

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
April 8, 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 April 8, 2021 via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <http://bit.ly/3tep48p>**

**Webinar ID: 968-4916-1103**

**Password: 674377**

**To participate by phone:**

**Call in numbers: (346)248-7799 or Toll-Free: 833-548-0282**

**Password: 674377**

**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.**

---

## **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 March 25, 2021 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 an addition that creates a new, or adds to an existing street facing facade at the property located at 1601 E. 17<sup>th</sup> Street, bearing the legal description Lots 3 and 4, Block 9, Nolen Addition. – Britin Bostick, Downtown & Historic Planner

F **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for:

- an addition that creates a new, or adds to an existing street-facing façade to change a portion of the front façade to a screened porch;
- the addition of a porch, patio or deck for the addition of a new front porch;
- a 1.6' setback encroachment into the required 15'-0" side street setback for the addition of a porch 13.4' from the side street (west) property line;
- an addition that creates a new, or adds to an existing street-facing façade for a two-story garage addition;
- an 18'-5" setback encroachment into the required 25'-0" street-facing garage setback, for the garage to be constructed 6'-7" from the side street (west) property line;
- a 2'-6" building height modification to the required 15'-0" maximum building height at the side street setback, to allow the dormer to be 17'-6" at the setback;
- a 3'-0" building height modification to the required 15'-0" maximum building height at the required 10' rear (south) setback, to allow the garage addition to be 18'-0" tall at a distance 11'-7" from the rear (south) property line;
- the addition of a porch, patio or deck for the addition of a new second-floor deck between the proposed new two-story garage addition and the existing two-story accessory structure;
- a 4'-6" setback encroachment into the required 10'-0" rear (south) setback, for the construction of a second-floor deck 5'-6" from the rear (south) property line;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of the 32" front door with a 36" front door;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of a second-floor window on the accessory structure with a door for access to the proposed second-floor deck;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of three historic windows on the west façade of the historic main structure with a new French door and three windows that are proposed to be relocated from the north and east facades for the creation of the screened porch; and
- a 0.08 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.53

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

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  
April 8, 2021

**SUBJECT:**

Consideration and possible action to approve the minutes from the March 25, 2021 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

.N/A

**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

Description		Type
	3.25.21 minutes	Backup Material

City of Georgetown, Texas  
Historic and Architectural Review Commission  
**Minutes**  
March 25, 2021 at 6:00 p.m.  
Teleconference Meeting: <http://bit.ly/3tLZXv1>

**The regular meeting convened at 6:00PM on March 25, 2021 via teleconference at:** <http://bit.ly/3tLZXv1>. Webinar ID: 974-0433-0622. **To participate by phone: Call in number: (346) 248-7799 or Toll-Free: 888-475-4499. Password: 441686. 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:** Faustine Curry; Catherine Morales; Pam Mitchell; Robert McCabe; Michael Walton

**Staff present:** Britin Bostick, Historic Planner; Mirna Garcia, Management Analyst; Sofia Nelson, Planning Director

Meeting called to order by Chair Morales at 6:02 pm.

**Regular Session**

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

- A. 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, 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.

### **Public Wishing to Address the Board**

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. Nomination and selection of Vice-chair and Secretary for the 2021-22 year.

**Motion to postpone action until the 4/22 meeting by Commissioner Curry. Second by Alternate Commissioner Mitchell. Approved (4-0).**

E. Discussion and possible action to approve meeting time, date and place for 2021-22 year.

**Motion to postpone action until the 4/22 meeting by Commissioner Curry. Second by Alternate Commissioner Mitchell. Approved (4-0).**

F. Consideration and possible action to appoint a new member to the Historic and Architectural Review Demolition Subcommittee.

**Motion to postpone action until the 4/22 meeting by Commissioner Curry. Second by Alternate Commissioner Mitchell. Approved (4-0).**

G. Consideration and possible action to approve the minutes from the March 11, 2021 regular meeting of the Historic and Architectural Review Commission. – Mirna Garcia, Management Analyst

**Motion to approve Item G by Commissioner Curry. Second by Alternate Commissioner Mitchell. Approved (4-0).**

H. **Public Hearing and possible action** on a request for a **Zoning Map Amendment** to rezone approximately 0.33 acres, being all of Lots 1 and 2, Block 22, Glasscock Addition, from the Old Town Historic Overlay zoning district to the Downtown Historic Overlay zoning district, for the property generally located at 1004 S Church St (2021-1-REZ). Britin Bostick, Downtown & Historic Planner

**Staff report by Bostick.** The applicant is requesting approval of a zoning map amendment (rezoning) to rezone the subject property from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, which also requires the subject property to be located within the Downtown historic zoning overlay district. The subject property is currently located within the Old Town historic zoning overlay district. The applicant is requesting this zoning change to be able to use the historic Jesse Daniel Ames House, the historic main structure on the subject property, as a day spa. The subject property is located on the west side of Church Street, two blocks north of University Avenue and directly east of Main Street Baptist Church. The subject property is the northeast quarter of a block shared with another single-family residential property and Main Street Baptist Church. Although the site does not have distinct natural features, the historic two-story main structure is listed as a high priority structure on the 2016 Historic Resource Survey (HRS), and the house was once owned and occupied by Jessie Daniel Ames, the noted women's suffrage and civil rights advocate, as well as David Love, a merchant and civic leader whose David Love Building, a Recorded Texas Historic Landmark, is on the west side of the Courthouse Square.

The Commission sought clarification on the HARC's purview and the possible action. Bostick explained the Commission was voting on whether the property should be rezoned into the downtown overlay.

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

Motion to deny Item H (2021-1-REZ) by Alternate Commissioner Mitchell. Motion fails as there was no second.

**Motion to recommend approval by Commissioner Curry. Second by Commissioner Walton. Motion passes (3-1) with Alternate Commissioner Mitchell opposed.**

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

- a 6'-8" encroachment into the required 15'-0" side street setback, to allow a second-floor residential addition 8'-4" from the side street (north) property line;
- a 3'-4" encroachment into the required 20'-0" front setback to reopen an enclosed porch 16'-8" from the front (east) property line;
- a 5'-8" building height modification to the required 15'-0" maximum building height at the side street (north) setback, to allow a dormer addition of 20'-8" at the side street (north) setback;
- and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines

at the property located at 904 Walnut Street, being an approximately 0.2597-acre tract of land out of the William Addison Survey, Abstract No. 21, also being known as a portion of Block 89, Dimmitt Addition, an unrecorded subdivision. (2021-5-COA) – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The Applicant is requesting HARC approval for a garage and living space addition on the ground floor and the addition of dormer windows and a larger staircase for the second floor of the house. As the low-priority historic house is presently encroaching into the side street setback, the addition of one of the dormers requires HARC approval of a setback modification. Additionally, the applicant is requesting HARC approval of a setback encroachment for the enclosed front porch so that the porch can be opened back up and the enclosure removed. There is no additional footprint proposed for the front porch, but the existing porch encroaches into the front setback. The applicant is also requesting HARC approval of a 4' tall front and side yard fence in a wood picket style. The request for a 4' fence height rather than the standard 3' height is so that the fence can meet the height requirements to serve as a pool enclosure. The proposed project would remove the carport and accessory structures, which are not historic, and construct a new addition to the rear of the historic main structure for a garage and additional living space, as well as to construct a new stairwell to access the second floor. The current second floor appears to be converted attic space, with a narrow staircase constructed toward the rear of the house. The first floor is 1,790 sq. ft. and the second floor is 1,030 sq. ft. The existing accessory structures including the carport total 790 sq. ft. The applicant is proposing to then construct an approximately 1,300 sq. ft. addition, to include a garage, living space and stairwell to access the second floor. The addition is proposed to be to the rear and side of the historic main structure and does not require setback or building height modifications. The proposed materials for the addition are a horizontal lapped fiber cement siding, asphalt shingle roof, and fiber composite single hung windows with a 1/1 pattern. To improve the second floor living space the applicant is also requesting approval for the addition of two dormers, one of which would encroach into the side street setback, as the footprint of the existing historic structure currently encroaches into the side street setback by more than ten feet. The proposed dormers do not project past the roof eaves. The street-facing dormer would also require approval of a building height modification due to the eave height and location of the dormer. The dormers are proposed to have standing seam metal roofs with the same fiber cement siding and windows as the addition. Additionally, the applicant is requesting approval of a setback modification to alter the current enclosed front porch so that the porch can be reopened to its original condition. The porch encroaches 3'-4" into the front 20'-0" setback, and was enclosed for living space prior to 1984, as indicated in the 1984 Historic Resource Survey. The project drawings show porch columns and railing compatible with the architectural style and character of the main structure and propose to retain the existing siding on the front façade. The proposed project includes a pool area, which must be enclosed by a min. 48" tall fence. The applicant is proposing to construct a wood picket fence with 50% transparency in two parts – a 36" tall section along the E. 9 ½ Street property line, and a 48" tall section along the Walnut Street property line, which would be divided by an internal fence and gate at the northeast corner of the property. Front and side yard fences taller than 36" require approval by HARC.

The applicant, Bryant Boyd, addressed the Commission and was available to answer questions.

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

**Motion to approve Item I (2021-5-COA) by Alternate Commissioner Mitchell. Second by Commissioner Curry. Approved (4-0).**

**J.** Updates, Commissioner questions, and comments. – Sofia Nelson, Planning Director

**Adjournment**

Motion to adjourn by Commissioner Walton. Second by Alternate Commissioner Mitchell. Approved (4-0). Meeting adjourned at 7:27pm

---

Approved, Amanda Parr, Chair

---

Attest, Terri Asendorf-Hyde, Secretary



City of Georgetown, Texas  
Historic and Architectural Review  
April 8, 2021

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1601 E. 17<sup>th</sup> Street, bearing the legal description Lots 3 and 4, Block 9, Nolen Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting HARC approval for the addition of a prefabricated utility shed to the northeast corner of the property, situated to the rear of and detached from the main structure but visible from both street facades.

**Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request *meets 7 of the 8* criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness*, as outlined in the attached Staff Report.

**Public Comments:**

As required by the Unified Development Code (UDC), two (2) signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

	Description	Type
☐	Staff Report	Exhibit
☐	Exhibit 1 - Location Map	Exhibit
☐	Exhibit 2 - Letter of Intent	Exhibit
☐	Exhibit 3 - Plans & Specifications	Exhibit
☐	Exhibit 4 - Historic Resource Surveys	Exhibit
☐	Exhibit 5 - Public Comment	Exhibit
☐	Staff Presentation	Presentation

# Planning Department Staff Report

---

## Historic and Architectural Review Commission

Report Date: *April 2, 2021*

File Number: *2021-9-COA*

### AGENDA ITEM DESCRIPTION

---

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1601 E. 17<sup>th</sup> Street, bearing the legal description Lots 3 and 4, Block 9, Nolen Addition.

### AGENDA ITEM DETAILS

---

Project Name: *1601 E. 17<sup>th</sup> Street Shed Addition*  
Applicant: *Barbra Tydings*  
Property Owner: *Barbra Alice Tydings, Trustee of the Barbra Tydings Revocable Trust*  
Property Address: *1601 E. 17<sup>th</sup> Street*  
Legal Description: *0.33 acres, being Lots 3 and 4, Block 9, Nolen Addition*  
Historic Overlay: *Old Town Overlay District*  
Case History: *N/A*

### HISTORIC CONTEXT

---

Date of construction: *1970 (HRS), public records indicate 1960*  
Historic Resources Survey Level of Priority: *Medium*  
National Register Designation: *N/A*  
Texas Historical Commission Designation: *N/A*

### APPLICANT'S REQUEST

---

HARC:

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

### STAFF ANALYSIS

---

Public records show that the Nolen Addition to the City of Georgetown was filed in 1948 by CM and Carrie Nolen. They sold lots 3 and 4 of Block 9 of their subdivision to John and Barbara Crews in 1951, and the Crews sold the property to T. P. and Lillian Jones in 1960. Records indicate the house was built by the Joneses, who owned the property until 1986. The house is listed on the Historic Resource Survey as a medium priority structure, and is a one-story brick Ranch-style house, with low asphalt shingle roof slopes and windows with high sills tucked under the eaves.

The applicant is requesting HARC approval of the addition of an 80 sq. ft. prefabricated utility shed to the rear and right of the front façade of the main structure. The shed is proposed to have fiber composite lapped siding, a low roof slope and asphalt shingles with minimal eaves, and a small entrance door and window. It is not proposed to be located within setbacks.

# Planning Department Staff Report

## Historic and Architectural Review Commission

### APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
<b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
<b>14.10 Non-traditional siding materials are discouraged.</b> <ul style="list-style-type: none"><li>✓ Typically, artificial stone and brick veneer are not appropriate.</li><li>✓ Asphalt shingles are not appropriate.</li><li>✓ Aluminum and vinyl are not appropriate.</li></ul>	<b>Complies</b> The shed is proposed to have a fiber composite (engineered wood) siding and trim that resemble a vertical wood siding.
<b>14.12 An addition shall be compatible in scale, materials, and character with the main building.</b> <ul style="list-style-type: none"><li>✓ An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure.</li><li>✓ An addition to the front of a building is usually inappropriate.</li></ul>	<b>Complies</b> The proposed shed is 80 sq. ft. and 8'-8" tall at the roof ridge, which is a scale much smaller than the existing historic structure. Although the historic main structure has brick siding and the shed is proposed to have a fiber composite siding, the roof slopes and materials are similar, and the shed will have minimal visibility from the street.
<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> <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>	<b>Complies</b> The shed is proposed to be located to the rear of the main structure, on the northeast corner of the subject property.
<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>Complies</b> The shed is proposed to have a low-slope asphalt shingle roof similar to the historic main structure.

# Planning Department Staff Report

## Historic and Architectural Review Commission

### CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<b>Complies</b> Staff reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	<b>Complies</b> Proposed project complies with applicable UDC requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Complies</b> SOI Standard #9: "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."  The proposed 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;	<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 does not alter the character of the medium priority historic structure or the character of the site and is easily reversed.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<b>Complies</b> Proposed project is a small scale shed with minimal impact to surrounding properties in the Old Town Overlay District.
7. The overall character of the applicable historic overlay district is protected; and	<b>Complies</b>

## Planning Department Staff Report

---

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	Proposed project is not anticipated to have noticeable impact on 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 with 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 1 comment in favor and 0 comments opposed.

---

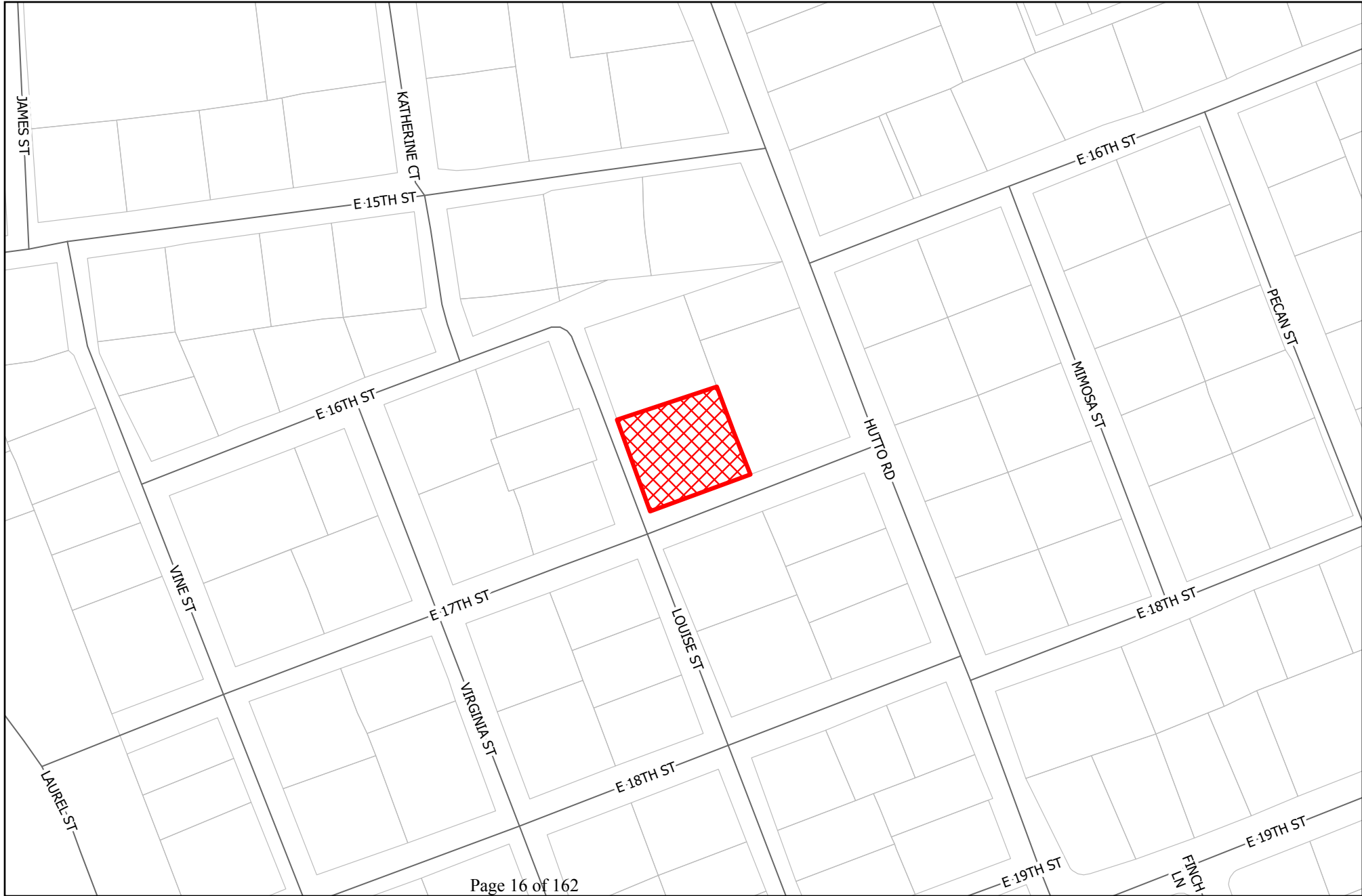
#### ATTACHMENTS

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

---

#### SUBMITTED BY

*Britin Bostick, Downtown & Historic Planner*

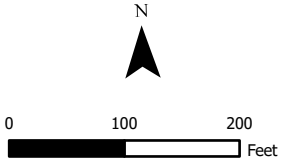


# LOCATION

2021-9-COA

Exhibit #1

-  Site
-  Parcels



## Letter of Intent

The project that is in question is a small wooden shed. It's built by Tuff Shed which is sold at Home Depot here in Georgetown.

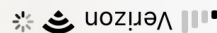
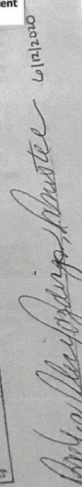
The shed will be 8x10 ft and is built with wooden siding, floorings. The siding color is Sheffield gray with a upgraded roof shingles in charcoal with white trim.

It sits to the east side of my home.

I hope this will satisfy your request. There is not much more to this very small project. I have sent you everything that this company could supply. I will be sending the Owner Consent form in another email to follow.

Hope to hear from you soon

Barbra Tydings





Impervious Cover Calculation for : ADDRESS: 1601 E 17th St, Georgetown, TX 78626

Existing Impervious Cover

House: \_\_\_\_\_

Garage: \_\_\_\_\_

Driveway: \_\_\_\_\_

Walkway: \_\_\_\_\_

Porch/Patio: \_\_\_\_\_

Other: \_\_\_\_\_

Total Existing: \_\_\_\_\_

Enter Sq Ft

house	2,124
car port	400
driveway	475
walkway	36
Rear / Patio	555
Front / Porch	80
Other	
Total Existing	3,670

Proposed Impervious Cover  
(Describe below)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total New: \_\_\_\_\_

Enter Sq Ft

Total Existing	3,670
Accessory Bldg	80
Total New	3,750

Lot Square Footage

Length: \_\_\_\_\_

Width: \_\_\_\_\_

Total: \_\_\_\_\_

lot length

lot width

Total Lot Sq Ft

120

131

15,711

Total Impervious Allowed

% of Impervious Allowed per Subdivision plat or Unified Development Code\*: \_\_\_\_\_

Sq ft of Impervious Allowed: \_\_\_\_\_

Total Allowed \_\_\_\_\_

Total Existing Impervious Cover \_\_\_\_\_

Total Proposed Impervious Cover \_\_\_\_\_

Total Sq Ft of Impervious Allowed \_\_\_\_\_

Total Remaining: \_\_\_\_\_

50%

7855

7855

3670

80

7855

4105

*\*Allowed impervious cover within a subdivision is sometimes listed on the original subdivision plat. The official plat has been recorded at the Williamson County Clerk's office and is available by search online at: <https://eagle.wilco.org/williamsonweb/>*

*Select Public Records. Enter the name of the subdivision and choose plat as the document type. View the document for identification of any special impervious cover notes.*

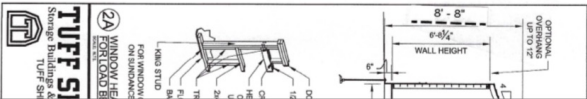
*If the plat does not establish impervious cover limitations for the subdivision, the maximum allowed impervious cover for the lot shall be determined in accordance with the Unified Development Code Section 11.02: [Click Here](#) to be directed to UDC*

*\*\*When calculating impervious cover for swimming pools, 50% if the square footage of the water surface shall be counted.*

TR-700	
Feature	Specification
Warranty	5-years
Floor Joist System	6" tall galvanized steel
Floor Decking	3/4" interlocking premium OSB floor decking
Door Type and Size	4' x 6' 2" steel reinforced shed door placed on any wall
Door Hardware	Patented 5" locking handle and 3 ultra heavy-duty hinges
Aluminum threshold at door	3" deep shed door threshold included
Interior Clear Sidewall Height	6' 8"
Wall Framing	2 x 4 studs spaced 16" on-center
2 x 4 Wall Top Plates	2 plates on sidewalls (on all walls for 16' wide bldgs)
Siding Type	LP® SmartSide w/50-Year warranty
Trim Type	LP® Smart Trim w/50-Year warranty
Roof Type	Gable (Ranch) Style



TR-700	
Feature	Specification
Warranty	5-years
Floor Joist System	6" tall galvanized steel
Floor Decking	3/4" interlocking premium OSB floor decking
Door Type and Size	4' x 6' 2" steel reinforced shed door placed on any wall
Door Hardware	Patented 5" locking handle and 3 ultra heavy-duty hinges
Aluminum threshold at door	3" deep shed door threshold included
Interior Clear Sidewall Height	6' 8"
Wall Framing	2 x 4 studs spaced 16" on-center
2 x 4 Wall Top Plates	2 plates on sidewalls (on all walls for 16' wide bldgs)
Siding Type	LP® SmartSide w/50-Year warranty
Trim Type	LP® Smart Trim w/50-Year warranty
Roof Type	Gable (Ranch) Style
Roof pitch at peak	(4/12)
Roof Decking	7/16" premium OSB roof decking
Rafters and Trusses	2 x 4 rafters joined w/ steel plates
Colored, Baked Enamel Drip Edge	Included on perimeter of roof
Roofing Felt Paper	15# felt included
Owens Corning Shingles	25-year 3-tab composition shingles
Eave Type	4" block eave on sidewall
On-Site Installation Included*	Yes



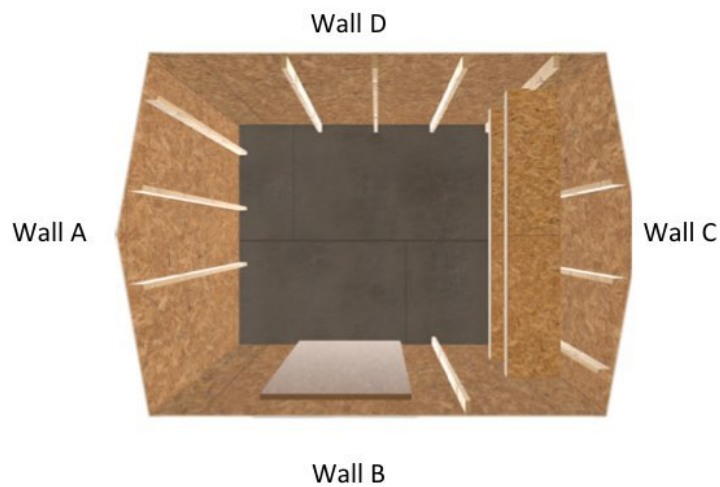
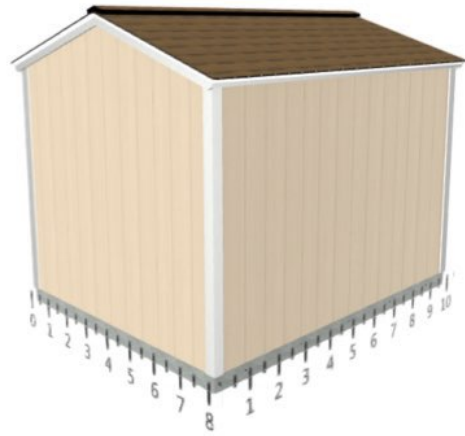
1601 E 17th.pdf

Done

79%

10:35 AM

Verizon



### Base Details

#### **Building Size & Style**

TR-700 - 8' wide by 10' long

#### **Door**

4' x 6'2" Single Shed Door, Left Hinge  
Placement, Drip Cap

#### **Paint Selection**

Base: Color Not Chosen Yet, Trim:  
Delicate White

#### **Roof Selection**

Shakewood Dimensional Premium  
Shingle

#### **Drip Edge**

White

### Options Details

#### **Special Instructions**

ask owner if it is ok to use neighbor's  
driveway to unload materials.

