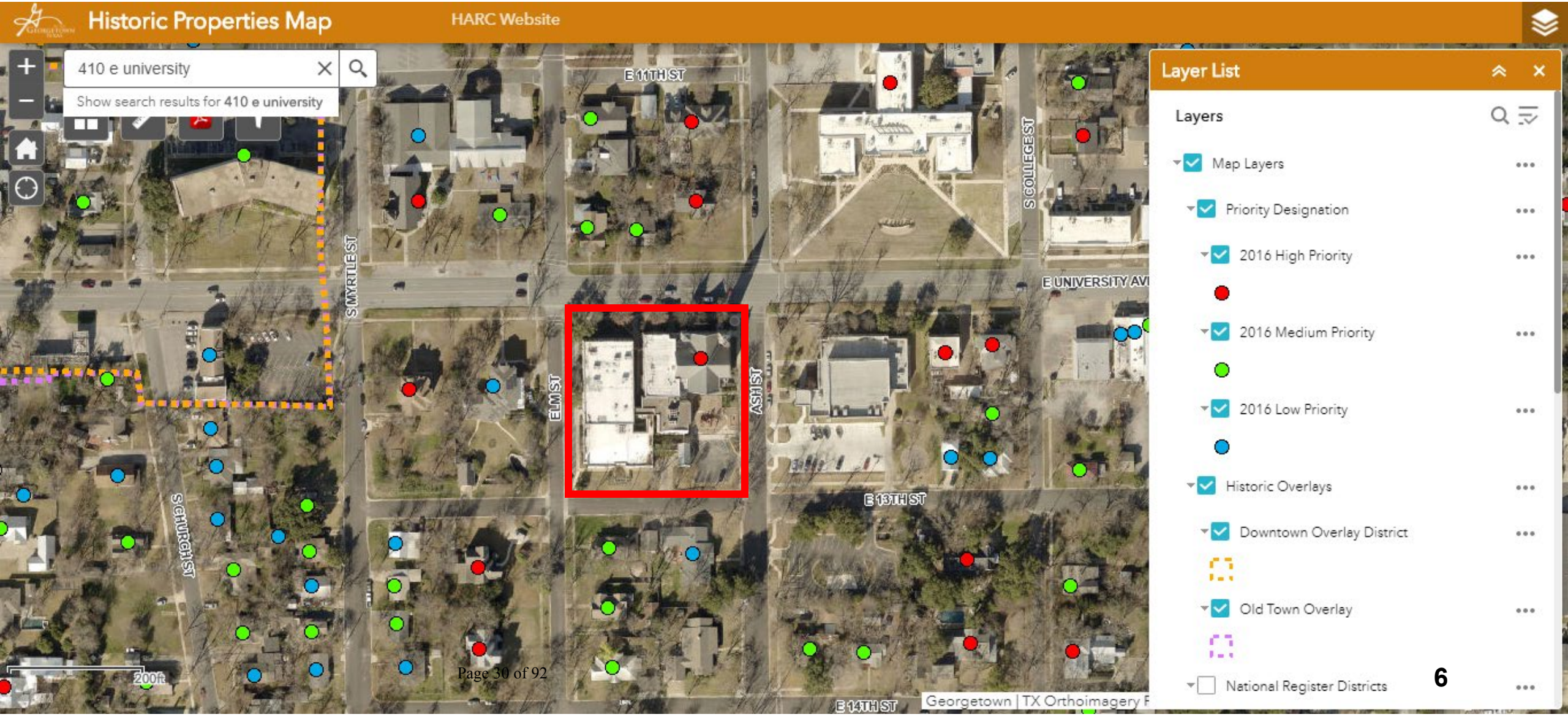
Site

Parcels

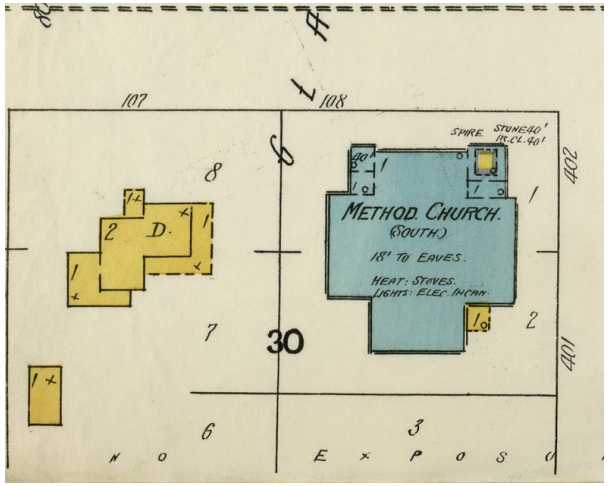
N

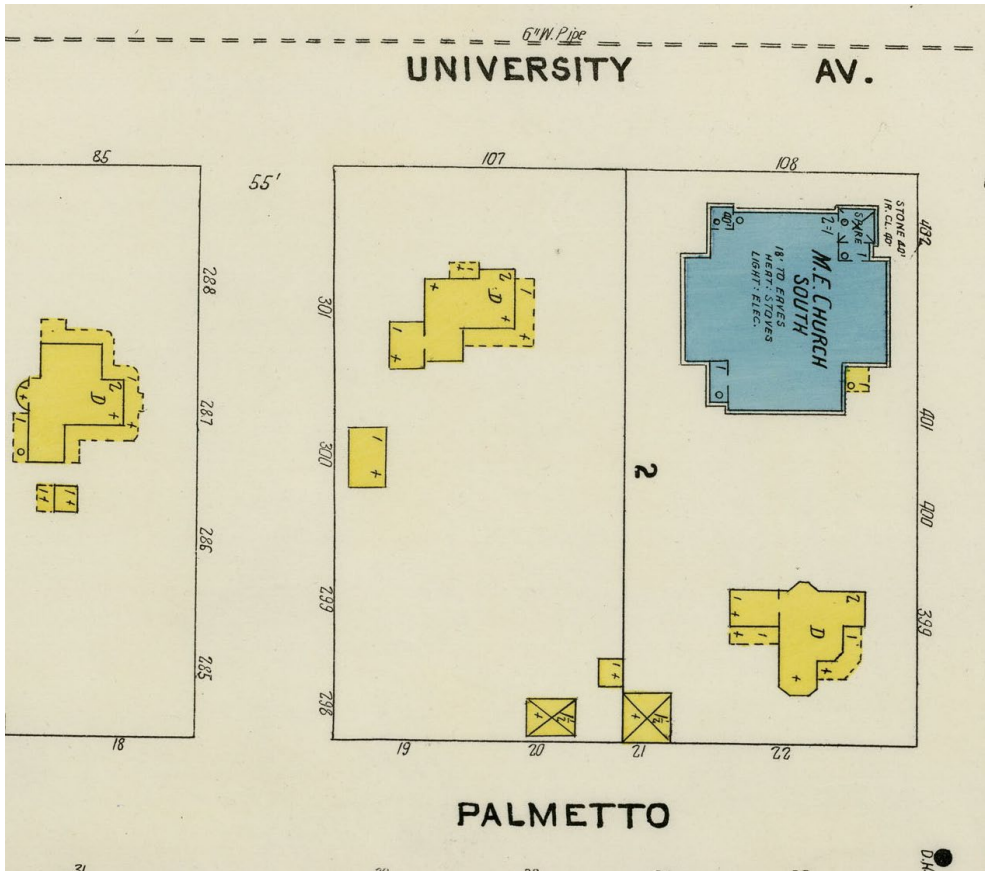
0 100 200 Feet

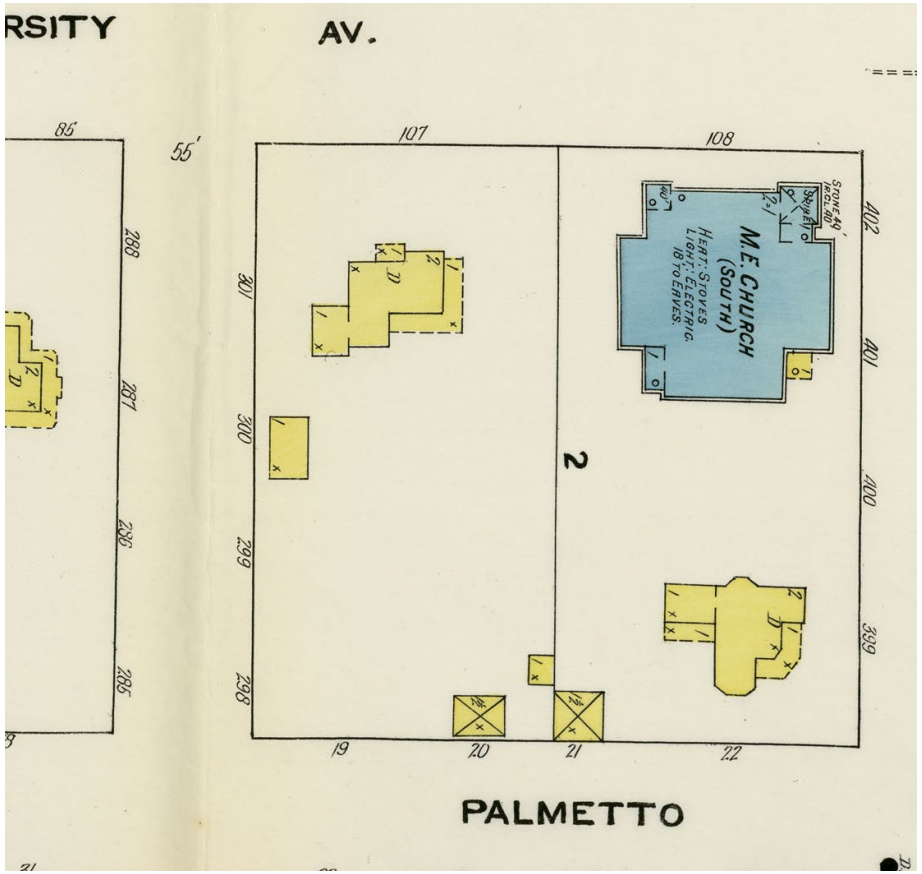
Current Context



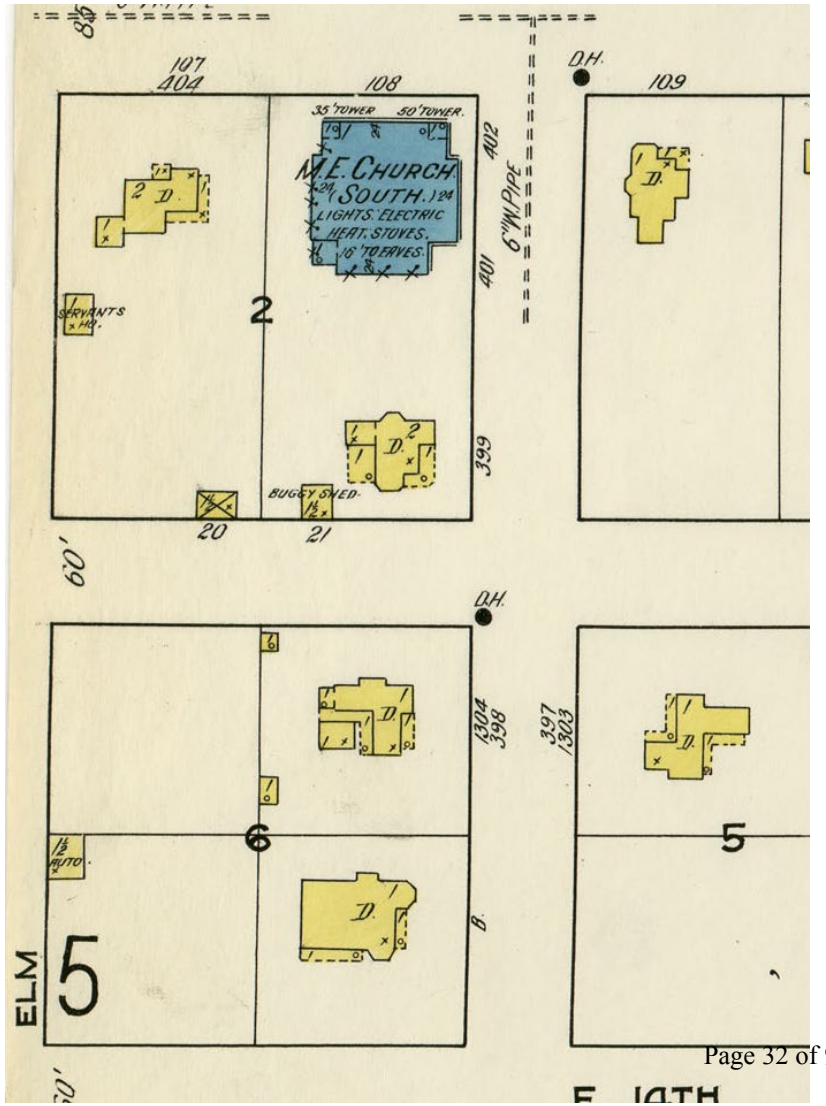
1900, 1905 & 1910 Sanborn Fire Insurance Maps

