

**Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
September 9, 2021 at 6:00 PM
at 510 W. 9th Street Georgetown, Texas 78626 Council and Courts Building**

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.

This Commission is now meeting in-person with a quorum present and public is welcome to attend. If special accommodations are needed, please reach out to the staff liaison, Mirna Garcia, at mirna.garcia@georgetown.org or (512)930-3575 for assistance.

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/>.

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

Legislative Regular Agenda

- B Consideration and possible action to approve the minutes from the August 12, 2021 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Program Manager
- C **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the demolition of a medium priority historic structure at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition. – Britin Bostick, Downtown & Historic Planner
- D **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** (COA) for new residential (infill) construction and a 5'-0" setback encroachment into the required 20'-0" front setback to allow a residential structure 15'-0" from the front (north) property line at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition. – Britin Bostick, Downtown & Historic Planner
- E **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** (COA) for

modifications to exterior steps, stairways and ramps at the property located at 711 E. 7th Street, bearing the legal description 0.14 acres, part of Block 17, Shell Addition. – Britin Bostick, Downtown & Historic Planner

- F **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** for replacing a historic architectural feature with a non-historic architectural feature at the property located at 115 W. 7th Street, bearing the legal description 0.114 acre, being part of Lots 1 & 2, Block 38, City of Georgetown. – Britin Bostick, Downtown & Historic Planner
- G **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1102 E. University Avenue, bearing the legal description 0.25 acres in Block 9, Snyder Addition. – Britin Bostick, Downtown & Historic Planner
- H Updates, Commissioner questions, and comments. - Sofia Nelson, Planning Director

Adjournment

Certificate of Posting

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

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review
September 9, 2021

SUBJECT:

Consideration and possible action to approve the minutes from the August 12, 2021 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Program Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

.N/A

SUBMITTED BY:

Mirna Garcia, Program Manager

ATTACHMENTS:

	Description	Type
□	minutes	Backup Material

City of Georgetown, Texas
Historic and Architectural Review Commission
Minutes
August 12, 2021 at 6:00 p.m.
Council and Courts Building
510 West 9th Street Georgetown, TX 78626

Members Present: Terri Hyde; Michael Walton; Lawrence Romero; Steve Johnston; Karalei Nunn; Catherine Morales; Robert McCabe

Members Absent: Faustine Curry; Pamela Mitchell

Staff present: Britin Bostick, Historic Planner; Nat Waggoner, Assistant Planning Director; Mirna Garcia, Program Manager; Sofia Nelson, Planning Director

Meeting called to order by Chair Walton at 6:03 pm.

Public Wishing to Address the Board

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

Legislative Regular Agenda

B. Consideration and possible action to approve the minutes from the July 22, 2021 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Program Manager

Motion to approve the minutes by Commissioner Romero. Second by Commissioner Morales. Approved (6-0).

C. Public Hearing and Possible Action on a request for a **Certificate of Appropriateness (COA)** for the replacement of a historic architectural feature with a non-historic architectural feature at the property located at 110 E. 7th Street, bearing the legal description 0.0826 acres being the

Staff report by Bostick. The applicant is requesting HARC approval for the addition of light fixtures to illuminate the dome that was approved and installed as a replacement of the non-original metal onion dome feature that sits atop the northwest corner of the building, which was installed in August of 1985. The masonic lodge onion dome is one of the most significant architectural features on the Courthouse Square. Previous illumination of the dome was accomplished through light fixtures installed in nearby trees, and as the new dome was planned for installation the best option to illuminate the feature was via the installation of fixtures integral to the replacement dome, rather than projecting from nearby structures or landscaping. As part of an ongoing building maintenance project the lights are proposed to have dimming capability, and the arms attaching the fixtures to the dome have been painted a color that coordinates with the building colors to minimize the appearance. The onion dome feature disappeared from the Masonic Lodge circa 1925 and was reportedly dismantled. It remained missing for nearly 6 decades until preservation efforts on the Square, spearheaded by the Main Street Program, supported the restoration of the Masonic Lodge in 1985. The owner at the time, Laura Weir-Clark, searched for the original dome and considered options for a replacement before deciding on a galvanized (treated with zinc to prevent rust) dome fabricated by Campbellsville Industries of Campbellsville, KY. The replacement dome was not an exact match, but was similar in design, character and proportion, and restored a significant part of the historic character of the building. In summer 2020 the applicant installed a new dome constructed of copper, which was painted to match the existing and which had light fixtures integrated into the dome to illuminate the feature at night.

Chris Damon, the applicant, presented to the Commission and explained the request, as well as provided additional explanation regarding the light and controller for the light. The light can be adjusted with the controller.

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

Motion to approve Item C (2020-2-COA) by Commissioner Johnston. The motion dies as there was no second.

Motion to deny Item C (2020-20COA) by Commissioner Nunn. Second by Commissioner Romero. Motion fails with Commissioner Nunn and Commissioner Walton for denial and Commissioner Romero, Commissioner Johnston, Commissioner Hyde, and Commissioner Morales against.

Motion to approve Item C (2020-20COA) with the condition that the light remain white and light in color by Commissioner Walton. Second by Commissioner Johnston. Motion passes (5-1) with Commissioner Nunn opposed.

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

- the demolition of a low priority detached garage;
- an addition that creates a new, or adds to an existing street facing façade for a new detached garage;
- an 8'-0" modification to the required 10'-0" rear setback for the construction of a detached garage 2'-0" from the rear (west) property line;
- a 4'-0" modification to the required 6'-0" side setback for the construction of a detached garage 2'-0" from the side (north) property line; and
- an addition that creates a new, or adds to an existing street facing façade for the addition of dormers

at the property located at 1710 S. Main Street, bearing the legal description 0.20 acre out of the Clement Stubblefield Survey, Abstract No. 558, situated in Outlot 2, Division B of the City of Georgetown, also being known as the south part of Lot 4 and the north part of Lot 5, Montgomery Addition, an unrecorded subdivision. (2021-6-COA) – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The applicant is requesting HARC approval of the demolition of the low priority attached garage, which is situated on the northwest corner of the property. Public records indicate that the garage was constructed in 1944, shortly after the sale of the property by the original owner. The garage has wood frame construction and a hip roof with later additions including a carport on the front. Structural damage to the garage includes termite damage, the frame shifting off the foundation, the growth of a large tree at the rear of the structure and water damage. The current owner is proposing to salvage and reuse any windows or wood that can be repaired or reused on site. The applicant is also requesting HARC approval of a new detached garage, which is proposed to be located 2'-0" from both the side and rear property lines, rather than directly against the property lines as the existing garage is situated. The positioning of the new garage would provide improved opportunity for maintenance of the structure, as well as the removal of some existing impervious cover from the site. The proposed new garage would be 530 sq. ft. in size and have fiber cement lapped siding, asphalt shingle roof and garage doors compatible with the Craftsman style of the main structure, with a clipped gable or Jerkinhead roof style to match the roof of the main structure as well as a front-facing window either salvaged from the existing garage or of the same 1/1 style as the historic main structure. The Jerkinhead roof is defined as, "The end of a roof that is hipped [sloped] for only part of its height, leaving a truncated gable. Also called half-hip." The National Trust for Historic Preservation states, "Though this word has uncertain origins, the OED (Oxford English Dictionary) explains that it could have been a variation of kirkin-head, in which we find kirk, an old Scots variation of the word church. Perhaps sloped gables first appeared on the heads, or roofs, of churches, but there seems to be no clear evidence of this. Another possibility is that the slope of the roof was considered to be "jerkily" interrupted." Additionally, the applicant is requesting the addition of two dormers on the roof of the historic main structure, one each to the north and south-facing roof slopes. The dormer additions would improve the attic space to be used as additional storage. The dormers are proposed to be the same clipped gable or Jerkinhead style as the roof of the main structure and be approximately 10' wide. The dormers are proposed to have lapped fiber cement siding similar to the wood siding on the main structure, 1/1 windows and asphalt shingle roofing. Examples of the dormer style and materials are provided in the applicant's letter of intent. The historic main

structure was constructed c. 1920 by C. H. Swenson, who passed away in 1923. His widow and children sold the property to Sid and Florence Eanes in 1944, and the Eanes family owned the property until 2003. The Eaneses likely constructed both a rear addition and the detached garage following their purchase of the property.

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

Motion to approve Item D (2021-6-COA) by Commissioner Johnston. Second by Commissioner Nunn. Approved (6-0).

- 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 and the replacement of a historic architectural feature with a non-historic architectural feature at the property located at 1808 Knight Street, bearing the legal description Lots 3 & 4, Block 5, Eubank Addition. – Britin Bostick, Downtown & Historic Planner

Staff report Bostick. The applicant is requesting HARC approval of three additions to the house, the first a dormer addition to the non-historic garage roof and a window addition to the garage gable end, which would allow for the space above the garage to be utilized as living space. The second addition is the enclosure of the existing breezeway between the main house and the attached garage, which is set back from the primary street façade. The enclosed portion would have fiber cement siding and skirting to match the existing house and a fiber composite window in the same 1/1 pattern as the existing windows. The third addition is for a single-story living space addition to the north of the existing main house, which would be part of the Knight Street facade. The addition would include a second brick chimney, gable roof with the same slope as the existing gabled roof, fiber composite windows with a taller and more narrow proportion than the windows in the existing house, and a small, square window detail in the gabled street-facing portion of the addition to reflect the original feature in the main structure. The addition would have a similar stone skirting or underpinning and fiber cement siding as the existing. The applicant is also requesting approval of the replacement of the historic wood siding with fiber cement siding. A new rear deck would not be part of the street façade and does not require a COA. The applicant is also requesting HARC approval to replace the original wood siding with fiber cement siding in the same lapped profile, and to replace the wood windows with fiber composite windows in the same 1/1 style. Additionally, the applicant is requesting HPO approval of a change of roof materials from the existing asphalt shingle roof to a standing seam metal roof. The change of roof materials would retain the decorative roof ridge elements that are characteristic of Belford Houses of this style and time period in Georgetown, of which there are at least four with slight variations and history of additions and modifications to each.

The applicant, Katia Barrios, addressed the commission and was available to answer questions.

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

Motion to approve Item E (2021-22-COA) by Commissioner Morales. Second by Commissioner Hyde. Approved (6-0).

- F. Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for a 5'-0" modification to the required 15'-0" rear street setback, to allow a porch addition 10'-0" from the rear street (west) property line at the property located at 1912 S. Church Street, bearing the legal description 0.15 acre, being a portion of Lots 1 and 2, Block 7, Eubank Addition Revised. – Britin Bostick, Downtown & Historic Planner

Bostick explained that this application was withdrawn and will no longer go forward.

- G. Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness (COA)** for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines at the property located at 209 W. 8th Street, bearing the legal description 0.15 acre, being part of Lots 6-8, Block 41, City of Georgetown. – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The applicant is requesting HARC approval of a new blade sign (projecting sign) mounted to the southeast corner of the subject property. The proposed sign is 84" tall and 32" wide for a total of 18.67 sq. ft. The sign is proposed to be double-sided and be mounted on the front façade of the building and above the canopy that wraps the front façade, next to the upper floor windows. The sign would be mounted with brackets in the same style and color as the bracket used for the hanging sign over the business entrance on W. 8th Street. The Design Guidelines limit projecting signs to 15 sq. ft. and 5' tall and 3' wide. The proposed sign would exceed the height standard by 2', be 4" narrower than the width standard, and exceed the area by 3.67 sq. ft.

The applicant addressed the Commission and further explained the request.

Motion to approve Item G (2021-37-COA) with the conditions that the sign be the same height as the architectural vertical band next to the second story windows and that the sign placement should align with the top and bottom of that band, by Commissioner Nunn. Second by Commissioner Romero. Approved (5-1) with Commissioner Johnston opposed.

- H. Conceptual review** of a request for a **Certificate of Appropriateness (COA)** for new residential (infill) construction and a 5'-0" setback encroachment into the required 20'-0" front setback to allow a residential structure 15'-0" from the front (north) property line at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition. – Britin Bostick, Downtown & Historic Planner

Staff report by Bostick. The applicant is requesting HARC approval of a new 2,544 sq. ft. two-story residential structure with a 484 sq. ft. detached garage at the rear. The proposed structures would have fiber cement siding and standing seam metal roofs and be modeled after a two-story farmhouse with detached rear garage. The front porch is proposed to be 6' deep with a shed roof and slender columns and extend the width of the front facade. The house has a

centered front door and symmetrical 4/4 windows on the first and second floors. The applicant has provided a photo of the design inspiration in the attached Exhibit 3. A 15' Public Utility Easement (PUE) exists at the rear of the property and the new structures cannot be constructed to the rear 10' setback as structures cannot be constructed within a PUE. The applicant is therefore requesting a 5' front setback modification, which would shift the structures 5' closer to the front property line to account for the PUE, and which would also align the front façade with structures on adjoining properties and along the block.

The Commission sought clarification between what was previously approved and this new proposed project.

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

The August 26 is cancelled. The next meeting will be September 9. However there will be a HARC Demolition Subcommittee on August 27.

There will be a training on historic preservation work on August 26 and 27. If any members are interested, please let staff know.

Adjournment

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

Adjourned at 750p.m.

Approved, Faustine Curry, Chair

Attest, Terri Asendorf-Hyde, Secretary

City of Georgetown, Texas
Historic and Architectural Review
September 9, 2021

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the demolition of a medium priority historic structure at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The applicant is requesting HARC approval for the demolition of a medium priority residential structure in the Old Town Overlay District under the criteria of Loss of Significance.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

	Description	Type
□	Staff Report	Cover Memo
□	Exhibit 1 - Location Map	Exhibit
□	Exhibit 2 - Letter of Intent	Exhibit
□	Exhibit 3 - Photos	Exhibit
□	Exhibit 4 - Historic Resource Survey	Exhibit
□	Exhibit 5 - Public Comment	Exhibit
□	Staff Presentation	Presentation



HISTORIC AND ARCHITECTURAL REVIEW COMMISSION
HISTORIC PRESERVATION OFFICER
REPORT AND RECOMMENDATION

FILE NUMBER: 2021-34-COA
PROPERTY ADDRESS: 404 E. 4th Street
APPLICANT: Jed Adams

Background

According to the 1940 Sanborn Fire Insurance Map, the subject property did not yet have a house in 1940, in contrast to the estimated date of construction in the Historic Resource Survey, which lists 1940 as the year of construction. According to public records, G. P. Lyda, Jr. bought the east half of Block 32 from the A. H. Glasscock heirs in 1949 for \$400 and sold it to B. H. & Minnie Lee Aderhold for \$576 that same year. The Aderholds sold the south half of the lot for \$288 to Berthal and Mary Faught in 1949 and built a house for the Faughts on their lots. The Aderholds appear to have built two additional, very similar houses facing E. 4th Street around 1950. A lien release from 1953 from the Georgetown Building & Loan Association to Minnie Lee Aderhold, surviving wife of B. H. Aderhold, named lots 1 and 2 in Block 32 of Glasscock's Addition as the property with the building loan. Minnie sold Lot 1 to Willie and Eunice Denham for \$4,900 in 1953, but in 1961 a second deed was recorded that clarified the property conveyed had been the west one half of Lots 1 & 2 in Block 32 of the Glasscock Addition – the house under consideration for demolition in this application. Mary Aderhold Faught and her husband became the owners of the east half of Lots 1 & 2 – the similar house since demolished – in 1967 after purchasing the property from her family. Mary and Berthal Faught lived on the southwest quarter of the block until 1984 and may have made several improvements to all three properties. Mary and B. H. Faught sold the house on the east half of the lots to Kenneth and Patricia Faught in 1974.

The subject property in this application, the west half of Lots 1 & 2, was sold by Eunice Dunham to her children in 1980. They sold the property to Joel Goode in 1983, and Joel and Lynn Goode owned the property for nearly a decade. Willie Mae Montgomery purchased it in 1991, and the current owner purchased the property in 2021.

The 1964 and 1974 aerial photos of Georgetown show two very similarly shaped houses next to each other at 404 and 406 E. 4th Street. The 1984 Historic Resource Survey did not capture the houses as they had not met the 50-year criteria for inclusion on the survey, but the houses were recorded on the 2007 survey. The house on the east half of Lots 1 & 2 was approved for demolition by HARC on November 20, 2008. The subject structure was included in the 2016 Historic Resource Survey as a medium priority structure; however, it was categorized as low priority on the 2007 survey. Despite the 2016 survey's estimation that the structure is unaltered, the porch at the entrance appears to have been altered from a simpler original entrance. Unusually, the house appears to be positioned with its side as the primary façade, with the entrance through a side porch rather than through a distinct front door. The house formerly next door was similarly constructed and oriented, without the porch addition.

Public Comments

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property that are located within City limits were notified of the demolition application (35 notices mailed), and one (1) sign was posted on-site. To date, staff has received 1 public comment in favor and 0 in opposition to the request.

Findings

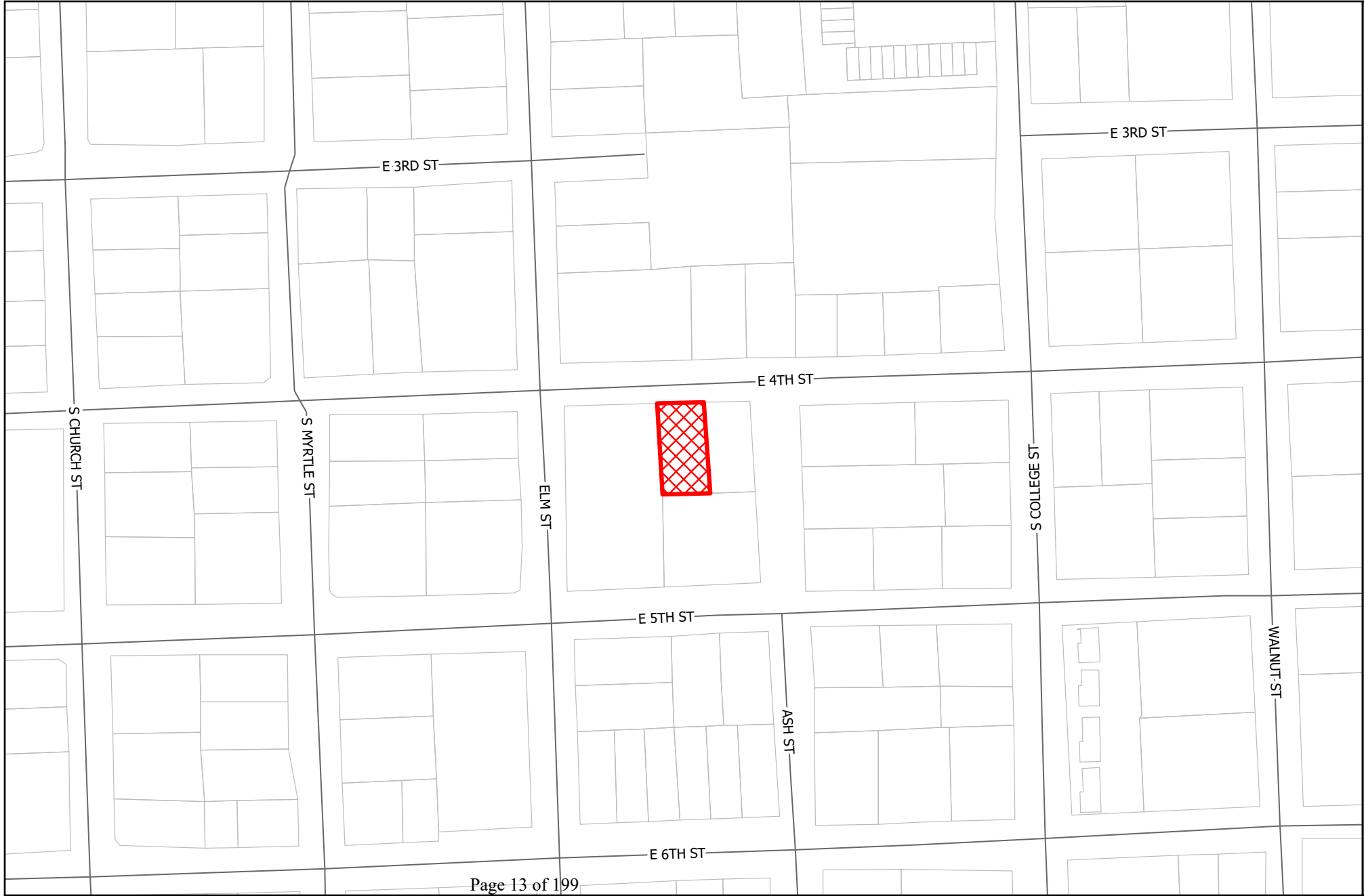
Although listed as a medium priority structure constructed in 1940 on the 2016 Historic Resource Survey, research has indicated that the house was constructed in 1950 as an exact or near-exact copy of the house previously next door and approved by HARC for demolition in 2008. Although the house is distinctive in its orientation to the side, it does not clearly represent a particular style or period of architecture or surrounding development patterns.

RECOMMENDATION

- ☒ Approval
☐ Approval with Conditions:
☐ Disapproval

Bretin Bostick
FOR: Sofia Nelson, CNU-A
Historic Preservation Officer

09/03/2021
Date

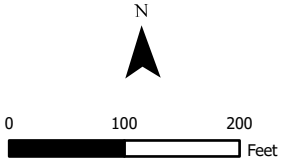


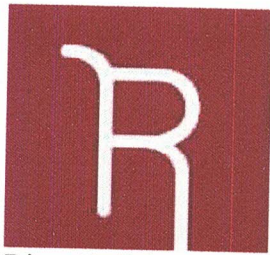
LOCATION

2021-34-COA

Exhibit #1

-  Site
-  Parcels





Riata Builders
Jed Adams
1799 CR 245
Georgetown, Texas 78633
(512) 848-7521

June 24, 2021

We have purchased the lot at 404 E. 4th Street in Old Town. It has a small existing house on it that has been vacant for some time. Our plan is to remove or demolish that old structure and to build a new custom home for sale on that lot. We do not believe that there is any remaining historical significance to this house. There was a twin to this house on the lot next door that has already been removed.

We have tried to design the new home using some of the same features of the existing structure so that it fits into the neighborhood.

Thank you for your consideration of our request.

Sincerely,

J. Adams Builder LLC dba Riata Builders
Jed Adams, Member



404



404











































TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St 2016 Survey ID: 125344
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address: MONTGOMERY, WILLIE MAE TR OF MONTGOMERY TRUST, 404 E 4TH ST, , GEORGETOWN, TX 78626

Current/Historic Name: None/None

Latitude: 30.639876

Longitude: -97.673603

Legal Description (Lot/Block): GLASSCOCK ADDITION, BLOCK 32, LOT 1-2(W/PTS), WCAD ID: R042566

Addition/Subdivision: S3677 - Glasscock 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: 1940

☒ 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: 3/1/2016



Photo direction: South

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St	2016 Survey ID: 125344	
City: Georgetown	2016 Preservation Priority: Medium	
County: Williamson	Local District: Old Town District	

SECTION 2

Architectural Description

General Architectural Description:

One-story, rectangular, Minimal Traditional house clad in wood siding with a side-gabled and hipped roof with exposed rafter tails, a detached garage, and a partial-width, projecting porch with a shed roof and 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 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 checked="" type="checkbox"/> Other: Minimal Traditional

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: 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:

Materials: ☐ Metal ☒ Wood ☐ Fabric ☐ Other:

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

Ancillary Buildings

Garage Barn Shed Other: 1; Carport

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: 404 E 4th St 2016 Survey ID: 125344
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 2

Architectural Description

General Architectural Description:

One-story, rectangular, Minimal Traditional house clad in wood siding with a side-gabled and hipped roof with exposed rafter tails, a detached garage, and a partial-width, projecting porch with a shed roof and 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 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 checked="" type="checkbox"/> Other: Minimal Traditional

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: 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:

Materials: ☐ Metal ☒ Wood ☐ Fabric ☐ Other:

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

Ancillary Buildings

Garage 1 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:	404 E 4th St	2016 Survey ID:	125344
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: | <input type="checkbox"/> National | <input type="checkbox"/> State | <input type="checkbox"/> Local |
| Integrity: | <input checked="" type="checkbox"/> Location | <input checked="" type="checkbox"/> Design | <input checked="" type="checkbox"/> Materials |
| <input checked="" type="checkbox"/> Setting | <input checked="" type="checkbox"/> Feeling | <input checked="" type="checkbox"/> Association | <input checked="" type="checkbox"/> Workmanship |

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: 62	1984 ID: Not Recorded
2007 survey	2007 Survey Priority: Low	1984 Survey Priority: Not Recorded

General Notes: (Notes from 2007 Survey: porch added)

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St
City: Georgetown
County: Williamson

2016 Survey ID: 125344
2016 Preservation Priority: Medium
Local District: Old Town District

Additional Photos

Photo Direction Southwest



Photo Direction Southeast



Photo Direction South
Ancillary structures





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: 404 E. 4th Street

Project Case Number: 2021-34-COA HARC Date: September 9, 2021 Case Manager: Britin Bostick

Name of Respondent: SAM & Rebecca FRIESTER
(Please print name)

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

Address of Respondent: 403 S. ELM STREET
(Address required for protest)

I am in FAVOR: [Checkmark]

I OBJECT: _____

Additional Comments:

We fully support the ^{design} plans & construction by Renta Builders.
The existing home has not been lived in for 6⁺ years, ~~and~~ is deteriorating
and becoming a ~~detriment~~ ^{detriment} to the neighborhood. We own the adjacent house
and look forward to a new house next door.