#### **Windows**

2'x2' Horizontal Sliding Window

#### **Roof**

10 Lin Ft Ridge Vent

#### **Floor and Foundation**

80 Sq Ft 3/4" Treated Floor Decking  
Upgrade

#### **Interior**

16 Lin Ft Shelving - 16" deep

#### **Shelving Locations**

Shelving on Side C at 39", 60".

### Jobsite/Installer Details

**Do you plan to insulate this building after Tuff Shed  
installs it?**

No

**Is there a power outlet within 100 feet of installation  
location?**

Yes

**The building location must be level to properly install the  
building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the  
perimeter of all four walls?**

Yes

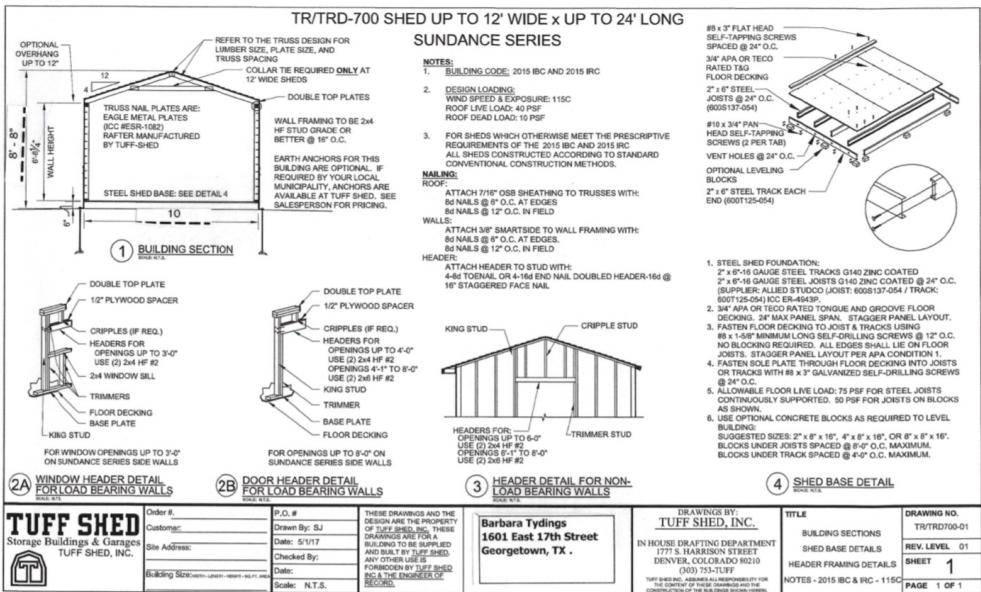
**Can the installers park their pickup truck & trailer within  
approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

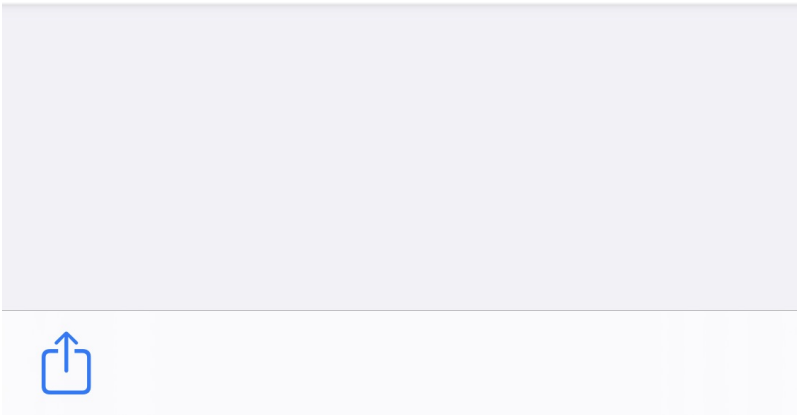
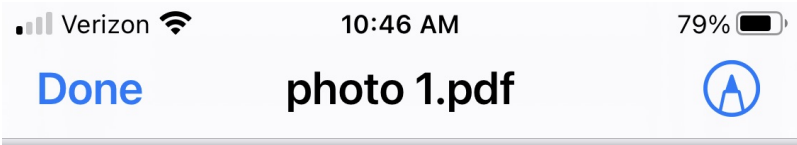
Dirt/Gravel

Signature: \_\_\_\_\_ Date: \_\_\_\_\_









TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1601 E 17th St 2016 Survey ID: 124368  
 City: Georgetown 2016 Preservation Priority: Medium  
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address SARKORNRAT, VORASAK, 1601 E 17TH ST, , GEORGETOWN, TX 78626-7253

Current/Historic Name: None/None

Latitude: 30.63046 Longitude -97.661958

Legal Description (Lot/Block): NOLEN ADDITION, BLOCK 9, LOT 3-4, ACRES 0.330 WCAD ID: R043501

Addition/Subdivision: S4201 - Nolen Addition

**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

**Current Designations:**

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Old Town District ☐ Other

Architect: Builder:

Construction Date: 1970 ☒ Actual ☐ Estimated Source: WCAD

**Function**

**Current Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government

☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

**Historic Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government

☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Recorded by: CMEC Date Recorded 4/21/2016



Photo direction: North

Note: See additional photo(s) on page 4

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

Address: 1601 E 17th St	2016 Survey ID: 124368	
City: Georgetown	2016 Preservation Priority: Medium	
County: Williamson	Local District: Old Town District	

**SECTION 2**

**Architectural Description**

General Architectural Description:

One-story, brick, ranch style house with a T-plan, cross-hipped roof with wide eaves, attached carport at the rear, and an inset entry stoop with a single front door.

☐ Additions, modifications: Appears to be unaltered

☐ Relocated

**Stylistic Influence(s)**

<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 checked="" type="checkbox"/> Ranch
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Beaux Arts	<input type="checkbox"/> Craftsman	<input type="checkbox"/> Commercial Style
<input type="checkbox"/> Eastlake	<input type="checkbox"/> Renaissance Revival	<input type="checkbox"/> Mission	<input type="checkbox"/> Art Deco	<input type="checkbox"/> No Style
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Exotic Revival	<input type="checkbox"/> Monterey	<input type="checkbox"/> Moderne	<input type="checkbox"/> Other:

**Structural Details**

**Roof Form**

☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☒ Other: Cross-Hipped

**Roof Materials**

☐ Wood shingles ☐ Tile ☒ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

**Wall Materials**

☒ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete  
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

**Windows**

☐ Fixed ☐ Wood sash ☒ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Metal, Shutters

**Doors (Primary Entrance)**

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

**Plan**

☐ L-plan ☒ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun  
☐ Irregular ☐ Four Square ☐ Rectangular ☐ Other

**Chimneys**

Specify # 0 ☐ Interior ☐ Exterior ☒ None  
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

**PORCHES/CANOPIES**

**Form:** ☐ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☒ Inset ☐ None ☐ Other

**Support**

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal  
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☐ None  
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☒ Other: Metal Posts

**Materials:**

☐ Metal ☐ Wood ☐ Fabric ☒ Other: Masonry

# of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

**Ancillary Buildings**

Garage Barn Shed Other:

**Landscape/Site Features**

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other  
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☒ Other materials: Masonry planter encloses the entry stoop

Landscape Notes:



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1601 E 17th St 2016 Survey ID: 124368  
 City: Georgetown 2016 Preservation Priority: Medium  
 County: Williamson Local District: Old Town District

SECTION 3

Historical Information

Associated Historical Context:

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> Commerce               | <input type="checkbox"/> Communication      | <input type="checkbox"/> Agriculture     | <input type="checkbox"/> Architecture      | <input type="checkbox"/> Arts                 |
| <input type="checkbox"/> Immigration/Settlement | <input type="checkbox"/> Law/Government     | <input type="checkbox"/> Education       | <input type="checkbox"/> Exploration       | <input type="checkbox"/> Health               |
| <input type="checkbox"/> Religion/Spirituality  | <input type="checkbox"/> Science/Technology | <input type="checkbox"/> Military        | <input type="checkbox"/> Natural Resources | <input type="checkbox"/> Planning/Development |
|   |   | <input type="checkbox"/> Social/Cultural | <input type="checkbox"/> Transportation    | <input type="checkbox"/> Other                |

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

- Level of Significance: ☐ National ☐ State ☐ Local
- Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship
- ☒ Setting ☒ Feeling ☒ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☒ Medium ☐ Low Explain: Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known Type: ☐ HABS ☒ Survey ☐ Other

Documentation details 2007 ID: 399 1984 ID: Not Recorded  
 2007 survey 2007 Survey Priority: Medium 1984 Survey Priority: Not Recorded

General Notes: (Notes from 2007 Survey: None)

Questions?

Contact Survey Coordinator  
 History Programs Division, Texas  
 Historical Commission  
 512/463-5853  
 history@thc.state.tx.us



HISTORIC RESOURCES SURVEY FORM

Address: 1601 E 17th St

City: Georgetown

County: Williamson

2016 Survey ID: 124368

2016 Preservation Priority: Medium

Local District: Old Town District

## Additional Photos

Photo Direction Northeast







CITY OF GEORGETOWN  
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending the scheduled public hearings on the matter.

Project Name/Address: 1601 E 17<sup>th</sup> Street

Project Case Number: 2021-9-COA HARC Date: April 8, 2021 Case Manager: Britin Bostick

Name of Respondent: Clayton miles  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 1605 E 17th St  
(Address required for protest)

I am in FAVOR: X I OBJECT: \_\_\_\_\_

Additional Comments:  
Hurry so she can get shed installed  
and stop thefts from her  
car port

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409 Georgetown, Texas 78627. Emailed comments may be sent to [planning@georgetown.org](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.



# 1601 E. 17<sup>th</sup> Street Shed Addition 2021-9-COA

**Historic & Architectural Review Commission**  
April 8, 2021

# Item Under Consideration

## **2021-9-COA – 1601 E. 17<sup>th</sup> Street Shed Addition**

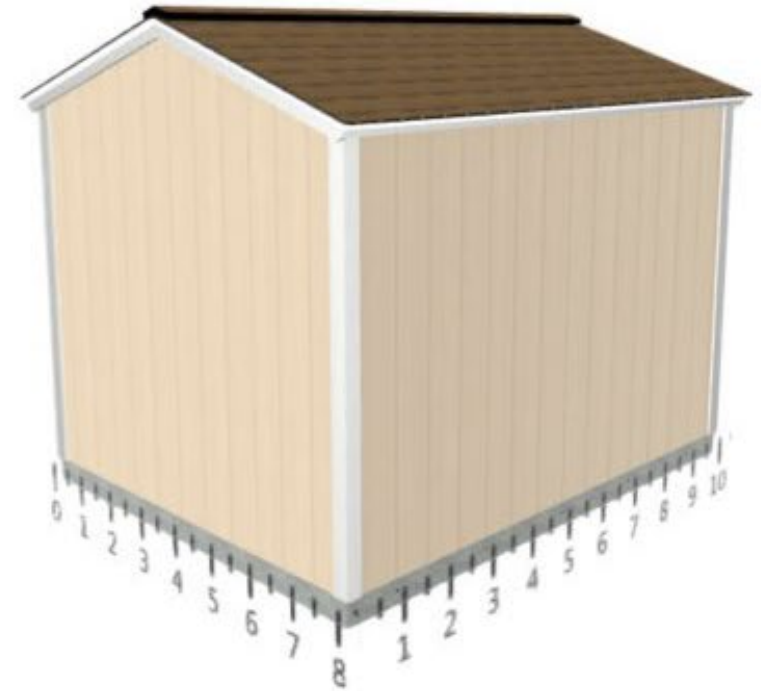
- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1601 E. 17th Street, bearing the legal description Lots 3 and 4, Block 9, Nolen Addition.

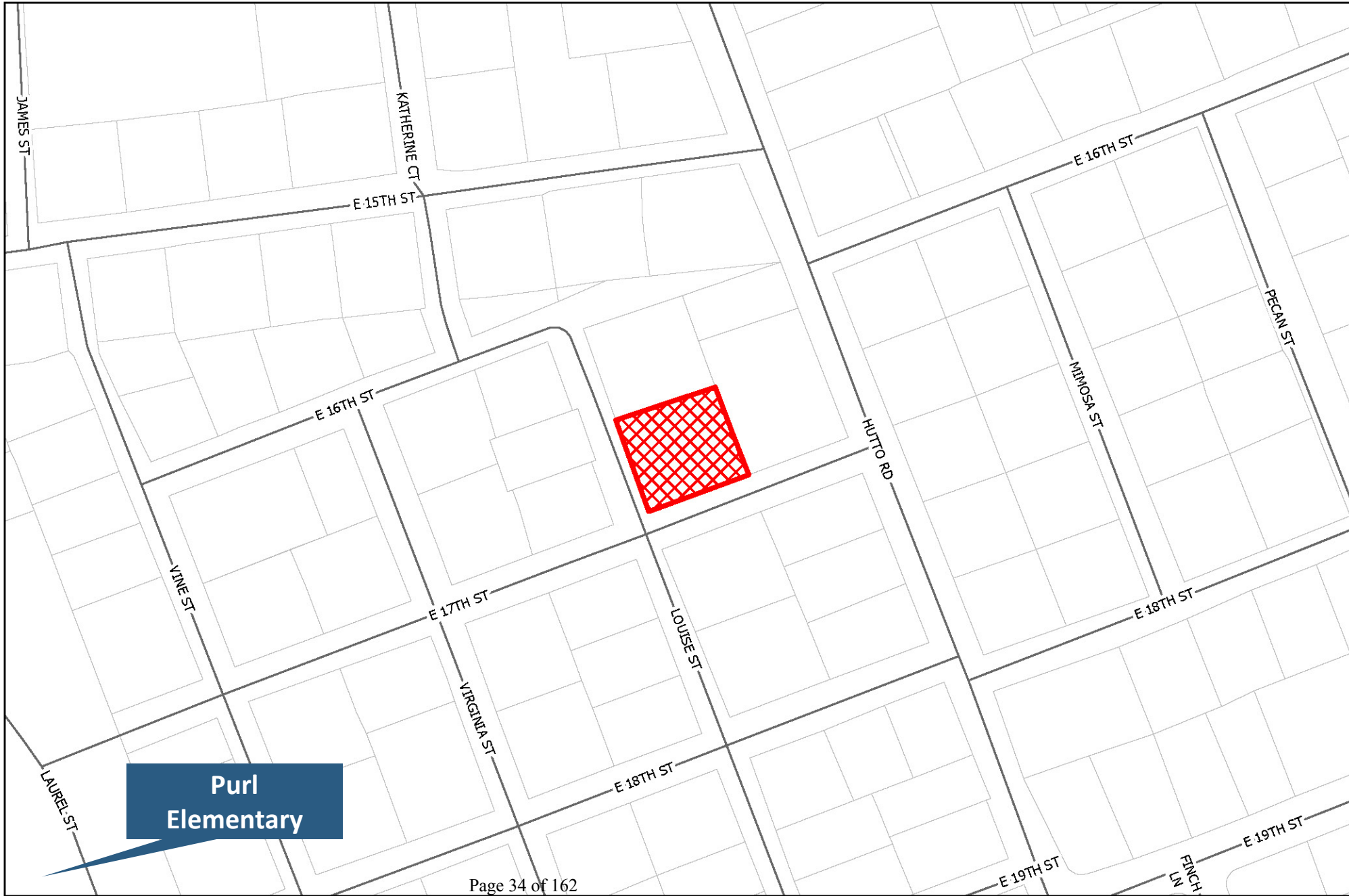
# Item Under Consideration

## HARC:

- Addition that creates a new, or adds to an existing street facing façade (utility shed)

# Item Under Consideration





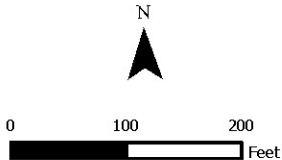
Purl  
Elementary



# LOCATION

2021-9-COA  
Exhibit #1

-  Site
-  Parcels





# Current Context

**Historic Properties Map**

HARC Website

1601 e 17th

Show search results for 1601 e 17th

Layer List

Layers

- ☒ Map Layers
- ☒ Priority Designation
  - ☒ 2016 High Priority
  - ☒ 2016 Medium Priority
  - ☒ 2016 Low Priority
- ☒ Historic Overlays
  - ☒ Downtown Overlay District
  - ☒ Old Town Overlay
- ☐ National Register Districts

Page 35 of 162

200ft

Geon



# 1964 Aerial Photo

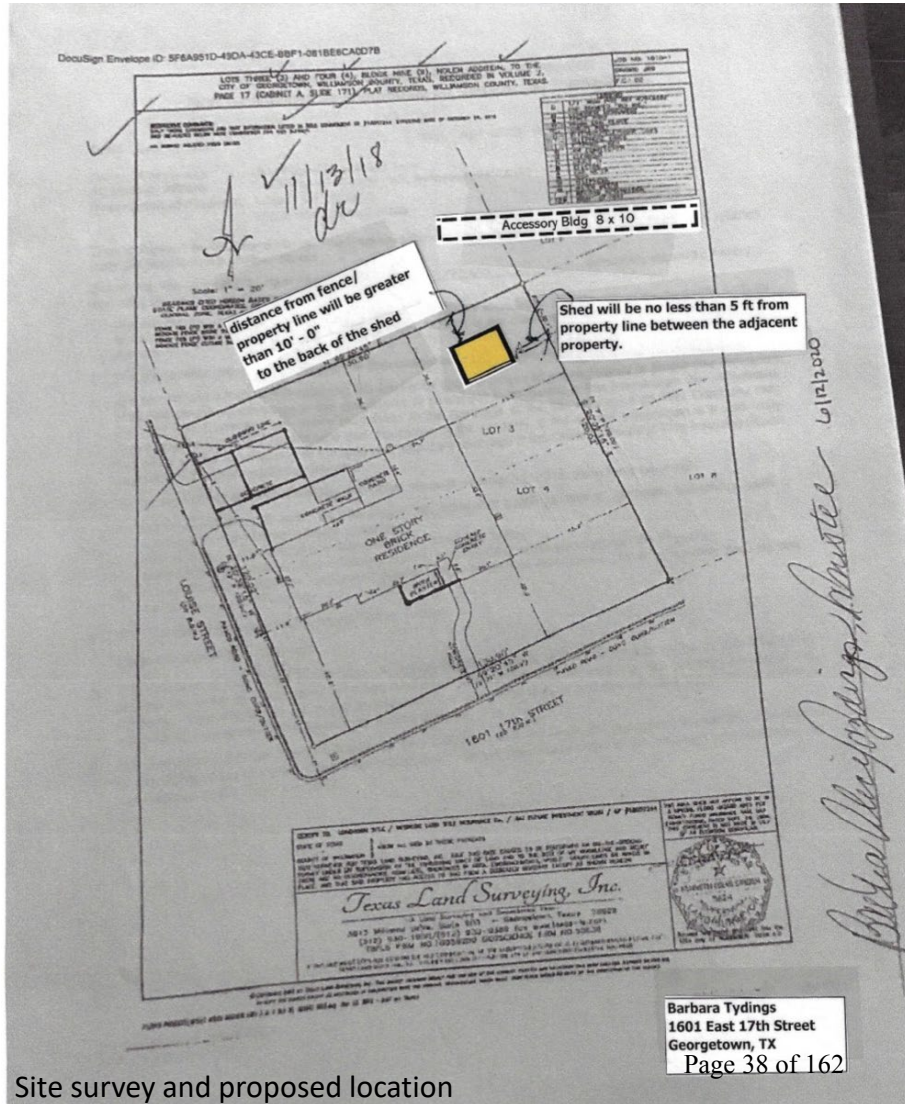


# 1974 Aerial Photo

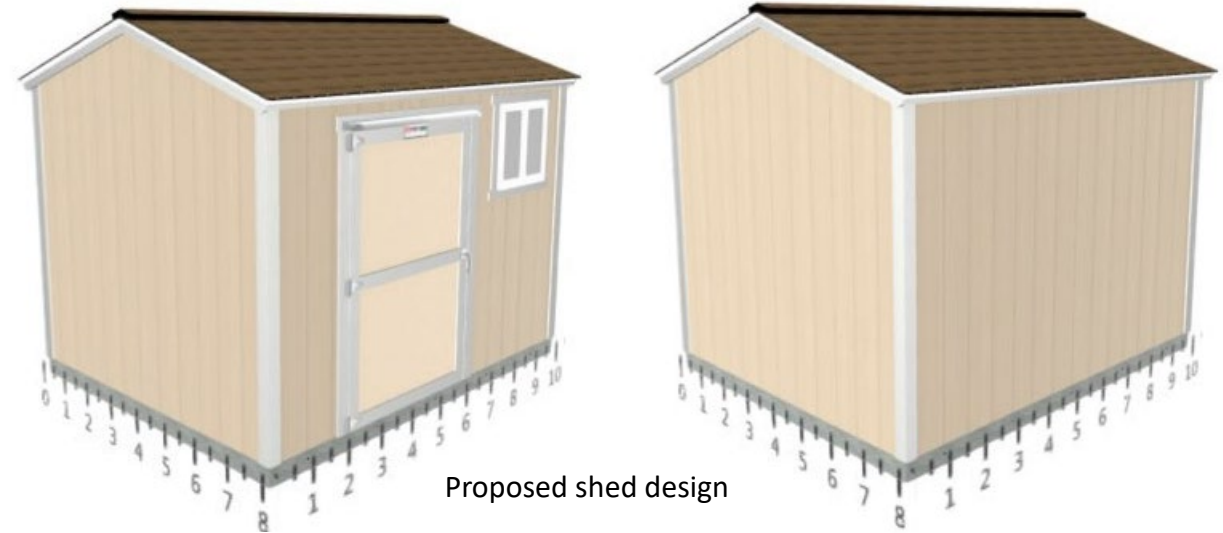




# Proposed Utility Shed



Site survey and proposed location



Proposed shed design



Site photo of proposed location



# 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>Complies</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
- One (1) comment in favor and no comments opposed

# Recommendation

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



# HARC Motion – 2021-9-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  
April 8, 2021

**SUBJECT:**

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

- an addition that creates a new, or adds to an existing street-facing façade to change a portion of the front façade to a screened porch;
- the addition of a porch, patio or deck for the addition of a new front porch;
- a 1.6' setback encroachment into the required 15'-0" side street setback for the addition of a porch 13.4' from the side street (west) property line;
- an addition that creates a new, or adds to an existing street-facing façade for a two-story garage addition;
- an 18'-5" setback encroachment into the required 25'-0" street-facing garage setback, for the garage to be constructed 6'-7" from the side street (west) property line;
- a 2'-6" building height modification to the required 15'-0" maximum building height at the side street setback, to allow the dormer to be 17'-6" at the setback;
- a 3'-0" building height modification to the required 15'-0" maximum building height at the required 10' rear (south) setback, to allow the garage addition to be 18'-0" tall at a distance 11'-7" from the rear (south) property line;
- the addition of a porch, patio or deck for the addition of a new second-floor deck between the proposed new two-story garage addition and the existing two-story accessory structure;
- a 4'-6" setback encroachment into the required 10'-0" rear (south) setback, for the construction of a second-floor deck 5'-6" from the rear (south) property line;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of the 32" front door with a 36" front door;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of a second-floor window on the accessory structure with a door for access to the proposed second-floor deck;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of three historic windows on the west façade of the historic main structure with a new French door and three windows that are proposed to be relocated from the north and east facades for the creation of the screened porch; and
- a 0.08 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.53

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:**

**Overview 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 2'-6" and on the south side of the garage addition by 3'-0". 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 4'-6" 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.

#### **Staff's Analysis:**

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request *meets 1 of the 8* criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness*, as outlined in the attached Staff Report.

#### **Public Comments:**

As required by the Unified Development Code (UDC), two (2) signs were posted on-site and 33 notices mailed. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

#### **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	Exhibit
□	Exhibit 1 - Location Map	Exhibit
□	Exhibit 2 - Letter of Intent	Exhibit
□	Exhibit 3 - Plans & Specifications	Exhibit
□	Exhibit 4 - Historic Resource Surveys	Exhibit
□	Exhibit 5 - Public Comment	Exhibit
□	Staff Presentation	Presentation

# Planning Department Staff Report

---

## Historic and Architectural Review Commission

Report Date: *April 2, 2021*

File Number: *2020-59-COA*

---

### AGENDA ITEM DESCRIPTION

---

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

- an addition that creates a new, or adds to an existing street-facing façade to change a portion of the front façade to a screened porch;
- the addition of a porch, patio or deck for the addition of a new front porch;
- a 1.6' setback encroachment into the required 15'-0" side street setback for the addition of a porch 13.4' from the side street (west) property line;
- an addition that creates a new, or adds to an existing street-facing façade for a two-story garage addition;
- an 18'-5" setback encroachment into the required 25'-0" street-facing garage setback, for the garage to be constructed 6'-7" from the side street (west) property line;
- a 2'-6" building height modification to the required 15'-0" maximum building height at the side street setback, to allow the dormer to be 17'-6" at the setback;
- a 3'-0" building height modification to the required 15'-0" maximum building height at the required 10' rear (south) setback, to allow the garage addition to be 18'-0" tall at a distance 11'-7" from the rear (south) property line;
- the addition of a porch, patio or deck for the addition of a new second-floor deck between the proposed new two-story garage addition and the existing two-story accessory structure;
- a 4'-6" setback encroachment into the required 10'-0" rear (south) setback, for the construction of a second-floor deck 5'-6" from the rear (south) property line;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of the 32" front door with a 36" front door;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of a second-floor window on the accessory structure with a door for access to the proposed second-floor deck;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of three historic windows on the west façade of the historic main structure with a new French door and three windows that are proposed to be relocated from the north and east facades for the creation of the screened porch; and
- a 0.08 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.53

at the property located at 1202 E. 13<sup>th</sup> Street, bearing the legal description Lot 1, Block 1, Coffee Heights Addition.