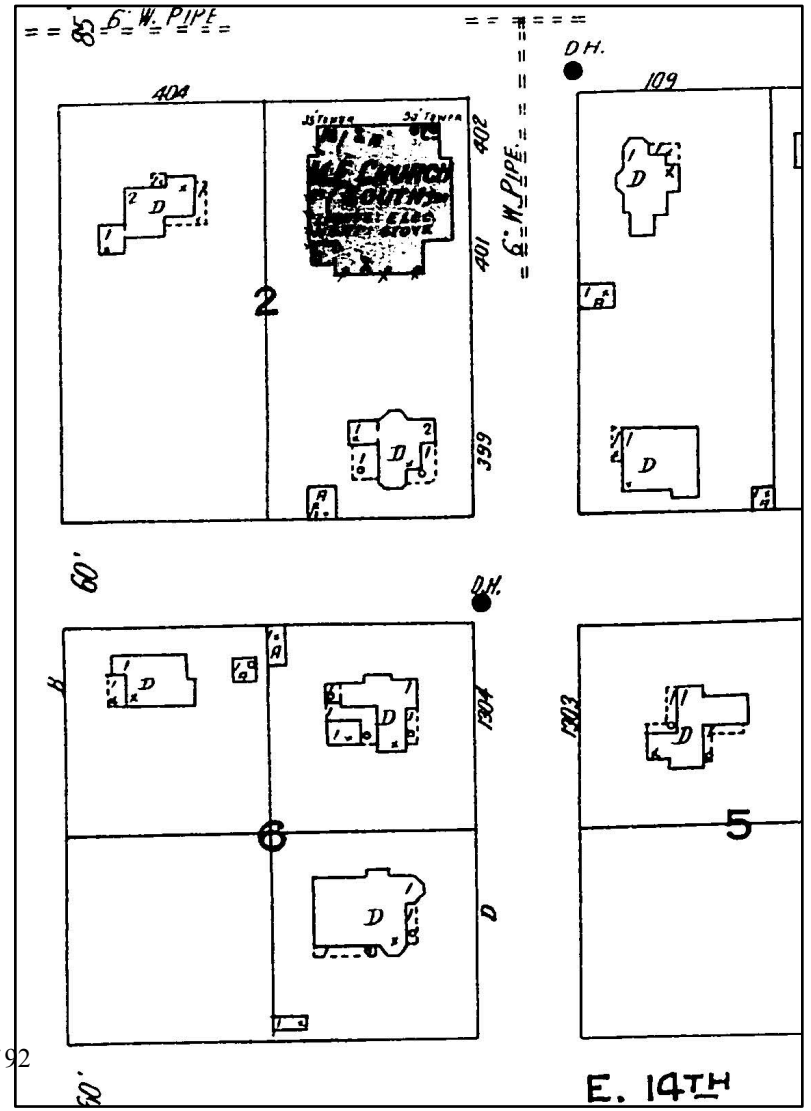


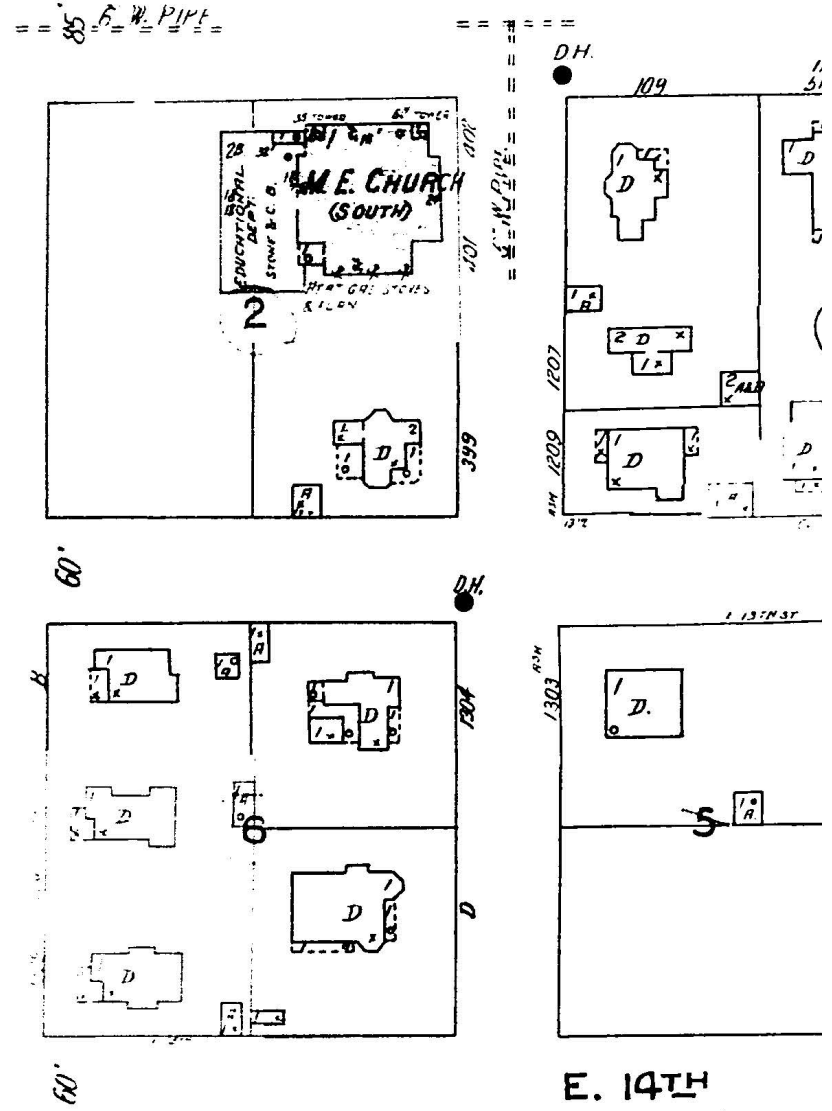




1916, 1925 & 1940 Correction Sanborn Maps





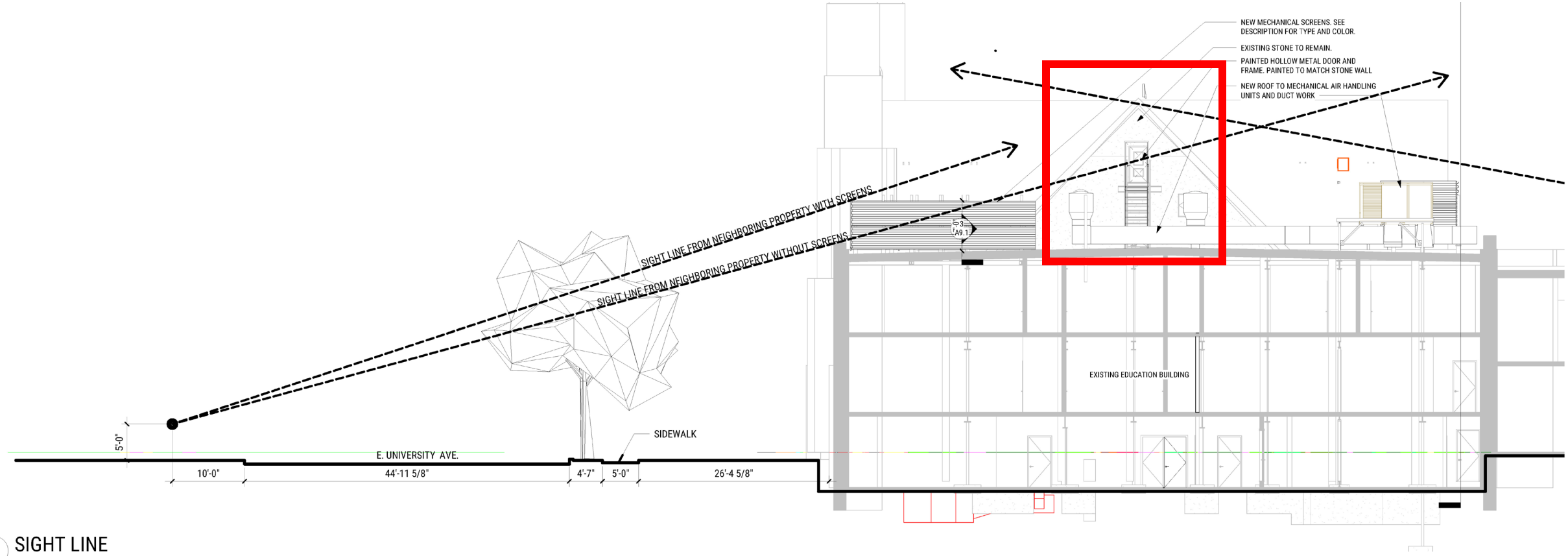


1964 Aerial Photo

1974 Aerial Photo

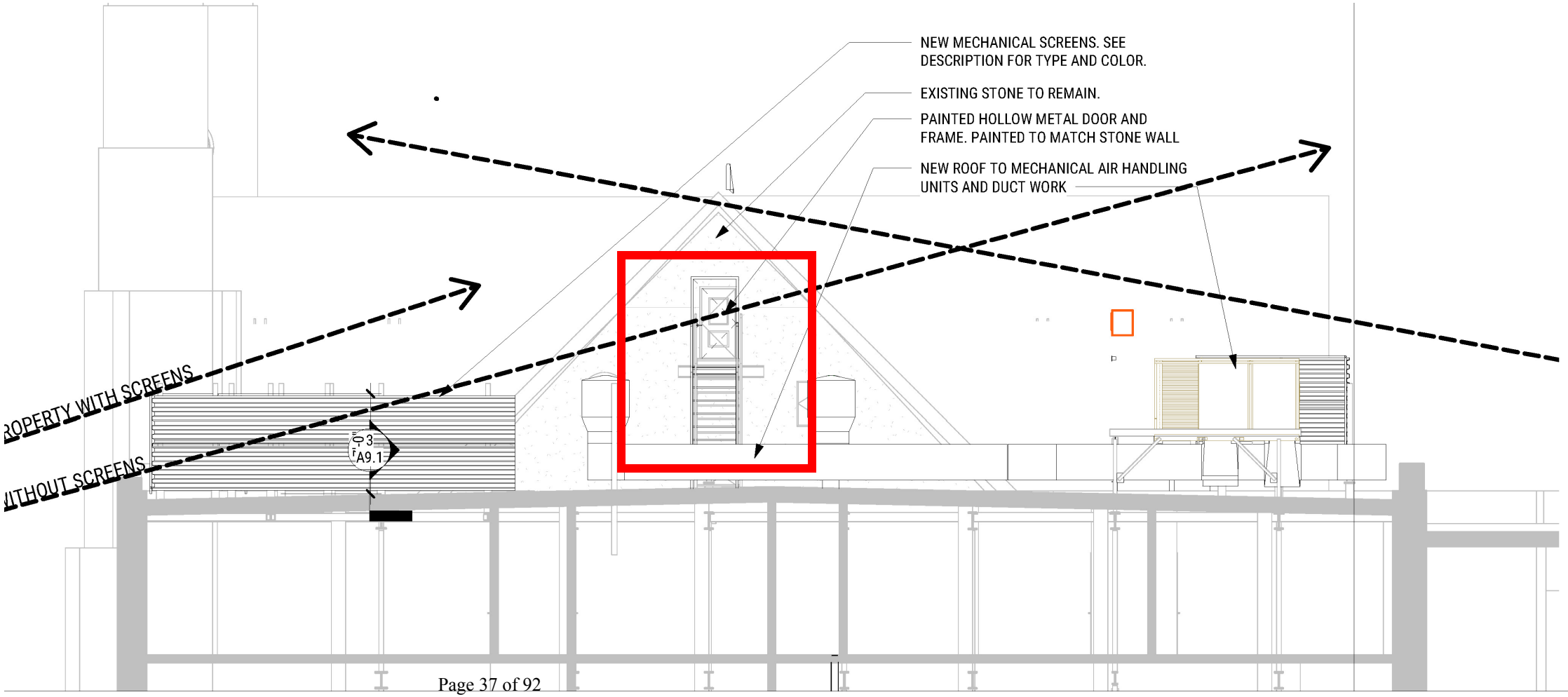
410 E. University – Proposed Door Location

410 E. University – Proposed Door



2 SIGHT LINE
1/8" = 1'-0"

410 E. University – Proposed Door



Current Street View

Approval Criteria – UDC Section 3.13.030

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

Public Notification

- Four (4) signs posted
- No public comments

Recommendation

Staff recommends ***Approval*** of the request.

