

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
June 10, 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.

**REVISED AGENDA**

**The regular meeting will convene at 6:00pm on June 10, 2021 via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <https://bit.ly/3y3HFXW>**

**Webinar ID: 970-4066-6836**

**Password: 501779**

**To participate by phone:**

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

**Password: 501779**

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

- 1. Submit written comments to [planning@georgetown.org](mailto:planning@georgetown.org) by 5:00p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.**
- 2. Log onto the meeting at the link above and "raise your hand" during the item**
- 3. Use your home/mobile phone to call the toll-free number To join a Zoom meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon). To speak on an item, click on the "Raise your Hand" option at the bottom of the Zoom meeting webpage once that item has opened. When you are called upon by the Recording Secretary, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.**

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

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

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## **Regular Session**

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

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

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

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

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

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

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

## **Legislative Regular Agenda**

- D Consideration and possible action to approve the minutes from the May 27, 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 façade; a 3'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 22'-0" from the side



(east) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 301 E. 17<sup>th</sup> ½ Street, bearing the legal description 0.1798 acres, being the south part of Block 3, South Side Addition. – Britin Bostick, Downtown & Historic Planner

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

- a 14'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 11'-0" from the front (west) property line,
- a 6'-0" setback encroachment into the required 6'-0" side setback, for the carport to be constructed 0'-0" from the side (south) property line; and
- a 1'-0" setback encroachment into the 6'-0" side setback, for an addition to be constructed 1'-0" from the side (north) property line

at the property located at 1505 Pine Street, bearing the legal description Lot 7, Block 44, Snyder Addition. – Britin Bostick, Downtown & Historic Planner

G Staff presentation and discussion of the procedure to make a recommendation to the City Council on proposed changes to the Design Guidelines.

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

## Adjournment

### Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Historic and Architectural Review  
June 10, 2021

**SUBJECT:**

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

**ITEM SUMMARY:**

The Commission will select a Vice-chair and Secretary for the 2021/22 year.

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia. Management Analyst

City of Georgetown, Texas  
Historic and Architectural Review  
June 10, 2021

**SUBJECT:**

Consideration and possible action to approve the minutes from the May 27, 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
	minutes	Backup Material

City of Georgetown, Texas  
Historic and Architectural Review Commission  
**Minutes**  
May 27, 2021 at 6:00 p.m.  
Teleconference Meeting: <https://bit.ly/3aaVPfU>

**The regular meeting convened at 6:00PM on May 27, 2021 via teleconference at: <https://bit.ly/3aaVPfU>. Webinar ID: 941-5956-7529. To participate by phone: Call in number: (346) 248-7799 or Toll-Free: 833-548-0282. Password: 132581. 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; Terri Hyde; Catherine Morales; Pam Mitchell; Michael Walton; Lawrence Romero

**Members Absent:** Robert McCabe; Karalei Nunn; Steve Johnston

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

Meeting called to order by Chair Curry at 6:00 pm.

**Regular Session**

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

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

### **Legislative Regular Agenda**

- C. Consideration and possible action to approve the minutes from the May 13, 2021 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

**Motion by to approve by Commissioner Morales. Second by Commissioner Hyde. Approved (4-0).**

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

Bostick provided an update regarding the design guidelines. Staff will present to City Council at their 6/2 meeting. Curry has been appointed as the new Chair, and Lawrence Romero has been appointed as a new member to the Commission.

- E. **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for new residential building construction and a 5'-0" building height modification to the required 20'-0" building height at a distance 3'-0" from the side street (north) setback to allow the building to be 25'-0" at a distance 3'-0" from the side street (north) setback at the property located at 701 S. College Street, bearing the legal description Block C, Clamp's Addition. – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The Applicant is requesting HARC approval for a new, two-story house that is proposed to be connected via a breezeway to the existing accessory structure. The new house is proposed to be positioned in the same location on the site as the existing house, which was approved for demolition by HARC on July 23, 2020 with the condition that an archive document of the property be provided to staff prior to the issuance of the COA. The archive document was provided to the City on September 18, 2020, and the applicant is awaiting approval of the requested residential infill construction before proceeding with the approved demolition.

The applicant initially requested approval of a 5'-0" building height modification to the required 20'-0" building height at a distance 3'-0" from the side street (north) setback to allow the building to be 25'-0" at a distance 3'-0" from the side street (north) setback for the new infill construction. Based on feedback from the Historic & Architectural Review Commission (HARC) in a conceptual review held on May 13, 2021 the new, two-story house is proposed to be located in a similar position on the site as the existing house but has since shifted to the south so that the building height modification would not be required. The new residential structure is proposed to have gable roofs, first and second floor porches, lapped fiber cement siding, asphalt shingle

roofing, double-paned vinyl, single hung windows with either a 2/2 or a 1/1 pattern and clear, insulated glass and decorative fiber cement porch columns. Based on HARC feedback in the conceptual review, the applicant is proposing wood railings for the porches. The house is proposed to be slab on grade construction with the foundation visible below the siding and a brick chimney with a stucco coating. The existing accessory structure is proposed to be remodeled to have siding, windows and roofing to match the main house and to be connected via a breezeway of similar materials. Based on HARC feedback from the conceptual review the applicant has provided an elevation with the railings initially proposed for the breezeway removed and is requesting approval of either options.

The applicant, Pam Helgren, addressed the Commission and was available to answer questions.

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

Commissioner Walton asked if this will be the primary residence of the applicant. The applicant responded that it will.

**Motion to approve Item E (2019-67-COA) by Commissioner Walton. Second by Commissioner Morales. Approved (4-0).**

- F. Presentation by staff on building lighting sharing fixture and lighting types, illumination styles, and lighting terms.

As a Certified Local Government (CLG) the City of Georgetown undertakes training for staff and Historic & Architectural Review Commissioners on a variety of topics that are part of the City's historic preservation efforts as well as topics that are part of the Certificate of Appropriateness application review process. The staff presentation will provide an overview of building lighting types, terms, styles and impacts, followed by questions and discussion by the Commissioners.

## **Adjournment**

Motion to adjourn by Commissioner Morales. Second by Commissioner Hyde. Approved (4-0).  
Meeting adjourned at 6:55 pm

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Approved, Faustine Curry, Chair

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Attest, Terri Asendorf-Hyde, Secretary

City of Georgetown, Texas  
Historic and Architectural Review  
June 10, 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; a 3’-0” setback encroachment into the required 25’-0” street-facing garage setback, for a carport to be constructed 22’-0” from the side (east) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 301 E. 17<sup>th</sup> ½ Street, bearing the legal description 0.1798 acres, being the south part of Block 3, South Side Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting HARC approval for a new 22’ x 10’ or 220 sq. ft. carport with a 3’-0” setback modification and a 4’-0” tall decorative metal fence with brick columns at the corners and gates in the same style, materials and height as the fence approved and constructed at 1304 Elm Street.

**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 5 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), three (3) signs were posted on-site and thirty-six (36) letters 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:**

Description		Type
<input type="checkbox"/>	Staff Report	Cover Memo
<input type="checkbox"/>	Exhibit 1 - Location Map	Exhibit
<input type="checkbox"/>	Exhibit 2 - Letter of Intent	Exhibit
<input type="checkbox"/>	Exhibit 3 - Plans & Specifications	Exhibit
<input type="checkbox"/>	Exhibit 4 - Historic Resource Surveys	Exhibit
<input type="checkbox"/>	Staff Presentation	Presentation





# Planning Department Staff Report

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## Historic and Architectural Review Commission

Report Date: *June 4, 2021*

File Number: *2021-23-COA*

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### 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; a 3'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 22'-0" from the side (east) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 301 E. 17<sup>th</sup> ½ Street, bearing the legal description 0.1798 acres, being the south part of Block 3, South Side Addition.

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### AGENDA ITEM DETAILS

Project Name: *Cortinas Carport Addition*  
Applicant: *Fredrico Cortinas*  
Property Owner: *Fredrico & Maria Cortinas*  
Property Address: *301 E. 17<sup>th</sup> ½ Street*  
Legal Description: *0.1798 acres, being the south part of Block 3, Southside Addition*  
Historic Overlay: *Old Town Overlay*  
Case History: *N/A*

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### HISTORIC CONTEXT

Date of construction: *1896 (HRS)*  
Historic Resources Survey Level of Priority: *Medium*  
National Register Designation: *N/A*  
Texas Historical Commission Designation: *N/A*

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### APPLICANT'S REQUEST

HARC:

- ✓ Detached carport addition
- ✓ 3'-0" setback modification for carport
- ✓ 4' tall fence

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### STAFF ANALYSIS

The Applicant is requesting HARC approval for a new 22' x 10' or 220 sq. ft. carport with a 3'-0" setback modification and a 4'-0" tall decorative metal fence with brick columns at the corners and gates in the same style, materials and height as the fence approved and constructed at 1304 Elm Street. The carport is proposed to have a gable roof with a slope similar to the gable roof of the historic main structure, and either a corrugated metal or asphalt shingle roof to match the color of the asphalt shingles on the main structure, with painted wood columns. The fence is proposed to be a 4' tall decorative iron fence with 2'

# Planning Department Staff Report

## Historic and Architectural Review Commission

square brick columns at the corners and fence posts, the same design as was approved by HARC and installed at the property at 1304 Elm Street.

### APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
<b>CHAPTER 8 – DESIGN GUIDELINES FOR SITE DESIGN</b>	
<b>8.25 A new fence may be considered in transitional areas with a residential context.</b> <ul style="list-style-type: none"><li>✓ A fence that defines a front yard should be low to the ground and “transparent” in nature.</li><li>✓ A front yard fence should not exceed three feet in height.</li><li>✓ Solid, “stockade” fences do not allow views into front yards and are inappropriate.</li><li>✓ Chain link, concrete block, unfaced concrete, plastic, solid metal panel, fiberglass, plywood, and mesh construction fences are not appropriate.</li><li>✓ A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards.</li></ul>	<b>Partially Complies</b> <p>The proposed fence is 4’ tall and exceeds the 3’ height standard for front and side yard fences in the Old Town Overlay District, however the fence is more than 50% transparent and the proposed height, style and materials are consistent and compatible with the style and age of the historic main structure.</p>

GUIDELINES	FINDINGS
<b>CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
<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> <p>The proposed carport addition is a compatible scale or size, character and materials with the main building, particularly if the carport were to have an asphalt shingle roof to match the roof of the main building.</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> <ul style="list-style-type: none"><li>✓ This will allow the original proportions and character to remain prominent.</li></ul>	<b>Complies</b> <p>The proposed carport addition is placed to the rear of the main building and is set back from the side street façade.</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>	
✓ Locating an addition at the front of a structure is usually inappropriate.	
<b>14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.</b> ✓ When preserving original details and materials, follow the guidelines presented in this document.	<b>Complies</b> As the carport is proposed to be detached it will not damage or affect original architectural details and materials of the primary structure.
<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>Complies</b> The carport is proposed to have a gable roof similar to the roof of the primary building, and one of the options presented by the applicant is to match the asphalt shingle roofing material. A corrugated metal roof material would be consistent with small accessory structures constructed during the mid-19 <sup>th</sup> century but does not as successfully match the character of the main structure.

### 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> The proposed carport location requires a 3'-0" setback modification and the proposed fence is 4' in height rather than the 3' height prescribed for the Old Town Overlay District.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Complies</b> The proposed project complies with applicable SOI Standards.

## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
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> Complies or partially complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<b>Complies</b> The proposed detached carport and fence do not alter the integrity of the building, structure or site. The historic main structure has been altered over time, including additions and asbestos siding.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<b>Complies</b> The proposed carport addition is compatible with surrounding properties in the Old Town Overlay District.
7. The overall character of the applicable historic overlay district is protected; and	<b>Complies</b> The proposed carport and fence are compatible with the character of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>Not Applicable</b> No signs are proposed with 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>Complies</b> The proposed carport location is to utilize a previous carport location and will set the carport to the rear of the historic main structure, although the carport will be visible on two street facades as the subject property is located on a "peninsula" surrounded by streets and has three street facades.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	<b>Partially Complies</b> The proposed carport could be constructed without a setback

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	modification but would require the extension of the existing driveway.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	<b>Complies</b> Properties on the same and surrounding blocks have carports and garages with varying setbacks, including setbacks less than the setback proposed for this project.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	<b>Complies</b> The proposed carport will not be set closer to the street than other units within the block.
e. Whether the proposed structure is replacing a structure removed within the past year;	<b>Partially Complies</b> The proposed carport would not replace a structure removed within the past year but would replace a structure that existed at least between 1964 and 1974.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	<b>Complies</b> The carport proposes to use the existing column layout for the previous carport.
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>Complies</b> The proposed carport is approximately the same size as the previous carport based on the location of the columns.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Complies</b> The proposed carport is 220 sq. ft. or 22% of the approximately 1,000 sq. ft. main structure.
i. The size of the proposed structure compared to similar structures within the same block;	<b>Complies</b> Similarly sized or larger carport and garage structures, both attached and detached, exist on the same and surrounding blocks.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Complies</b> The proposed carport is not anticipated to negatively impact adjoining properties or limit maintenance.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	<b>Complies</b> The proposed setback modification is a 3'-0" modification to the 25'-0" setback for a street-facing garage or carport,

## Planning Department Staff Report

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### Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	which will leave adequate space for maintenance of the structure.
1. 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.

### STAFF RECOMMENDATION

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

### PUBLIC COMMENTS

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As of the date of this report, staff has received 0 comments in favor and 0 opposed.

### ATTACHMENTS

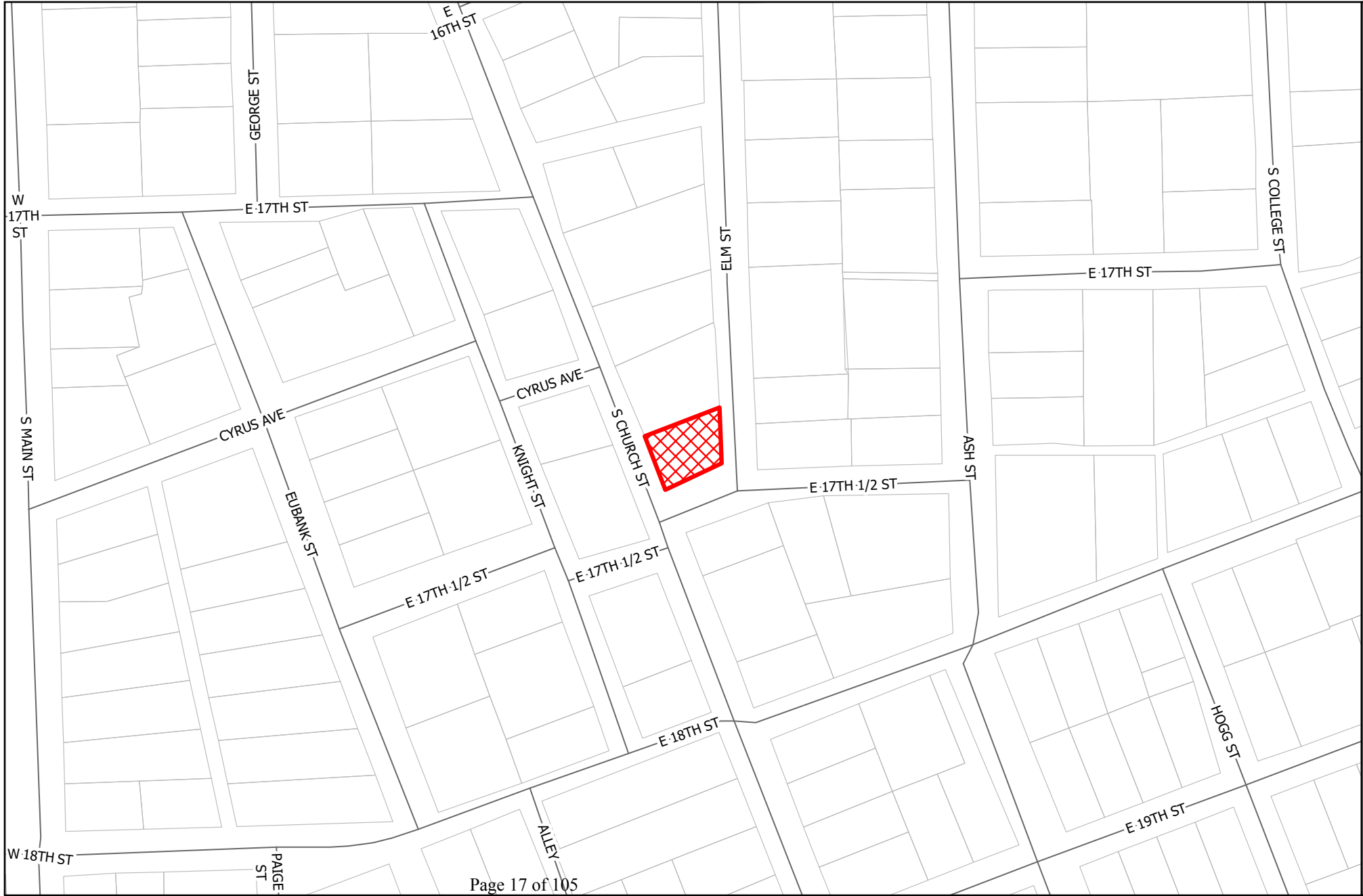
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Exhibit 1 – Location Map  
Exhibit 2 – Letter of Intent  
Exhibit 3 – Plans and Specifications  
Exhibit 4 – Historic Resource Surveys

### SUBMITTED BY

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*Britin Bostick, Downtown & Historic Planner*



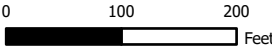
# LOCATION

2021-23-COA

Exhibit #1

-  Site
-  Parcels

N



We would like to build a carport over the existing driveway with either a corrugated tin roof or asphalt shingle roof to match the house. The carport would have square wood columns covering metal poles 2" x 2". The carport would be set back 22' from the property line.