# Planning Department Staff Report

---

## Historic and Architectural Review Commission

### AGENDA ITEM DETAILS

---

Project Name:	<i>1202 E. 13<sup>th</sup> Street Additions</i>
Applicant:	<i>Julie Craig</i>
Property Owner:	<i>Darrin &amp; Julie Craig</i>
Property Address:	<i>1202 E. 13<sup>th</sup> Street</i>
Legal Description:	<i>Lot 1, Block 1, Coffee Heights Addition</i>
Historic Overlay:	<i>Old Town Overlay District</i>
Case History:	<i>HARC Conceptual Review on January 14, 2021:</i>

In the conceptual review the applicant provided drawings and documents similar to the drawings and documents provided with this request for approval, but with a taller height for the garage addition and greater setback encroachment for the second-floor deck, as well as a different French door style for the west facade. The feedback from the commissions was:

- The proposed porches appeared compatible, but more information was needed for the window product proposed for the screened porch.
- Additional drawings and/or streetscape photos were requested to better understand the relationship between the proposed garage addition and the existing historic structures. The proposed garage addition required several modifications for setbacks, building height and floor-to-area ratio, and was found to only partially comply with many of the criteria for approval. Commissioners recommended reconsidering the project design to reduce the number of modifications needed for the project design and to bring more project design elements into compliance with the Design Guidelines.
- The proposed French door in the west façade was noted to not be a style compatible with the style of the historic main structure and the Commissioners recommended considering a more compatible style.

### HISTORIC CONTEXT

---

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

# Planning Department Staff Report

---

## Historic and Architectural Review Commission

### 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 double door and three relocated windows

### 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 with a 1.6' setback modification to the Laurel Street side setback, changing the room at the front left (northeast) 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 for the garage addition as

# Planning Department Staff Report

---

## Historic and Architectural Review Commission

building height in the Old Town Overlay District is limited to 15' at the setbacks, and the proposed height of the street-facing dormer exceeds that limit on the west side of the garage addition by 2'-6". The gable roof end on the south side of the garage addition exceeds the building height limit by 3'-0". The property has an existing historic accessory structure in the southeast corner of the lot, which is two stories in height. The ratio of the total size of the existing and proposed structures to the lot size exceeds the maximum floor to area (FAR) ratio of the Old Town Overlay District and requires approval of a floor-to-area ratio modification by HARC.

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 4'-6" setback modification as it is proposed to be constructed partially within the rear (south) setback. 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, and replace the windows 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, or ration of building area to lot area, is 0.31. 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 screens are fiberglass construction with mesh and have vertically sliding windows on tracks behind the screens so that the windows can either be opened or closed while the screens remain in place. The new screened windows would have a sill height similar to the single-hung windows on the right side of the main façade as seen from the street. The windows

# Planning Department Staff Report

---

## Historic and Architectural Review Commission

proposed to be removed for the installation of the new screened windows 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 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.

### **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 total 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 24.8', approximately 6.5' above the existing house. The proposed roof pitch is 9/12 with a prominent 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 white asphalt shingle roof. 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 dormer roof height at the proposed side street setback, which extends nearly the width of the second floor, is 17'-6" for the eave height, which would require a 2'-6" building height modification, as building height at the setbacks 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 18'-0" at the rear (south) setback. The UDC allows for an additional 5' of building height for every 3' of setback from



# Planning Department Staff Report

## Historic and Architectural Review Commission

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 3'-0" building height modification.

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 maximum impervious cover for the property 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.

### 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 partially within the rear (south) setback, requiring a 4'-6" setback encroachment. The purpose of the deck would be to connect the second floors of the existing accessory structure and the new garage addition.

### 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 new French door, a double window and a single window that are proposed to be removed for the creation of the screened porch, to create two sets of double windows to the right of the double door. The French door is proposed to be wood and have divided window lights reflective of the Craftsman style.

### 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></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</p>

# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<ul style="list-style-type: none"> <li>✓ 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>have been in place long enough and which are of sufficiently similar design to the original windows to be considered historic.</p> <p>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. Side entrance doors for that time period would have likely been single doors rather than double 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 style="text-align: center;"><b>Partially Complies</b></p> <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 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> </ul>	<p style="text-align: center;"><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.</p>

# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<ul style="list-style-type: none"> <li>✓ 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>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 asymmetrical, and the proposed porch would be of a compatible character with the Craftsman house style and use the same gable details.</p>

# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS</b>	
<ul style="list-style-type: none"> <li>✓ 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 style="text-align: center;"><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 style="text-align: center;"><b>Partially Complies</b></p> <p>The proposed second-floor deck is minimally visible from the street and proposes to replace an original window in the historic accessory structure with a door for access.</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>	
<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 garage addition is approximately 6.5' taller than 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 but compatible with the original materials on the site, although the roof pitch 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><li>✓ Creating a jog in the foundation between the original and new structures may help to define an addition.</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 and is distinguishable from the historic structures, but the historic accessory structure would be obscured from the Laurel Street view.</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>✓ 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><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>Historic architectural details such as windows and doors would be removed with the proposed alterations, although research has demonstrated that some of the materials proposed to be removed or altered are not original.</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> <li>✓ An addition should be simple in design to prevent it from competing with the primary façade.</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 6.5’ taller than the existing main house and has much taller side walls than the main house does without also matching the mid-1920s Craftsman character. The form, character</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>	
✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	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> ✓ An addition should be to the rear of the building, when feasible.	<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> ✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings. • Repeat existing roof slopes and materials. ✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.	<b>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.

### 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, as well as an exception to the limit on floor-to-area ratio.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Partially Complies</b> SOI Standard #9: "New additions, exterior alterations or related new construction will not destroy historic materials, features and

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	<p>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 proposed changes include alterations to the historic main façade, including porches, windows and door. The garage addition is not compatible with the SOI Standards for massing, scale and proportion and maintaining spatial relationships that characterize the property, but it is differentiated from the historic structures and can be understood as a later addition, as well as has compatible materials.</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 the applicable Design Guidelines.</p>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<p><b>Partially Complies</b></p> <p>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, as well as the increase in floor-to-area ratio above the established maximum – provides for a building area density on the site that is not consistent 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</p>



## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	Overlay District, with the exception of the 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 the streetscape in 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>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 but would not extend to the edge of the façade, which would not be consistent with the style of the house or other, similar porches.</p> <p>The deck is proposed to be mostly between the existing accessory structure and new garage addition, and the existing structure encroaches into the rear setback.</p>
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	<p><b>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>
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;	<b>Not Applicable</b> No structures are proposed to be replaced with any of the requested setback modifications.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Partially Complies</b> 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.
i. The size of the proposed structure compared to similar structures within the same block;	<b>Partially Complies</b> 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 on blocks west of the subject property.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Partially Complies</b> The proposed porch, garage and deck additions are not anticipated to negatively impact adjoining properties.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	<b>Partially Complies</b> The porch, garage and deck additions would have adequate space to be maintained.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	<b>Not Applicable</b> No large trees or significant features are proposed to be preserved.

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>

## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
	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. Although two-story garage additions have been constructed in the Old Town Overlay District, they have not been constructed on Laurel Street and its surroundings, and many of those structures were constructed prior to the establishment of the historic overlay districts.
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.

### STAFF RECOMMENDATION

Based on the findings listed above, staff recommends:

- Approval of the request for the front porch addition and 1.6' setback encroachment, replacement of the front door, change of the facade to the screened front porch, and replacement of windows with new door and relocated windows on the west façade of the historic main structure.
- Approval of the garage addition and 18'-5" setback encroachment, with the condition that the garage be one story in height.
- Denial of the 2'-6" building height modification, 3'-0" building height modification, addition of the deck, replacement of the window with a door in the historic accessory structure, and 4'-6" setback encroachment, and 0.08 floor-to-area (FAR) modification.

## Planning Department Staff Report

---

### Historic and Architectural Review Commission

#### **PUBLIC COMMENTS**

---

As of the date of this report, staff has received 1 written comments in favor and 0 in opposition of the request.

#### **ATTACHMENTS**

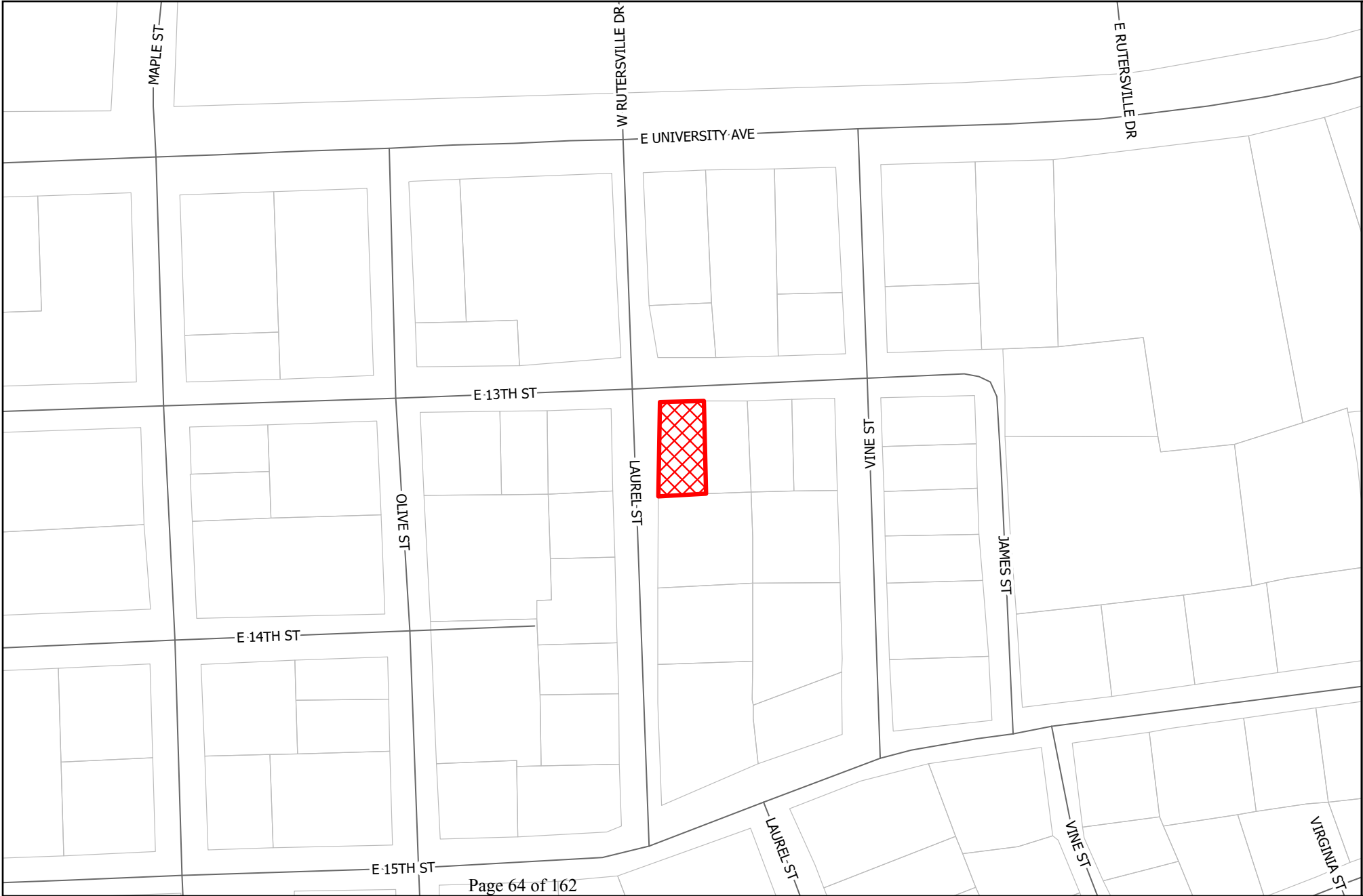
---

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*

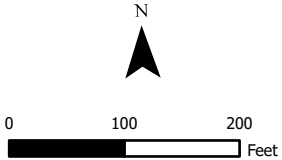


**LOCATION**

**2020-59-COA**

**Exhibit #1**

-  Site
-  Parcels



*Julie & Darrin Craig • 1202 East 13th Street • Georgetown, TX 78626*



*1202 E. 13th Street*

# Letter of Intent for 1202 E. 13th Street

## Table of Contents

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

Exception #1 and Necessity .....	3-5
Examples of two-story additions in Old Town .....	6-8
Two-story homes near ours .....	9
Examples of less than 20' driveways in Old Town .....	10-12
Exception #2 and Necessity .....	13-18
Exception #3 and Necessity .....	19-20
Exception #4 and Necessity .....	21-28
Exception #5 and Necessity .....	29

<b>Explanation as to how the request meets the approval criteria outlined in UDC Section 3.16.030.....</b>	<b>30</b>
--	-----------

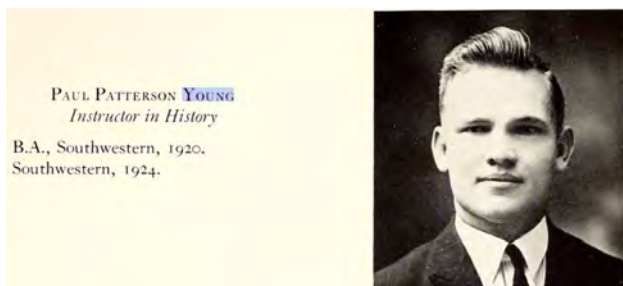
<b>Explanation as to how the request meets the approval criteria for specific requests .....</b>	<b>31</b>
--	-----------



- 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, and master and half-bath to our existing 1,288-square-foot, two bedroom, one-bath home—resulting in 4BDR/2.5BA home with two-car garage.**

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 24' 9" 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.

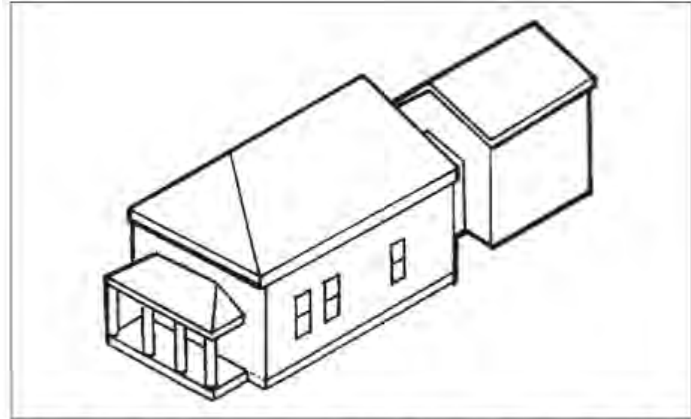
So we are taking down the interior wall between the kitchen and laundry room—giving us a large and fabulous new kitchen! So the new downstairs in the two-story addition will provide us with an interior laundry room and office, a master bath and half-bath, and upstairs will have two bedrooms, living/loft 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)*



In the Historic District of Georgetown, there are many **examples** of this type of add-on to a small, old home—with a garage below and living quarters above on a corner lot.

**1702 S. Main (corner 17th)**





**1603 Main (corner 16th)**



**1506 Ash (corner 16th)**



**Ash and E 15th**



**1603 S. Austin Ave (corner 16th)**





**1304 College (corner 14th)**



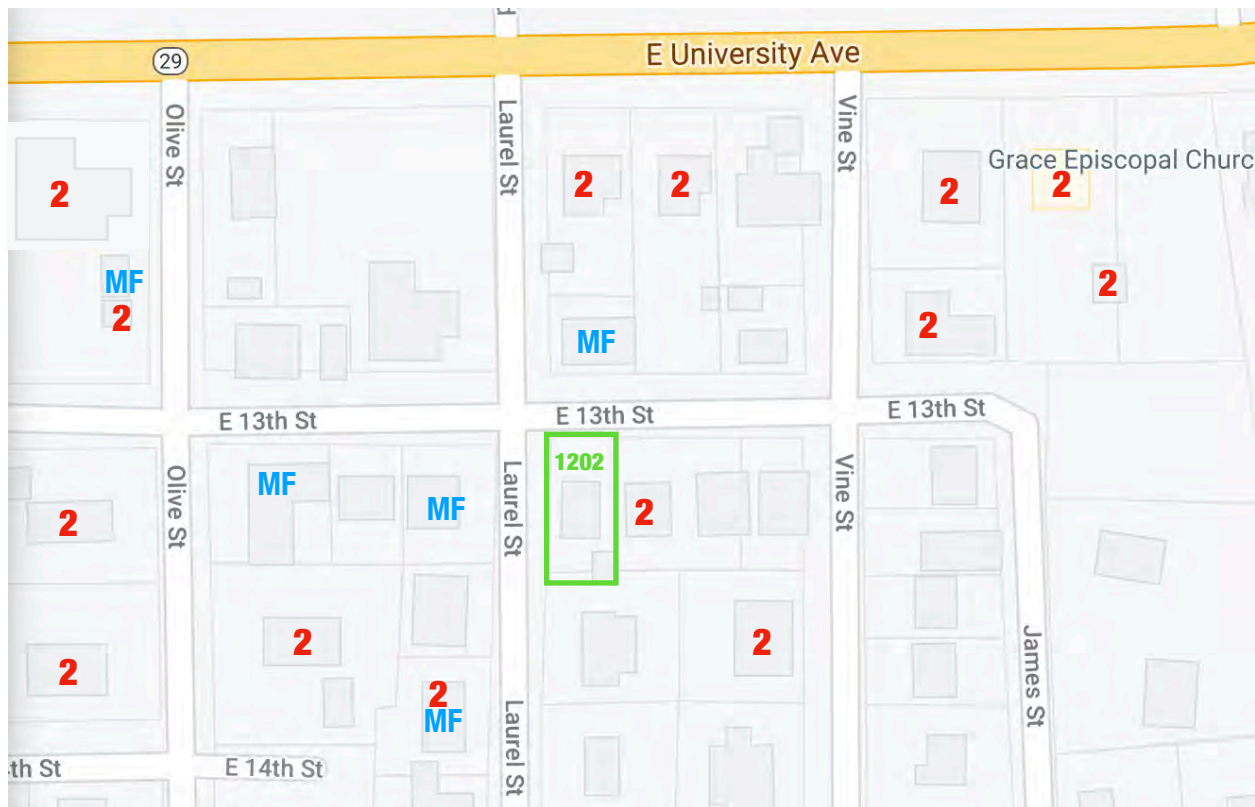
**1603 Main (corner 16th)**





Julie & Darrin Craig • 1202 East 13th Street • Georgetown, TX 78626

Other (2) two-stories and (MF) multi-family homes within two blocks of us at 1202 E 13th



M  
A  
P



S  
A  
T  
E  
L  
I  
T  
E

**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





E 16th St & Austin Ave.

**18'** from street to garage door



E 16 St & Main

**13.5'** from street to garage door



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 back 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 (hereafter referred to as accessory building). 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.

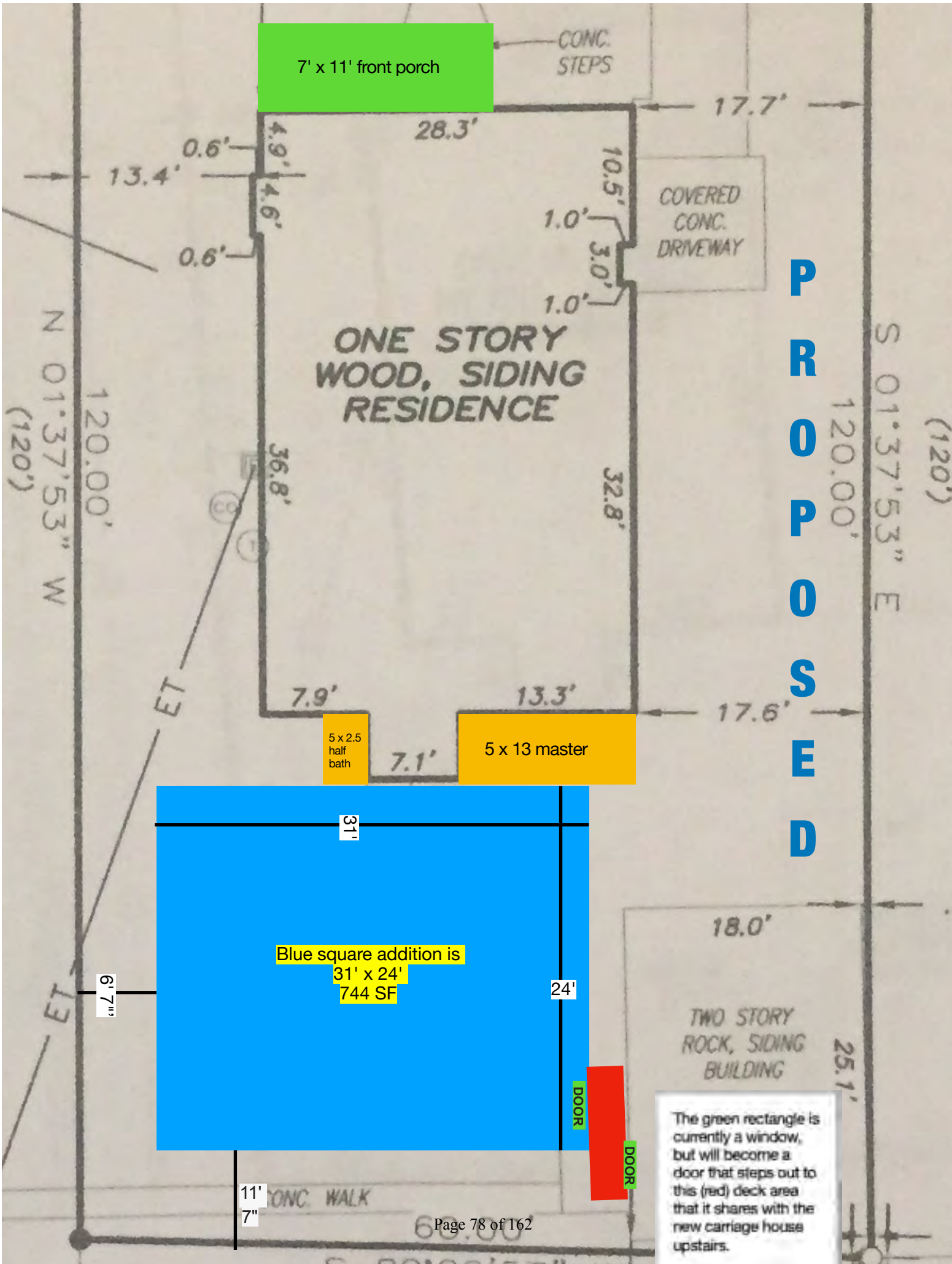
**We would like the proposed, two-story addition behind our current house to “marry up” to this accessory building with a very small, second-story deck made of the highest-rated, fire-resistant material. The deck will be 5' 6" from lotline (see RED RECTANGLE in graphic on the next page).**

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

It's a smooth way for both buildings to connect—the next page shows the two-story existing accessory building that sits on the back property line.

AmeraDeck decking is a Grade A-rated decking material mostly known for its uncanny ability to resist fire—the highest rating it can receive for its fire resistance properties.