HARC Motion – 2020-30-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
February 25, 2021

SUBJECT:
Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for the addition of a porch, patio or deck at the property located at 208 S. Austin Ave., bearing the legal description Lot 4, Block 9, City of Georgetown. (2021-1-COA) – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:
The Applicant is requesting HARC approval for the addition of a rear wood deck and patio, which would be part of the W. 3rd Street façade. The deck and patio are proposed to have wood screening elements on the west façade, with a style similar to a contemporary pergola.

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

Historic and Architectural Review Commission

Meeting Date: ***February 25, 2021***
File Number: ***2021-1-COA***

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the addition of a porch, patio or deck at the property located at 208 S. Austin Ave., bearing the legal description Lot 4, Block 9, City of Georgetown.

AGENDA ITEM DETAILS

Project Name:	***208 S. Austin Ave.***
Applicant:	***Danielle Watts***
Property Owner:	***ACS Management Inc.***
Property Address:	***208 S Austin Ave.***
Legal Description:	***Lot 4, Block 9, City of Georgetown***
Historic Overlay:	***Downtown Overlay District***
Case History:	***HARC approved a rear addition via COA-2016-042 that was not constructed.***

HISTORIC CONTEXT

Date of construction:	***1890 (HRS) – Public Records suggest 1895***
Historic Resources Survey Level of Priority:	***High***
National Register Designation:	***Individually Listed as the Imhoff House***
Texas Historical Commission Designation:	***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ Addition of a porch, patio or deck

STAFF ANALYSIS

The Applicant is requesting HARC approval for the addition of a rear wood deck and patio, which would be part of the W. 3rd Street façade. The deck and patio are proposed to have wood screening elements on the west façade, with a style similar to a contemporary pergola.

According to public records, E. F. Booty, likely Emory Few Booty born in 1860, sold Lot 4, Block 9 of the City of Georgetown to L. P. Imhoff in 1895 for $350. Louis P. Imhoff was born in 1870 and died in 1942. Mr. Imhoff is alleged to have constructed the dam at the Blue Hole and is remembered to have had a machine shop. The executor of L. P. Imhoff's estate sold the property to Archie G. Harris in 1944 for $2,250. After the death of Archie Harris in 1947, Florence Harris's children sold her their share of the property. The house was listed on the National Register of Historic Places in 1986, and the property remained in the Harris family until 2015.

In 2015 the rear addition, visible on the 1916 Sanborn Map, was declared a dangerous structure by the City of Georgetown and it was subsequently demolished. A COA application from 2016 requested approval of a rear addition to the house and detached carport, which were approved. The project was not completed, however, and the current applicant is requesting approval of the addition of an approximately 410 sq. ft. rear deck and patio, designed similarly to a pergola, with horizontal screening on the west side. The existing house is approximately 600 sq. ft. with a front porch. Additional proposed improvements include landscaping and a new driveway.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 7 – DESIGN GUIDELINES FOR ADDITIONS & ALTERATIONS	
7.1 Avoid alterations that would damage historic features. ✓ Avoid alterations that would hinder the ability to interpret the design character of the original building. ✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.	**Complies** The proposed addition is to the rear of the existing historic structure, which has already had a rear addition removed and the rear façade altered from the original.
7.3 An addition shall be compatible in scale, materials, and character with the main building. ✓ An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure. ✓ An addition to the front of a building is inappropriate. However, where a building in the Downtown Overlay is set back from the front property line and the structure does not have historic significance, the first consideration for the placement of an addition should be to fill the gap between the existing building and sidewalk. This will maintain the consistent "street wall" desired in the downtown. ✓ For example, mounting a sign panel in a manner that causes decorative moldings to be chipped or removed would be inappropriate.	**Complies** The proposed rear addition is designed as a contemporary styled pergola or patio and deck, which represents a contrast to the Victorian period architectural style of the existing structure, but which can also be distinguished as a new addition. The proposed materials are stained cedar, which compliments the wood frame house, and which do not complete with the character of the existing historic structure. Additionally, the patio and deck are proposed to be constructed at the rear of the structure and not visible from the primary street façade, and to be set back from the side street façade.

GUIDELINES	FINDINGS
CHAPTER 7 – DESIGN GUIDELINES FOR ADDITIONS & ALTERATIONS	
7.7 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. ✓ Setting an addition back from any primary, character-defining façade will allow the original proportions and character to remain prominent. ✓ Locating an addition at the front of a structure is inappropriate, and an addition should be to the rear of the building, when feasible.	**Complies** The proposed addition is completely to the rear of the structure and is not part of the primary street façade.
7.9 An addition shall be compatible in scale, materials, and character with the main building. ✓ An addition shall relate to the historic building in mass, scale, and form. It should be designed to remain subordinate to the main structure. ✓ 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. ✓ An addition should be simple in design to prevent it from competing with the primary facade. ✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	**Complies** The proposed addition has a scale and materials that are compatible with the main building. The character is different from the character of the main building, as a contemporary style patio and deck. However, the patio and deck structures are compatible in that they are simple in design, can be clearly distinguished as a new addition, do not compete with the character of the Victorian architectural style and are situated entirely to the rear of the structure and are set back from the side street façade.

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** Staff Reviewed the application and deemed it complete.

SECTION 3.13.030 CRITERIA	FINDINGS
2. Compliance with any design standards of this Code;	**Complies** Proposed project complies with applicable UDC requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Complies** SOI Standard #9: "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed addition complies with this standard.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Complies** Proposed project complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** The subject property has previously had various rear additions and out buildings, including a rear addition that was removed in 2015 due to being declared a dangerous structure. The rear façade of the existing historic structure is not the original façade or material. The proposed patio and deck addition are compatible with the historic structure and can be distinguished as new construction.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** The proposed addition is compatible with surrounding properties, which include apartments, an office and an adjacent residence.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** The proposed project does not diminish the character of the Downtown Overlay District.

DRAFT

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

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

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

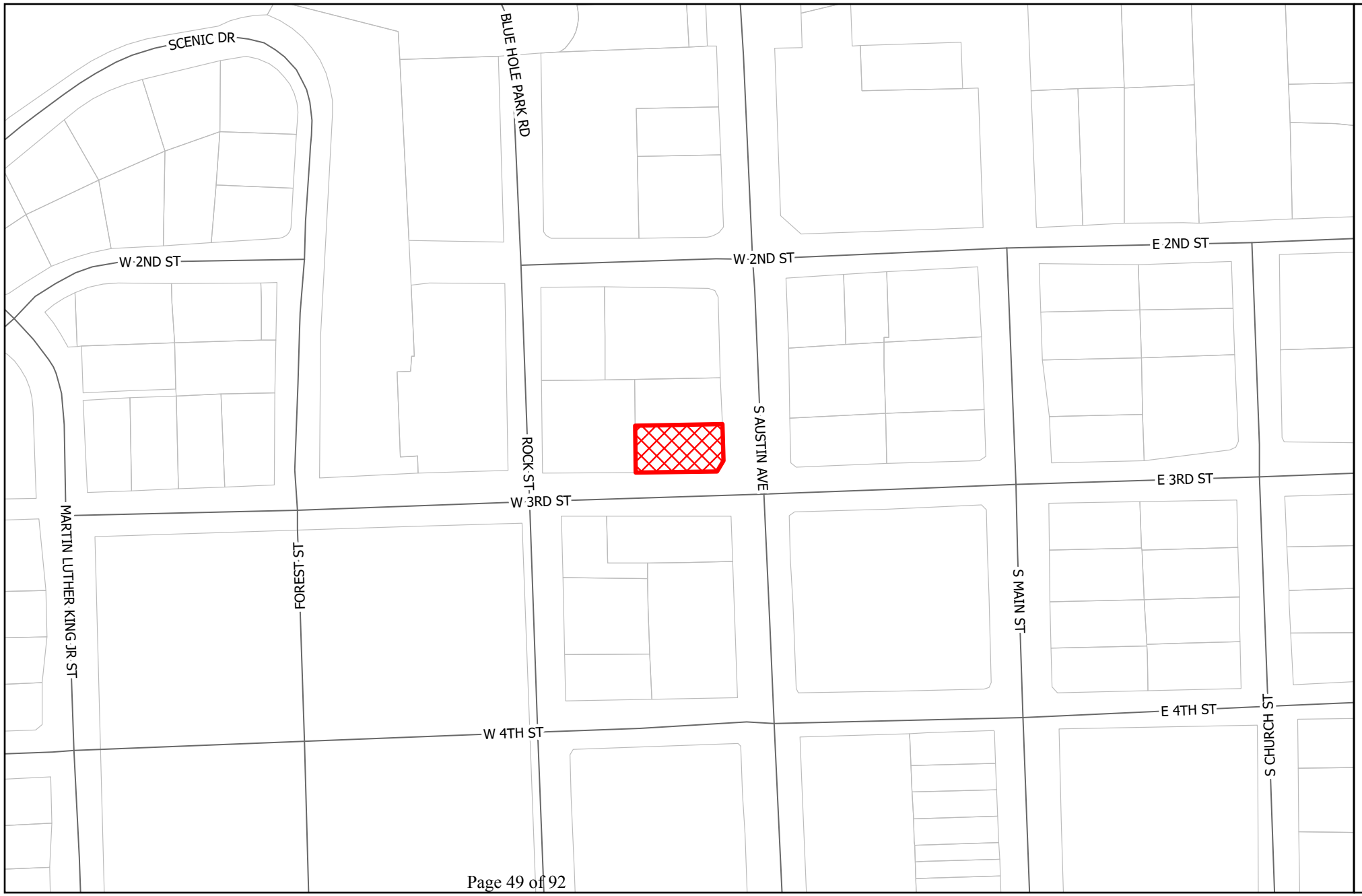
ATTACHMENTS

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

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner

DRAFT



EST. 1848
GEORGETOWN
TEXAS

LOCATION

2021-1-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

1/6/2021

LETTER OF INTENT

PROJECT: 208 S. AUSTIN AVE. GEORGETOWN, TEXAS 78626

To The Historic Architectural and Review Commission,

Thank you for taking the time to review our proposed project regarding 208 S. Austin Ave. As you will see detailed below the proposed modifications are primarily regarding the addition of a back porch/patio which integrates landscaping and pathways for functionality and aesthetic appeal. The project and explanations are as follows:

Deck/Pergola Project Description:

We are proposing the addition of 330 sq ft wood deck with pergola to the rear of the existing structure. The existing structure does not have a porch/patio at present, but some form will be required as the back of the house and rear door are significantly elevated. The porch will be constructed utilizing cedar which will be sealed. It runs the length of the back exterior of the house and includes steps down the left side of the porch connecting to the pathway leading to the proposed driveway. It will integrate landscaping in the surround for privacy and aesthetics. The patio will have a cedar pergola with a partial slated section to assist with privacy. Both of these will be constructed from cedar and sealed and/or stained for a natural look. The porch will function as the necessary step down from the house, and as additional usable exterior space for the property that does not require any addition or alteration to the existing and historic structure.