We would also like to have a fence 4' tall the same as the house at 1304 Elm Street.



18'2"

10'

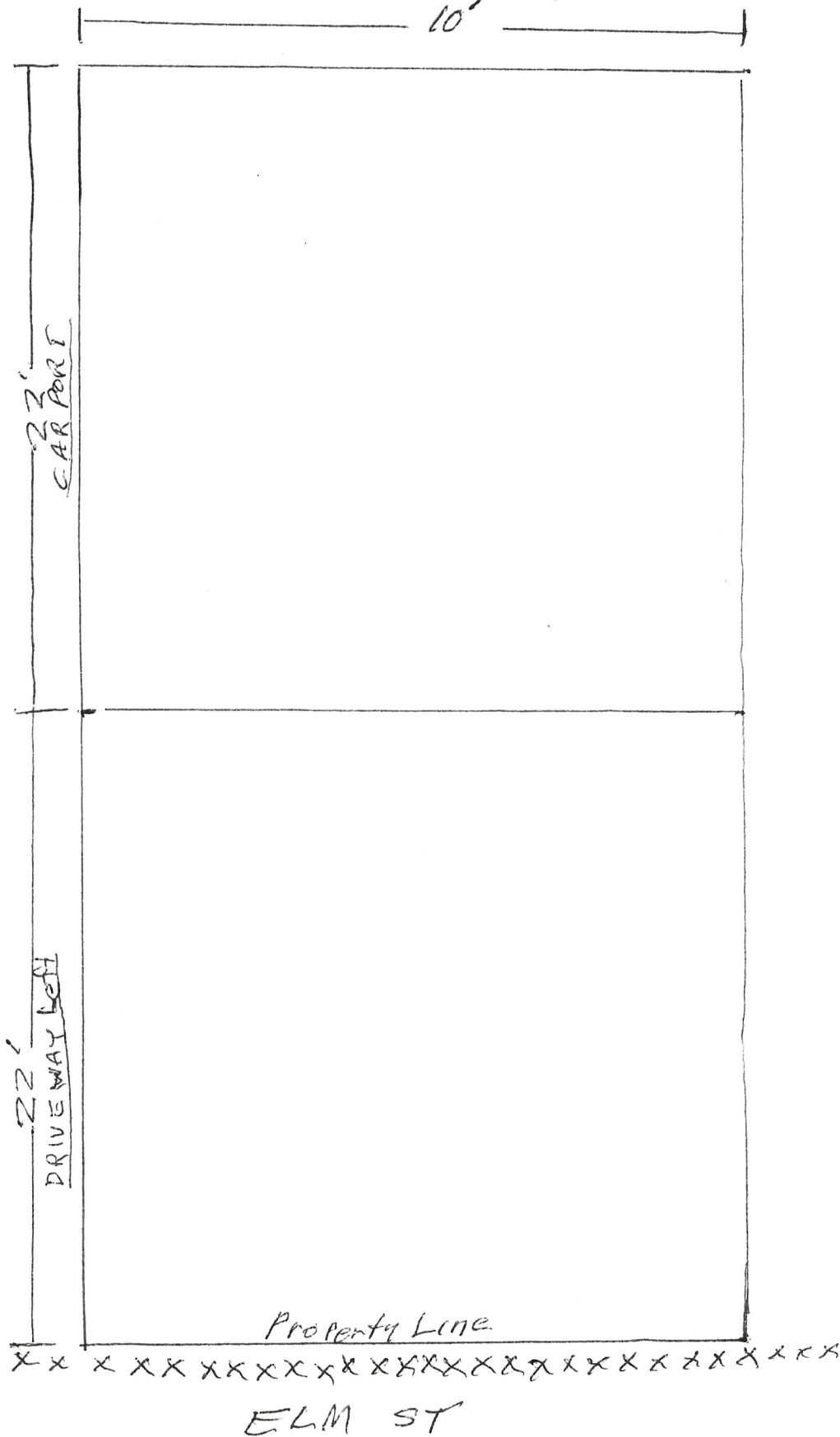
22'

CARPORT 301 E 17 $\frac{1}{2}$   
EXISTING FLOOR PLAN  
CONCRETE

282



PROPOSED CARPORT 301 E 17 $\frac{1}{2}$  ST GEORGETOWN  
FREDRICO & MARIA CORTINAS



1. County Williamson WM  
GE 5. USGS Quad No. 3097-313 Site No. 273  
City/Rural Georgetown UTM Sector 627-3388  
2. Name \_\_\_\_\_ 6. Date: Factual \_\_\_\_\_ Est. 1900  
Address 301 E. 17<sup>1</sup>/<sub>2</sub> St. 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
3. Owner Noel Daniels 8. Style/Type vernacular  
Address 100 W. Central. 78626 9. Original Use residential  
4. Block/Lot Southside/Blk.3/S.p. Present Use residential  
10. Description One-story wood frame dwelling with L-plan; exterior walls with asbestos shingle siding; intersecting gable roof with composition shingles; front elev. faces S.; aluminum sash windows; single-door entrance; one-bay porch with shed roof on S. elev.; wrought-iron supports. Other noteworthy features include addition on W. elev.  
11. Present Condition fair; severely altered  
12. Significance \_\_\_\_\_  
13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_  
14. Bibliography Tax rolls, Sanborn Maps 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 |
|------|------|------|------|----|------|------|
|      |      | 3    | 20   | to |      |      |
|      |      |      |      | to |      |      |
|      |      |      |      | to |      |      |

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM  
GE 5. USGS Quad No. 3097-313 Site No. 273  
City/Rural Georgetown  
2. Name \_\_\_\_\_

**TEXAS HISTORICAL COMMISSION**

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

Address:	301 E 17th 1/2 St	2016 Survey ID:	125092
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: R047735

Construction Date: 1896 ☒ Actual ☐ Estimated Source: Tax Assessor Roll

Latitude: 30.628332 Longitude -97.674216

Current/Historic Name None/None

**Stylistic Influence(s)\*** ☒ None Selected

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

**Plan\***

<input type="checkbox"/> L-plan	<input type="checkbox"/> T-plan	<input type="checkbox"/> Modified L-plan	<input type="checkbox"/> 2-room	<input type="checkbox"/> Open	<input type="checkbox"/> Center Passage	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Shotgun
<input type="checkbox"/> Irregular	<input type="checkbox"/> Four Square	<input type="checkbox"/> Rectangular	<input checked="" type="checkbox"/> None Selected	<input type="checkbox"/> Other:			

**Priority:** **2016 Survey** ID: 125092 ☐ High ☒ Medium ☐ Low

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

**2007 Survey** ID: 434 ☐ High ☒ Medium ☐ Low

**1984 Survey** ID: 273 ☐ High ☐ Medium ☒ Low

**General Notes:** Original owners: J.D. Eagan and J.L. Strickland (Notes from 2007 Survey: asbestos shingles; aluminum screens)

Recorded by: CMEC

Date Recorded 3/14/2016

\*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: North

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:	301 E 17th 1/2 St	2016 Survey ID:	125092
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

## Additional Photos

Photo Direction Northeast



Photo Direction Northwest



# 301 E. 17<sup>th</sup> 1/2 Street 2021-23-COA

**Historic & Architectural Review Commission**  
June 10, 2021

# Item Under Consideration

## **2021-23-COA – 301 E. 17<sup>th</sup> ½ Street**

- 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; a 3'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 22'-0" from the side (east) property line; and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 301 E. 17th ½ Street, bearing the legal description 0.1798 acres, being the south part of Block 3, South Side Addition.



# Item Under Consideration

## HARC:

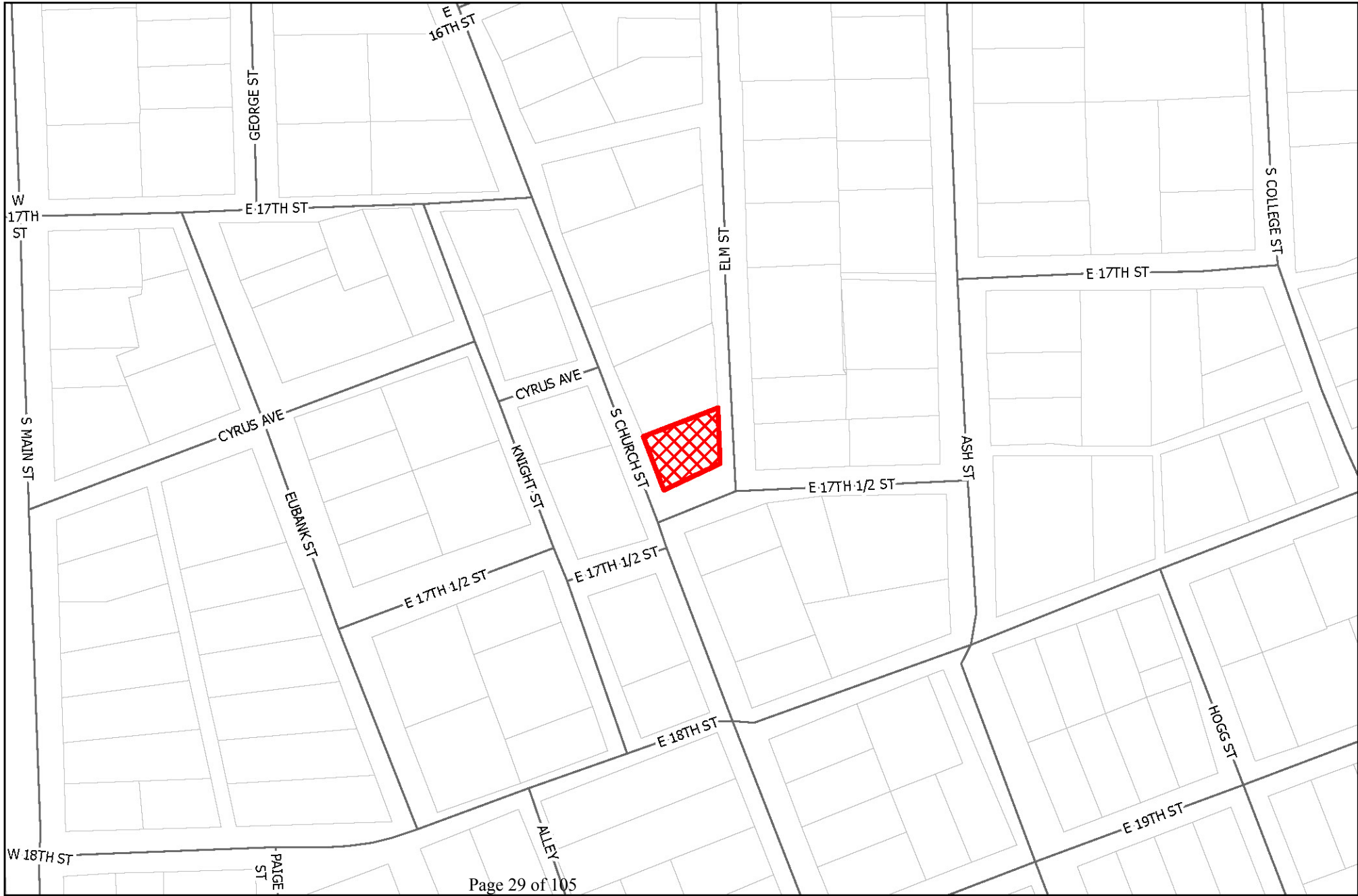
- Detached carport addition
- 3'-0" setback modification for carport
- 4' tall fence