P  
R  
O  
P  
O  
S  
E  
D

7' x 11' front porch

ONE STORY  
WOOD, SIDING  
RESIDENCE

5 x 2.5  
half  
bath

5 x 13 master

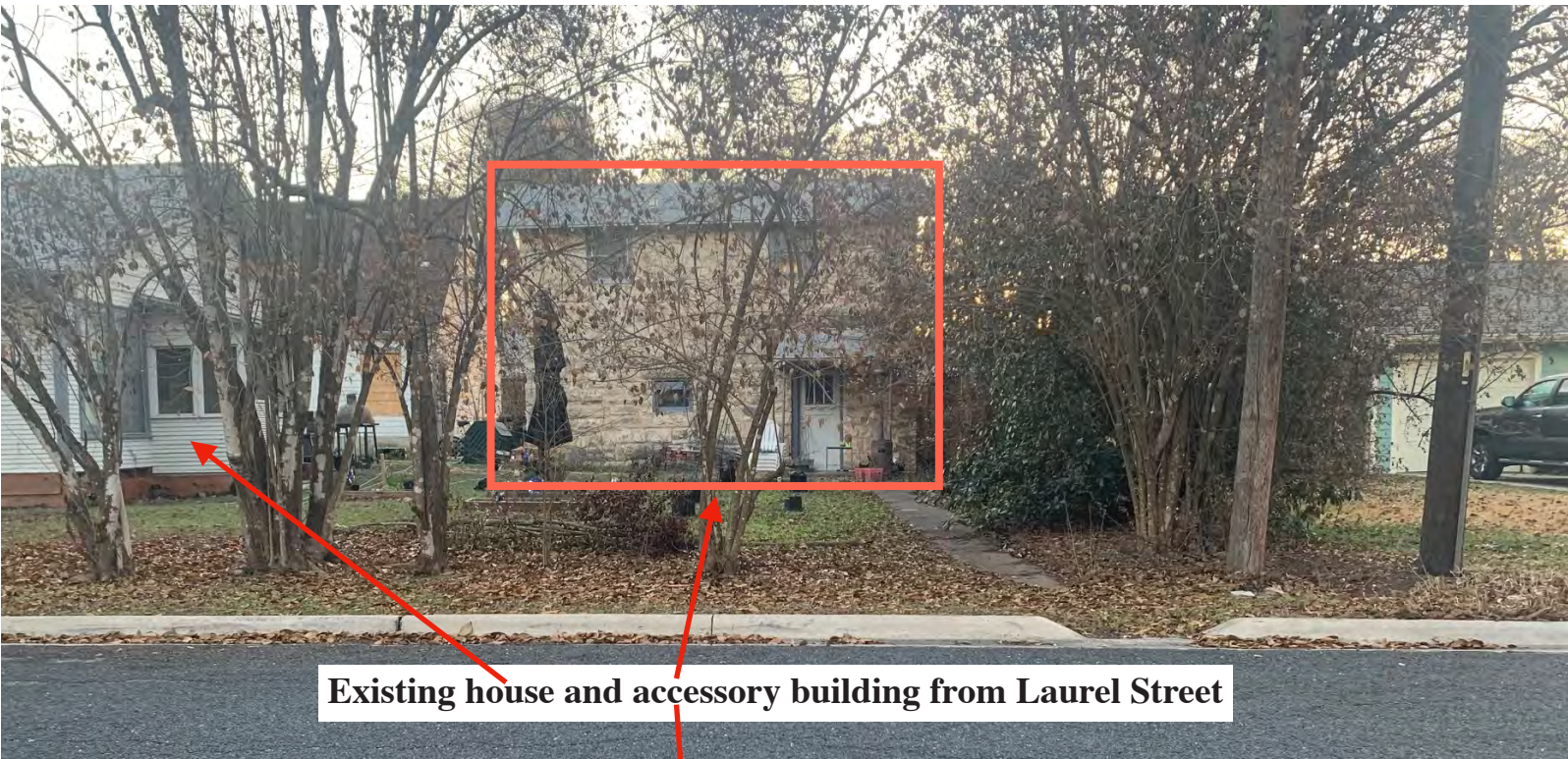
Blue square addition is  
31' x 24'  
744 SF

DOOR

DOOR

The green rectangle is currently a window, but will become a door that steps out to this (red) deck area that it shares with the new carriage house upstairs.







**Due to the tall foliage, this walkway will still be private,  
and on the carport side of the neighbor's home.**

Our existing accessory building



Besides the foliage, the connector deck will be near our neighbor's  
driveway and carport—not living quarters.

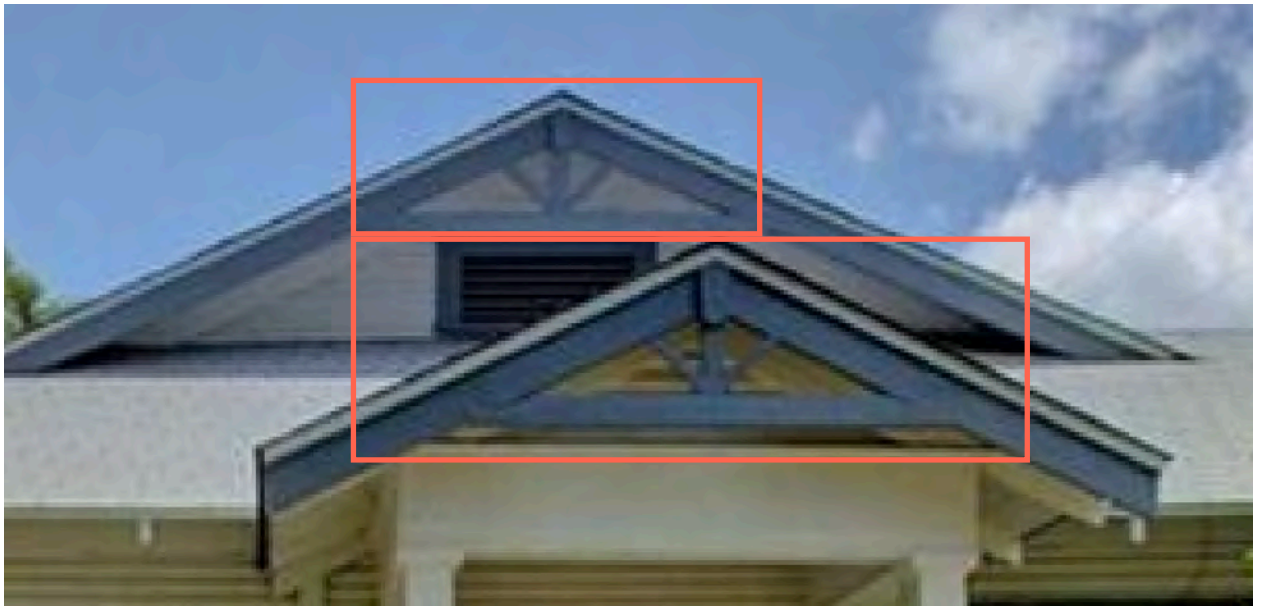




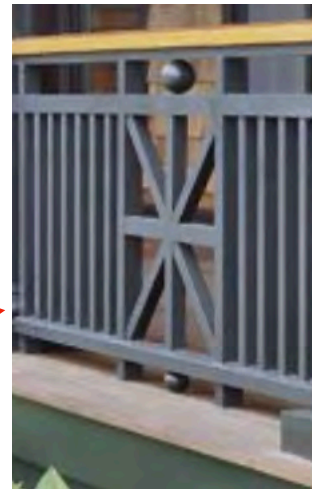
Replace this window with the craftsman door.



**Proposed craftsman front door  
(same as the new front door) that  
opens to a the connecting "catwalk"  
to the new addition.**



Note the Craftsman detail on the existing home in front of gable vents?  
I will use this detail in the railings on the "catwalk" and the new front porch.  
Similar to below right.



- **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 three craftsman columns (see graphic on next page).**

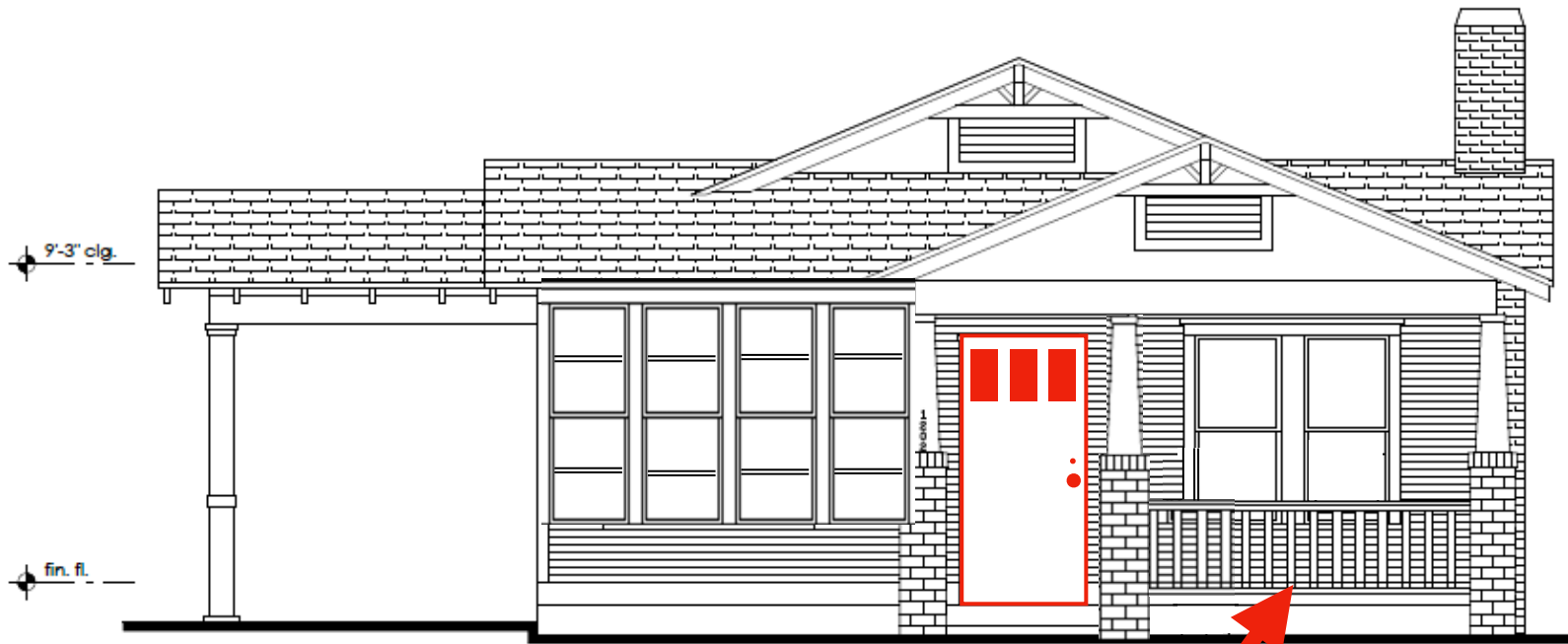
- **The necessity of the proposed exception(s)**

This front porch, while not an absolute neccessity 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.



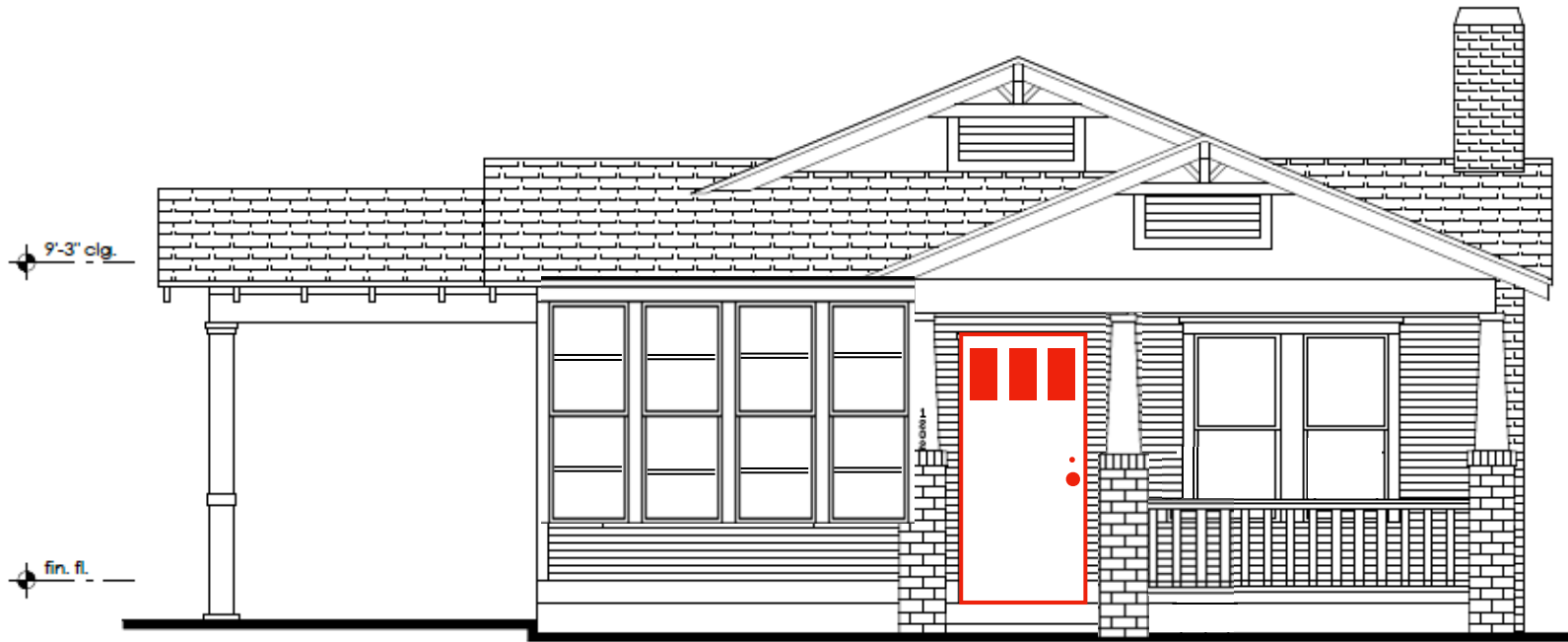
Railing to mimic Craftsman detailing in front of the gable vents.

- **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 accessory building.







## SunSpace 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.



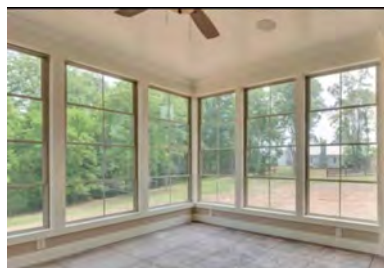
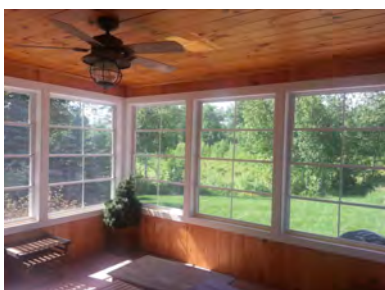
Each window swings open easily and can be stacked upon its neighbor. That arrangement means you can choose 0, 25%, 50% or 75% ventilation at a moment's notice. Stack the windows at the bottom, top, or middle of the row, or close them all to keep out noise, rain, and pollen.

**To see a demonstration: <https://www.youtube.com/watch?v=gXHaeZI6q3U>**

Julie & Darrin Craig • 1202 East 13th Street • Georgetown, TX 78626



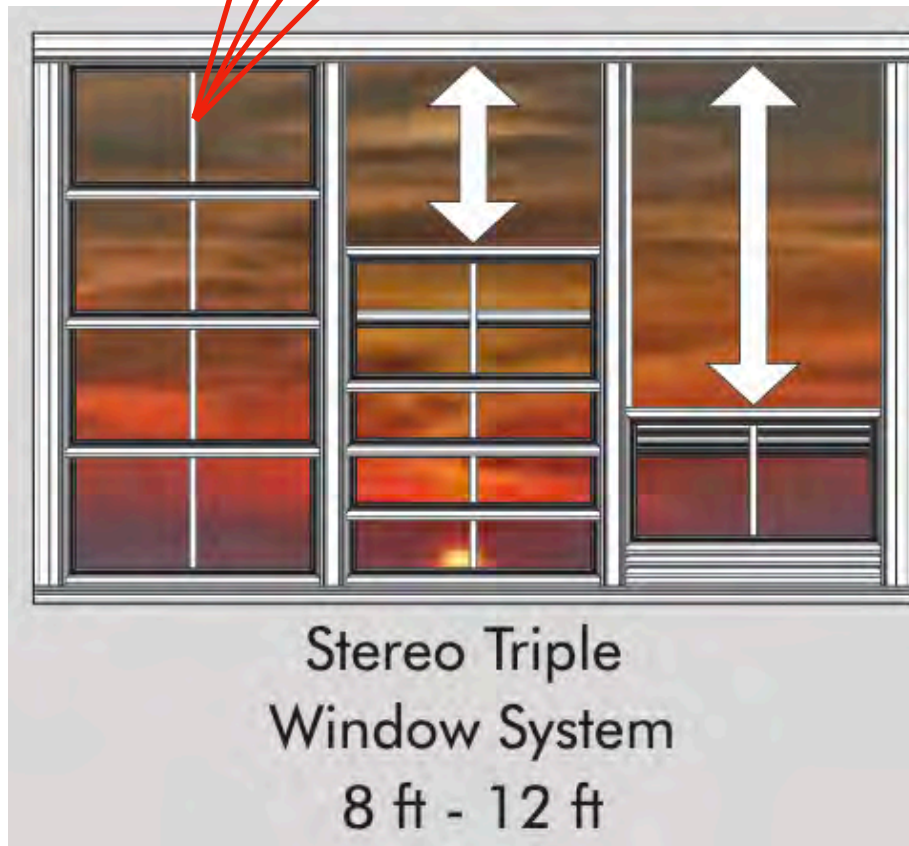
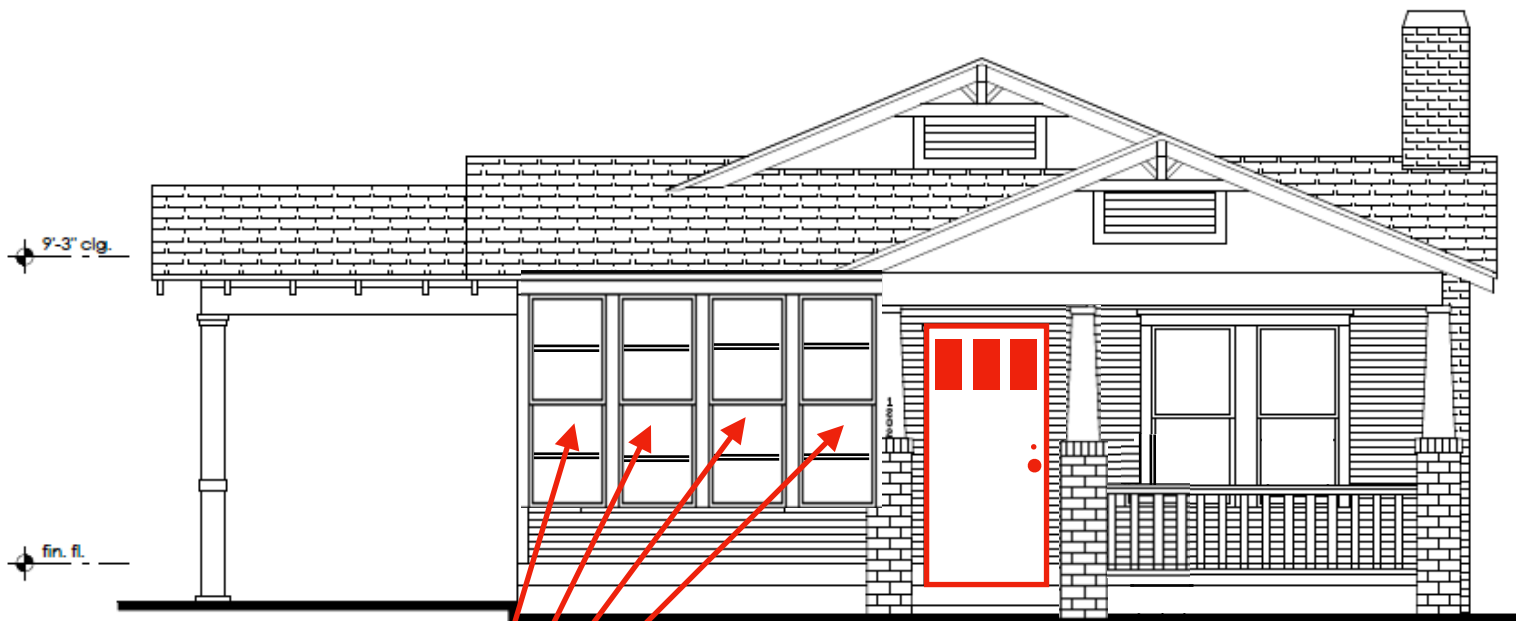
Inspiration pictures for screened/window'd porch



Page 24 of 30

Page 88 of 162







Inspiration photos







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





- **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.





- **Explanation as to how the request meets the approval criteria outlined in UDC Section 3.16.030 To approve an application for an Administrative Exception, the Director or Building Official must determine that the following criteria are met:**

**A. That granting the Administrative Exception serves an obvious and needed purpose.**

**Correct.** The current home needs to be enlarged to meet the demands of our growing family, and a garage to prevent hail damage! A new front porch and screened porch are pleasing to all.

**B. That granting the Administrative Exception will ensure an equal or better level of design or land use compatibility as the otherwise applicable standards.**

**Correct.** The new design serves an obvious and needed purpose of porch, garage, and living space.

**C. That granting the Administrative Exception will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development.**

**Correct.** The addition of a two-story structure has been done all over Old Town. It's an economical and practical way to add living space and garage space. Likewise, the two-story addition is akin to other homes in our neighborhood.

**D. That granting the Administrative Exception will be consistent with the purposes and intent of this Unified Development Code.**

**Correct.** The two-story addition with garage and living space, and new front porch are already found in Old Town Georgetown. This home will have the same “look and feel” of many other remodeled homes, while exuding Old Town charm!

- **Explanation as to how the request meets the approval criteria for specific requests:**

- **Alternative Building Design (UDC Section 7.03.070)**

N/A

- **Alternative Landscape Plan (UDC Section 8.05.050)**

N/A

- **Alternative Fence Design (UDC Section 8.070.080)**

N/A

- **Alternative Parking Plan (UDC Section 9.06)**

N/A

- **Non-Conforming Use (UDC Section 14.02.030)**

N/A

- **Inter-Parcel Connectivity (UDC Section 12.05.040)**

N/A

*Julie & Darrin Craig • 1202 East 13th Street • Georgetown, TX 78626*



*1202 E. 13th Street*

*March 2021*

*Page 1 of 21*



# The Conceptual Plan for 1202 E. 13th Street

## Table of Contents

<b>The location on the plat to which the Exception(s) would apply .....</b>	<b>3</b>
<b>A detailed depiction of the alternative design plan</b>	
A detailed depiction of the alternative design plan .....	4
3D rendering from Laurel Street .....	5
Photos of the area for the proposed garage and living space .....	6
Photo and graphic of existing porch that will convert to a hallway .....	7
Elevation drawings of current home .....	8
Professional drawing of addition from above .....	9
Professional drawings of side elevations .....	10
Professional drawings of front and back elevations .....	11
Exterior siding and single-hung window example .....	12
Examples of roofing material and exterior door (lower-level of addition) .....	13
Graphic depicting second-story “catwalk” .....	14
Graphic of proposed front porch and reverting front bedroom to screened-in porch .....	15
Mock-up of new front of house and the new front door .....	16
More details about the screened-in porch .....	17
VIDEO of how the screen porch windows “telescope” .....	18
Screen porch inspirations .....	19
Existing west-side of house (Laurel Street) .....	20
Proposed west-side with french doors in dining, and three windows moved to kitchen .....	21

(60' R.O.W.)

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

CONC. WALK (60')

CONC. WALK

N 89°20'57" E

60.00'

33.2'

CONC. WALK

CONC. DRIVEWAY

CONC. STEPS

COVERED CONC.

17.7'

28.3'

10.5'

1.0'

3.0'

1.0'

COVERED CONC. DRIVEWAY

ONE STORY WOOD, SIDING RESIDENCE

32.8'

17.6'

13.3'

7.9'

5.0'

7.1'

WOOD STEPS

36.8'

0.6'

4.9'

4.6'

0.6'

13.4'

120.00' W

N 01°37'53" (120)

LAUREL STREET

PAVED ROAD - CONC. CURB + GUTTER

LOT 1 BLOCK 1

LOT 2 (120')

S 01°37'53" E

120.00'

18.0'

.5'

25.1'

TWO STORY ROCK, SIDING BUILDING

COVERED CONC.

60.00'

S 89°20'57" W (60')

LOT 5

.9'

.2'

F.T.

Page 97 of 162

## 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 24' 8" tall—both within the rules.





PROJECT: CARRAGE HOUSE GARAGE  
GEORGETOWN, TX

*March 2021*

*Page 5 of 21*



Photo taken from E 13th Street looking at current 21-foot tall apartment/storage building (hereafter referred to as accessory building)



Photo taken from Laurel Street looking at current accessory building.

The existing home is 18' tall; highest ridge on addition is 29.7'; accessory building is 21' tall.