Deck/Pergola Explanation/Support of Design Guidelines:

Respect the Historic Character of the building: The deck/pergola respects the character of the building in that it both accentuates and complements the original structure, and does not take away from or hide any historic features.

Seek uses that are compatible with the historic character of the building: The building was built as a residential property and historically has been used as such. We are told, by a 90-year-old woman who stopped by (and was born in the home), that it was built /lived in by a Mr. Imhoff and was for a while the closest home to Blue Hole. She informed us it was well known for its proximity to the popular swimming spot (fun facts). As the original structure is quite small, the porch adds significant value in the usable living space. It also allows for additional measures of privacy on a busy intersection, while adding to the curb appeal of the historic structure. It allows for a usability and functionality that benefits and adds to the original home and keeps it more residential in nature.

Protect and maintain significant features and stylistic elements: All of the historic features or stylistic elements of the original structure will be maintained and continue to be visible. The deck/pergola does not interfere with any. The choice of natural/neutral elements and clean lines, allows for the historic and original features to stand out and be accented well.

Preserve key, character-defining features of the property: None of the character features of the home will be removed or less visible due to the porch addition. The porch accentuates the home and adds visual appeal to the original structure and property.

Repair deteriorated historic features, and replace only those elements that cannot be repaired: No historic features will be removed/damaged by this addition. There is currently no back porch/steps, etc. What was originally on the rear of the property is unknown to us but some form of back porch/step down will be required for this property.

Porch Specific:

- Protects the rear entrance from rain and provides shade in the summer. Additionally, it will add some level of protection to the rear of the home, which is the original structure.
- While construction of a non-original porch is usually inappropriate, the build of the original house requires the addition of an exterior step down from the

rear. As the original house itself is very small, the porch enhances the available useable space of the property while protecting the original structure as is. It is unknown what, if any, original porch structure did exist.

- I would like to address the detailing of the deck being compatible with style of the structure. While the proposed deck/pergola is more modern than the style of the structure itself, it works to incorporate natural elements (wood, landscaping, decomposed granite). These natural elements accentuate the wood window frames/doors and integrate with the existing style of the home, complementing the main structure and having no major impact on the original building.

Current Property Photos:

THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER. PLEASE REACH OUT WITH ANY QUESTIONS YOU MAY HAVE.

SINCERELY,

Tyler & Danielle Watts

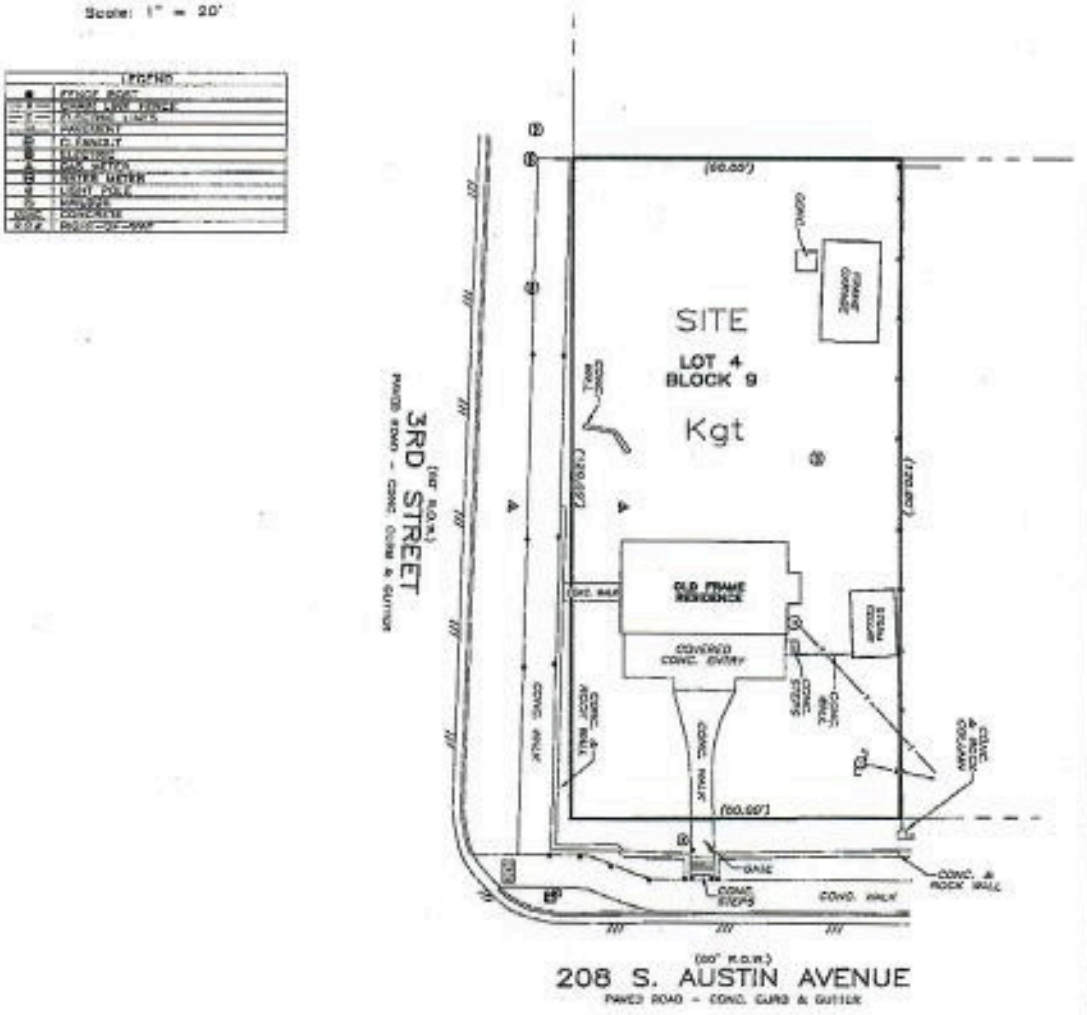
TYLER & DANIELLE WATTS

ATTACHMENT D – SITE GEOLOGIC MAP

LOT 4, BLOCK 9, OF CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS,.

JOB NO: 15030
DRAWN: K. CRIDER

Scale: 1" = 20'



GEORGETOWN FORMATION (Kgt) COVERED, TYPICALLY LIMESTONE AND SOME MARL, LIMESTONE NODULAR TO BEDDED, GRAY TO TAN, SOFT TO HARD AND BRITTLE NUMEROUS MARINE FOSSILS, THICKNESS 30' TO 50' THINS SOUTHWARD PER THE GEOLOGIC ATLAS OF TEXAS AUSTIN SHEET, THICKNESS 65' TO 110' THICKENS NORTHWARD PER GEOLOGY OF THE GEORGETOWN REGION BY E.W. COLLINS

Texas Land Surveying, Inc.
3813 Williams Drive, Suite 603 – Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10004200

KENNETH CRIDER
GEOLOGY
No. 4555

LOT 4, BLOCK 9, OF CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 5, PAGE 211, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO FLORENCE HARRIS DATED JUNE 8, 1951 AND RECORDED IN VOLUME 370, PAGE 507, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 15030
DRAWN: RJT/JRB
F.C.: CC/JT

RESTRICTIVE COVENANTS:
ONLY THOSE HAZARDOUS AND THAT INFORMATION LISTED IN TITLE COMMITMENT FILE NO. 17000[illegible], EFFECTIVE DATE OF MAY 25, 2017 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY.

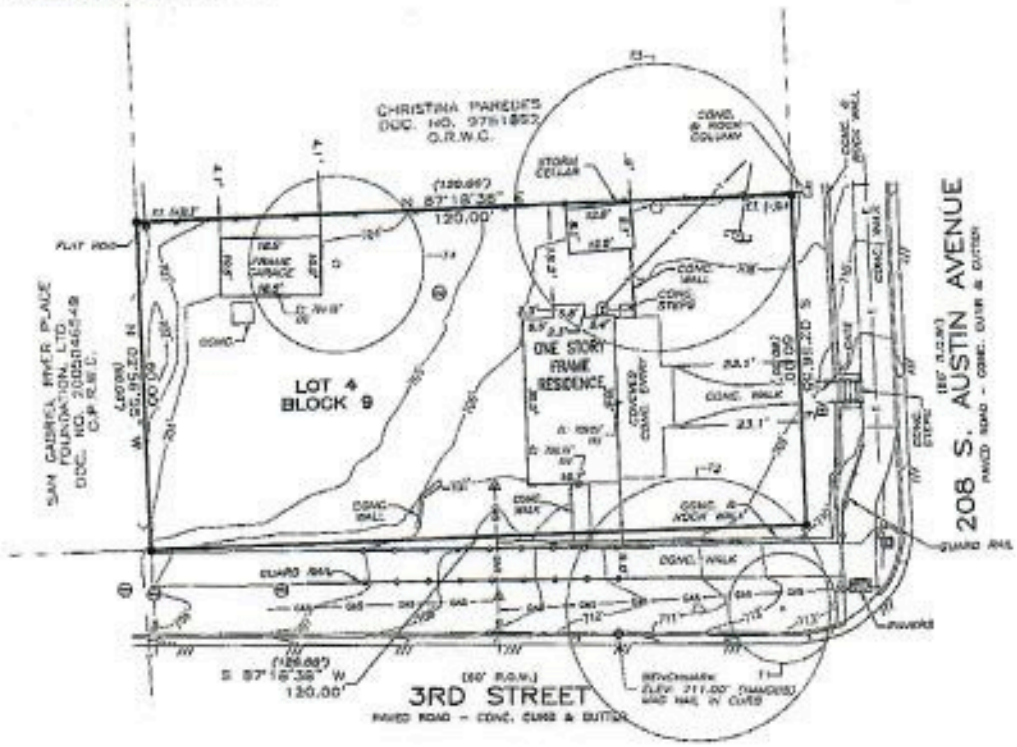
NO SURVEY RELATED ITEMS WERE LISTED.

Scale: 1" = 20'

BEARINGS CIVIL HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83).

LEGEND	
●	1/2" IRON ROD FOUND W/PLASTIC CAP STAMPED "TLS INC."
■	FENCE POST
	SHAPE LINK FENCE
	ELECTRIC LINES
	SPIDER LINES
	WATER LINES
	TELEPHONE/CABLE LINES
	GAS LINES
	PAVEMENT
	RECORD DISTANCE
	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	CLEANOUT
	ELECTRIC
	GAS METER/STUB
	WATER METER
	LIGHT POLE
	MAILBOX
	MINE SUBSIDENCE (FLAT ROD)
	CONCRETE
	RIGHT-OF-WAY
	FINISHED FLOOR ELEVATION

TREE LIST			
TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
1	HACKBERRY	SINGLE	10
2	HACKBERRY	SINGLE	24
3	ELM	SINGLE	26
4	ELM	SINGLE	16



NOTES:

-FENCE TIES (TT) WITH A PLUS (+) SIGN INDICATE FENCE WITHIN THE PROPERTY LINE.

-FENCE TIES (TT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.

-NO RECORD BEARINGS SHOWN ON PLAT.

COMPANY TO: GEORGETOWN TITLE CO. / JOE LYNES & LISA LYNES / FILE NO. 17000[illegible]

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9388 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

THIS AREA DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA FOR FEMA FLOOD INSURANCE RATE MAP PURPOSES, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE TO USE OF AN ELEVATION CERTIFICATE.

STATE OF TEXAS
KENNETH LOUIS CHIDER
5624
PROFESSIONAL LAND SURVEYOR

Williamson Co. Tx. Dwg. 7th Day of June, 2017 A.D.