# Item Under Consideration





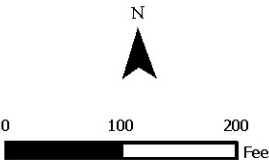


# LOCATION

2021-23-COA

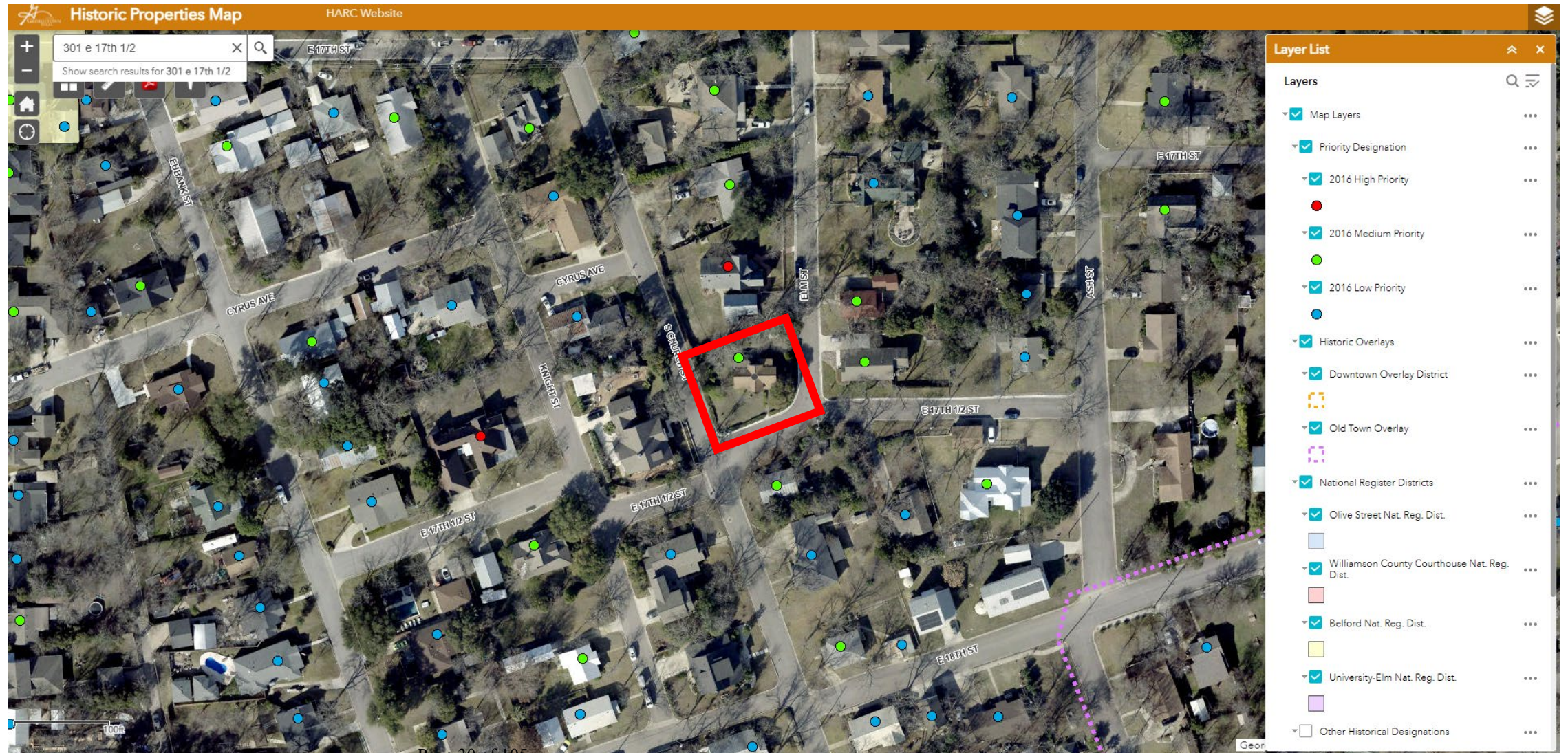
Exhibit #1

-  Site
-  Parcels



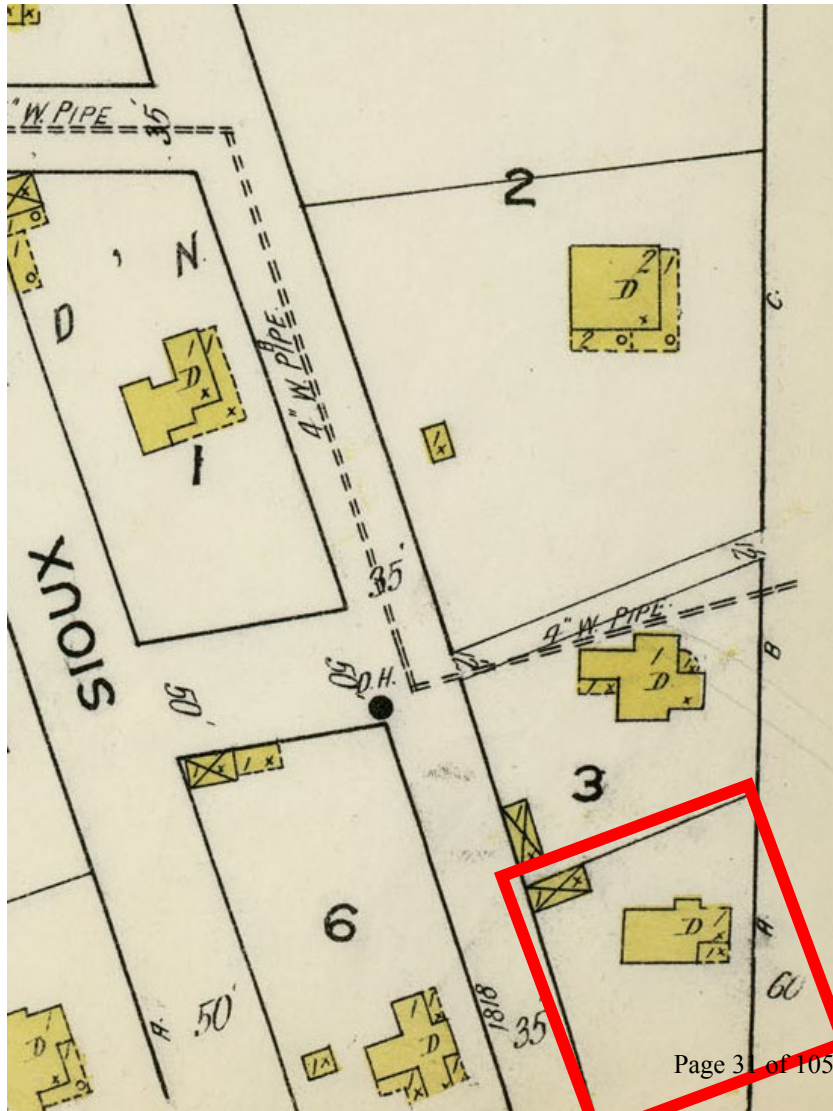


# Current Context

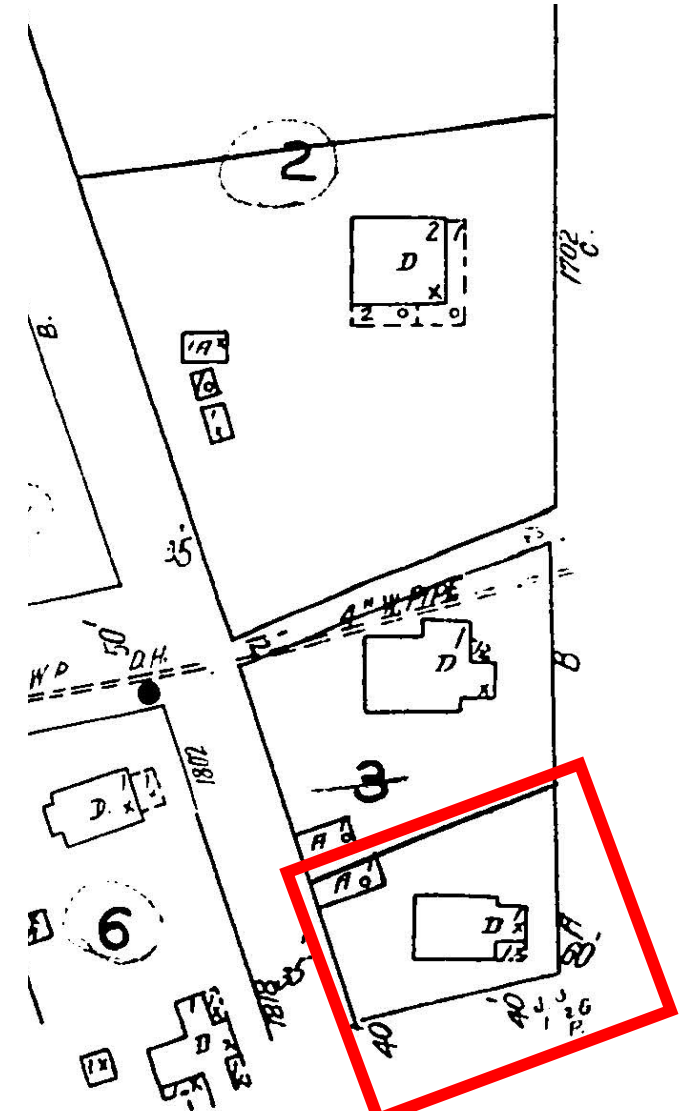
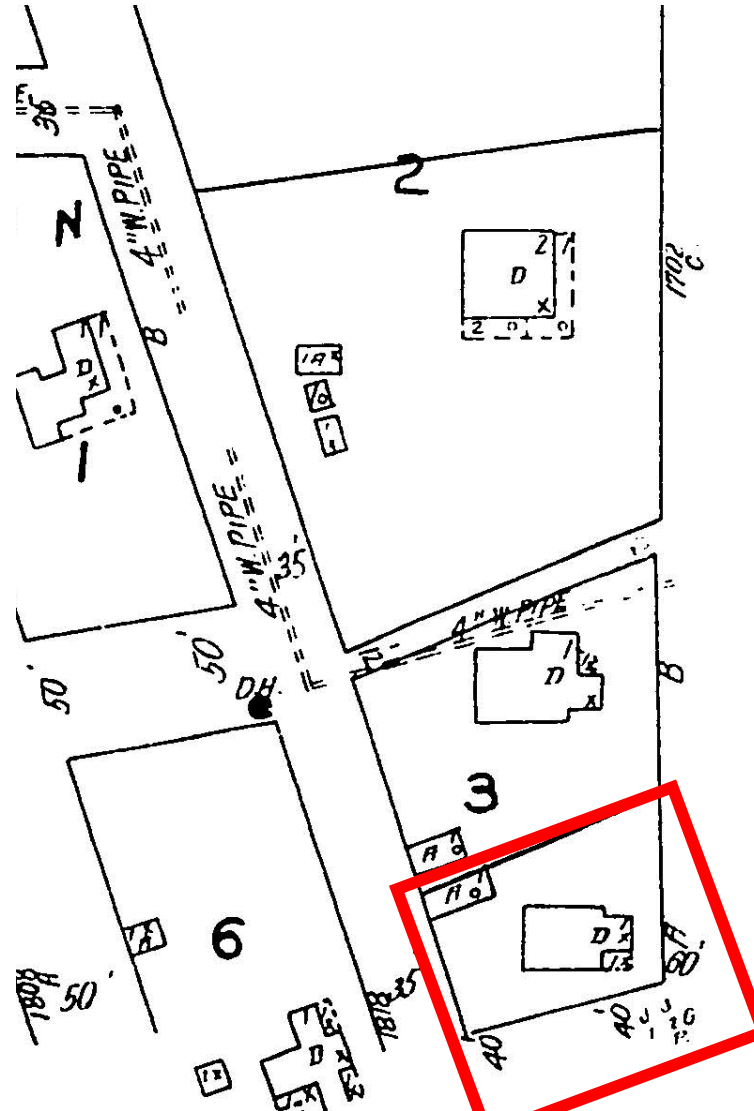




# 1916, 1925 & 1940 Sanborn Maps



Page 3 of 105



# 1964 Aerial



# 1974 Aerial





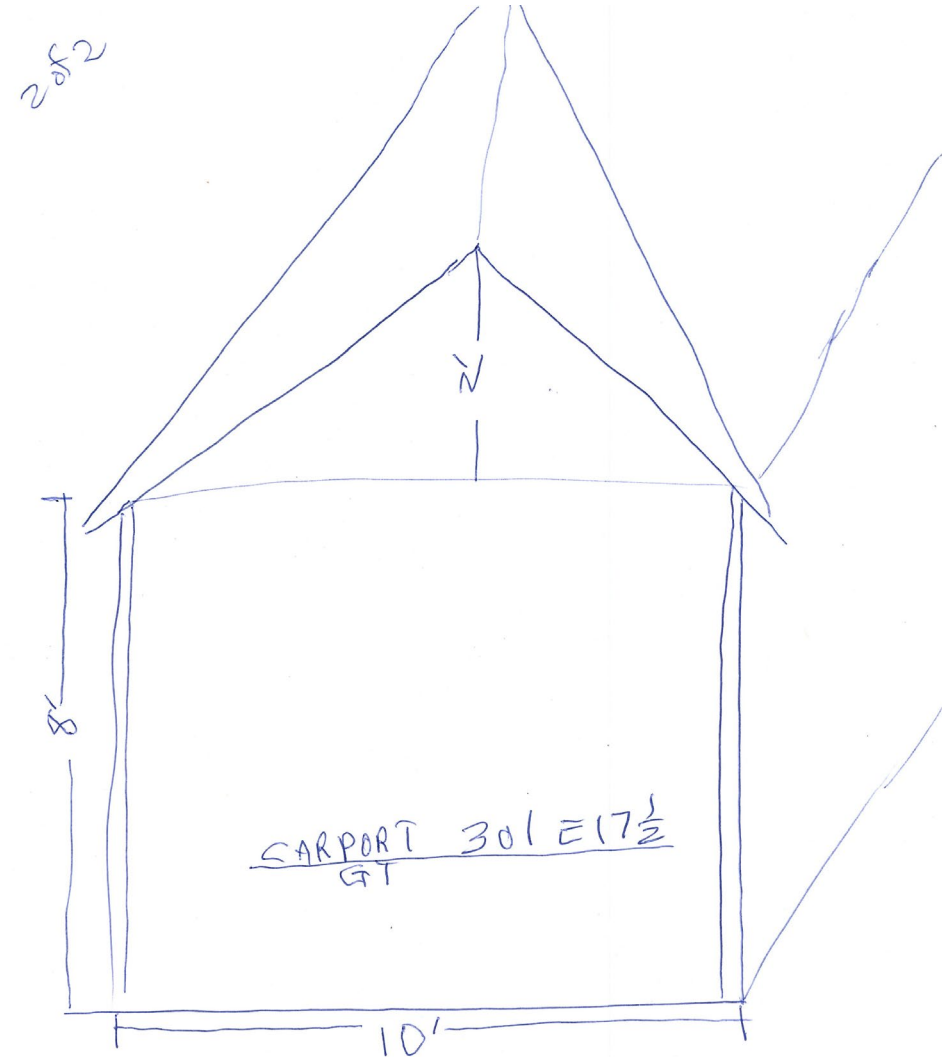
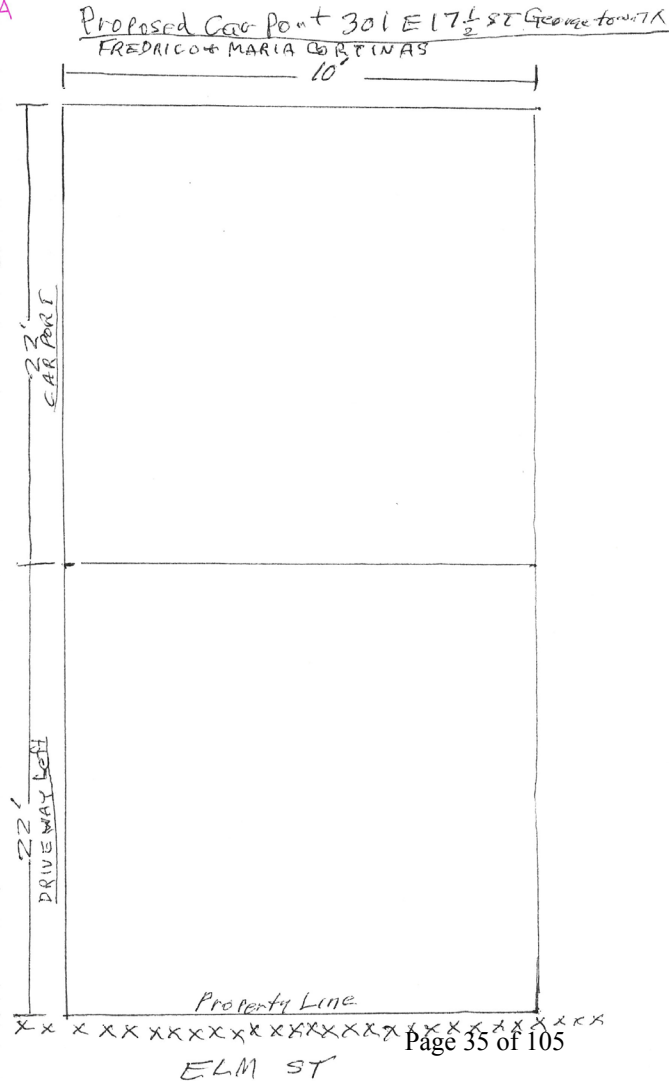
# 1984 HRS Photo