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. Any such comments may be presented to the Commission.

404 E. 4th Street Demolition 2020-34-COA

Historic & Architectural Review Commission
September 9, 2021

Item Under Consideration

2021-34-COA – 404 E. 4th Street Demolition

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for the demolition of a medium priority historic structure at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition.

Item Under Consideration

HARC:

- Demolition of a medium priority structure

Item Under Consideration



NOTICE OF PUBLIC HEARING
ON PROPOSED:
Certificate of Appropriateness
Demolition and
New Construction
Historic and Architectural
Review Commission Meeting
Sept. 9, 2021 6:00 P.M.
FOR MORE INFORMATION, PLEASE CALL
PLANNING DEPARTMENT
512-930-3575



LOCATION

2021-34-COA

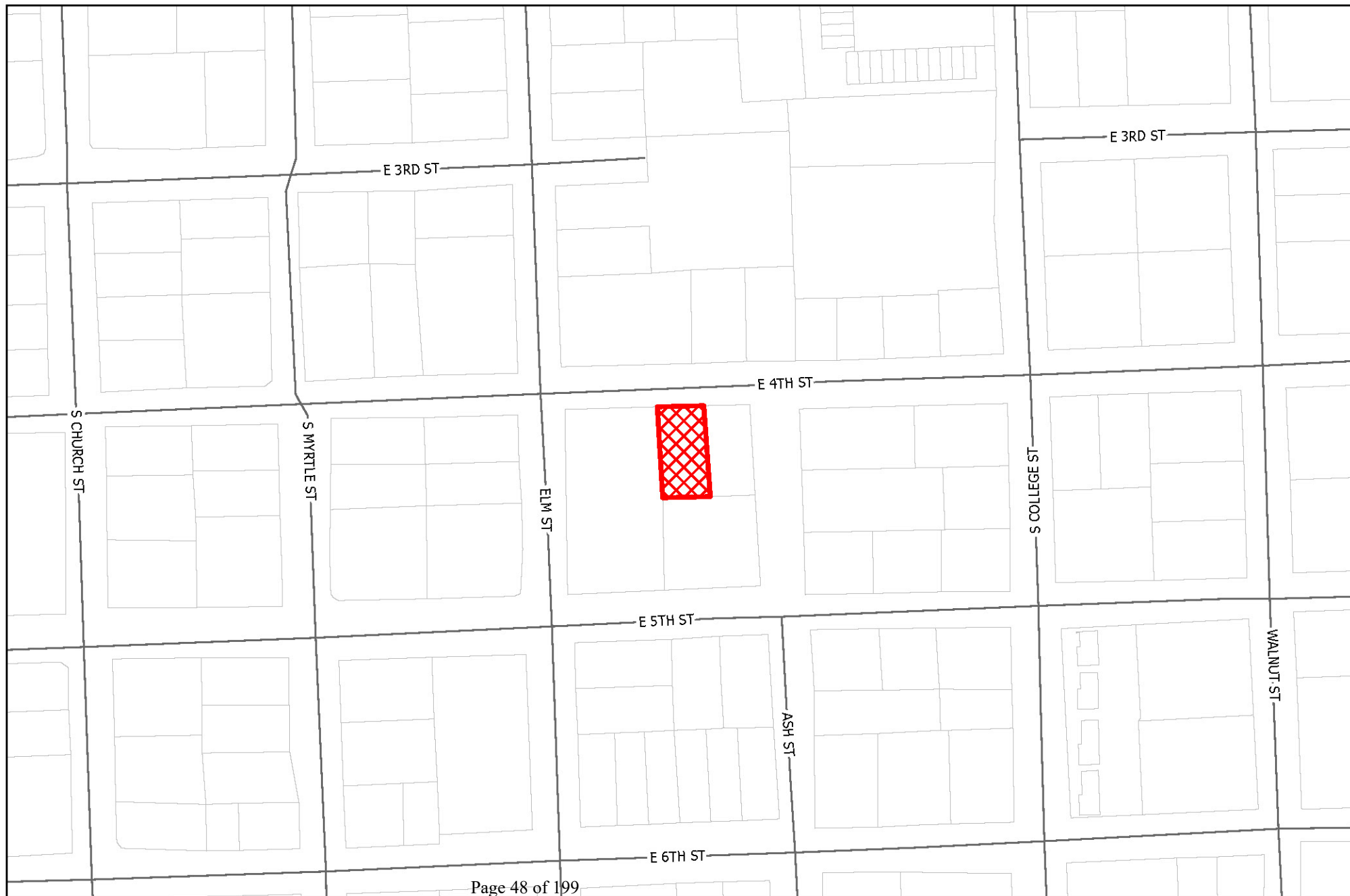
Exhibit #1

-  Site
-  Parcels



0 100 200
Feet

5



Current Context

Historic Properties Map HARC Website

404 e 4th

Show search results for 404 e 4th

100ft

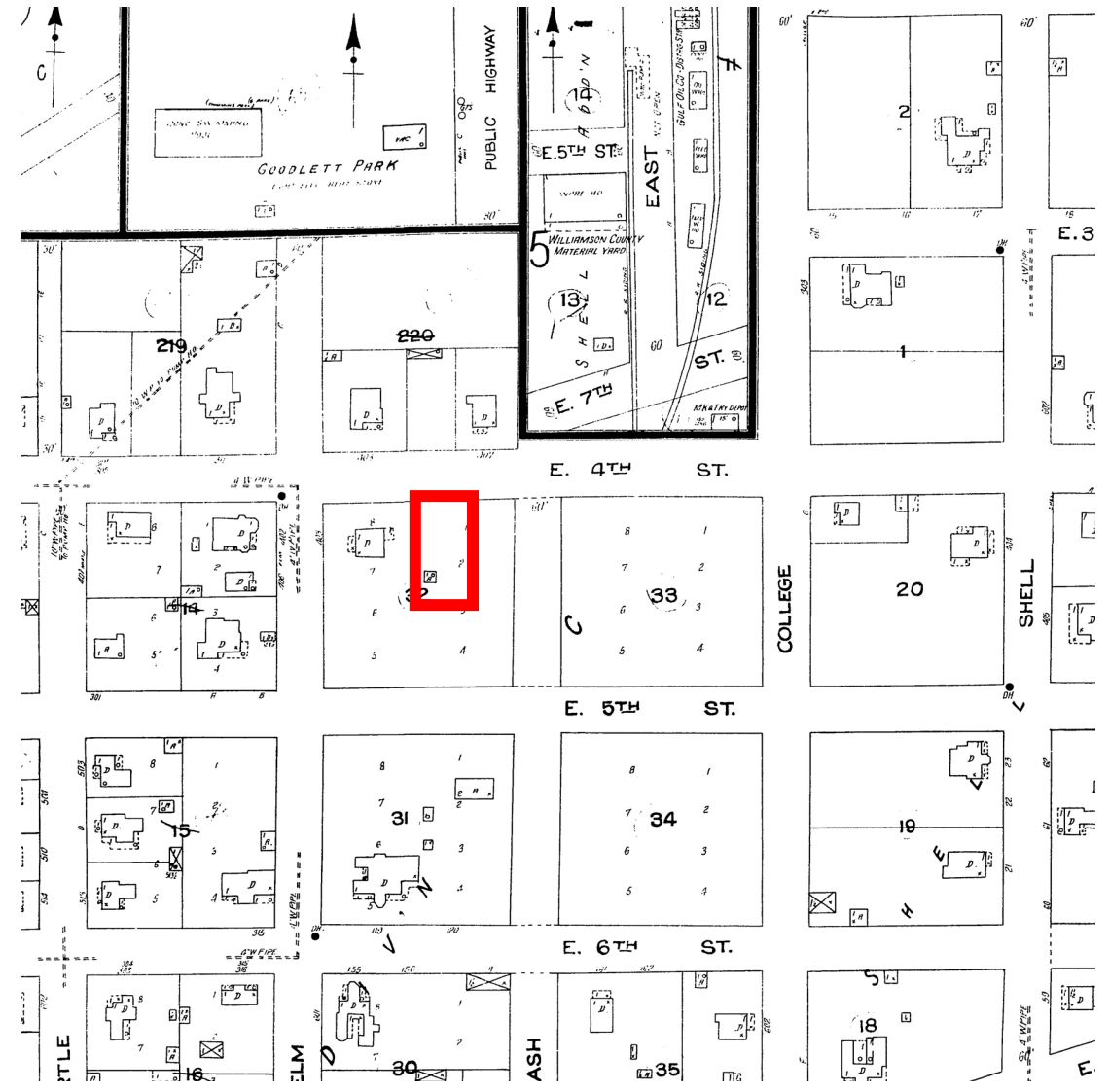
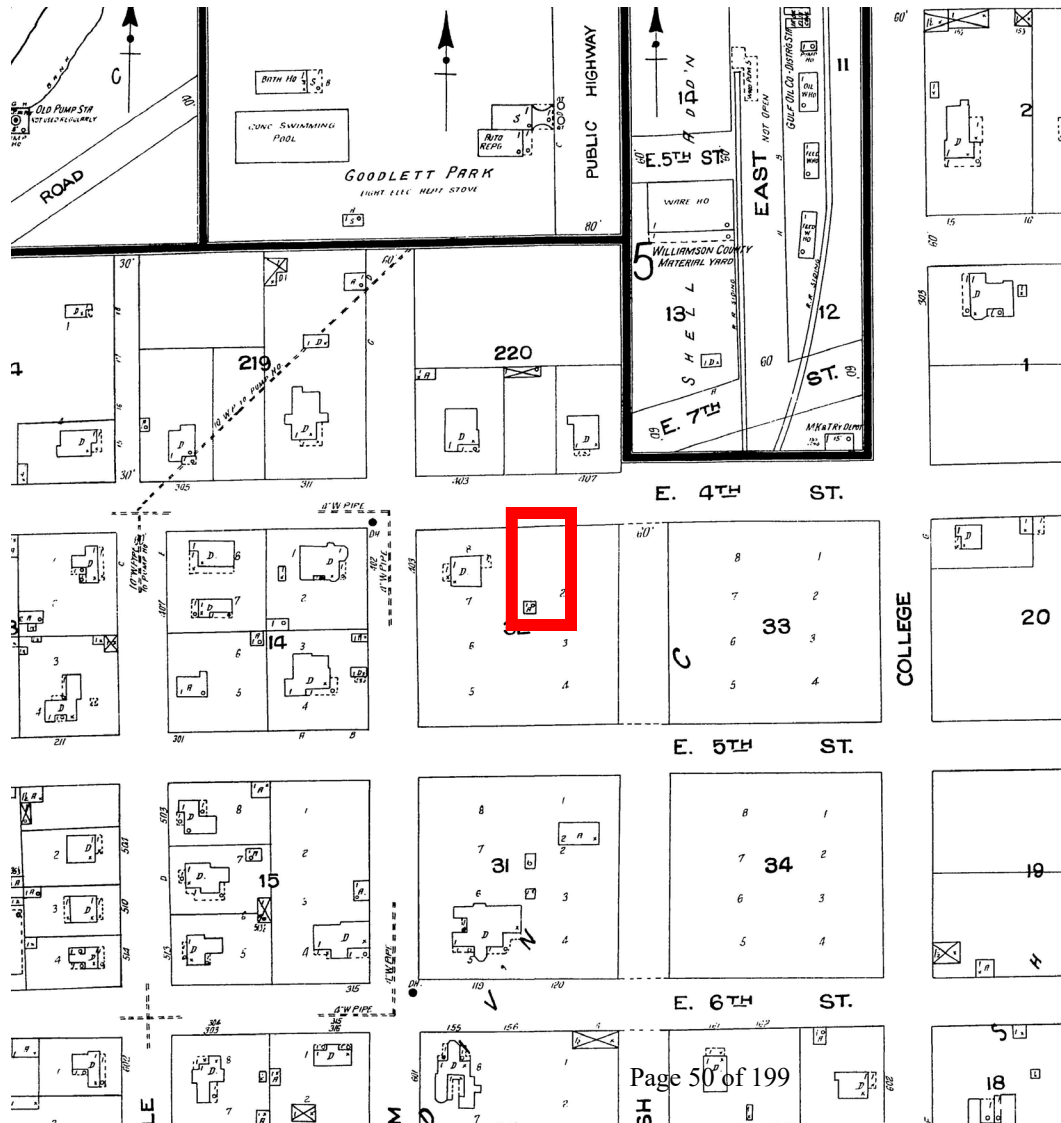
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Layer List

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
 - ☐ Olive Street Nat. Reg. Dist.
 - ☐ Williamson County Courthouse Nat. Reg. Dist.
 - ☐ Belford Nat. Reg. Dist.
 - ☐ University-Elm Nat. Reg. Dist.
- ☐ Other Historical Designations

1925 & 1940 Sanborn Fire Insurance Maps



1964 Aerial Photo



1974 Aerial Photo



404 E. 4th Street - 2008



Current Foundation Photos



Current Exterior Photos



Current Exterior Photos



Current Exterior Photos



Current Exterior Photos



Page 58 of 199



15

Current Exterior Photos



Current Interior Photos



Page 60 of 199



17

Current Interior Photos



Current Interior Photos



Demo Approval Criteria UDC Sec. 3.13.030.F.2.a.iv

Criteria	Staff's Finding
i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and	Complies
ii. The applicant has established that the building or structure has undergone significant and irreversible changes, which have caused the building or structure to lose the historic, cultural or architectural significance, qualities or features which qualified the building or structure for such designation; and	N/A
iii. The applicant has demonstrated that any changes to the building or structure were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction, or lack of maintenance rising to the level of a demolition by neglect; and	Complies
iv. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources;	Complies

Public Notification

- One (1) sign posted
- Thirty-five (35) letters mailed
- 1 comment in favor and 0 opposed

Recommendation

Staff recommends ***approval*** of the request for demolition.

HARC Motion – 2021-34-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
September 9, 2021

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for new residential (infill) construction and a 5’-0” setback encroachment into the required 20’-0” front setback to allow a residential structure 15’-0” from the front (north) property line at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The applicant is requesting HARC approval of a new 2,544 sq. ft. two-story residential structure with a 484 sq. ft. detached garage at the rear. The proposed structures would have fiber cement siding and standing seam metal roofs and be modeled after a two-story farmhouse with detached rear garage. The front porch is proposed to be 6’ deep with a shed roof and slender columns and extend the width of the front facade. The house has a centered front door and symmetrical 4/4 windows on the first and second floors. The applicant has provided a photo of the design inspiration in the attached Exhibit 3. A 15’ Public Utility Easement (PUE) exists at the rear of the property and the new structures cannot be constructed to the rear 10’ setback as structures cannot be located within a PUE. The applicant is therefore requesting a 5’ front setback modification, which would shift the structures 5’ closer to the front property line to account for the PUE, and which would also align the front façade with structures on adjoining properties and along the block.

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), one (1) sign was posted on-site. As of the publication date of this report, staff has received 1 written comment 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

▢	Exhibit 2 - Letter of Intent	Exhibit
▢	Exhibit 3 - Plans & Specifications	Exhibit
▢	Exhibit 4 - Historic Resource Survey	Exhibit
▢	Exhibit 5 - Public Comment	Exhibit
▢	Staff Presentation	Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Report Date: *September 3, 2021*

File Number: *2021-34-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new residential (infill) construction and a 5'-0" setback encroachment into the required 20'-0" front setback to allow a residential structure 15'-0" from the front (north) property line at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition.

AGENDA ITEM DETAILS

Project Name: *404 E. 4th Street New Residence*
Applicant: *Jed Adams*
Property Owner: *J. Adams Builder, LLC*
Property Address: *404 E. 4th Street*
Legal Description: *0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *Demolition request for the medium priority structure submitted under the same application number 2021-34-COA. HARC considered the proposed design in a conceptual review on August 12, 2021 and provided positive feedback.*

HISTORIC CONTEXT

Date of construction: *1940 (HRS) – public records indicate 1950*
Historic Resources Survey Level of Priority: *Medium*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Residential infill construction
- ✓ 5'-0" front setback modification

STAFF ANALYSIS

The applicant is requesting HARC approval of a new 2,544 sq. ft. two-story residential structure with a 484 sq. ft. detached garage at the rear. The proposed structures would have fiber cement siding and standing seam metal roofs and be modeled after a two-story farmhouse with detached rear garage. The front porch is proposed to be 6' deep with a shed roof and slender columns and extend the width of the front facade. The house has a centered front door and symmetrical 4/4 windows on the first and second floors. The applicant has provided a photo of the design inspiration in the attached Exhibit 3. A 15' Public

Planning Department Staff Report

Historic and Architectural Review Commission

Utility Easement (PUE) exists at the rear of the property and the new structures cannot be constructed to the rear 10' setback as structures cannot be located within a PUE. The applicant is therefore requesting a 5' front setback modification, which would shift the structures 5' closer to the front property line to account for the PUE, and which would also align the front façade with structures on adjoining properties and along the block.

Chapter 14 of the Design Guidelines states: *"The purpose of guidelines for new construction is not to prevent change in the Old Town Overlay District, but to ensure that the District's architectural and historic character is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, and the details of the proposed building must be compatible with existing historic buildings in the District."* UDC Sec. 4.08.050(H) additionally states that *"The new work should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building or structure and its environment."* Further guidance in the Design Guidelines that can be applied to the subject property reads as follows: *"Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site... For example, a historic building traditionally surrounded by open space must not be crowded with dense development. The proposed development would include a similar amount of open space on the lot to what existed before the previous home was demolished."*

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
14.1 Locate a new building using a residential setback. <ul style="list-style-type: none">✓ Align the new non-residential building front at a setback that is in context with the area properties.✓ New residential buildings should meet the minimum front setback requirement of the UDC or use an increased setback if the block has historically developed with an extended setback.✓ Generally, additions should not be added to the front facing façades.✓ Where no sidewalk exists, one should be installed that aligns with nearby sidewalks.	Complies <p>The new structure is proposed to have a setback similar to the historic structure and adjacent properties along the block, which encroaches 5'-0" into the 20'-0" UDC requirement for setbacks in the Residential Single-Family (RS) zoning district. Although front setbacks vary along E. 4th Street and surrounding streets, extended setbacks are not typical of the majority of the properties in this part of the Old Town Overlay District, much of which developed after the 1930s.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

<p>14.6 Where a large building is needed, divide the building into modules that reflect the traditional size of residential buildings</p> <ul style="list-style-type: none">✓ A typical building module should not exceed 20 feet in width. The building module should be expressed with at least one of the following:<ul style="list-style-type: none">– A setback in wall planes of a minimum of 3 feet– A change in primary façade material for the extent of the building module– A vertical architectural element or trim piece.✓ Variations in façade treatments should be continued through the structure, including its roofline and front and rear façades.	<p style="text-align: center;">Complies</p> <p>The proposed structure is approximately 40' wide and not large enough to divide into modules, but the primary façade is enhanced by a full-width porch.</p>
<p>14.10 - Non-traditional siding materials are discouraged.</p> <ul style="list-style-type: none">✓ Typically, artificial stone and brick veneer are not appropriate.✓ Asphalt shingles are not appropriate.✓ Aluminum and vinyl are not appropriate.	<p style="text-align: center;">Complies</p> <p>The siding is fiber composite lapped siding with fiber composite trim, which has an appearance similar to wood siding when painted.</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;	<p style="text-align: center;">Complies</p> <p>Staff reviewed the application and deemed it complete.</p>
2. Compliance with any design standards of this Code;	<p style="text-align: center;">Partially Complies</p> <p>The proposed project would require approval of a 5'-0" setback modification to the front 20'-0" setback.</p>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<p style="text-align: center;">Complies</p> <p>The subject property is not located within a National Register Historic District, but the proposed project does maintain site relationships such as the 15' setback and detached rear garages typical of this block and the Old Town Overlay District.</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;	Complies Proposed project complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies The proposed project is a change from the historic context of a small, single-story structure on the site, however the proposed infill construction is compatible with the approved infill construction on the property to the east and surrounding historic and non-historic structures, which have a variety of ages and architectural styles.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The proposed project is compatible with surrounding properties in the Old Town Overlay District.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed project is compatible with the character of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Not Applicable No signs are proposed.

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;	Complies The proposed setback encroachment is to mitigate an existing PUE at the rear of the property and to align the front of the new structure with structures on adjacent properties.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies There is adequate room on the site to allow the new structure without encroaching in the setback, however it would conflict with the detached garage.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies The proposed setback is compatible with and similar to the setbacks of existing structures on the block.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies The proposed new structure would have a similar distance to the street as other units within the block.
e. Whether the proposed structure is replacing a structure removed within the past year;	Complies If the demolition of the existing structure is approved the proposed structure would replace a structure removed within the past year.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Complies The proposed structure would replace a previous structure with a similar footprint and encroachment.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Complies The proposed encroachment is for a larger structure than the original structure, as the original structure was approximately 880 sq. ft. with carport and patio totaling 1,100 sq. ft. The proposed new structure is 2,544 sq. ft., which is substantially larger. However, the first floor of the new structure is 1,272 sq. ft., which is a similar footprint.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Not Applicable The proposed encroachment is for infill construction.
i. The size of the proposed structure compared to similar structures within the same block;	Complies The proposed new structure is similar in size to other residential structures within the block.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies The proposed new structure is not anticipated to negatively impact adjoining properties as the encroachment is for the front setback.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies There is adequate room for maintenance as the proposed encroachment is for a front setback.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable No trees or significant features are proposed to be preserved.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

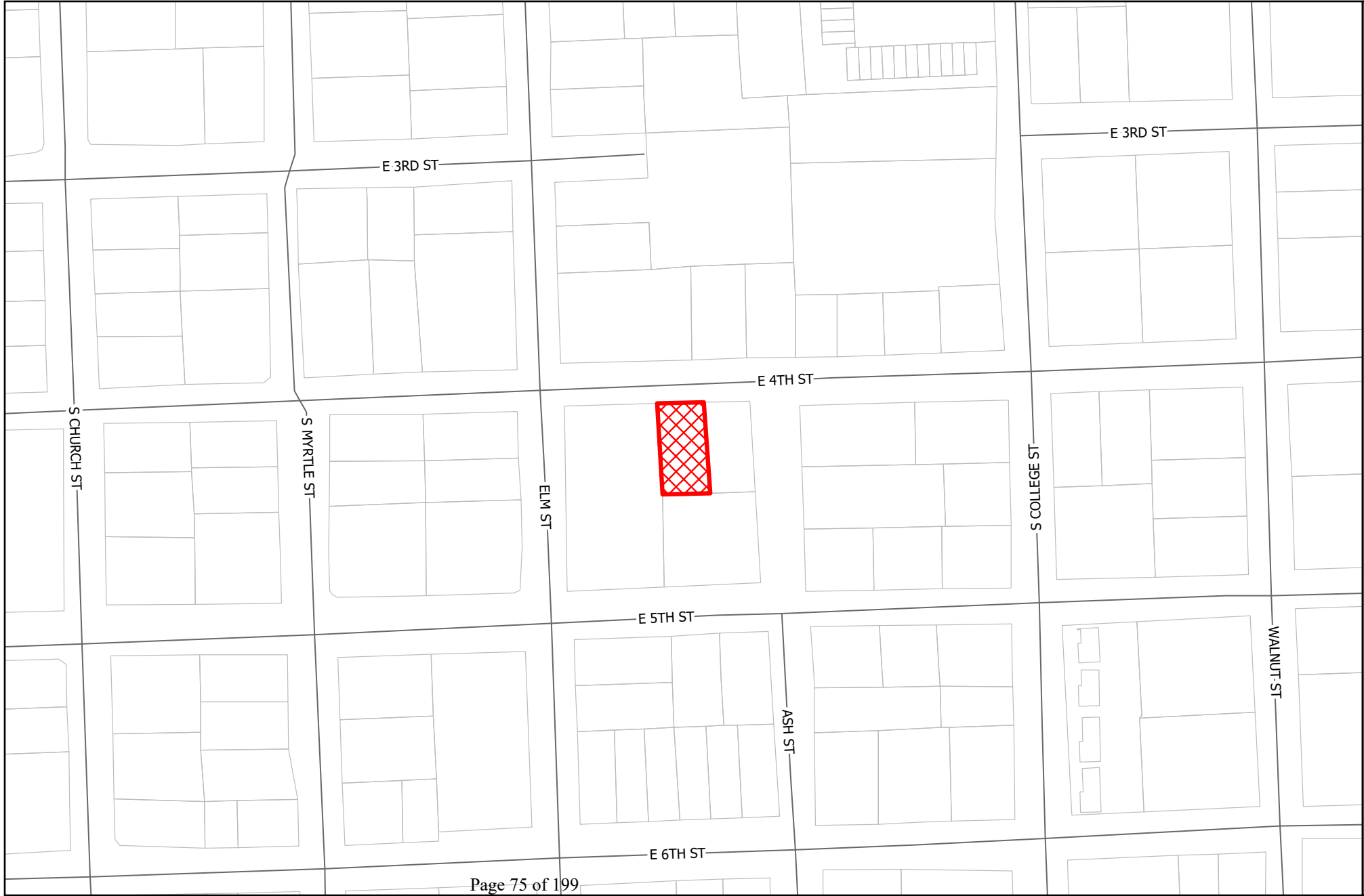
As of the date of this report, staff has received *1* comment in favor and *0* opposed to the request.

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

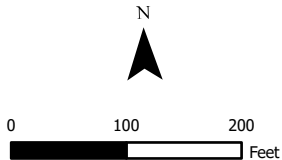


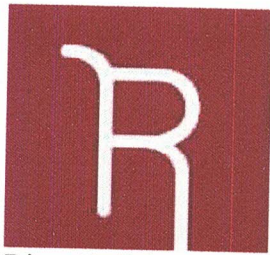
LOCATION

2021-34-COA

Exhibit #1

-  Site
-  Parcels





Riata Builders
Jed Adams
1799 CR 245
Georgetown, Texas 78633
(512) 848-7521

June 24, 2021

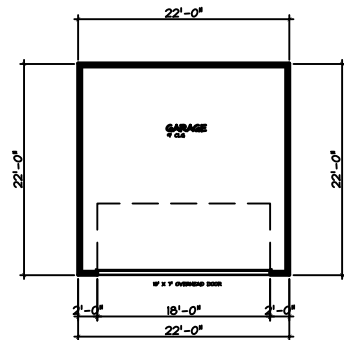
We have purchased the lot at 404 E. 4th Street in Old Town. It has a small existing house on it that has been vacant for some time. Our plan is to remove or demolish that old structure and to build a new custom home for sale on that lot. We do not believe that there is any remaining historical significance to this house. There was a twin to this house on the lot next door that has already been removed.

We have tried to design the new home using some of the same features of the existing structure so that it fits into the neighborhood.

Thank you for your consideration of our request.

Sincerely,

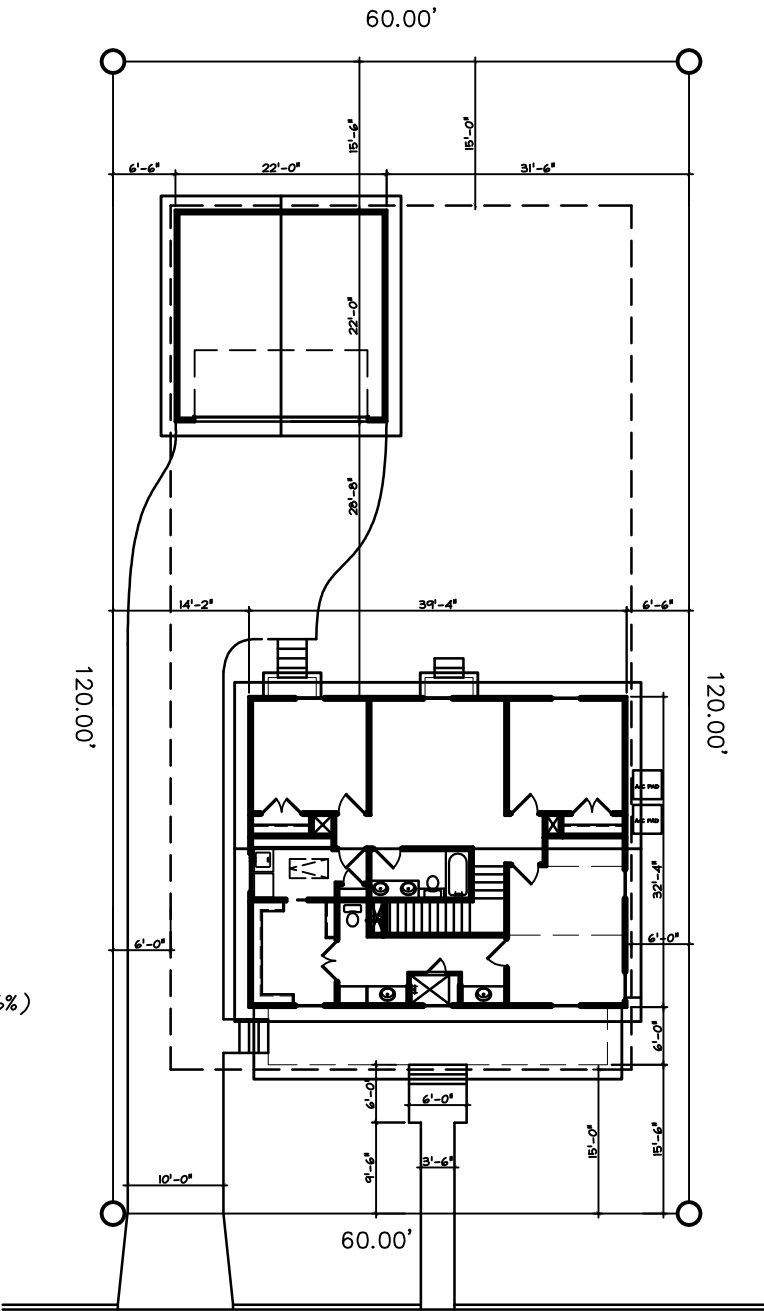
J. Adams Builder LLC dba Riata Builders
Jed Adams, Member



LOT AREA: 60' X 120' = 7200 SQ. FT.

IMPERVIOUS COVER

LOWER LEVEL (HEATED)	1272 S.F.
GARAGE	484 S.F.
COVERED PORCH (FRONT)	212 S.F.
SHED ROOFS (REAR)	20 S.F.
DRIVEWAY/WALKS & STEPS	1203 S.F.
A/C PADS	18 S.F.
<hr/>	
TOTAL IMPERVIOUS	3209 S.F. (44.56%)
TOTAL IMPERVIOUS ALLOWABLE (60' x 120' = 7200 x 45% = 3240)	3240 S.F.



404 EAST 4TH STREET


SITE PLAN

SC:1" = 20'

SITE PLAN

SC:1" = 20'

BUILDING DESIGN



(512) 671-3744

ROB SANDERS
DESIGNER

2412 DONNER PATH
ROUND ROCK,
TEXAS 78681

www.robsanders
designer.com

(512) 671-3744

NATIONAL COUNCIL OF ARCHITECTS

ROB SANDERS
CERTIFIED PROFESSIONAL ARCHITECT

RIATA BUILDERS

404 EAST 4TH STREET
GEORGTOWN, TEXAS

JOB NO.

DRAWN BY: ROB
CHK'D. BY:
DATE: 08-19-21
REV:
REV:
REV:

PLAN NO.

SHEET NO.
6 OF 6

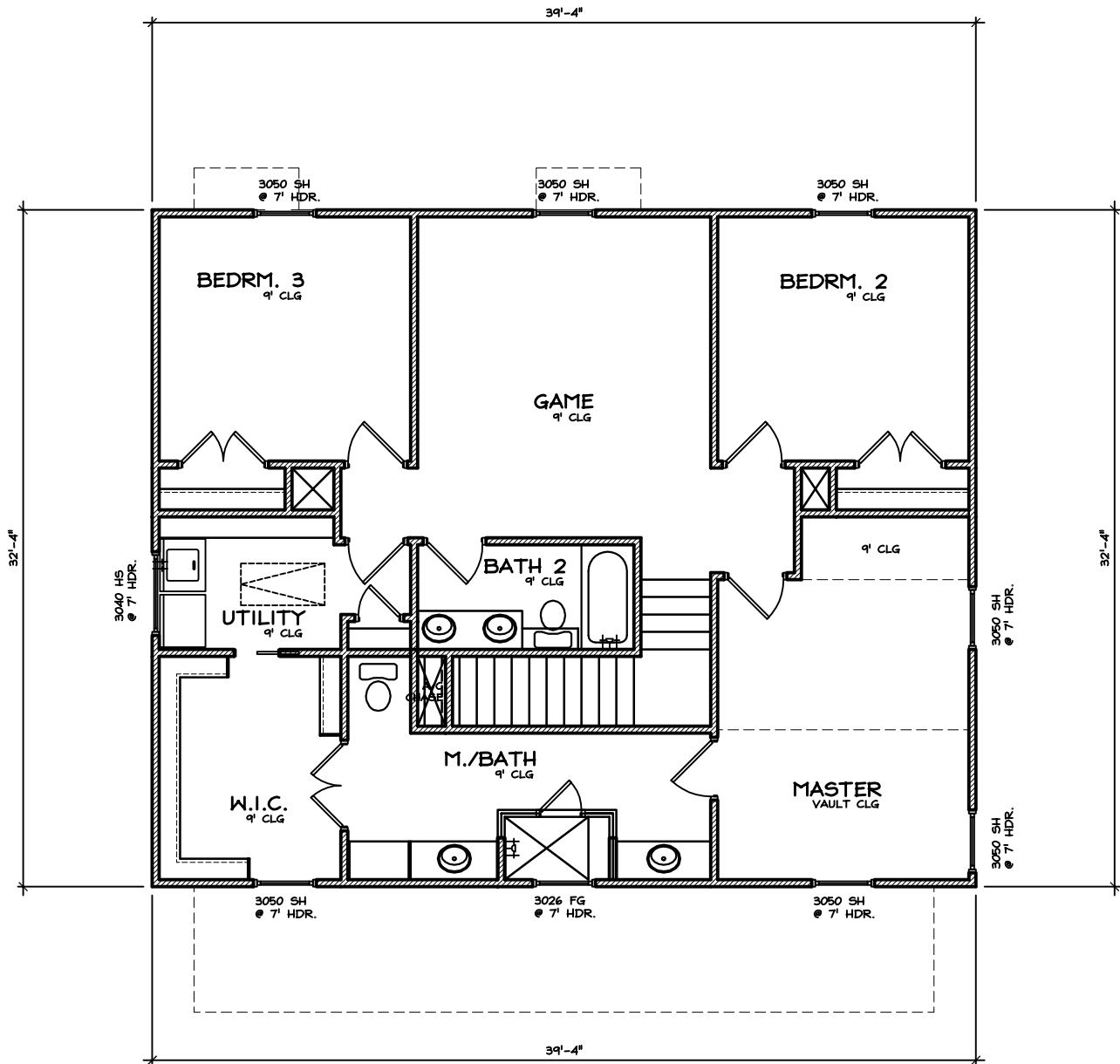
SQUARE FOOTAGES

	TOTAL
LOWER LEVEL (HEATED)	1272 S.F.
UPPER LEVEL (HEATED)	1272 S.F.
TOTAL HEATED AREA	2544 S.F.

COVERED PORCH (FRONT)	212 S.F.
SHED ROOFS (REAR X 2)	20 S.F.
DETACHED GARAGE	484 S.F.

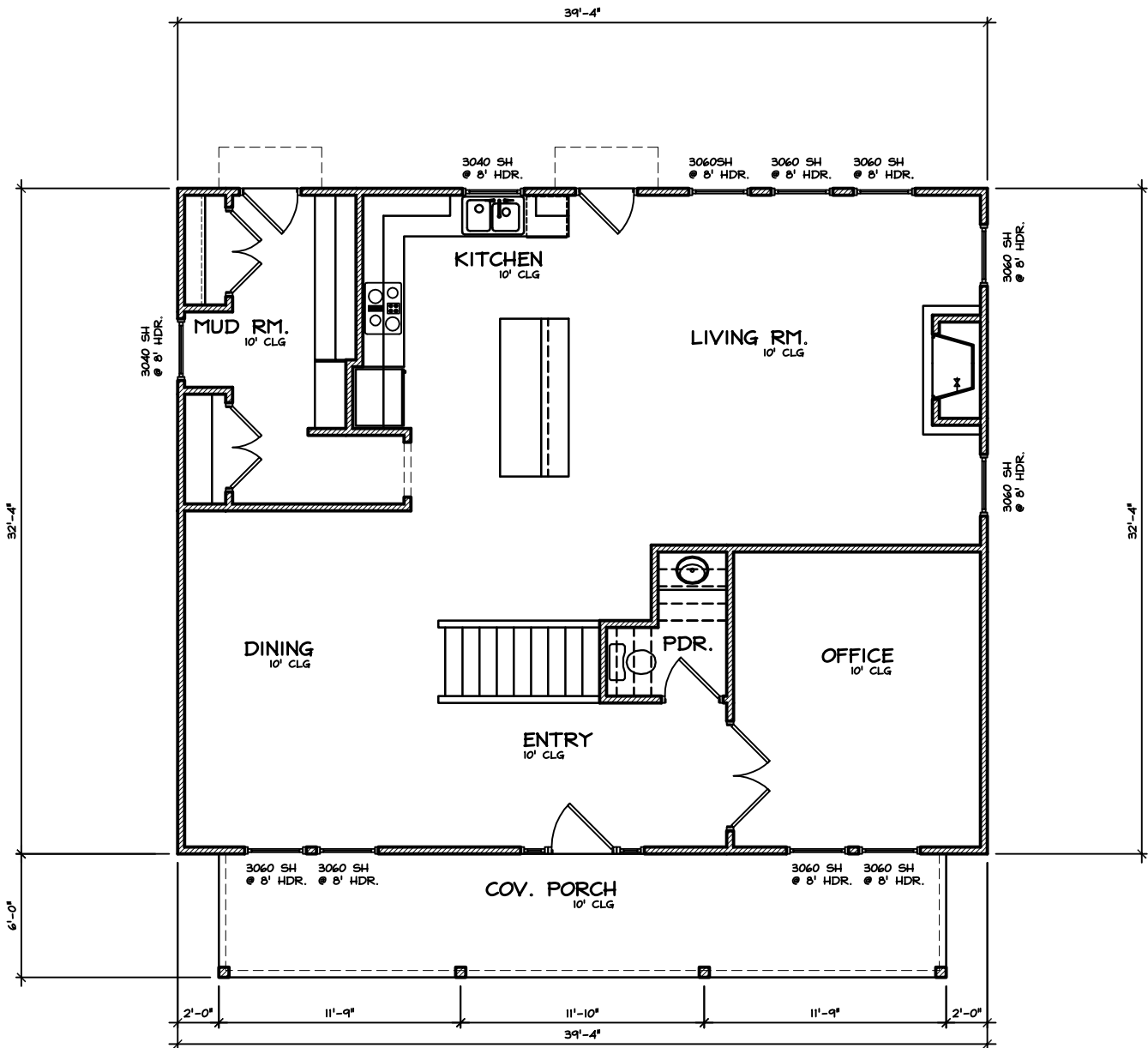
NOTES:

- 2X4 @ 16" O.C. INTERIOR WALLS TYPICAL WITH LOWER THAN 10' TALL WALL PLATE (UNLESS OTHERWISE NOTED)
- EGRESS OR RESCUE WINDOWS (AT BEDROOMS) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.
- PROVIDE CONDUIT THROUGH SLAB FOR FLOOR OUTLETS (FINAL LOCATIONS DETERMINED BY OWNER)
- BUILDER AND / OR OWNER SHALL BE RESPONSIBLE FOR ALL ENGINEERING (INCLUDING: SOIL ANALYSIS, FOUNDATION, STRUCTURAL, ELECTRICAL, MECHANICAL AND SANITATION)



UPPER FLOOR PLAN

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



LOWER FLOOR PLAN

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

BUILDING DESIGN



(512) 671-3744

ROB SANDERS
DESIGNER
2412 DONNER PATH
ROUND ROCK,
TEXAS 78681
www.robssanders
designer.com

(512) 671-3744



RIATA BUILDERS

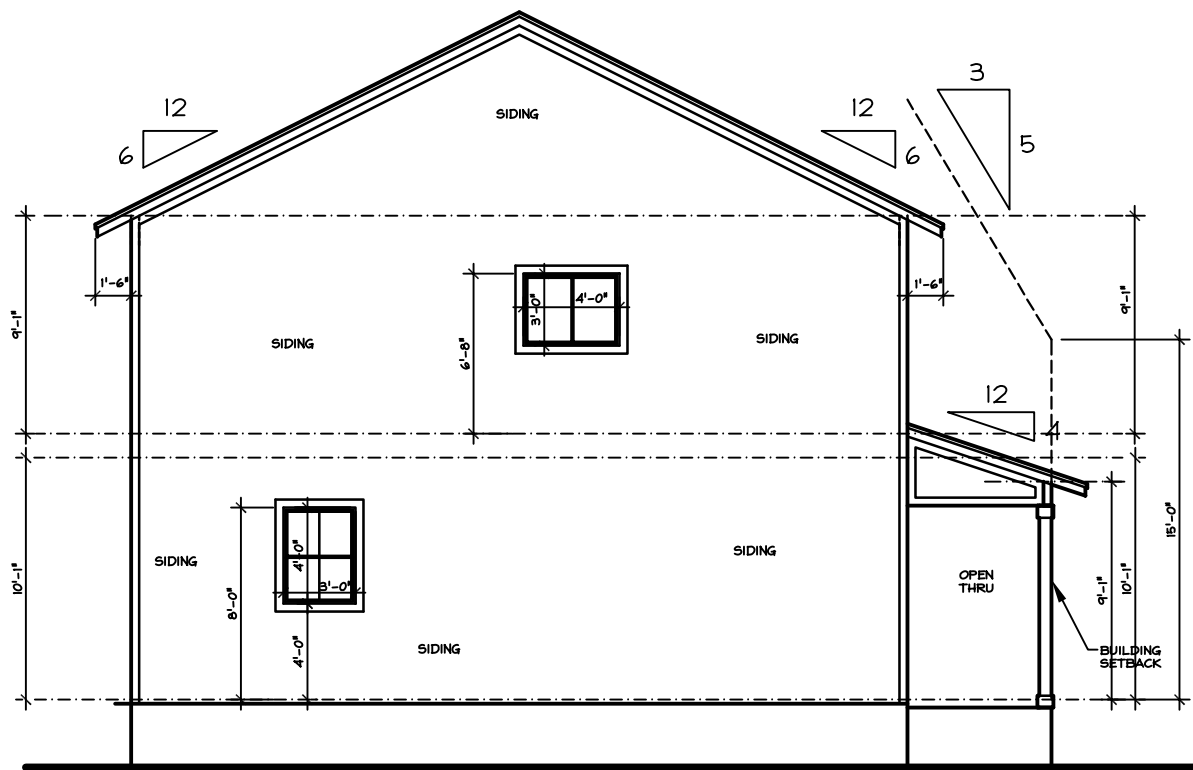
404 EAST 4TH SREET
GEORGTOWN, TEXAS

JOB NO.

DRAWN BY: ROB
CHK'D. BY:
DATE: 06-19-21
REV:
REV
REV

PLAN NO.