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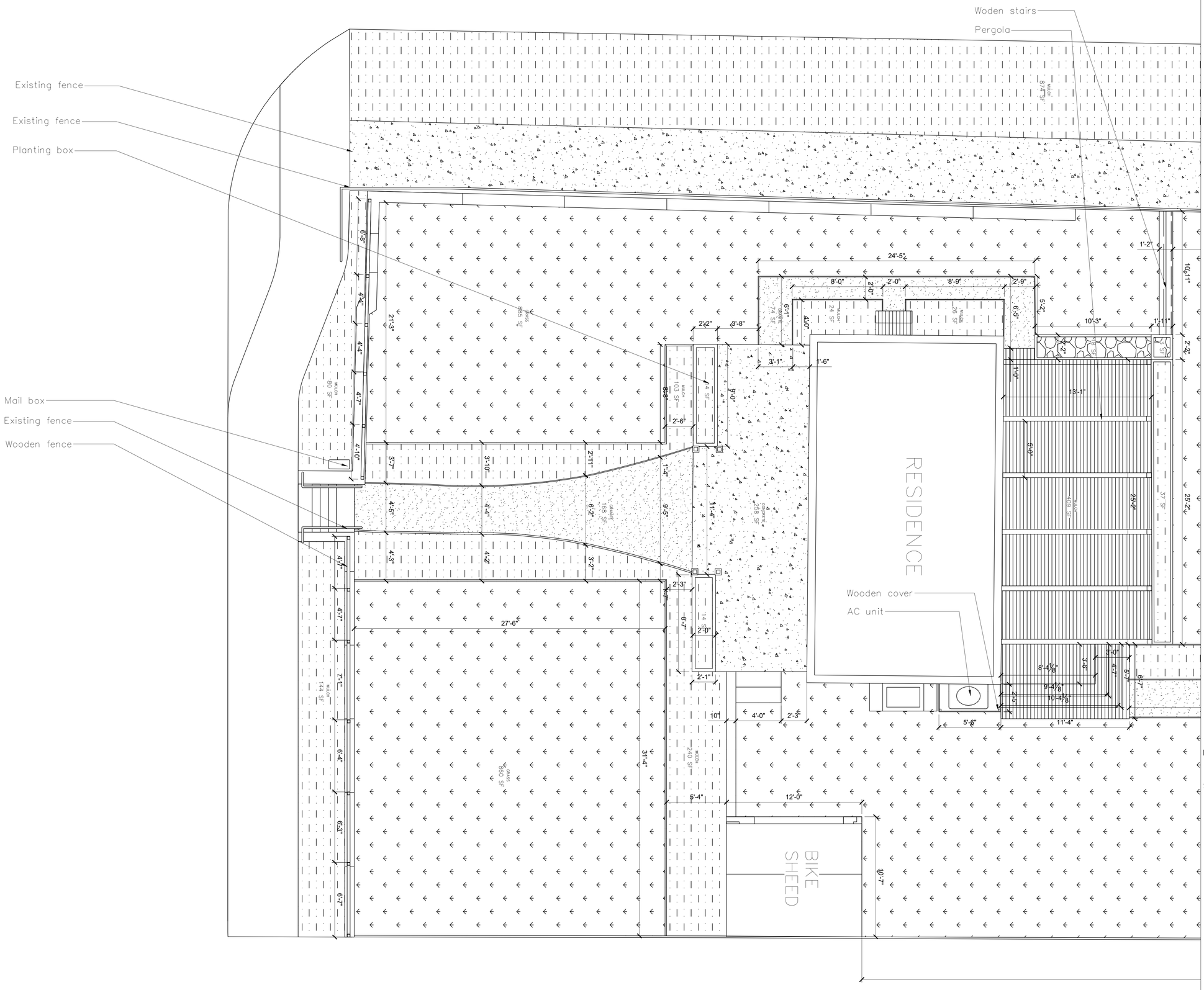


Project Address:
208 S Austin Ave Georgetown, TX, 78626

Layout Plan
Front Yard

DATE: 08–25–2020

SCALE: 1/4" = 1'–0"
@ 24" x 36" sheet

N

SCALE: 1/4"=1'–0"
0 4' 8'

PLANS ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY

Woden stairs

Pergola

Existing wall

Driveway

RESIDENCE

Wooden cover

AC unit

SHED

Project Address:
208 S Austin Ave Georgetown, TX, 78626

Layout Plan
Back Yard

DATE: 08–25–2020

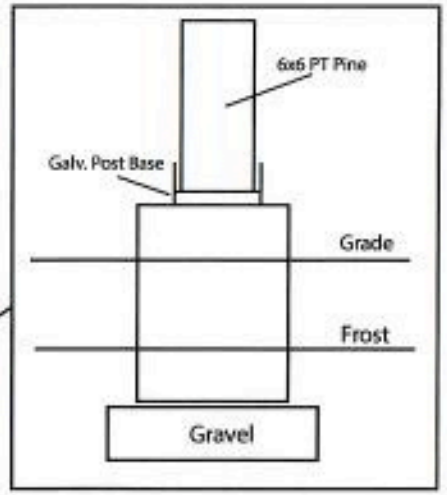
SCALE: 1/4" = 1'–0"
@ 24" x 36" sheet

N

SCALE: 1/4"=1'–0"
0 4' 8'

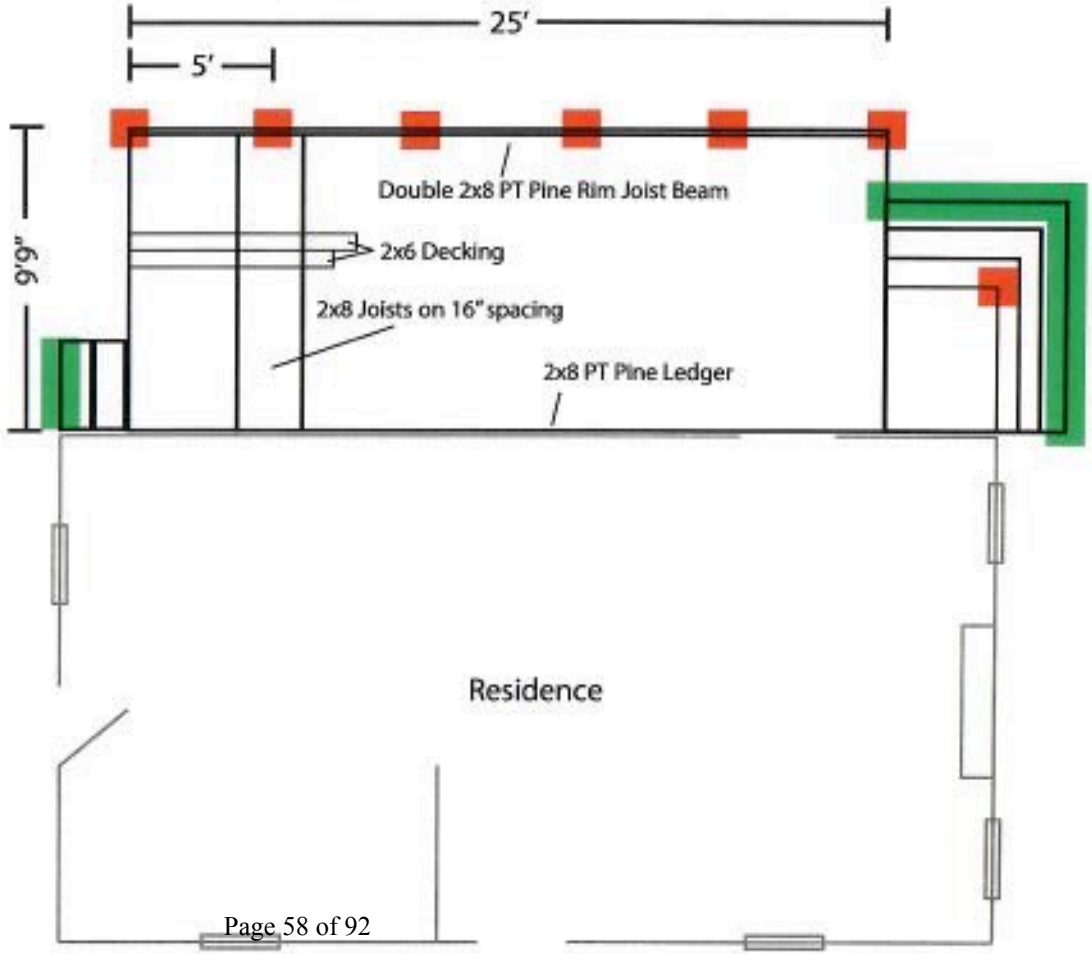
PLANS ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY

208 S. Austin Ave
Deck Footer Detail



12" Cylindrical concrete forms set 6" below frost line and 6" above grade

12" thick steel reinforced concrete slab



Slats also cedar
(stained or sealed)
Wood used : cedar (sealed)

MATERIAL SAMPLE

PROJECT: 208 S. AUSTIN AVE. GEORGETOWN, TEXAS 78626

Porch will be constructed with cedar that is sealed for a natural look.

1530 Natural

Natural seal will be utilized for the majority/possibly all of the deck/pergola, with possibility of slightly darker seal to the slated portion of the pergola.

1511 Cal Redwood 1516 Rustic Oak

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

1. County Williamson | WM
City/Rural Georgetown | GE
2. Name Imhoff House
Address 208 Austin
3. Owner Mrs. Amy Harris
Address Same, Georgetown, 78626
4. Block/Lot City/Blk. 9/Lot 4
5. USGS Quad No. 3097-313 Site No. 357
UTM Sector 626-3390
6. Date: Factual Est. 1890
7. Architect/Builder
Contractor
8. Style/Type vernacular
9. Original Use residential
Present Use residential
10. Description One-story wood-frame dwelling with central-hall plan; exterior walls with beveled wood siding; gable roof with composition shingles; metal ridge cresting; front elevation faces East; exterior brick chimney in ruins on north elevation; wood-sash double-hung windows with 2/2 lights; single-door entrance
11. Present Condition good; rear additions
12. Significance Primary area of significance: architecture. A good example of a late nineteenth-century vernacular dwelling with some Victorian detailing.
13. Relationship to Site: Moved Date or Original Site (describe) Mixed residential/ commercial area north of CBD; mostly turn-of-the-century dwellings and modern
14. Bibliography Tax rolls, Sanborn Maps
15. Informant
16. Recorder D. Moore/HHM Date July 1984

DESIGNATIONS

TNRIS No. Old THC Code
NR: ☐ RTHL ☐ HABS (no.) TEX
☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name
Other

PHOTO DATA

B&W 4×5s Slides
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		19	8	to		
		40	10	to	40	15
				to		

CONTINUATION PAGE No. 2 of 2

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

1. County Williamson | WM
City/Rural Georgetown | GE
2. Name Imhoff House
5. USGS Quad No. 3097-313 Site No. 357
UTM Pt.
Acreage Less than one acre

#10. Description (cont'd): with transom; three-bay porch with gable roof over central bay and shed roof over side bays; porch extends across east elevation; turned wooden posts with jigsawn brackets. Other noteworthy features include symmetrical three-bay facade; imbricated shingled gable ends on front porch and southern elevation; jigsawn bargeboards in each gable end; single-door entrance on southern elevation; rear frame additions. Outbuildings include small frame garage.

#13. Relationship to Site (cont'd): office structures nearby.

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

Address: 208 S Austin Ave
City: Georgetown
County: Williamson
2016 Survey ID: 125300
2016 Preservation Priority: High
Local District: Downtown District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R041316

Construction Date: 1890 ☐ Actual ☑ Estimated Source: NRHP nomination

Latitude: 30.640946 Longitude -97.678401

Current/Historic Name Imhoff House

Stylistic Influence(s)* ☑ None Selected

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ 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: 125300 ☑ 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: 670 ☑ High ☐ Medium ☐ Low
1984 Survey ID: 357 ☑ High ☐ Medium ☐ Low

General Notes: (Notes from 2007 Survey: aluminum screens; poor condition)

Recorded by: CMEC Date Recorded 3/1/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.