# Proposed Carport Design

2021-23-LOA





# Proposed Fence Design





# 301 E. 17<sup>th</sup> 1/2 Street Current Photo





# 301 E. 17<sup>th</sup> 1/2 Street Current Photo



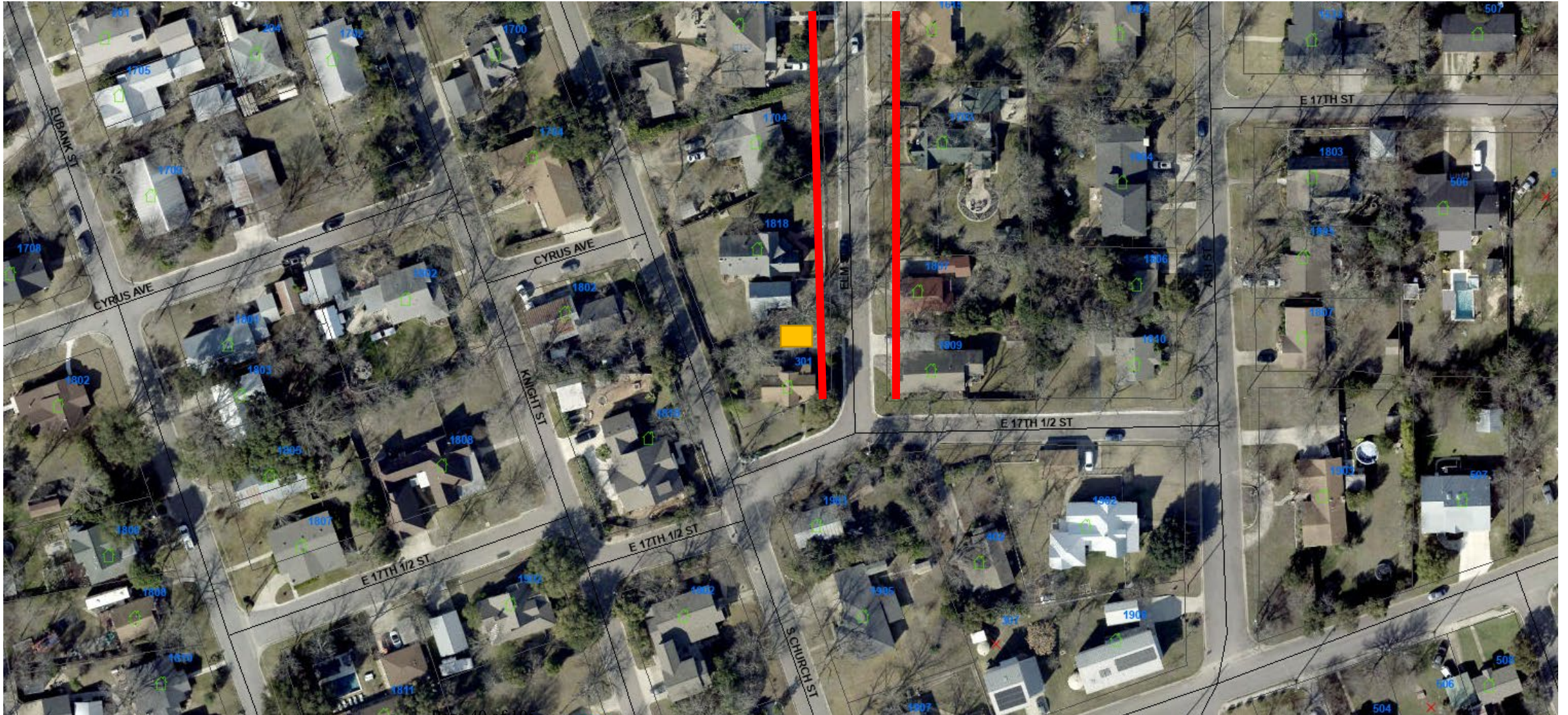


# 301 E. 17<sup>th</sup> ½ Street Current Photos





# Current Context





# Approval Criteria – UDC Section 3.13.030

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

# 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>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>Partially 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>Complies</b>
e. Whether the proposed structure is replacing a structure removed within the past year;	<b>Partially Complies</b>
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	<b>Complies</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;	<b>Complies</b>
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Complies</b>
i. The size of the proposed structure compared to similar structures within the same block;	<b>Complies</b>
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Complies</b>
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	<b>Complies</b>
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	<b>N/A</b>

# Public Notification

- Three (3) signs posted
- Thirty-six (36) letters mailed
- 0 comments in favor and 0 opposed

# Recommendation

Staff recommends ***approval*** of the request for carport addition, setback modification and fence.

# HARC Motion – 2021-23-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  
June 10, 2021

**SUBJECT:**

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

- a 14'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 11'-0" from the front (west) property line,
- a 6'-0" setback encroachment into the required 6'-0" side setback, for the carport to be constructed 0'-0" from the side (south) property line; and
- a 1'-0" setback encroachment into the 6'-0" side setback, for an addition to be constructed 1'-0" from the side (north) property line

at the property located at 1505 Pine Street, bearing the legal description Lot 7, Block 44, Snyder Addition.  
– Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting approval of an addition to the low priority historic main structure as well as a detached carport at the front of the main structure in the place of a previous structure. The addition to the main structure would replace non-historic additions that had deteriorated beyond repair with a 650 sq. ft. addition on the left side of the façade or north and east sides of the existing house. The new addition would encroach 1'-0" into the 6'-0" side setback and therefore requires HARC approval of a setback modification. The addition is proposed to have an asphalt shingle gable roof, fiber cement board and batten siding, and vinyl windows. The applicant is also requesting approval of a detached carport with a gable roof similar to the roof of the existing front porch, which would be located in the front (west) and side (south) setbacks, similar to a structure that previously existed on the site. The carport would use the existing concrete pad and encroach 11'-0" into the front (west) setback and 6'-0" into the side (south) setback. The location would be on the side property line and approximately three feet to the front and five feet to the side of the main house front 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 4 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), one (1) sign was posted on-site and thirty-seven (37) letters 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	Cover Memo
▣	Exhibit 1 - Location Map	Exhibit
▣	Exhibit 2 - Letter of Intent	Exhibit
▣	Exhibit 3 - Plans & Specifications	Exhibit
▣	Exhibit 4 - Historic Resource Surveys	Exhibit
▣	Staff Presentation	Presentation

# Planning Department Staff Report

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## Historic and Architectural Review Commission

Report Date: *June 4, 2021*

File Number: *2021-18-COA*

### AGENDA ITEM DESCRIPTION

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

- a 14'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 11'-0" from the front (west) property line,
- a 6'-0" setback encroachment into the required 6'-0" side setback, for the carport to be constructed 0'-0" from the side (south) property line; and
- a 1'-0" setback encroachment into the 6'-0" side setback, for an addition to be constructed 5'-0" from the side (north) property line

at the property located at 1505 Pine Street, bearing the legal description Lot 7, Block 44, Snyder Addition.

### AGENDA ITEM DETAILS

---

Project Name: *1505 Pine Street*  
Applicant: *Victoria Wallace (VAL Inc)*  
Property Owner: *VALINC LLC*  
Property Address: *1505 Pine Street*  
Legal Description: *Lot 7, Block 44, Snyder Addition*  
Historic Overlay: *Old Town Overlay District*  
Case History: *N/A*

### HISTORIC CONTEXT

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Date of construction: *1947 (HRS)*  
Historic Resources Survey Level of Priority: *Low*  
National Register Designation: *N/A*  
Texas Historical Commission Designation: *N/A*

### APPLICANT'S REQUEST

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HARC:

- ✓ Setback modifications

HPO:

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

### STAFF ANALYSIS

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The applicant is requesting approval of an addition to the low priority historic main structure as well as a detached carport at the front of the main structure in the place of a previous structure. The addition to the main structure would replace non-historic additions that had deteriorated beyond repair with a 650

# Planning Department Staff Report

## Historic and Architectural Review Commission

sq. ft. addition on the left side of the façade or north and east sides of the existing house. The new addition would encroach 1'-0" into the 6'-0" side setback and therefore requires HARC approval of a setback modification. The addition is proposed to have an asphalt shingle gable roof, fiber cement board and batten siding, and vinyl windows. The applicant is also requesting approval of a detached carport with a gable roof similar to the roof of the existing front porch, which would be located in the front (west) and side (south) setbacks, similar to a structure that previously existed on the site. The carport would use the existing concrete pad and encroach 11'-0" into the required 25'-0" front (west) setback and 6'-0" into the required 6'-0" side (south) setback. The carport would be located on the side property line and approximately three feet to the front and five feet to the side of the main house front porch.

### 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 – 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 proposed new siding material is a fiber cement board and batten siding, which when painted resembles wood siding.
<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> The exterior of the main structure has been modified to the point that little to no historic fabric exists, and the proposed alterations would not damage historic features, further diminish the character, or alter the significance of the property.
<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 additions are of a compatible scale, materials and character with the existing structure and are a mass and height that are subordinate to the main structure. Although an addition to the front of a building is usually inappropriate, in this instance the carport is replacing a previous structure at the front of the main structure and does not detract from or diminish the character of the property.



# Planning Department Staff Report

## Historic and Architectural Review Commission

GUIDELINES	FINDINGS
<b>CHAPTER 14 – INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT</b>	
<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>Partially Complies</b> <p>The proposed north addition (left side of the main façade) is set back from the front porch, which remains prominent. The carport addition to the front is proposed to be a mass and height that do not overwhelm or diminish the main structure but would still be prominent on the front facade.</p>
<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> <p>The additions are proposed to have low-pitched gable roofs similar to the existing structure.</p>

### CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	<b>Complies</b> <p>Staff reviewed the application and deemed it complete.</p>
2. Compliance with any design standards of this Code;	<b>Partially Complies</b> <p>Proposed project requires approval of three setback modifications.</p>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<b>Complies</b> <p>Although the main structure is estimated to have been constructed in 1947, the property has undergone substantial changes and is no longer identifiable as a historic structure. The proposed improvements are compatible with the existing structure and surrounding properties.</p>

## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
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> The proposed project complies or partially complies with the applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	<b>Partially Complies</b> The proposed project is compatible in materials and form with the current structure and uses the location of existing or previously existing structures on the site with a scale and massing compatible with the existing structure. However, the proposed living space and carport additions would terminate the driveway in the front setback and provide a secondary, covered driveway for two parking areas, which is not consistent with historic development patterns.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	<b>Partially Complies</b> The proposed additions are of a scale and materials that are compatible with surrounding properties in Old Town. However, the properties on the same block have a fairly consistent front setback and do not have carports and garages situated in the front setback, but rather in line with the main structure or attached on the side.
7. The overall character of the applicable historic overlay district is protected; and	<b>Complies</b> The proposed project does not diminish the character of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	<b>Not Applicable</b> No signs are 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 encroachment for the side addition is for the convenience of a larger

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	addition. The proposed front and side setback encroachments are for the convenience of having a carport, however the current property configuration requires parking on site to be either in the front setback or for the driveway to be maintained so that parking can be to the side or rear of the main structure.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	<b>Partially Complies</b> The construction of any parking structures would be in the front and/or side setback given the lot and main house configuration. However, the carport could be constructed over the existing driveway rather than to the front of the main structure and additional living space could be constructed to the rear of the main structure.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	<b>Partially Complies</b> The proposed carport setback would allow the structure to be closer to the street curb than surrounding structures, which have either carports attached to the side of the main structure or garages built in line with the front setback. However, the proposed structure is compatible with surrounding structures in scale, form and materials. The proposed side setback for the additional living space does not encroach further into the side setback than that of some of the surrounding properties.
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> The proposed carport would be set closer to the street than surrounding structures, however parking for surrounding structures is generally in the street or to the front of the main structure, with or without a carport or garage. The proposed living space addition would not be located closer to the street than other units within the block.

## Planning Department Staff Report

### Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
e. Whether the proposed structure is replacing a structure removed within the past year;	<b>Partially Complies</b> The previous detached structure existed from at least 2008 to 2016 per available photos but was removed by 2019. There was an attached addition over the driveway that was removed within the last year.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	<b>Complies</b> The proposed carport would have approximately the same size as the previous structure but would be set back approximately 10' further from the front property line.
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>Complies</b> The carport is proposed to use the existing slab that was used for the previous structure and be approximately the same size. The living space addition would increase the size of the main structure from approximately 1,000 sq. ft. to 1,650 sq. ft.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Complies</b> The proposed carport is 192 sq. ft. or approximately 20% of the size of the main structure, and a similar height to the main structure. Although the main house has a relatively small footprint, the house is wide on the lot, giving the appearance of greater mass, which gives the proposed carport a compatible scale to the original house. The living space addition is scaled compatibly with the existing house, although it would make the house wider on the lot than originally designed and leave side setbacks less than 6'-0" on both sides.
i. The size of the proposed structure compared to similar structures within the same block;	<b>Partially Complies</b> The proposed carport is sized proportionally to similar structures within the same block, although surrounding properties do not have a carport to the front of the main structure. The living space addition is similar in size to other additions on the same block.

# Planning Department Staff Report

## Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Complies</b> The proposed carport and living space additions are not anticipated to negatively impact adjoining structures or limit the ability to maintain existing buildings.
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> Adequate space exists to maintain existing structures and the living space addition. However, as with any structure located at the lot line, room for maintenance is limited along the side of the carport abutting the lot line.
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.

### STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *approval* of the requested 1'-0" side setback modification and *denial* of the 14'-0" and 6'-0" setbacks for the carport. The addition of the carport would create two separate parking spaces in the front setback, which is not compatible with historic development patterns or with surrounding properties, and the carport would have to be modified to comply with building codes to have an enclosed south side, which would be prominent from the street view.

### PUBLIC COMMENTS

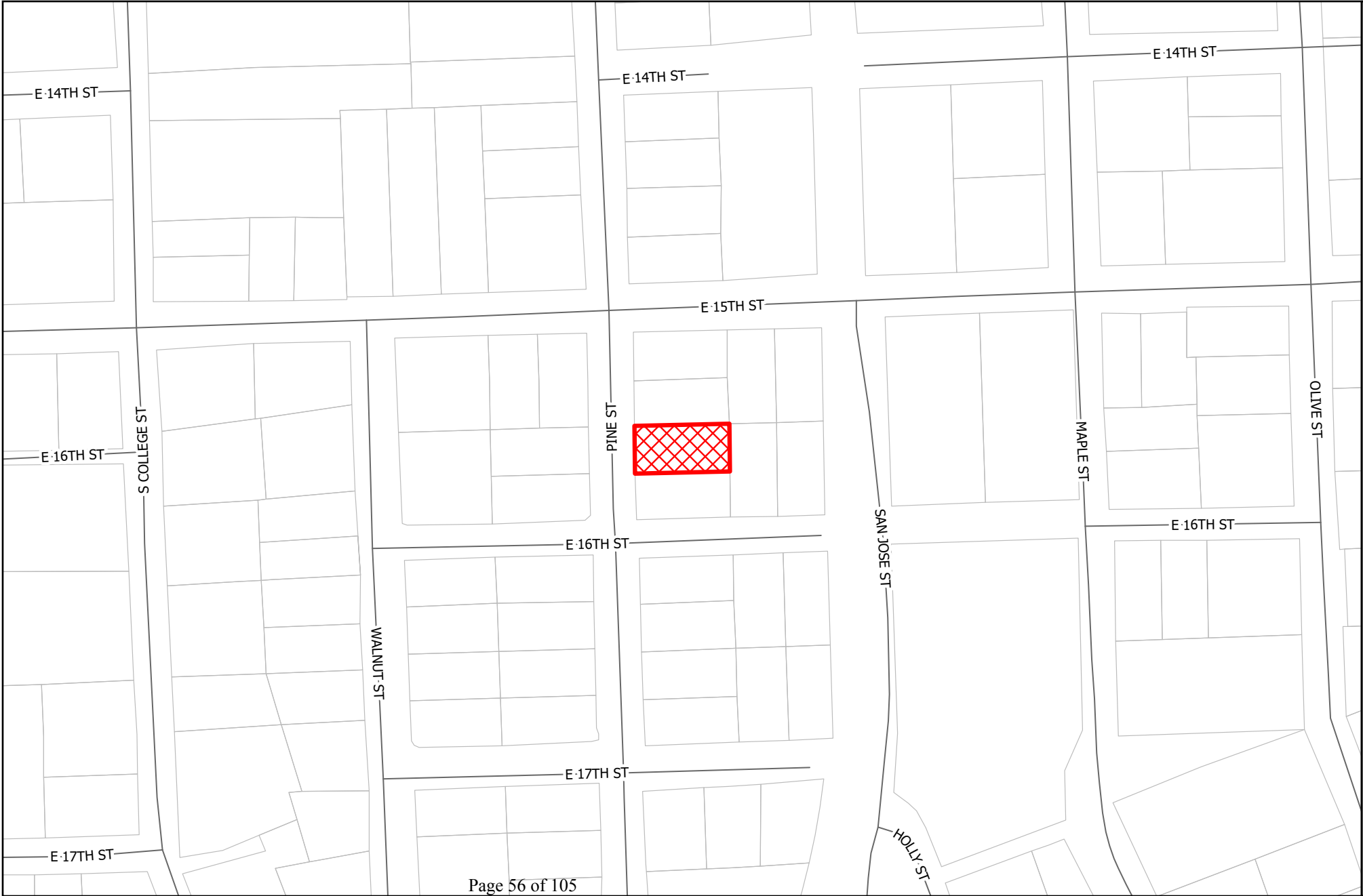
As of the date of this report, staff has received 0 comments in favor and 0 in opposition to the request.

### ATTACHMENTS

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

### SUBMITTED BY

Britin Bostick, Downtown & Historic Planner

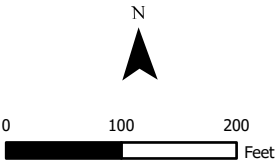


# LOCATION

2021-18-COA

Exhibit #1

-  Site
-  Parcels



Good afternoon Britin,  
04-23-2021

We are all very excited to be working on the project at 1505 Pine Street in Georgetown. In partnership with HARC, we look to restore the house while bringing back historic charm. Per COA guidelines please see below project description along with our letter of intent for proposed property. All new construction will be within the 5ft set back.