SHEET NO.
1 OF 6



LEFT ELEVATION

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



FRONT ELEVATION

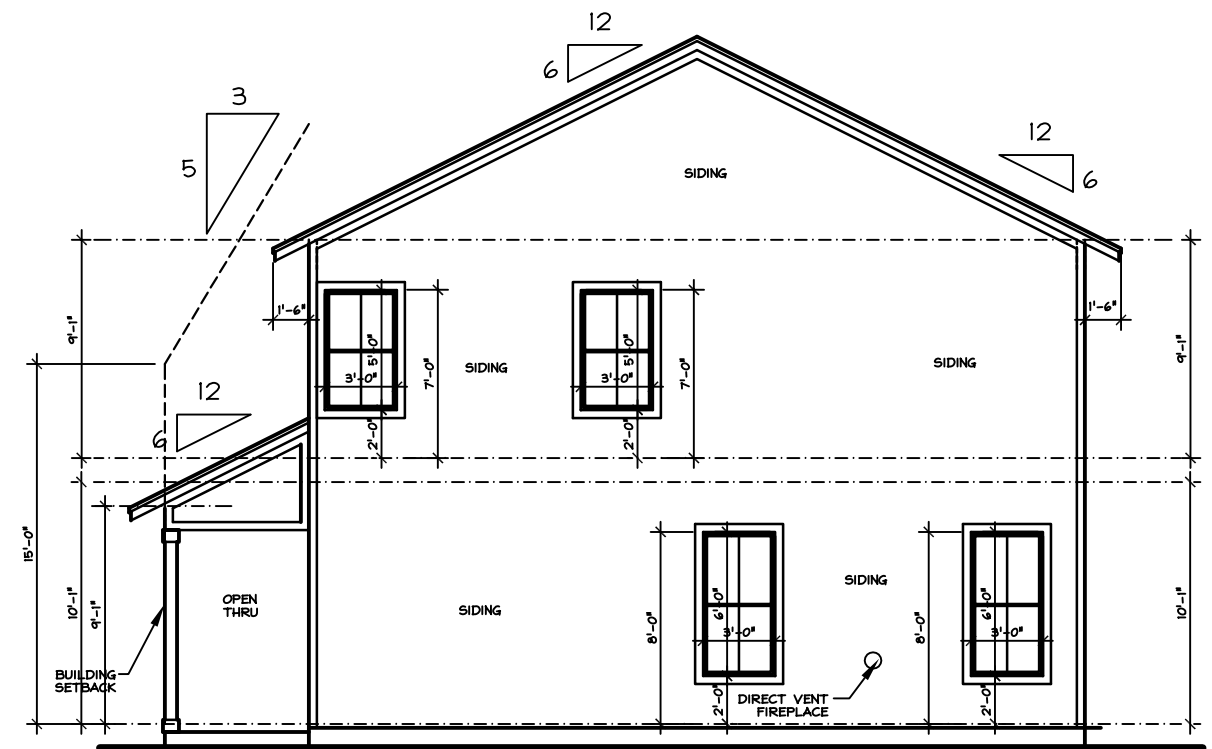
SC:1/8" = 1'-0"

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



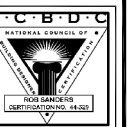
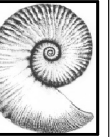
REAR ELEVATION

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



RIGHT ELEVATION

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





TUSCAN TOUCHES

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St 2016 Survey ID: 125344
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address: MONTGOMERY, WILLIE MAE TR OF MONTGOMERY TRUST, 404 E 4TH ST, , GEORGETOWN, TX 78626

Current/Historic Name: None/None

Latitude: 30.639876

Longitude: -97.673603

Legal Description (Lot/Block): GLASSCOCK ADDITION, BLOCK 32, LOT 1-2(W/PTS), WCAD ID: R042566

Addition/Subdivision: S3677 - Glasscock 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: 1940

☒ 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: 3/1/2016



Photo direction: South

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St	2016 Survey ID: 125344	
City: Georgetown	2016 Preservation Priority: Medium	
County: Williamson	Local District: Old Town District	

SECTION 2

Architectural Description

General Architectural Description:

One-story, rectangular, Minimal Traditional house clad in wood siding with a side-gabled and hipped roof with exposed rafter tails, a detached garage, and a partial-width, projecting porch with a shed roof and 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 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 checked="" type="checkbox"/> Other: Minimal Traditional

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

<input type="checkbox"/> Brick	<input type="checkbox"/> Stucco	<input type="checkbox"/> Stone	<input type="checkbox"/> Wood shingles	<input type="checkbox"/> Log	<input type="checkbox"/> Terra Cotta	<input type="checkbox"/> Concrete
<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood Siding	<input type="checkbox"/> Siding: Other	<input type="checkbox"/> Glass	<input type="checkbox"/> Asbestos	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other:

Windows

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

Doors (Primary Entrance)

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ 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 checked="" type="checkbox"/> Rectangular	<input type="checkbox"/> 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:

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

Ancillary Buildings

Garage Barn Shed Other: 1; Carport

Landscape/Site Features

<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Terracing	<input type="checkbox"/> Drives	<input type="checkbox"/> Well/cistern	<input type="checkbox"/> Gardens	<input type="checkbox"/> Other
<input type="checkbox"/> Stone	<input type="checkbox"/> Wood	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Other materials:	

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St 2016 Survey ID: 125344
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 2

Architectural Description

General Architectural Description:

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☐ 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 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 checked="" type="checkbox"/> Other: Minimal Traditional

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: 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:

Materials: ☐ Metal ☒ Wood ☐ Fabric ☐ Other:

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

Ancillary Buildings

Garage 1 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: 404 E 4th St
 City: Georgetown
 County: Williamson
 2016 Survey ID: 125344
 2016 Preservation Priority: Medium
 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: 62 1984 ID: Not Recorded
 2007 survey 2007 Survey Priority: Low 1984 Survey Priority: Not Recorded

General Notes: (Notes from 2007 Survey: porch added)

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 404 E 4th St
City: Georgetown
County: Williamson

2016 Survey ID: 125344
2016 Preservation Priority: Medium
Local District: Old Town District

Additional Photos

Photo Direction Southwest



Photo Direction Southeast



Photo Direction South
Ancillary structures





CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

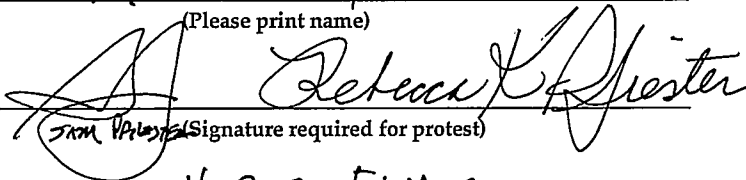
Comments from Neighboring Property Owners

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.

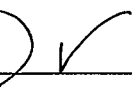
Project Name/Address: 404 E. 4th Street

Project Case Number: 2021-34-COA HARC Date: September 9, 2021 Case Manager: Britin Bostick

Name of Respondent: SAM & Rebecca FRIESTER
(Please print name)

Signature of Respondent: 
(Signature required for protest)

Address of Respondent: 403 S. ELM STREET
(Address required for protest)

I am in FAVOR: 

I OBJECT: _____

Additional Comments:

We fully support the ^{design} plans & construction by Renta Builders.
The existing home has not been lived in for 6⁺ years, ~~and~~ is deteriorating
and becoming a ~~detriment~~ ^{detriment} to the neighborhood. We own the adjacent house
and look forward to a new house next door.

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. Any such comments may be presented to the Commission.

404 E. 4th Street Infill 2020-34-COA

Historic & Architectural Review Commission
September 9, 2021

Item Under Consideration

2021-34-COA– 404 E. 4th Street Infill

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new residential (infill) construction and a 5'-0" setback encroachment into the required 20'-0" front setback to allow a residential structure 15'-0" from the front (north) property line at the property located at 404 E. 4th Street, bearing the legal description 0.165 acres, being the west half of Lots 1 & 2, Block 32, Glasscock Addition.

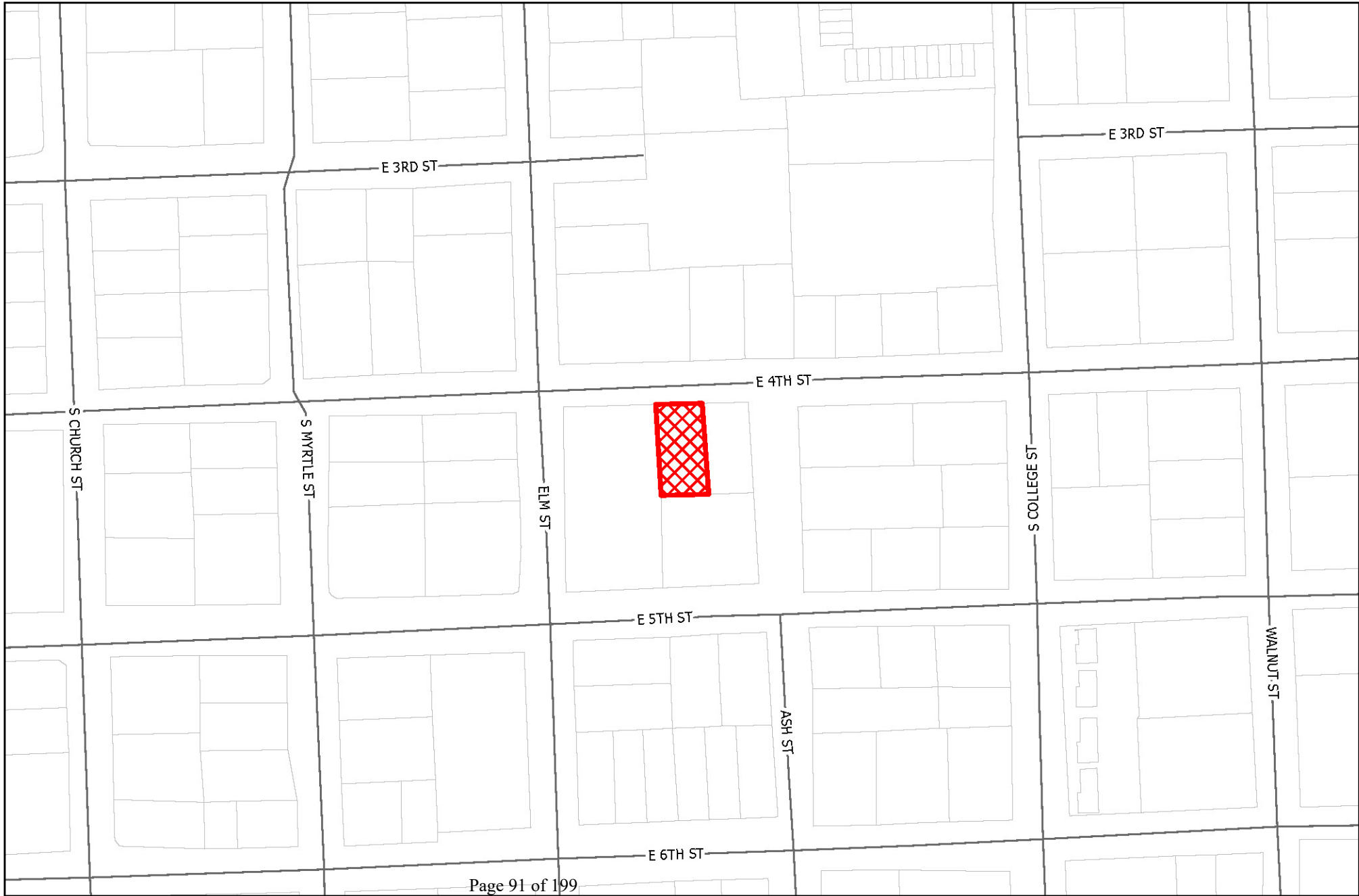
Item Under Consideration

HARC:

- Residential Infill Construction
- 5'-0" Setback Modification

Item Under Consideration



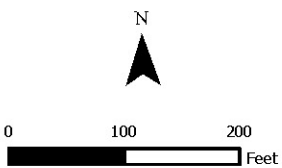


LOCATION

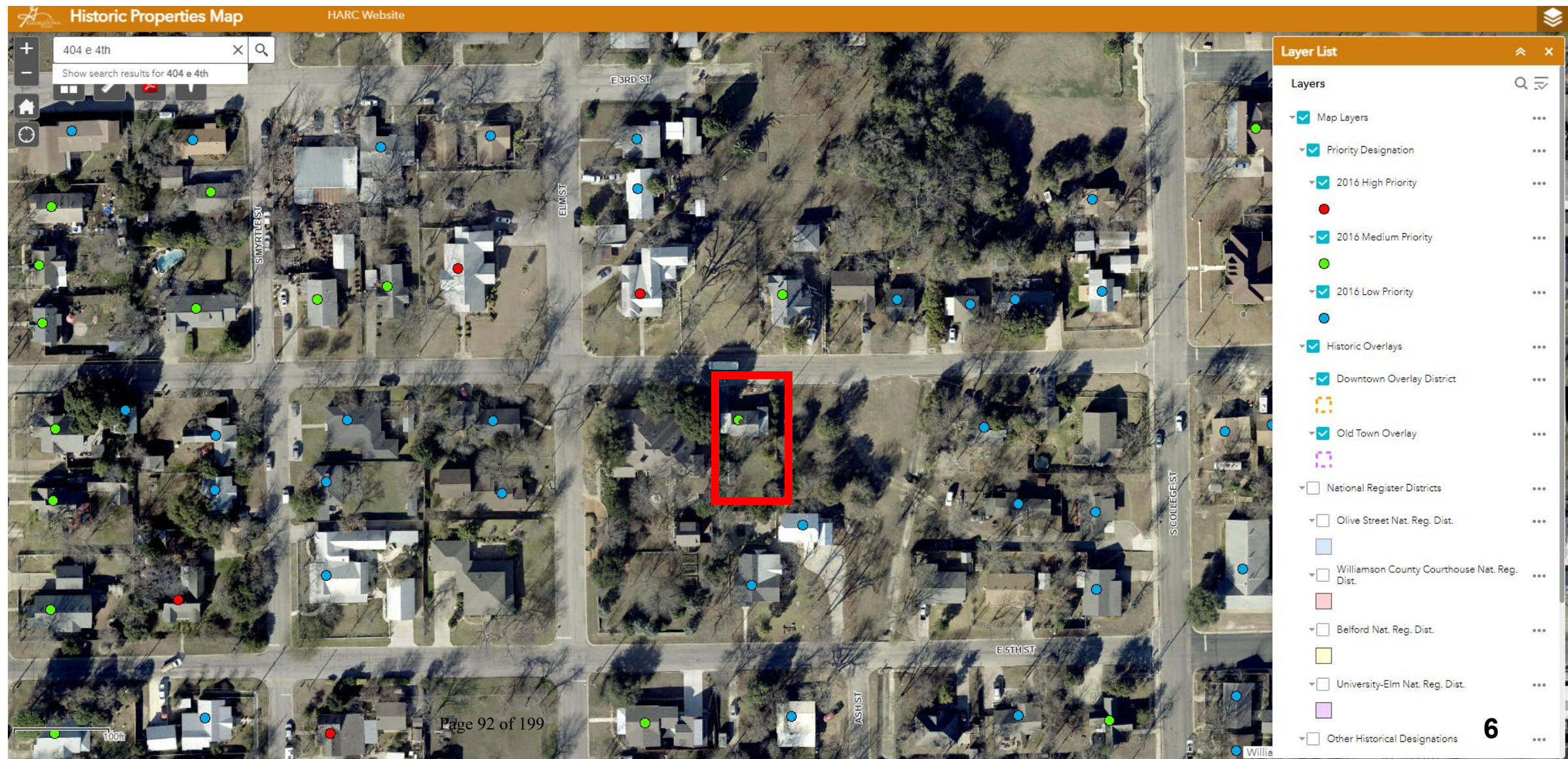
2021-34-COA

Exhibit #1

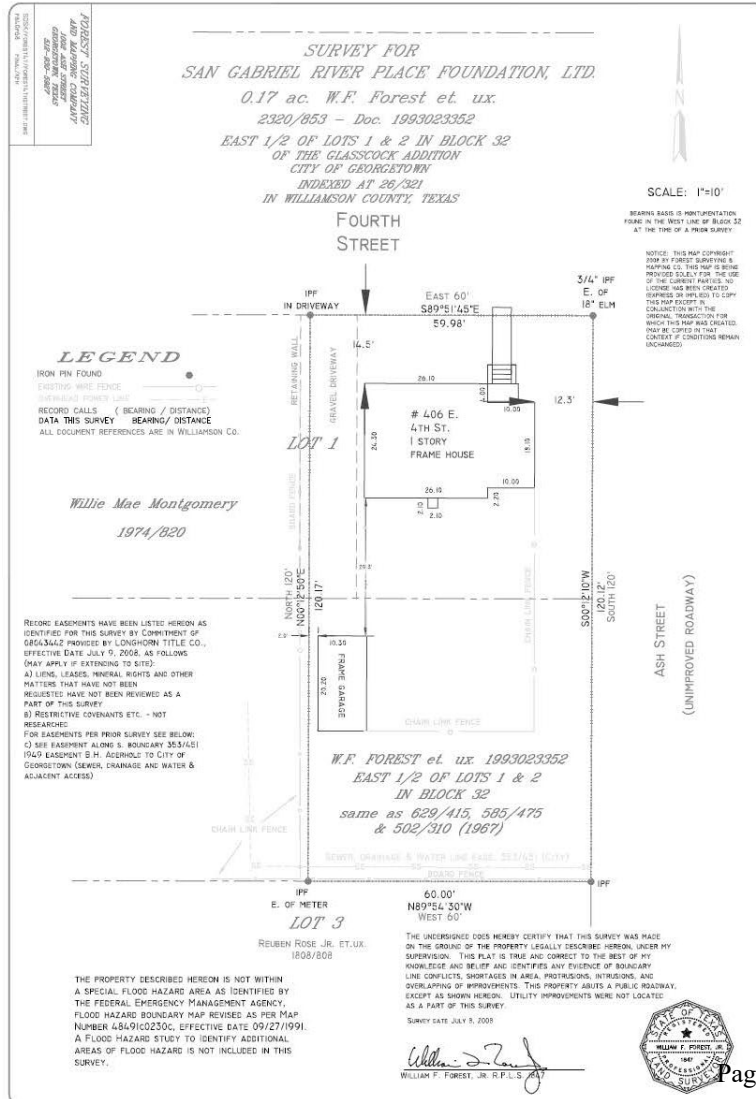
-  Site
-  Parcels



Current Context

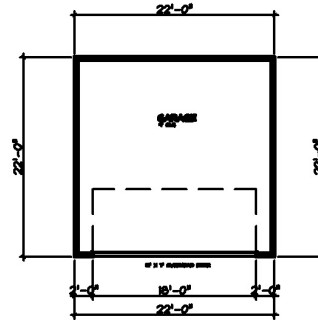


406 E. 4th Street - 2008



Survey showing original house on the lot with 14.5' front setback

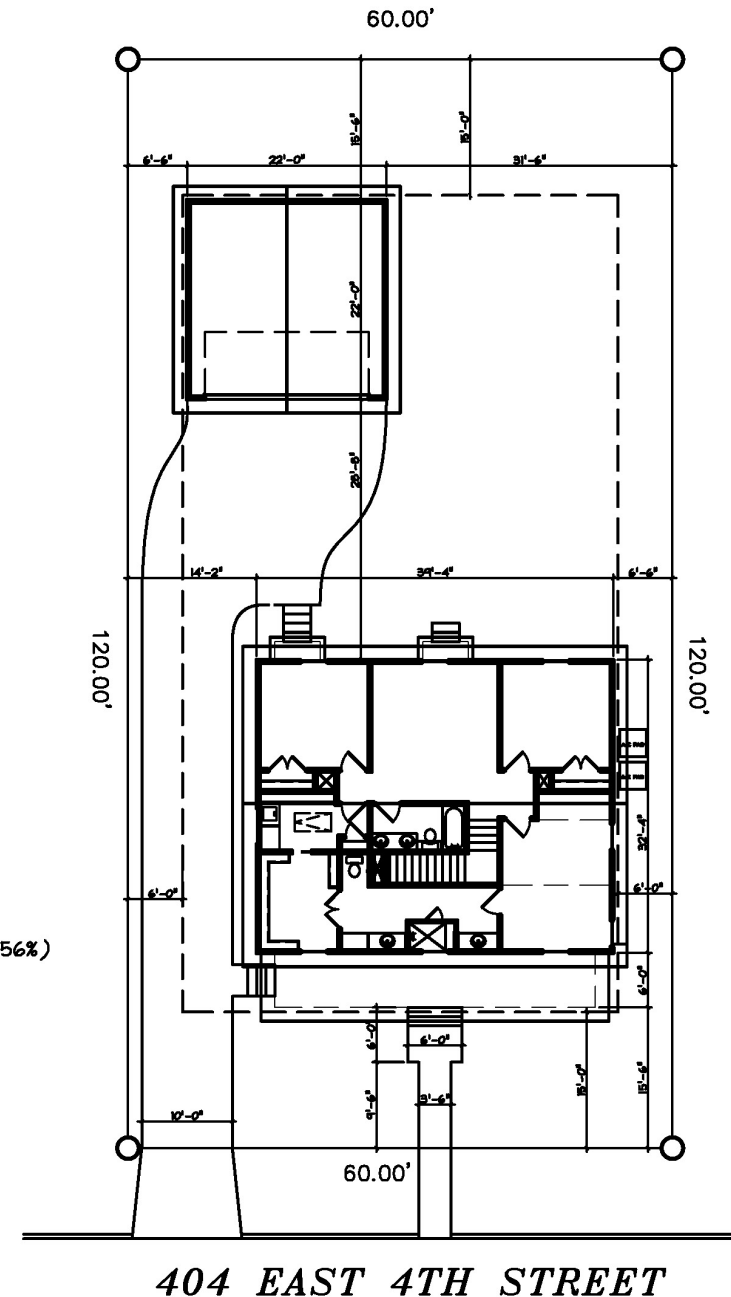
Proposed Site Plan



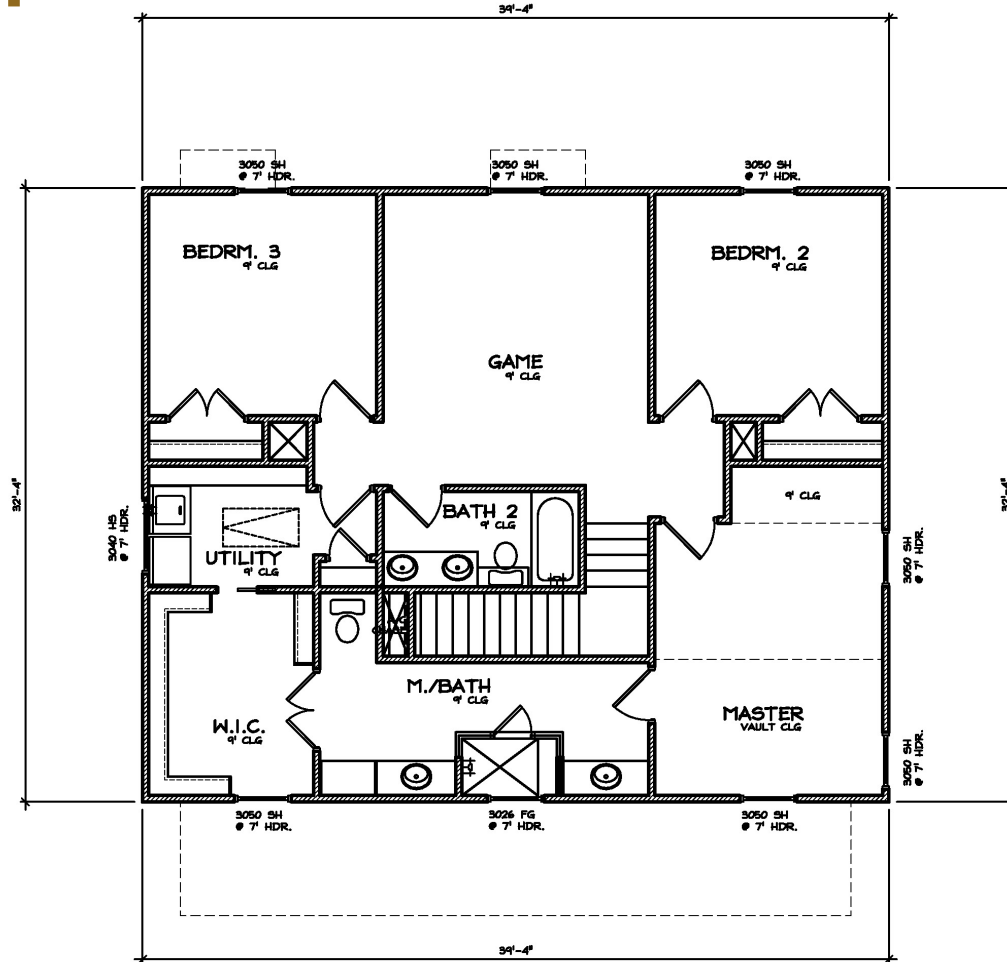
LOT AREA: 60' X 120' = 7200 SQ. FT.

IMPERVIOUS COVER

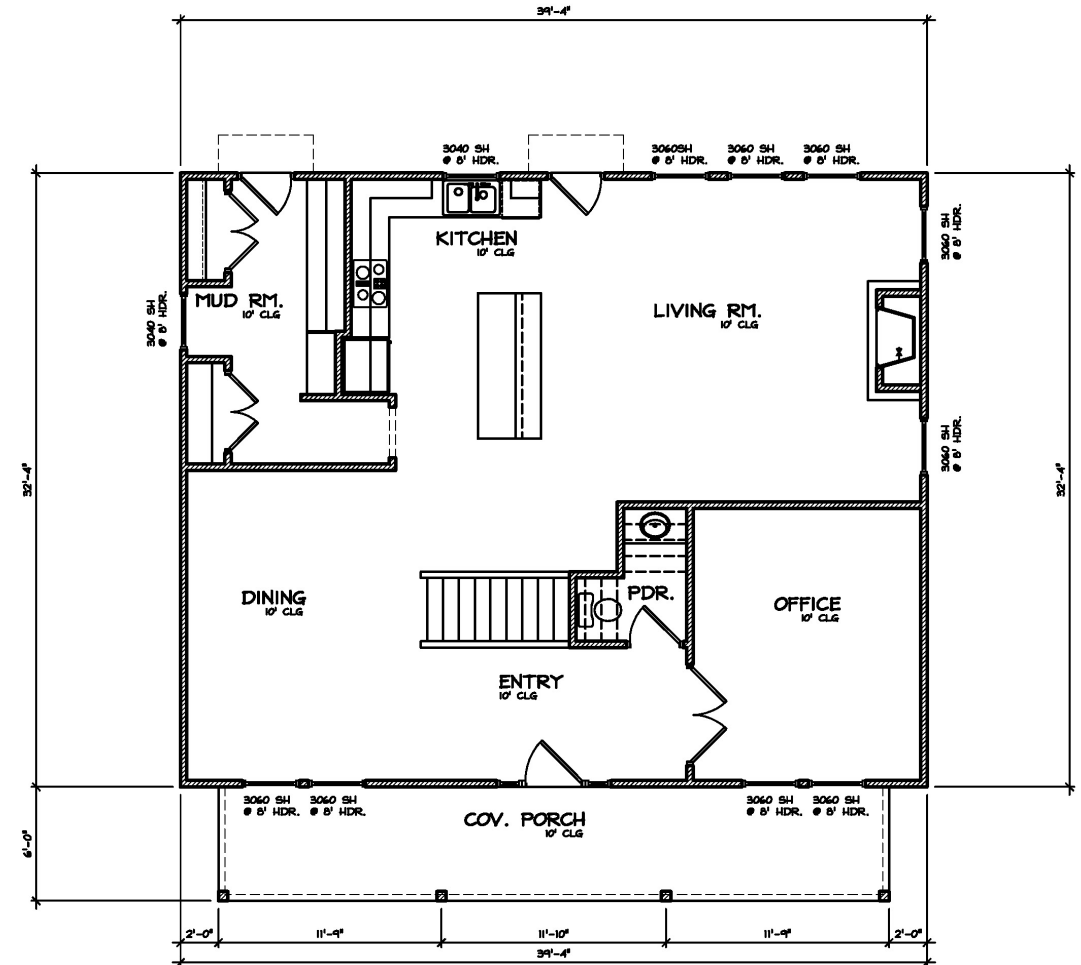
LOWER LEVEL (HEATED)	1272 S.F.
GARAGE	484 S.F.
COVERED PORCH (FRONT)	212 S.F.
SHED ROOFS (REAR)	20 S.F.
DRIVEWAY/WALKS & STEPS	1203 S.F.
A/C PADS	18 S.F.
TOTAL IMPERVIOUS	3209 S.F. (44.56%)
TOTAL IMPERVIOUS ALLOWABLE (60' x 120' = 7200 x 45% = 3240)	3240 S.F.



Proposed Floor Plans

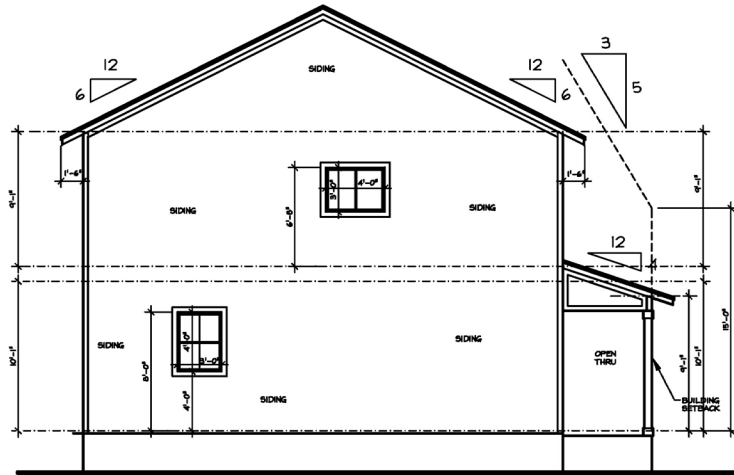


UPPER FLOOR PLAN of 199
 SC:1/8" = 1'-0"



LOWER FLOOR PLAN
 SC:1/8" = 1'-0"

Proposed Elevations

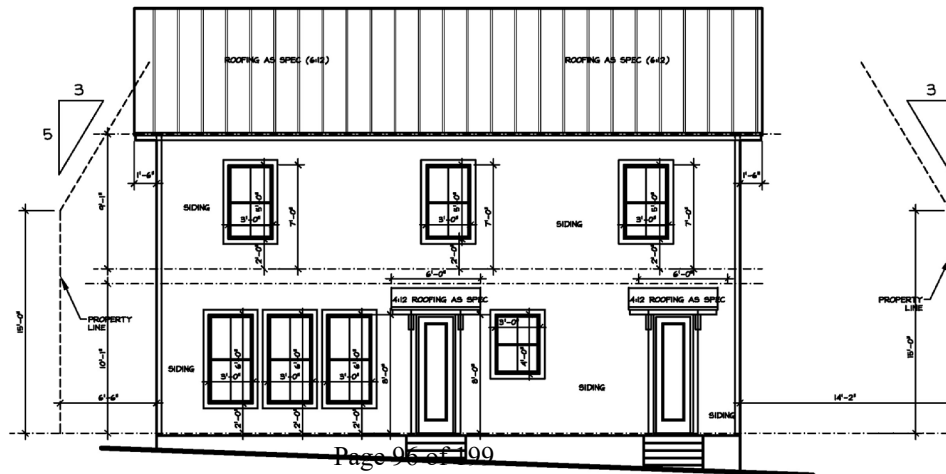


LEFT ELEVATION
 SC: 1/8" = 1'-0"

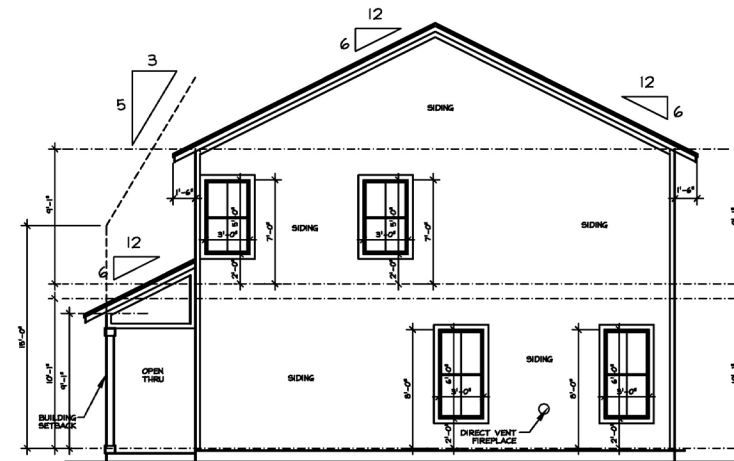


FRONT ELEVATION
 SC: 1/8" = 1'-0"

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



REAR ELEVATION
 SC: 1/8" = 1'-0"



RIGHT ELEVATION
 SC: 1/8" = 1'-0"

Approved Elevation – 406 E. 4th Street



1 FRONT ELEVATION

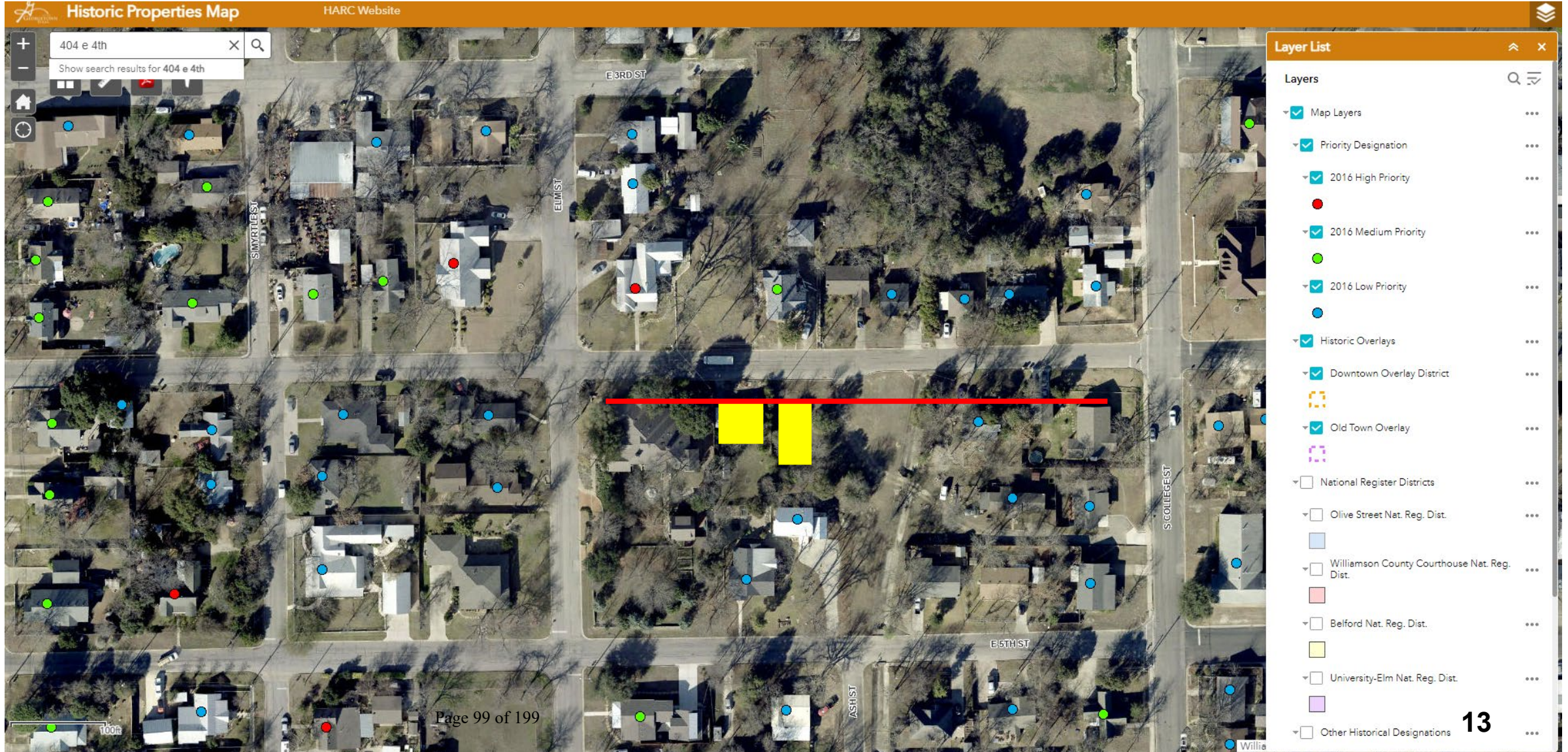
TRIM + SIDING TO BE FIBER CEMENT

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

Combined Elevations – 406 & 404 E. 4th Street



Current Context



Approval Criteria – UDC Section 3.13.030

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

Setback Approval Criteria – UDC Section 3.13.030

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

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

Public Notification

- One (1) sign posted
- *1* comment in favor and *0* opposed

Recommendation

Staff recommends ***approval*** of the request for infill construction with a setback modification.

HARC Motion – 2021-34-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
September 9, 2021

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for modifications to exterior steps, stairways and ramps at the property located at 711 E. 7th Street, bearing the legal description 0.14 acres, part of Block 17, Shell Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting HARC approval for changes to the front porch, which include replacement of the wood railing with metal railing and changes to the porch decking, stairs and skirting.

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), three (3) 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	Cover Memo
☐	Exhibit 1 - Location Map	Exhibit
☐	Exhibit 2 - Letter of Intent	Exhibit
☐	Exhibit 3 - Photos	Exhibit
☐	Exhibit 4 - Historic Resource Surveys	Exhibit
☐	Staff Presentation	Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Report Date: *September 3, 2021*

File Number: *2021-38-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for modifications to exterior steps, stairways and ramps at the property located at 711 E. 7th Street, bearing the legal description 0.14 acres, part of Block 17, Shell Addition.

AGENDA ITEM DETAILS

Project Name: *711 E. 7th Street Front Porch*
Applicant: *Molly Grantges*
Property Owner: *Molly Logan*
Property Address: *711 E. 7th Street*
Legal Description: *0.14 acre, part of Block 17, Shell Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *N/A*

HISTORIC CONTEXT

Date of construction: *1930 (HRS) – Public Records indicate 1934-1940*
Historic Resources Survey Level of Priority: *Medium*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Front porch modifications

STAFF ANALYSIS

The applicant is requesting HARC approval of changes to the front porch of a medium priority structure in the Old Town Overlay District. Although the 1984 and 2016 Historic Resources list construction dates of 1920 and 1930, respectively, photos and Sanborn maps show the house and garage to have been constructed between 1934 and 1940. The 1984 Historic Resource Survey photo does not show porch railings, and the porch may have originally been wood, although it is currently concrete.

Due to ongoing issues with water drainage back toward the foundation of the house and a need for more secure and safe stair railings, the property owner found it necessary to replace the prior wood railings with metal railings, add railings for the stairs, and to add wood flooring to the porch to correct a slope issue and provide a safer walking surface. The owner is also proposing to install painted fiber cement

Planning Department Staff Report

Historic and Architectural Review Commission

siding around the porch sides to cover the current exposed concrete. This project is in partnership with Preservation Georgetown's Historic Preservation Grant Program.

Chapter 6 of the Downtown & Old Town Design Guidelines provides the following guidance to HARC for porches:

1. If the existing porch has deteriorated or become badly damaged such that repair is technically infeasible.
2. The proposed new porch is similar to the historic porch in regard to size, style, detail, and shape and will be constructed from historic or appropriate new materials.
3. If inadequate documentation of original porches exists, a new porch should be typical of those built in the style of the historic building. A simplified adaptation may be allowed if physical evidence of the original is non-existent or if the design is prohibitively expensive to recreate.
4. Whether the existing porch materials are being retained unless it is technically infeasible to do so.
5. If proposed new railings and balusters on an existing or new porch use historic or appropriate new materials, are designed in a style similar in appearance to historic balusters, and whether railings are characteristic of the style of the historic building.
6. The porch floor is of a type characteristic of the style of the historic building. Spaced planks shall not be used where painted tongue-and-groove boards would have been used historically.
7. New and existing wood visible from the right-of-way is painted unless it can be documented that the original wood was unpainted or stained (generally, unpainted pressure treated wood will not be allowed).
8. Concrete steps and porches are allowed if it can be shown that they existed on the building historically or if they are characteristic of the style of building.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
6.25 Maintain an historic porch and its detailing. <ul style="list-style-type: none">✓ Do not remove original details from a porch. These include the columns, balustrade, and any decorative brackets that may exist.✓ Maintain the existing location, shape, details, and columns of the porch.• 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.	Partially Complies <p>Although clear evidence of the original design has not been located, the original porch was likely a simple wooden porch with two columns and may or may not have had railings. The current porch is concrete, which has tilted back toward the house and caused water to run back toward the house and create a slippery concrete surface. The current owner and resident removed the previous wood porch railing and installed a new wood porch floor to provide a level</p>

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
<ul style="list-style-type: none">✓ Unless used historically, wrought iron porch posts and columns are inappropriate.✓ 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.✓ 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.✓ Most precast concrete steps are not acceptable alternatives for primary façade porches.✓ Construction of a new non-original porch is usually inappropriate.✓ 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.	surface and iron railings and handrails for safe use of the stairs and porch, which have a railing diameter that is easier for the owner to hold onto when using the stairs. Although the new railings and handrails are a change from the previous materials and design, the 1984 photo of the property does not show that the porch had railings at the time, and the previous wood railing is not assumed to be historic.
<p>6.27 The detailing of decks and exterior stairs should be compatible with the style and period of the structure.</p> <ul style="list-style-type: none">✓ The color and material of decks and stairs should complement the main structure.✓ New decks should be minimally visible from the street and should have no major impact on the original building.	<p>Complies</p> <p>The porch modifications are compatible with the minimal traditional house style and use the existing porch footprint and columns.</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;	<p>Complies</p> <p>Staff reviewed the application and deemed it complete.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
2. Compliance with any design standards of this Code;	<p style="text-align: center;">Complies</p> <p>Proposed project complies with applicable UDC requirements.</p>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	<p style="text-align: center;">Partially Complies</p> <p>The applicable SOI Standards for Rehabilitation are:</p> <ol style="list-style-type: none">2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. <p>Although the porch modifications are changes to the porch materials and features, the concrete porch and wood railing appear to be changes from the original design and materials, and the new materials and railings are differentiated from the old and are compatible with the historic structure.</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;	Partially Complies The porch changes comply or partially comply with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The 1984 HRS photos show that the wood railings were not original to the porch, and the installed railings and porch boards and steps do not diminish the character of the structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable No new buildings or additions are proposed.
7. The overall character of the applicable historic overlay district is protected; and	Complies The project is compatible with the character of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Not Applicable No signs are proposed.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *APPROVAL* of the request. Although the guidance to HARC on porches includes painting porch boards unless they were shown to not have been painted historically, the Unified Development Code does not require the approval of paint colors for residential properties in the historic overlay districts.

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 Surveys

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



LOCATION

2021-38-COA

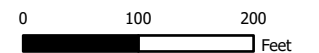
Exhibit #1



Site



Parcels



LETTER OF INTENT

We have built a wooden deck over the existing concrete deck for several reasons. The first is to improve the looks of the porch. The second is to improve drainage issued, as the concrete porch was sinking toward the house. And, finally, to allow better accessibility for my mother with Metal railings and shorter, wider steps.

We plan to add a 1x6 piece of wood under the deck to frame it and paint the underpinning (concrete) to match the house.

BEFORE





AFTER



AFTER

TEXAS HISTORICAL COMMISSION

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

Address:	711 E 7th St	2016 Survey ID:	125431 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: R047374

Construction Date: 1930 ☐ Actual ☒ Estimated Source: Sanborn maps / visual estimate

Latitude: 30.638269

Longitude -97.670638

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: 125431 A ☐ High ☒ Medium ☐ Low

Explain: Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

2007 Survey ID: 149a ☐ High ☒ Medium ☐ Low

1984 Survey ID: 52 ☐ High ☐ Medium ☒ Low

General Notes:

Recorded by: CMEC

Date Recorded 5/2/2016

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



Photo direction: Northwest

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

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

Address: 711 E 7th St

2016 Survey ID: 125431 A

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Northeast



711 E. 7th Street Front Porch 2021-38-COA

Historic & Architectural Review Commission
September 9, 2021

Item Under Consideration

2021-38-COA – 711 E. 7th Street Front Porch

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature at the property located at 711 E. 7th Street, bearing the legal description 0.14 acre, part of Block 17, Shell Addition.

Item Under Consideration

HARC:

- Porch Remodel

Item Under Consideration





LOCATION

2021-38-COA

Exhibit #1



Site



Parcels

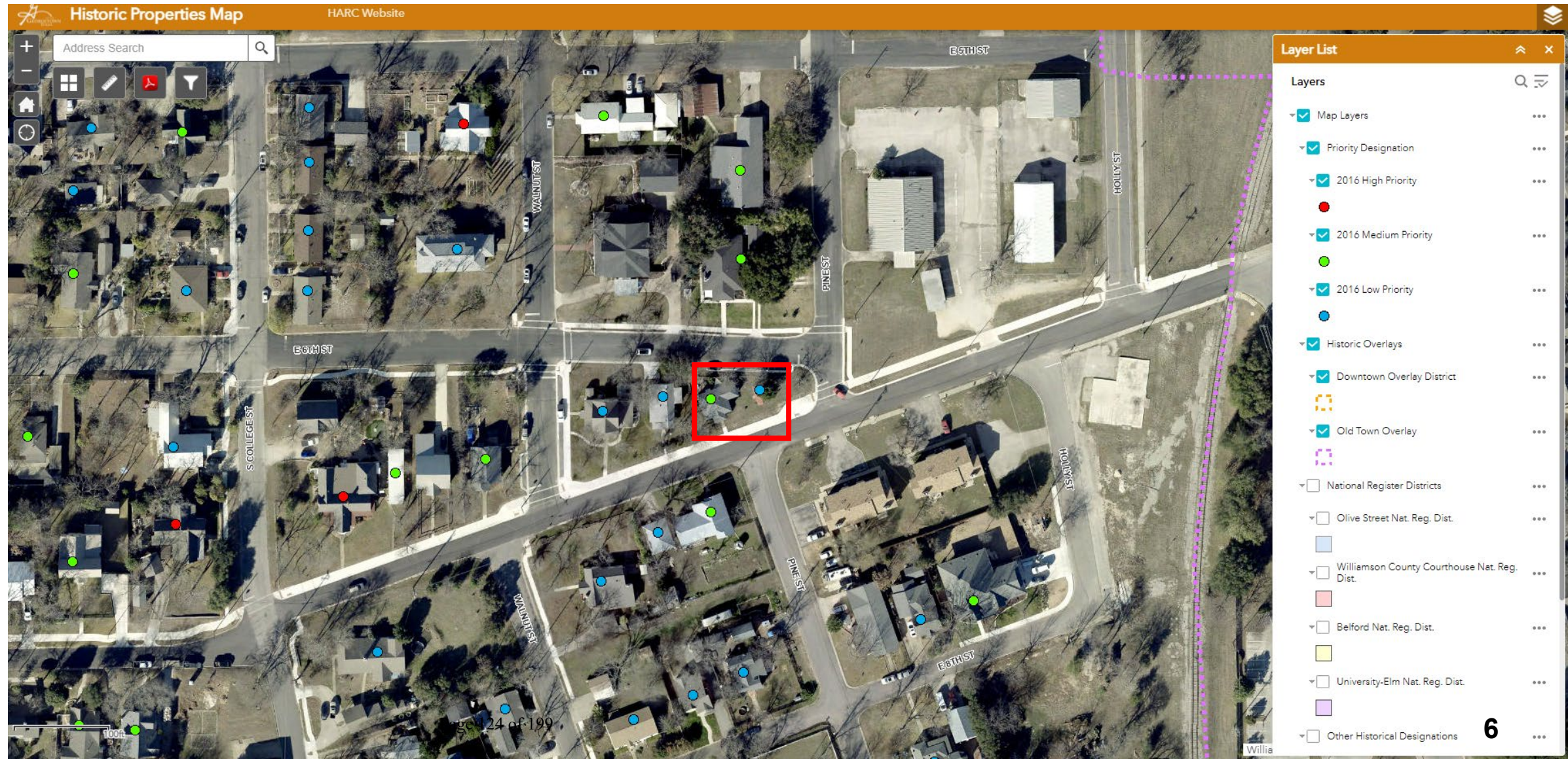


0 100 200
Feet

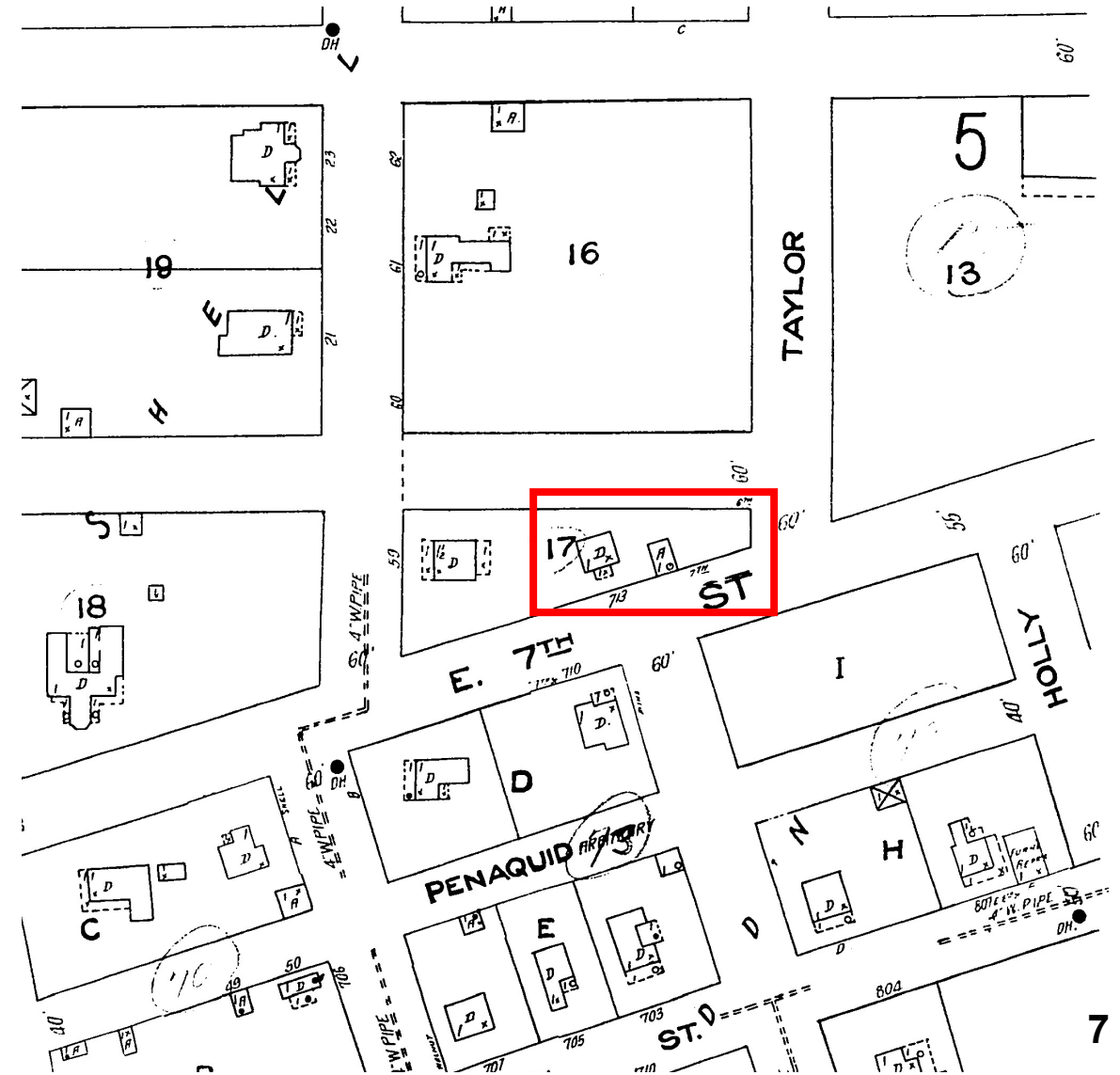
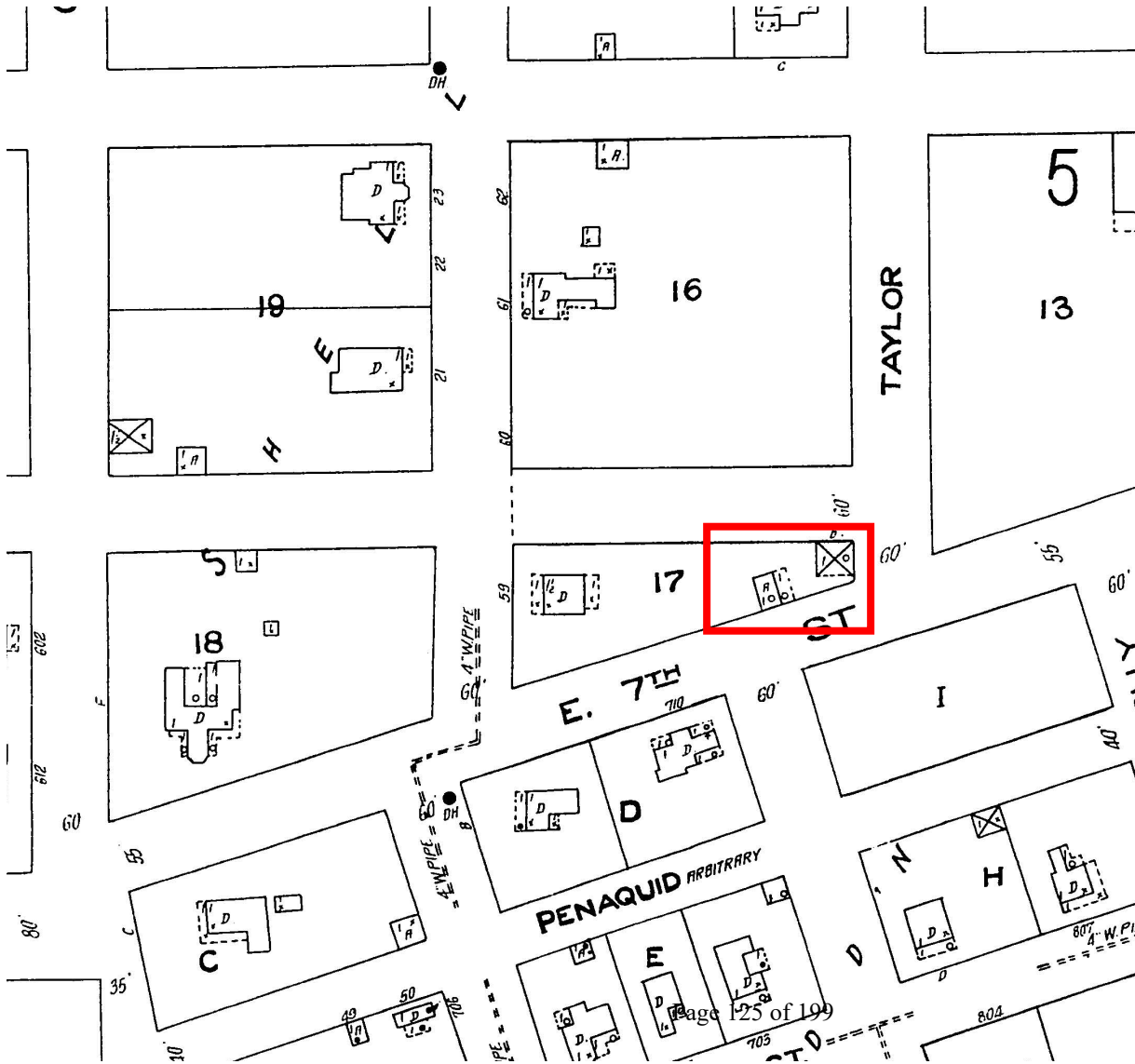
5



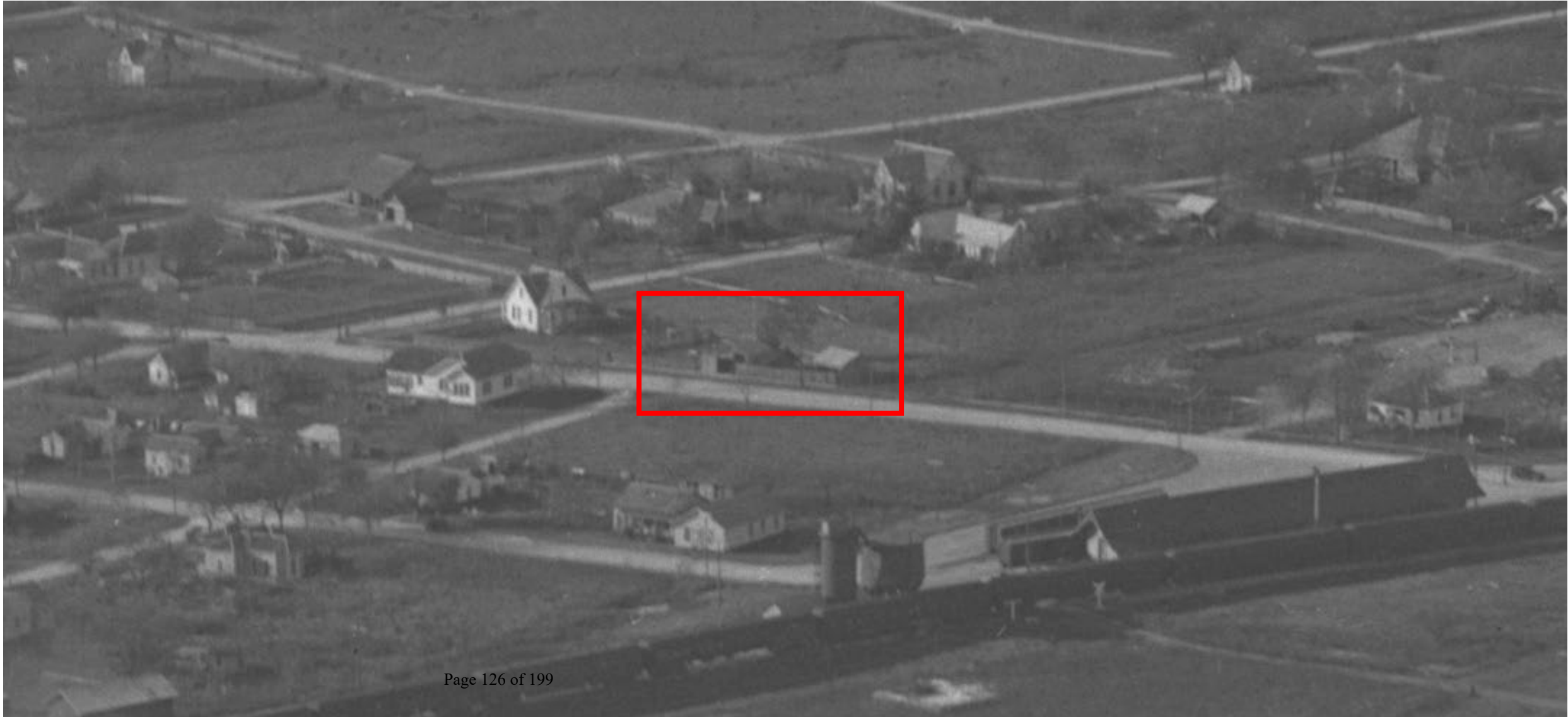
Current Context



1925 & 1940 Sanborn Maps



c. 1934 SU Special Collections Photo



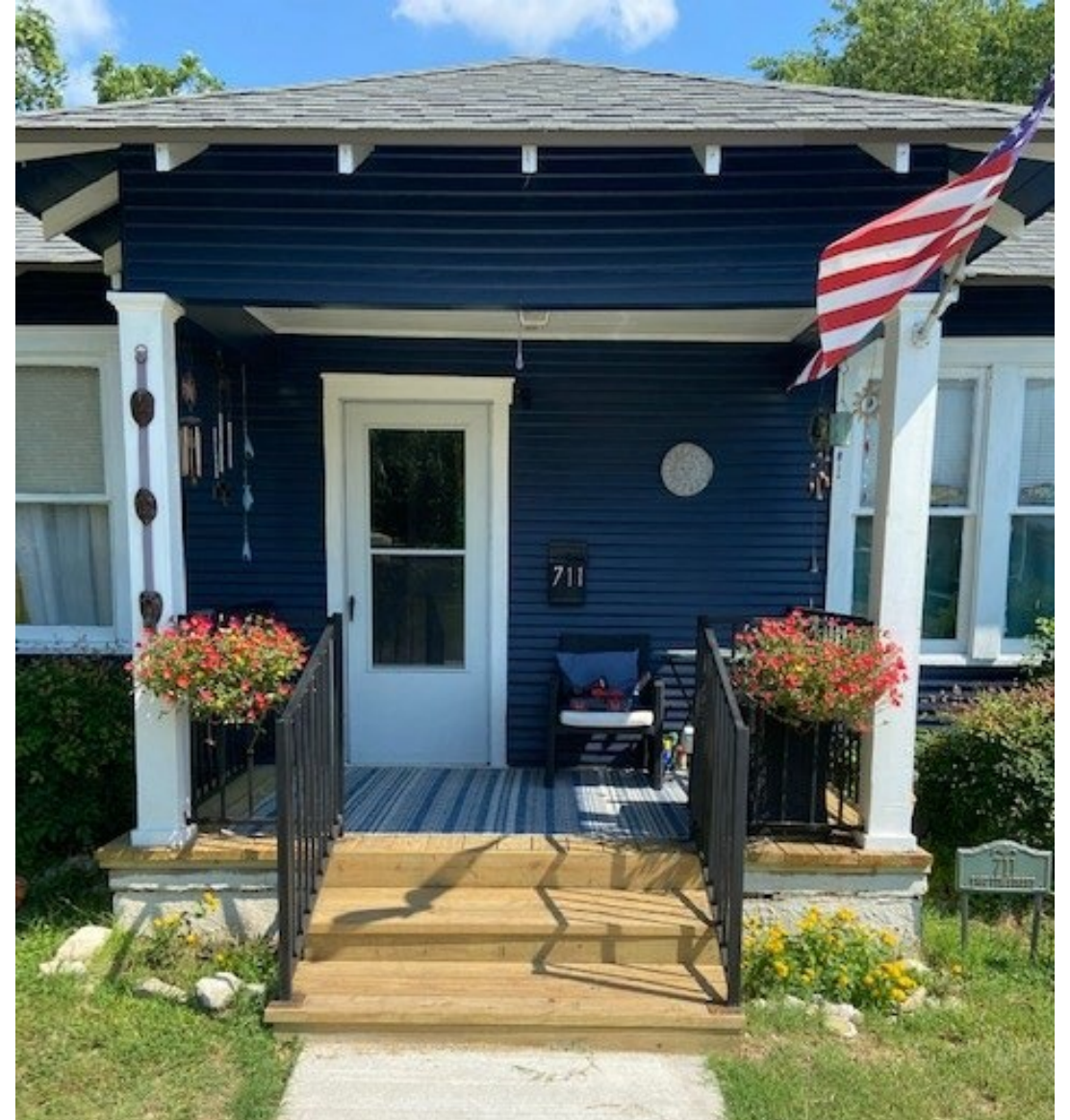
1984 HRS Photo



Old Porch Photo



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

Public Notification

- Three (3) signs posted
- 0 comments in favor and 0 opposed

Recommendation

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

HARC Motion – 2021-38-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
September 9, 2021

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for replacing a historic architectural feature with a non-historic architectural feature at the property located at 115 W. 7th Street, bearing the legal description 0.114 acre, being part of Lots 1 & 2, Block 38, City of Georgetown. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

The Applicant is requesting HARC approval to replace the upper floor 1/1 wood windows on the front façade with new 1/1 wood windows using the same window product approved for the replacement of the Lockett Building upper floor windows. The existing wood windows, which have deteriorated and are leaking and causing water damage, do not appear to be the original windows. The building is known to have undergone a rehabilitation project prior to 1989, and the windows may have been replaced in that project, however it is not clear from historic photos if the windows were repaired or replaced. The current windows either have a tinted glass or a tinted window film applied to the glass on 5 of the 6 upper floor windows, which has been in place since at least 2008. The windows do not appear to have been tinted in a c. 2003 photo of the building. The proposed new windows would have clear, insulated glass and use the same window style and configuration as the existing.

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 6 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. 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	Cover Memo
□	Exhibit 1 - Location Map	Exhibit
□	Exhibit 2 - Historic Resource Surveys	Exhibit



Planning Department Staff Report

Historic and Architectural Review Commission

Report Date: *September 3, 2021*

File Number: *2021-39-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature at the property located at 115 W. 7th Street, bearing the legal description 0.114 acre, being part of Lots 1 & 2, Block 38, City of Georgetown.

AGENDA ITEM DETAILS

Project Name: *Diva Windows*
Applicant: *Randy Weisbrod (Diva)*
Property Owner: *5GK Enterprises LLC*
Property Address: *115 W. 7th Street*
Legal Description: *0.114 acre, being part of Lots 1 & 2, Block 38, City of Georgetown*
Historic Overlay: *Downtown Overlay District*
Case History: *N/A*

HISTORIC CONTEXT

Date of construction: *1903 (HRS)*
Historic Resources Survey Level of Priority: *High*
National Register Designation: *Within the Williamson County Courthouse National Register Historic District*
Texas Historical Commission Designation: *Recorded Texas Historic Landmark*

APPLICANT'S REQUEST

HARC:

- ✓ Upper floor window replacement

STAFF ANALYSIS

The Applicant is requesting HARC approval to replace the upper floor 1/1 wood windows on the front façade with new 1/1 wood windows using the same window product approved for the replacement of the Lockett Building upper floor windows. The existing wood windows, which have deteriorated and are leaking and causing water damage, do not appear to be the original windows. The building is known to have undergone a rehabilitation project in 1982-83, and the windows may have been replaced in that project, however it is not clear from historic photos if the windows were repaired or replaced. The current windows either have a tinted glass or a tinted window film applied to the glass on 5 of the 6 upper floor windows, which has been in place since at least 2008. The windows do not appear to have been tinted in a c. 2003 photo of the building. The proposed new windows would have clear, insulated glass and use the same window style and configuration as the existing.

Planning Department Staff Report

Historic and Architectural Review Commission

The text of the Recorded Texas Historic Landmark marker reads, “Built in 1903, this ornate Victorian structure originally housed the furniture store of Hugh Clifford Craig (1850-1938). Craig sold his business to local competitor W.H. Davis in 1906, but retained ownership of the building. In 1936, after the Davis Furniture Company moved, Craig sold the structure to S.W. Henderson, who ran a variety store here for many years. Elaborately designed, the building features iron columns and pressed metal ornamentation. Recorded Texas Historic Landmark – 1990”

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
6.12 Preserve the position, number, size, and arrangement of historic windows and doors in a building wall. <ul style="list-style-type: none">✓ Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.✓ Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged.✓ Historically, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.	Complies No changes are proposed to the position, number, size, or arrangement of the windows and doors.
6.13 Preserve the functional and decorative features of an historic window or door. <ul style="list-style-type: none">✓ 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.✓ 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.✓ Historic screen and storm doors should be preserved and maintained.	Complies The proposed replacement windows retain the function and characteristics of the original windows and would remove the current tinted glass.
6.16 Glass in doors and windows should be retained. <ul style="list-style-type: none">✓ If it is broken or has been removed in the past, consider replacing it with new glass. If security is a concern, consider using wire glass, tempered	Complies The replacement windows propose to use clear insulated glass,

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
glass, or light metal security bars (preferably on the interior). ✓ Replacement glass may be insulating glass, but it should match the style and color of the original glass. ✓ Replacement glass should match the historic glass - clear, rolled (“wavy”), tinted, etc. ✓ Removal of historic leaded, art, stained, beveled, prismatic glass, etc. should not be permitted, unless it is damaged and is technically infeasible to repair.	consistent with the historic window glazing color.

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies Staff reviewed the application and deemed it complete.
2. Compliance with any design standards of this Code;	Complies Proposed project complies with applicable UDC standards.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies SOI Standard #6 reads: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.” The proposed window replacement complies with the guidance for replacement, and would remove the tinted glass, which is

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	not consistent with glass used historically for this building.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies Proposed project complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies Proposed project preserves the historic integrity of the building.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable No new buildings or additions are proposed.
7. The overall character of the applicable historic overlay district is protected; and	Complies Proposed project is compatible with the Downtown Overlay District and previously approved replacement requests for upper floor windows.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Not Applicable No signs are proposed.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

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

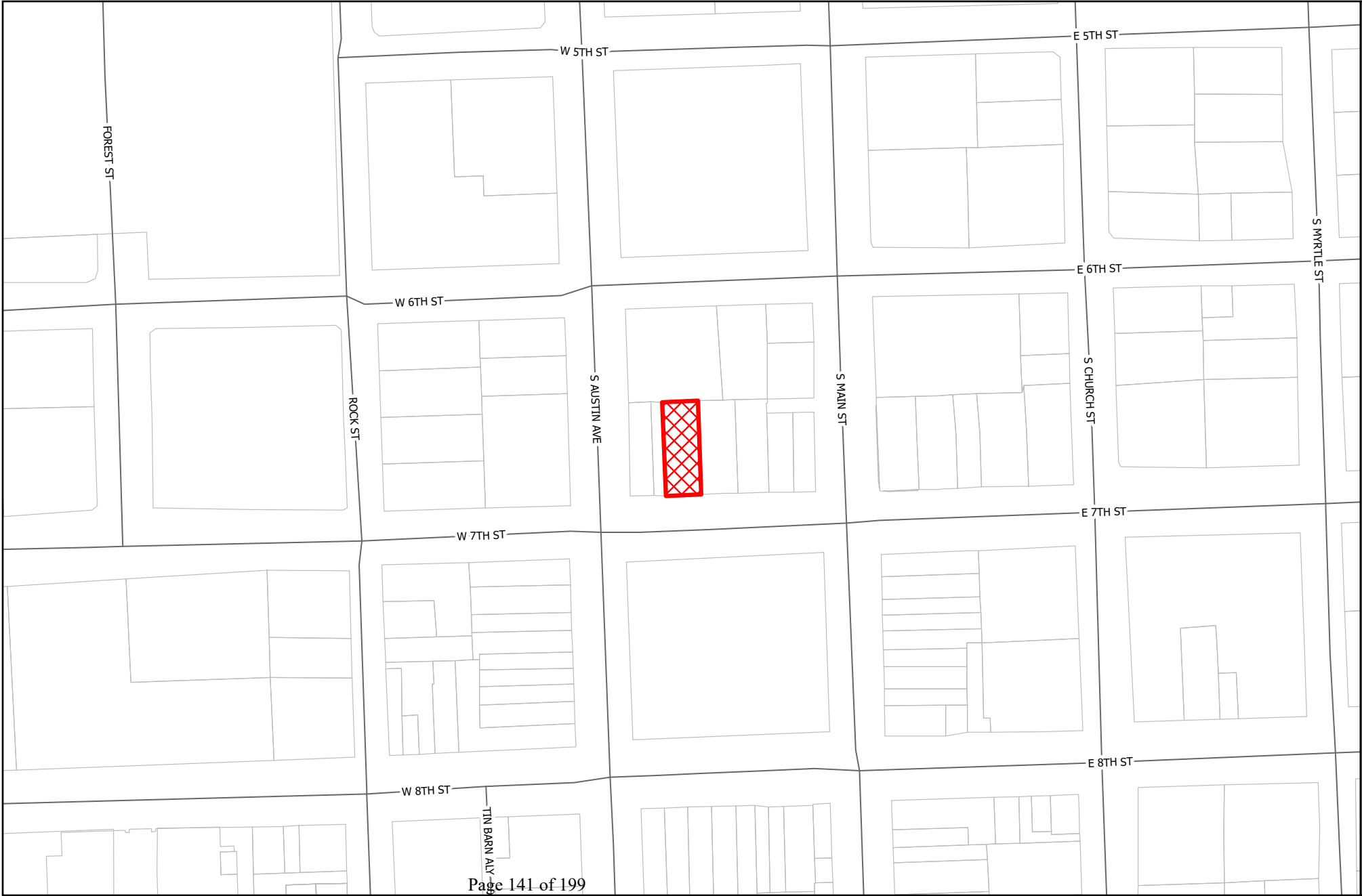
ATTACHMENTS

Exhibit 1 – Location Map

Exhibit 2 – Historic Resource Surveys

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



LOCATION

2021-39-COA

Exhibit #1

-  Site
-  Parcels

N



0 100 200
Feet

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 40
 City/Rural Georgetown GE UTM Sector 626-3389
 2. Name H.C. Craig Building 6. Date: Factual 1903 Est. _____
 Address 115 W. 7th 7. Architect/Builder _____ Contractor _____
 3. Owner Harry Gold 8. Style/Type _____
 Address 115 W. 7th, 78626 9. Original Use commercial
 4. Block/Lot OTS/Blk. 38 Present Use commercial
 10. Description Two-story load-bearing masonry commercial building of limestone; flat roof w/ built-up tar and gravel covering; wood sash double-hung display windows w/ 1/1 lights; two double-door entrances. Other noteworthy features include paired cast iron columns separate windows at 2nd level; ABAABA facade; Mesker store front; pressed metal
 11. Present Condition excellent; rehabilitated in 1982083
 12. Significance contributes to the historic character of the district
 13. Relationship to Site: Moved Date _____ or Original Site ☒ (describe) _____
 14. Bibliography GHS files 15. Informant _____
 16. Recorder BT/HHM Date 1985

DESIGNATIONS

PHOTO DATA

- TNRIS No. _____ Old THC Code _____ B&W 4x5s _____ Slides _____
☐ RTHL ☐ HABS (no.) TEX- _____ 35mm Negs.
 NR: ☐ Individual ☒ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name Williamson Co.
 Other Courthouse Historic District
- | YEAR | DRWR | ROLL | FRME |
|------|------|------|------|
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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. 40
 City/Rural Georgetown GE
 2. Name H.C. Craig Building

#10. Description (cont'd): cornice; canopy

TEXAS HISTORICAL COMMISSION

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

Address: 109 W 7th St 2016 Survey ID: 124961 A
 City: Georgetown 2016 Preservation Priority: High
 County: Williamson Local District: Downtown District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R041372

Construction Date: 1903 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.637631 Longitude -97.677703

Current/Historic Name Diva Spa/H. C. Craig Building

Stylistic Influence(s)* ☒ None Selected

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

Plan*

- ☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☒ Other: Two-Part Commercial Block

Priority: 2016 Survey ID: 124961 A ☒ High ☐ Medium ☐ Low

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

2007 Survey ID: 115 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 40 ☒ High ☐ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 3/2/2016

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



Resource A is at left; Photo direction: North

Diva Windows 2021-39-COA

Historic & Architectural Review Commission
September 9, 2021

Item Under Consideration

2021-39-COA – Diva Windows

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature at the property located at 115 W. 7th Street, bearing the legal description 0.114 acre, being part of Lots 1 & 2, Block 38, City of Georgetown.

Item Under Consideration

HARC:

- Upper floor window replacement

Item Under Consideration



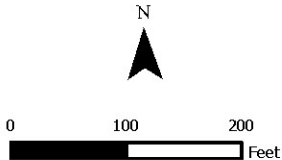


LOCATION

2021-39-COA

Exhibit #1

-  Site
-  Parcels



Current Context

Historic Properties Map HARC Website

Address Search

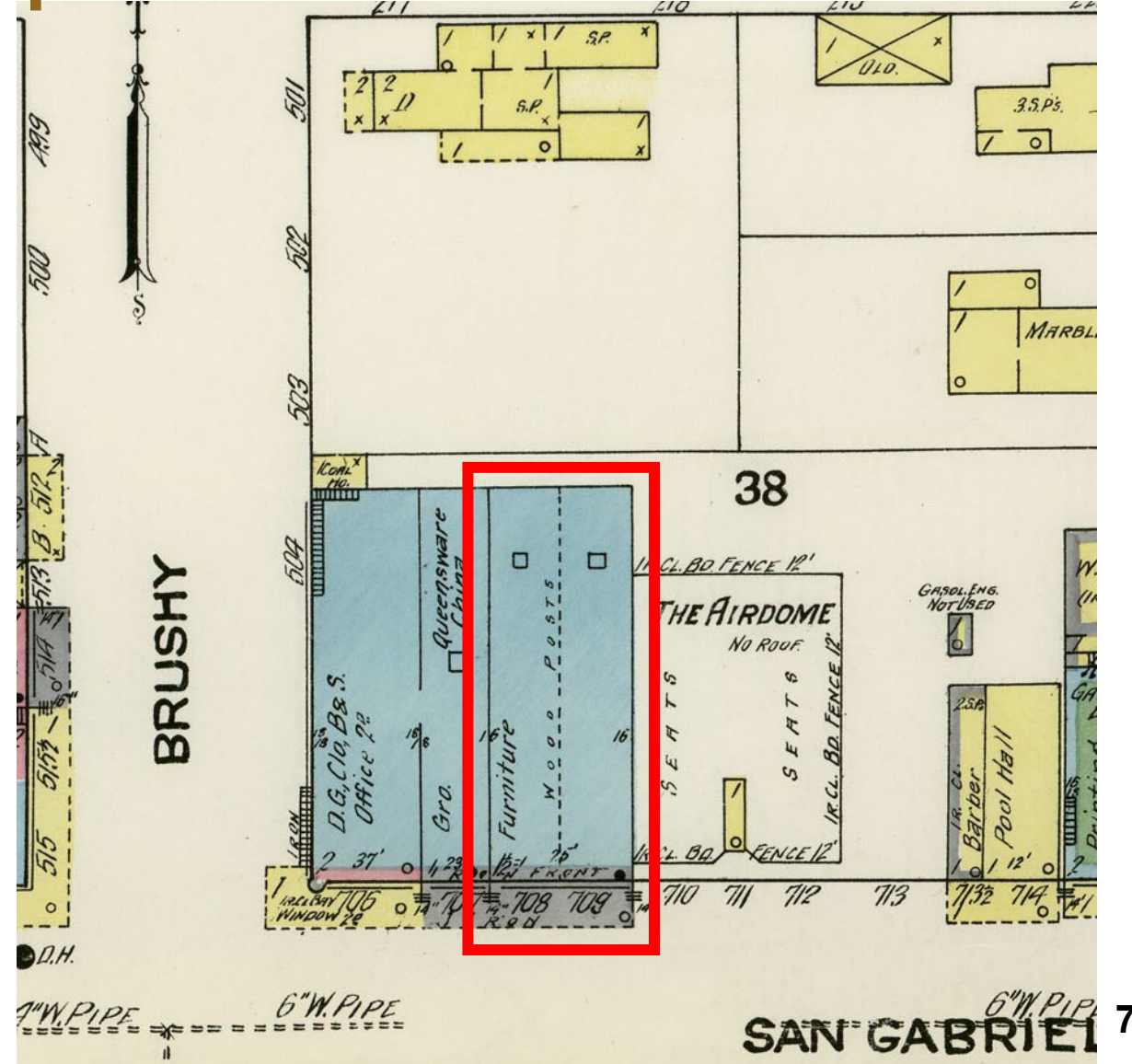
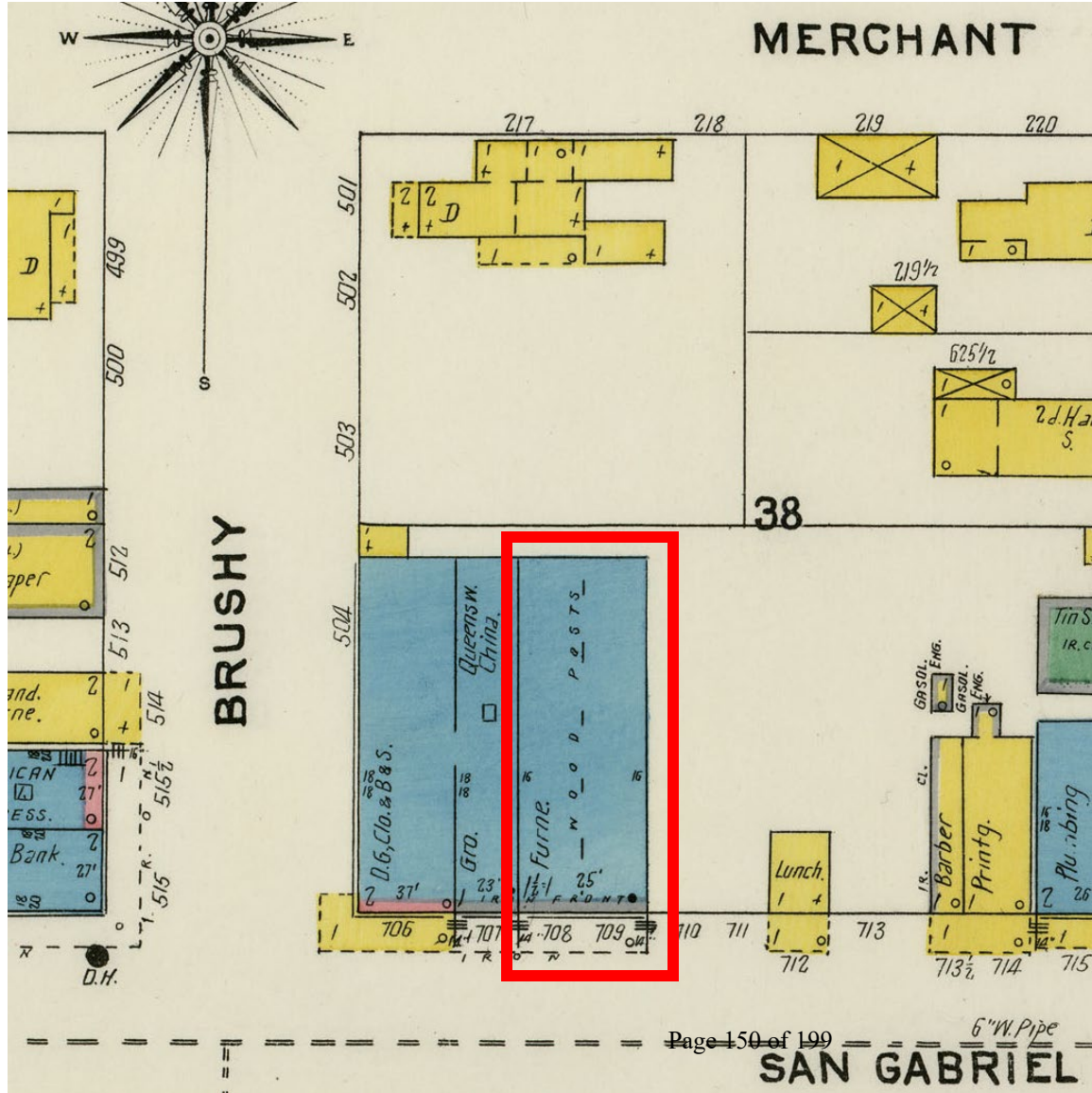
Layer List

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
 - ☐ Olive Street Nat. Reg. Dist.
 - ☐ Williamson County Courthouse Nat. Reg. Dist.
 - ☐ Belford Nat. Reg. Dist.
 - ☐ University-Elm Nat. Reg. Dist.
 - ☐ Other Historical Designations

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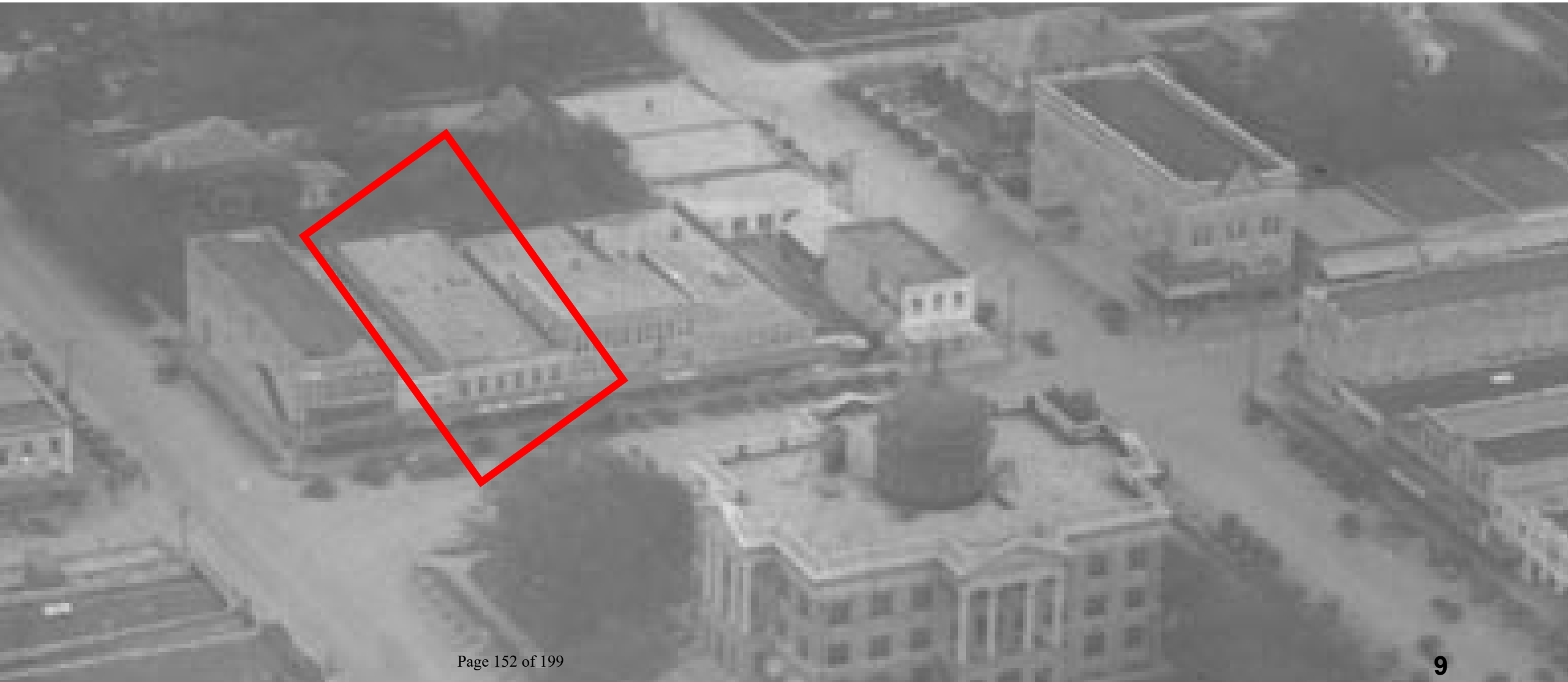
1905 & 1910 Sanborn Maps



c. 1906-1910 Photo



c. 1934 Photo from S U Special Collections



c. 1976 Photo



1984 HRS Photo



1989 RTHL Photo (Dan K. Utley)



c. 2003 Photo



Current Photo



Proposed Windows



Page 158 of 199

Replacement Windows - Pella Reserve Traditional



Approval Criteria – UDC Section 3.13.030

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

Public Notification

- One (1) sign posted
- 0 comments in favor and 0 opposed.

Recommendation

Staff recommends ***approval*** of the request to replace the windows.

HARC Motion – 2021-39-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
September 9, 2021

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1102 E. University Avenue, bearing the legal description 0.25 acres in Block 9, Snyder Addition. – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting HARC approval of a new 5' tall iron fence along the side street property line to enclose the rear yard with a taller fence than the 3' tall fence planned for the front yard. In the Old Town Overlay District, fence height along front and side street property lines is limited to 3' in height and 50% transparency unless an alternate fence is approved by HARC. The proposed iron fence has more than 50% transparency and includes decorative details similar to the existing fence on the abutting property to the east of the subject property. 6' tall privacy fences are permitted if they are set back a minimum of 15' from the side street property line, and the applicant would be able to construct the requested fence behind that 15' setback; however, they are requesting the 5' fence along the side street property line to be able to enclose a larger portion of the rear and side yard for pets.

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), 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
<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

Exhibit 4 - Historic Resource Surveys
Staff Presentation

Exhibit
Presentation

Planning Department Staff Report

Historic and Architectural Review Commission

Report Date: *September 3, 2021*

File Number: *2021-41-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1102 E. University Avenue, bearing the legal description 0.25 acres in Block 9, Snyder Addition.

AGENDA ITEM DETAILS

Project Name: *Martin Fence*
Applicant: *Lauri Martin*
Property Owner: *Lauri Martin*
Property Address: *1102 E. University Avenue*
Legal Description: *0.25 acres in Block 9, Snyder Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *N/A*

HISTORIC CONTEXT

Date of construction: *1924 (HRS)*
Historic Resources Survey Level of Priority: *High*
National Register Designation: *Within the Olive Street National Register Historic District*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New 5' iron fence

STAFF ANALYSIS

The applicant is requesting HARC approval of a new 5' tall iron fence along the side street property line to enclose the rear yard with a taller fence than the 3' tall fence planned for the front yard. In the Old Town Overlay District, fence height along front and side street property lines is limited to 3' in height and 50% transparency unless an alternate fence is approved by HARC. The proposed iron fence has more than 50% transparency and includes decorative details similar to the existing fence on the abutting property to the east of the subject property. 6' tall privacy fences are permitted if they are set back a minimum of 15' from the side street property line, and the applicant would be able to construct the requested fence behind that 15' setback; however, they are requesting the 5' fence along the side street property line to be able to enclose a larger portion of the rear and side yard for pets.

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
CHAPTER 8 – DESIGN GUIDELINES FOR SITE DESIGN	
8.25 A new fence may be considered in transitional areas with a residential context. <ul style="list-style-type: none">✓ A fence that defines a front yard should be low to the ground and “transparent” in nature.✓ A front yard fence should not exceed three feet in height.✓ Solid, “stockade” fences do not allow views into front yards and are inappropriate.✓ Chain link, concrete block, unfaced concrete, plastic, solid metal panel, fiberglass, plywood, and mesh construction fences are not appropriate.✓ A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards.	Partially Complies <p>The proposed fence is 5’ 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 Design Guidelines allow for consideration of taller side yard fences. The historic house would remain visible through the proposed fence.</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;	Complies <p>Staff reviewed the application and deemed it complete.</p>
2. Compliance with any design standards of this Code;	Partially Complies <p>The proposed fence is 5’ in height rather than the 3’ height prescribed for the Old Town Overlay District.</p>
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies <p>The proposed project complies with applicable SOI Standards.</p>
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be	Partially Complies <p>The proposed fence partially complies with the applicable Design Guideline.</p>

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
amended from time to time, specific to the applicable Historic Overlay District;	
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The proposed fences does not alter the integrity of the building, structure or site and is consistent with existing fencing on adjacent property, as well as provides more than 50% transparency to balance the proposed 5' height.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable No new buildings or additions are proposed.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed fence is compatible with the character of the Old Town Overlay District and with the fence surrounding an abutting property.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	Not Applicable No signs are proposed.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

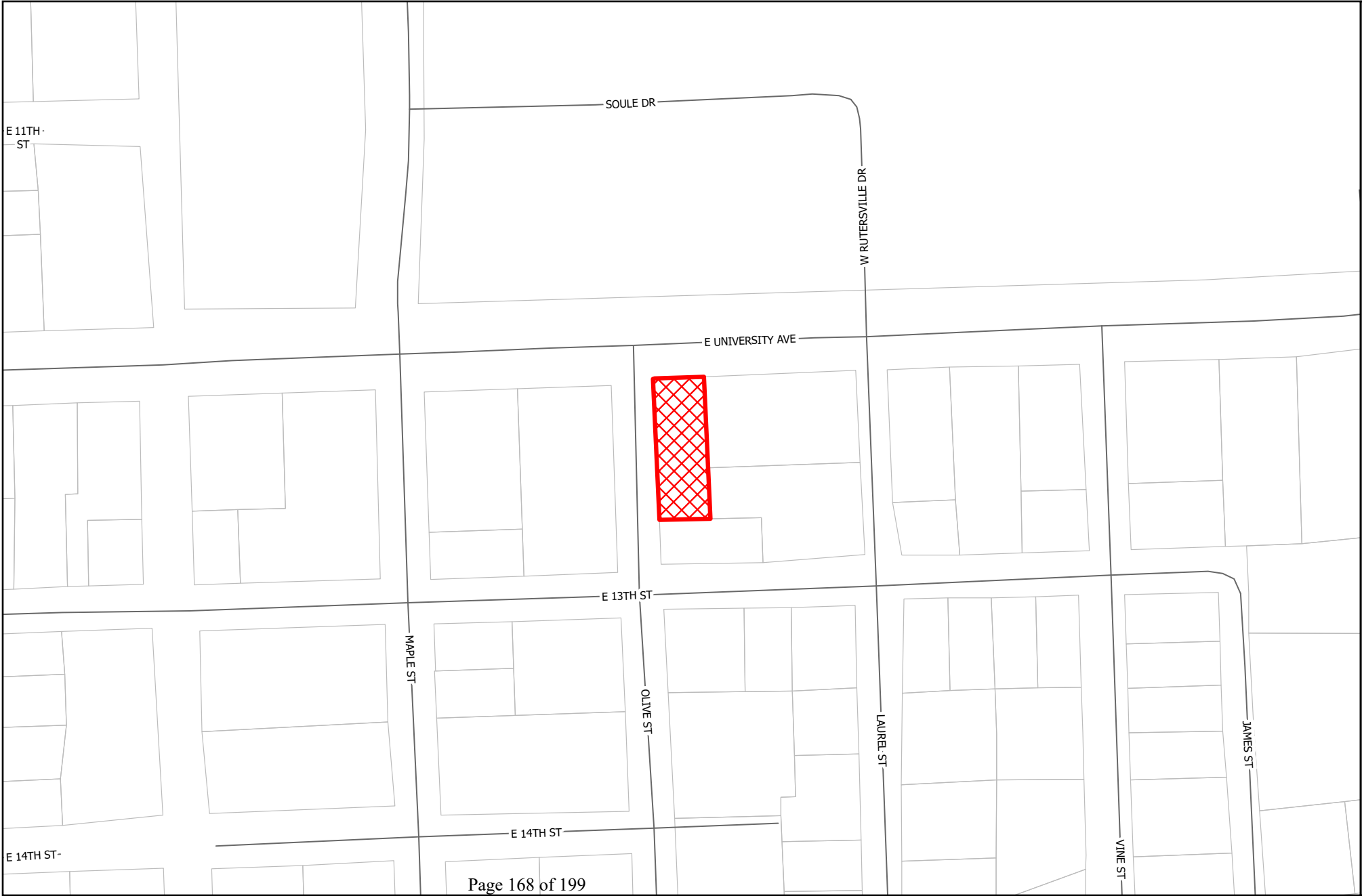
As of the date of this report, staff has received 0 comments in favor and 0 opposed.

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

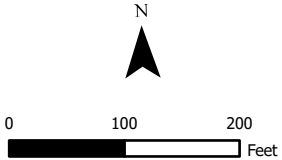


LOCATION

2021-41-COA

Exhibit #1

-  Site
-  Parcels



Lauri McInnis Martin
723 W. University Avenue, Ste. 110-403
Georgetown, Texas 78626
512-897-0498
martin.lauri1223@gmail.com

7/16/2021

Ms. Bostick
Downtown and Historic Planner
City of Georgetown Planning Department
809 Martin Luther King Jr. Street
Georgetown, TX 78626

Dear Ms. Bostick:

Please let this serve as my letter of intent for my application for a fence permit for my residence located at 1102 E. University Avenue, Georgetown, Texas 78626. I would like to install a wrought iron fence that is greater than 50% see through. Please see photo attached to my application for an example of the style of the fence. I will install a 3 ft fence on the front and partially on one side, the other side of my fence is already a 5 ft wrought iron fence belonging to my neighbor. I would like to graduate up the fence to 5 ft once it is completely on the side of my house because I have dogs and they would be able to easily jump a 3 ft fence, and I need the 5 ft to keep them safe as the front of the house faces Hwy. 29. The fence I propose to install is a quality and style that is in keeping with the integrity of the house – which is extremely important to me.

I would also like to request a curb cut to move the approach of my driveway away from Hwy. 29. At present it is very close to the highway – which presents a problem and a dangerous situation when I am backing out of my driveway and people are turning onto Olive Street at speed. Please see attached survey and drawing showing the location of the proposed move. Moving the approach also allows me space to turn my car around and leave my driveway facing forward and not backing up. A new survey has been done and a civil engineering

drawing will be submitted as soon as I have it for the curb cut. The present driveway will be removed and a curb put in where it is presently lacking.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Lauri Martin". The signature is written in a cursive, flowing style with a large initial "L" and "M".

Lauri Martin

Blue highlight/outline represents the proposed 3ft high fence placement

Fence will be set back 3ft from the property line

LEGEND

ELEVATION BENCHMARK
IRON PIN FOUND
CORNER NOT FOUND, REPLACED
WITH 1/2" IRON PIN
FROM PRE-SET

CONCRETE MONUMENT W/ BRASS DISK

CHAINLINK FENCE

BOARD FENCE

POWER POLE

WATER VALVE

FIRE HYDRANT

WATERLINE EXISTING

OVERHEAD POWER LINE

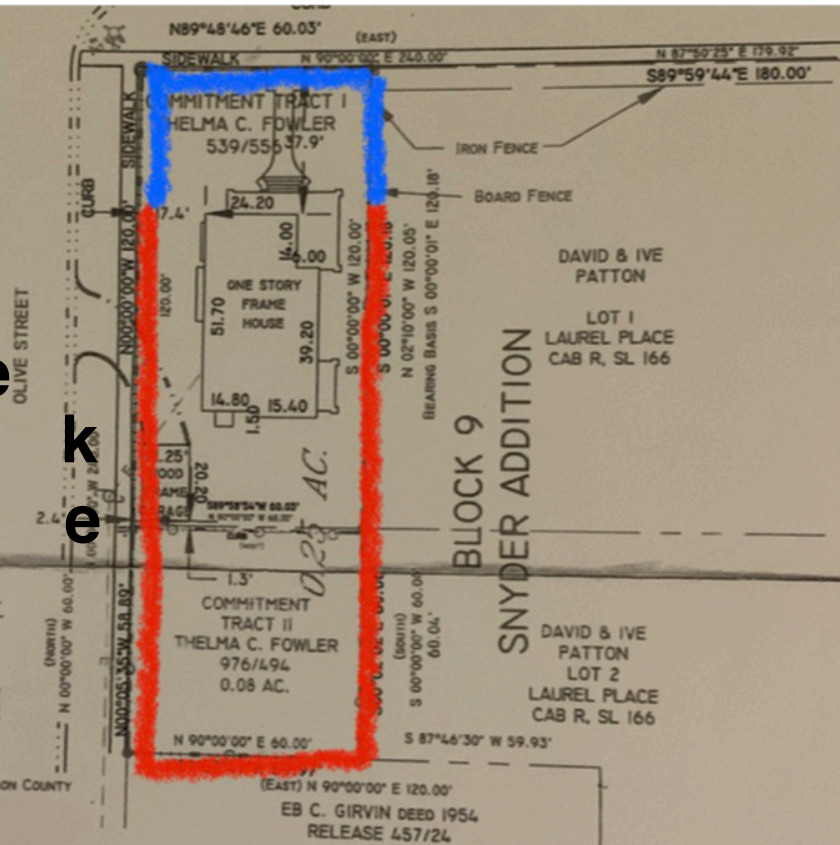
CENTER LINE OF CHANNEL

RECORD CALLS

DATA THIS SURVEY

BEARING / DISTANCE

BEARING / DISTANCE

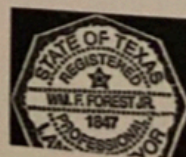


Red highlight/outline represents the proposed 5ft high fence placement

RESTRICTIVE COVENANTS AND RECORD EASEMENTS HAVE BEEN LISTED HEREON FOR THE PURPOSES OF THIS SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THAT THE SAME ARE CORRECTLY SET FORTH HEREON, AND THAT SAID PROPERTY AND RESTRICTIONS HAVE BEEN LISTED HEREON ACCORDING TO THE TITLE COMMITMENT, IF A CURRENT TITLE COMMITMENT HAS BEEN PROVIDED BY THE OWNER.

DATED THIS THE 26TH DAY OF OCT., 2006.

William J. Zander









1. County Williamson WM
GE 5. USGS Quad No. 3097-313 Site No. 219
 City/Rural Georgetown UTM Sector 627-3389
 2. Name H.J. & Esther Swenson House 6. Date: Factual 1924 Est. _____
 Address 1102 E. University 7. Architect/Builder Griffith Lumber Co.
 Contractor _____
 3. Owner Thelma C. Fowler 8. Style/Type bungalow
 Address 111 W. Fowler, Killeen, TX 76541 9. Original Use residential
 4. Block/Lot Snyder/ Blk. 9/N.W. corner Present Use residential
 10. Description One-story wood frame dwelling w/ modified I-plan; exterior walls w/ beveled wood siding; clipped gable roof w/ composition shingles; exposed rafter ends w/ jig-sawn stick brackets; front elev. faces N.; exterior brick chimney w/ corbeled cap & polychromatic design; wood sash double-hung windows w/ 1/1 lights; single-door entrance w/ sidelights;>
 11. Present Condition good
 12. Significance Primary area of significance: architecture. A good example of bungalow architecture.
 13. Relationship to Site: Moved Date _____ or Original Site ☒ (describe) _____
 14. Bibliography Tax rolls, 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
		14	25	to	14	26
		55	11	to	55	16
				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. 219
 City/Rural Georgetown
 2. Name H.J. & Esther Swenson House
 #10. Description (cont'd): one-bay porch w/ gabled roof wraps around N. & E. elevs.; brick piers.

TEXAS HISTORICAL COMMISSION

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

Address: 1102 E University Ave 2016 Survey ID: 124342 A
 City: Georgetown 2016 Preservation Priority: High
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R047434

Construction Date: 1924 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.63307 Longitude -97.666879

Current/Historic Name H. J. and Esther Swenson House

Stylistic Influence(s)* ☐ None Selected

<input type="checkbox"/> Log traditional	<input type="checkbox"/> Shingle	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Pueblo Revival	<input type="checkbox"/> International
<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Romanesque Revival	<input type="checkbox"/> Tudor Revival	<input type="checkbox"/> Spanish Colonial	<input type="checkbox"/> Post-war Modern
<input type="checkbox"/> Italianate	<input type="checkbox"/> Folk Victorian	<input type="checkbox"/> Neo-Classical	<input type="checkbox"/> Prairie	<input type="checkbox"/> Ranch
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Beaux Arts	<input 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: 124342 A ☒ High ☐ Medium ☐ Low

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

2007 Survey ID: 270a ☒ High ☐ Medium ☐ Low

1984 Survey ID: 219 ☒ High ☐ Medium ☐ Low

General Notes: Builder: Belford Lumber Co. (Notes from 2007 Survey: new oval window openings?)

Recorded by: CMEC

Date Recorded 4/21/2016

*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)

TEXAS HISTORICAL COMMISSION

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

Address: 1102 E University Ave

2016 Survey ID: 124342 A

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Southeast



Martin Fence 2021-41-COA

Historic & Architectural Review Commission
September 9, 2021

Item Under Consideration

2021-41-COA – Martin Fence

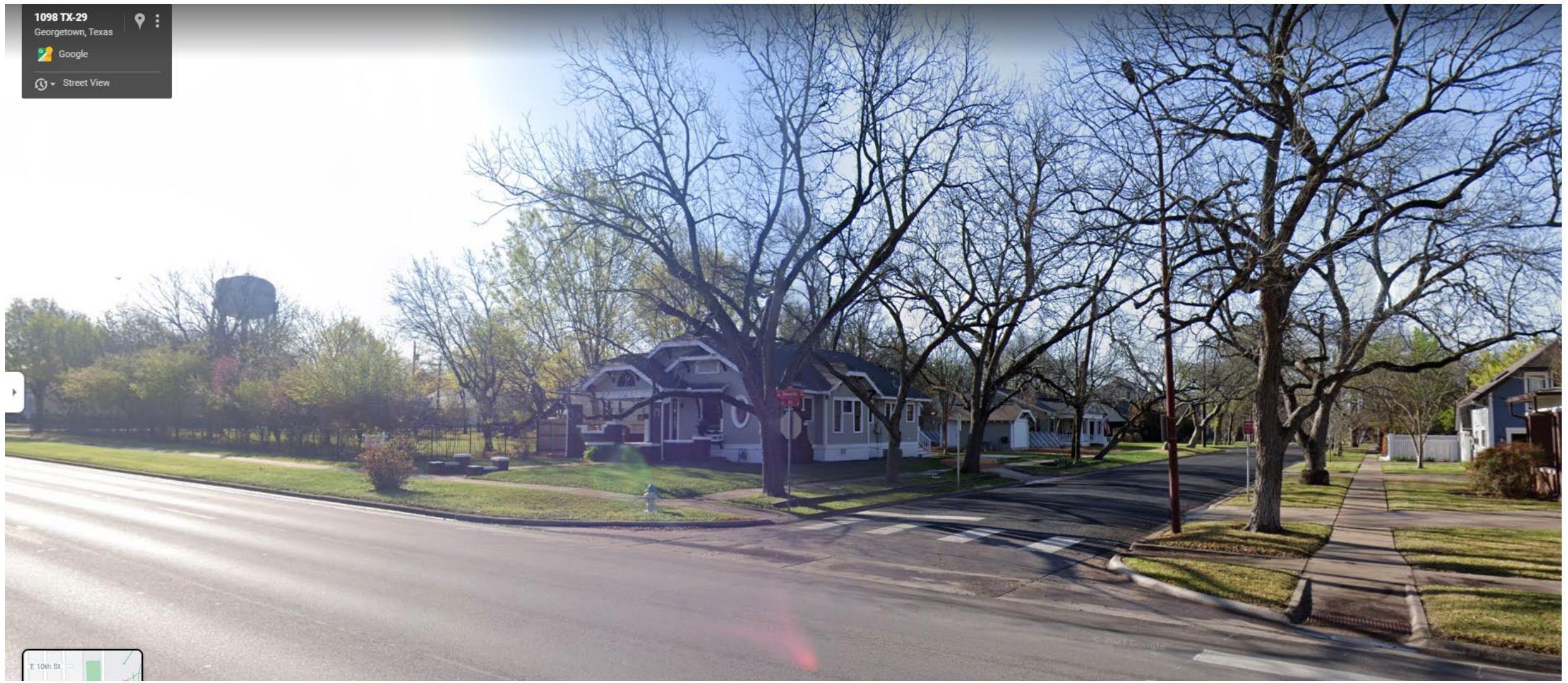
- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1102 E. University Avenue, bearing the legal description 0.25 acres in Block 9, Snyder Addition.

Item Under Consideration

HARC:

- New 5' iron fence

Item Under Consideration

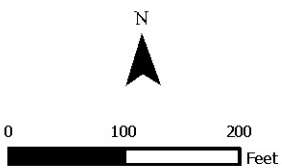




LOCATION

2021-41-COA
Exhibit #1

-  Site
-  Parcels



Current Context

Historic Properties Map

HARC Website

1102 e university

Show search results for 1102 e univer...

+

-

Home

Refresh

Map Layers

Priority Designation

2016 High Priority

2016 Medium Priority

2016 Low Priority

Historic Overlays

Downtown Overlay District

Old Town Overlay

National Register Districts

Olive Street Nat. Reg. Dist.

Williamson County Courthouse Nat. Reg. Dist.

Belford Nat. Reg. Dist.

University-Elm Nat. Reg. Dist.

Other Historical Designations

6

Page 184 of 199

Current Context

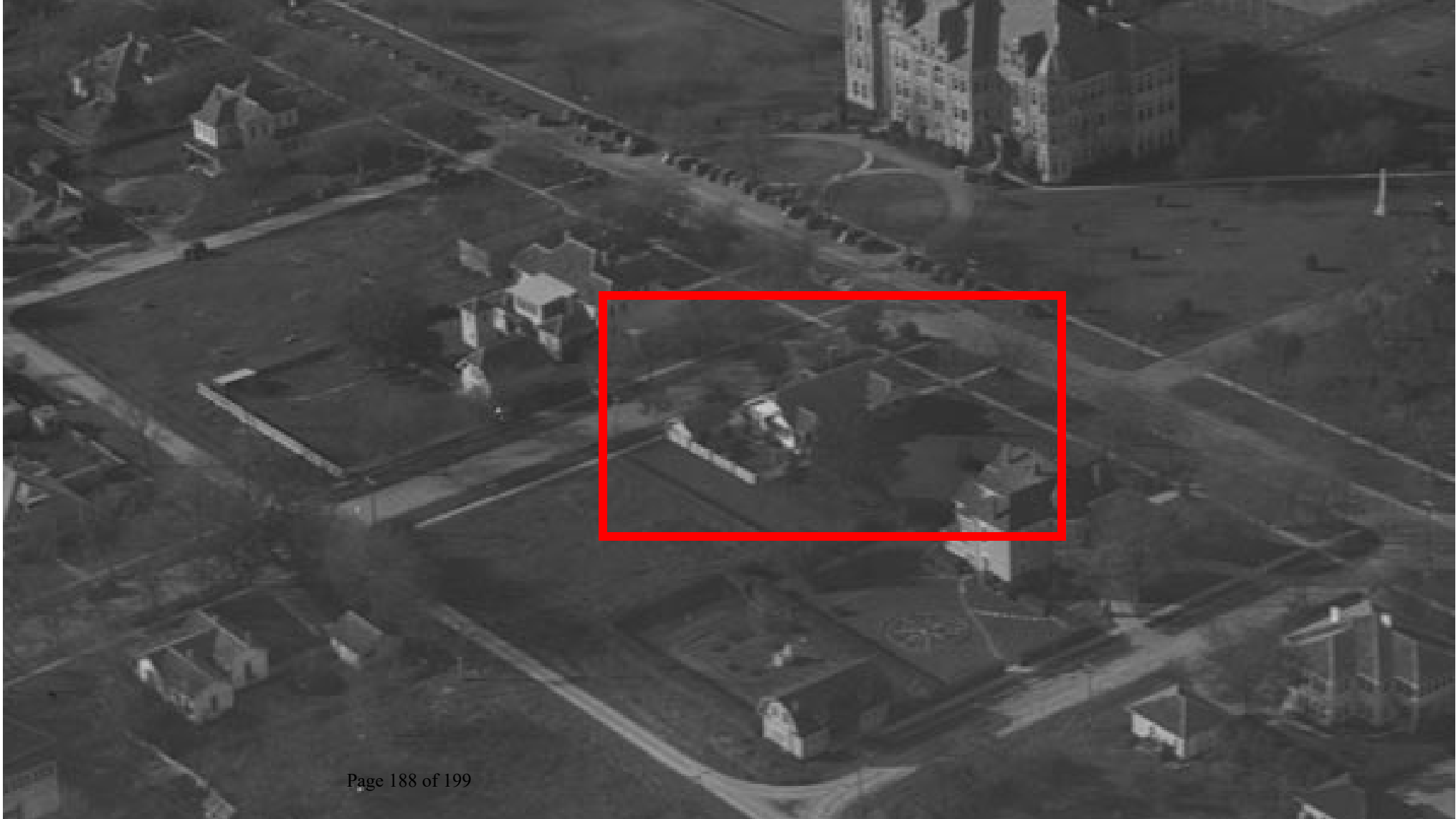
c. 1934 SU Special Collections Photo



c. 1934 SU Special Collections Photo



c. 1934 SU Special Collections Photo



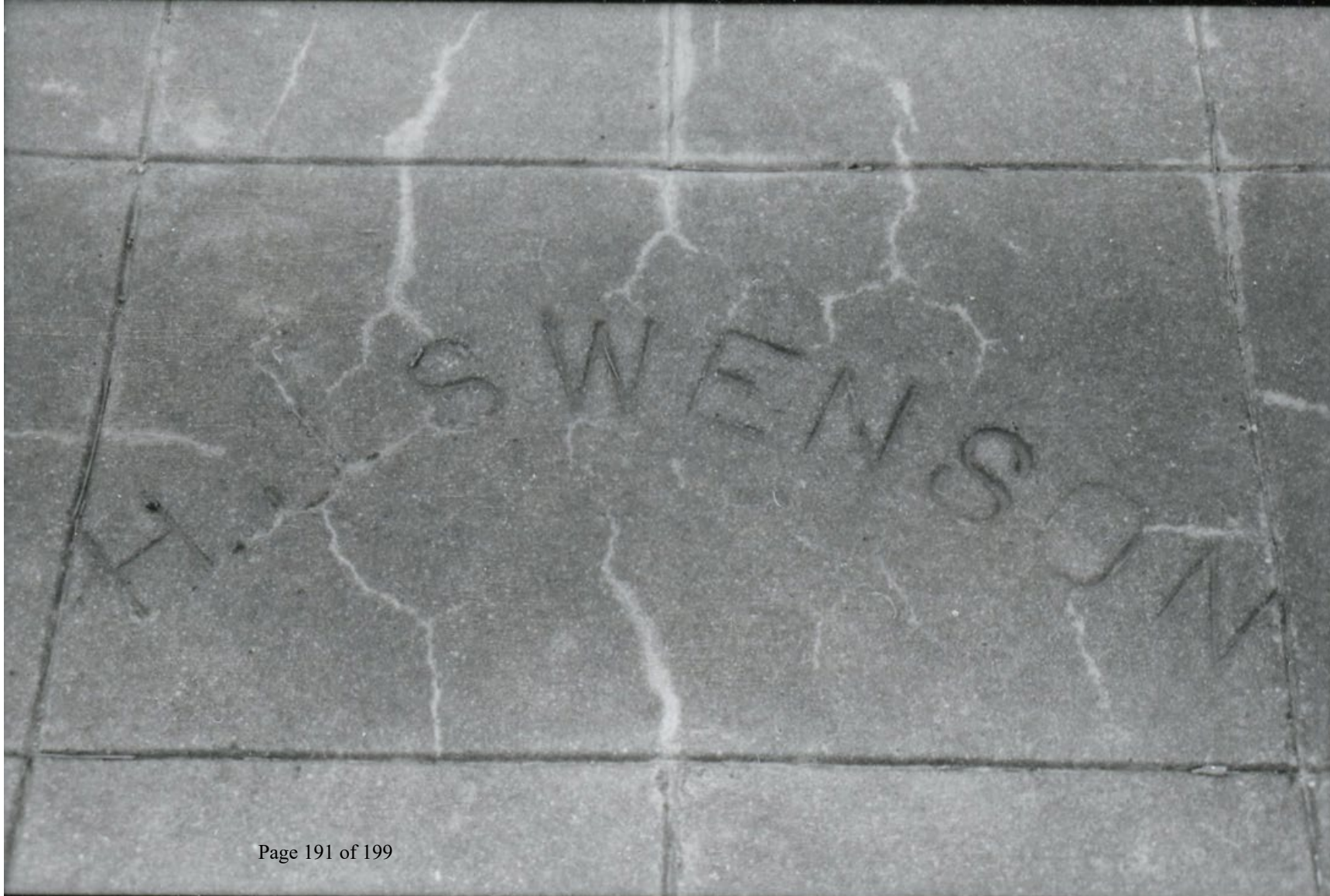
1984 HRS Photo



1984 HRS Photo



1984 HRS Photo

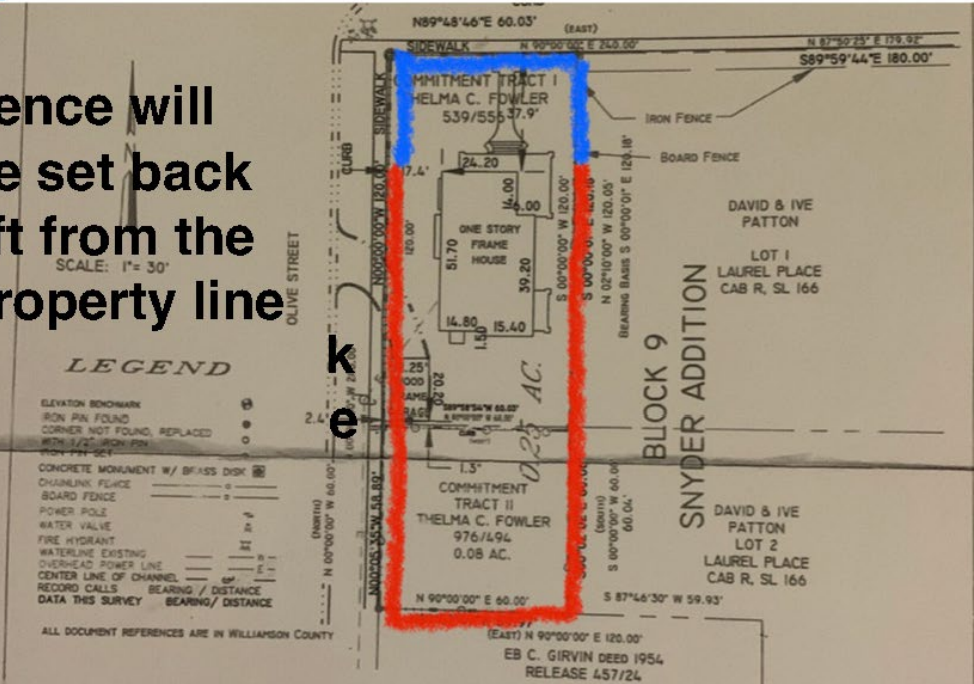


Proposed Fence



Blue highlight/outline represents the proposed 3ft high fence placement

**Fence will
be set back
3ft from the
property line**

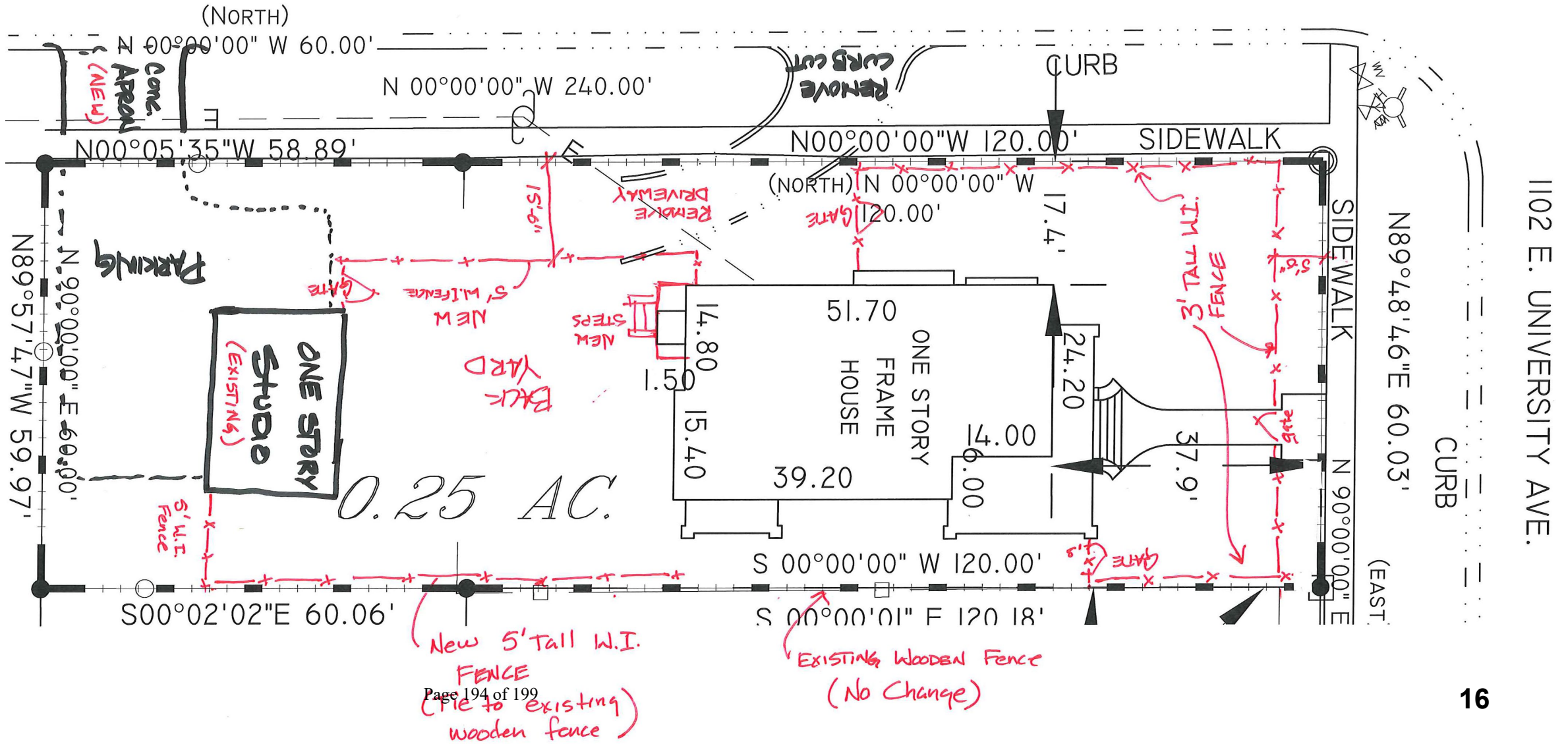


Red highlight/outline
represents the proposed
5ft high fence
placement

Proposed Fence



Permitted Fence Design



Current Context



Approval Criteria – UDC Section 3.13.030

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

Public Notification

- Two (2) signs posted
- 0 comments in favor and 0 opposed

Recommendation

Staff recommends ***approval*** of the requested fence.

HARC Motion – 2020-41-COA

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