Photo direction: Northwest

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

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

Address:	208 S Austin Ave	2016 Survey ID:	125300
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Downtown District

Additional Photos

Photo Direction West

Photo Direction

Photo Direction

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

Address:	208 S Austin Ave	2016 Survey ID:	125300
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Downtown District

Photo Direction

Cellar

Photo Direction

Shed

208 S. Austin Ave.
2021-1-COA

Historic & Architectural Review Commission

February 25, 2021

Item Under Consideration

2021-1-COA – 208 S. Austin Ave.

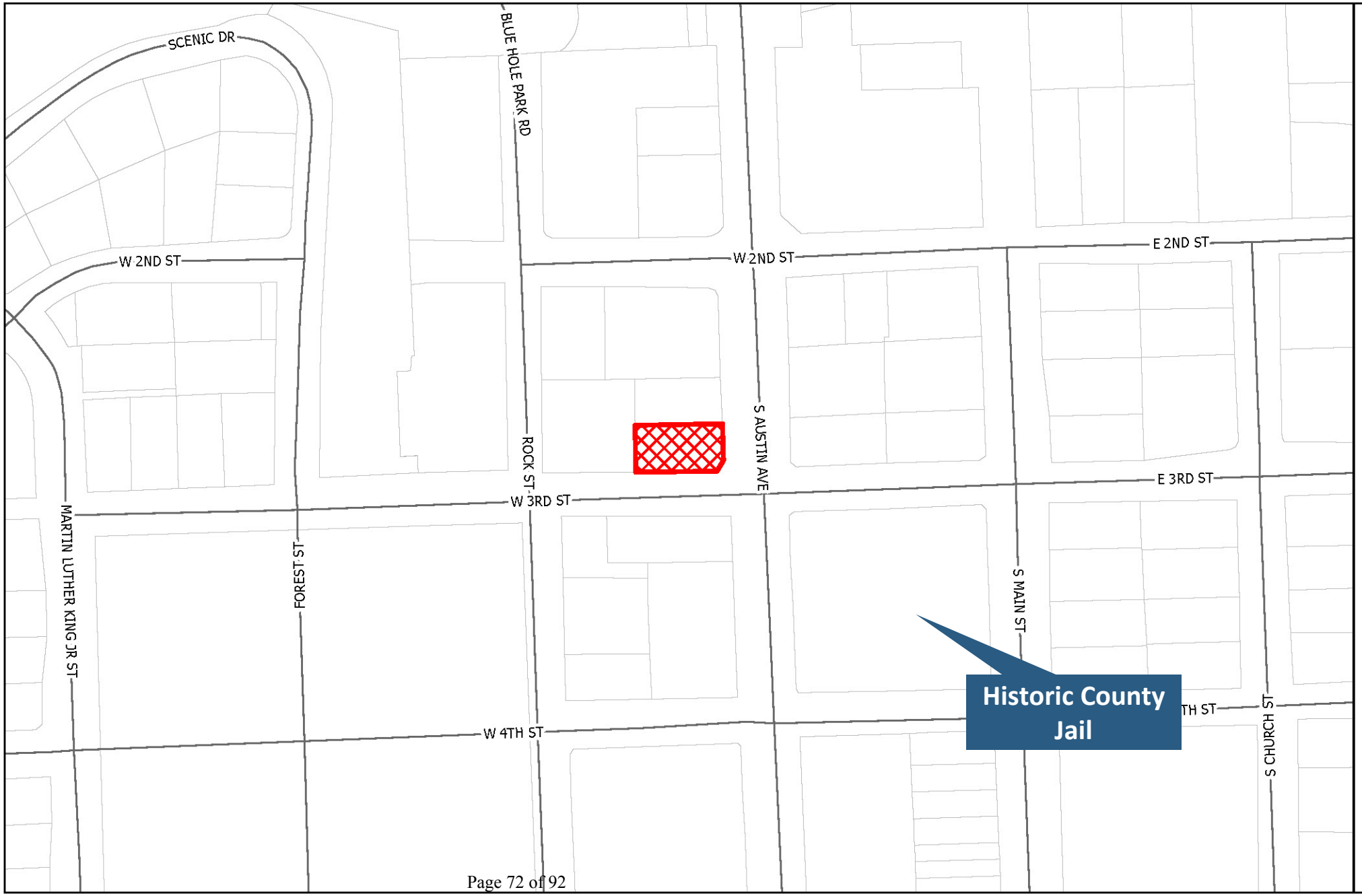
Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the addition of a porch, patio or deck at the property located at 208 S. Austin Ave., bearing the legal description Lot 4, Block 9, City of Georgetown.

Item Under Consideration

HARC:

- Addition of a porch, patio or deck

Item Under Consideration



EST. 1848
GEORGETOWN
TEXAS

LOCATION

2021-1-COA

Exhibit #1

Site

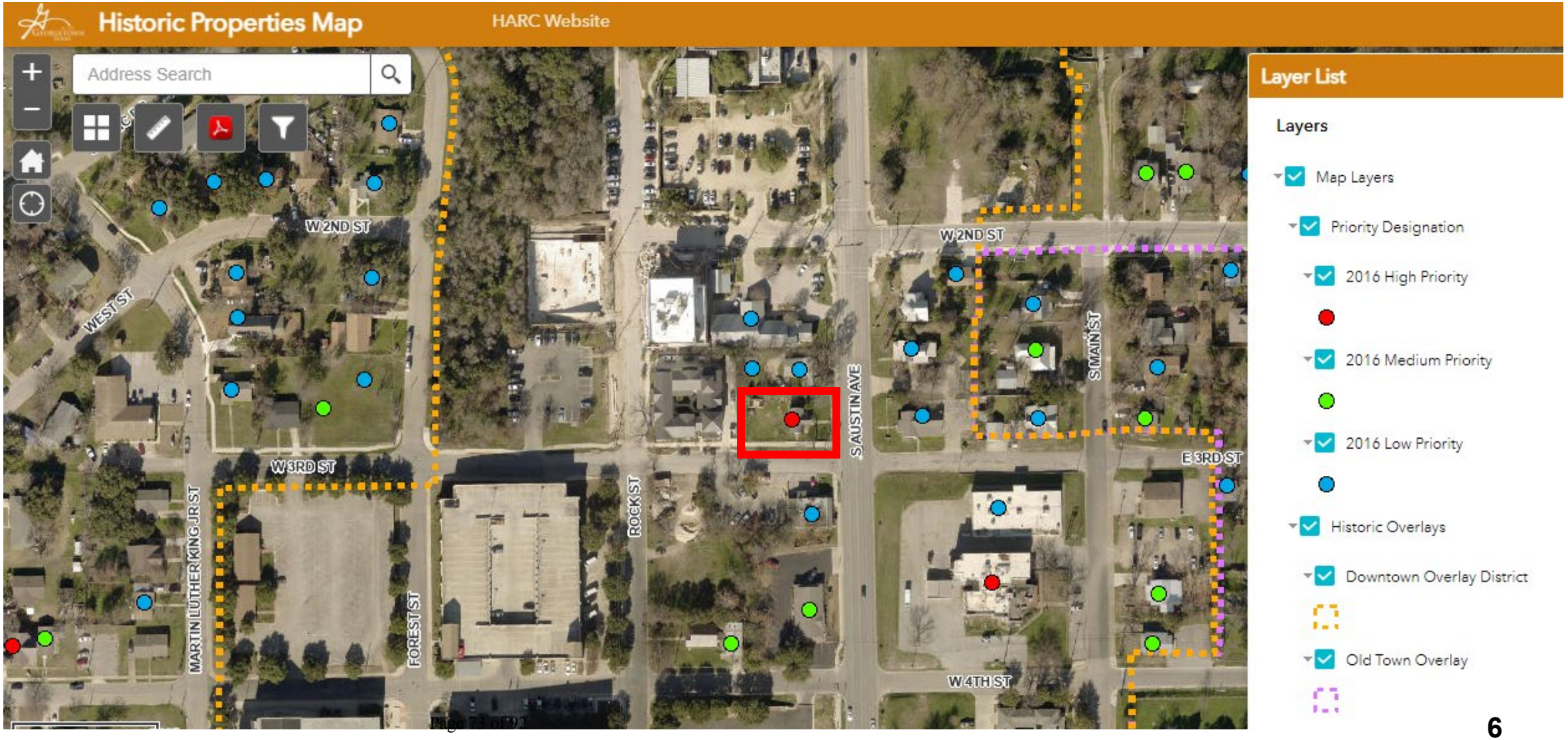
Parcels

N

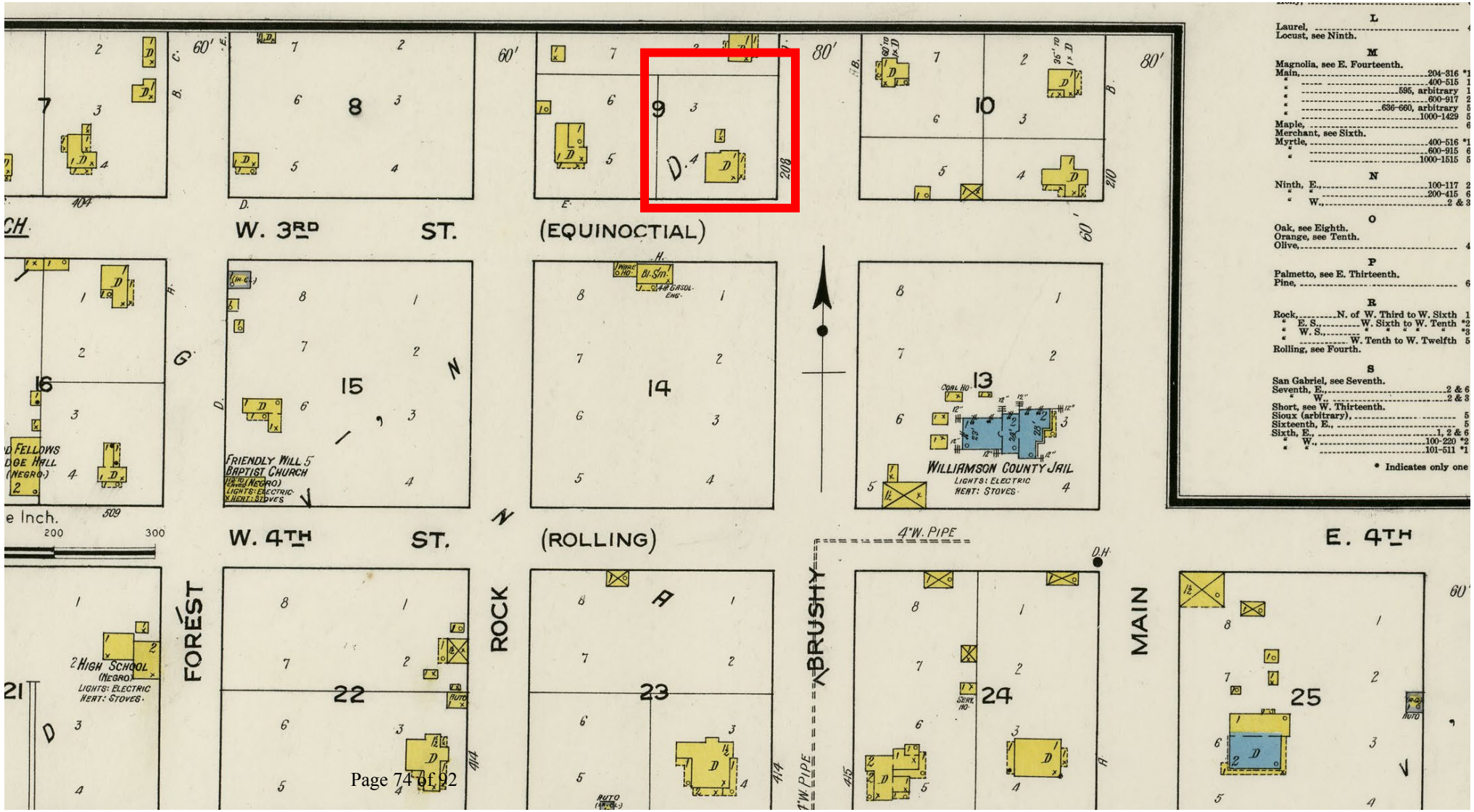
0 100 200 Feet

5

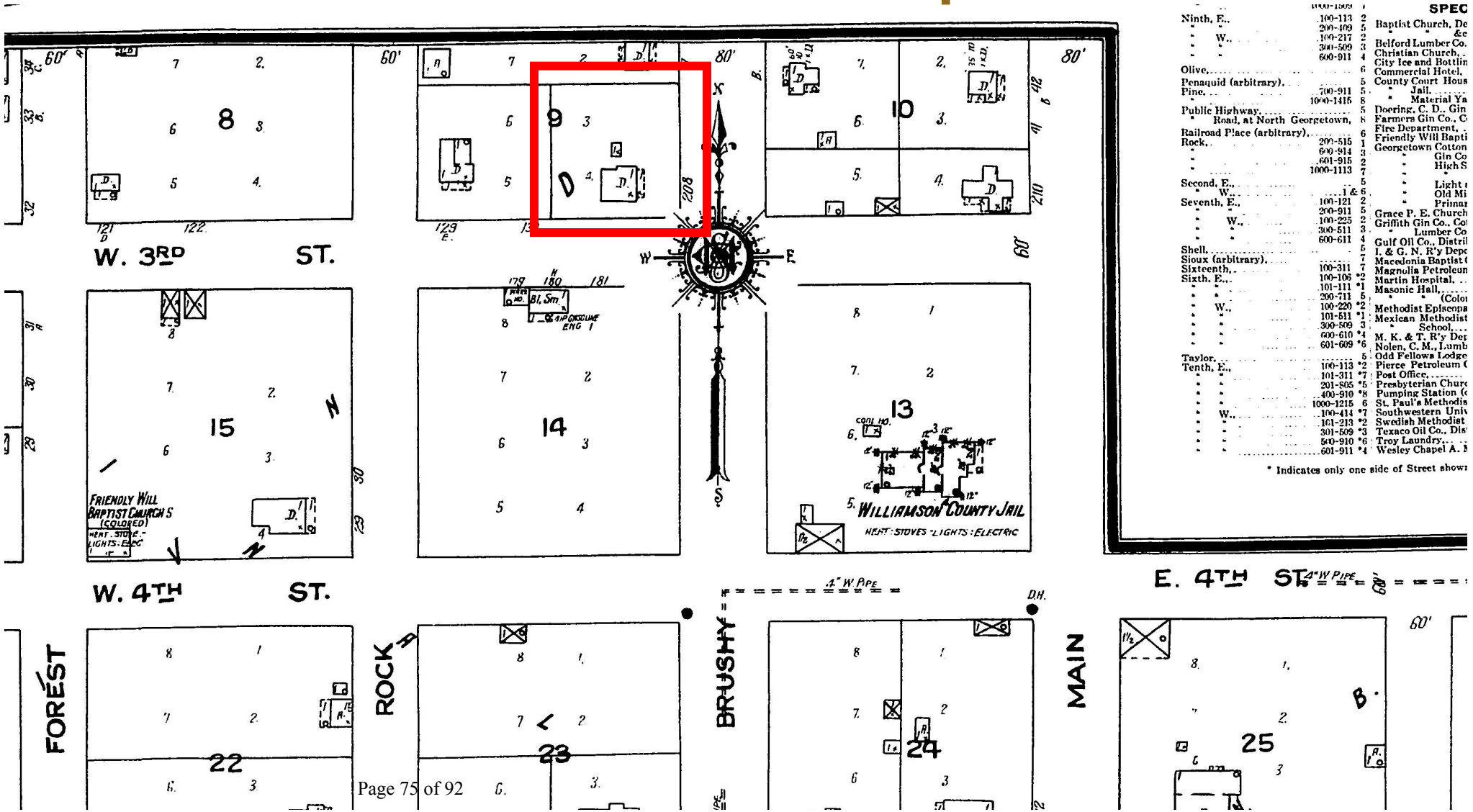
Current Context



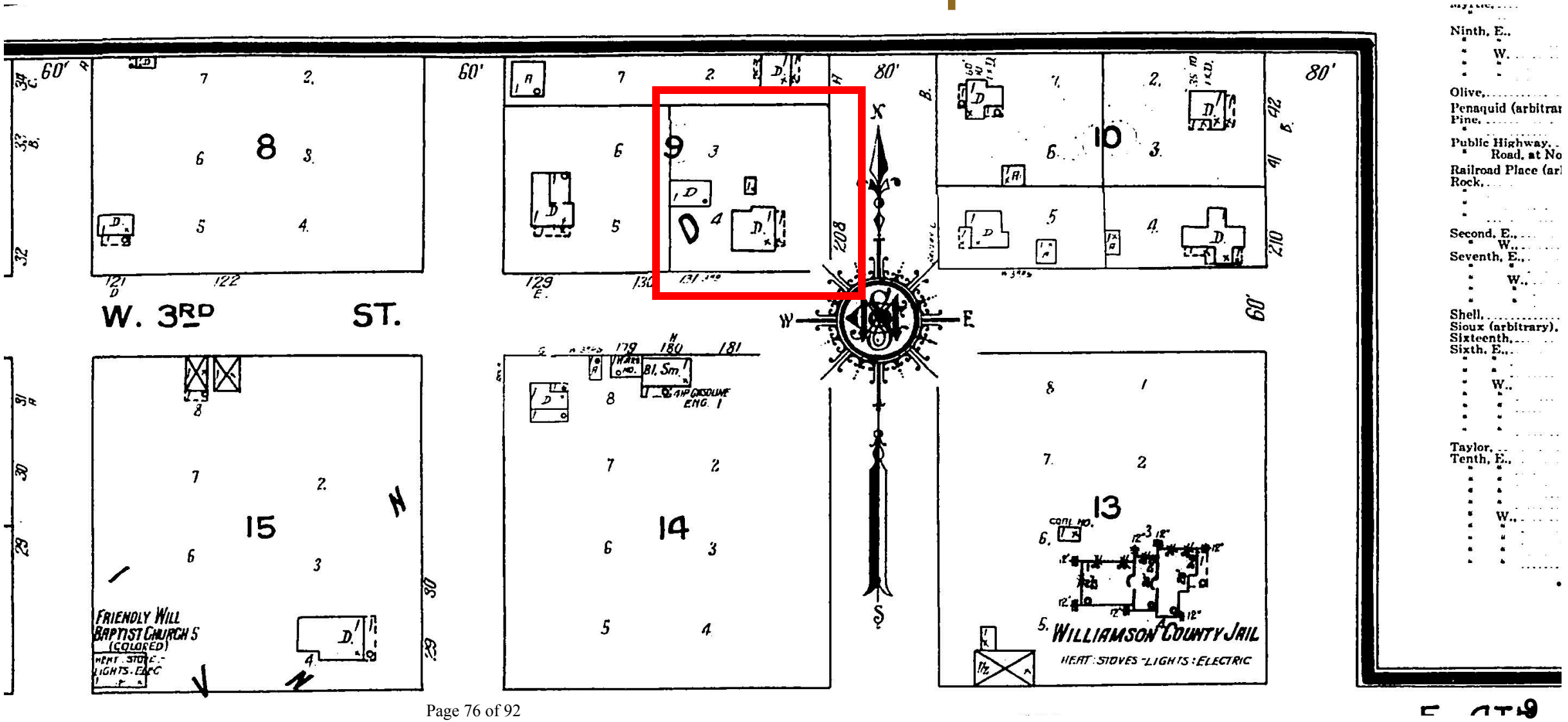
1916 Sanborn Fire Insurance Map



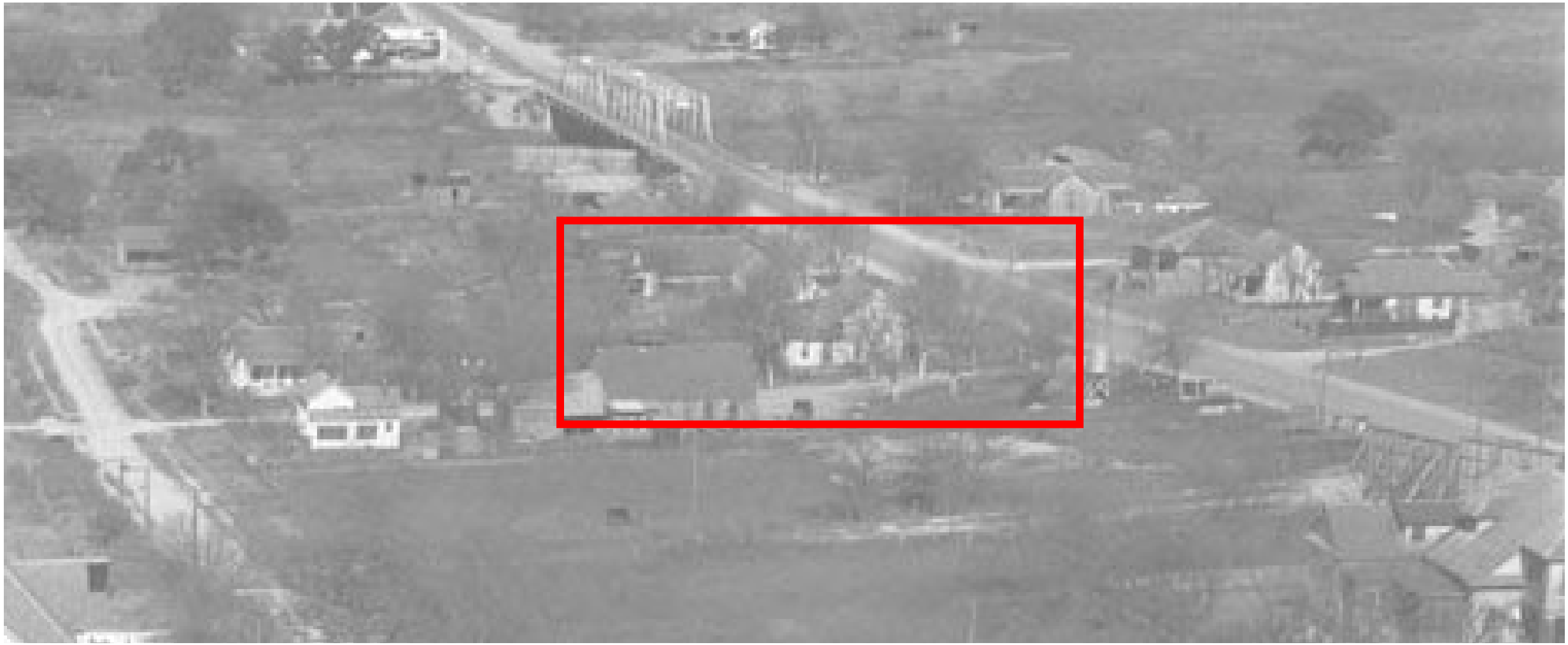
1925 Sanborn Fire Insurance Map



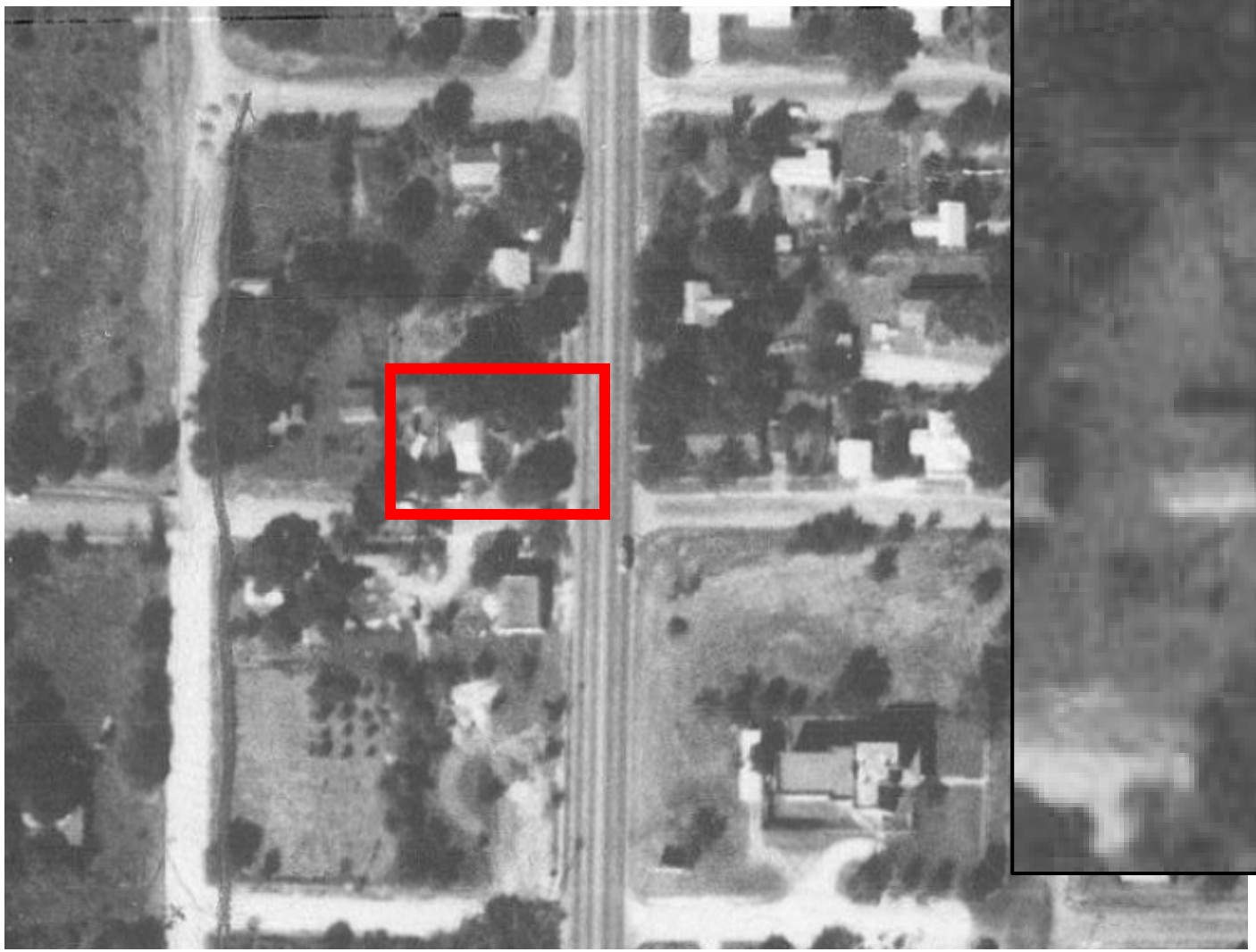
1940 Sanborn Fire Insurance Map



C. 1934 Photo from SU Special Collections



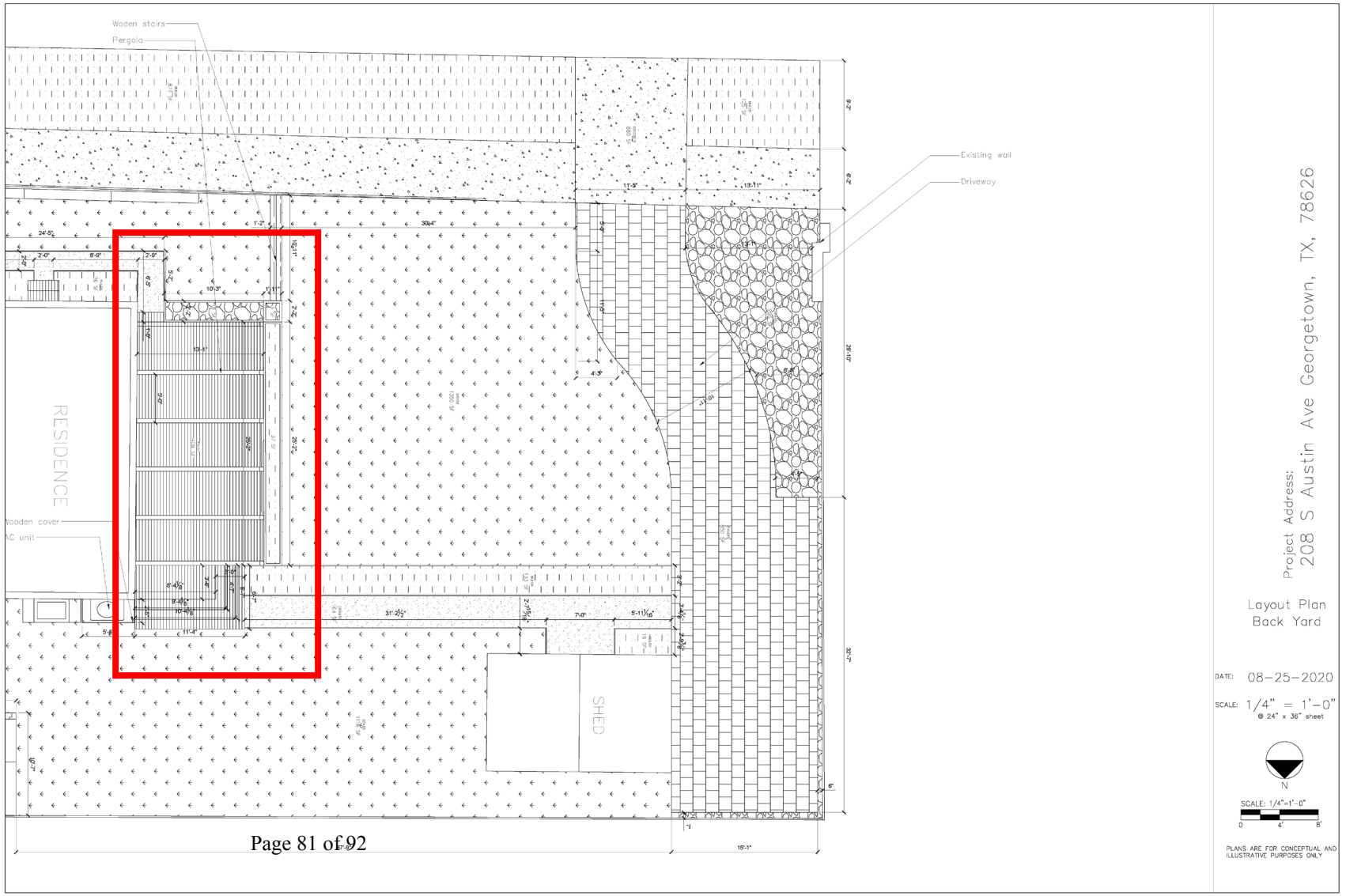
1964 Aerial



1974 Aerial

1984 HRS Photo

208 S. Austin Proposed Patio & Deck



208 S. Austin Proposed Patio & Deck

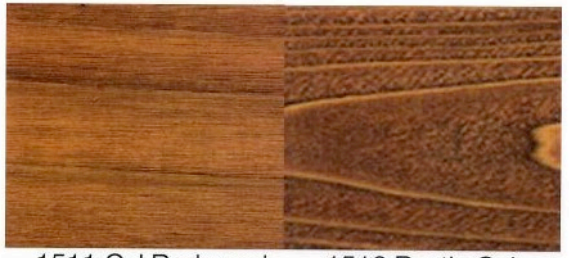
MATERIAL SAMPLE

PROJECT: 208 S. AUSTIN AVE. GEORGETOWN, TEXAS 78626

Porch will be constructed with cedar that is sealed for a natural look.

1530 Natural

Natural seal will be utilized for the majority/possibly all of the deck/pergola, with possibility of slightly darker seal to the slated portion of the pergola.



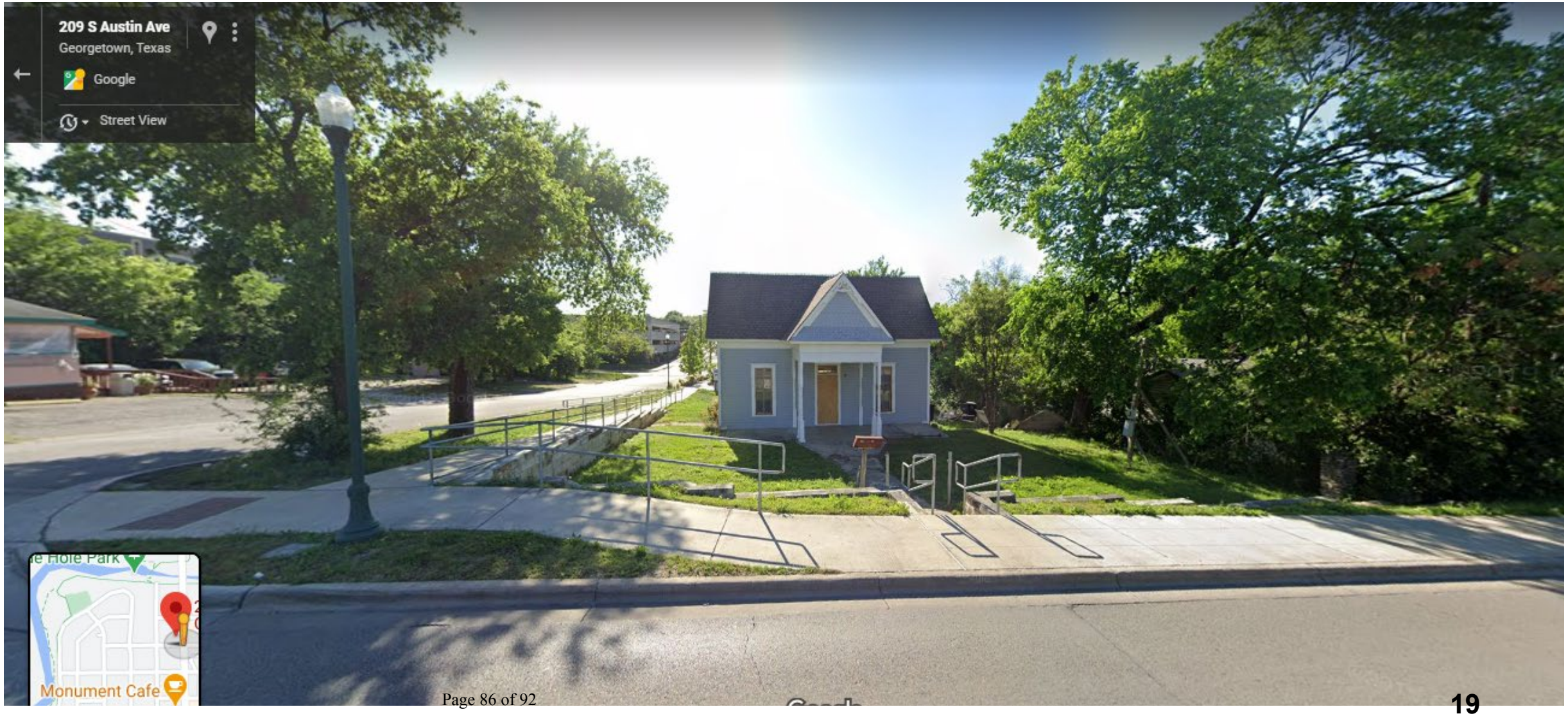
1511 Cal Redwood 1516 Rustic Oak

208 S. Austin Proposed Porch & Deck North View

208 S. Austin Proposed Porch & Deck (South Façade)

208 S. Austin Proposed Porch & Deck (Rear View)

Current Context



Current Context

Approval Criteria – UDC Section 3.13.030

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

Public Notification

- Two (2) signs posted
- No comments received

Recommendation

Staff recommends ***approval*** of the request

HARC Motion – 2021-1-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
February 25, 2021

SUBJECT:
Recognition of HARC Commissioner service.

ITEM SUMMARY:
Staff will recognize and thank a HARC commissioner who is completing their term of service on the commission.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Britin Bostick, Downtown & Historic Planner