### Letter of Intent

1505 Pine Street, Georgetown, Texas 78626 - lot 7 Block 44

#### Scope of project:

Shed Demolition - We propose to remove the existing sheds on the left side of the house. This building was not built with historical materials and has deteriorated. Removal will require repairs to the roof line and eave along the front left side of the house.

Roof - A new roof line with gables will be add along the front of the house to include a larger gable (15' high) above the left addition and a gable roof on the right side to cover the new carport. The gable roof will extend forward to the front of the existing concrete porch slab (approx. 4'). This will have 4 columns at 8x8x8.

New Addition - We propose to add approximately 650 sqft to the left and rear of the house. The addition will allow the extension of the master bedroom, master bathroom and kitchen inside the home. While also adding 2 bedrooms and 1 bathroom on the left side of the house.

Front door- We propose to change and upgrade the front door to add historical value to the front facade.

Windows - We propose to change all of the windows along the front and side of the house to upgrade to energy efficient windows.

Siding - We propose to go over existing all of the siding around the house. This will be installed over the existing siding. The existing siding is made of deteriorated tongue and groove. We intend to go over this with Hardibacker siding 4' x 8' sheets. House will be

finished with vertical 1'x2" Hardibacker trim spaced every 2' on center around the house.

Paint - We propose to change the paint color of the house to color listed below. House and trim will be the same color.

Proposed carport - We plan to build a covered carport to the right side of the front facade. The carport will be similarly designed to compliment the house. We propose to add 4 posts 8x8x8 to the right side of the house to serve as a carport. This will have a gable that extends from the existing roof. We plan to complete the carport with the same finished as the main house. Metal roof

Deck and Landing spaces - We propose to add a personal deck directly outside the master and kitchen as a step down into the backyard. A similar step down will be added to the exterior of the kitchen to allow backyard access from french doors in the kitchen.

Existing backyard shed - We decided to restore the existing 14'x18' metal shed to the left rear of the house. Currently has power, water, insulation, and sheetrock. We will upgrade with new outlets, switches, and fresh paint. We will go over the existing metal exterior with the same 4'x8' hardi sheets and add a new metal roof.

Stone ledger - We propose to add a 3' limestone ledger around front facade of the house

### Site Plan

1. New building construction
2. Addition that creates new, or adds to an existing street facing facade
6. Porch, patio, deck
9. Replacing roof materials with different roof materials
13. Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
16. Exterior lighting that is attached to the building or structure
17. Rooftop HVAC, mechanical or communication equipment that result in no modifications to the building facade
23. Demolition of non-historic additions that are made of non-historic materials



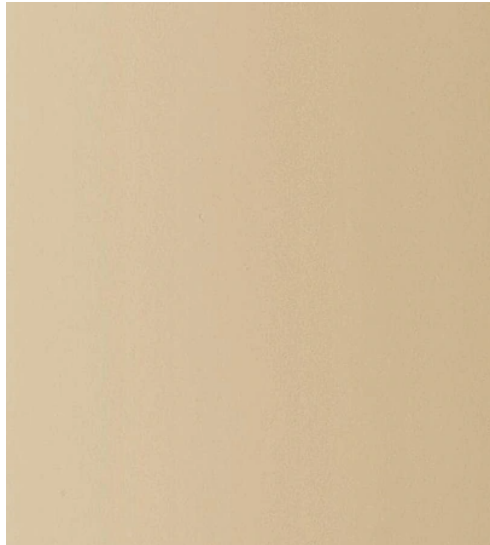
- Roofing material replacing existing asphalt 2 tab shingles with new Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof Shingles 3 tab

- **Item # 10104 Model # 1093060**

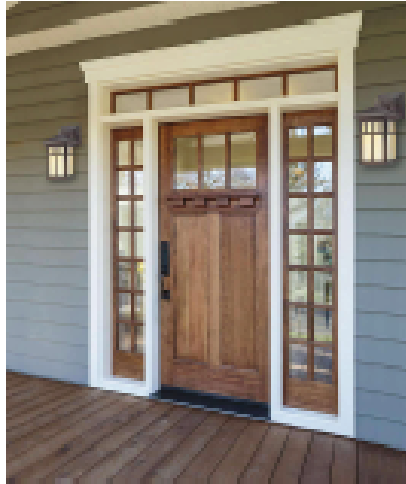


- James Hardie 48-in x 96-in HZ10 HardiePanel Smooth Fiber Cement Vertical Siding

- **Item #33028 Model #217701**



- Front door 68in x 80in
  - Craftsman Bungalow 6 Lite Right-Hand Inswing Wheat Stained Wood Prehung Front Door 14 in. Sidelites
  - **Internet #302859496 Model #M3306\_143614\_AW\_4IRH**



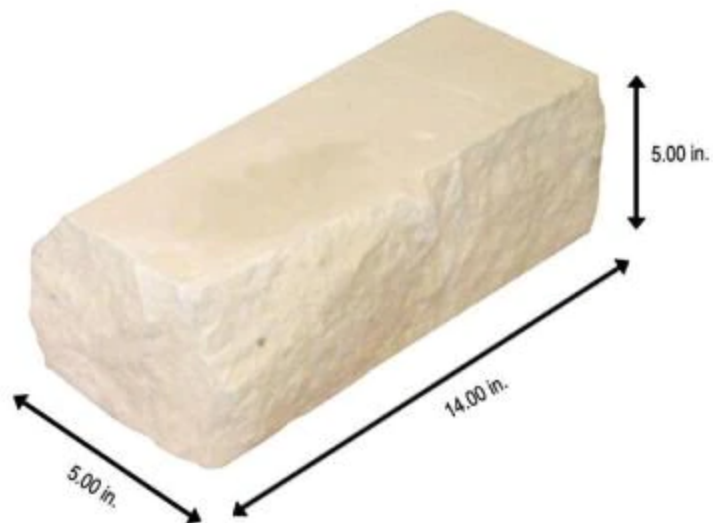
- Exterior Windows
  - 32x60 310F SH WH LE COL
  - **SKU: 0000-643-153**



- Exterior Lighting -
  - Craftsman 11 in. H 1-Light Textured Black Outdoor Wall Lantern Sconce with Water Glass Shade Exterior Light Fixture
  - **Model #A03321S**



- 
- Exterior Stone Accent
  - 14 in. x 5 in. x 5 in. Natural Limestone Concrete Edger
  - **Internet #202103907 Model #98800**



- Exterior paint



- Left and rear addition



- Carport Location, right side with example



## Page 1/8" = 1'-0" of 63 of 105



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**1505 Pine St**  
Georgetown, TX 78626

**As-Built Drawings**  
**Leonard & Victoria Wallace**

PROJECT # 21019

03.22.2021	Issued for Review

**SHEET TITLE**

**Existing  
Site Plan**

**SHEET NO.**

**A - 0.0**



## Page 1/8" = 1'-0" of 105



512.758.9283

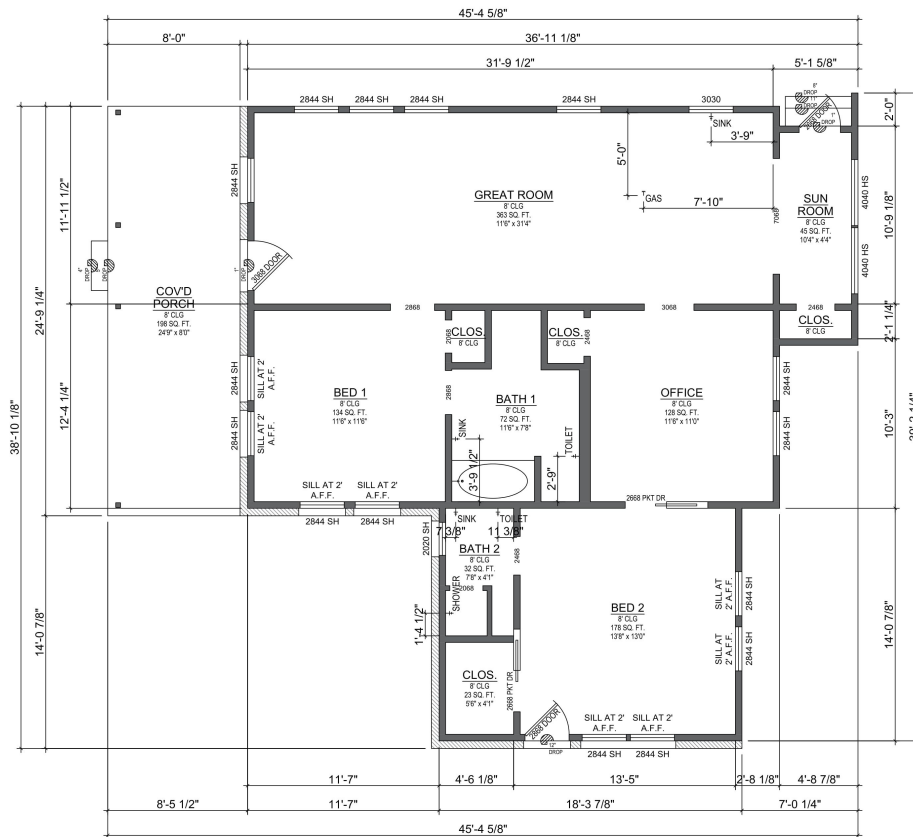
**As-Built Drawings**  
**Leonard & Victoria Wallace**

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## Proposed Site Plan

**A - 0.1**

EXISTING FLOOR PLAN



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1505 Pine St  
Georgetown, TX 78626  
Addition/Remodel  
Leonard & Victoria Wallace

PROJECT # 21019

03.22.2021 Issued for Review

SHEET TITLE

Existing  
Floor Plan

SHEET NO.

A - 1.0

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**As-Built Drawings**  
Leonard & Victoria Wallace

**PROJECT # 21019**

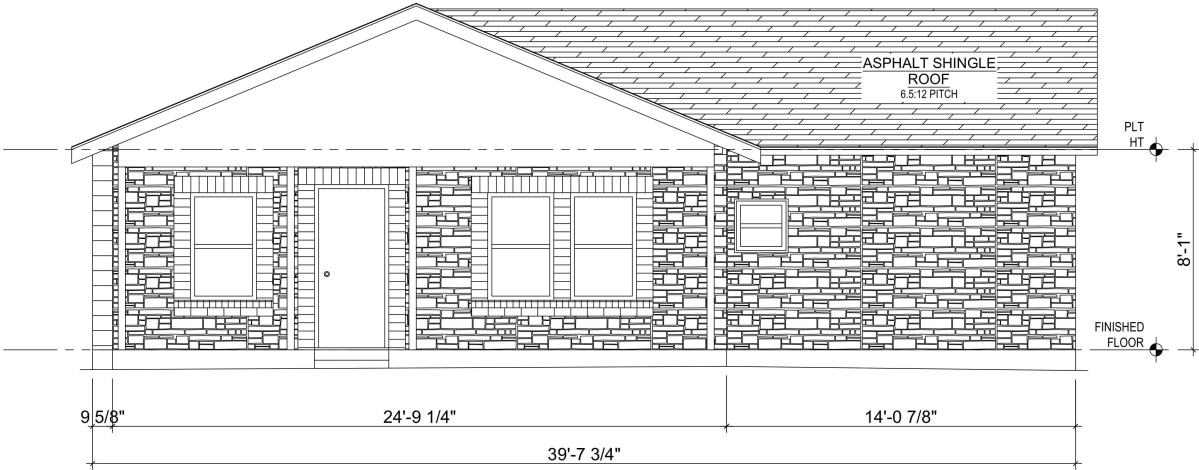
03.22.2021	Issued for Review

**SHEET TITLE**

**As-Built  
Elevations**

**SHEET NO.**

**A - 1.1**



# EXISTING WEST ELEVATION



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**As-Built Drawings**  
 Leonard & Victoria Wallace

**PROJECT # 21019**

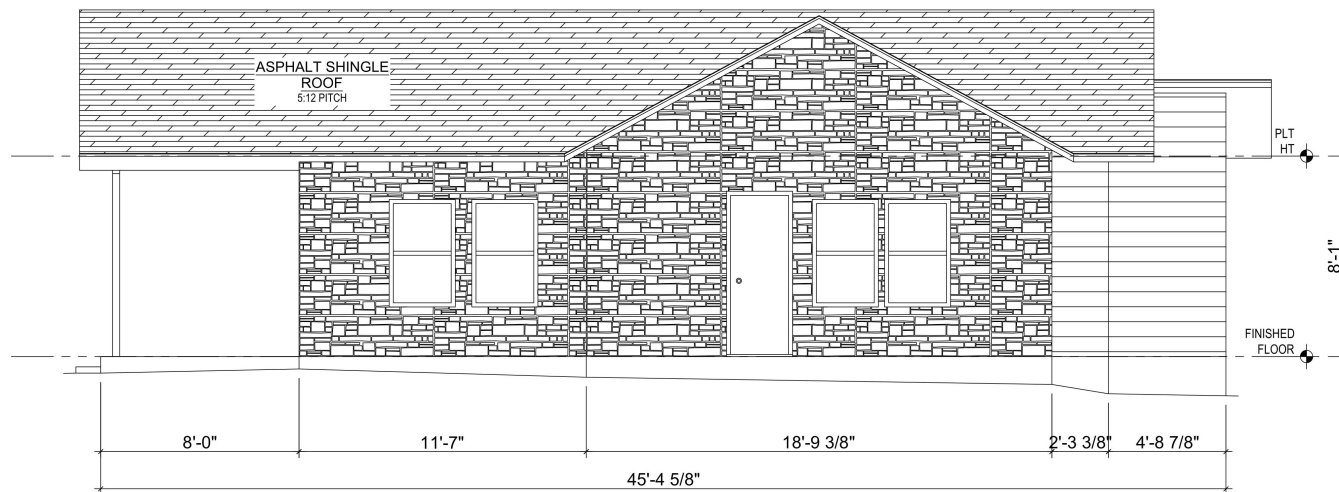
03.22.2021	Issued for Review

**SHEET TITLE**

**As-Built  
Elevations**

**SHEET NO.**

**A - 1.2**



# **EXISTING SOUTH ELEVATION**

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**1505 Pine St**  
 Georgetown, TX 78626  
**As-Built Drawings**  
 Leonard & Victoria Wallace

**PROJECT # 21019**

03.22.2021	Issued for Review

**SHEET TITLE**

**As-Built  
Elevations**

**SHEET NO.**

**A - 1.3**



# **EXISTING EAST ELEVATION**

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1505 Pine St  
Georgetown, TX 78626

As-Built Drawings  
Leonard & Victoria Wallace

PROJECT # 21019

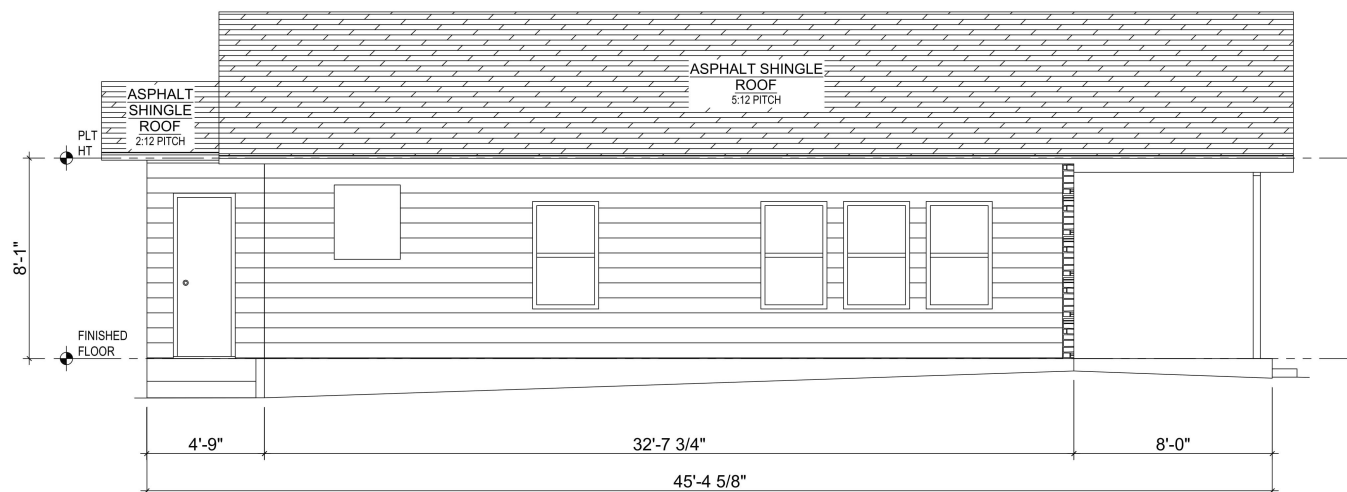
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SHEET TITLE

As-Built  
Elevations

SHEET NO.