**Next door at 1204 E 13th the two-story home is 24' 4" tall.**

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



*March 2021*

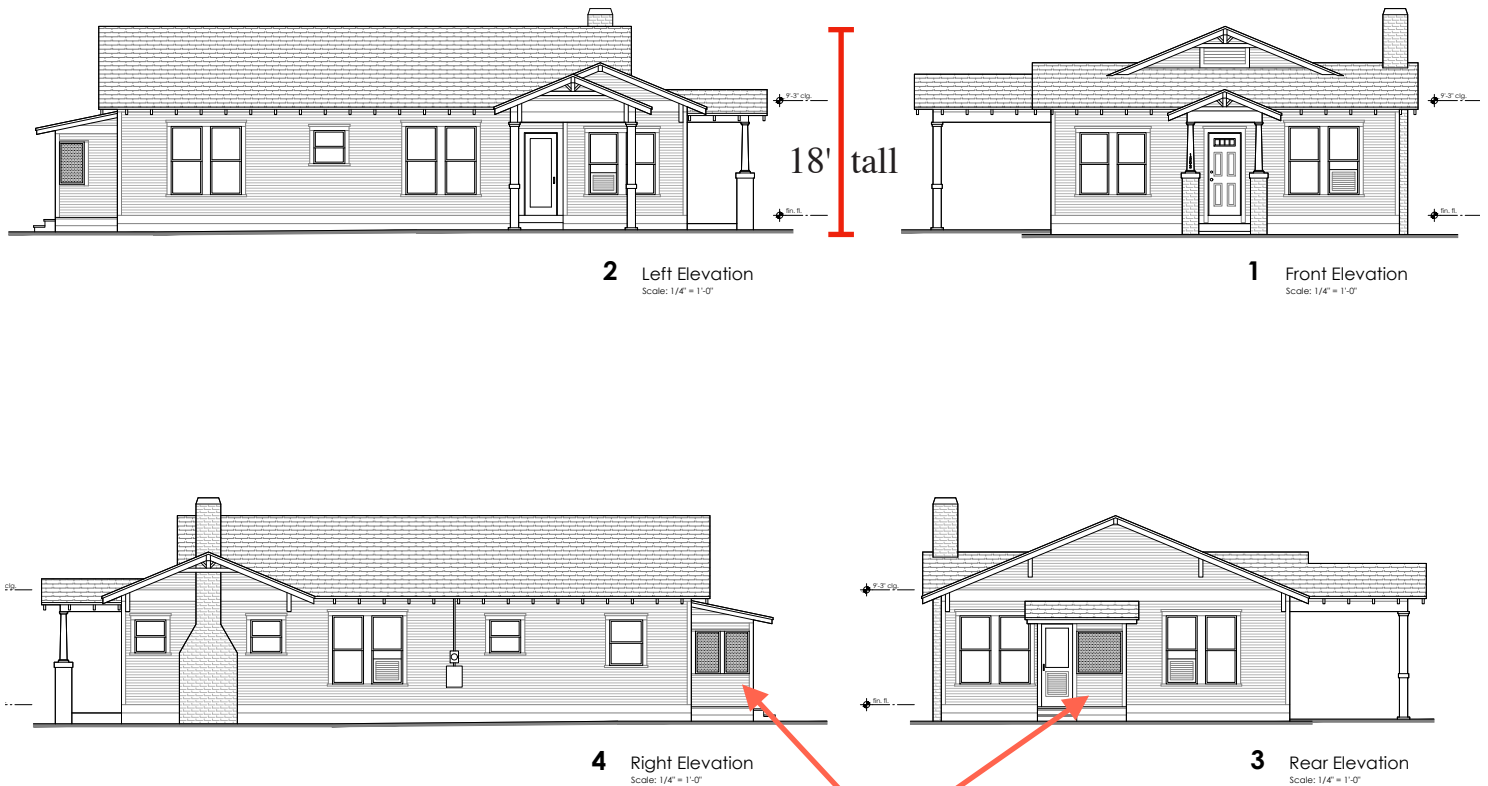
*Page 6 of 21*





Views from Laurel Street





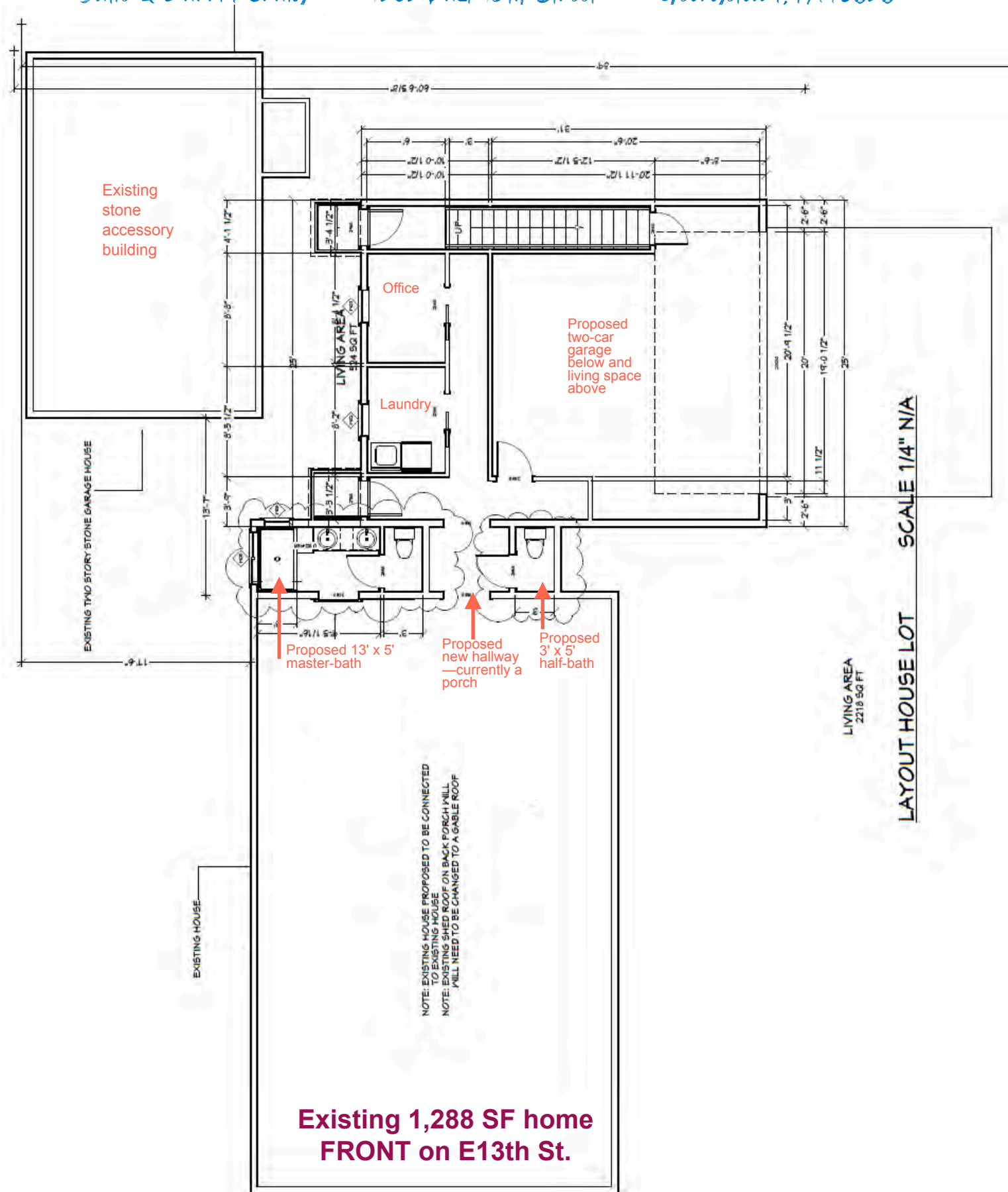
The new garage/living space will attach to this little porch and become an interior hallway.

**Existing home is 18' tall**

**Highest ridge on addition in the back is 24' 8"**

**Current accessory building is 21' tall**

**Next door at 1204 E 13th the two-story home is 24' 4" tall.**



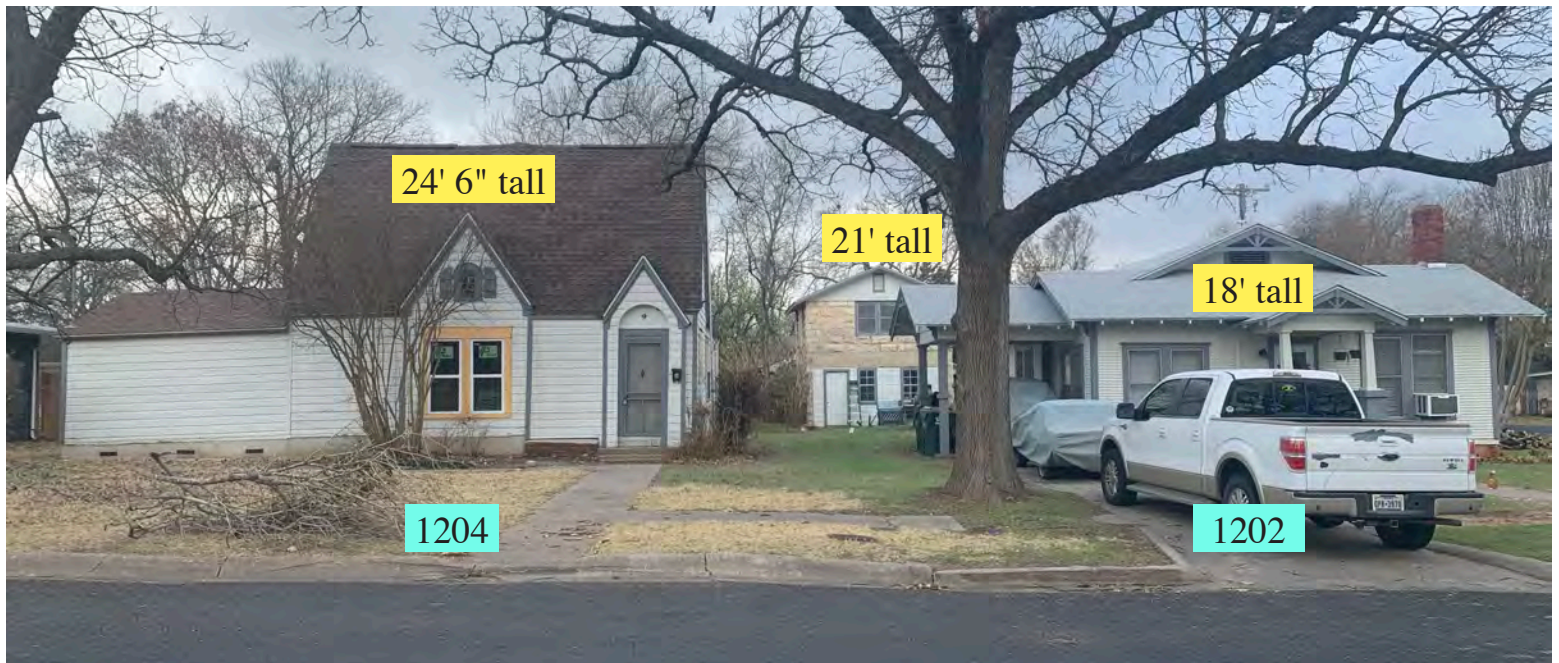
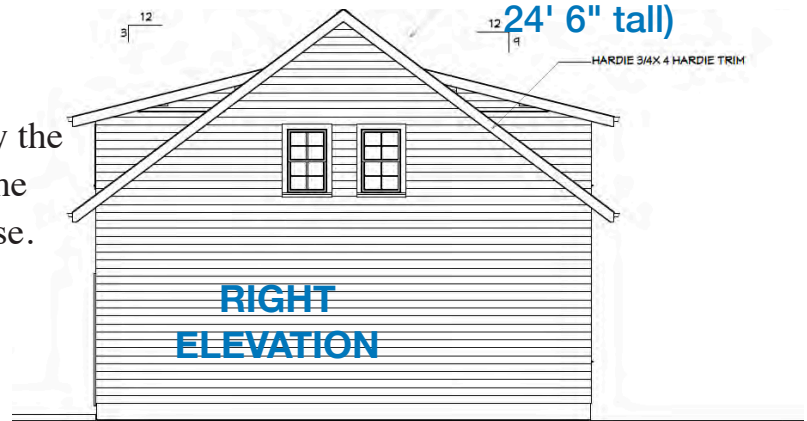


## NEW CARRIAGE HOUSE ADDITION

24' wide  
31' deep  
24' 8" tall  
(house next door  
at 1204 E 13th is  
24' 6" tall)

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

This is actually the  
hallway to the  
existing house.

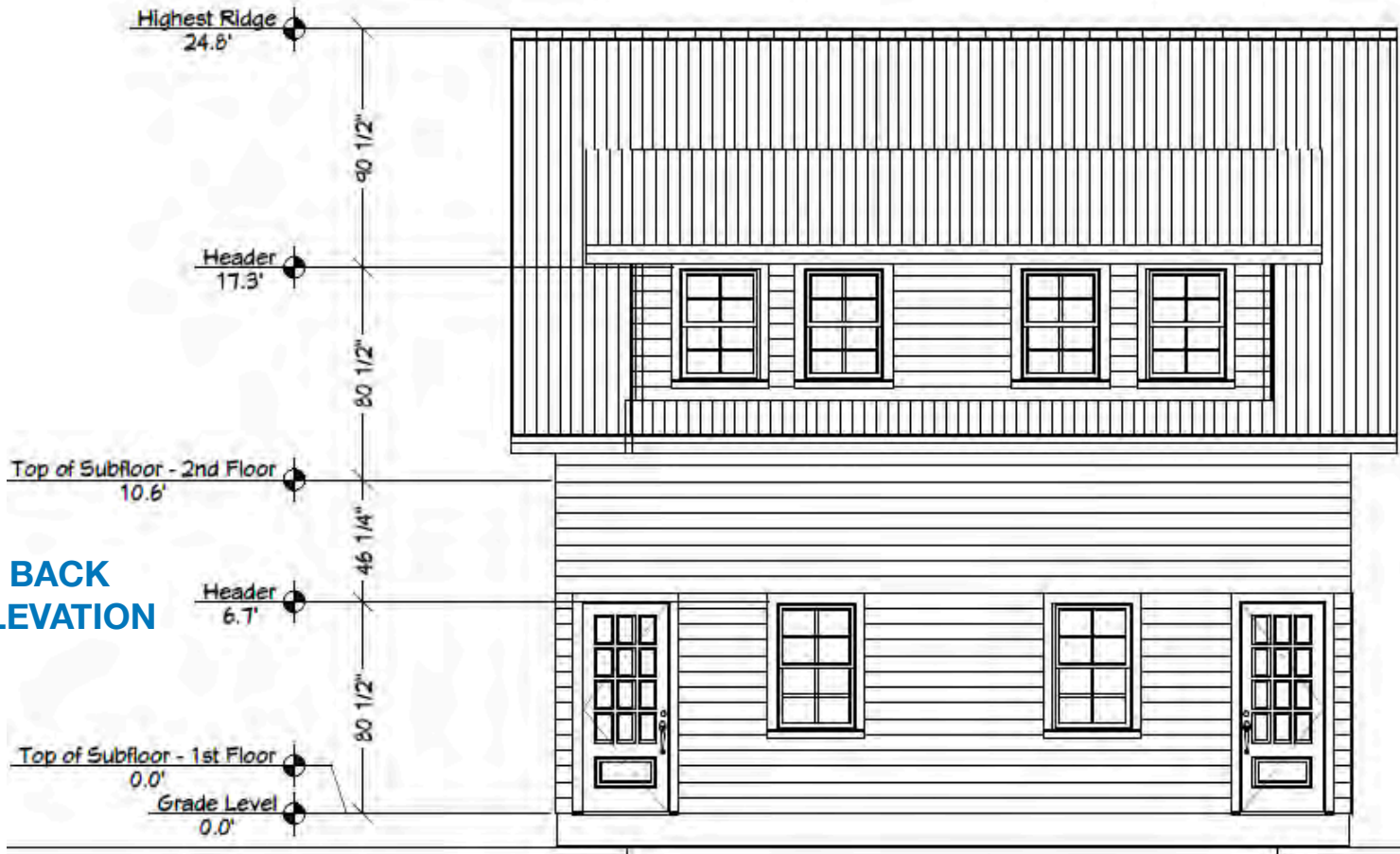


March 2021

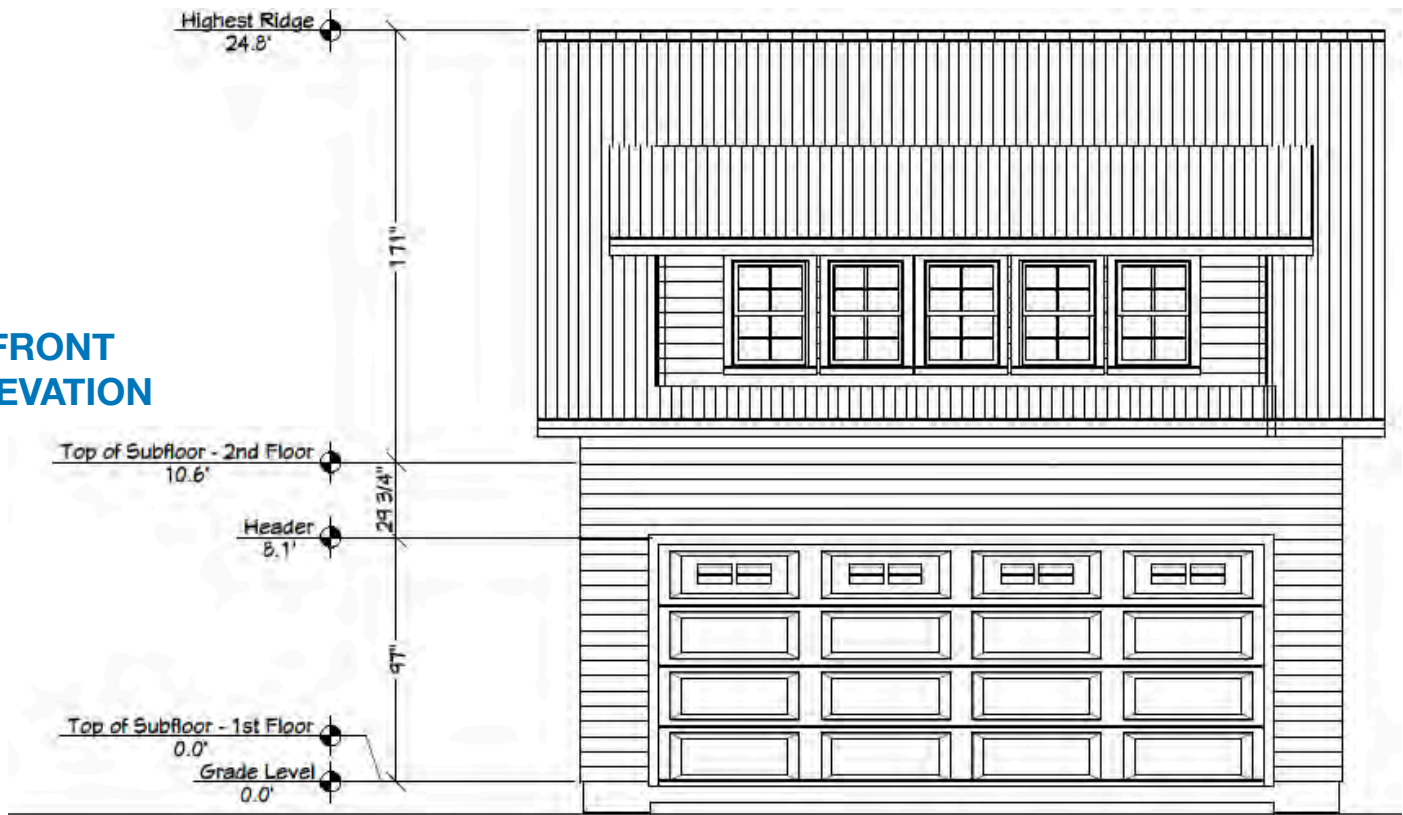
Page 10 of 21



**BACK  
ELEVATION**

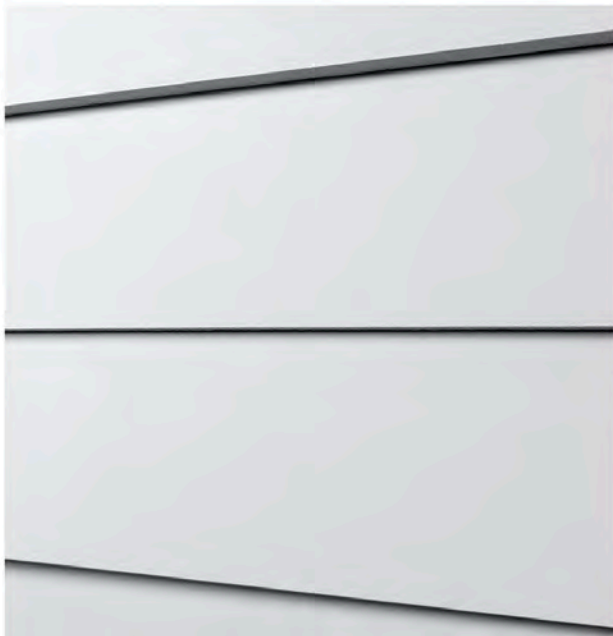


**FRONT  
ELEVATION**



March 2021

Page 11 of 21



 [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:	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		

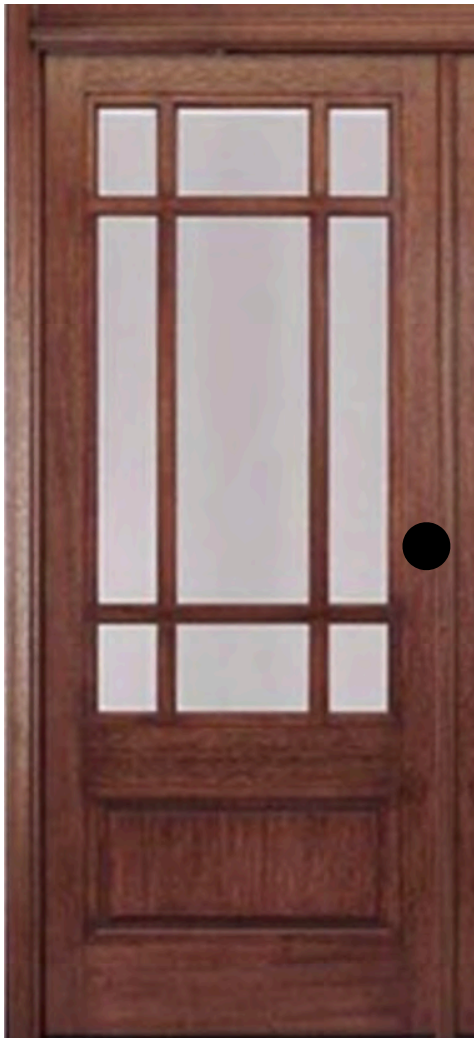


## Single Hung Windows

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







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

This is the same door as the “french doors” we are putting in the Laurel Street side.



7' x 11' front porch

CONC.  
STEPS

COVERED  
CONC.  
DRIVEWAY

ONE STORY  
WOOD, SIDING  
RESIDENCE

5 x 2.5  
half  
bath

5 x 13 master bath

Blue square addition is  
31' x 24'  
744 SF

DOOR

DOOR

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

The green rectangle is currently a window, but will become a door that steps out to this (red) deck area that it shares with the new carriage house upstairs.



The left side will go back to a screened-in porch.

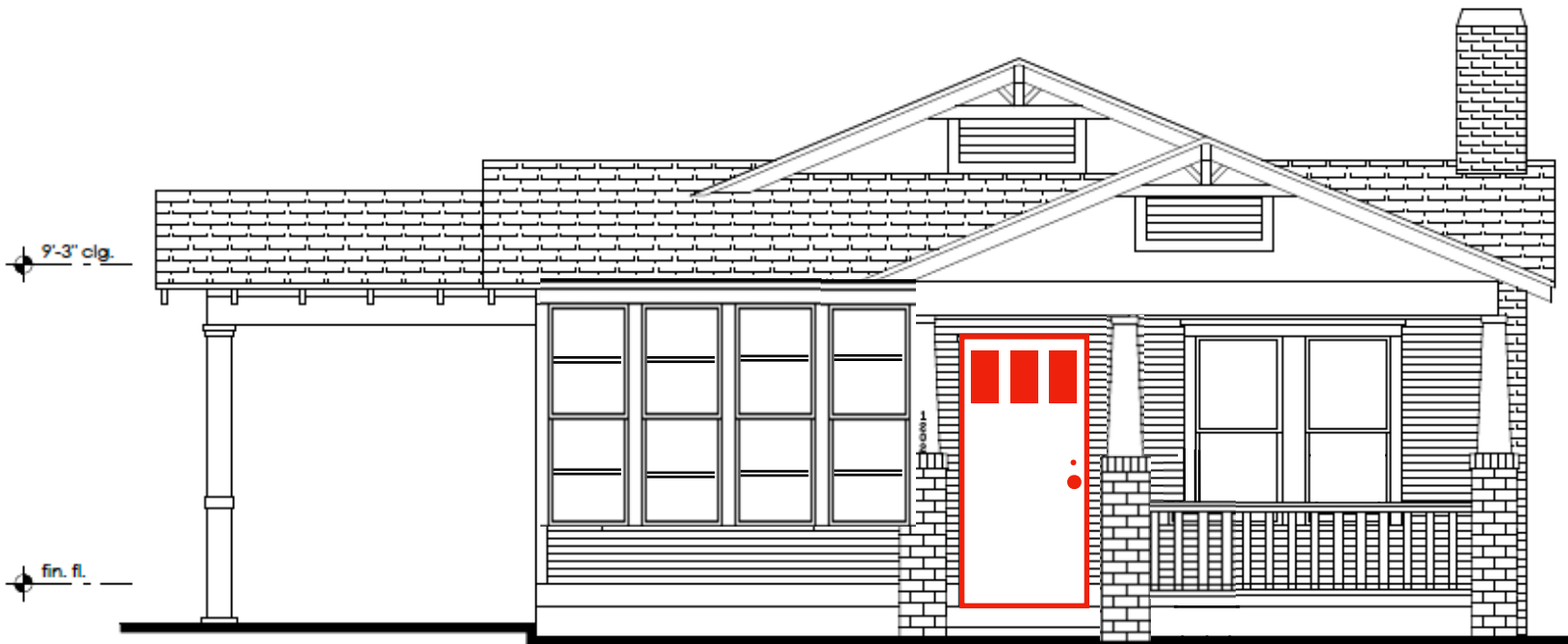
On the right, a new 11' wide and 7' deep porch—just enough for a porch swing, or two rocking chairs.



The railing will mimic the craftsman detail in front of the gable vents.

Two 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.**

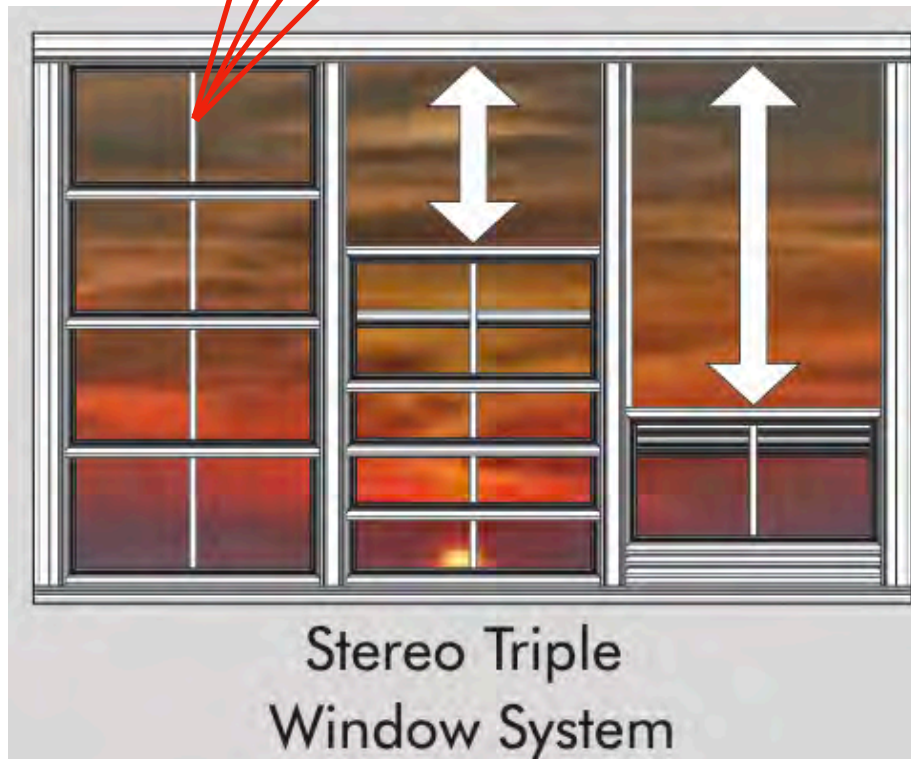
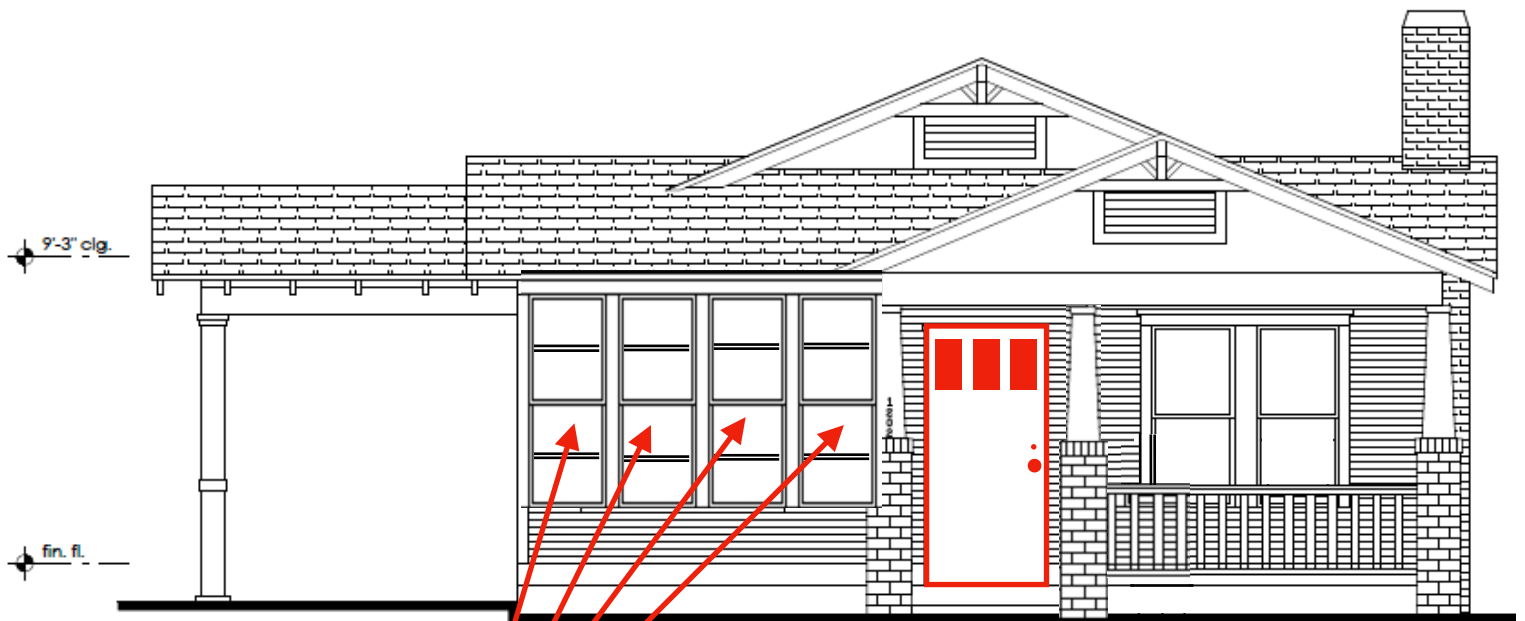
**The same door will be used on the second-story door that is replacing a window in the existing accessory building.**



March 2021

Page 16 of 21







**CLICK ON THE PICTURE**  
to view a demonstration of how these windows/screens work.



**Screened porch inspirations**





*Julie & Darrin Craig • 1202 East 13th Street • Georgetown, TX 78626*

Remove current windows in dining room and replace with **Craftsman-style french doors**, 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. Next page shows what is PROPOSED.**



**EXISTING**

*March 2021*

*Page 20 of 21*





### **PROPOSED**

Remove current windows in dining room and replace with craftsman double doors 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 — giving us four windows in the kitchen (see above).

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



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1202 E 13th St 2016 Survey ID: 125651 B  
 City: Georgetown 2016 Preservation Priority: Medium  
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address MERZBACH, UTA C, PO BOX 1058, , GEORGETOWN, TX 78627-1058  
 Current/Historic Name: None/None  
 Latitude: 30.632129 Longitude -97.665847  
 Legal Description (Lot/Block): COFFEE HEIGHTS ADDITION, BLOCK 1, LOT 1, ACRES .16 WCAD ID: R041621  
 Addition/Subdivision: S3442 - Coffee Heights Addition  
**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District  
**Current Designations:**  
☐ NR District (Is property contributing? ☐ Yes ☐ No)  
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Old Town District ☐ Other  
 Architect: Builder:  
 Construction Date: 1925 ☐ Actual ☒ Estimated Source: Visual estimate  
**Function**  
**Current Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government  
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant  
☐ Other:  
**Historic Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government  
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant  
☒ Other: Unknown  
 Recorded by: CMEC Date Recorded 5/3/2016



Photo direction: East

Note: See additional photo(s) on page 4



**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

Address:	1202 E 13th St	2016 Survey ID:	125651 B
City:	Georgetown	2016 Preservation Priority:	Medium
County:	Williamson	Local District:	Old Town District

**SECTION 2**

**Architectural Description**

General Architectural Description:

Two-story stone building with a rectangular plan and a side-gabled roof with exposed rafter tails; shed roof canopy over an entry stoop with a single front door.

☒ Additions, modifications: Siding added to a portion of the building; some windows and a secondary door are non-historic

☐ Relocated

**Stylistic Influence(s)**

<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 checked="" 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:

**Structural Details**

**Roof Form**

☒ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

**Roof Materials**

☐ Wood shingles ☐ Tile ☒ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

**Wall Materials**

☐ Brick ☐ Stucco ☒ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete  
☐ Metal ☐ Wood Siding ☒ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

**Windows**

☐ Fixed ☐ Wood sash ☒ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Vinyl, Wood

**Doors (Primary Entrance)**

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

**Plan**

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun  
☐ Irregular ☐ Four Square ☒ Rectangular ☐ Other

**Chimneys**

Specify # 0 ☐ Interior ☐ Exterior ☒ None  
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

**PORCHES/CANOPIES**

**Form:** ☒ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☐ Other

**Support**

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal  
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☐ None  
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☒ Other: Metal Posts

**Materials:**

☐ Metal ☐ Wood ☐ Fabric ☒ Other: None

# of stories: 2 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

**Ancillary Buildings**

Garage ☐ Barn ☐ Shed ☐ Other:

**Landscape/Site Features**

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other  
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

Address:	1202 E 13th St	2016 Survey ID:	125651 B
City:	Georgetown	2016 Preservation Priority:	Medium
County:	Williamson	Local District:	Old Town District

**SECTION 3**

**Historical Information**

**Associated Historical Context:**

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> Commerce               | <input type="checkbox"/> Communication      | <input type="checkbox"/> Agriculture     | <input type="checkbox"/> Architecture      | <input type="checkbox"/> Arts                 |
| <input type="checkbox"/> Immigration/Settlement | <input type="checkbox"/> Law/Government     | <input type="checkbox"/> Education       | <input type="checkbox"/> Exploration       | <input type="checkbox"/> Health               |
| <input type="checkbox"/> Religion/Spirituality  | <input type="checkbox"/> Science/Technology | <input type="checkbox"/> Military        | <input type="checkbox"/> Natural Resources | <input type="checkbox"/> Planning/Development |
|   |   | <input type="checkbox"/> Social/Cultural | <input type="checkbox"/> Transportation    | <input type="checkbox"/> Other                |

**Applicable National Register (NR) Criteria:**

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory or history

**Areas of Significance:**

**Periods of Significance:**

- Level of Significance:** ☐ National ☐ State ☐ Local
- Integrity:** ☒ Location ☒ Design ☐ Materials ☒ Workmanship
- ☒ Setting ☒ Feeling ☒ Association

**Integrity notes:** See Section 2

**Individually Eligible?** ☐ Yes ☒ No ☐ Undetermined

**Within Potential NR District?** ☐ Yes ☐ No ☐ Undetermined

**Is Property Contributing?** ☐ Yes ☐ No ☐ Undetermined

**Priority:** ☐ High ☒ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

**Is prior documentation available for this resource?** ☐ Yes ☒ No ☐ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Documentation details 2007 ID: Not Recorded 1984 ID: Not Recorded  
2007 Survey Priority: Not Recorded 1984 Survey Priority: Not Recorded

**General Notes:**

**Questions?**

Contact Survey Coordinator  
History Programs Division, Texas  
Historical Commission  
512/463-5853  
history@thc.state.tx.us



## HISTORIC RESOURCES SURVEY FORM

Address: 1202 E 13th St

City: Georgetown

County: Williamson

2016 Survey ID: 125651 B

2016 Preservation Priority: Medium

Local District: Old Town District

## Additional Photos

Photo Direction South







CITY OF GEORGETOWN  
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending the scheduled public hearings on the matter.

Project Name/Address: 1202 E 13<sup>th</sup> Street

Project Case Number: 2020-59-COA HARC Date: April 8, 2021 Case Manager: Britin Bostick

Name of Respondent: ZACH SIENKIEL  
(Please print name)

Signature of Respondent: [Signature]  
(Signature required for protest)

Address of Respondent: 1212 VINE ST  
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: \_\_\_\_\_

Additional Comments:

DARRIN SHARED SOME RENDERINGS OF THE  
MODIFICATIONS W/ ME AND THEY LOOK GREAT!  
HAPPY TO SEE MORE IMPROVEMENTS IN THE  
NEIGHBORHOOD

Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409 Georgetown, Texas 78627. Emailed comments may be sent to [planning@georgetown.org](mailto:planning@georgetown.org). Any such comments may be presented to the Commission.

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

**Historic & Architectural Review Commission**  
April 8, 2021

# Item Under Consideration

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

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

- an addition that creates a new, or adds to an existing street-facing façade to change a portion of the front façade to a screened porch;
- the addition of a porch, patio or deck for the addition of a new front porch;
- a 1.6' setback encroachment into the required 15'-0" side street setback for the addition of a porch 13.4' from the side street (west) property line;
- an addition that creates a new, or adds to an existing street-facing façade for a two-story garage addition;
- an 18'-5" setback encroachment into the required 25'-0" street-facing garage setback, for the garage to be constructed 6'-7" from the side street (west) property line;
- a 2'-6" building height modification to the required 15'-0" maximum building height at the side street setback, to allow the dormer to be 17'-6" at the setback;
- a 3'-0" building height modification to the required 15'-0" maximum building height at the required 10' rear (south) setback, to allow the garage addition to be 18'-0" tall at a distance 11'-7" from the rear (south) property line;
- the addition of a porch, patio or deck for the addition of a new second-floor deck between the proposed new two-story garage addition and the existing two-story accessory structure;
- a 4'-6" setback encroachment into the required 10'-0" rear (south) setback, for the construction of a second-floor deck 5'-6" from the rear (south) property line;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of the 32" front door with a 36" front door;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of a second-floor window on the accessory structure with a door for access to the proposed second-floor deck;
- replacing a historic architectural feature with a non-historic architectural feature for the replacement of three historic windows on the west façade of the historic main structure with a new French door and three windows that are proposed to be relocated from the north and east facades for the creation of the screened porch; and
- a 0.08 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.53

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

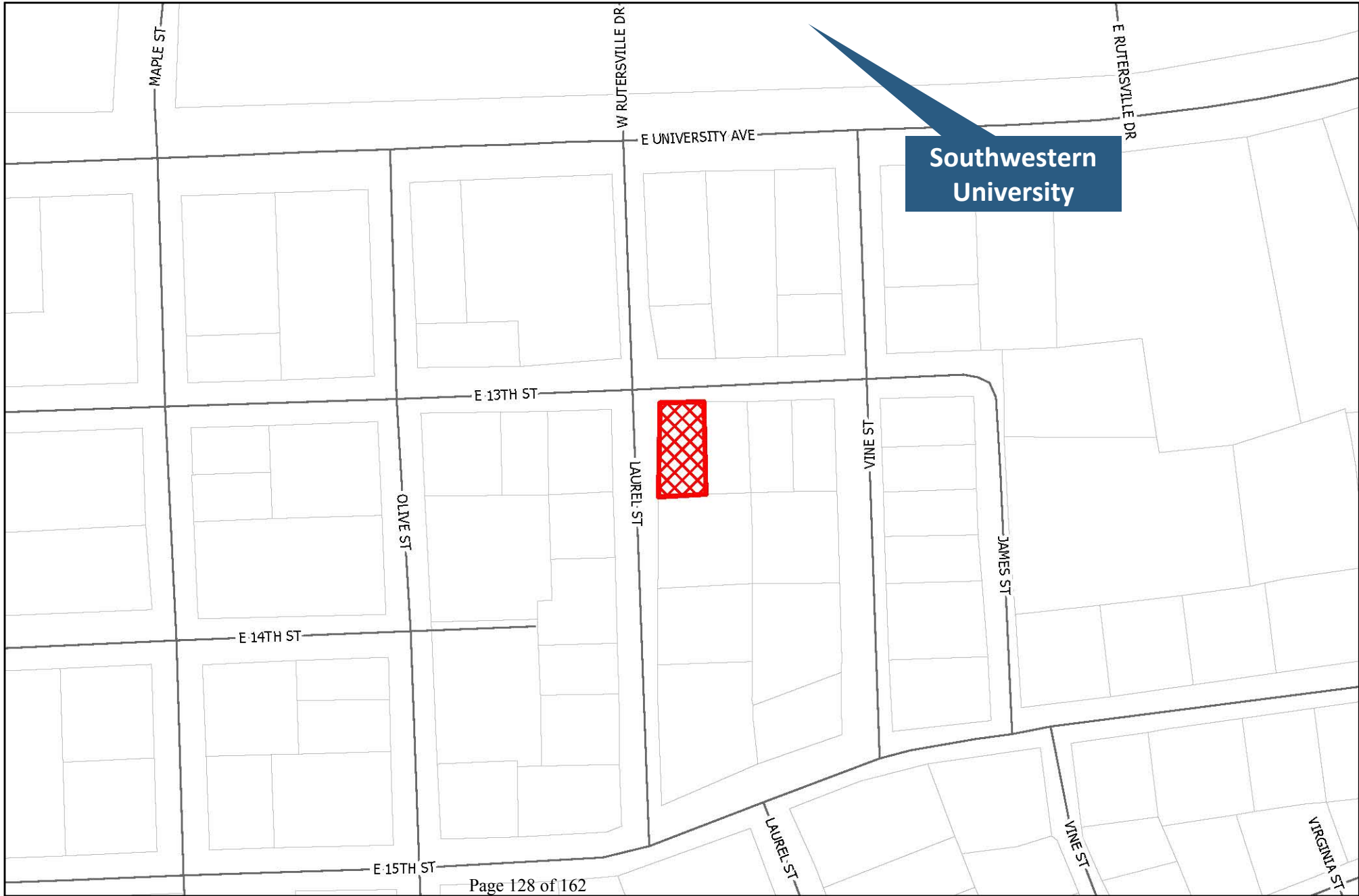
## HARC:

- 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 double door and three relocated windows

# Item Under Consideration





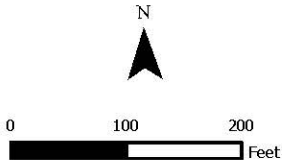


## LOCATION

2020-59-COA

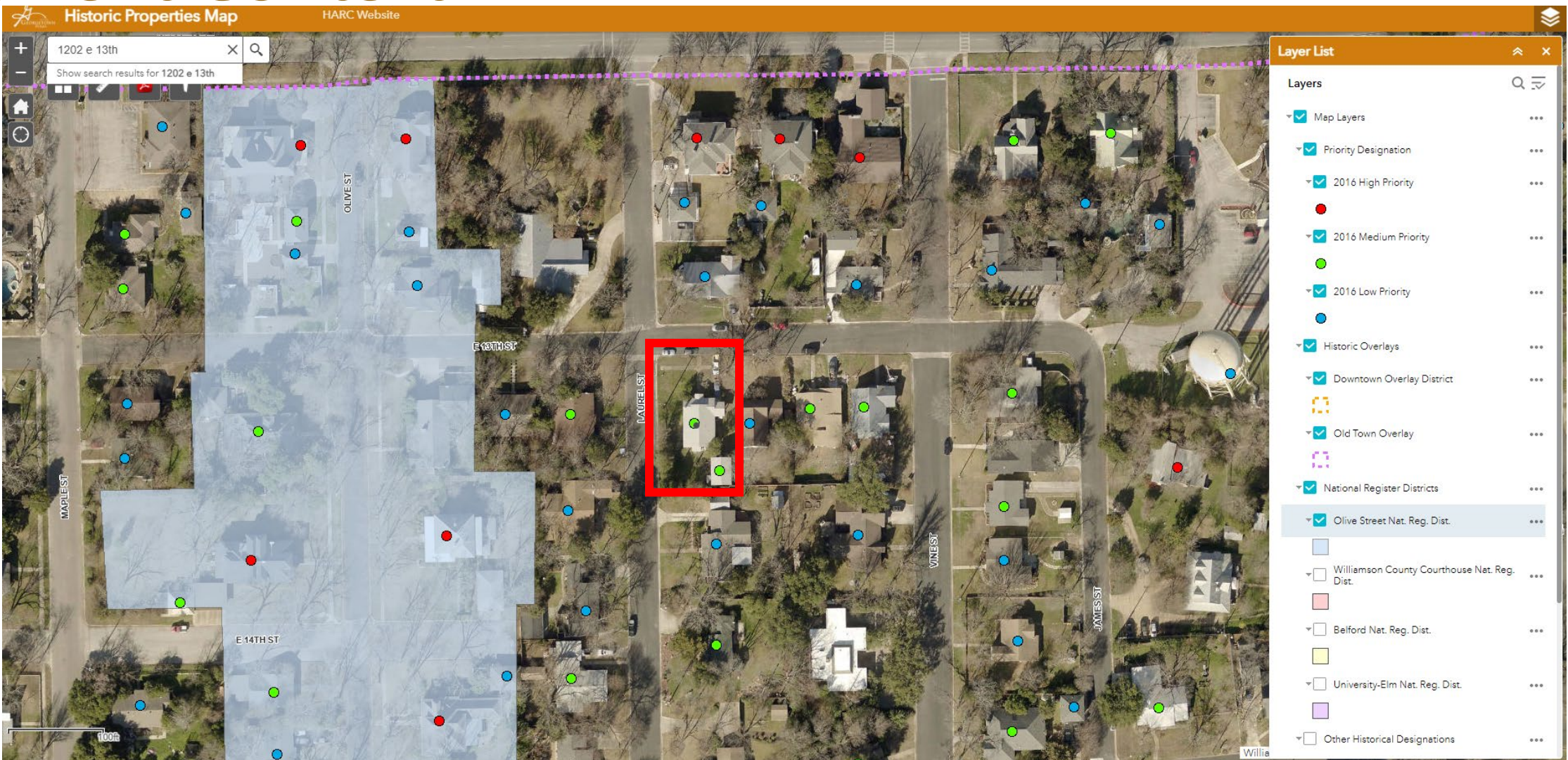
Exhibit #1

-  Site
-  Parcels

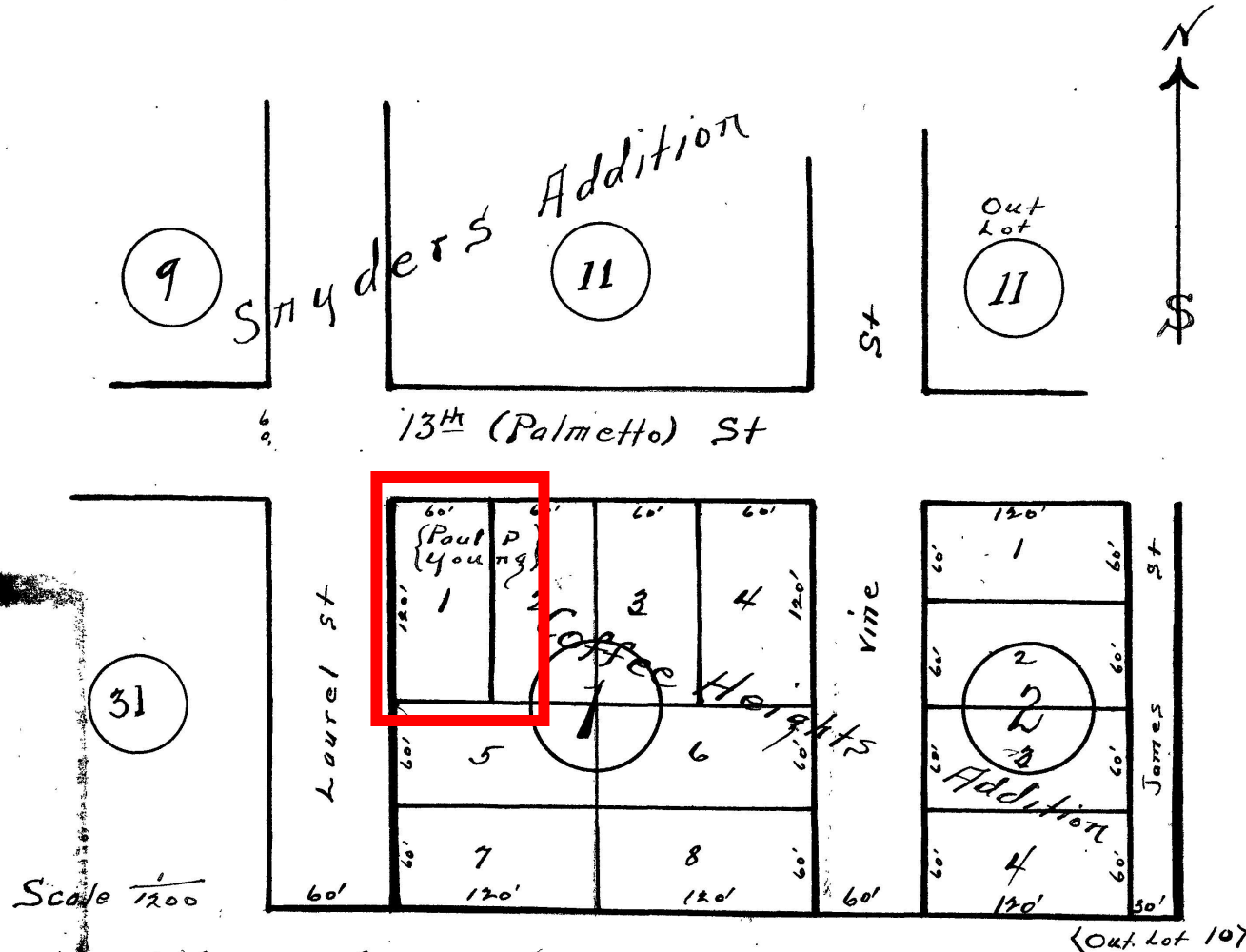




# Current Context



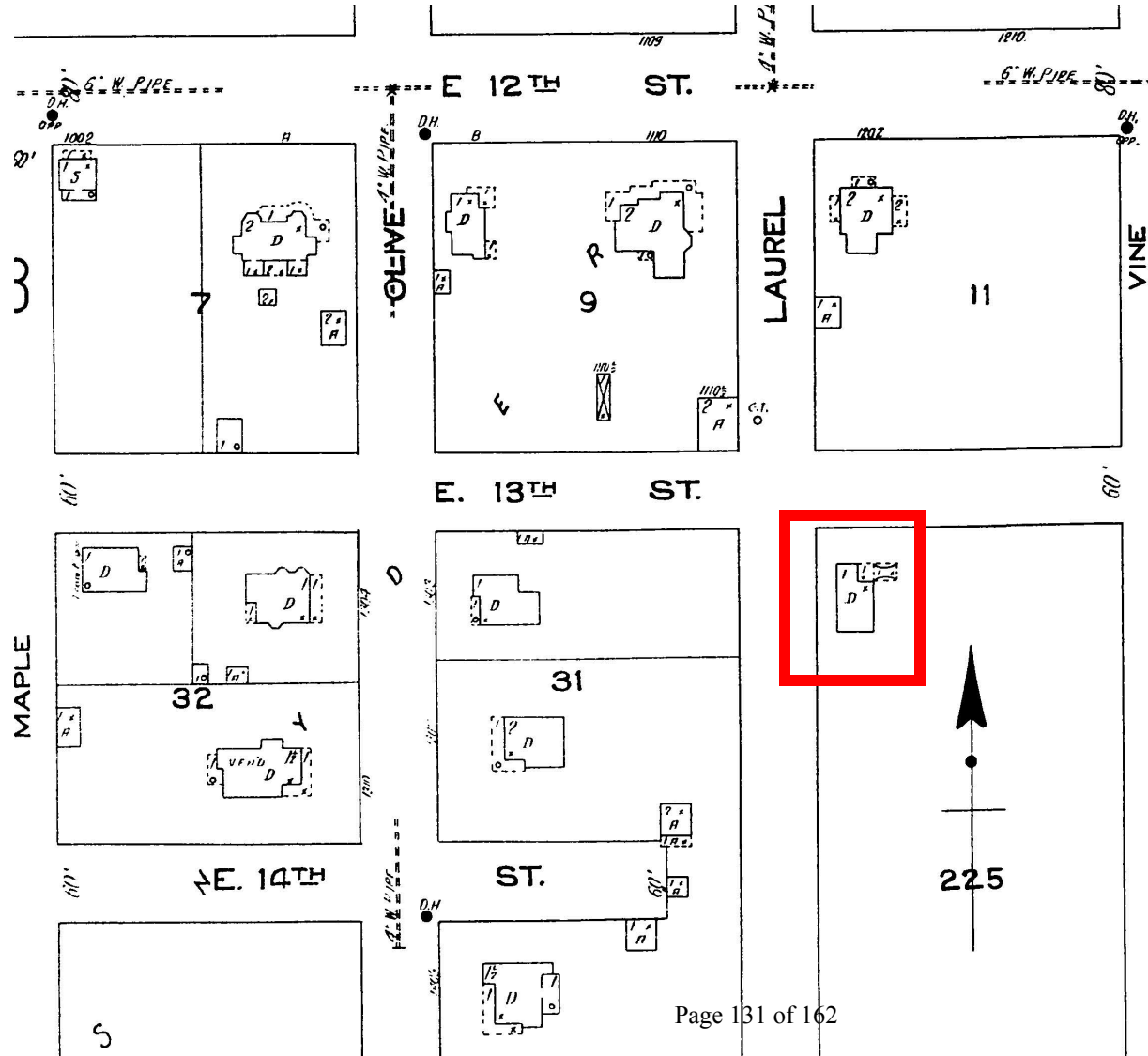
# 1926 Coffee Heights Addition Plat



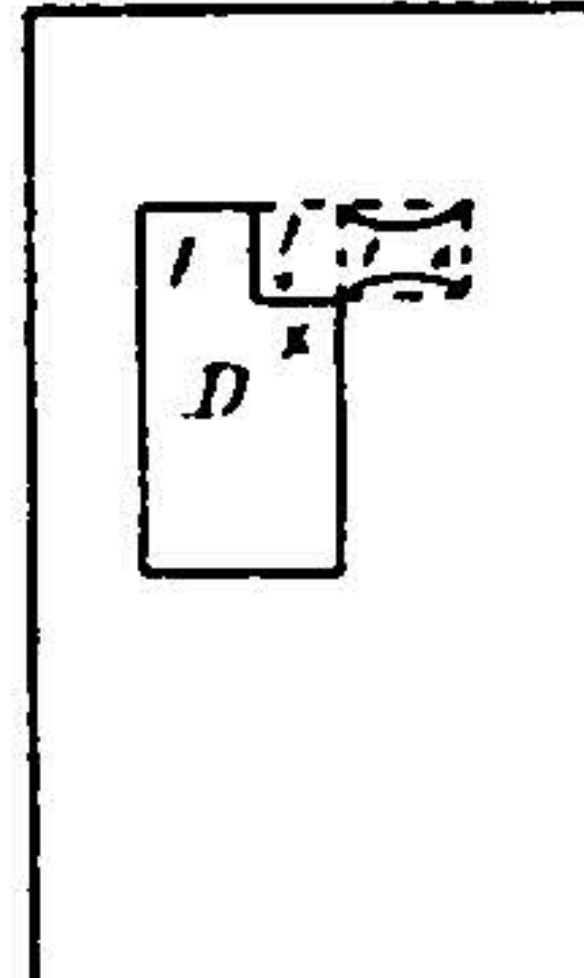
Plat of Coffee Heights Addition to City of Georgetown, Tex. July 1926.



# 1925 Sanborn Fire Insurance Map

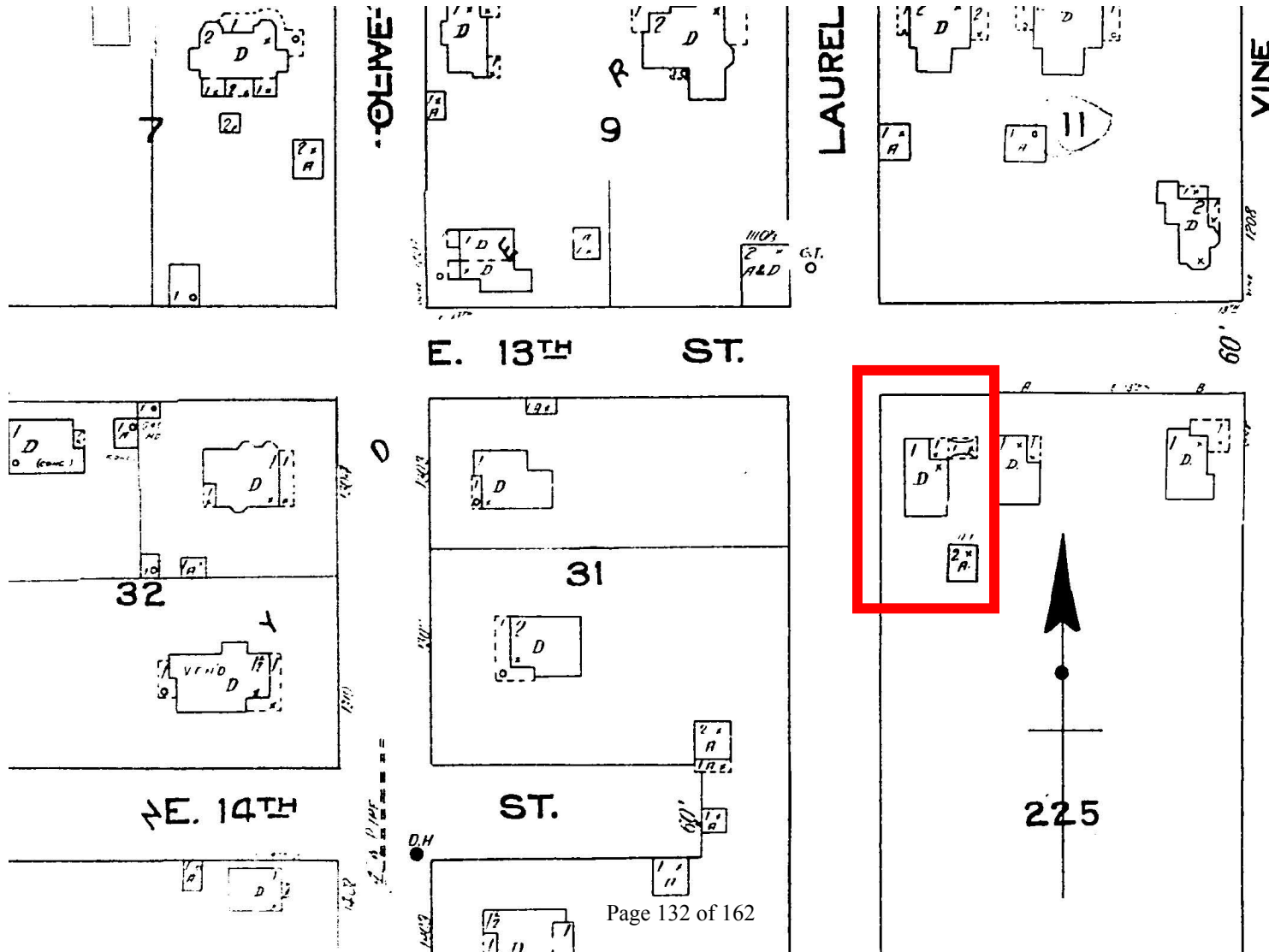


Page 131 of 162





# 1940 Sanborn Fire Insurance Map



## c. 1934 SU Special Collections Photos



Page 133 of 162



# c. 1934 SU Special Collections Photo





# 1964 Aerial Photo



# 1974 Aerial Photo



# 1984 HRS Photo





# Current Photos

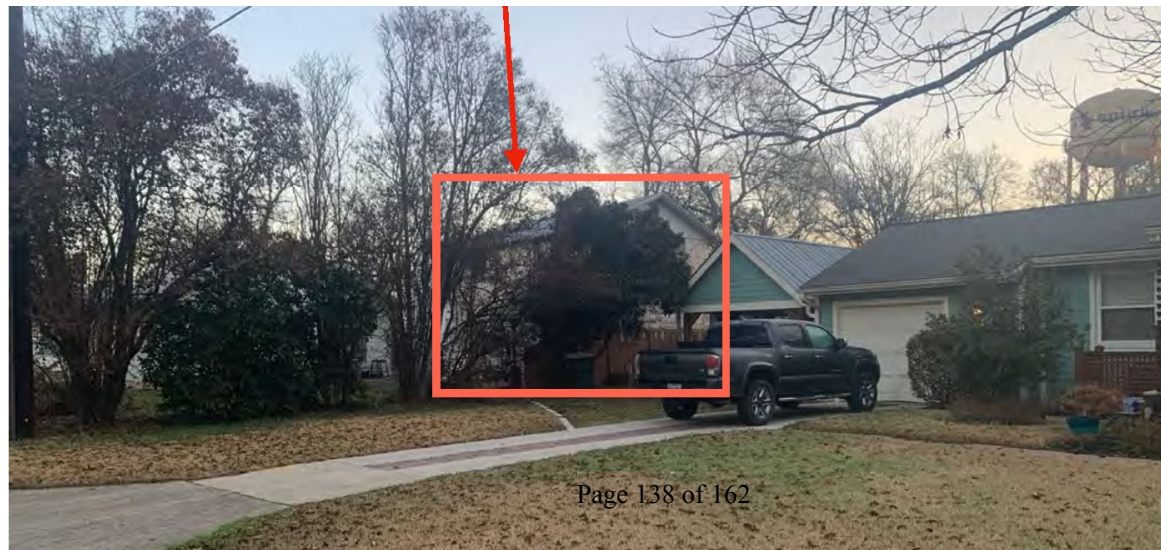


Photo taken from E 13th Street looking at current 21-foot tall apartment/storage building.



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.

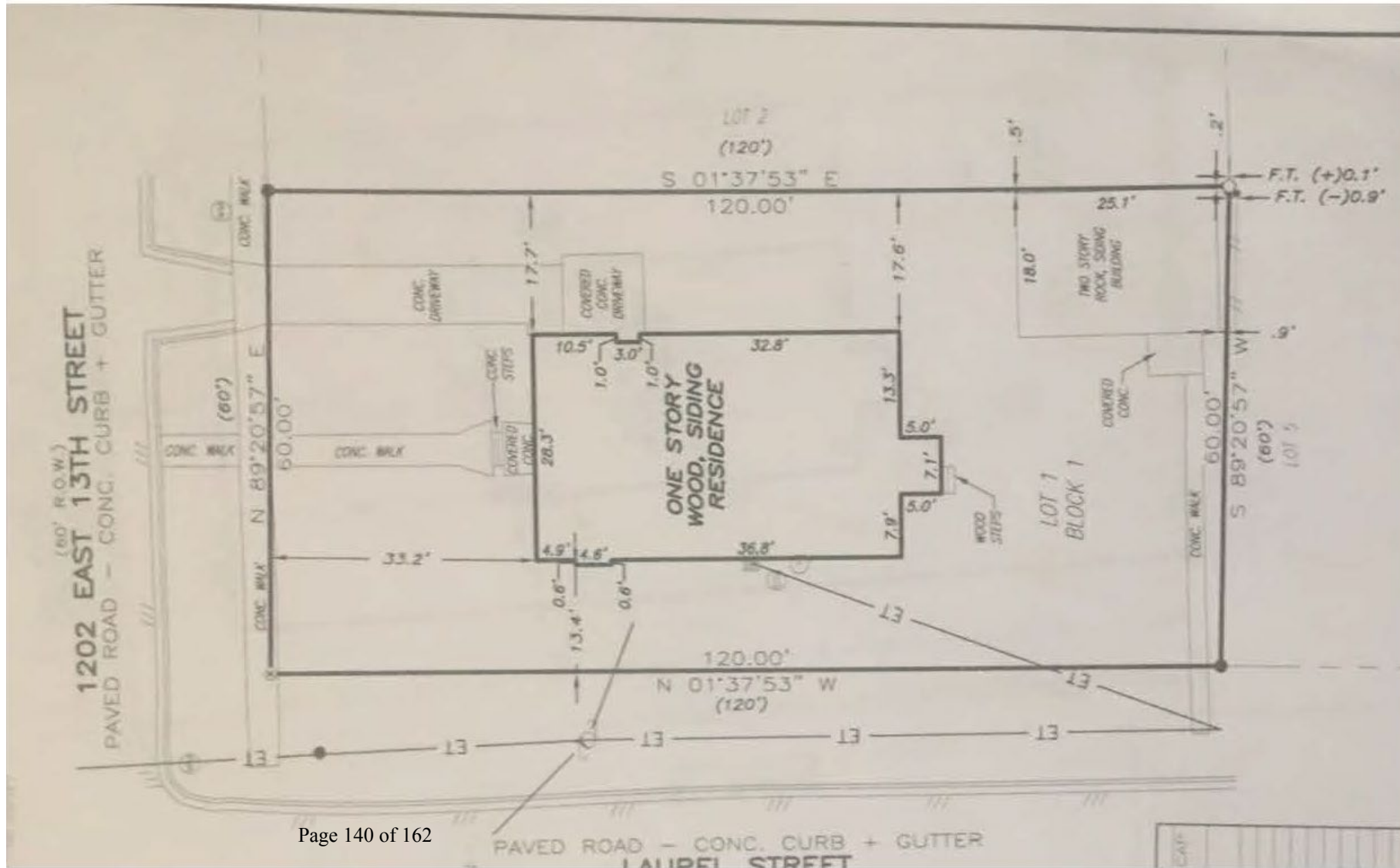




# Conceptual Review January 14, 2021

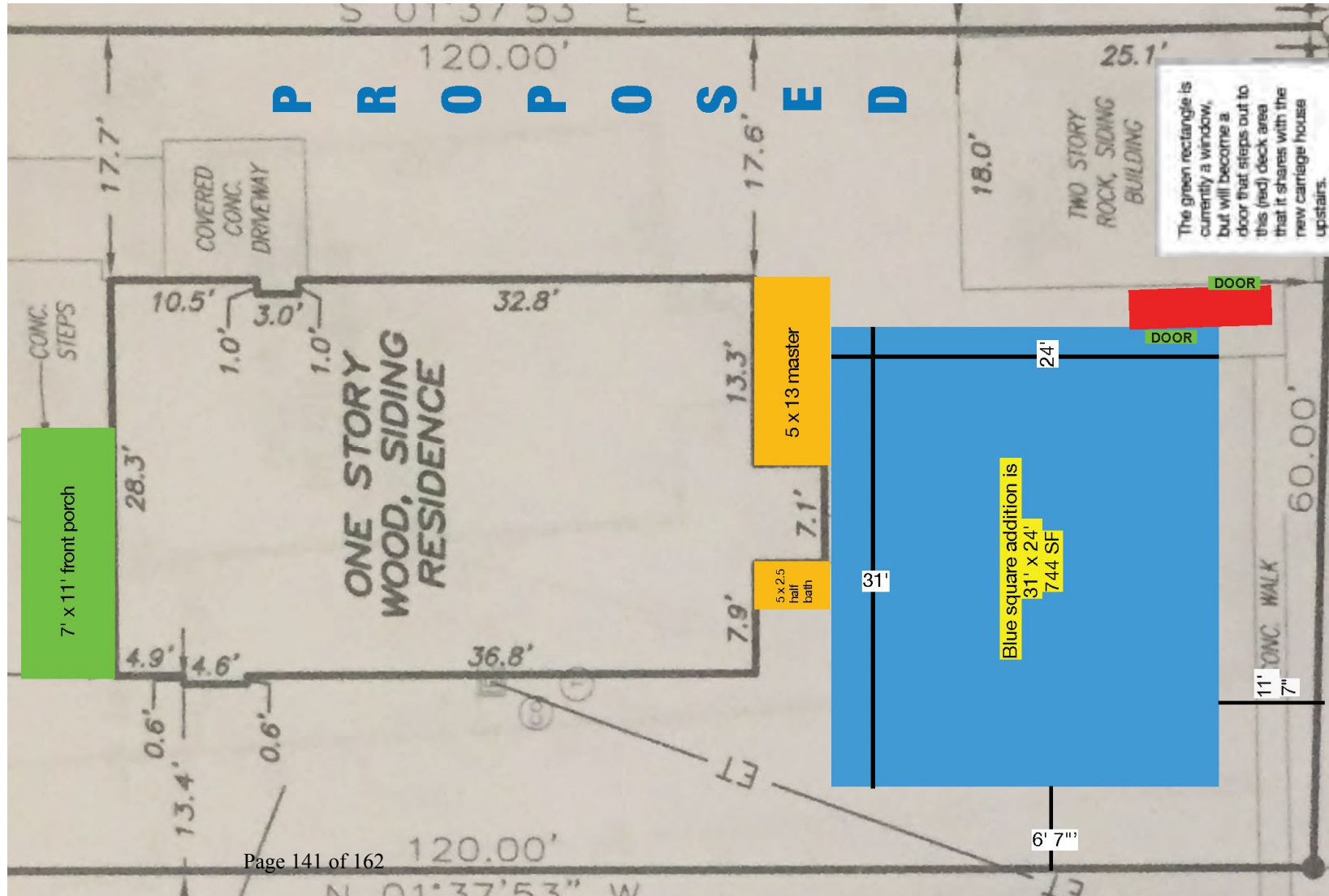
- The proposed porches appeared compatible, but more information was needed for the window product proposed for the screened porch.
- Additional drawings and/or streetscape photos were requested to better understand the relationship between the proposed garage addition and the existing historic structures. The proposed garage addition required several modifications for setbacks, building height and floor-to-area ratio, and was found to only partially comply with many of the criteria for approval. Commissioners recommended reconsidering the project design to reduce the number of modifications needed for the project design and to bring more project design elements into compliance with the Design Guidelines.
- The proposed French door in the west façade was noted to not be a style compatible with the style of the historic main structure and the Commissioners recommended considering a more compatible style.

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





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

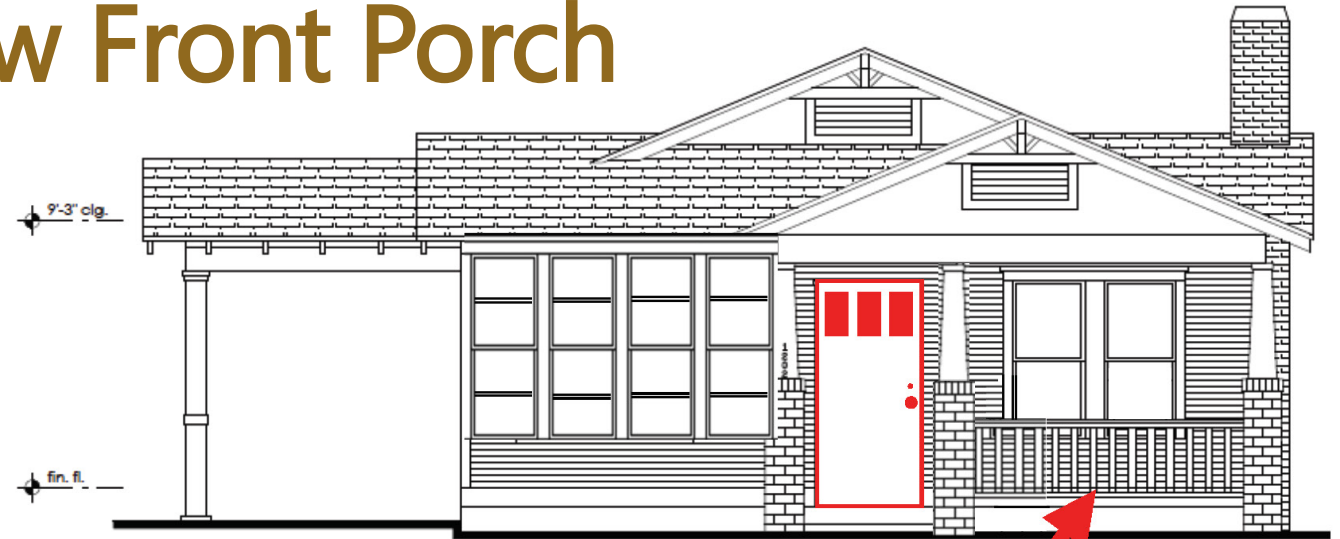


# 1202 E. 13<sup>th</sup> Street – New Front Porch



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.



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.



Railing to mimic Craftsman detailing in front of the gable vents.

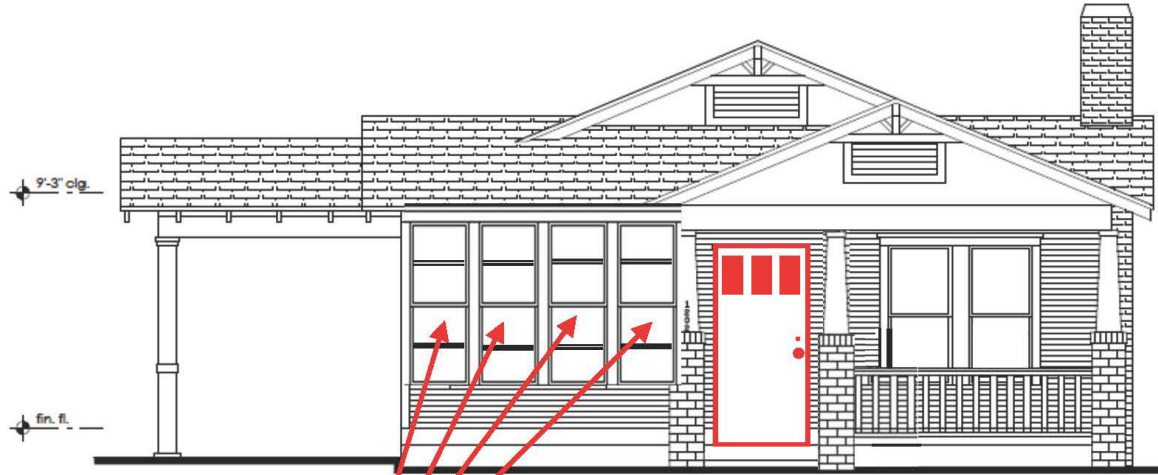


Page 142 of 162

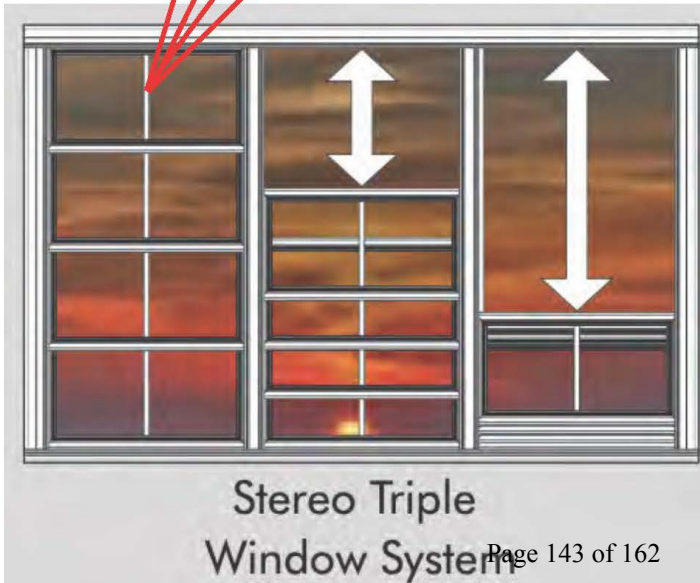
Examples of an offset porch—doesn't look out of place for Georgetown Historic District.



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



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



## SunSpace 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.





# 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.**

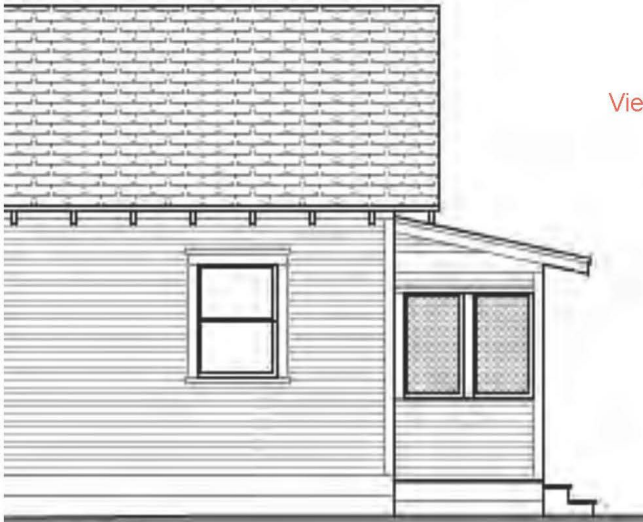


Page 144 of 162

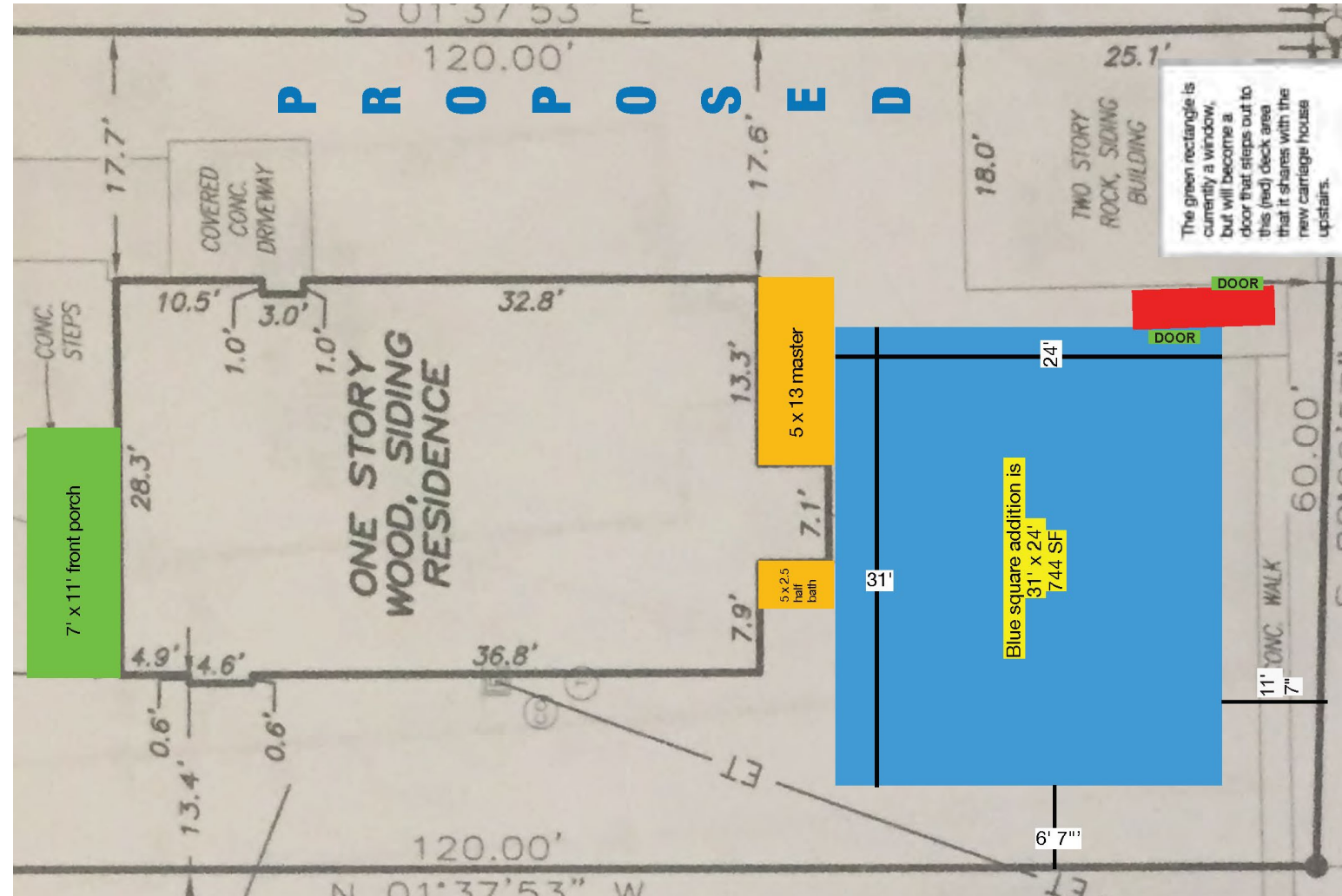


Existing door

# 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"

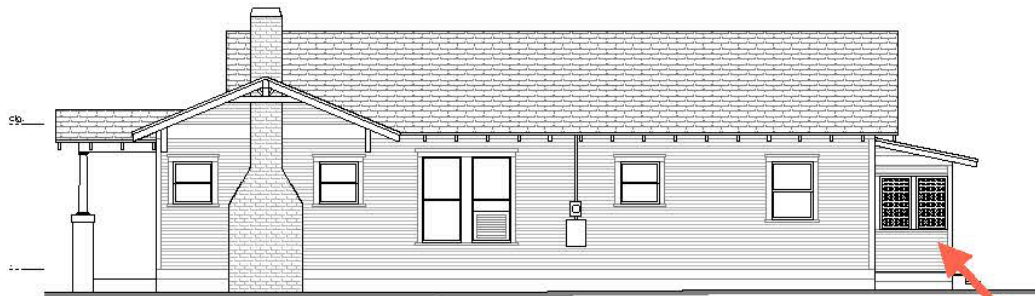


**1** Front Elevation  
 Scale: 1/4" = 1'-0"

**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"

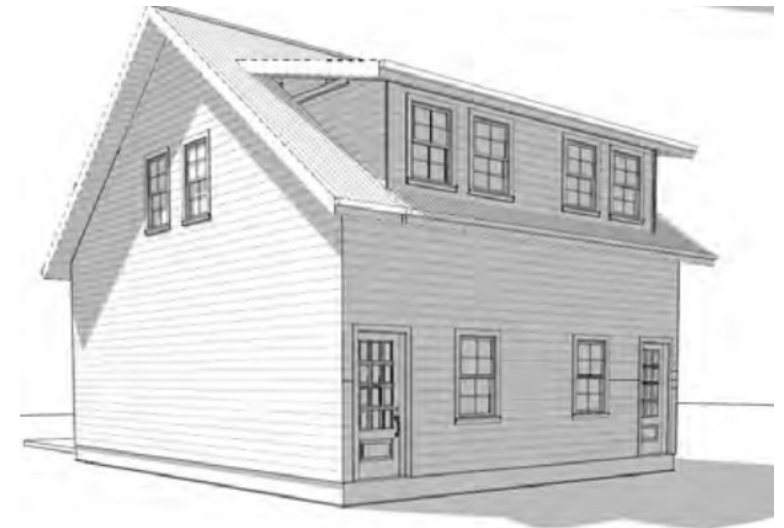
The new garage/living space will attach to this little porch and become an interior hallway.



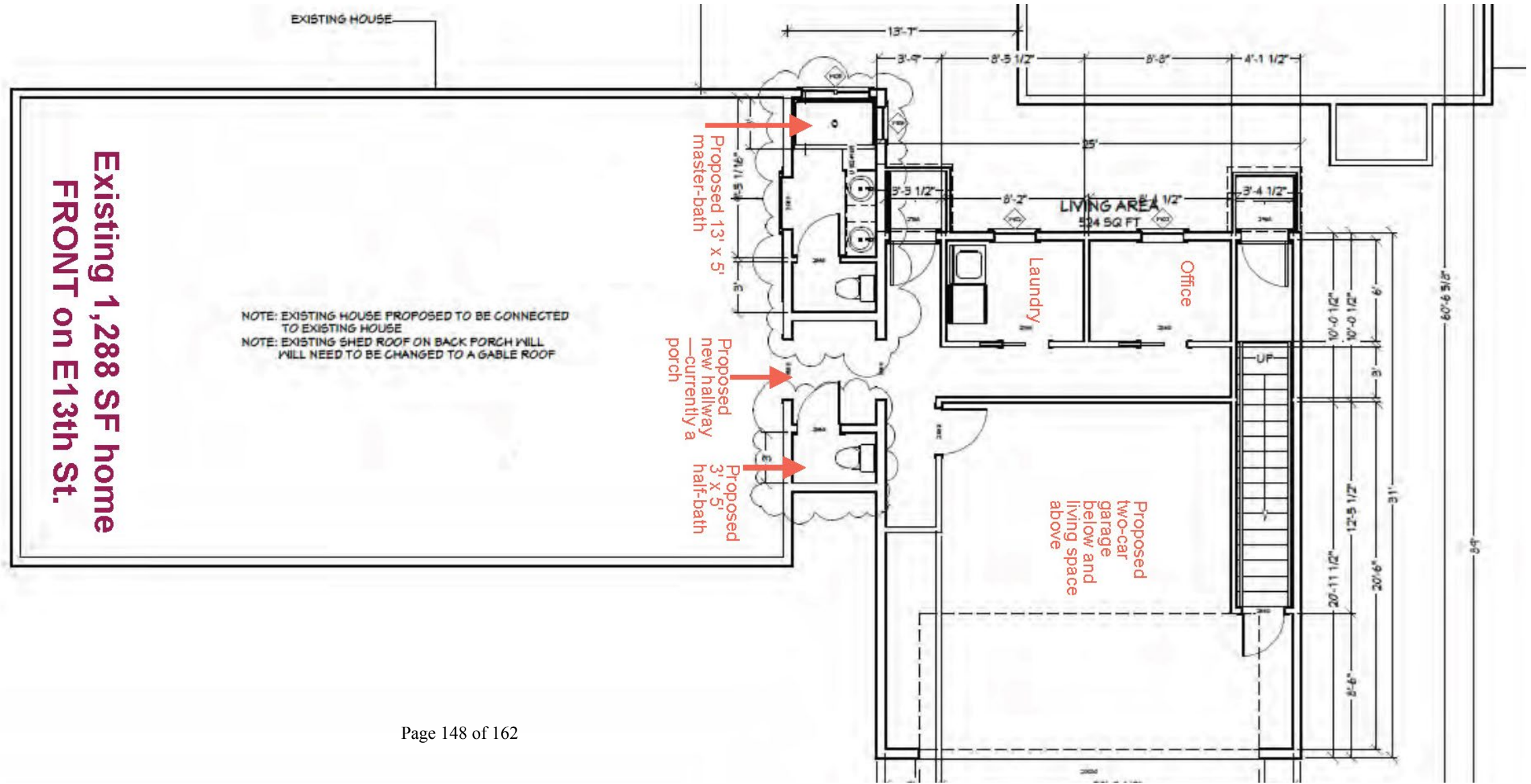
# 1202 E. 13<sup>th</sup> Street – Garage Addition



**Finished home from Laurel Ave.**



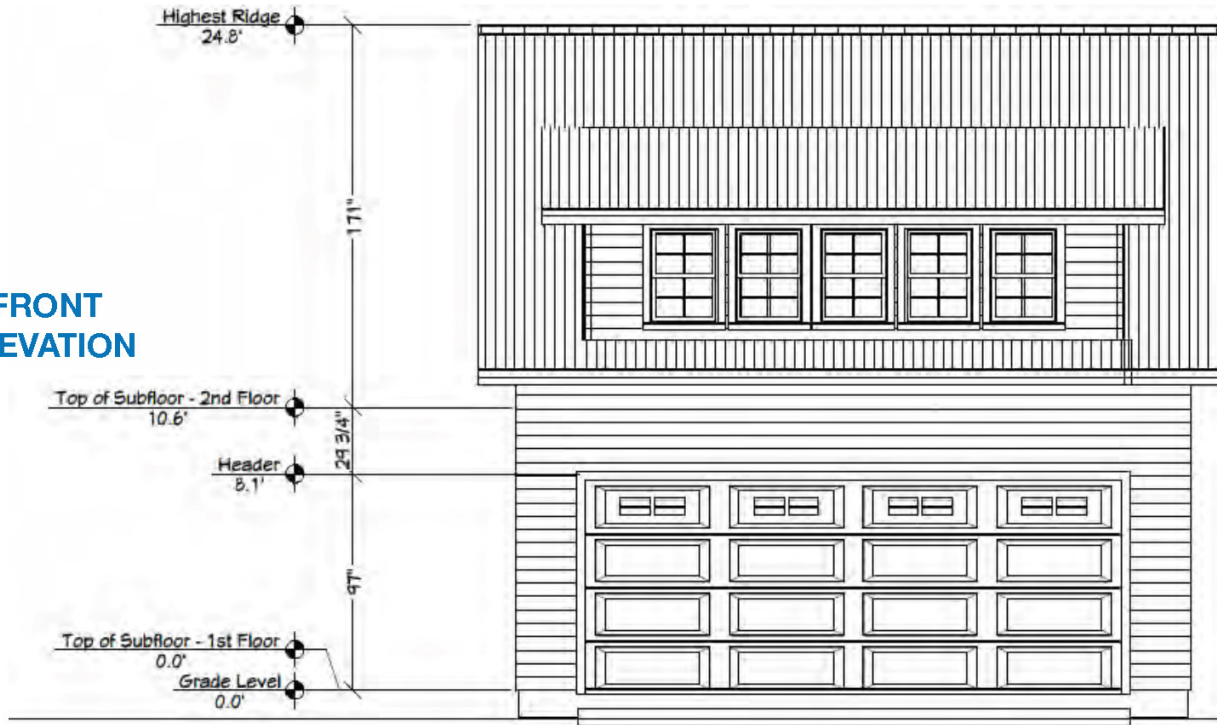
# 1202 E. 13<sup>th</sup> Street – Garage Addition Plan





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

**FRONT  
ELEVATION**



**BACK  
ELEVATION**





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

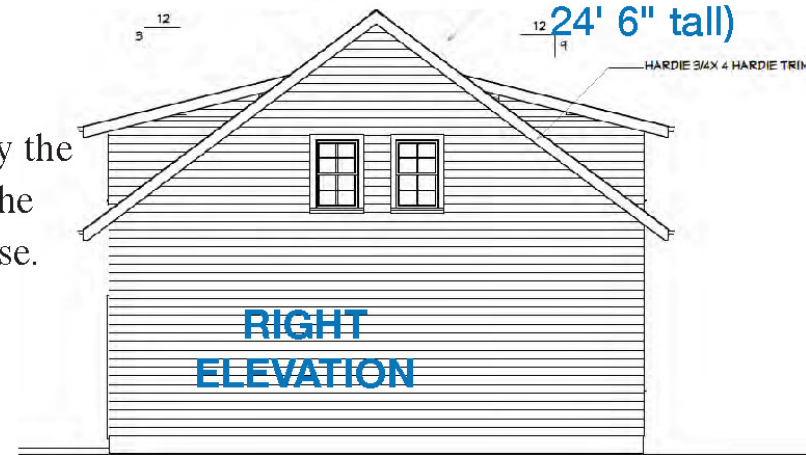


## NEW CARRIAGE HOUSE ADDITION

24' wide  
 31' deep  
 24' 8" tall  
 (house next door  
 at 1204 E 13th is  
 24' 6" tall)

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

This is actually the  
 hallway to the  
 existing house.



# 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

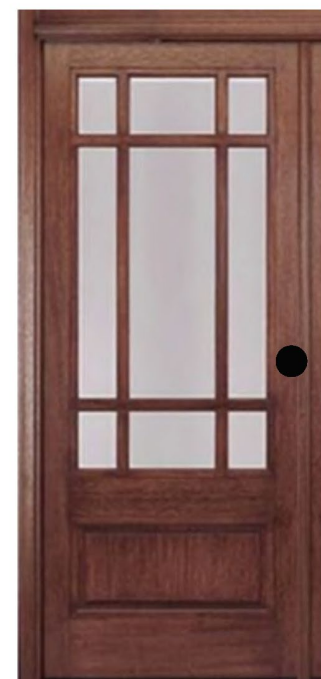
A single hung window lifts open from the bottom while the top of the window remains stationary.



Page 151 of 162



## 3-Tab Fiberglass Asphalt SHINGLES



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

This is the same door as the "french doors" we are putting in the Laurel Street side.



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



EXISTING

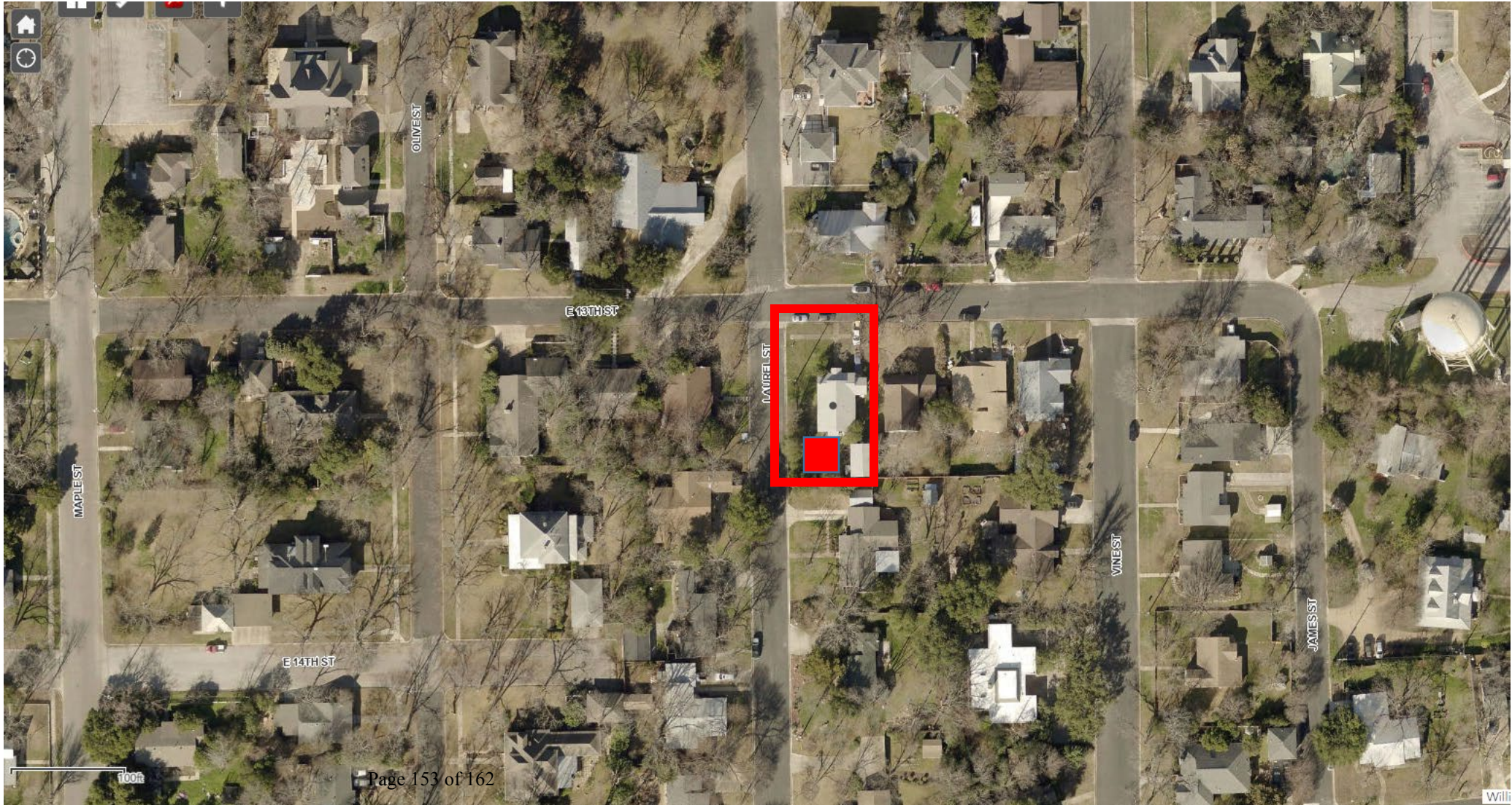


PROPOSED

Remove current windows in dining room and replace with craftsman double doors 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 — giving us four windows in the kitchen (see above).

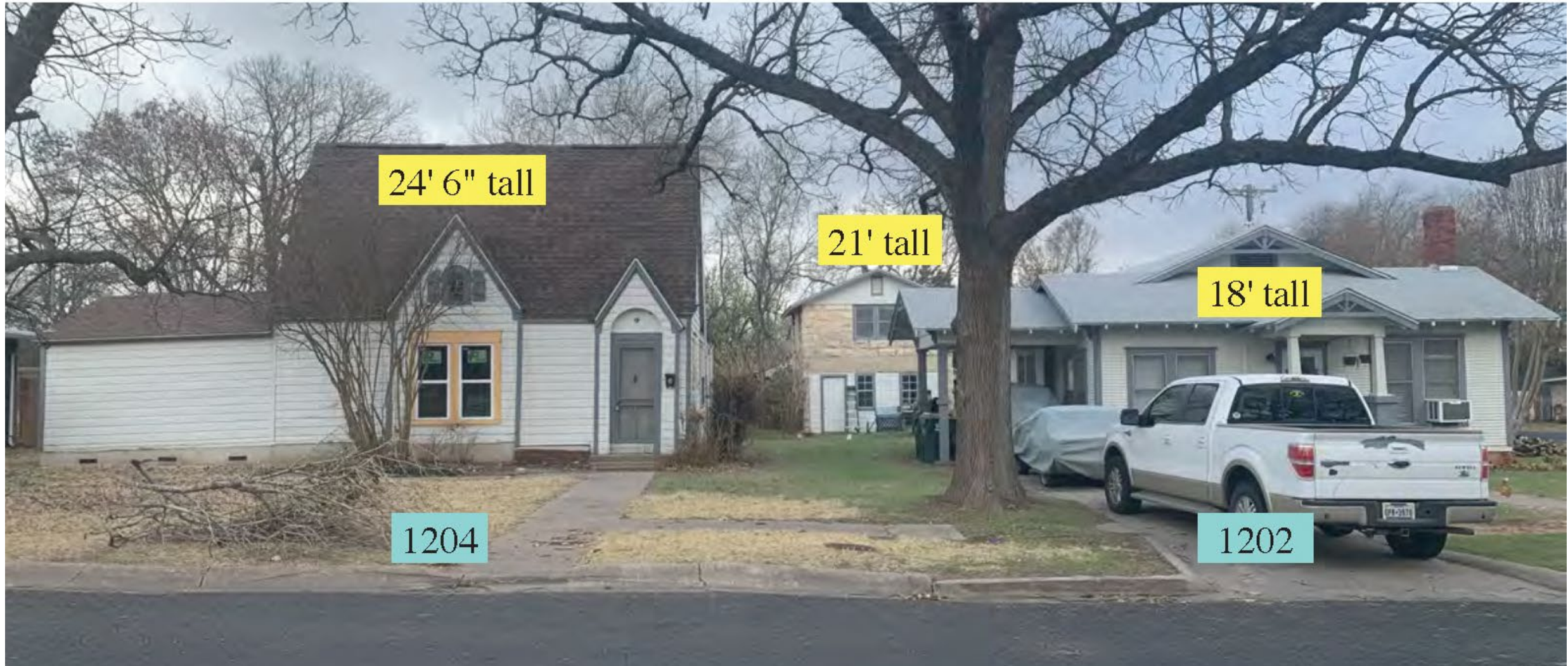


# Current Context





# 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;	<b>Complies</b>
2. Compliance with any design standards of this Code;	<b>Partially Complies</b>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Partially Complies</b>
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	<b>Partially Complies</b>
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<b>Does Not Comply</b>
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<b>Does Not Comply</b>
7. The overall character of the applicable historic overlay district is protected; and	<b>Partially Complies</b>
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>N/A</b>

# Setback Approval Criteria – UDC Section 3.13.030

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

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

Criteria	Staff's Finding
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	N/A
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Partially Complies
i. The size of the proposed structure compared to similar structures within the same block;	Partially Complies
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Partially Complies
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Partially Complies
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	N/A



# Building Height Modification Approval Criteria

## – UDC Section 3.13.030.C.2

Criteria	Staff's Finding
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	<b>Complies</b>
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	<b>N/A</b>
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	<b>Does Not Comply</b>
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	<b>N/A</b>
e. The proposed project protects the historic buildings in the Downtown Overlay District.	<b>N/A</b>

# Public Notification

- Two (2) signs posted
- Thirty-three (33) letters mailed
- Staff has received 1 comments in favor and 0 opposed

# Recommendation

Staff recommends:

- **Approval** of the request for the front porch addition and 1.6' setback encroachment, replacement of the front door, change of the facade to the screened front porch, and replacement of windows with new door and relocated windows on the west façade of the historic main structure.
- **Approval** of the garage addition and 18'-5" setback encroachment, **with the condition** that the garage be one story in height.
- **Denial** of the 2'-6" building height modification, 3'-0" building height modification, addition of the deck, replacement of the window with a door in the historic accessory structure, and 4'-6" setback encroachment, and 0.08 floor-to-area (FAR) modification.



# HARC Motion – 2020-59-COA

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