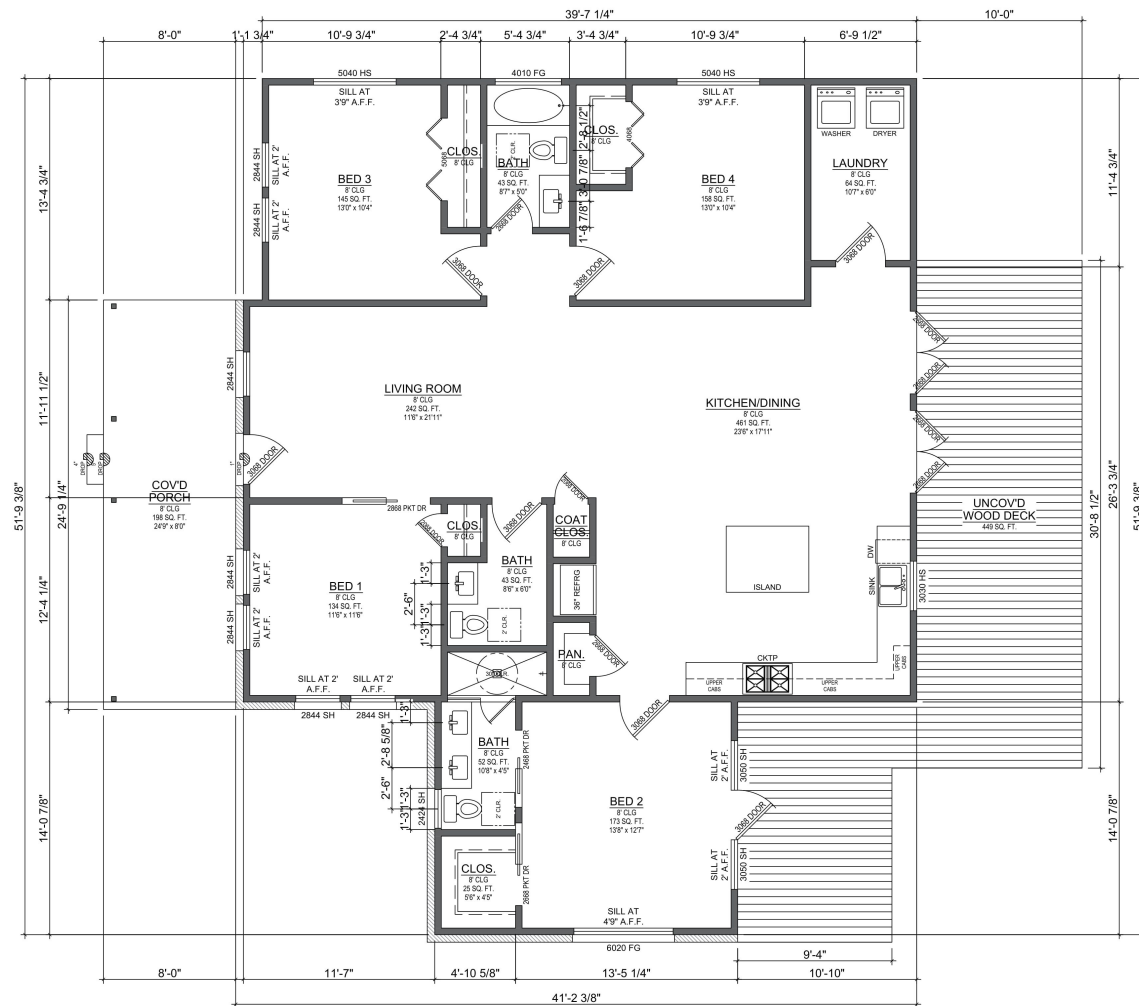
A - 1.4



EXISTING NORTH ELEVATION

# PROPOSED FLOOR PLAN

Page 14 of 105



512.758.9283

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Georgetown, TX 78626  
**Proposed Drawings**  
Leonard & Victoria Wallace

**PROJECT # 21019**

04.21.2021 Issued for Review

**SHEET TITLE**

**Proposed  
Floor Plan**

**SHEET NO.**

**A - 2.0**

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Georgetown, TX 78626

**Proposed Drawings**  
Leonard & Victoria Wallace

**PROJECT # 21019**

03.22.2021 Issued for Review

**SHEET TITLE**

**Proposed  
Elevations**

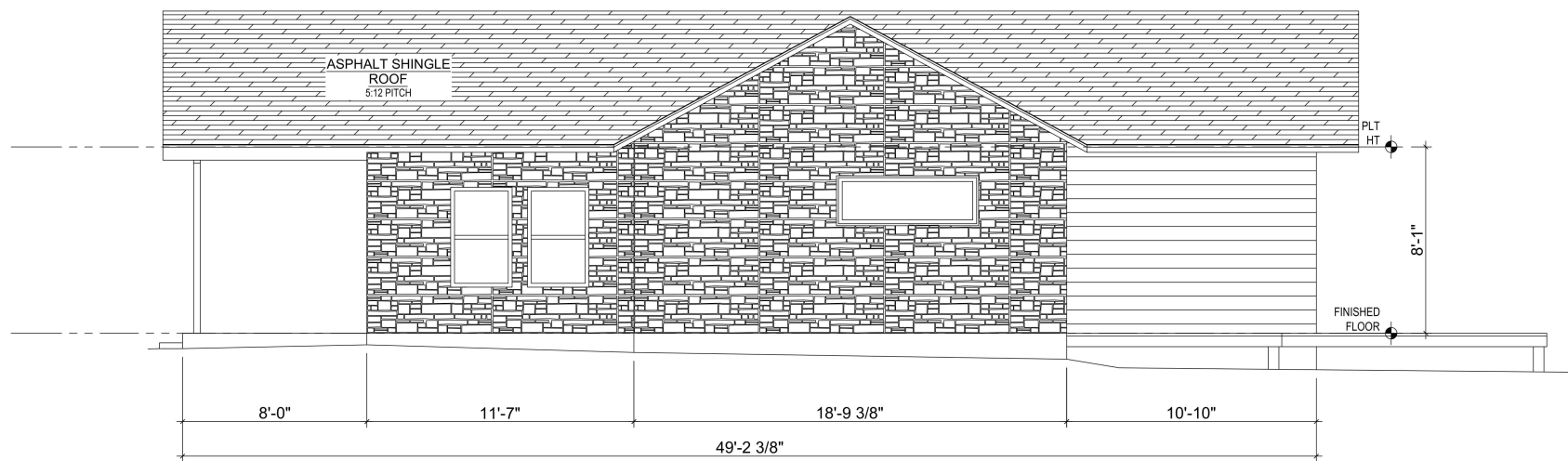
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**A - 2.1**



## PROPOSED WEST ELEVATION

Page <sup>3/8</sup> 71 of <sup>1'0"</sup> 105



PROPOSED SOUTH ELEVATION

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Proposed Drawings  
Leonard & Victoria Wallace

PROJECT # 21019

03.22.2021	Issued for Review

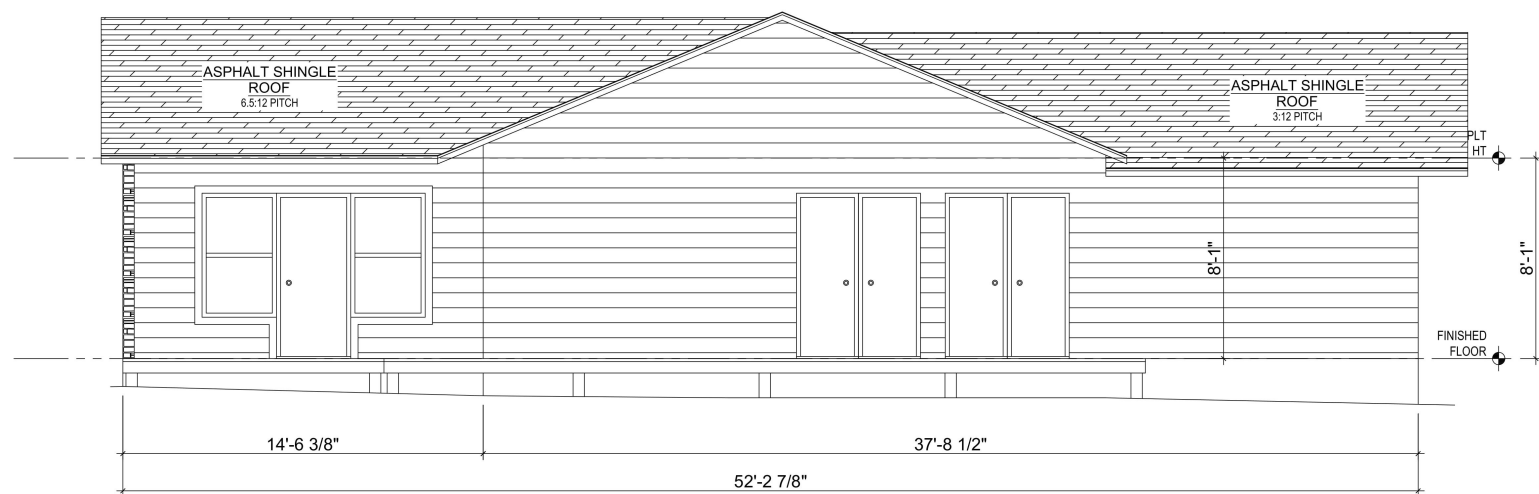
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Proposed  
Elevations

SHEET NO.

A - 2.2





## PROPOSED EAST ELEVATION

3/8"=1'-0"  
Page 73 of 105

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**Proposed Drawings**  
Leonard & Victoria Wallace

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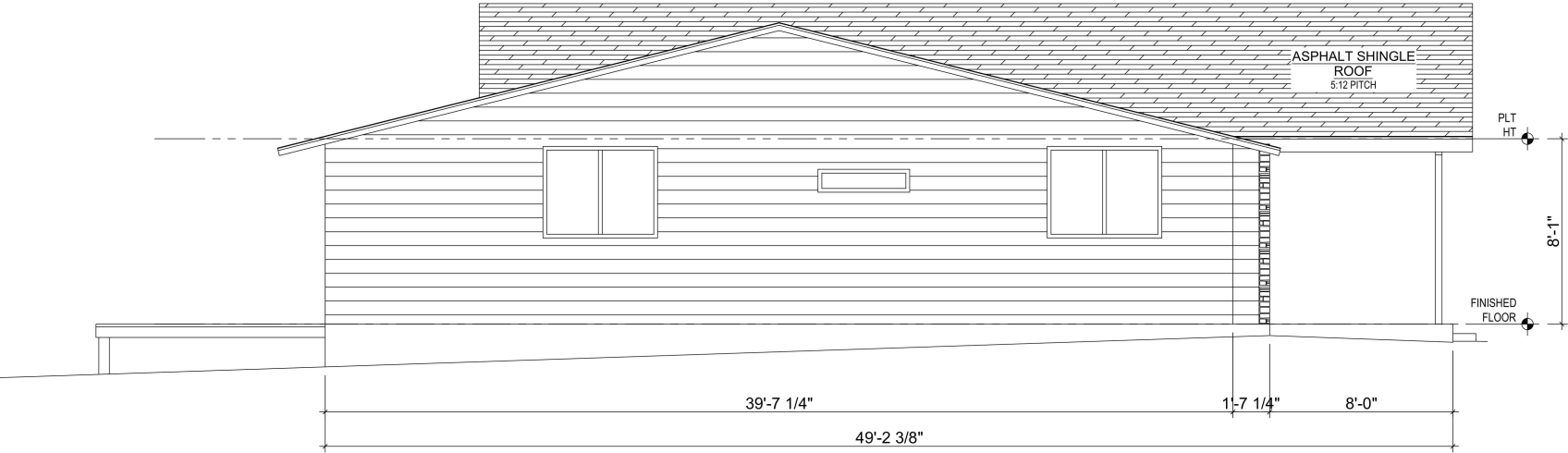
03.22.2021 Issued for Review

**SHEET TITLE**

**Proposed  
Elevations**

**SHEET NO.**

**A - 2.3**



**PROPOSED NORTH ELEVATION**

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Georgetown, TX 78626  
**Proposed Drawings**  
Leonard & Victoria Wallace

**PROJECT # 21019**

03.22.2021	Issued for Review

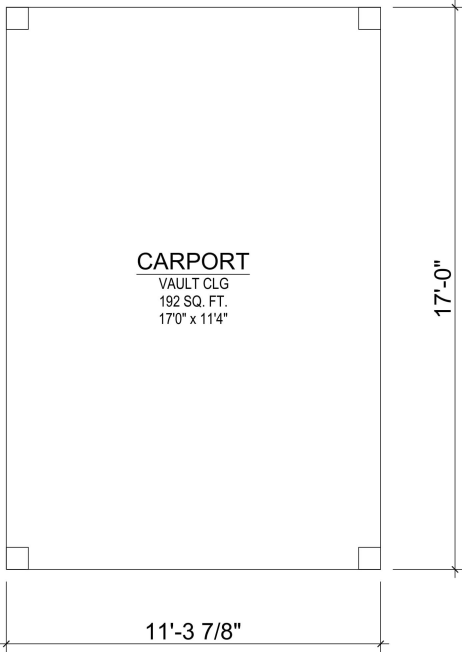
**SHEET TITLE**

**Proposed  
Elevations**

**SHEET NO.**

**A - 2.4**

PROPOSED FLOOR PLAN



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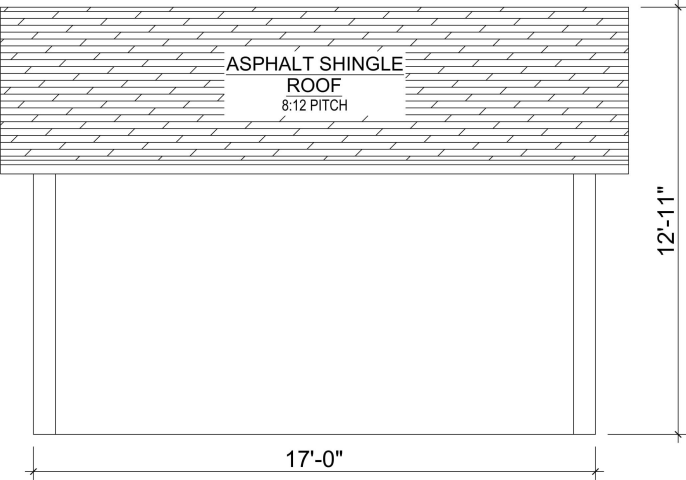
1505 Pine St  
Georgetown, TX 78626  
Proposed Drawings  
Leonard & Victoria Wallace

PROJECT # 21019

04.21.2021	Issued for Review

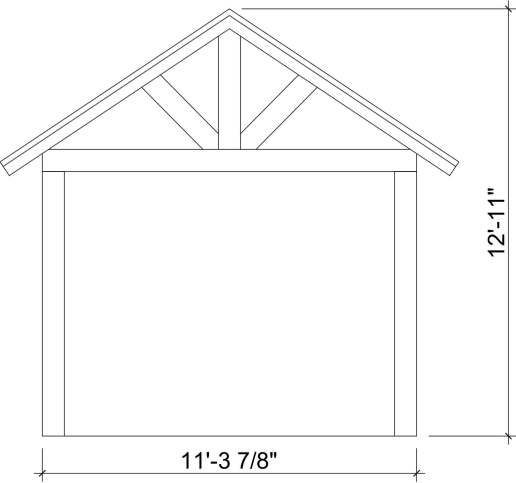
SHEET TITLE  
Proposed  
Carport  
Floor Plan

SHEET NO.  
A - 3.0



**PROPOSED SOUTH ELEVATION**

1/2" = 1'-0"



**PROPOSED WEST ELEVATION**

Page 1/2" = 1'-0" 76 of 105

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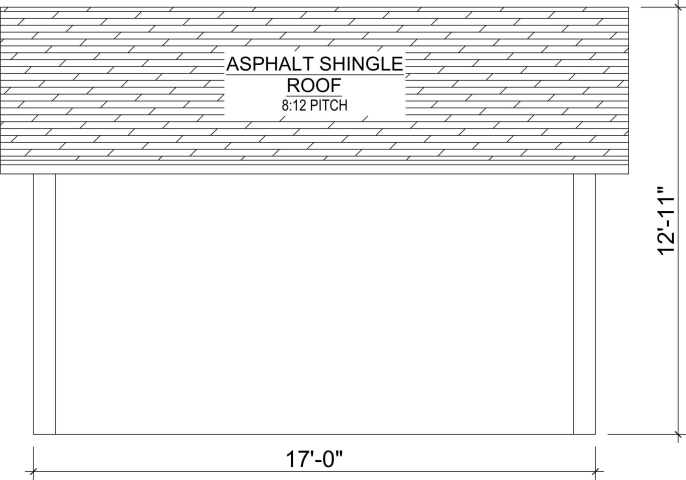
**1505 Pine St**  
Georgetown, TX 78626  
**Proposed Drawings**  
Leonard & Victoria Wallace

**PROJECT # 21019**

03.22.2021	Issued for Review

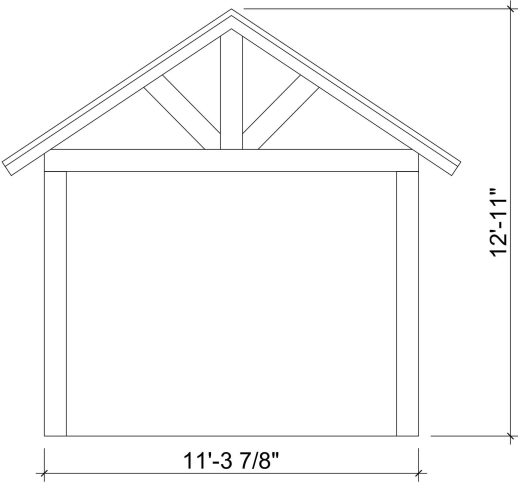
**SHEET TITLE**  
Proposed  
Carport  
Elevations

**SHEET NO.**  
**A - 3.1**



**PROPOSED NORTH ELEVATION**

1/2" = 1'-0"



**PROPOSED EAST ELEVATION**

Page 1/2 of 105

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**1505 Pine St**  
Georgetown, TX 78626  
**Proposed Drawings**  
Leonard & Victoria Wallace

**PROJECT # 21019**

03.22.2021	Issued for Review

**SHEET TITLE**  
Proposed  
Carport  
Elevations

**SHEET NO.**  
**A - 3.2**

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1505 Pine St 2016 Survey ID: 124537  
 City: Georgetown 2016 Preservation Priority: Low  
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address MUNOZ, JOE A JR & ELLEN P, 132 STONEHEDGE BLVD, , GEORGETOWN, TX 78626-6347

Current/Historic Name: None/None

Latitude: 30.630293

Longitude -97.669662

Legal Description (Lot/Block): SNYDER ADDITION, BLOCK 44, LOT 7

WCAD ID: R047501

Addition/Subdivision: S4615 - Snyder 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: 1947

☒ 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 3/15/2016



Photo direction: Northeast

Note: See additional photo(s) on page 4

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

Address: 1505 Pine St 2016 Survey ID: 124537  
 City: Georgetown 2016 Preservation Priority: Low  
 County: Williamson Local District: Old Town District

**SECTION 2**

**Architectural Description**

General Architectural Description:

One-story house with no particular style clad in stone, brick, and plywood with an L-plan, front- and side-gabled roof, and a partial-width, inset porch with a single front door.

☒ Additions, modifications: Multiple additions, cladding replaced, porch modified, windows replaced, door replaced

☐ 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: Wood Siding: Plywood

**Windows**

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

**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:

**Materials:**

☐ Metal ☐ Wood ☐ Fabric ☒ Other: None

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

**Ancillary Buildings**

Garage Barn Shed 1 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: 1505 Pine St 2016 Survey ID: 124537  
 City: Georgetown 2016 Preservation Priority: Low  
 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 lacks significance and integrity

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: 1505 Pine St  
City: Georgetown  
County: Williamson

2016 Survey ID: 124537  
2016 Preservation Priority: Low  
Local District: Old Town District

## Additional Photos

Photo Direction East



Photo Direction Northeast  
Shed



# 1505 Pine Street 2021-18-COA

**Historic & Architectural Review Commission**  
June 10, 2021

# Item Under Consideration

## 2021-18-COA – 1505 Pine Street

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

- a 14'-0" setback encroachment into the required 25'-0" street-facing garage setback, for a carport to be constructed 11'-0" from the front (west) property line,
- a 6'-0" setback encroachment into the required 6'-0" side setback, for the carport to be constructed 0'-0" from the side (south) property line; and
- a 1'-0" setback encroachment into the 6'-0" side setback, for an addition to be constructed 5'-0" from the side (north) property line

at the property located at 1505 Pine Street, bearing the legal description Lot 7, Block 44, Snyder Addition.

# Item Under Consideration

## HARC:

- Setback modifications

## HPO:

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



# Item Under Consideration





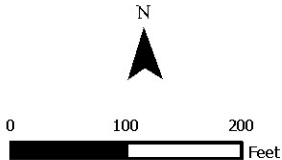


**LOCATION**

2021-18-COA

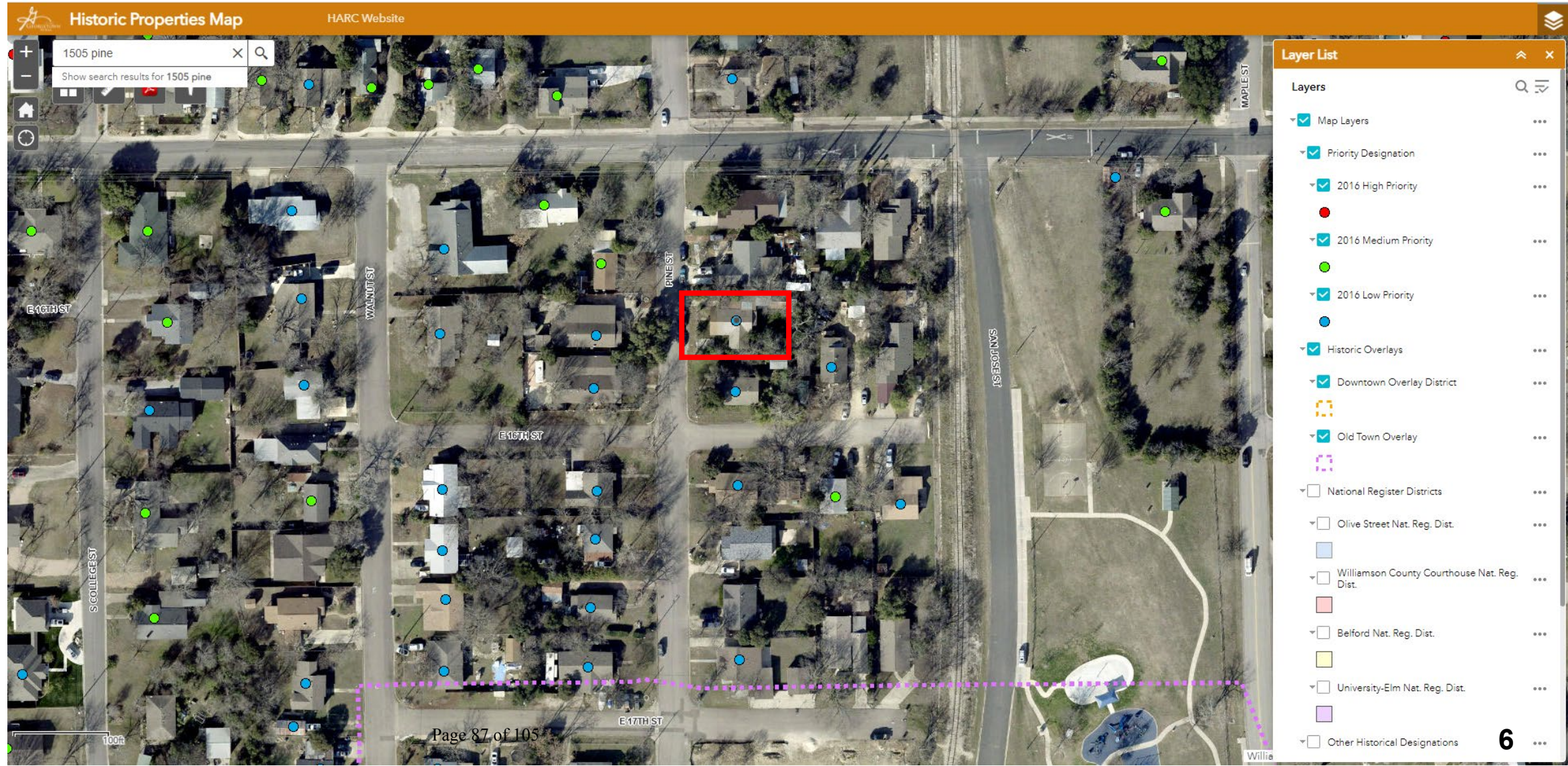
Exhibit #1

-  Site
-  Parcels





# Current Context





# 1964 Aerial Photo



# 1974 Aerial Photo





# 2008 Street View





# 2011 Street View





# 2019 Street View



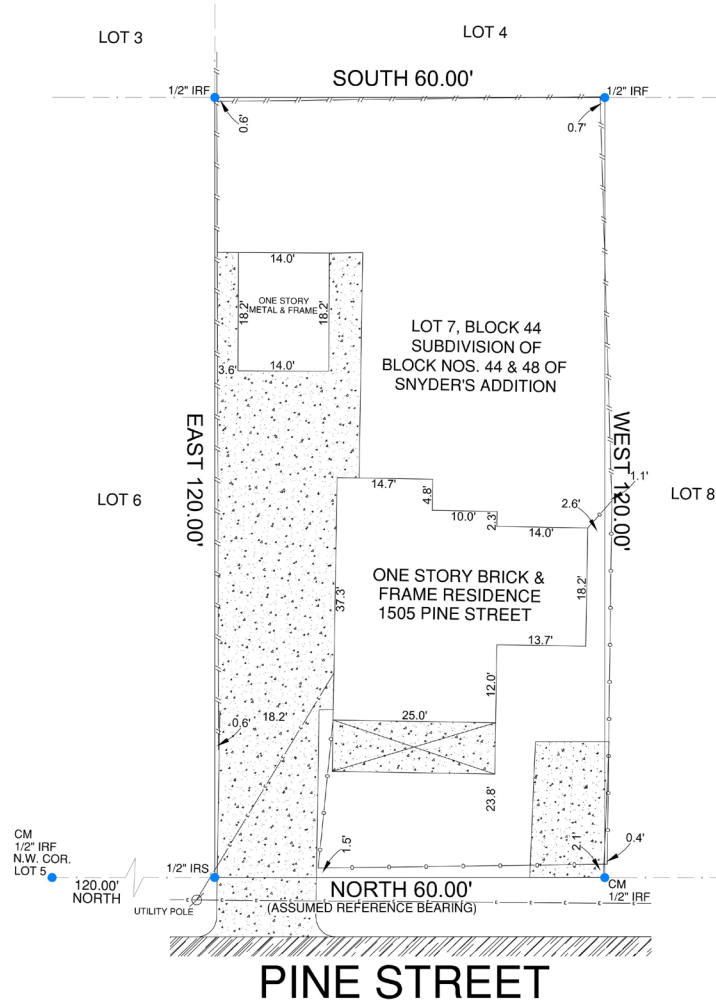


# Current Photos





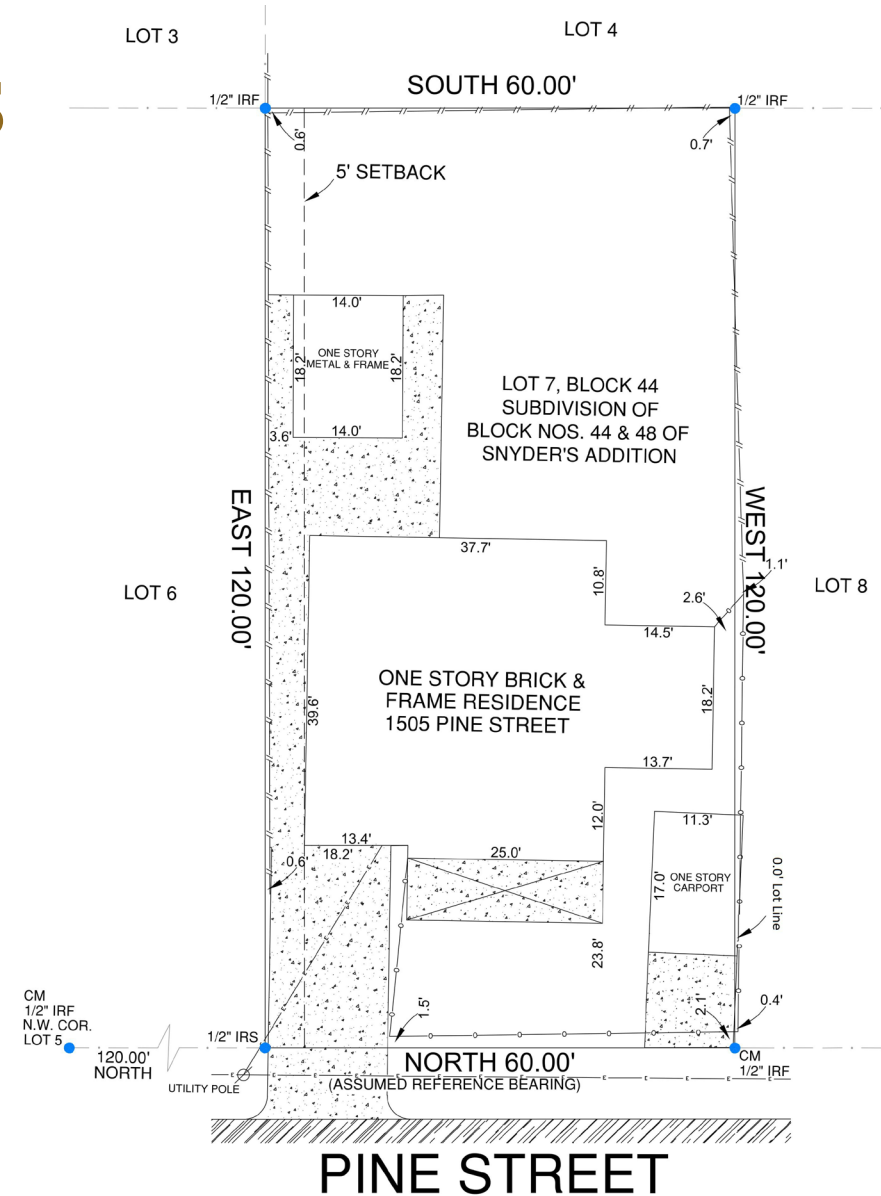
# Existing & Proposed Site Plans



**EXISTING SITE PLAN**

Page 94 of 105

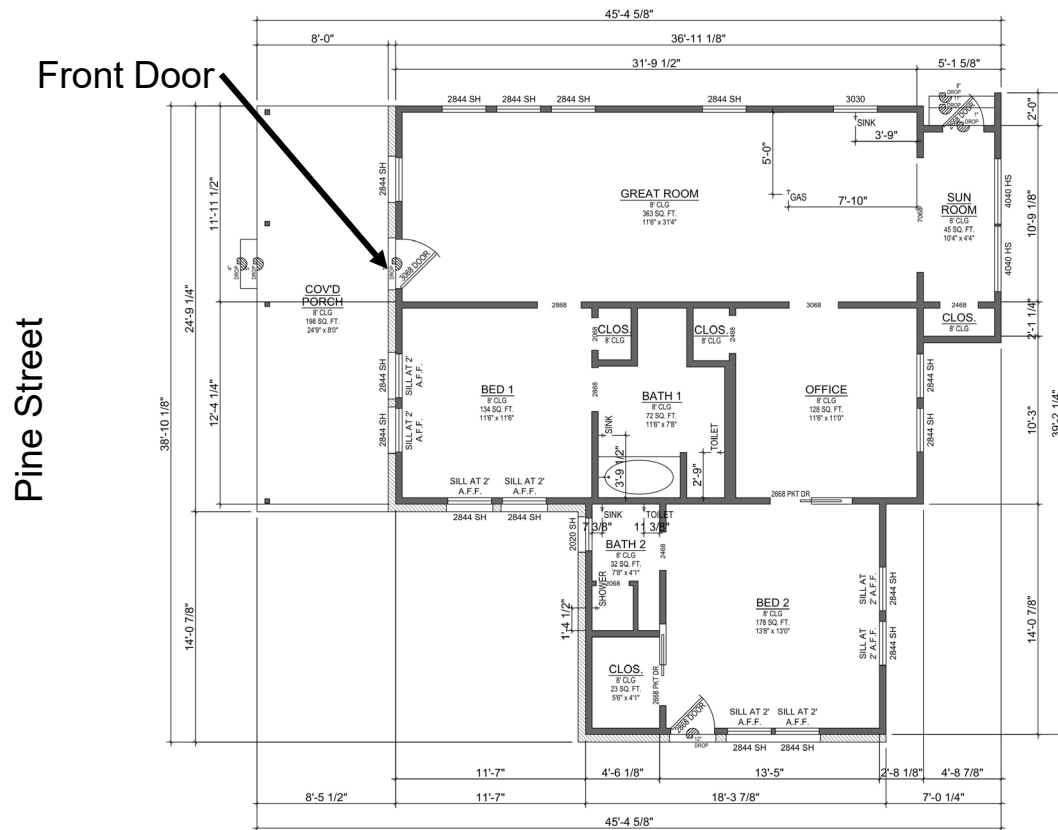
1/8" = 1'-0"



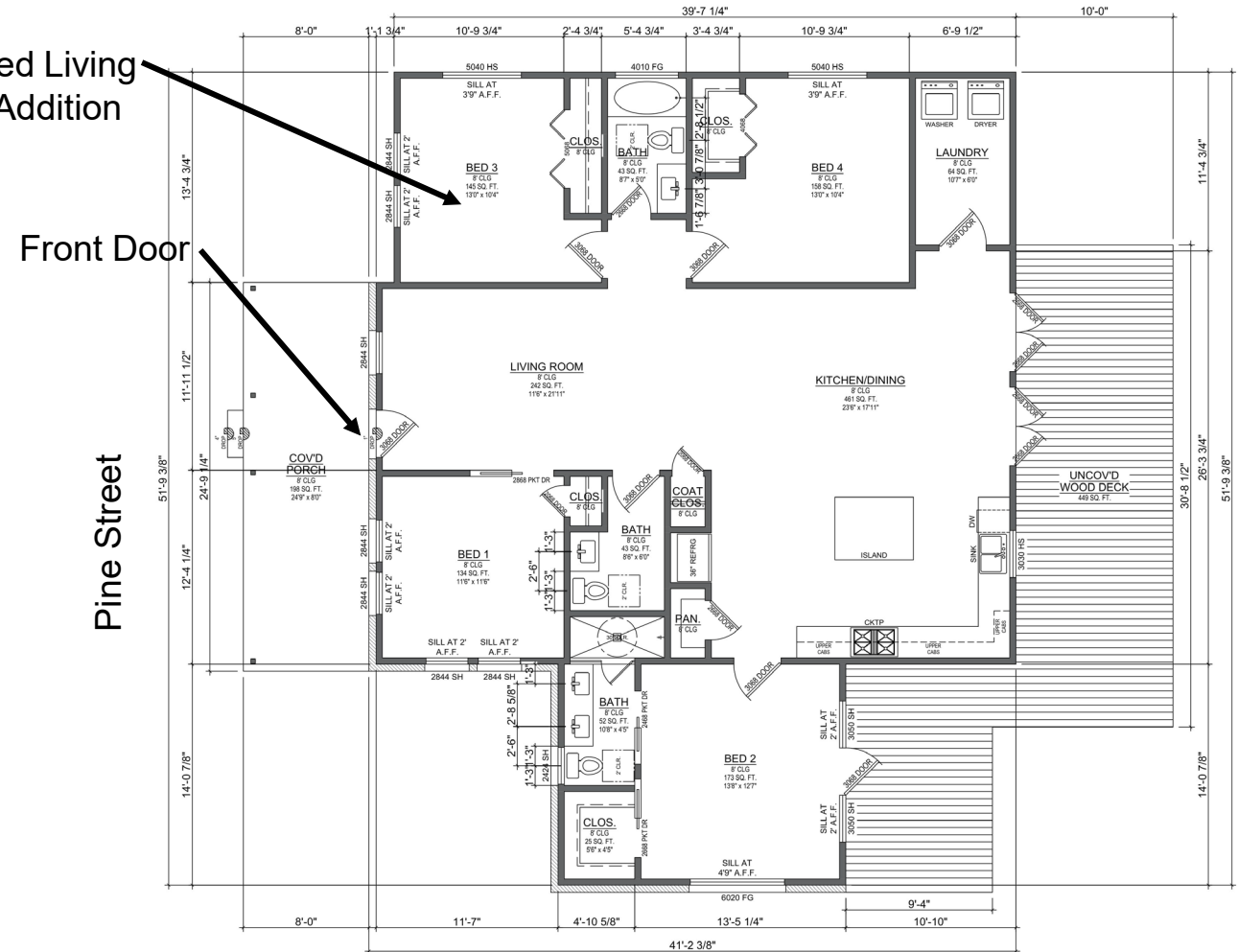
**PROPOSED SITE PLAN**

1/8" = 1'-0"

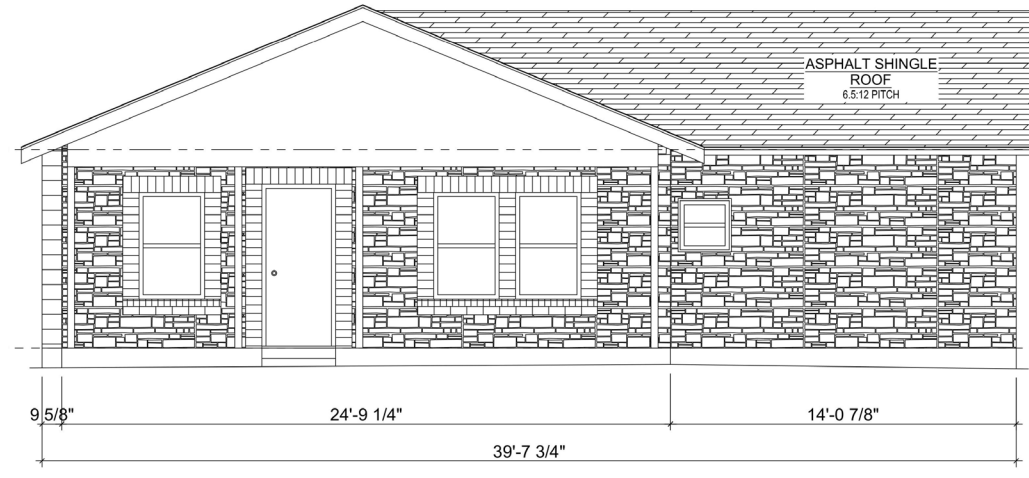
# Existing & Proposed Floor Plans



Proposed Living Space Addition

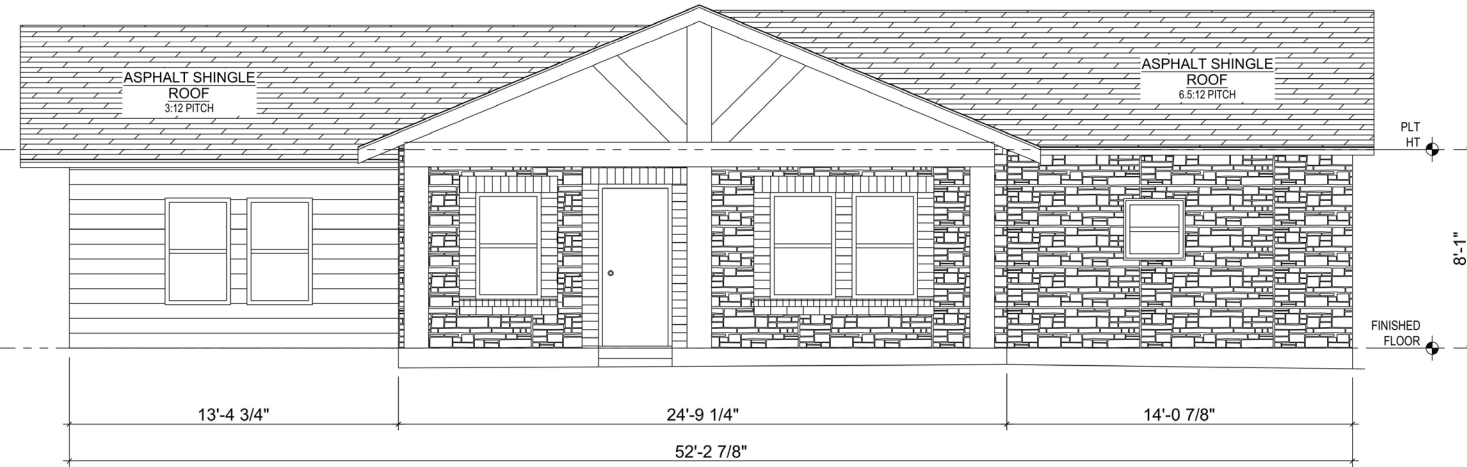


# Existing & Proposed Street-Facing Elevations



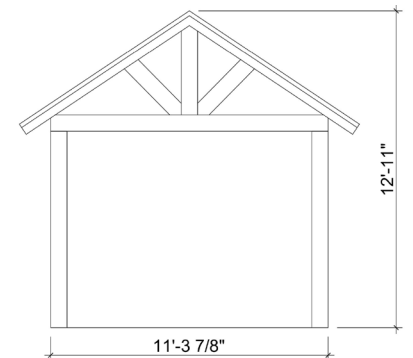
**EXISTING WEST ELEVATION**

3/8" = 1'-0"



**PROPOSED WEST ELEVATION**

3/8" = 1'-0"



**PROPOSED WEST ELEVATION**

1/2" = 1'-0"

# Project Materials

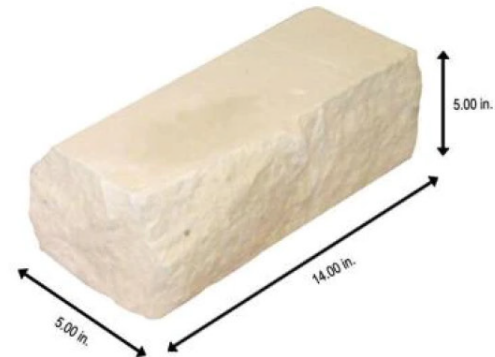
- Front door 68in x 80in
  - Craftsman Bungalow 6 Lite Right-Hand Inswing Wheat Stained Wood Prehung Front Door 14 in. Sidelites
  - **Internet #302859496 Model #M3306\_143614\_AW\_4IRH**



- Exterior Windows
  - 32x60 310F SH WH LE COL
  - **SKU: 0000-643-153**



- Exterior Stone Accent
  - 14 in. x 5 in. x 5 in. Natural Limestone Concrete Edger
  - **Internet #202103907 Model #98800**



Page 97 of 105

- Left and rear addition

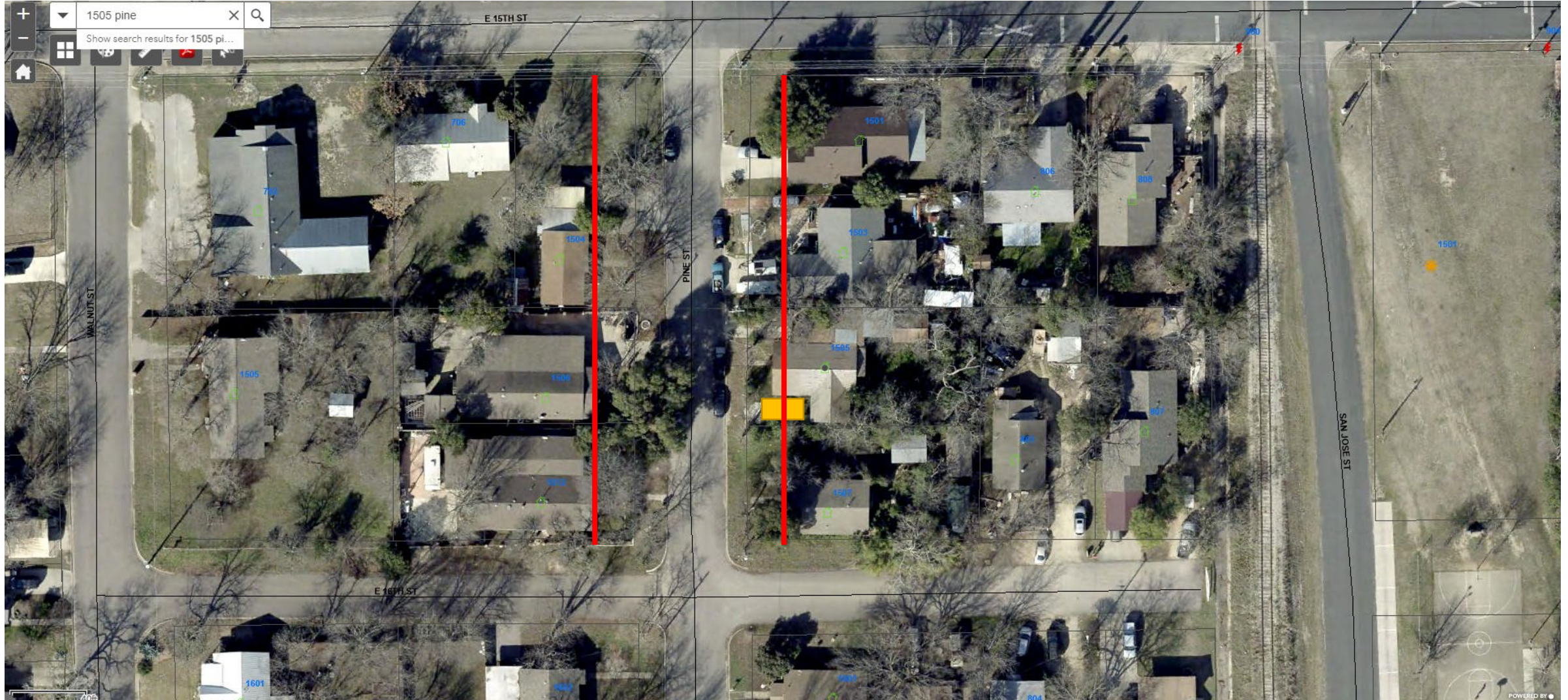


- Carport Location, right side with example





# Current Context





# Approval Criteria – UDC Section 3.13.030

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

# 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>Partially Complies</b>
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	<b>Partially 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>Partially Complies</b>
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	<b>Complies</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;	<b>Complies</b>
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	<b>Complies</b>
i. The size of the proposed structure compared to similar structures within the same block;	<b>Partially Complies</b>
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	<b>Complies</b>
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>
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	<b>N/A</b>



# Public Notification

- One (1) sign posted
- Thirty-seven (37) letters mailed
- 0 comments in favor and 0 opposed

# Recommendation

Staff recommends ***approval*** of the requested 1'-0" side setback modification and ***denial*** of the 14'-0" and 6'-0" setbacks for the carport.

# HARC Motion – 2021-18-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  
June 10, 2021

**SUBJECT:**

Staff presentation and discussion of the procedure to make a recommendation to the City Council on proposed changes to the Design Guidelines.

**ITEM SUMMARY:**

Staff will present the procedure outlined in the Unified Development Code for the HARC recommendation to Council on proposed changes to the Design Guidelines, review anticipated next steps in the project schedule and facilitate question and discussion from the HARC Commissioners on that process.

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner