

**Notice of Meeting for the  
Historic and Architectural Review Commission  
of the City of Georgetown  
October 14, 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.

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### **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 September 23, 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 high priority structure at the property located at 309 Walnut Street, bearing the legal description 0.551 acres in Block 5, Shell Addition. – Britin Bostick, Downtown & Historic Planner
- D **Public Hearing and Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1002 Ash Street, bearing the legal description of Lot 1 and the north 28 feet of Lot 2, Block 26, Glasscock Addition. (2021-46-COA) – Britin Bostick, Downtown & Historic Planner
- 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 replacing historic architectural features with non-historic architectural features at the property located at 907 S. Myrtle Street, bearing the legal description Lots 5 & 6, Block 19, Glasscock Addition. (2021-49-COA) – Britin Bostick, Downtown & Historic Planner
- F **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 800 South Austin Avenue, bearing the legal description of 0.22 acres, being part of Lots 5 & 8, Block 50, City of Georgetown. (2021-51-COA) – Britin Bostick, Downtown & Historic



## Planner

### G Conceptual review of a request for a Certificate of Appropriateness (COA) for:

- residential infill construction;
- a 3'-0" setback encroachment into the required 15'-0" side street setback for the construction of a residential structure 12'-0" from the side street (east) property line;
- a 13'-0" setback encroachment into the required 25'-0" street-facing garage setback for the construction of an attached garage 12'-0" from the side street (east) property line;
- 4'-9" building height modification to the required 15'-0" building height to allow a residential structure to be 19'-9" tall at the rear (south) setback; and
- a 0.03 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.48

at the property located at 1404 E. 16th Street, bearing the legal description Lot 2A, Block 3, Nolen Addition. (2021-55-COA) – Britin Bostick, Downtown & Historic Planner

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

## Adjournment

### Certificate of Posting

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

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Robyn Densmore, City Secretary



City of Georgetown, Texas  
Historic and Architectural Review  
October 14, 2021

**SUBJECT:**

Consideration and possible action to approve the minutes from the September 23, 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:**

|   | <b>Description</b> | <b>Type</b>     |
|---|--------------------|-----------------|
| □ | minutes            | Backup Material |



City of Georgetown, Texas  
Historic and Architectural Review Commission  
**Minutes**  
September 23, 2021 at 6:00 p.m.  
Council and Courts Building  
510 West 9<sup>th</sup> Street Georgetown, TX 78626

**Members Present:** Terri Hyde; Michael Walton; Lawrence Romero; Steve Johnston; Catherine Morales; Pamela Mitchell; Robert McCabe

**Members Absent:** Faustine Curry; Karalei Nunn

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

Meeting called to order by Chair Walton at 6:01 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. Staff presentation of the updated HARC Commissioner manuals, including the updated Historic District Guidelines.

Bostick provided an overview of the new Commissioner manuals.

Alternate Commissioner Mitchell asked when the new guidelines are in effect related to new applications. Bostick explained that any applications submitted after September 1<sup>st</sup> are subject to the new guidelines. Anything submitted prior to September 1<sup>st</sup> are under the old guidelines.

C. Consideration and possible action to approve the minutes from the September 9, 2021 regular meeting of the Historic and Architectural Review Commission. - Mirna Garcia, Program Manager

**Motion to approve by Commissioner Johnston. Second by Commissioner Romero. Approved 5-0.**



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

No updates. Bostick explained that as we approach the holiday season there will be one meeting in November and December.

**E. Consideration and possible action to appoint members to the Demolition Subcommittee. - Britin Bostick, Downtown & Historic Planner**

Bostick explained that the Commission previously discussed how alternate members serve on the Commission, as well as how they serve on the Demolition Subcommittee. The Commission asked about possible adding alternate members to the Subcommittee. There can be as many alternates added.

**Motion to appoint Commissioner Romero by Commissioner Morales. Motion to appoint Commissioner Walton by Commissioner Hyde. Approved 5-0.**

**F. Conceptual review of a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade and replacing historic architectural features with a non-historic architectural features at the property located at 907 S. Myrtle Street, bearing the legal description Lots 5 & 6, Block 19, Glasscock Addition. (2021-49-COA) – Britin Bostick, Downtown & Historic Planner**

**Staff report by Bostick.** The applicant is requesting HARC approval of a rehabilitation and rear addition to the high priority main structure on the property, which began as an 1890 Folk Victorian structure and later expanded with rear additions. The applicant is proposing to remove the 1950s and 1960s-era rear additions, construct a new rear living space and screened porch addition with a two-story portion for the living space addition, replace the historic windows, replace the historic siding, remove and replace the existing chimney and remove the decorative detail above the front porch, as well as adjust the slope of the roof over the front porch to create a steeper slope to assist drainage.

As part of the rehabilitation scope the applicant is also requesting to remove and replace the lapped wood siding and the windows, both of which are known to have lead-based paint. Although the materials have been maintained through periodic repainting and reglazing, the thin glass windows continue to provide maintenance challenges and do not provide a tight closure in the window opening, which allows dirt and debris to enter through the window gaps. Although the applicant could employ the use of storm windows or other techniques, they prefer to install single-hung energy-efficient windows in the same size and light pattern as the historic windows with a vinyl-clad wood rather than the all-wood existing windows. The windows would also have screens. The removal of the wood siding would also remove layers of lead-based paint, and the replacement siding is proposed to be fiber cement lapped siding with a similar profile and reveal. The trim would be repaired or replaced with either fiber cement trim or cedar. The remaining brick chimney no longer functions and the applicant is requesting approval to remove it and construct a new brick chimney in a new location further to the interior of the house than the existing chimney. As the existing chimney is not on an exterior location the new chimney would have similar characteristics to the existing, although a change



in interior location. The applicant is also requesting approval to replace the historic front door with a new front door which would have a glass section and a transom. The proposed foundation leveling and repair does not require approval of a COA, however the applicant is proposing to replace the underpinning or skirting with a mesh and concrete skirting that would have an stucco appearance. To address an ongoing maintenance issue and remove a feature that is not original to the house, the applicant is requesting approval of the removal of the decorative railing above the front porch roof and the replacement of the roof with a slightly steeper-pitched shed roof to assist with drainage and cleaning leaves and debris, which collect moisture. The applicant has provided photos from 1917 and the 1940s showing the porch without the railing, which was in place by the 1960s.

Commissioner Romero asked what material will be used for the roof. Bostick explained that right now it is a tin roof. However, it will be another metal roof, but it will be a better lasting material and will keep the same color.

The Commission reviewed the questions asked by staff. There was discussion regarding the requests in the project, specifically the compatibility of the proposed windows compared to the existing windows. There was also discussion regarding maintaining the historic character of the façade.

## **Adjournment**

Motion to adjourn by Commissioner Romero. Second by Commissioner Morales. Approved 5-0.

Adjourned at 7:07p.m.

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Approved, Faustine Curry, Chair

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Attest, Terri Asendorf-Hyde, Secretary



City of Georgetown, Texas  
Historic and Architectural Review  
October 14, 2021

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for the demolition of a high priority structure at the property located at 309 Walnut Street, bearing the legal description 0.551 acres in Block 5, Shell Addition. – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting HARC approval for the demolition of a high priority structure in the Old Town Overlay District.

**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 *does not meet* the criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness* for the demolition of a contributing historic structure, 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 1 in opposition of the request.

**FINANCIAL IMPACT:**

None. The applicant has paid the required application fees.

**SUBMITTED BY:**

Britin Bostick, Downtown & Historic Planner

**ATTACHMENTS:**

|   | <b>Description</b>                         | <b>Type</b>  |
|---|--|--------------|
| ❑ | Staff Report                               | Cover Memo   |
| ❑ | Exhibit 1 - Location Map                   | Exhibit      |
| ❑ | Exhibit 2 - Letter of Intent               | Exhibit      |
| ❑ | Exhibit 3 - Photos                         | Exhibit      |
| ❑ | Exhibit 4 - Historic Resource Surveys      | Exhibit      |
| ❑ | Exhibit 5 - Demolition Subcommittee Report | Exhibit      |
| ❑ | Exhibit 6 - Public Comment                 | Exhibit      |
| ❑ | Staff Presentation                         | Presentation |





## HISTORIC AND ARCHITECTURAL REVIEW COMMISSION

### HISTORIC PRESERVATION OFFICER

### DEMOLITION REPORT AND RECOMMENDATION

**Report Date:** *October 8, 2021*

**File Number:** *2021-42-COA*

#### AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the demolition of a high priority structure at the property located at 309 Walnut Street, bearing the legal description 0.551 acres in Block 5, Shell Addition.

#### AGENDA ITEM DETAILS

**Project Name:** *309 Walnut Street Demolition*  
**Applicant:** *Gary Wang (Wang Architects)*  
**Property Owner:** *Ken Schiller*  
**Property Address:** *309 Walnut Street*  
**Legal Description:** *0.551 acres in Block 5, Shell Addition*  
**Historic Overlay:** *Old Town*  
**Case History:** *N/A*  
**Prior COA Denials:** *N/A*  
**Prior COA Approvals:** *N/A*

#### HISTORIC CONTEXT

**Date of Construction:** *1898 (HRS), public records & photo indicate 1885*  
**Historic Resources Survey Level of Priority:** *High*  
**National Register Designation:** *N/A*  
**Texas Historical Commission Designation:** *N/A*  
**Notable Property Owners/Events:** *Homestead of Charles L. Shell from 1885-1935, property was in the Shell family from 1885-1969.*

#### STAFF ANALYSIS

##### Background

##### *Ownership*

Public records show that on November 14, 1885, John and Anzaline Shell sold Block 5 of the Shell Addition to their son Charles L. Shell for \$600. This appears to have been part of a multi-acre tract of land John Shell had purchased from George W. Glasscock in either 1852 or 1853. John Henry Shell was born April 21, 1816, in Blacksburg, Virginia and died January 8, 1897, in Georgetown. A record on the website [www.findagrave.com](http://www.findagrave.com) provides the obituary of Anzaline Shell:



January 1, 1904

Georgetown Commercial

Death of Mrs. Shell

*Mrs. Anzeline (Turner) Shell was born in Lexington, Mo., August 16, 1830, was married to Mr. John Shell on February 15, 1848, and came to Texas on December 24, 1849, and settled in Georgetown, died at the residence of Mr. & Mrs. F.W. Carothers on December 25, 1903 at 11:20 o'clock. Funeral services were conducted at the residence at 3 o'clock on last Saturday, the interment taking place at the Odd Fellows Cemetery immediately afterwards, Rev. M.C. Hutton, pastor of the Presbyterian church, conducting the services. She was for many years a member of the Christian church, and was a generous, unselfish, kind hearted woman in all things. Mrs. Shell was the oldest resident of Georgetown at the time of her death, having arrived here on Christmas eve, 1849, and passed quietly into the rest beyond the grave on Christmas day, 1903, having resided here just fifty-four years and one day. She was one of the pioneers that are fast passing from time to eternity. She with other noble women who have preceded her came into the almost wilderness and lived her for more than half a century to make civilization perfect. And when she had reached the allotted three score and ten, as spoken of in God's word, she became feeble with the burdan and at the advanced age of more than seventy-three years despite all loving hands could do went Home. Her aged husband preceded her to the grave many years ago and she leaves children living: William of Haskell county, Texas; C.I. Shell and Miss Jeannie Anderson of Georgetown, Richard M. Shell, Mrs. F.W. Carothers and Mr. Edward Shell of Georgetown, and Mrs. Fannie Stockton of Chocataw (sic) I.T. The oldest and youngest children, Albert Shell and Mrs. Amanda Shell Dimmitt are both dead.*

*Thus the pioneers are passing away. The family circle is broken and the mother and friend goes to meet loved ones beyond the grave "where bi storms ever beat on the glittering strand and the years of eternity roll."*

The Shells are buried in the IOOF Cemetery. Their second son Charles Lewis Shell was born in Georgetown on September 15, 1854, and he died October 9, 1935. His wife Norah Burke Harty Shell was born October 31, 1862 and died February 7, 1937. They were married 1878 and had ten children, and are also buried in the IOOF Cemetery.

On August 19, 1939, the heirs of C. L. Shell sold the homestead block, which was Block 5 of the Shell Addition, to Turner Shell for \$1,600. The heirs were Myrtle Shell Brown and her husband, John Shell, Harty Shell, Catherine Shell Forsythe and her husband John, all of whom did not live in Georgetown.

Christiana Wilson Shell and Turner Arthur Shell Sr. sold the property to Joseph R. and Winnie Smith on March 20, 1969, for \$10,000. Christiana was the widow of Turner Shell. The Shells had sold an 80 x 120' piece of their property to Willie and Wilma Vrabel for \$1,000 in 1963. They also sold an 80 x 120' piece for \$1,100 in 1964 to W. L. and Velma Hunt at the NE corner of Block 5. Turner died September 3, 1968, and Christiana died May 7, 1970. They had two children.

The Smith and Bryant families owned the property until July 2021, when it was sold to the current owner.



### ***Historic Structure***

The first view of the subject property is an 1886 photo taken from the Williamson County Courthouse looking east. In a location that appears to match the subject property is a one-story house with what appears to be a front gable and front porch and an accessory structure to the north of the house.

The first clear view of the subject property comes from the 1925 Sanborn Fire Insurance Map, which shows Block 5 of the Shell Addition as having a one-story dwelling with a wrap-around front porch, rear porch, and several accessory structures, including a structure notated as a hot house. The property and structures, which at the time of the 1925 and 1940 Sanborn maps included Block 6 of the Shell Addition as well, do not appear to have changed over that 15-year period. The property is visible in aerial photos from c. 1934 but is too far in the distance for a clear view of the main structure, although the south gable of the house, the chimney and some of the accessory structures visible on the maps are visible in the photo.

The 1964 aerial photo shows that the north part of Block 5 had been sold and redeveloped, consistent with public records indicating the sale of property by the Shells in the early 1960s. The house appears to have had a rear addition by this point, which today is a rear bedroom and a bathroom on the southeast corner of the house where the back porch was located in the 1925 map. It is not clear if the detached garage on the north side of the property was constructed by 1964, but it does appear on the 1974 aerial photo. The wrap-around front porch appears to have been removed by 1974, and the 1984 Historic Resource Survey photos do not show the front porch, but rather a front stoop with concrete landing and steps. The windows, siding, doors, trim and decorative features all appear to be original to the late 1890s house, and the front façade features two windows with stained glass borders. The style of the house is Queen Anne with a hipped roof and front gable. The Queen Anne details include the gable ornaments and stained-glass windows, and a view of the original front porch would have provided information on additional stylistic details, such as porch columns and spindlework. This style was popular in the US from 1880-1910 and gained popularity in Georgetown from approximately 1895-1915. It is possible that the original house had a simpler design that was later modified to add the gable details and stained-glass windows, although instances of stained-glass windows in Old Town are known to exist from the early to mid-1890s.

### ***Findings***

The Shell family is known to have been one of the first families in Georgetown, and the subject structure was constructed for the second generation of the family on property that was owned or occupied as a homestead by the Shell family for approximately 115 years and four generations. Records indicate that the original portion of the house may have been constructed as early as 1885, and the house retains a large portion of historic materials, characteristics and features that are either original to the house or that were added early in its history, on both the exterior and interior, as many of the interior materials including floors, doors, transoms, and hardware are still intact. Although the foundation requires maintenance and additional support structure and exterior elements need repair, the structure is in sufficiently sound condition that there is no clear loss of significance or decay of the structure sufficient to warrant a demolition, particularly given the structure can feasibly be rehabilitated with interior changes and/or living space additions.



## RECOMMENDATION

- ☐ Approval  
☐ Approval with Conditions:  
☒ Disapproval

*Britin Bostick*

FOR: Sofia Nelson, CNU-A  
Historic Preservation Officer

10/08/2021

Date

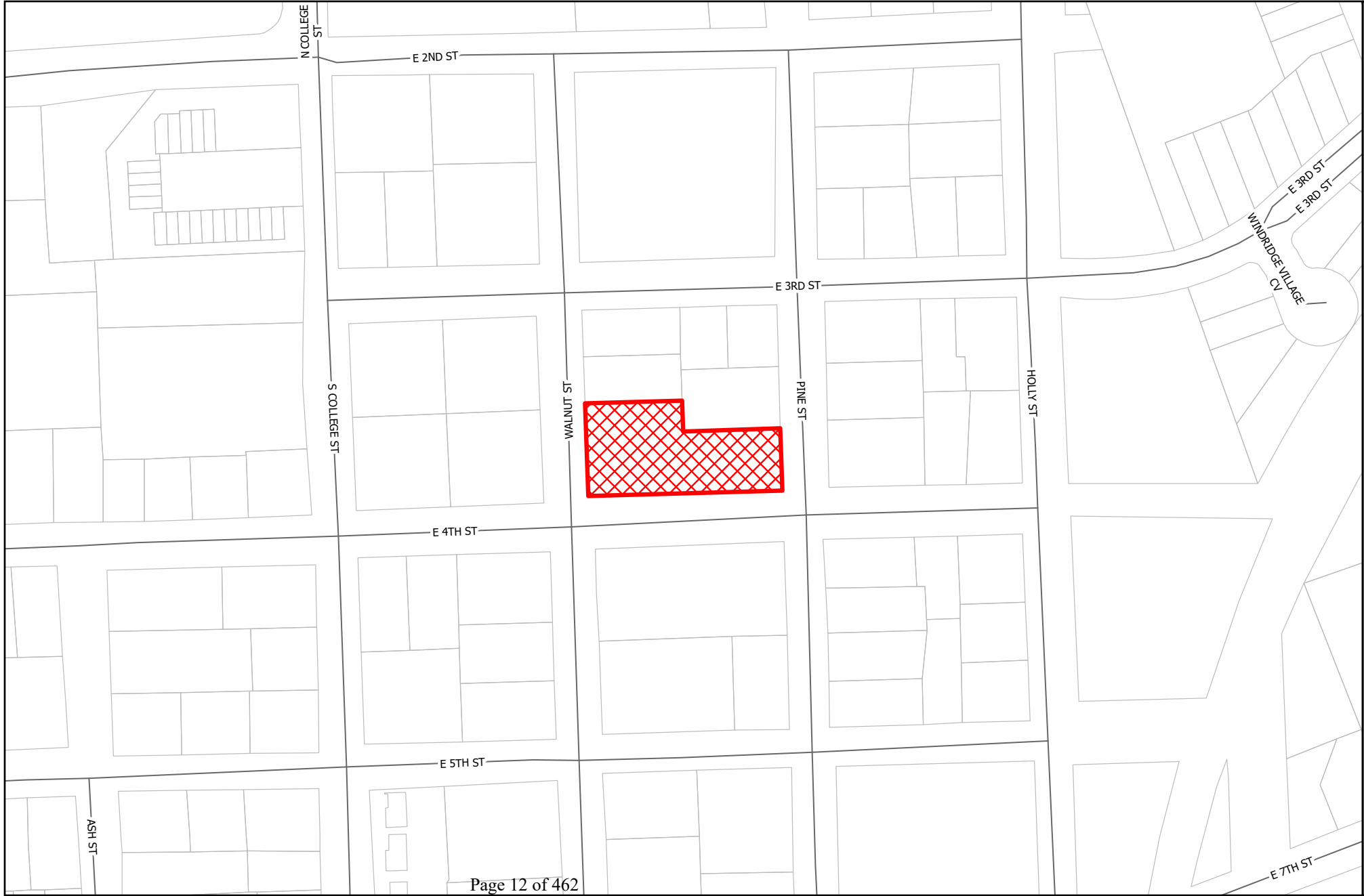
## PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (38 notices), and two (2) signs were posted on-site. To date, staff has received 0 written comments in favor and 1 in opposition to the request (Exhibit 6).

## ATTACHMENTS

Exhibit 1 – Location Map  
Exhibit 2 – Letter of Intent  
Exhibit 3 – Photos  
Exhibit 4 – Historic Resource Surveys  
Exhibit 5 – Demolition Subcommittee Report & Recommendation  
Exhibit 6 – Public Comment



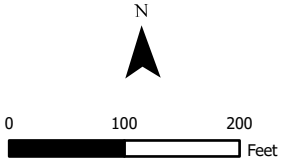


# LOCATION

2021-42-COA

Exhibit #1

-  Site
-  Parcels





October 4, 2021

**Historic and Architectural Review Commission**  
City of Georgetown

Re: 309 Walnut Street – Demolition Application

Dear Britin and members of HARC,

With the owner of the house Ken Schiller, we are here applying for demolition of the structures located at 309 Walnut Street in Georgetown. We met with the City's demo subcommittee on 9/10 for a walkthrough. From that walkthrough, two members of the demo subcommittee said they would recommend not approving the demolition of the primary structure, while one member would approve its demolition.

After this meeting, we conducted a series of investigations and brought other building experts to analyze the primary structure. With these findings, we hope you find that demolition is the most appropriate course of action for this structure. In fact, in order to bring this structure up to current IRC building codes which are followed by the City, a de facto demolition and reconstruction of its major parts and pieces will be required.

As you know, one of the key factors for HARC to consider demolition is Unreasonable Economic Hardship. We find that the work required to bring the existing structure up to inhabitable conditions is not reasonable, practical or viable. This is demonstrated in the following exhibits that describe the condition of the primary structure, along with a narrative here of the findings ([Click on blue text for quick links, for your convenience.](#)):

A) [Home inspection](#). A home inspection was conducted on 9/20/21 by Inspecting Texas Homes. The report shows that the home is deficient in almost all major categories: structural systems, roofing, interior and exterior walls, ceilings and floors; doors and windows, porches and balconies and decks; electrical systems, plumbing systems, and water heating equipment **all showed major deficiencies in this report.**

B) [Termites](#). A termite inspection by X Out Pest Services on 9/21/21 indicates the structure shows **both active and inactive termites and termite damage.**

C) [Foundations](#). The existing foundations are stone set upon clay soil. In order to bring the structure up to current IRC codes, at minimum the structure would need to have new piers throughout the structure. Existing photos were sent to a foundation specialist, All in One Foundation Repair. An initial estimate was made for \$44,850. However, after visiting and inspecting the existing condition on site, the foundation specialist recommended drilled piers, which is independently confirmed by the structural engineer. **The bid for drilled piers is \$117,300.**

D) [Mold inspection](#). MI&T conducted a field inspection and took samples on 9/23/21. These samples were then analyzed by [SEEML Labs](#), a lab specializing in environmental testing. **The structure is shown to have excessively high levels of mold throughout the home (>10,000 fungal spores for Penicillium/Ajpergillus), and extremely high levels for several other**



**species of molds and bacteria.** The owner of the home is highly allergic to mold.

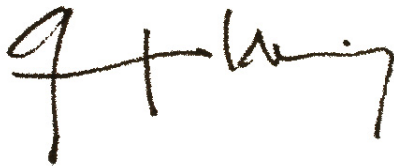
E) *Structural engineer's report.* Ronald Koenig, P.E., principal and owner of the highly reputable firm Koenig Consulting Engineers, conducted a thorough inspection of the existing structure. He finds the existing conditions of the home make it impossible to bring up to current codes for structural integrity without complete demolition. One noteworthy finding is that **walls that are over 10' tall should be constructed with 2x6 studs. The existing ceiling plates are 10'-7" tall with 2x4 stud walls.** There is no way to replace the 2x4 stud walls with 2x6 studs without complete demolition of the exterior walls.

F) *Architectural evaluation.* Apart from structural integrity - which is also covered by the structural engineer's report - we are particularly concerned about work that would be required for proper waterproofing and insulation for the structure. (Both are currently nonexistent.) **There is no possible way to add proper waterproofing without removing all cladding of the entire exterior wall.** This is detailed in exhibit F included here.

G) *Existing photos* for reference.

In summary, there is no possible way to bring the existing structure up to the appropriate standards without deconstructing the house in its entirety. We look forward to seeing you at the HARC meeting on 10/14, and Mr. Koenig will also be in attendance. If you have any questions or need any supplemental information in advance, please feel free to contact me at 512.819.6012. Thank you for your careful consideration, and I look forward to meeting with you.

Yours truly,

A handwritten signature in black ink, appearing to read 'Gary Wang', with a stylized, cursive script.

Gary Wang, AIA  
Wang Architects





309 Walnut Street Georgetown, TX

## *HARC Meeting: A CASE FOR DEMOLITION*

October 14, 2021

*Wang Architects*

ARCHITECTURE | URBAN DESIGN | MASTERPLANNING



## A) HOME INSPECTION



# Home Inspection Report



309 S Walnut , Georgetown , TX 78626

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**Inspection Date:**

Monday September 20, 2021

**Prepared For:**

Ken Schiller

**Prepared By:**

Inspecting Texas Homes

**Report Number:**

92021

**Inspector:**

Adam Quiroz

**License/Certification #:**

TX--23887

**Inspector Signature:**



# PROPERTY INSPECTION REPORT

**Prepared For:** Ken Schiller

(Name of Client)

**Concerning:** 309 S Walnut , Georgetown , TX 78626

(Address or Other Identification of Inspected Property)

**By:** Adam Quiroz TX-23887

9/20/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).



Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as Deficient when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been grandfathered because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER ADDITIONAL INFORMATION PROVIDED BY INSPECTOR , OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

The pier and beam foundation appears to be in despair. The amount of interior wall cracking indicates that settlement issues exists.

With the extensive wood deterioration to the exterior wall(s) it is virtually impossible to locate/capture each deficiency. The exterior wall(s) should be replaced to prevent further structural damage.

The pronounced interior wall crack(s) imply that structural movement of the building has occurred. This condition indicates potential structural problems.

The area(s) with what appears to be fungal growth should be repaired as this condition may cause health problems.



# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## State of Occupancy

---

Vacant

## Weather Conditions

---

Sunny

## Recent Rain

---

No

## Ground Cover

---

Dry

## Approximate Age

---

100+yrs



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### ☒ ☐ ☐ ☒ A. Foundations

*Type of Foundations(s):* Pier and beam

*The Foundation is:* In need of major repair. See additional comments below.

*Comments:* The pier and beam foundation appears to be in despair. Areas of the beams are not being fully supported by piers.

Portions of the beams appear to have cracking. This condition will require rebuilding of the foundation sections.

Portions of the support piers appear to be in direct contact with the earth. In good practice this is not acceptable as the wooden piers have wood deterioration.

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

*Photos:*



View of pier and beam foundation  
Wooden supports in contact with earth



Water damage noted Cracking noted



View of pier and beam foundation



Wood deterioration noted  
Inadequate support noted



Wood deterioration noted

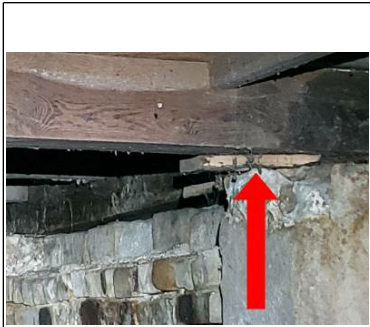


Heavy Moisture noted



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I   NI   NP   D



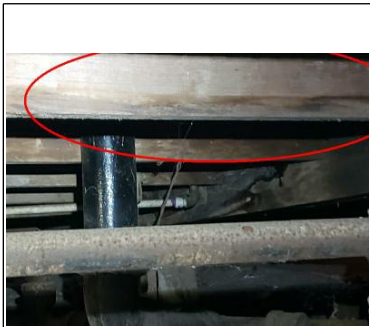
Inadequate shims noted



Inadequate shims noted  
Cracking noted  
Heavy Moisture noted



Pier and beam foundation view



Moisture noted



Wood deterioration noted



Wood deterioration noted  
Heavy moisture noted



Wood deterioration noted



Damaged beams noted

☒ ☐ ☐ ☐ B. Grading and Drainage



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## B. Grading and Drainage cont.

*Comments: cont.*

Comments:General Maintenance: Recommend maintaining at least four inches of clearance between the ground level and the siding. Recommend maintaining proper drainage away from the base of the foundation.

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

## ☒ ☐ ☐ ☒ C. Roof Covering Materials

*Types of Roof Covering:* Asphalt composition shingle

*Viewed From:* Inspected from drip edge with ladder

*Comments:*TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector s reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

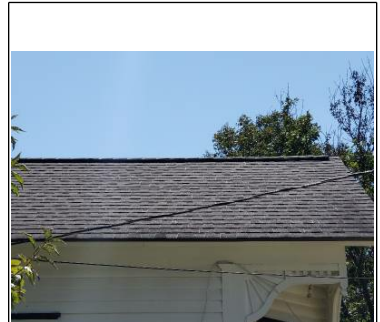
*Photos:*



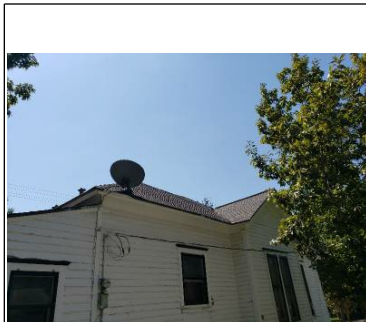
Damaged gutters



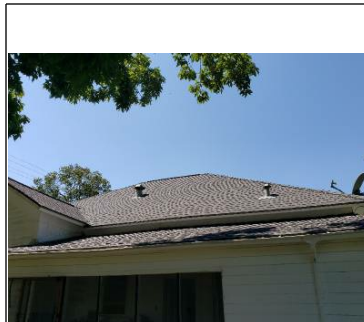
Damaged gutters



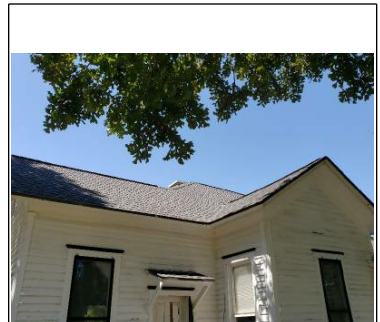
View of roof covering materials



View of roof covering materials



View of roof covering materials



View of roof covering materials

## ☒ ☐ ☐ ☐ D. Roof Structures and Attics

*Viewed From:* Interior of Attic

*Approximate Average Depth of Insulation:* 0 to 3"



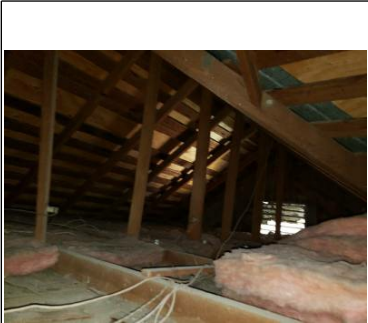
| I=Inspected | NI=Not Inspected | NP=Not Present | D=Deficient |
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| I           | NI               | NP             | D           |

D. Roof Structures and Attics cont.

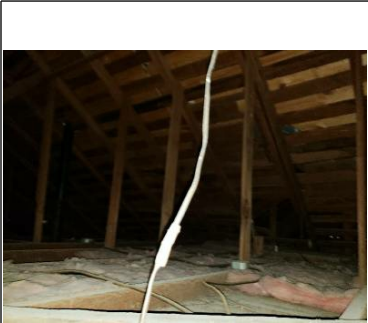
Comments: cont.

Comments:  
Insulation improvements may be cost effective, depending on the anticipated term of ownership.  
TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

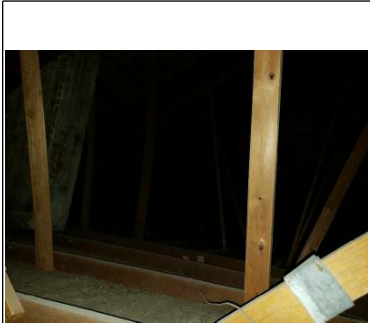
Photos:



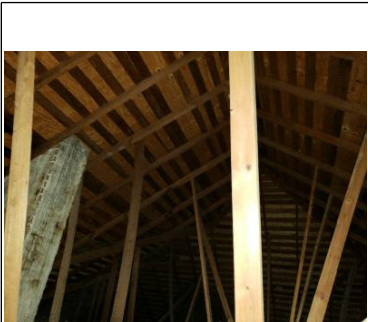
View of attic space



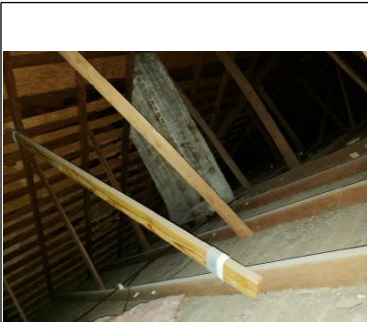
View of attic space



View of attic space



View of attic space



View of attic space

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Comments:\*Note\*  
With the extensive wood deterioration to the exterior wall(s) it is virtually impossible to locate/capture each deficiency. The exterior wall(s) should be replaced to prevent further structural damage.

Exterior:  
Wall(s) appear to have moisture damage, recommend a qualified contractor evaluate the damaged areas and replace.

Damage to the exterior finished wall(s) was observed and should be replaced.

The exterior walls appear to have wood deterioration damage, recommend a qualified contractor



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|   |    |    |   |
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| I | NI | NP | D |
|---|----|----|---|

**E. Walls (Interior and Exterior) cont.**

*Comments: cont.*

evaluate the damaged areas and replace.

Expanding foam was used to seal gaps, holes and penetrations throughout the exterior of the home. Expandable foam is susceptible to deterioration when exposed to UV light, thus making it prone to wicking moisture. Recommend it be removed and replaced with an appropriate outdoor sealant.

The fascia board(s) appear to have deterioration/damage. Recommend further evaluation and repairs undertaken if necessary.

The exterior wall trim board(s) appear to have wood deterioration damage, recommend a qualified contractor evaluate the damaged areas and replace as needed.

Interior:

Larger than typical cracks were noted. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

The plaster shows evidence of bulging. Repairs may be desirable.

Pronounced interior wall cracks were observed. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Signs of fungal growth were observed. The cause is typically caused by water damaged building materials.

Signs of mildew were observed. The cause should be investigated and/or repaired to prevent further damage.

**TREC LIMITATIONS:** The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

*Photos:*



Weird deterioration/rot noted



Wood deterioration noted



Wood deterioration/rot noted



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



Wood deterioration  
Water staining  
Possible mildew



Wood deterioration/rot



Wood deterioration/ water  
damage noted



Wood deterioration/rot noted



Wood deterioration noted



Damage noted  
Wood deterioration/rot



Damaged siding



Damaged noted



Wood deterioration noted



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| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



Damage noted



Wood deterioration noted



Wood deterioration noted



Damaged siding



Wood deterioration



Wood deterioration



Wood deterioration



Water damage noted



Wood rot/deterioration



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
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Wood deterioration noted



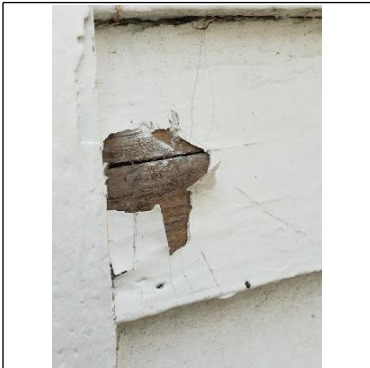
Cracked siding



Damaged/ cracked siding



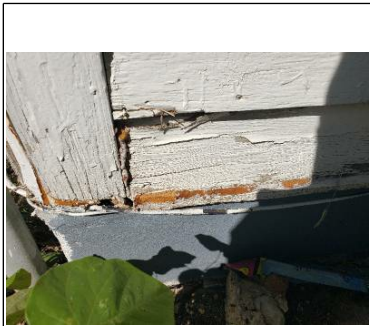
Wood deterioration



Deterioration/cracked siding



Wood deterioration/rot



Wood deterioration/rot



Wood deterioration/rot  
Expanding foam




Wood deterioration/rot  
Expanding foam



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| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

A photograph of a white-painted wooden wall. A red circle highlights a section of horizontal siding that appears weathered and discolored. A red bicycle is partially visible in the lower-left corner.

Wood deterioration

A photograph of a white-painted wooden wall. A red circle highlights a horizontal crack in the siding, with some dark staining below it.

Wood deterioration/rot  
Cracked siding  
Water damage

A close-up photograph showing a cross-section of a wall where a piece of white expanding foam has been applied over a wooden surface.

Expanding foam

A photograph showing a corner or edge of a white-painted wooden structure. There is significant peeling paint and exposed, dark, rotted wood.

Wood deterioration/rot  
Water damage

A photograph of a white-painted wooden wall with a large, irregular hole or deep crack, revealing dark, damaged wood underneath.

Wood deterioration/rot  
Possible termite damage

A photograph showing a cross-section of a wall with a large hole. The interior reveals dark, heavily damaged wood, likely from wood-boring insects.

Possible WDI

A photograph of a white-painted wooden roofline or eave. A red circle highlights a section of the wood that is missing or severely deteriorated.

Wood deterioration

A photograph of a white-painted wooden roofline or eave. A red circle highlights a corner joint that appears to be missing or severely damaged.

Wood deterioration

A close-up photograph of a white-painted wooden surface. A red circle highlights a small, dark, irregular mark or hole in the wood.

Damage noted



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



Wood deterioration  
Water damage



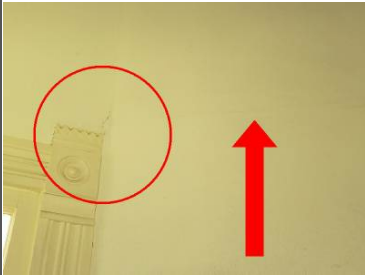
Water damage



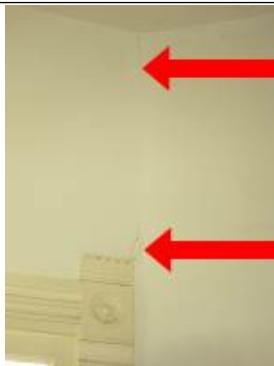
Wood deterioration/rot



Wood deterioration/rot  
Water damage



Cracking noted



Cracking noted



Cracking noted



Water damage noted

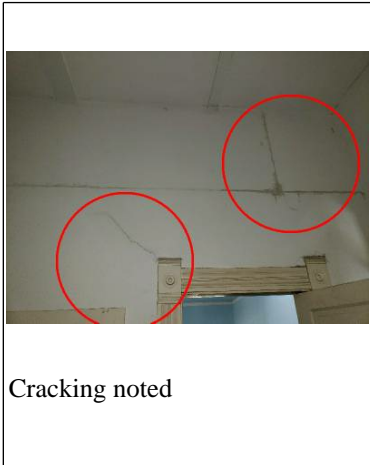
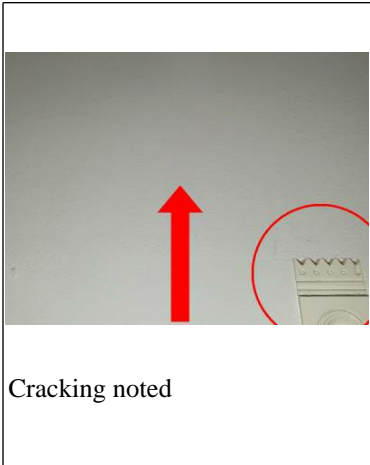


Water damage noted



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

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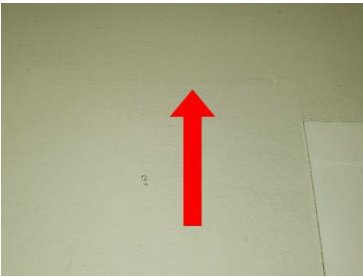


I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

A photograph of a wall corner with a red arrow pointing upwards to a crack in the drywall.


Cracking noted

A photograph of a wall with a red arrow pointing upwards to a crack in the drywall.

Cracking noted

A photograph of a wall with a red arrow pointing left to a crack in the drywall.

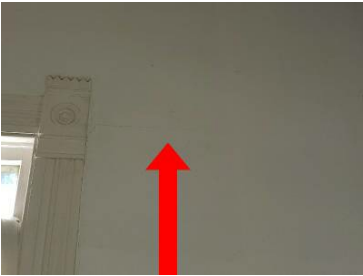
Cracking noted

A photograph of a wall with a red circle highlighting a crack in the drywall.

Cracking noted

A photograph of a wall with a red circle highlighting a patch of mildew.

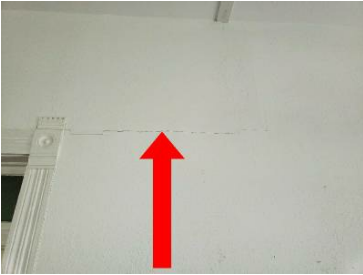
Mildew

A photograph of a wall with a red arrow pointing upwards to a crack in the drywall.

Cracking noted

A photograph of a wall with a red arrow pointing right to a crack in the drywall.

Cracking noted

A photograph of a wall with a red arrow pointing upwards to a crack in the drywall.

Cracking noted

A photograph of a wall with a red arrow pointing upwards to a crack in the drywall.

Cracking noted



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Cracking noted



Cracking noted



Fungal growth



Water staining



Water staining



Fungal growth



WDI traces



Water damage  
Mildew

☒ ☐ ☐ ☒ F. Ceilings and Floors



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

## F. Ceilings and Floors cont.

*Comments: cont.*

Comments:Ceilings:

Ceilings appear to have moisture damage, recommend a qualified contractor evaluate the damaged areas and replace as needed.

Larger than typical cracks were noted. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Flooring:

Damage to the interior finished flooring was observed and should be repaired.

Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Sagging floors are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

The vinyl flooring is damaged and may be in need of repair or replacement.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

*Photos:*



Watet damage



Water damage



Water damage



Water damage  
Fungal growth



Water damage  
Fungal growth



Water damage



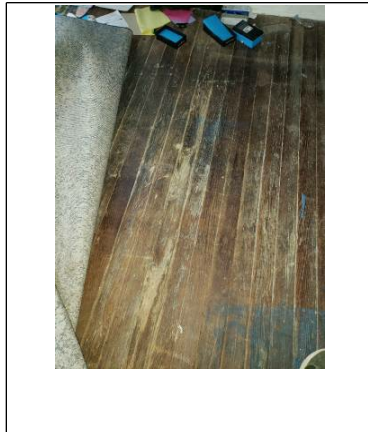
I=Inspected

NI=Not Inspected

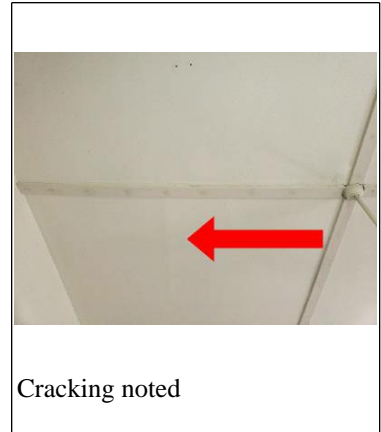
NP=Not Present

D=Deficient

I NI NP D



Damage noted



Cracking noted

☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

*Comments:* The front door glass is broken. Recommend replacement .

Doors should be trimmed or adjusted as necessary to work properly.

Damaged or non-functional door hardware should be repaired.

Damaged or non-functional doors should be repaired.

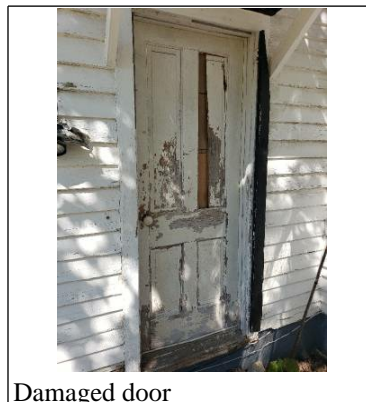
The screen for the exterior door is damaged and should be repaired or replaced.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

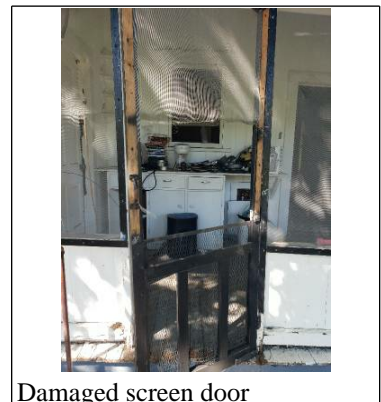
*Photos:*



Broken front door



Damaged door



Damaged screen door

☒ ☐ ☐ ☒ H. Windows

*Comments:* The windows are in major disrepair.

The window(s) are broken and should be replaced.

Window hardware is missing and should be replaced.

The damaged screen(s) were found on the window(s) should be repaired or replaced.

The interior window sill appears to be damaged.

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.



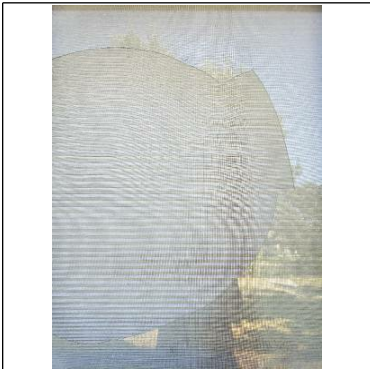
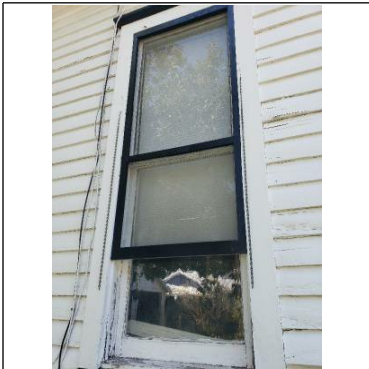
I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

Photos:



Window sill plate not securely attached



Broken front window



Broken window



Broken window



Wood deterioration/rot



Broken window

☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

Comments:

☐ ☒ ☐ ☐ J. Fireplaces and Chimneys

Comments: The fireplace was blocked shut.

☒ ☐ ☐ ☒ K. Porches, Balconies, Decks, and Carports



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### K. Porches, Balconies, Decks, and Carports cont.

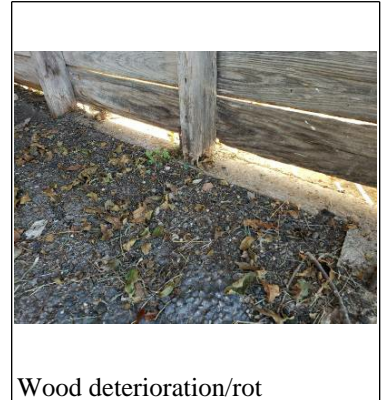
*Comments: cont.*

Comments:The deck shows evidence of deterioration/rot. Replacement recommended.

The detached garage structure shows evidence of rot. Recommend full rebuild.

TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening i less than 24 inches wide and 18 inches high.

*Photos:*



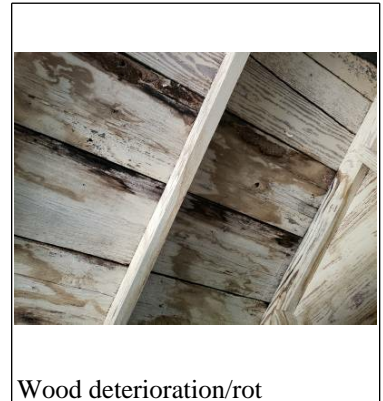
Wood deterioration/rot



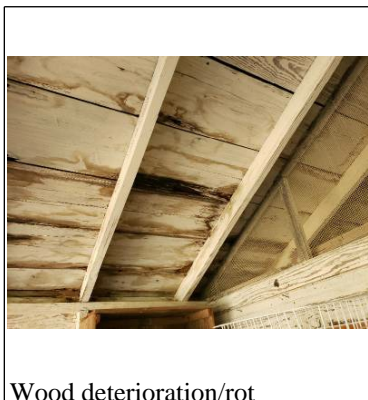
Wood deterioration/rot



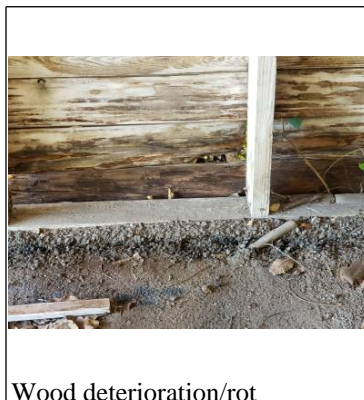
Damage noted



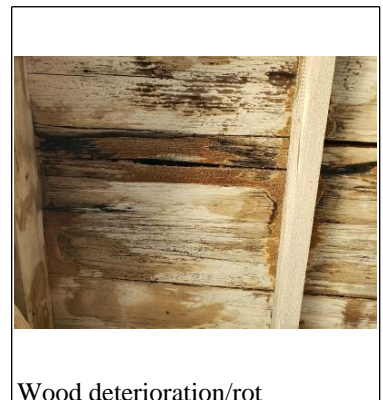
Wood deterioration/rot



Wood deterioration/rot



Wood deterioration/rot



Wood deterioration/rot



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Wood deterioration/rot

☐ ☐ ☒ ☐ L. Other

Comments:

## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments: No dielectric grease. Dielectric grease...Helps to keep oxygen out of the contact that can cause corrosion.

The electrical panel box should be fully sealed where the box meets the exterior walls. In practice this will help with moisture intrusion.

The service mast/conduit should be better secured to the exterior of the home.

The damaged service box should be replaced.

The distribution panel is obsolete and should be replaced.

The distribution panel is damaged and should be replaced.

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Photos:



Main panel



No dielectric grease



Main panel



I=Inspected

NI=Not Inspected

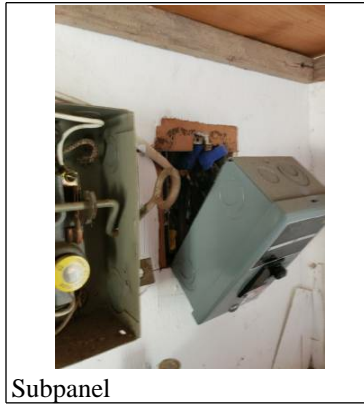
NP=Not Present

D=Deficient

I NI NP D



Subpanel



Subpanel

☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:* Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such at the electrical panel.

*Comments:* Abandoned wiring should be replaced or appropriately terminated.

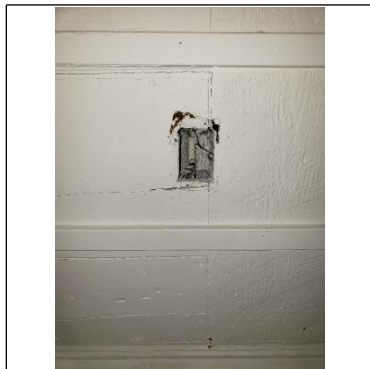
Wiring exposed on interior finishes should be relocated or protected by a rigid conduit.

Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

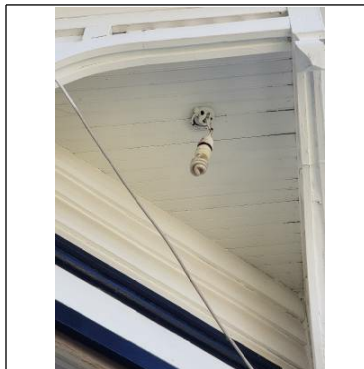
TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Smoke alarms should be tested monthly & maintained as needed. 220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor.

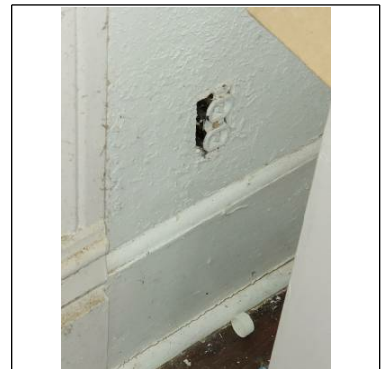
*Photos:*



Exposed wiring



Amateur wiring



Missing outlet plates



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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Exposed wiring



Branch wiring

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐ A. Heating Equipment

*Type of Systems:*

*Energy Sources:*

*Comments:*

☐ ☒ ☐ ☐ B. Cooling Equipment

*Type of Systems:* Window Unit

*Comments:*

☐ ☒ ☒ ☐ C. Duct Systems, Chases, and Vents

*Comments:*

### IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐ A. Plumbing Supply, Distribution, Systems, and Fixtures

*Location of water meter:* N/A

*Location of main water supply valve:* I was unable to locate a main water supply valve.

*Static water pressure reading:* N/A

*Comments:* The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

*Photos:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Older steel piping

☒ ☐ ☐ ☒ B. Drains, Wastes, and Vents

*Comments:* Portions of the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

As is not uncommon for homes of this age and location, the plumbing conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any piping/plumbing device is virtually impossible. Budget for repair/replacement.

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

*Photos:*



Old/newer tie in points

☒ ☐ ☐ ☒ C. Water Heating Equipment

*Energy Sources:*

*Capacity:* 40 Gallons

*Comments:* Brand: GE



**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****C. Water Heating Equipment cont.***Comments: cont.*

Manufacturing Yr:2007

Capacity: 40 gal

Source:Gas

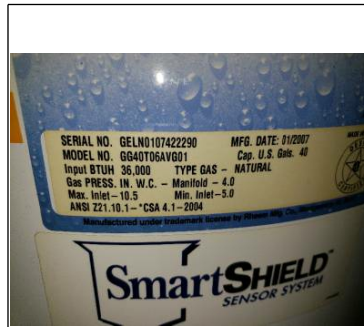
The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Sediment traps (sometimes mistakenly referred to as drip legs) are designed to catch sediment, in natural gas, before it enters into the water heater or furnace gas valve.

TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

*Photos:*

Water heater view



IDTag



Wood rot Water heater closet

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
*Comments:*
☐ ☐ ☒ ☐ **E. Other**
*Comments:***V. APPLIANCES**
☐ ☒ ☒ ☐ **A. Dishwashers**
*Comments:*
☐ ☒ ☒ ☐ **B. Food Waste Disposers**
*Comments:*
☐ ☒ ☒ ☐ **C. Range Hood and Exhaust Systems**
*Comments:*
☐ ☒ ☒ ☐ **D. Ranges, Cooktops, and Ovens**



I=Inspected

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D=Deficient

I NI NP D

**D. Ranges, Cooktops, and Ovens cont.**

*Comments: cont.*

*Comments:*

☐ ☒ ☒ ☐ **E. Microwave Ovens**

*Comments:*

☐ ☒ ☒ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

☐ ☒ ☒ ☐ **G. Garage Door Operators**

*Comments:*

☐ ☒ ☒ ☐ **H. Dryer Exhaust Systems**

*Comments:*

☐ ☒ ☒ ☐ **I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

☐ ☒ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

*Comments:*

☐ ☐ ☒ ☐ **C. Outbuildings**

*Comments:*

☐ ☒ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

☐ ☒ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

☐ ☒ ☒ ☐ **F. Other:**



Report Identification: 309 S Walnut , Georgetown , TX 78626

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|

**F. Other: cont.**

*Comments: cont.*

*Comments:*



# Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

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## STRUCTURAL SYSTEMS

---

### **Foundations:**

The pier and beam foundation appears to be in despair. Areas of the beams are not being fully supported by piers.

Portions of the beams appear to have cracking. This condition will require rebuilding of the foundation sections.

Portions of the support piers appear to be in direct contact with the earth. In good practice this is not acceptable as the wooden piers have wood deterioration.

### **Grading and Drainage:**

General Maintenance: Recommend maintaining at least four inches of clearance between the ground level and the siding. Recommend maintaining proper drainage away from the base of the foundation.

### **Roof Structures and Attics:**

Insulation improvements may be cost effective, depending on the anticipated term of ownership.

### **Walls (Interior and Exterior):**

#### **\*Note\***

With the extensive wood deterioration to the exterior wall(s) is it virtually impossible to locate/capture each deficiency. The exterior wall(s) should be replaced to prevent further structural damage.

#### **Exterior:**

Wall(s) appear to have moisture damage, recommend a qualified contractor evaluate the damaged areas and replace as needed.

Damage to the exterior finished wall(s) was observed and should be replaced.

The exterior walls appear to have wood deterioration damage, recommend a qualified contractor evaluate the damaged areas and replace.

Expanding foam was used to seal gaps, holes and penetrations throughout the exterior of the home. Expandable foam is susceptible to deterioration when exposed to UV light, thus making it prone to wicking moisture. Recommend it be removed and replaced with an appropriate outdoor sealant.

The fascia board(s) appear to have deterioration/damage. Recommend further evaluation and repairs undertaken if necessary.



# Summary Page

## **Walls (Interior and Exterior)**

The exterior wall trim board(s) appear to have wood deterioration damage, recommend a qualified contractor evaluate the damaged areas and repair or replace as needed.

### **Interior:**

Larger than typical cracks were noted. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

The plaster shows evidence of bulging. Repairs may be desirable.

Pronounced interior wall cracks were observed. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Signs of fungal growth were observed. The cause is typically caused by water damaged building materials.

Signs of mildew were observed. The cause should be investigated and/or repaired to prevent further damage.

## **Ceilings and Floors:**

### **Ceilings:**

Ceilings appear to have moisture damage, recommend a qualified contractor evaluate the damaged areas and replace as needed.

Larger than typical cracks were noted. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

### **Flooring:**

Damage to the interior finished flooring was observed and should be repaired.

Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Sagging floors are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

The vinyl flooring is damaged and may be in need of repair or replacement.

## **Doors (Interior and Exterior):**

The front door glass is broken. Recommend replacement .

Doors should be trimmed or adjusted as necessary to work properly.

Damaged or non-functional door hardware should be repaired.

Damaged or non-functional doors should be repaired.

The screen for the exterior door is damaged and should be repaired or replaced.



## B) TERMITES



## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

**Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.**

**309 Walnut Street**

Inspected Address

**Georgetown**

City

**78626**

Zip Code

### SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

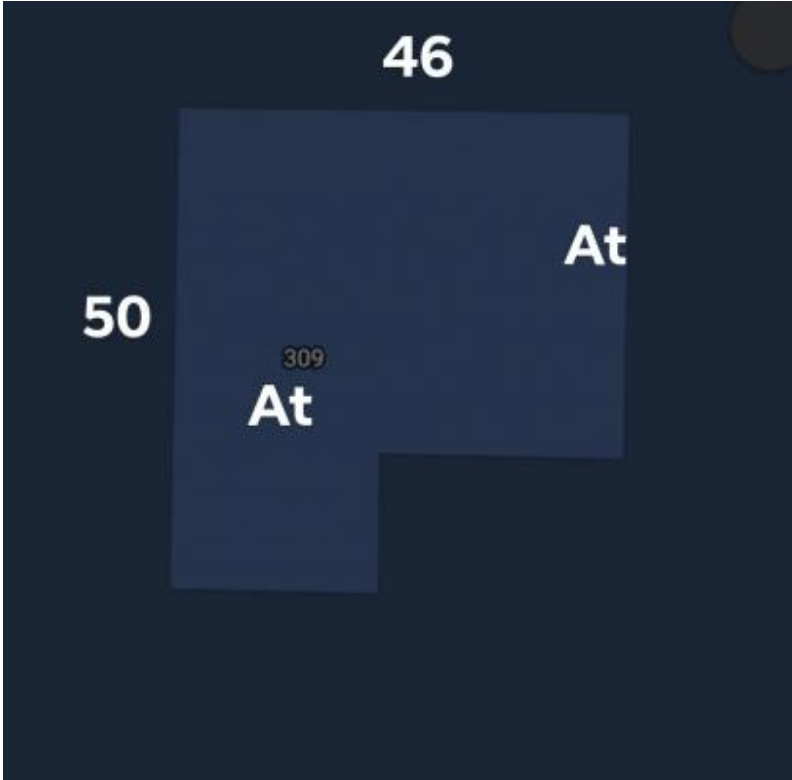


| 309 Walnut Street   | Georgetown   | 78626                        |
|---|--|------------------------------|
| Inspected Address   | City   | Zip Code                     |
| 1A. <b>X Out Pest Services, LLC</b><br>Name of Inspection Company   | 1B. <b>0718186</b><br>SPCS Business License Number   |                              |
| 1C. <b>6001 W. Parmer Lane Ste 370-102</b><br>Address of Inspection Company   | <b>Austin</b><br>City  | <b>TX 78727</b><br>State Zip |
| 1D. <b>John Mendez</b><br>Name of Inspector (Please Print)  | 1E. <input type="checkbox"/> Certified Applicator<br><input checked="" type="checkbox"/> Technician (check one)  |                              |
| 1F. <b>09/21/2021</b><br>Inspection Date  |  |                              |
| 2. <b>Ken Schiller</b><br>Name of Person Purchasing Inspection  | Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input type="checkbox"/> Management Co. <input type="checkbox"/> Other <input type="checkbox"/> |                              |
| 3. _____<br>Owner/Seller  |  |                              |
| 4. REPORT FORWARDED TO: Title Company or Mortgagee <input type="checkbox"/> Purchaser of Service <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input type="checkbox"/><br>(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)   |  |                              |
| <p>The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.</p> <p>5A. _____<br/>List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)</p> <p>5B. Type of Construction:<br/> Foundation: Slab <input type="checkbox"/> Pier &amp; Beam <input checked="" type="checkbox"/> Pier Type: _____ Basement <input type="checkbox"/> Other: _____<br/> Siding: Wood <input checked="" type="checkbox"/> Fiber Cement Board <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____<br/> Roof: Composition <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Metal <input type="checkbox"/> Tile <input type="checkbox"/> Other: _____</p> <p>6A. This company has treated or is treating the structure for the following wood destroying insects: _____<br/> If treating for subterranean termites, the treatment was: Partial <input type="checkbox"/> Spot <input type="checkbox"/> Bait <input type="checkbox"/> Other <input type="checkbox"/><br/> If treating for drywood termites or related insects, the treatment was: Full <input type="checkbox"/> Limited <input type="checkbox"/></p> <p>6B. _____<br/> Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method</p> <p>This company has a contract or warranty in effect for control of the following wood destroying insects:<br/> Yes <input type="checkbox"/> No <input type="checkbox"/> List Insects: _____<br/> <b>If "Yes", copy(ies) of warranty and treatment diagram must be attached.</b></p> <p>Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.</p> <p>Signatures: _____</p> <p>7A. <b>John Mendez / 0737258</b><br/>Inspector (Technician or Certified Applicator Name and License Number)</p> <p>Others Present: _____</p> <p>7B. _____<br/>Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)</p> <p>Notice of Inspection Was Posted At or Near:</p> <p>8A. Electric Breaker Box <input type="checkbox"/> 8B. Date Posted: _____<br/> Water Heater Closet <input type="checkbox"/><br/> Beneath the Kitchen Sink <input checked="" type="checkbox"/></p> <p>9A. Were any areas of the property obstructed or inaccessible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br/> (Refer to Part B &amp; C, Scope of Inspection) If "Yes" specify in 9B.</p> <p>9B. The obstructed or inaccessible areas include but are not limited to the following:<br/> Attic <input type="checkbox"/> Insulated area of attic <input type="checkbox"/> Plumbing Areas <input type="checkbox"/> Planter box abutting structure <input type="checkbox"/><br/> Deck <input type="checkbox"/> Sub Floors <input type="checkbox"/> Slab Joints <input type="checkbox"/> Crawl Space <input type="checkbox"/><br/> Soil Grade Too High <input type="checkbox"/> Heavy Foliage <input type="checkbox"/> Eaves <input type="checkbox"/> Weepholes <input type="checkbox"/><br/> Other <input type="checkbox"/> Specify: _____</p> <p>10A. Conditions conducive to wood destroying insect infestation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/><br/> (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.</p> <p>10B. Conducive Conditions include but are not limited to:<br/> Debris under or around structure (K) <input type="checkbox"/> Wood to Ground Contact (G) <input checked="" type="checkbox"/> Formboards left in place (I) <input type="checkbox"/> Excessive Moisture (J) <input type="checkbox"/><br/> Planter box abutting structure (O) <input type="checkbox"/> Footing too low or soil line too high (L) <input type="checkbox"/> Wood Rot (M) <input type="checkbox"/> Heavy Foliage (N) <input type="checkbox"/><br/> Insufficient ventilation (T) <input type="checkbox"/> Wood Pile in Contact with Structure (Q) <input type="checkbox"/> Wooden Fence in Contact with the Structure (R) <input type="checkbox"/><br/> Other (C) <input type="checkbox"/> Specify: _____</p> |  |                              |

**Licensed and Regulated by the Texas Department of Agriculture**  
**PO Box 12847, Austin, Texas 78711-2847 Phone 866-918-4481, Fax 888-232-2567**

**SPCS/T-5 (Rev. 9/1/2020)**
Page 2 of 4



| 309 Walnut Street<br>Inspected Address  | Georgetown<br>City  | 78626<br>Zip Code   |   |
|---|---|---|---|
| 11. Inspection Reveals Visible Evidence in or on the structure:   | Active Infestation  | Previous Infestation  | Previous Treatment  |
| 11A. Subterranean Termites  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 11B. Drywood Termites   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 11C. Formosan Termites  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 11D. Carpenter Ants   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 11E. Other Wood Destroying Insects  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Specify: _____  |   |   |   |
| 11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:<br><br>_____  |   |   |   |
| 11G. Visible evidence of: <u>Active termite</u> has been observed in the following areas: <u>Frame of house and mutilple beams from termite coming up the foundations</u>   |   |   |   |
| If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)  |   |   |   |
| 12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection)<br>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |   |   |   |
| 12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes <input type="checkbox"/> No <input type="checkbox"/><br>Specify reason: _____<br>Refer to Scope of Inspection Part J  |   |   |   |
| <b>Diagram of Structure(s) Inspected</b>  |   |   |   |
| The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; HCarpenter Ants; Other(s) - Specify _____ |   |   |   |
|    |   |   |   |
| Additional Comments <u>Home has active termites on structure</u><br><br>_____<br><br>_____<br><br>_____<br><br>_____  |   |   |   |

Page 3 of 4



**309 Walnut Street**

Inspected Address

**Georgetown**

City

**78626**

Zip Code

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee

Date

☐ Customer or Designee Not Present

**Buyer's Initials** \_\_\_\_\_



# Summary Page

## **Windows:**

The windows are in major disrepair.

The window(s) are broken and should be replaced.

Window hardware is missing and should be replaced.

The damaged screen(s) were found on the window(s) should be repaired or replaced.

The interior window sill appears to be damaged.

## **Fireplaces and Chimneys:**

With the transaction of any real estate property it is recommended to have fireplaces evaluated by a professional contractor.

## **Porches, Balconies, Decks, and Carports:**

The deck shows evidence of deterioration/rot. Replacement recommended.

The detached garage structure shows evidence of rot. Recommend full rebuild.

---

## **ELECTRICAL SYSTEMS**

---

### **Service Entrance and Panels:**

No dielectric grease. Dielectric grease...Helps to keep oxygen out of the contact that can cause corrosion.

The electrical panel box should be fully sealed where the box meets the exterior walls. In practice this will help with moisture intrusion.

The service mast/conduit should be better secured to the exterior of the home.

The damaged service box should be replaced.

The distribution panel is obsolete and should be replaced.

The distribution panel is damaged and should be replaced.

### **Branch Circuits, Connected Devices, and Fixtures:**

Abandoned wiring should be replaced or appropriately terminated.

Wiring exposed on interior finishes should be relocated or protected by a rigid conduit.

Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

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## **HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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# Summary Page

## PLUMBING SYSTEM

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### Plumbing Supply, Distribution, Systems, and Fixtures:

The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

### Drains, Wastes, and Vents:

Portions of the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

As is not uncommon for homes of this age and location, the plumbing conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any piping/plumbing device is virtually impossible. Budget for repair/replacement.

### Water Heating Equipment:

Brand:GE  
Manufacturing Yr:2007  
Capacity: 40 gal  
Source:Gas

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary. Sediment traps (sometimes mistakenly referred to as drip legs) are designed to catch sediment, in natural gas, before it enters into the water heater or furnace gas valve.

## APPLIANCES

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## OPTIONAL SYSTEMS

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## C) FOUNDATIONS





3005 S Lamar Blvd, Suite D109-135  
Austin, TX 78704  
(512) 821-0058  
allinonefoundationrepair.com

**ADDRESS**

309 Walnut Street  
Georgetown, TX  
Gary Wang

**Estimate 3994**

**DATE 08/05/2021**

| ACTIVITY   | AMOUNT    |
|--|-----------|
| Building Permits, 1 @ \$500.00   | 500.00    |
| Independent Engineer Certification (Required by City Inspector)., 1 @ \$550.00   | 550.00    |
| 10" Sono-Tube Concrete Pier, 46 @ \$450.00   | 20,700.00 |
| Install 4x6 Pressure Treated Lumber (Per Linear Foot), 280 @ \$45.00   | 12,600.00 |
| Leveling to the limits of the structure., 1 @ \$3,500.00   | 3,500.00  |
| Remove and replace skirting as needed., 1 @ \$7,000.00   | 7,000.00  |
| NOTE** The crawlspace has not been inspected due to limited access.<br>This estimate is to replace all beams and piers on this house assuming the locations or each. |           |

All in One has been an Accredited Member of the BBB for 21 years now.

We are pleased you have asked us to bid on your project and  
look forward to hearing from you soon.

**TOTAL \$44,850.00**

Accepted By

Accepted Date





3005 S Lamar Blvd, Suite D109-135  
Austin, TX 78704  
(512) 821-0058  
allinonefoundationrepair.com

**ADDRESS**

309 Walnut Street  
Georgetown, TX  
Gary Wang

**Estimate 3994**

**DATE 09/30/2021**

| ACTIVITY  | AMOUNT    |
|---|-----------|
| Building Permits, 1 @ \$500.00  | 500.00    |
| Independent Engineer Certification (Required by City Inspector)., 1 @ \$800.00  | 800.00    |
| Install interior, 12" drilled shaft, steel reinforced, concrete piers to a depth of rock or no more than 20 ft. deep.<br>Piers must be installed through the floor of the house., 46 @ \$1,750.00 | 80,500.00 |
| Demo existing piers and temporarily support the house., 46 @ \$200.00   | 9,200.00  |
| Install 4x6 Pressure Treated Lumber (Per Linear Foot), 280 @ \$45.00  | 12,600.00 |
| Leveling to the limits of the structure., 1 @ \$4,200.00  | 4,200.00  |
| Remove and replace skirting as needed., 1 @ \$9,500.00  | 9,500.00  |
| <b>NOTE**</b><br>This estimate is to replace all beams and piers on this house assuming the locations or each.  |           |
| All in One has been an Accredited Member of the BBB for 22 years now.   |           |

We are pleased you have asked us to bid on your project and look forward to hearing from you soon.

|              |                     |
|--------------|---------------------|
| <b>TOTAL</b> | <b>\$117,300.00</b> |
|--------------|---------------------|

Accepted By

Accepted Date



## D) MOLD INSPECTION





Client Name: Alexia Konopka  
Inspector: Austin - Dale White  
Location Address: 309 Walnut St Georgetown Texas 78626  
Inspection Date: 09/23/2021  
Time of Inspection: 2:00 PM



Outside Temperature: 87  
Outside Humidity: 30  
Outside Conditions: clear

Indoor Temperature: 77  
Indoor Humidity: 37

***Basic Mold Inspection Details:***

A basic mold inspection by an MI&T inspector includes a full visual assessment of a property's readily accessible areas with use of specific tools of our trade in order to identify any possible "red flags" that could be causing a mold growth problem. It also includes the collection of 2 air samples. The first must be taken from outside and serves as a "control," every home or business has "normal" levels of mold and this will determine what is acceptable for a property in your area. It also shows that all the equipment/supplies used were working properly and makes our results legally binding. The other air sample is taken from the area inside the home or business that the inspector and client agree is the area of greatest concern. These 2 air samples will determine whether or not elevated conditions exist at the property in question.

***Advanced Mold Testing:***

For those that wish to confirm the source of a mold problem and receive specific instructions for remediation, additional mold testing is necessary. We offer surface samples via tape lift/swabs and in-wall cavity air samples to accomplish this task. When an inspector finds something specific that they believe is compromising the indoor air quality of a property, he will suggest one of the above samples mentioned. If the problem shown by the general air sample is the same seen at the localized testing location, we can not only confirm that is the source of a problem, but also offer exactly what you need to do in order to fix it. If the problem area is large enough, multiple samples may be suggested to establish precisely what has been contaminated. Additional general air samples are also beneficial to determine how far an air quality problem has spread.





To whom it may concern,

Based on the findings of the visual inspection and lab results of samples collected during the inspection, it is our professional opinion that elevated mold conditions do exist at the property.

Elevated Mold Conditions Exist: YES

Professional Mold Remediation Recommended: YES

### CHOOSING A MOLD REMEDIATION COMPANY:

It is important to understand there is a difference between a general remodel and a mold remediation. Later in this document we will lay out recommended remediation steps. This protocol should be carried out by a restoration company/technician with both education and experience dealing with mold. While some general contractors are prepared to complete a mold remediation properly, the majority are not equipped to carry out all the recommend steps unless restoration is a focus of the business. Failure to complete all of the steps may result in lingering indoor air quality problems or even worse, the mold problem returning entirely.

Many of our clients turn to us for a recommendation on what company to use for the mold removal. In an effort to stay separate from the restoration process and help our clients with this process, we have compiled a list of reputable companies in your area. MI&T is not affiliated with these companies. If you have a negative experience with one of them please inform us and we will re-evaluate their placement.

Requirements to be listed: IICRC Certified, Properly Licensed, Insured,  
No Unclosed BBB Complaints, Positive Online Reputation.

#### Water Mold Fire Restoration

512-540-5768

<https://watermoldfire.net/austin-tx>

[help@watermoldfire.net](mailto:help@watermoldfire.net)

#### Green Star Eco Services

512 960 2226

<https://greenstarecoservices.com/>

[manager@gseco.services](mailto:manager@gseco.services)

#### Servpro of Marble Falls Lampasas

512-525-8825

<https://www.servpromarblefallslampasas.com/contact/contactus>

[gkonke@servpromarblefallslampasas.com](mailto:gkonke@servpromarblefallslampasas.com)

#### Catstrong LLC

512-897-7488

<http://catstrongtx.com>

[allen@catstrongtx.com](mailto:allen@catstrongtx.com)



**Click Here to Forward Mold Inspection Report  
and Request Quote**



## Basic Mold Inspection Report



Mold Inspection & Testing | MI&T  
Nationwide Unbiased Mold Testing  
Website: <http://mitmold.com>  
855-600-6653 | [Office@mitmold.com](mailto:Office@mitmold.com)

# of air samples taken: 0

# of surface samples taken: 2

**Recommended Samples NOT Submitted:** Unable to perform air samples since the building doors and windows were open upon arrival

**Areas of Concern:** Hall bathroom wall(s).

This Mold Report includes a Mold Remediation Protocol; Consult with a Mold Remediation Contractor, or Mold Remediation professional; Read attached Texas 'Consumer Mold Information Sheet', this is attached in the email along with this report/protocol.

The Texas requirements of a mold 'work protocol' include three main elements:

- 1) Area/location of the work to be performed.
- 2) The estimated amount of materials to be removed.
- 3) The 'clearance' criteria to be met after remediation is completed.

These work protocol elements are included in this report.

This Protocol is written by Dale White, Texas licensed Mold Assessment Consultant/Inspector, TDLR lic.# MAC1528, expires 04/26/2022

For questions or concerns regarding this report and protocol, text Dale 512-557-2046, or email [dalew.mitmold@gmail.com](mailto:dalew.mitmold@gmail.com)

The protocol lists the 'minimum guideline requirements' of mold remediation as required, and is not meant to be an exhaustive work detail plan. The Mold Remediation Contractor' is required to create the 'detailed work plan' as outlined by Texas Mold Remediation guidelines. These State guidelines also parallel the ANSI-IICRC Mold Remediation National Standards.

### General Observations

| Observation          | Yes | No |
|----------------------|-----|----|
| Musty Smell or Odor  | ✓   |    |
| Water Damage         | ✓   |    |
| Excess Humidity      |     | ✓  |
| Excess Moisture      |     | ✓  |
| Visual Growth        | ✓   |    |
| Roof Leak            | ✓   |    |
| HVAC Problem         |     | ✓  |
| Plumbing Issue       | ✓   |    |
| Health Complications |     | ✓  |
| Localized Problem    |     | ✓  |



|                      |   |   |
|----------------------|---|---|
| Widespread Problem   |   | ✓ |
| Control Sample Taken | ✓ |   |

***Additional Notes:*** Water damage issues are numerous and various. See photos with notations.



## Mold Sample Details



Mold Inspection & Testing | MI&T

Nationwide Unbiased Mold Testing

Website: <http://mitmold.com>

855-600-6653 | [Office@mitmold.com](mailto:Office@mitmold.com)

**Sample ID:** Tape 1

**Type of Sample:** Surface Sample

**Area Tested:** Front living room baseboard.

**Picture of Sample Medium:**



**Picture of Sample Collection:**



| <i>Sample Details</i> | <i>YES</i> | <i>NO</i> |
|-----------------------|------------|-----------|
| Air Sample            |            | ✓         |
| Surface Sample        | ✓          |           |
| Control Sample        |            | ✓         |
| General Air Sample    |            | ✓         |
| In-Wall Cavity Sample |            | ✓         |
| Swab                  |            | ✓         |
| Tape Lift             |            | ✓         |



## Mold Sample Details



Mold Inspection & Testing | MI&T

Nationwide Unbiased Mold Testing

Website: <http://mitmold.com>

855-600-6653 | [Office@mitmold.com](mailto:Office@mitmold.com)

**Sample ID:** Bulk 1

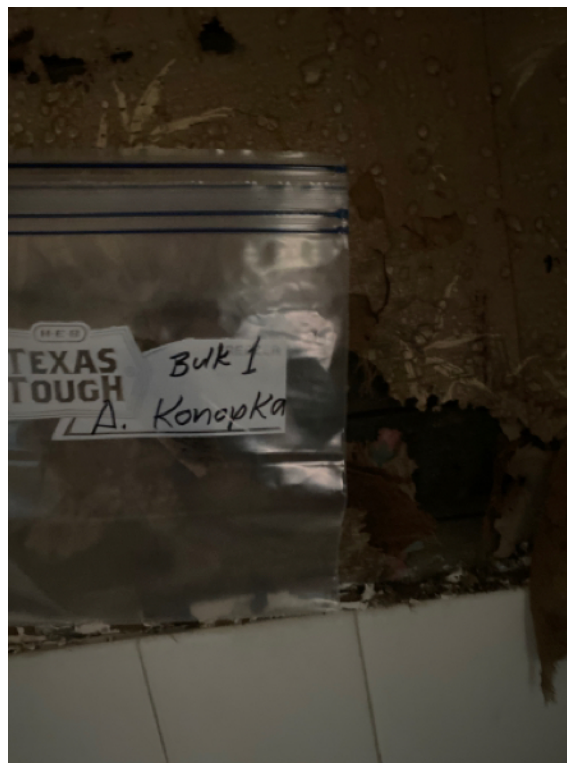
**Type of Sample:** Surface Sample

**Area Tested:** Hall bathroom wall

**Picture of Sample Medium:**



**Picture of Sample Collection:**



| Sample Details        | YES | NO |
|-----------------------|-----|----|
| Air Sample            |     | ✓  |
| Surface Sample        | ✓   |    |
| Control Sample        |     | ✓  |
| General Air Sample    |     | ✓  |
| In-Wall Cavity Sample |     | ✓  |
| Swab                  |     | ✓  |
| Tape Lift             |     | ✓  |





If your advanced mold testing report came back showing elevated levels of mold, it should have a supplementary test(s) confirming the source of a problem. This report should have detailed findings for each additional sample taken. When a test indicates a problem, we identify which remediation steps must be performed at that area. Below you will find a more detailed explanation of each of those steps. If professional mold remediation is recommended, this work should be carried out by a mold removal professional that is trained and has the equipment necessary to complete each task as instructed. Please do not attempt to handle this work on your own. Doing so puts your health and the health of other occupants of the property at risk.

**Professional Mold Remediation Recommended: YES**

**Source of Mold Growth:** Water seepage

| <b>REMEDICATION STEPS</b>                               | <b>YES</b> | <b>NO</b> | <b>N/A</b> |
|---|------------|-----------|------------|
| <b>Vacate Premises (Problem Spread Throughout)</b>      |            |           | ✓          |
| <b>Area Containment (Problem Localized)</b>             | ✓          |           |            |
| <b>Personal Protective Equipment</b>                    | ✓          |           |            |
| <b>Negative Pressure Used</b>                           | ✓          |           |            |
| <b>HEPA Vacuum</b>                                      | ✓          |           |            |
| <b>Apply Biocide/Wipe-down</b>                          | ✓          |           |            |
| <b>Removing Contaminated Material</b>                   | ✓          |           |            |
| <b>Salvaged/Restored (If applicable to item tested)</b> |            |           |            |
| <b>Final Cleaning</b>                                   | ✓          |           |            |
| <b>Air Scrubber</b>                                     | ✓          |           |            |
| <b>HVAC System Cleaning</b>                             |            |           | ✓          |
| <b>Post Remediation Inspection</b>                      | ✓          |           |            |
| <b>Containment During Reconstruction</b>                | ✓          |           |            |

**Description of Work Area If Necessary:** Based on mold test results it appears that area in question does in fact have a mold problem that requires contracting a restoration company for professional remediation. The following work should be carried out: Hall bathroom;

Create containment, use negative pressure, remove all contaminated drywall/insulation 12" past any visible mold. Clean and treat structural components and wipe down all vertical/horizontal surfaces with anti-microbial, HEPA vac and run air scrubbers for 48-72 hours throughout work. MI&T recommends clearance testing before rebuild process begins to ensure work has been completed properly.

It is imperative that any source of water intrusion be addressed to ensure mold growth does not return.





### **#1: Vacating the Premises**

- Vacating people from the adjacent spaces is usually only necessary for a large/widespread problem but is also recommended for individuals with reduced immune systems, elderly, infants, recent surgery patients, people with chronic inflammatory lung disease or individuals with respiratory health concerns.

### **#2: Personal Protective Equipment (PPE)**

- Full-face respirators are to be worn.
- Gloves are to be worn to remove all infected building materials.
- Disposable Tyvek coveralls covering both the head and shoes shall be worn.

### **#3: Containment of Each of the Contaminated Area**

- Complete isolation of the work area using plastic (6 mil poly) sheeting sealed with tape.
- If a containment area blocks the only entrance, vacating the property is usually recommended during remediation.
- If the problem is widespread and the entire property needs remediation, no containment is necessary.
- This area should be large enough to house any contaminated materials
- Sealing with plastic sheeting (6 mil poly) all ventilation, ducts/grills, fixtures and other openings.

### **#4: Negative Pressure Used**

- Use an exhaust fan with a HEPA filter to generate negative pressurization (ventilating to the outdoors). Use the appropriate sized unit for the space. The air exchange rate must be six times per hour.

### **#5: HEPA Vacuum**

- Any area that is in the same area of contaminated materials should be HEPA vacuumed, starting at highest point and working down to the floor.
- Any area that is contained should be completely HEPA-Vaced.
- This should be done before AND after removing contaminated materials.
- If the entire property is contaminated, the entire property needs to be HEPA-Vaced.

### **#6: Applying Biocide**

- Apply biocide to visible fungal growth prior to removal of material. Wait thirty minutes before removing the material. This provides sufficient time for the biocide to disinfect the material and reduces the dust generated because the material is wetted.
- This should be done before AND after removing contaminated materials

### **#7: Removal and Discarding of Contaminated Materials**

- Remove infected drywall, insulation and building material least twelve inches past any visual mold.
- All debris should be double bagged in 3 mil contractor bags twisted, goose necked and sealed with duct tape.
- The sealed bags are to be wiped clean with the appropriate disinfectant in the containment before transport to the disposal area.



- There are no special requirements for the disposal of moldy material. Moldy materials that are bagged can be disposed of with other general waste.
- All contaminated materials should be wrapped in plastic and sealed with tape before being taken out of the containment area through the unaffected areas for disposal.
- Sometimes building material, furniture, flooring, etc can not be evaluated until it has been jarred from its location. For cases like this, the mold remediation company hired should be trusted to give an honest evaluation.

#### **#8: Restoring a Damaged Item**

- If an item such as kitchen cabinets, clothing, furniture, etc were damaged you should have a yes/no answer to whether or not your item can be restored
- How this needs to be done is dependent upon the item in question. Wood may require sanding, clothes a simple rinse in the wash, etc.
- Some items like cabinets may appear to be salvaged, but after they are removed the damage is worse than our inspector anticipated. Trust the mold professional you hire for advice on whether or not something can be restored.

#### **#9: Final Cleaning**

- After the contaminated material has been removed, the contained area is to be HEPA vacuumed again.
- If any visual mold is seen on studs HEPA sand affected area.
- In the event that an item cannot be restored it must be replaced, even if it is building material.
- The contained area is to be wiped down with a biocide and/or detergent solution.
- The contained area is to be HEPA vacuumed again.

#### **#10: Air Scrubber(s)**

- Multiple air scrubbers should be used for properties with a widespread problem and no containment area. How many should be a decision trusted in the hands of the mold remediation company hired.
- An Air Scrubber should be placed in each containment area for 48-72 hours.

#### **#11 Air Duct Cleaning**

- Every mold remediation should be completed with a thorough cleaning of the HVAC system and air ducts.
- Sanitize/Disinfect air handler coils.
- Sanitize/Disinfect all duct work

#### **#12: Final Inspections**

- Prior to containment removal and re-occupancy of the space a certified mold inspector should do a visual inspection and air sampling. Air sample should be taken both within the containment and in an adjacent area to insure spores have not spread to other areas.
- After passing post remediation testing you may choose to apply a sealant around studs.
- Containment removal and re-occupancy shall occur when space passes appropriate verification testing.

#### **#13: Containment Used During Reconstruction**

- After the work area has passed clearance testing, the enclosure can be used to contain the dusts generated by sheetrock sanding and taping activities. This is done to reduce the clean up when reconstruction is complete.





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Attached are the lab results from independent AIHA accredited microbiology laboratory. If you have any questions about this report, the lab results, or anything else, please feel free to give us a call at the number listed below.

Austin - Dale White  
MI&T-Mold Inspection & Testing  
[www.MitMold.com](http://www.MitMold.com)  
855-600-6653



## *Additional Mold Inspection Pictures*



Mold Inspection & Testing | MI&T

Nationwide Unbiased Mold Testing

Website: <http://mitmold.com>

855-600-6653 | [Office@mitmold.com](mailto:Office@mitmold.com)

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Damage, possible water damage to the interior walls. This is in the front living room.



Baseboards are water damaged with visible growth.





Water damage around the windows in the home.









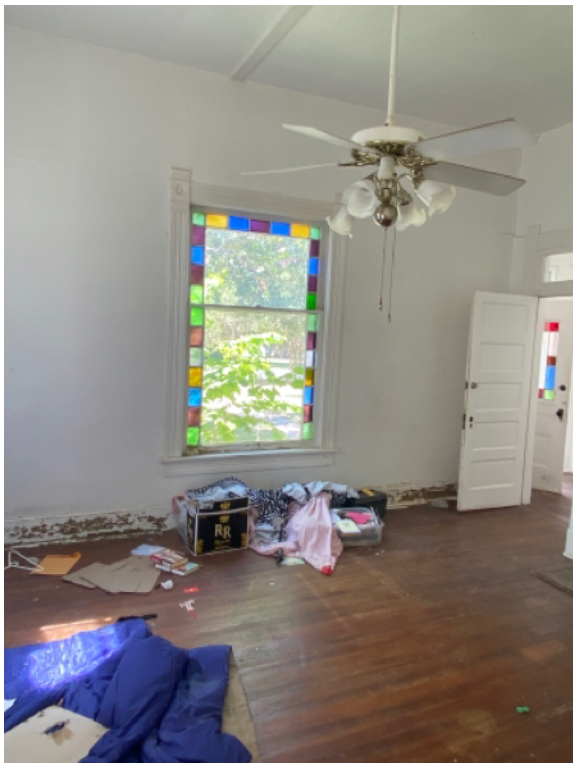
Kitchen cabinets appear water damaged underneath the sink







Water damage around the windowsills throughout much of the home.







The front door was open upon my arrival. some of the windows were open as well.







Water damage and apparent growth in the wall in the bathroom.



Water damage to the floor hot water heater closet in the kitchen.





Water damage to the framing, this is the hall bathroom next to the kitchen and porch.







Kitchen cabinet



Kitchen trim and floor.





Kitchen pantry. Water damage and mold like growth at the base of the walls.



Hall bathroom





SEEML Reference Number:  
210924029

**Southeast Environmental Microbiology Laboratories**

102 Edinburgh Court  
Greenville, SC 29607  
Phone: (864) 233-3770  
FAX: (864) 233-6589

The information and data for **Environmental Testing Group/MIT** has been checked for thoroughness and accuracy. The following reports are contained within this document:

☒  
☐

Surface/Bulk Report  
Spore Trap Report

☐  
☐

Andersen Fungal Report  
Quantitative Fungal Report

Lab Manager Review:

*Angel Gosnell*

Date: 09/24/21

Thank you for using SEEML laboratories. We strive to provide superior quality and service. SEEML laboratories are accredited through AIHA-LAP, LLC (EMLAP # 173667) for the analysis of Spore Traps and Surface/Bulk Samples.

The data within this report is reliable to three significant figures. The third significant figure is technically unjustified. In this instance, the third figure is reported as an estimate to facilitate the interpretation by the customer.

**Confidentiality Notice:**

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**Guidelines for Interpretation:**

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold and bacterial exposure. Molds and bacteria have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork.



## Surface and Bulk Sample Report

|   |                       |                 |   |  |
|---|-----------------------|-----------------|---|--|
|   |                       |                 | Date Sampled: 09/23/21                        |  |
| Attn: Environmental Testing Group                                 |                       |                 | Date Received: 09/24/21                       |  |
| DBA / Mold Inspection Testing                                     |                       |                 | Date Analyzed: 09/24/21                       |  |
| 650 W. Grand Ave, Suite 302                                       |                       |                 | Date Reported: 09/24/21                       |  |
| Elmhurst, IL 60126  |                       |                 | Date Revised:                                 |  |
|   |                       |                 | Project Name: Alexia Konopka                  |  |
|   |                       |                 | Project Address: 309 Walnut St                |  |
|   |                       |                 | Project City, State ZIP: Georgetown, TX 78626 |  |
|   |                       |                 | SEEML Reference #: 210924029                  |  |
| <b>TEST METHOD: Direct Microscopic Examination (SEEML SOP 18)</b> |                       |                 |   |  |
| Client Sample ID  | Tape 1                | Bulk 1          |   |  |
| Location  | Living Room Baseboard | Bathroom Wall   |   |  |
| SEEML Sample ID   | 210924029-107         | 210924029-108   |   |  |
| Sample Type   | Tape                  | Bulk            |   |  |
|   | Quantification*       | Quantification* |   |  |
| Hyphal Fragments  | <b>M</b>              | <b>L</b>        |   |  |
| Pollen  |                       |                 |   |  |
| <b>General Impressions **</b>                                     | <b>FG</b>             | <b>FG</b>       |   |  |
| <b>Fungal Spore:</b>  |                       |                 |   |  |
| Alternaria  |                       |                 |   |  |
| Acremonium  |                       |                 |   |  |
| Ascospores  |                       |                 |   |  |
| Basidiospores   |                       |                 |   |  |
| Bipolaris/Drechslera  |                       |                 |   |  |
| Cercospora  |                       |                 |   |  |
| Chaetomium  |                       |                 |   |  |
| Cladosporium  | <b>M</b>              |                 |   |  |
| Curvularia  |                       |                 |   |  |
| Epicoccum   |                       |                 |   |  |
| Fusarium  |                       |                 |   |  |
| Geotrichum sp.  |                       |                 |   |  |
| Memnoniella   |                       |                 |   |  |
| Myxomycetes   |                       |                 |   |  |
| Nigrospora  |                       |                 |   |  |
| Penicillium/Aspergillus   |                       | <b>H</b>        |   |  |
| Pithomyces  |                       |                 |   |  |
| Rusts/Smuts   |                       |                 |   |  |
| Stachybotrys  |                       |                 |   |  |
| Torula  |                       |                 |   |  |
| Ulocladium  |                       |                 |   |  |

\*\* General Impressions: NFG = No Fungal Growth, FG = Fungal Growth, MFG = Minimal Fungal Growth Or Growth in vicinity

Quantification of fungal growth is done by semi-quantitative grading using the following ranges:

Scattered Spores, 1-20 fungal spores

VL = 21-100 fungal spores

L = 101-1,000 fungal spores

M = 1,001-10,000 fungal spores

H = >10,000 fungal spores

ND = No Fungal Spores Detected

Disclaimer: This report relates only to the samples tested

Respectfully submitted, SEEML

*Angel Gosnell*, Approved Laboratory Signatory

102 Edinburgh Court

Greenville, SC 29607

Phone: (864) 233- 3770

Fax: (864) 233- 6589

AIHA-LAP, LLC EMLAP # 173667

Texas License: LAB1016



# Fungal Descriptions

## Alternaria sp.

---

Aw - 0.89. Conidia dimensions: 18-83 x 7-18 microns. A very common allergen with an IgE mediated response. It is often found in carpets, textiles and on horizontal surfaces in building interiors. Often found on window frames. Outdoors it may be isolated from samples of soil, seeds and plants. It is commonly found in outdoor samples. The large spore size, 20 - 200 microns in length and 7 - 18 microns in sizes, suggests that the spores from these fungi will be deposited in the nose, mouth and upper respiratory tract. It may be related to bakers' asthma. It has been associated with hypersensitivity pneumonitis. The species *Alternaria alternata* can produce tenuazonic acid and other toxic metabolites that may be associated with disease in humans or animals. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema.

## Ascospore

---

A spore borne in a special cell called an ascus. Spores of this type are reported to be allergenic. All ascomycetes, members of a group of fungi called Ascomycotina, have this type of spore. The minute black dots on rotting wood and leaves or the little cups on lichens are examples of ascomycetes; another is the "truffle" mushroom.

## Aspergillus/Penicillium

---

These are two of the most commonly found allergenic fungi in problem buildings. *Aspergillus* comes in many varieties (species). Many of the varieties produce toxic substances. It may be associated with symptoms such as sinusitis, allergic bronchopulmonary aspergillosis, and other allergic symptoms. *Penicillium* is a variety of mold that is very common indoors and is found in increased numbers in problem buildings. It also has many varieties, some of which produce toxic substances. The symptoms are allergic reactions, mucous membrane irritation, headaches, vomiting, and diarrhea. Due to the morphological similarity of *Aspergillus* and *Penicillium*, they are not differentiated by microscopic analysis and are reported together.

## Aspergillus sp.

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Aw 0.75 - 0.82. Reported to be allergenic. Members of this genus are reported to cause ear infections. Many species produce mycotoxins that may be associated with disease in humans and other animals. Toxin production is dependent on the species or a strain within a species and on the food source for the fungus. Some of these toxins have been found to be carcinogenic in animal species. Several toxins are considered potential human carcinogens. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema; may also be associated with sinusitis, allergic bronchopulmonary aspergillosis, and other allergic symptoms.



## Basidiospore

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Spore from basidiomycetes. Many varieties are reported to be allergenic.

## Bipolaris sp.

---

A fungus with large spores that could be expected to be deposited in the upper respiratory tract. This fungus can produce the mycotoxin - sterigmatocystin, which has been shown to produce liver and kidney damage when ingested by laboratory animals.

## Botrytis sp.

---

Aw 0.93. Conidia dimensions: 7-14 x 5-9 microns. It is parasitic on plants and soft fruits. Found in soil and on house plants and vegetables, it is also known as "gray mold". It causes leaf rot on grapes, strawberries, lettuce, etc. It is a well-known allergen, producing asthma type symptoms in greenhouse workers and "wine grower's lung".

## Cercaspora

---

Common outdoors in agricultural areas, especially during harvest. Parasite of higher plants, causing leaf spot. Commonly found as parasites on higher plants.

## Chaetomium sp.

---

large ascomycetous fungus producing perithecia. It is found on a variety of substrates containing cellulose, including paper and plant compost. It has been found on paper in sheetrock. It can produce an *Acremonium*-like state on fungal media. Varieties are considered allergenic and have been associated with peritonitis, cutaneous lesions, and system mycosis.

## Cladosporium sp.

---

Aw 0.88; Aw 0.84. Most commonly identified outdoor fungus. The outdoor numbers are reduced in the winter. The numbers are often high in the summer. Often found indoors in numbers less than outdoor numbers. It is a common allergen. Indoor *Cladosporium* sp. may be different than the species identified outdoors. It is commonly found on the surface of fiberglass duct liners in the interior of supply ducts. A wide variety of plants are food sources for this fungus. It is found on dead plants, woody plants, food, straw, soil, paint, and textiles. Produces greater than 10 antigens. Antigens in commercial extracts are of variable quality and may degrade within weeks of preparation. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include skin lesions, eye ulceration, mycosis (including onychomycosis, an infection of the nails of the feet or hands) edema and bronchospasms; chronic cases may develop pulmonary emphysema.



### Curvularia sp.

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Reported to be allergenic and has been associated with allergic fungal sinusitis. It may cause corneal infections, mycetoma, and infections in immune compromised hosts.

### Dreschlera sp.

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Conidia dimensions: 40-120 x 17-28 microns. Found on grasses, grains and decaying food. It can occasionally cause a corneal infection of the eye.

### Epicoccum sp.

---

Conidia dimensions: 15-25 microns. A common allergen. It is found in plants, soil, grains, textiles and paper products.

### Fusarium sp.

---

Aw 0.90. A common soil fungus. It is found on a wide range of plants. It is often found in humidifiers. Several species in this genus can produce potent trichothecene toxins. The trichothecene (scirpene) toxin targets the following systems: circulatory, alimentary, skin, and nervous. Produces vomitoxin on grains during unusually damp growing conditions. Symptoms may occur either through ingestion of contaminated grains or possibly inhalation of spores. The genera can produce hemorrhagic syndrome in humans (alimentary toxic aleukia). This is characterized by nausea, vomiting, diarrhea, dermatitis, and extensive internal bleeding. Reported to be allergenic. Frequently involved in eye, skin, and nail infections.

### Myxomycetes

---

Members of a group of fungi that is included in the category of "slime molds". They're occasionally found indoors, but mainly reside in forested regions on decaying logs, stumps, and dead leaves. Myxomycetes display characteristics of fungi *and* protozoans. In favorable (wet) conditions they exhibit motile, amoeba-like cells, usually bounded only by a plasma membrane, that are variable in size and form. During dry spells, they form a resting body (sclerotium) with dry, airborne spores. These fungi are not known to produce toxins but can cause hay fever and asthma.

### Memnoniella

---

Contaminant found most often with *Stachybotrys* on wet cellulose. Forms in chains, but it are very similar to *Stachybotrys* and sometimes is considered to be in the *Stachybotrys* family. Certain species do produce toxins very similar to the ones produced by *Stachybotrys chartarum* and many consider the IAQ importance of *Memnoniella* to be on par with *Stachybotrys*. Allergenic and infectious properties are not well studied.



### **Nigrospora sp.**

---

Commonly found in warm climates, this mold may be responsible for allergic reactions such as hay fever and asthma. It is found on decaying plant material and in the soil. It is not often found indoors.

### **Oidium sp.**

---

The asexual phase of *Erysiphe* sp. It is a plant pathogen causing powdery mildews. It is very common on the leaf's stems, and flowers of plants. The health effects and allergenicity have not been studied. It does not grow on non-living surfaces such as wood or drywall.

### **Penicillium sp.**

---

Aw 0.78 - 0.88. A wide number of organisms have been placed in this genus. Identification to species is difficult. Often found in aerosol samples. Commonly found in soil, food, cellulose and grains. It is also found in paint and compost piles. It may cause hypersensitivity pneumonitis, allergic alveolitis in susceptible individuals. It is reported to be allergenic (skin). It is commonly found in carpet, wallpaper, and in interior fiberglass duct insulation. Some species can produce mycotoxins. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema. It may also cause headaches, vomiting, and diarrhea.

### **Periconia sp.**

---

*Periconia* sp. are found in soil, blackened and dead herbaceous stems leaf spots, grasses, rushes, and sedges. Almost always associated with other fungi. Rarely found growing indoors. Reportedly associated with a rare case of mycotic keratitis.

### **Pithomyces sp.**

---

A common mold found on dead leaves, plants, soil and especially grasses. Causes facial eczema in ruminants. It exhibits distinctive multi-celled brown conidia. It is not known to be a human allergen or pathogen. It is rarely found indoors, although it can grow on paper.

### **Rusts/Smuts**

---

These fungi are associated with plant diseases. In the classification scheme of the fungi, the smuts have much in common with the rusts, and they are frequently discussed together. Both groups produce wind-borne, resistant teliospores that serve as the basis for their classification and their means of spread. Rusts usually attack vegetative regions (i.e., leaves and stems) of plants; smuts usually are associated with the reproductive structures (seeds). They can cause hay fever and asthma.



## Spegazzinia

---

*Spegazzinia* species comprise a very small proportion of the fungal biota. This genus is somewhat related to other lobed or ornamented genera such as *Candelabrum*. No information is available regarding health effects or toxicity. Allergenicity has not been studied. Usually identified on spore trap samples where it is seen every few weeks. (Spores have very distinctive morphology.) May also be found in air by culturable (Andersen) samples if a long enough incubation period is provided so that sporulation occurs. Our laboratory has never found this organism growing on indoor environmental surfaces. Natural habitat includes soil and many kinds of trees and plants.

## Stachybotrys sp.

---

Aw - 0.94, optimum Aw >0.98. Several strains of this fungus (*S. atra*, *S. chartarum* and *S. alternans* are synonymous) may produce a trichothecene mycotoxin- Satratoxin H - which is poisonous by inhalation. The toxins are present on the fungal spores. This is a slow growing fungus on media. It does not compete well with other rapidly growing fungi. The dark colored fungus grows on building material with high cellulose content and low nitrogen content. Areas with a relative humidity above 55%, and are subject to temperature fluctuations, are ideal for toxin production. Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms, sore throats, diarrhea, headaches, fatigue, dermatitis, intermittent local hair loss and generalized malaise. Other symptoms include coughs, rhinitis, nosebleed, a burning sensation in the nasal passages, throat, and lungs, and fever. The toxins produced by this fungus will suppress the immune system affecting the lymphoid tissue and the bone marrow. Animals injected with the toxin from this fungus exhibited the following symptoms: necrosis and hemorrhage within the brain, thymus, spleen, intestine, lung, heart, lymph node, liver, and kidney. Affects by absorption of the toxin in the human lung are known as pneumomycosis.

This organism is rarely found in outdoor samples. It is usually difficult to find in indoor air samples unless it is physically disturbed (or possibly -this is speculation- a drop in the relative humidity). The spores are in a gelatinous mass. Appropriate media for the growth of this organism will have high cellulose content and low nitrogen content. The spores will die readily after release. The dead spores are still allergenic and toxigenic. Percutaneous absorption has caused mild symptoms.

## Stemphylium sp.

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Reported to be allergenic. Isolated from dead plants and cellulose materials.

## Torula sp.

---

Found outdoors in air, soil, on dead vegetation, wood, and grasses. Also found indoors on cellulose materials. Reported to be allergenic and may cause hay fever and asthma.



## Tetraploa

---

*Tetraploa* species comprise a very small proportion of the fungal biota. This genus is somewhat related to *Triposporium* and *Diplocladiella*. The only reported human infections are two cases of keratitis (1970, 1980) and one case of subcutaneous infection of the knee (1990). No information is available regarding other health effects or toxicity. Allergenicity has not been studied. Usually identified on spore trap samples where it is seen every few weeks. (Spores have very distinctive morphology.) Our laboratory has never found this organism growing on indoor environmental surfaces. Natural habitat includes leaf bases and stems just above the soil on many kinds of plants and trees.

## Ulocladium sp.

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Aw 0.89. Isolated from dead plants and cellulose materials. Found on textiles.

## Zygomycetes

---

Zygomycetes are one of the four major groups of fungi, the others being the Oomycetes, the Ascomycetes, and the Basidiomycetes. Zygomycetes are common, fast growing, and often overgrow and/or inhibit other fungi nearby. *Rhizopus* and *Mucor* are two of the most common Zygomycetes seen in the indoor environment. However, others are seen as well, including *Syncephalastrum*, *Circinella*, *Mortierella*, *Mycotypha*, *Cunninghamella*, and *Choanephora*. For further information, please see descriptions of these individual genera.



The following table lists mycotoxins that are produced by certain types of fungi:

| <b>Fungi</b>                        | <b>Mycotoxin</b>   |
|-------------------------------------|--|
| <i>Acremonium crocinigenum</i>      | Crocin   |
| <i>Aspergillus favus</i>            | Alfatoxin B, cyclopiazonic acid  |
| <i>Aspergillus fumigatus</i>        | Fumagilin, gliotoxin   |
| <i>Aspergillus carneus</i>          | Citrinin   |
| <i>Aspergillus clavatus</i>         | Cytochalasin, patulin  |
| <i>Aspergillus Parasiticus</i>      | Alfatoxin B  |
| <i>Aspergillus nomius</i>           | Alfatoxin B  |
| <i>Aspergillus niger</i>            | Ochratoxin A, malformin, oxalic acid   |
| <i>Acremonium crocinigenum</i>      | Crocin   |
| <i>Aspergillus nidulans</i>         | Sterigmatocystin   |
| <i>Aspergillus ochraceus</i>        | Ochratoxin A, penicillic acid  |
| <i>Aspergillus versicolor</i>       | Sterigmatocystin, 5 ethoxysterigmatocystin   |
| <i>Aspergillus ustus</i>            | Ausdiol, austamide, austocystin, brevianamide  |
| <i>Aspergillus terreus</i>          | Citreoviridin  |
| <i>Alternaria</i>                   | Alternariol, altertoxin, altenuene, altenusin, tenuazonic acid                           |
| <i>Arthrinium</i>                   | Nitropropionic acid  |
| <i>Bioploaris</i>                   | Cytochalasin, sporidesmin, sterigmatocystin  |
| <i>Chaetomium</i>                   | Chaetoglobosin A,B,C. Sterigmatocystin   |
| <i>Cladosporium</i>                 | Cladosporic acid   |
| <i>Clavipes purpurea</i>            | Ergotism   |
| <i>Cylindrocoryn</i>                | Trichothecene  |
| <i>Diplodia</i>                     | Diplodiatoxin  |
| <i>Fusarium</i>                     | Trichothecene, zearalenone   |
| <i>Fusarium moniliforme</i>         | Fumonisin  |
| <i>Emmericella nidulans</i>         | Sterigmatocystin   |
| <i>Gliocladium</i>                  | Gliotoxin  |
| <i>Memnoniella</i>                  | Griseofulvin, dechlorogriseofulvin, epi-dechlorogriseofulvin, trichodermin, trichodermol |
| <i>Myrothecium</i>                  | Trichothecene  |
| <i>Paecilomyces</i>                 | Patulin, viriditoxin   |
| <i>Penicillium aurantiocandidum</i> | Penicillic acid  |
| <i>Penicillium aurantiogriseum</i>  | Penicillic acid  |
| <i>Penicillium brasilanum</i>       | Penicillic acid  |
| <i>Penicillium brevicompactum</i>   | Mycophenolic acid  |
| <i>Penicillium camemberti</i>       | Cyclopiazonic acid   |
| <i>Penicillium carneum</i>          | Mycophenolic acid, Roquefortine C  |
| <i>Penicillium crateriforme</i>     | Rubratoin  |



| <b>Fungi</b>                               | <b>Mycotoxin</b>  |
|--|---|
| <i>Penicillium citrinum</i>                | Citrinin  |
| <i>Penicillium commune</i>                 | Cyclopiazonic acid  |
| <i>Penicillium crustosum</i>               | Roquefortine C  |
| <i>Penicillium chrysogenum</i>             | Roquefortine C  |
| <i>Penicillium discolor</i>                | Chaetoglobosin C  |
| <i>Penicillium expansum</i>                | Citrinin, Roquefortine C  |
| <i>Penicillium griseofulvum</i>            | Roquefortine C, cyclopiazonic acid, griseofulvin  |
| <i>Penicillium hirsutum</i>                | Roquefortine C  |
| <i>Penicillium hordei</i>                  | Roquefortine C  |
| <i>Penicillium nordicum</i>                | Ochratoxin A  |
| <i>Penicillium paneum</i>                  | Roquefortine C  |
| <i>Penicillium palitans</i>                | Cyclopiazonic acid  |
| <i>Penicillium polonicum</i>               | Penicillic acid   |
| <i>Penicillium roqueforti</i>              | Roquefortine C, Mycophenolic acid   |
| <i>Penicillium veridicatum</i>             | Penicillic acid   |
| <i>Penicillium verrucosum</i>              | Citrinin, ochratoxin A  |
| <i>Penicillium/ Aspergillus</i>            | Patulin   |
| <i>Penicillium/ Aspergillus/Alternaria</i> | Glitoxin  |
| <i>Phomopsis</i>                           | Macrocyclic trichothecenes  |
| <i>Phoma</i>                               | Brefeldin, cytochalasin, secalonic acid, tenuazonic acid                                      |
| <i>Pithomyces</i>                          | Sporidesmin   |
| <i>Rhizoctonia</i>                         | Slaframine  |
| <i>Rhizopus</i>                            | Rhizonin  |
| <i>Sclerotinia</i>                         | Furanocoumarins   |
| <i>Stachybotrys chartarum</i>              | Iso-satratoxin F, roridin E, L-2, satratoxin G & H, trichodermin, trichodermol, trichothecene |
| <i>Torula</i>                              | Cytotoxins  |
| <i>Trichoderma</i>                         | Trichodermin, trichodermol, gliotoxin   |
| <i>Trichothecium</i>                       | Trichothecene   |
| <i>Wallemia</i>                            | Wallemiol   |
| <i>Zygosporium</i>                         | Cytochalasin  |



## General terms

### Allergen

---

An allergen is a substance that elicits an IgE antibody response and is responsible for producing allergic reactions. Chemicals are released when IgE on certain cells contact an allergen. These chemicals can cause injury to surrounding tissue - the visible signs of an allergy. Only a few fungal allergens have been characterized but all fungi are thought to be potentially allergenic. Fungal allergens are proteins found in either the mycelium or spores

### "Black mold"

---

A poorly defined term. Black mold or toxic black mold has usually been associated with the mold *Stachybotrys chartarum*. While there are only a few molds that are truly black, there are many that can appear black. Not all molds that appear to be black are *Stachybotrys*.

### Fungi

---

Fungi are neither animals nor plants and are classified in a kingdom of their own. The Kingdom of Fungi. Fungi include a very large group of organisms, including molds, yeasts, mushrooms and puffballs. There are >100,000 accepted fungal species but current estimates range to 1.5 million species. Mycologists (people who study fungi) have grouped fungi into four large groups according to their method of reproduction.

### Hidden mold

---

This refers to visible mold growth on building structures that is not easily seen, including the areas above drop ceilings, within a wall cavity (the space between the inner and outer structure of a wall), inside air handlers, or within the ducting of a heating/ventilation system.

### Microbial Volatile Organic Compounds (MVOCs)

---

Fungi produce chemicals as a result of their metabolism. Some of these chemicals, MVOCs, are responsible for the characteristic moldy, musty, or earthy smell of fungi, whether mushrooms or molds. Some MVOCs are considered offensive or annoying. Specific MVOCs are thought to be characteristic of wood rot and mold growth on building materials. The human nose is very sensitive to mold odors and sometimes more so than current analytical instruments.



## Mold

---

Molds are a group of organisms that belong to the Kingdom of Fungi (see Fungi). Even though the terms mold and fungi had been commonly referred to interchangeably, all molds are fungi, but not all fungi are molds.

## Mycotoxin

---

Mycotoxins are compounds produced by some fungi that are toxic to humans or animals. By convention, the term? Mycotoxin. Excludes mushroom toxins. Fungi that produce mycotoxins are called "toxigenic fungi."

## Spore

---

General term for a reproductive structure in fungi, bacteria and some plants. In fungi, the spore is the structure which may be used for dissemination and may be resistant to adverse environmental conditions.

## Toxic mold

---

The term "toxic mold" has no scientific meaning since the mold itself is not toxic. The metabolic byproducts of some molds may be toxic (see mycotoxin).

## Hypha (plural, hyphae)

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An individual fungal thread or filament of connected cells; the thread that represents the individual parts of the fungal body.



## **E) STRUCTURAL ENGINEER'S REPORT**



# KOENIG CONSULTING ENGINEERS

9390 RESEARCH BLVD., SUITE II-320  
AUSTIN, TEXAS 78759  
512-372-8216

October 4, 2021

Mr. Gary Wang  
Wang Architects  
608 East University Avenue  
Georgetown, Texas 78626

**Re: 309 Walnut Street  
Georgetown, Texas**

Dear Gary,

As requested, I made a cursory structural observation of the above referenced residence on Wednesday, September 22, 2021. I was informed the residence was built in the late 1800s. I made the following observations and have the following comments. For reference, the front of the residence faces west.

## **1] OBSERVATIONS:**

The existing structure consists of 2x4 wood studs supporting a roof structure framed with 2x4 rafters and ceiling joists. The existing wood floor framing consist of 2x8 joists spaced at 24 inches on center supported by 4x6 beams supported by mortared stone plinths buried in the ground. Miscellaneous wood supports have been added at various locations to the underside of the floor joists in between the main support beams. These are typically called shaker beams which were most likely installed to minimize deflection and bounce in the floor joists. The additional wood supports were installed in direct contact with the soil.

The underpinning at the perimeter of the residence is constructed with stucco over metal lathe attached to wood studs. The wood studs bear on a 2x4 bottom plate that is in direct contact with the soil.

As indicated above the exterior walls of the residence consist of 2x4 studs spaced at approximately 24 inches on center, with horizontal cedar exterior siding and horizontal shiplap attached to the inside face of the stud. The floor to ceiling height of the stud is approximately 11'-7". I observed no lateral bracing in the walls nor insulation.

The existing roof structure consist of shingles over plywood decking over horizontal 1x4 members over 2x4 rafters spaced at 24 inches on center. The ceiling joists also consist of 2x4



members spaced at 24 inches on center. There are numerous 2x4 braces in the attic space that are bowing due to their unbraced length and the load being applied to the brace.

There is a noticeable slope in the floor and significant cracks in the walls as a result of excessive foundation movement.

The windows are single pane glass. I observed serious decay in the wood framing around many of the windows.

The rear porch appears to be an addition and is in very poor condition.

A termite inspection discovered active termites in the residence including several support beams.

I also observed areas of water damage and mold on the walls. A mold investigation found high levels of mold in the residence.

Based on the above, I have the following recommendations and opinion:

A] The pier and beam foundation is in very poor condition and will require a complete replacement including footings, plinths, support beams, floor joists and new underpinning. Although a geotechnical report has not been completed, based on the degree of movement in the existing residence, a foundation supported by drilled piers may be required to minimize movement. In either case, it will be very difficult to accomplish with the structure in place.

B] The height of the existing exterior 2x4 stud walls is excessive and the walls will have to be replaced with 2x6 studs spaced at 16 inches on center.

C] The existing roof rafters and ceiling joists will require a considerable amount of reinforcement and most likely removal and reconstruction to bring it up to the current International Residential Code requirements.

D] Due to the amount of wood that is in contact with the soil, active termites, and no previous record of termite treatment, I suspect the termite damage to the residence is extensive.

E] The mold levels in the house may be difficult to remove even with mold remediation. According to the EPA dead mold may still cause allergic reactions in some people so it is not enough to simply kill the mold, it must also be removed. This is a very critical issue because the Owner of this home is highly allergic to mold.

F] In general, the residence is in very poor condition and requires such an extensive repair, reconstruction and mold remediation that the only thing that makes sense it to demolish and



Mr. Gary Wang  
October 4, 2021  
Page 3

rebuild a new structure that meets the requirements of the current International Residential Code and the City of Georgetown energy code requirements.

Sincerely,



Ronald W. Koenig, P.E.

cc: File



Firm No. F-2374



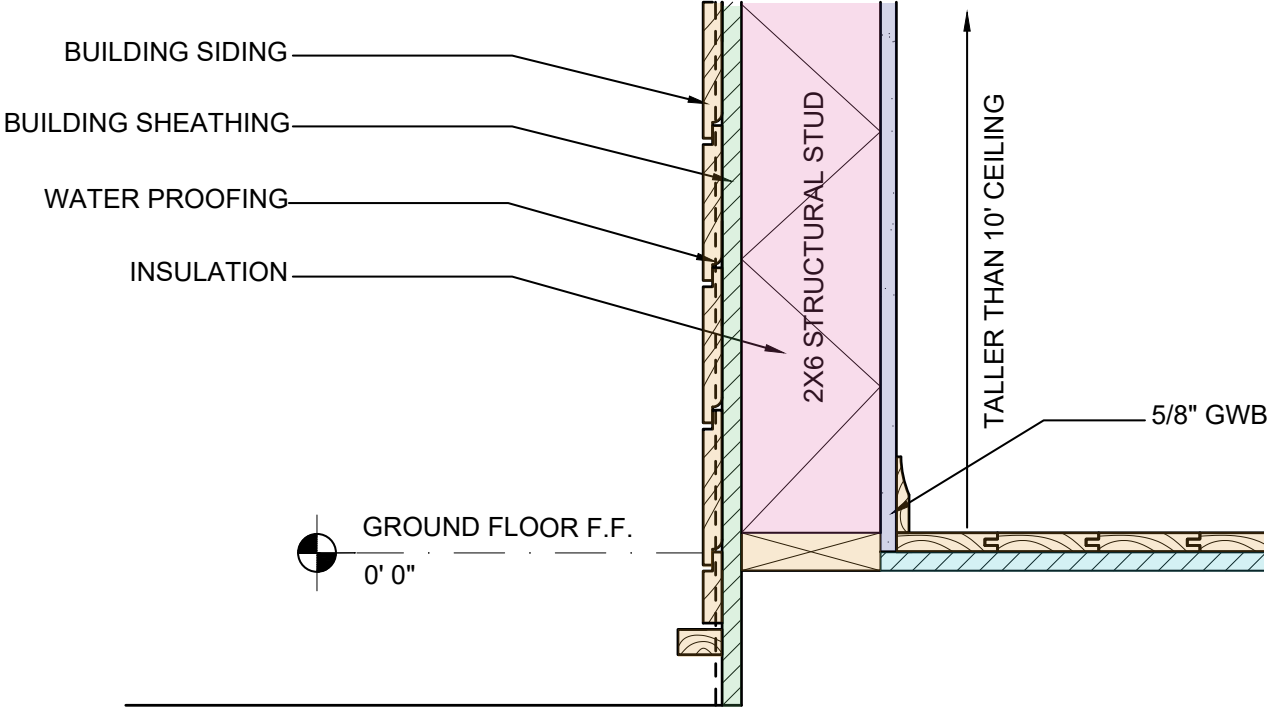
## F) ARCHITECTURAL EVALUATION



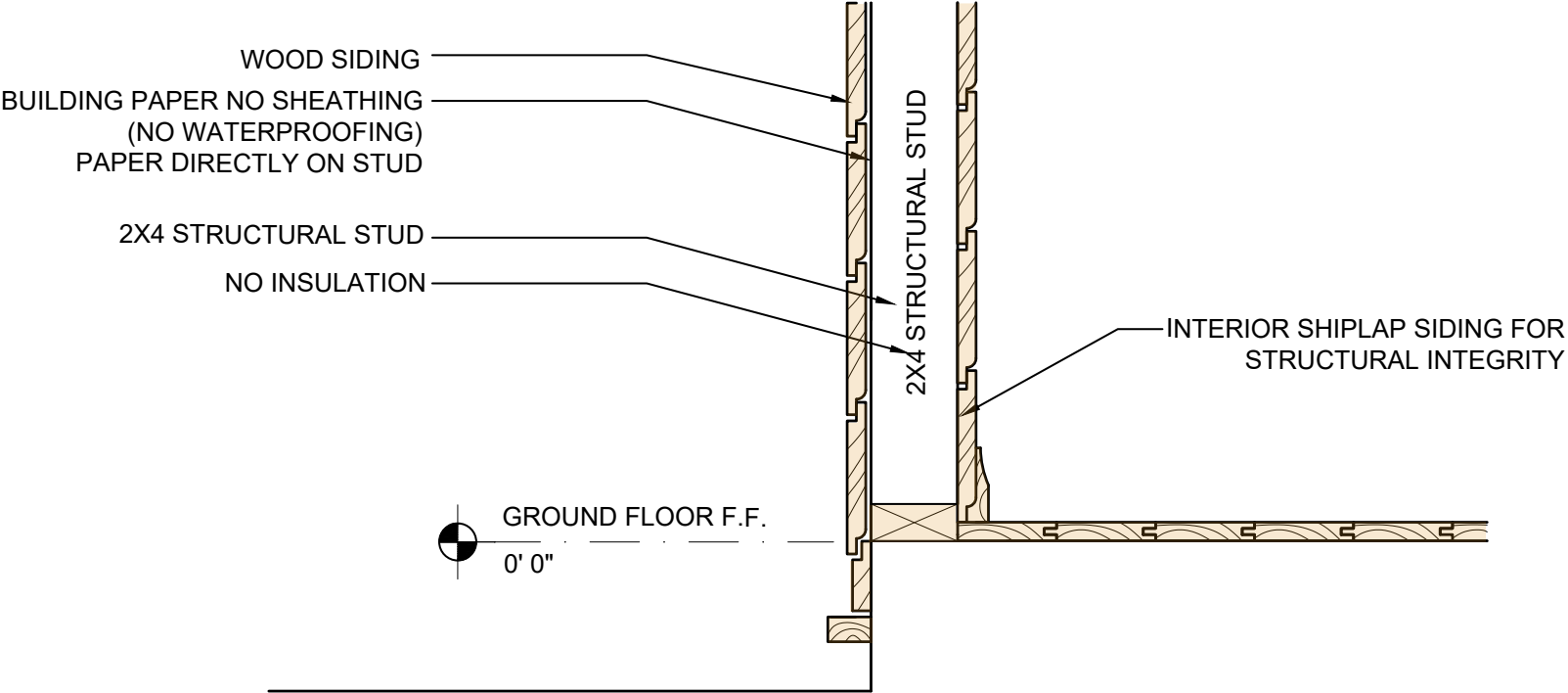




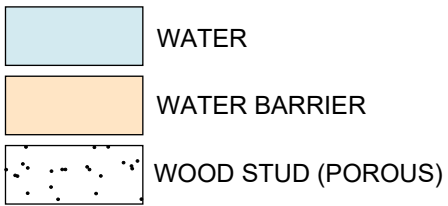
WALL CONSTRUCTION STANDARDS  
SINCE MID 90'S



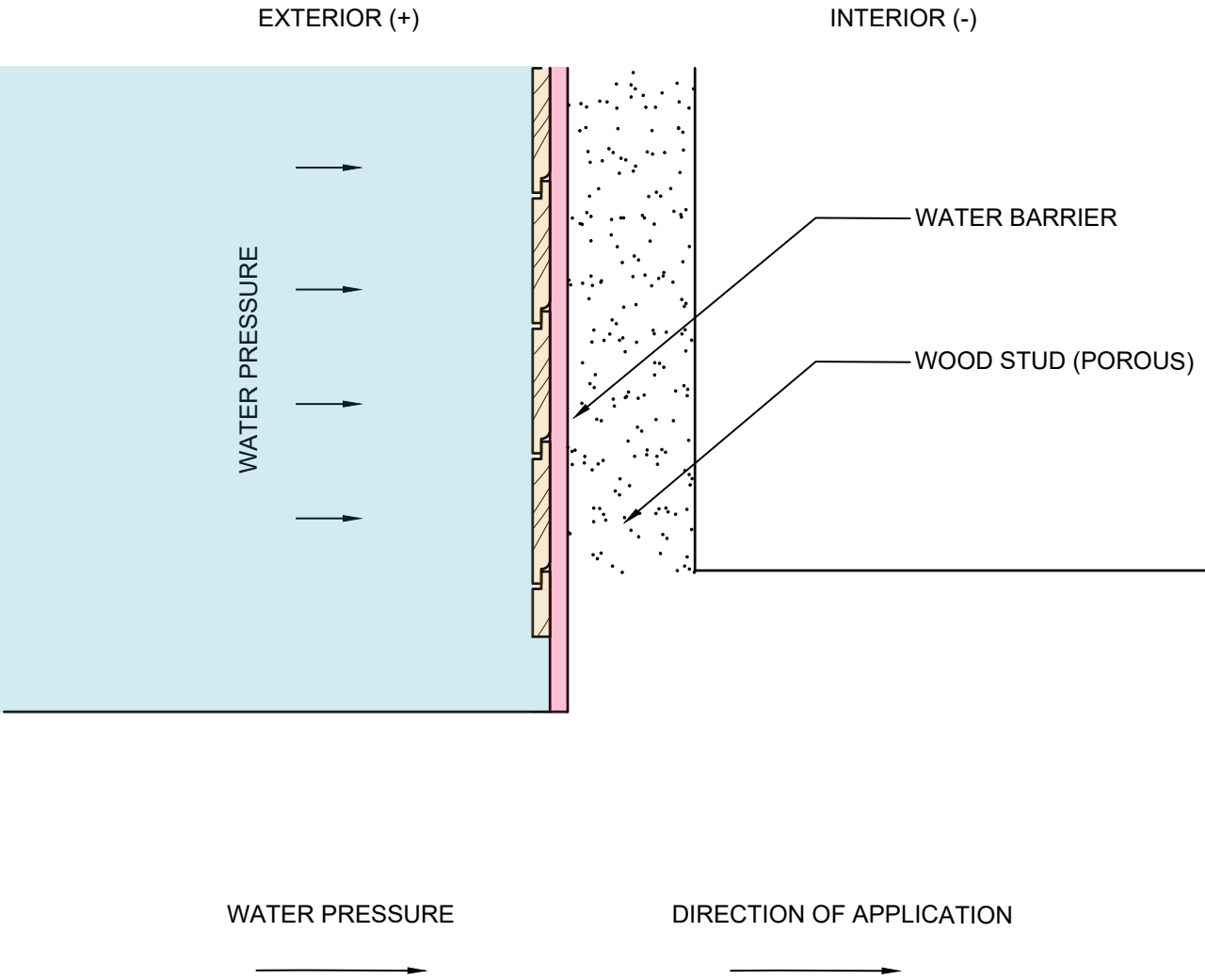
309 WALNUT ST. WALL CONSTRUCTION



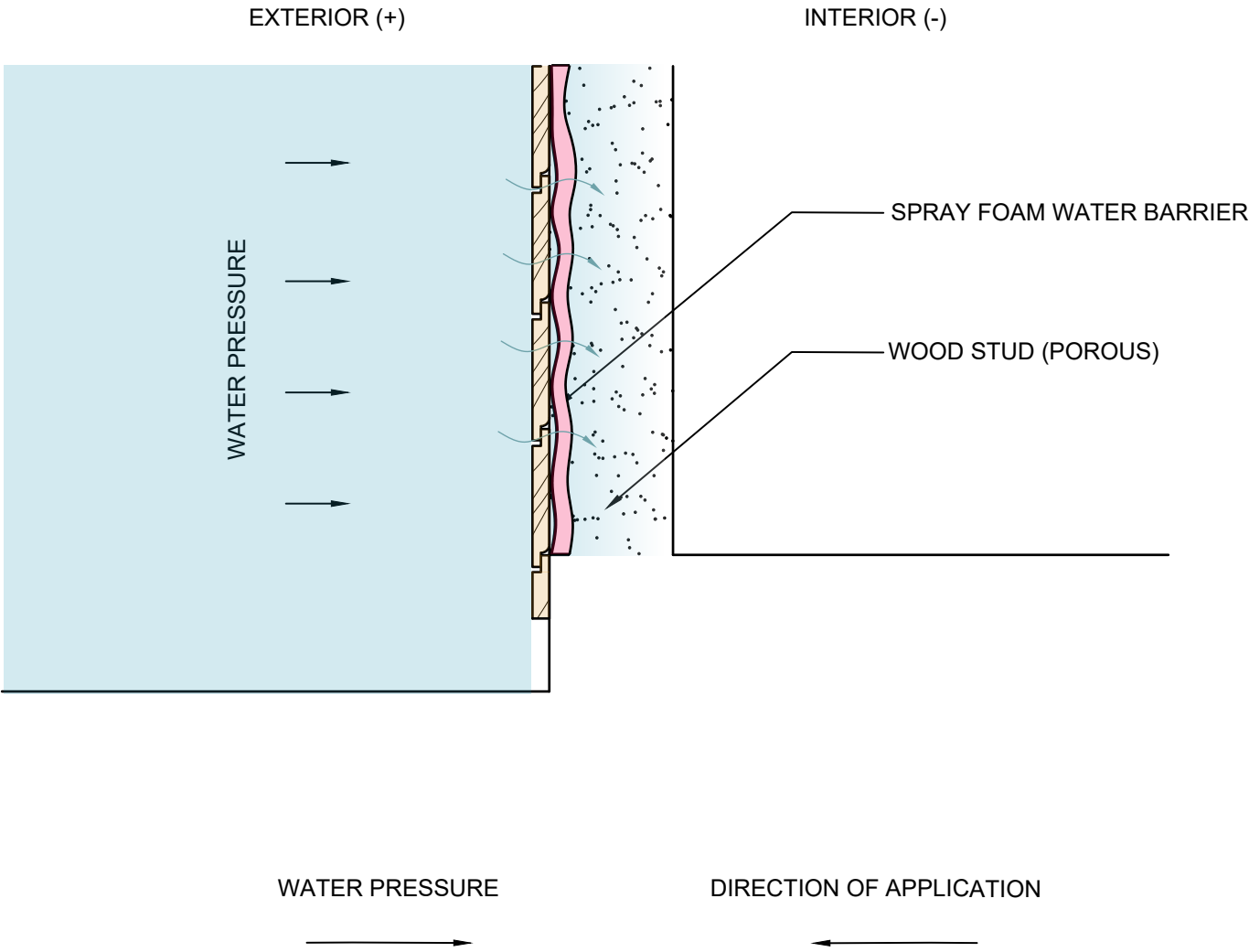




**POSITIVE WATER BARRIER**

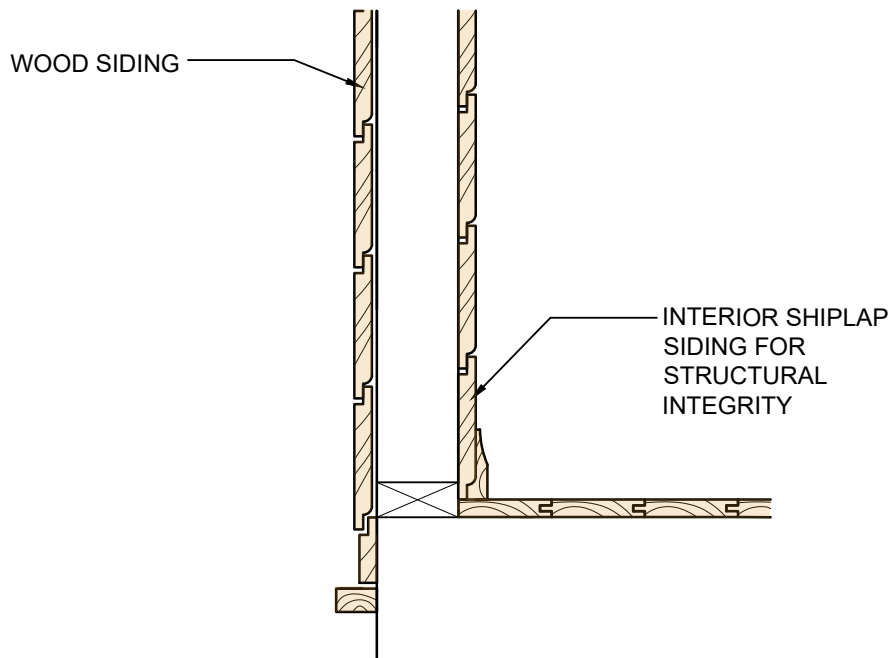
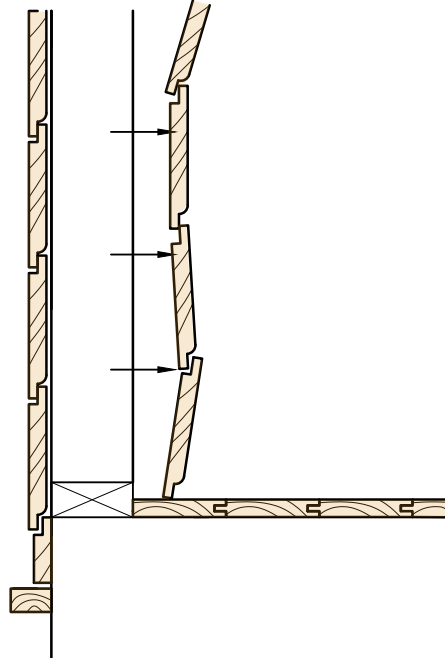
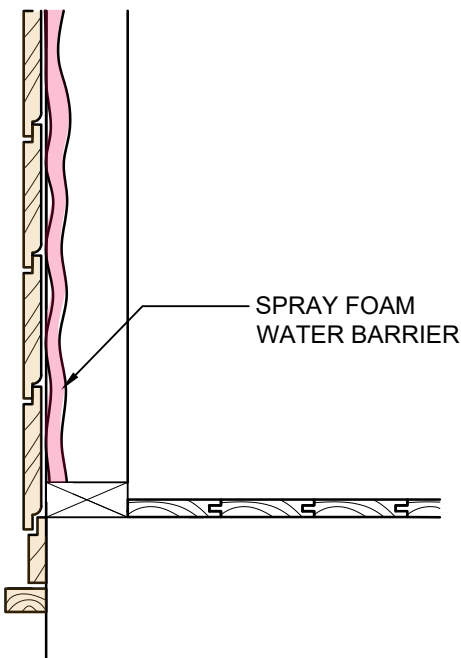
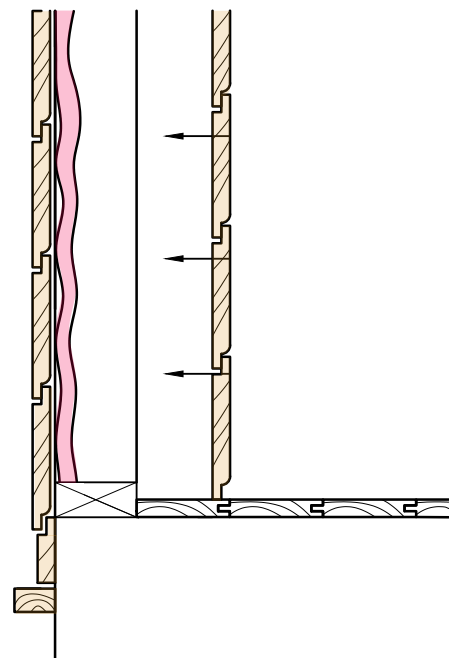


**NEGATIVE WATER BARRIER**





NEGATIVE INSTALLATION



3. REINSTALL SIDING

- PROBLEM:
- QUALITY
  - COST
  - DURABILITY
  - STUDS EXPOSED TO WATER

2. INSTALL WATER BARRIER FROM NEGATIVE SIDE

- PROBLEM:
- INSTALLATION ON WRONG SIDE

1. REMOVE INTERIOR SIDING

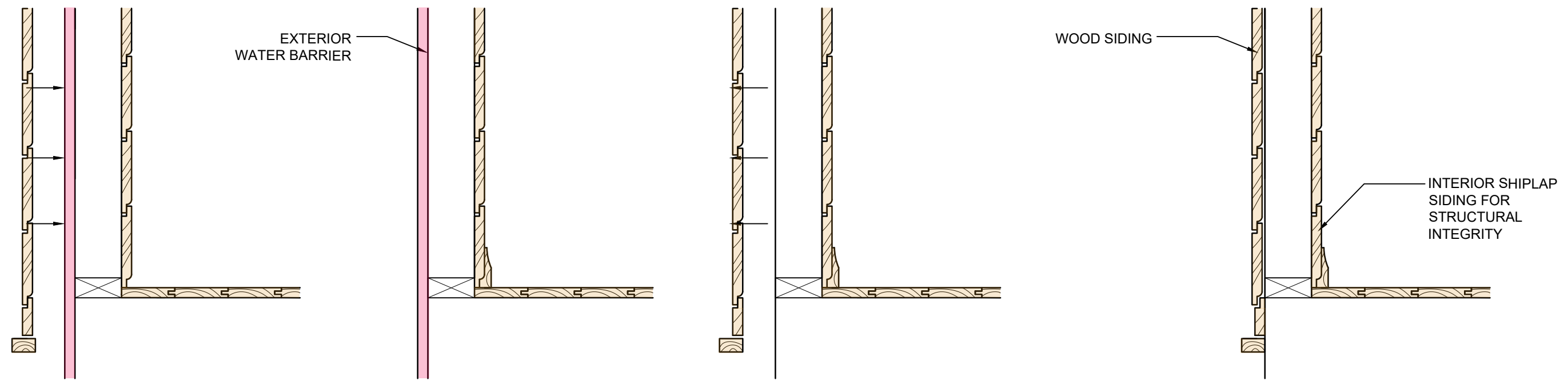
- PROBLEM:
- POSSIBILITY OF STRUCTURAL FAILURE
  - STUDS EXPOSED

EXISTING WALL SECTION

- PROBLEM:
- NO WATER BARRIER
  - MOLD + ROT
  - SHOULD BE 2X6 STUDS



POSITIVE INSTALLATION



3. REINSTALL SIDING

- PROBLEM:
- STILL NEED 2X6 STUDS
  - COST
  - POSSIBILITY OF MATERIAL FAILURE

**SAME PROBLEM FOR  
ROOF + FOUNDATION**

2. INSTALL WATER BARRIER

- PROBLEM:
- COST
  - THIS IS DEMOLITION

1. REMOVE EXTERIOR SIDING

- PROBLEM:
- ENTIRE EXTERIOR TO BE REMOVED, I.E. DEMOLITION
  - POSSIBILITY OF STRUCTURAL FAILURE

EXISTING WALL SECTION

- PROBLEM:
- NO WATER BARRIER
  - MOLD + ROT
  - REQUIRES 2X6 STUDS



## G) EXISTING PHOTOS FOR REFERENCE















































































































































































































































































































































































1. County Williamson WM  
GE 5. USGS Quad No. 3097-313 Site No. 696  
City/Rural Georgetown UTM Sector 627-3390  
2. Name Shell House 6. Date: Factual \_\_\_\_\_ Est. 1900  
Address 309 Walnut 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
3. Owner Joseph Smith 8. Style/Type vernacular--modified L-plan  
Address Same, 78626 9. Original Use residential  
4. Block/Lot Shell/Blk. 5/Lot S.W. corner Present Use residential  
10. Description One-story wood frame dwelling w/ modified L-plan; exterior walls w/ weather-  
board siding; hip roof w/ gables w/ composition shingles; jig-sawn bargeboard at gable end  
of front ell; front elev. faces W.; interior brick chimney w/ corbeled cap; wood sash  
double-hung windows w/ 1/1 lights; single-door entrance w/ transom; one-bay porch w/ >  
11. Present Condition good; altered--porch changed, additions  
12. Significance Primary area of significance: architecture. A good example of a c. 1900  
vernacular dwelling w/ modified L-plan.  
13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site x (describe) \_\_\_\_\_  
14. Bibliography Tax rolls 15. Informant Velma Hitchcock  
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 |
|------|--|------|------|------|----|------|------|
|      |  |      | 11   | 12   | to |      |      |
|      |  |      | 30   | 11   | to | 30   | 14   |
|      |  |      |      |      | to |      |      |

CONTINUATION PAGE

No. 2 of \_\_\_\_\_

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

1. County Williamson WM  
GE 5. USGS Quad No. 3097-313 Site No. 696  
City/Rural Georgetown  
2. Name Shell House

#10. Description (cont'd): shed roof on W. elev.; wrought-iron supports. Other noteworthy features include front ell w/ angled corners, pendants, and sun-burst brackets; artglass frames both sashes of window at S. end of facade. Outbuildings include small, detached frame storage building.



**TEXAS HISTORICAL COMMISSION**

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

Address: 309 Walnut St 2016 Survey ID: 125537  
 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: R047347

Construction Date: 1898 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.640305 Longitude -97.670935

Current/Historic Name Shell House

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

- |  |  |   |   |   |
|--|--|---|---|---|
| <input type="checkbox"/> Log traditional | <input type="checkbox"/> Shingle             | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival   | <input type="checkbox"/> International    |
| <input type="checkbox"/> Greek Revival   | <input type="checkbox"/> Romanesque Revival  | <input type="checkbox"/> Tudor Revival  | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern  |
| <input type="checkbox"/> Italianate      | <input type="checkbox"/> Folk Victorian      | <input type="checkbox"/> Neo-Classical  | <input type="checkbox"/> Prairie          | <input type="checkbox"/> Ranch            |
| <input type="checkbox"/> Second Empire   | <input type="checkbox"/> Colonial Revival    | <input type="checkbox"/> Beaux Arts     | <input type="checkbox"/> Craftsman        | <input type="checkbox"/> Commercial Style |
| <input type="checkbox"/> Eastlake        | <input type="checkbox"/> Renaissance Revival | <input type="checkbox"/> Mission        | <input type="checkbox"/> Art Deco         | <input type="checkbox"/> No Style         |
| <input 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: 125537 ☒ 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: 1038 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 696 ☒ High ☐ Medium ☐ Low

**General Notes:** (Notes from 2007 Survey: porch post replaced with wrought iron)

Recorded by: CMEC

Date Recorded 5/3/2016

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



Photo direction: Northeast

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: 309 Walnut St

2016 Survey ID: 125537

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction East



Photo Direction East







## HISTORIC AND ARCHITECTURAL REVIEW COMMISSION

### DEMOLITION SUBCOMMITTEE

#### REPORT AND RECOMMENDATION

**FILE NUMBER:** 2021-42-COA  
**MEETING DATE:** 09/10/2021  
**MEETING LOCATION:** 309 WALNUT STREET  
**APPLICANT:** Gary Wang (Wang Architects)  
**SUBCOMMITTEE MEMBERS PRESENT:** Karalei Nunn, Steve Johnston, Mark Moore  
**STAFF PRESENT:** Nat Waggoner, Britin Bostick  
**OTHERS PRESENT:** Gary Wang, Ken Schiller, Alexia Konopka

#### COMMENTS

##### Applicant:

- The current owner has purchased the property with the intent to move here from Austin. The property has had some squatters and evidence of drug use. A foundation assessment has been conducted with a cost estimate (provided to the committee and staff). The request is to demolish the main house as well as the garage accessory structure. There is concern that efforts to level the foundation of the house could cause damage to architectural elements and features such as doors and transom windows or exterior windows.

##### Subcommittee:

**What is the existing (structural) condition of the structure? Are there any structural changes that should be made to the structure for re-occupancy?**

- The foundation would need to be leveled and additional foundation support installed.
- Evidence of some termite and water damage.

**Would the original owner be able to recognize the structure today? What changes have been made to the structure (excluding cosmetic features)? Are structural changes needed to bring back the structure to its original design?**

- Yes, there have been few exterior changes that have altered the character of the house, and many architectural features are still intact, including the front door, stained glass windows and wood siding. Minor additions to the rear have not changed the character or rendered it unrecognizable.

**May the structure, in whole or in part, be preserved or restored?**

- Yes, the structure could be both preserved and restored. It retains much of the original fabric including siding, windows, trim and doors, floors and interior walls, and damaged portions could be repaired or replaced.



**May the structure be moved (relocated) without incurring any damages?**

- The structure could be relocated, but due to the size it would need to be moved in pieces or sections if moved off site.

**Does the structure, including any additions or alterations, represent a historically significant style, architecture, craftsmanship, event or theme?**

- The style is a combination of Folk Victorian and Queen Anne Victorian, and the house was constructed at a time when the Folk style was transitioning to the Queen Anne style in Georgetown. Although more research is needed to determine whether the house was constructed by a notable builder such as Charles Belford, the house has high quality craftsmanship and notable features such as stained-glass window details and is noted in the Historic Resource Survey to have been owned by or constructed for the Shell family.

**Are there any materials or unique features that can be salvaged? If so, which ones?**

- Wood moldings, floors, siding, interiors doors and hardware, windows, and framing.

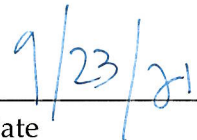
**RECOMMENDATION**

☐ Approval

☐ Approval with Conditions

☒ Disapproval: The recommendation was 2-1 in favor of a recommendation to disapprove the demolition, based on the intact historic character and materials and repairable condition of the structure.

  
\_\_\_\_\_  
Subcommittee Chair Signature (or representative)

  
\_\_\_\_\_  
Date





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: 309 Walnut Street

Project Case Number: 2021-42-COA HARC Date: October 14, 2021 Case Manager: Britin Bostick

Name of Respondent: Robert Stebbins  
(Please print name)

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

Address of Respondent: 307 South College Street  
(Address required for protest)

I am in FAVOR: \_\_\_\_\_

I OBJECT: X

Additional Comments:

The city/HARC abuses several residences improvements not total demolitions. Why is this different? There are home owners denied renovation/improvements for months but this is being expedited. We feel money is involved along w/ government/city connection.

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





# 309 Walnut Street Demolition 2021-42-COA

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



# Item Under Consideration

## **2021-42-COA – 309 Walnut Street Demolition**

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness for the demolition of a high priority structure at the property located at 309 Walnut Street, bearing the legal description 0.551 acres in Block 5, Shell Addition.



# Item Under Consideration

## HARC:

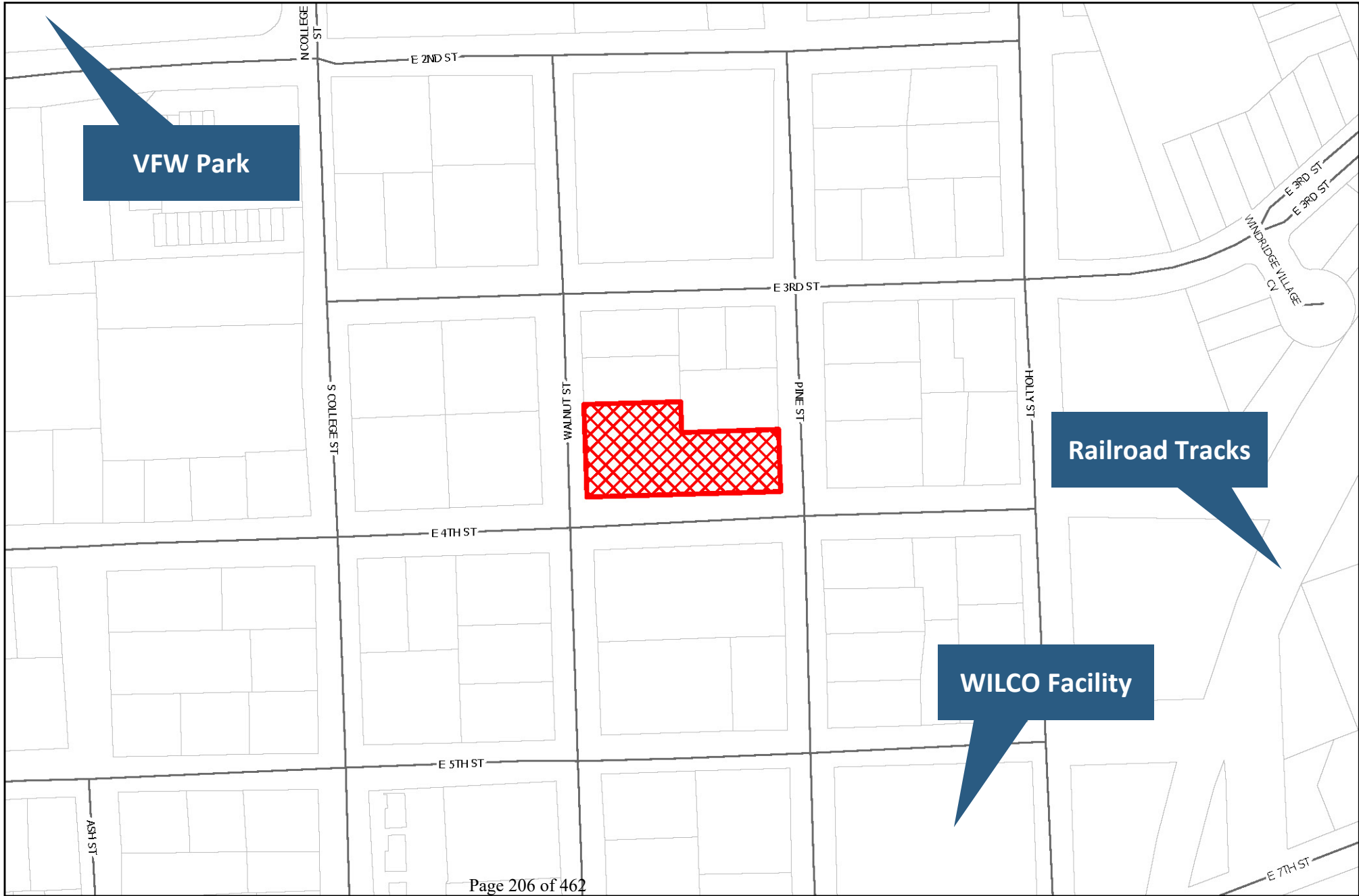
- Demolition of a high priority historic structure



# Item Under Consideration



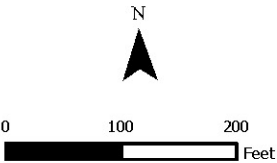




**LOCATION**

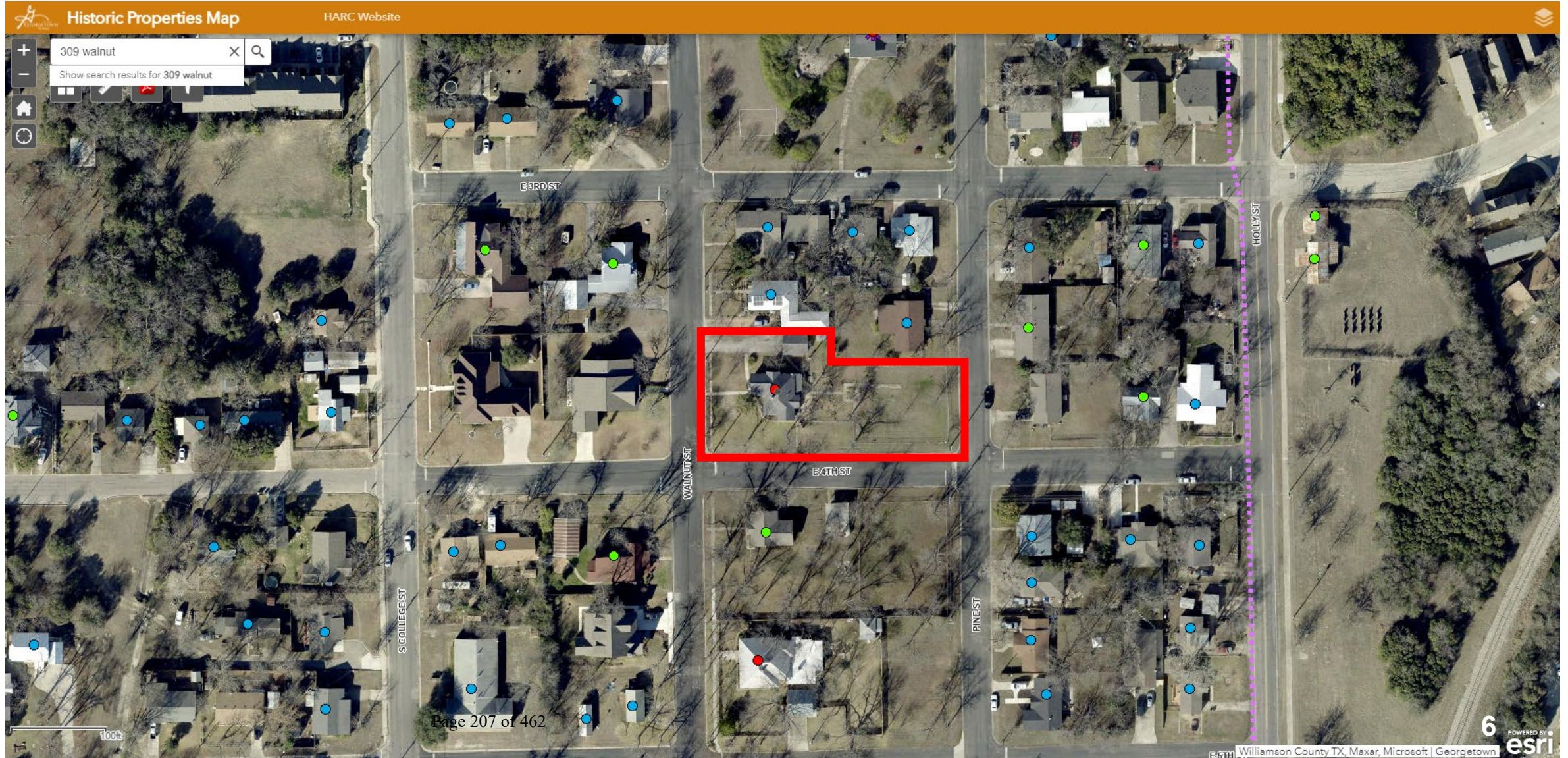
2021-42-COA  
Exhibit #1

-  Site
-  Parcels





# Current Context





# History

- Year Constructed: c. 1885-1898
- Builder(s): Unknown
- Past Occupants: Charles & Norah Shell (1885-1937)  
Turner Arthur Shell Sr. & Christiana Wilson Shell (1939-1969)  
Joseph & Winnie Smith (1969-1991)

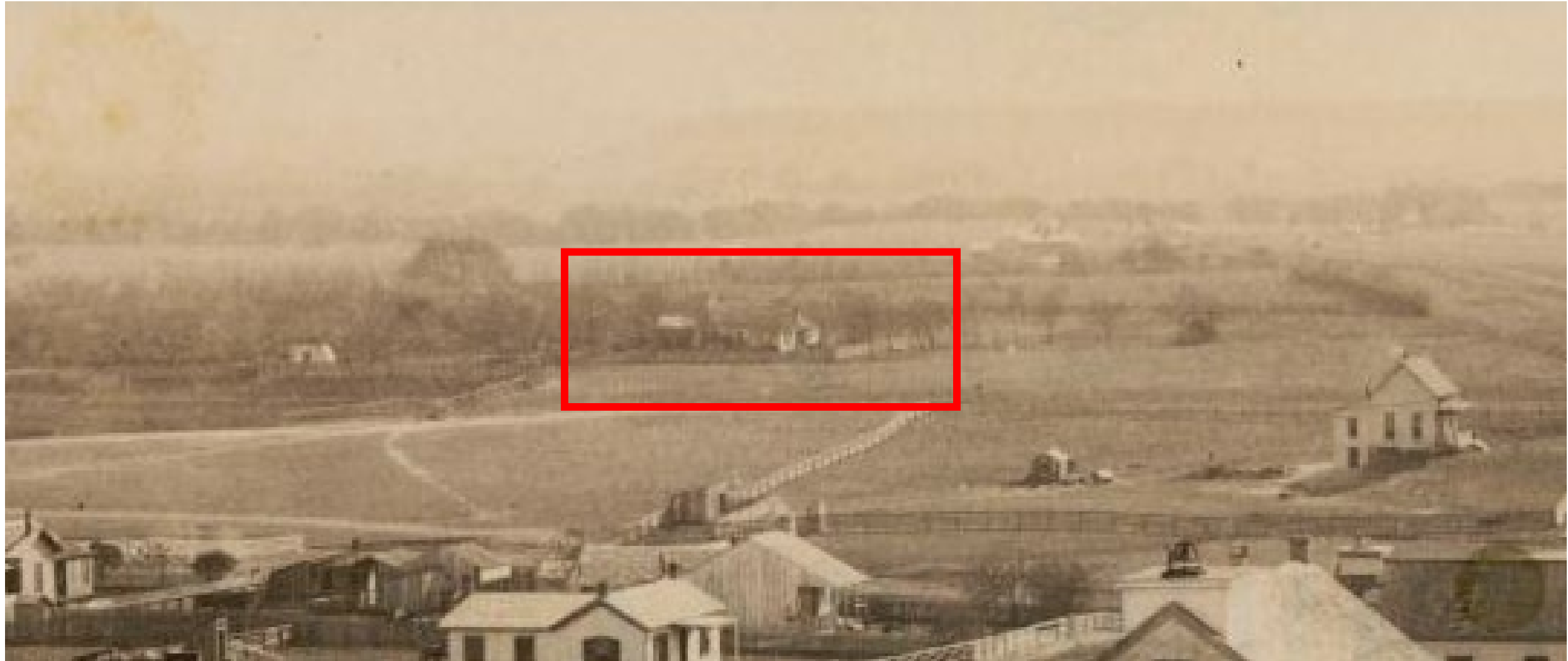


# 1886 Photo from Courthouse



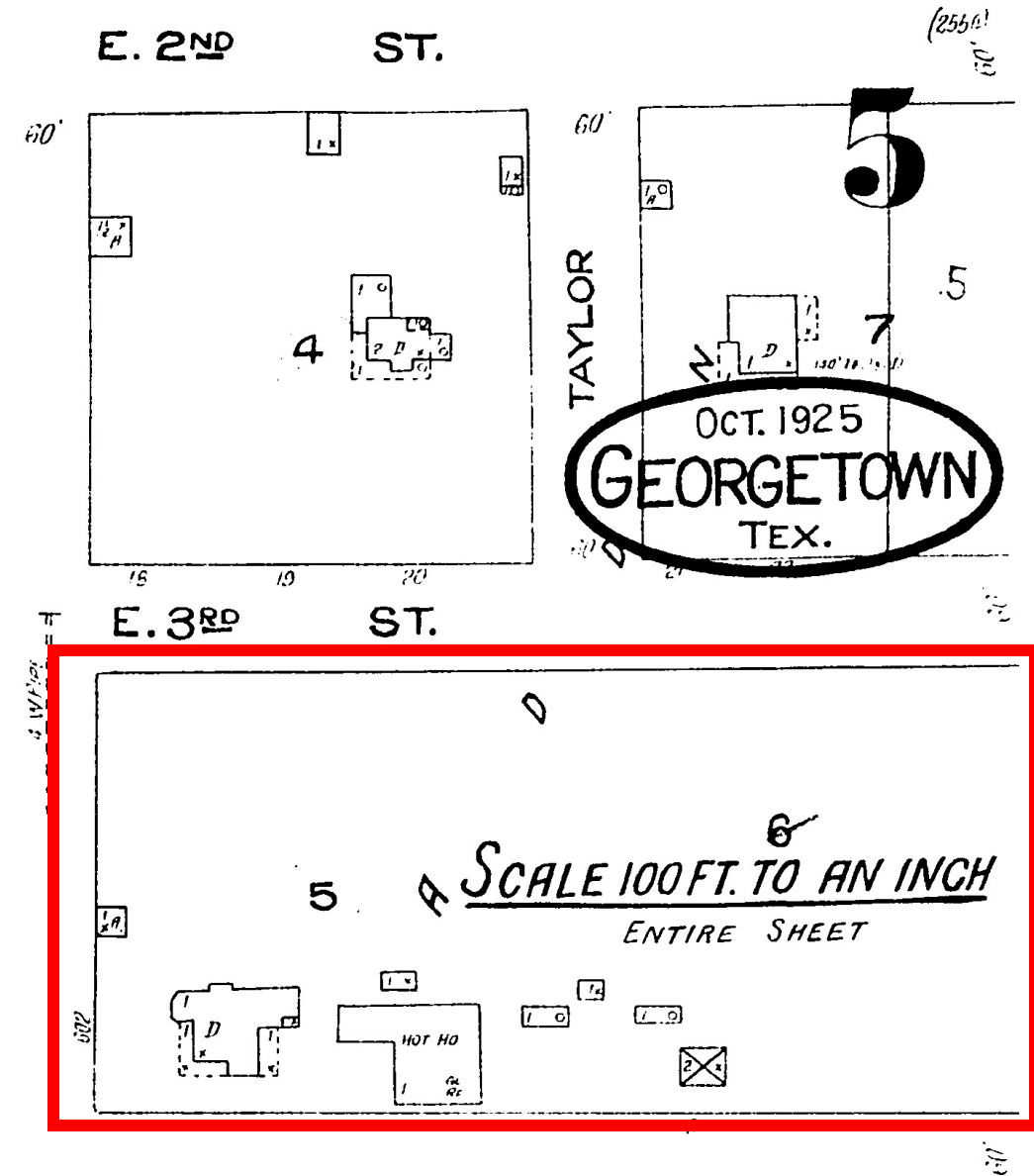
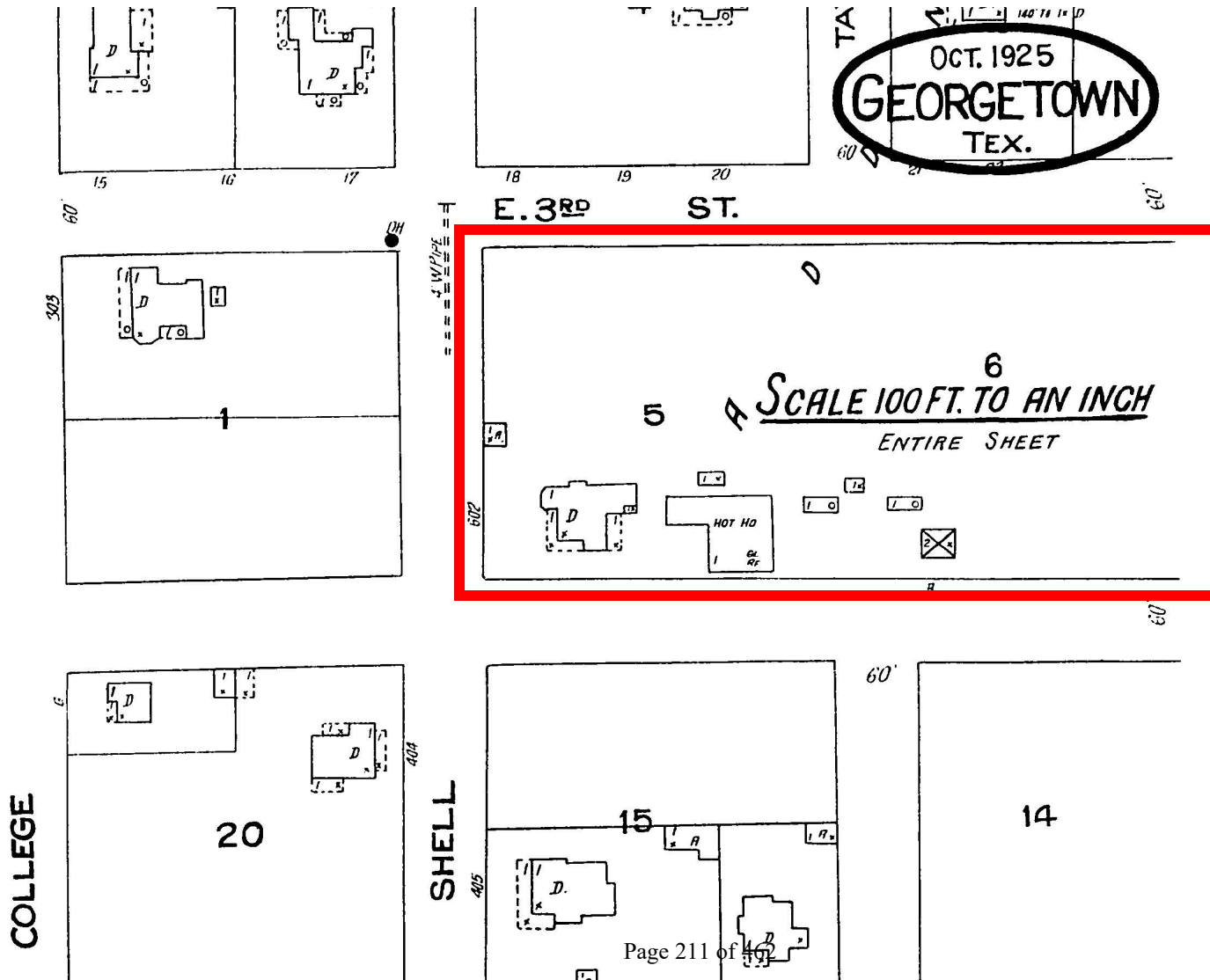


# 1886 Photo from Courthouse



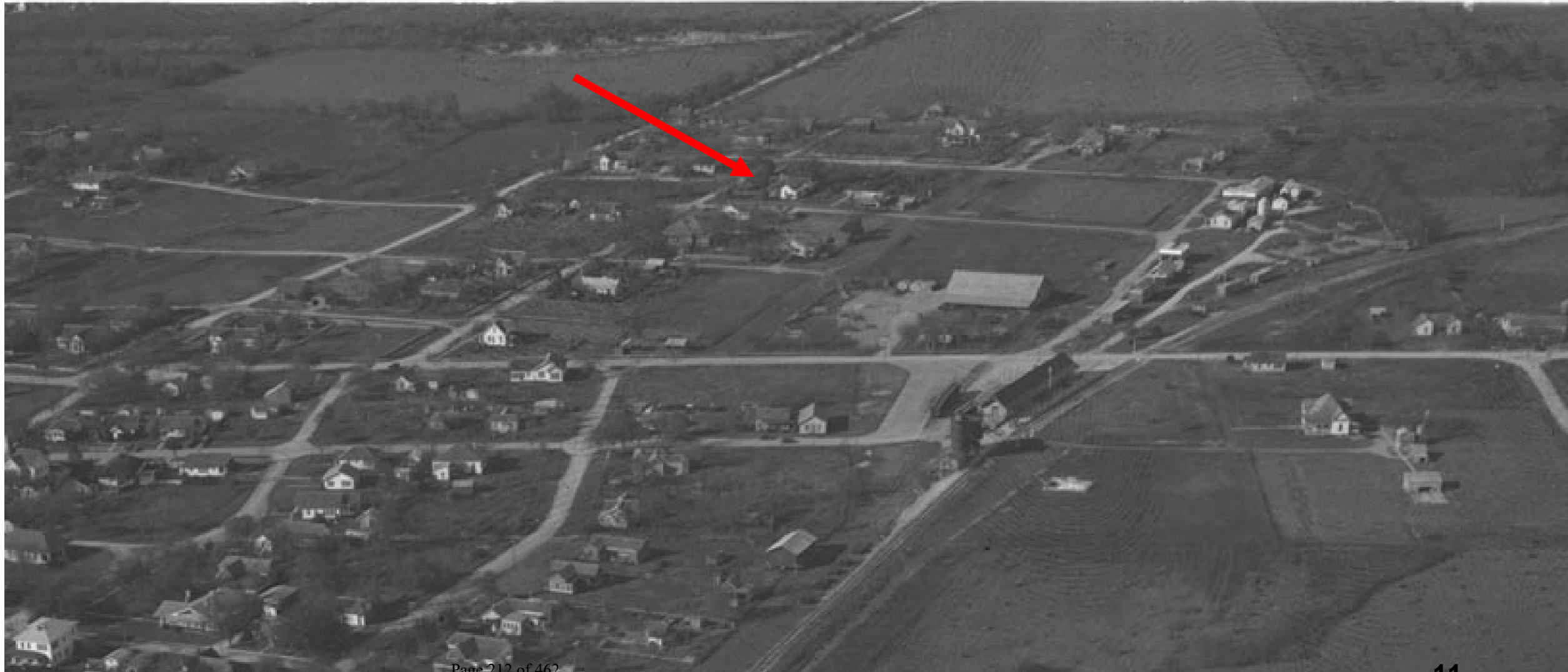


# 1925 & 1940 Sanborn Maps





## c. 1934 SU Special Collections Photo





# 1964 Aerial Photo





# 1974 Aerial Photo





# 1984 HRS Photo – Front View





# 1984 HRS Photo – Front View





# 1984 HRS Photo – Side View





# 1984 HRS Photo – Rear View & Front Detail





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos





# Current Photos



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28



# Current Photos



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29



# Current Photos





# Current Photos



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# Current Photos



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32



# Current Photos



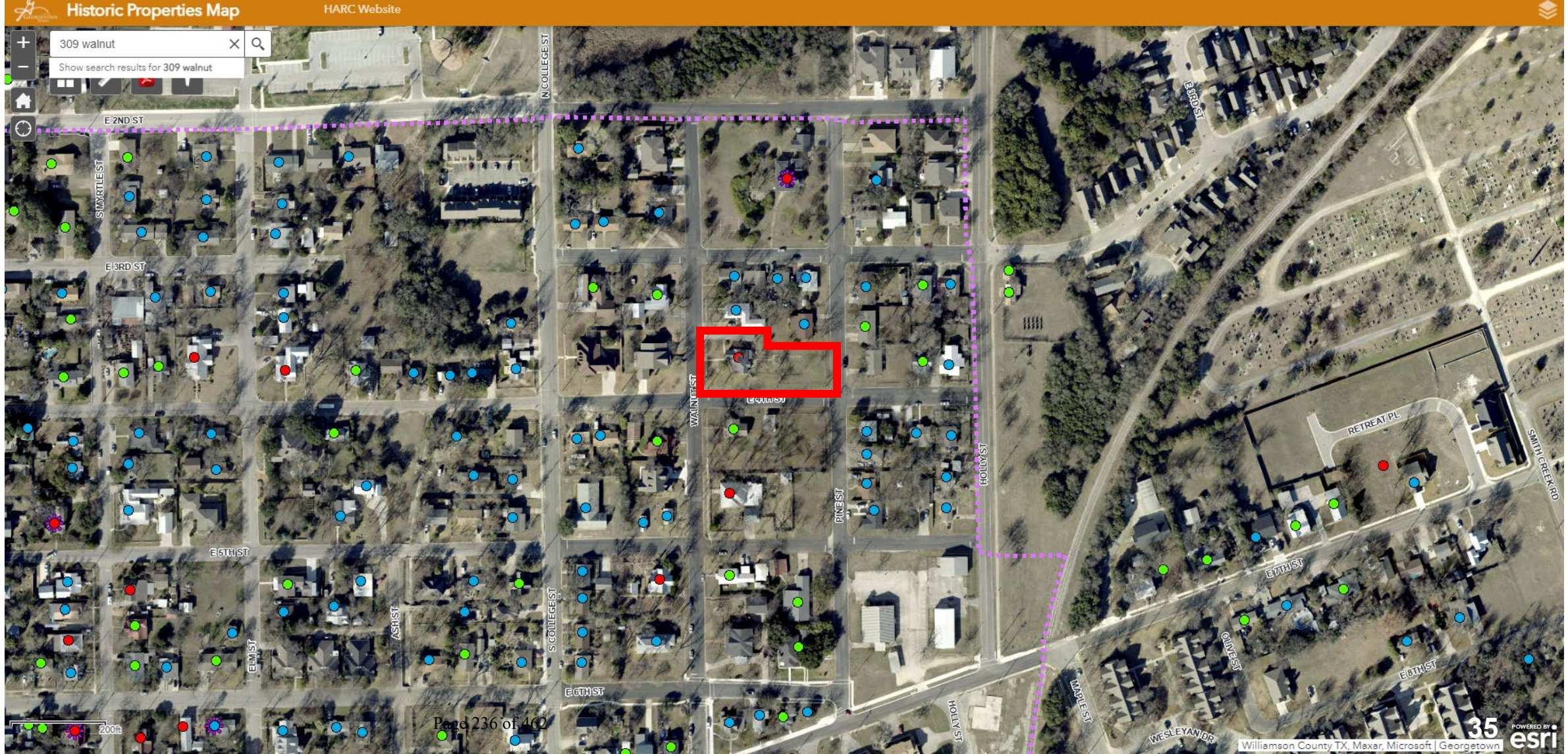


# Current Photos - Detached Garage





# Current Context





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

| 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  | <b>Does Not Comply</b> |
| 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 | <b>Does Not Comply</b> |
| 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                                       | <b>Complies</b>        |
| 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;   | <b>Does Not Comply</b> |



# Demo Approval Criteria UDC Sec. 3.13.030.F.2.b/c

| Criteria  | Staff's Finding        |
|---|------------------------|
| i. The applicant has demonstrated that the property owner cannot take reasonable, practical or viable measures to adaptively use, rehabilitate or restore the building or structure, or make reasonable beneficial use of, or realize a reasonable rate of return on a building or structure unless the building or structure may be demolished or relocated; and | <b>Does Not Comply</b> |
| ii. The applicant must prove that the structure cannot be reasonably adapted for any other feasible use, which would result in a reasonable rate of return; or  | <b>Does Not Comply</b> |

| Criteria   | Staff's Finding |
|--|-----------------|
| There is a compelling public interest that justifies relocation, removal or demolition of the structure. | <b>N/A</b>      |



# Public Notification

- 38 property owners within the 300' buffer
- 2 Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 1 written comments OPPOSED





# Demolition Subcommittee Recommendation

The Demolition Subcommittee recommended ***disapproval*** (2-1) of the request for demolition in their meeting on September 10, 2021.



# Staff Recommendation

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



# HARC Motion – 2021-42-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  
October 14, 2021

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1002 Ash Street, bearing the legal description of Lot 1 and the north 28 feet of Lot 2, Block 26, Glasscock Addition. (2021-46-COA) – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting HARC approval for a new shed to replace the existing shed on the south part of the property.

**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 *complies with 7 of the 8* criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness*, as outlined in the attached Staff Report. *1 of the 8* criteria were not applicable to the proposed project.

**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 to 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 - Plans & Specifications    | Exhibit      |
| ☐           | Exhibit 4 - Historic Resource Surveys | Exhibit      |
| ☐           | Staff Presentation                    | Presentation |





## Historic & Architectural Review Commission Planning Department Staff Report

Report Date: October 8, 2021

File Number: 2021-42-COA

### AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1002 Ash Street, bearing the legal description of Lot 1 and the north 28 feet of Lot 2, Block 26, Glasscock Addition.

### AGENDA ITEM DETAILS

**Project Name:** *Forest Surveying Shed Replacement*  
**Applicant:** *Richard Will (G10 Builders, LLC)*  
**Property Owner:** *William Forest Jr. & Kathryn Forest Heidemann*  
**Property Address:** *1002 Ash Street*  
**Legal Description:** *Lot 1 and the north 28 feet of Lot 2, Block 26, Glasscock Addition*  
**Historic Overlay:** *Old Town Overlay District*  
**Case History:** *N/A*  
**Prior COA Denials:** *N/A*  
**Prior COA Approvals:** *N/A*

### HISTORIC CONTEXT

**Date of Construction:** *1901 (HRS), public records indicate 1896*  
**Historic Resources Survey Level of Priority:** *High*  
**National Register Designation:** *Individually listed as W.K. and Kate Makemson House*  
**Texas Historical Commission Designation:** *N/A*  
**Notable Property Owners/Events:** *The house was built for W. K. and Kate Makemson. Per biographical information, "William Knight Makemson's family members were among the earliest settlers in Williamson County, Texas. After the death of his father in 1850, he studied law while supporting his family as a farmer, droer and shoemaker. When the Civil War broke out, he joined the Confederate Army. He served with two of his brothers in the Fifth Texas Rangers, primarily in Indian Territory until he was elected sheriff of Williamson County in 1863. He completed his legal studies and was admitted to the bar on May 20, 1865. He was the Republican nominee for lieutenant governor of Texas in 1892, ran for governor in 1894. He was also a writer and local historian." The Makemsons married in 1890, the second spouse for each. William was also the President of the Board of Trustees for the I. O. O. F. Cemetery and represented the board in the sale of cemetery lots.*



# Planning Department Staff Report

## Historic and Architectural Review Commission

### APPLICANT'S REQUEST

HARC:

- ✓ New accessory structure (storage shed)

### STAFF ANALYSIS

#### Present Property Description:

The W. K. and Kate Makemson House is a Queen Anne Victorian structure. The Makemsons purchased the northeast quarter of Block 26 of the Glasscock Addition from F. W. Carothers in 1896, and C. S. Griffith is believed to be the builder, although the Makemsons hired the Belford Lumber Company to construct the house next door (to the south) in 1913. The house has later additions but retains many of the historic architectural features of the original style. A small, non-historic, metal shed located on the south property line and set back from the primary street façade has deteriorated and requires replacement.

#### Requested Changes:

The applicant is requesting HARC approval of a new 10' x 14' or 140 sq. ft. shed with an 8' height and a 50 sq. ft. covered porch or "lean to" in a similar style and location as the existing shed and located 6.5' from the side or south property line, which would not require a setback modification. The proposed siding is an engineered wood lapped siding with an appearance similar to that of the siding on the main structure.

#### Justification for Requests:

The existing 88 sq. ft. shed is deteriorated and requires replacement. The proposed replacement provides the desired storage capacity with a similar appearance and materials compatible with the main structure.

#### Technical Review:

The request meets the criteria for approval and does not present a substantial change to the character of the property, nor does it diminish the character or affect the historic main structure.

### DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 1 of the 1 applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

### APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:



# Planning Department Staff Report

## Historic and Architectural Review Commission

| GUIDELINES  | FINDINGS  |
|---|---|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>   |   |
| <b>3.4.F Accessory Structures</b>   | <b>Complies</b>   |
| <p><b>F.1</b> Accessory structures should be located in the rear of the property.</p> <p><b>F.2</b> Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller and simpler) to the primary dwelling.</p> <p><b>F.3</b> Accessory structures should not be attached to the primary structure.</p> | The proposed shed (accessory structure) is located on the side of the property and not the rear, however it is proposed to replace an existing, similar structure that has deteriorated and has a simple gable roof, is substantially smaller than the primary structure, is set back from the primary façade and is not attached to the primary structure. |

### CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 7 out of 8* of these criteria.

| SECTION 3.13.030 CRITERIA   | FINDINGS  |
|---|---|
| 1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action; | <b>Complies</b><br>Staff reviewed the application and deemed it complete.   |
| 2. Compliance with applicable design standards of this Code;  | <b>Complies</b><br>Proposed structure complies with applicable UDC requirements.  |
| 3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;                           | <b>Complies</b><br>Proposed shed does not change current character of the site and can be easily removed without affecting the historic main structure. |
| 4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;  | <b>Complies</b><br>Proposed project complies with applicable Design Guideline.  |
| 5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;   | <b>Complies</b><br>Proposed shed replaces a similar, existing shed and does not change the character of the site.                                       |
| 6. New buildings or additions are designed to be compatible with surrounding properties in  | <b>Complies</b><br>The proposed new shed is similar to the  |



## Planning Department Staff Report

### Historic and Architectural Review Commission

| SECTION 3.13.030 CRITERIA  | FINDINGS   |
|--|--|
| the applicable historic overlay district;  | existing and is a typical accessory structure in the Old Town Overlay District.                            |
| 7. The overall character of the applicable historic overlay district is protected; and   | <b>Complies</b><br>The proposed shed replaces an existing, similar non-historic shed in the same location. |
| 8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district. | <b>Not Applicable</b><br>No signs are proposed.  |

### STAFF RECOMMENDATION

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

### PUBLIC NOTIFICATION

As required by the Unified Development Code, two (2) signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

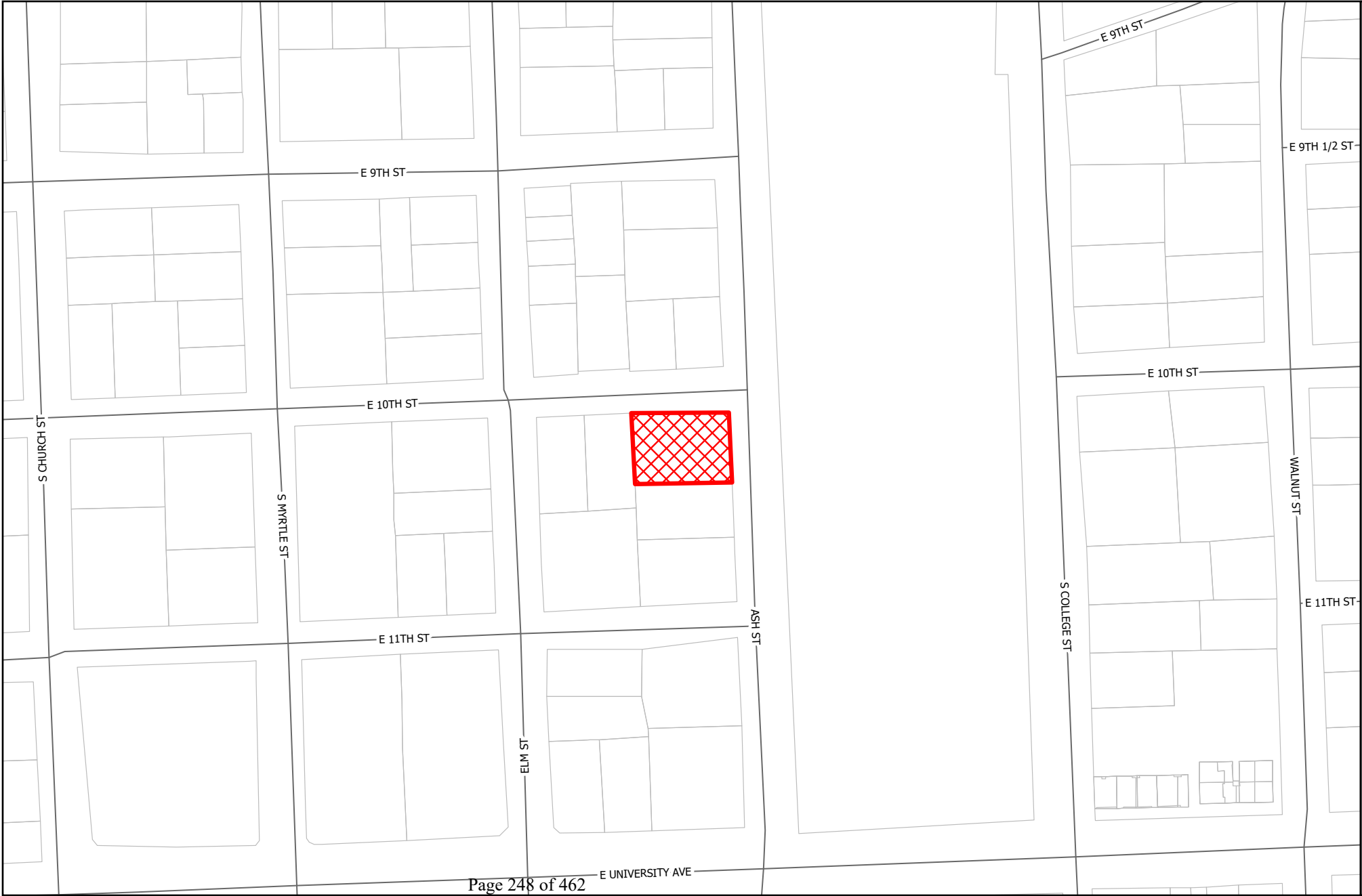
### ATTACHMENTS

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*



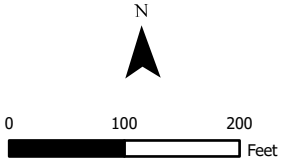


# LOCATION

2021-46-COA

Exhibit #1

-  Site
-  Parcels







## LETTER OF INTENT

DATE: June 29, 2021

Forrest Sasser

1002 Ash St

Georgetown, TX 78626

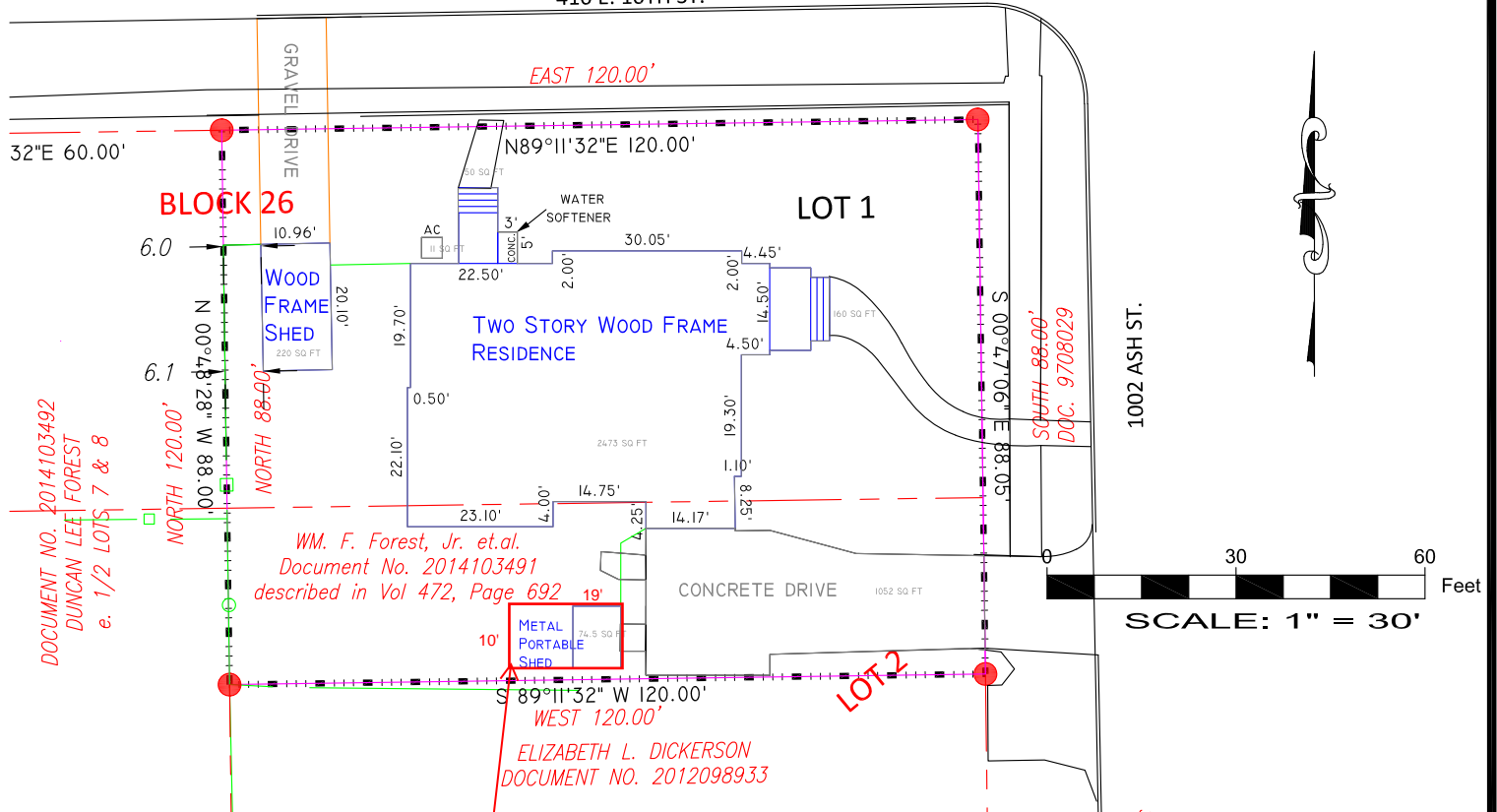
To whom it may concern,

We are proposing to replace a portable building that has been used for storage. We have hired G10 Builders to remove the old structure and build a custom 10x14x8 gable shed with attached 10x5 lean to. This structure will be used for storage and storage only. Said structure will sit where the existing structure sits but will be 6.5' North of the South line.



**SURVEY FOR**  
**WM. F. FOREST, JR. et. al.**  
**LOT 1 AND 28' OF LOT 2, BLOCK 26,**  
**GLASSCOCK ADDITION TO THE CITY OF GEORGETOWN**  
**WILLIAMSON COUNTY, TEXAS**

410 E. 10TH ST.



**IMPERVIOUS COVER CALCULATIONS**

STRUCTURES: 2767.5 SQ. FT.

SIDEWALKS &  
 DRIVEWAYS: 1262 SQ. FT.

AC PAD: 11 SQ. FT.

AREA OF LOT : 10560 SQ. FT.

IMPERVIOUS COVER= 38.26%

**Existing Metal Portable  
 Shed to be demoed. New  
 10'x19' portable shed to  
 be installed. New shed  
 will be 6' from property  
 line where existing shed  
 location is.**

**LEGEND**

CAPPED IRON PIN FOUND "FOREST RPLS 1847"

CAPPED IRON PIN SET "FOREST RPLS 1847"

IRON PIN FOUND

LIGHT STANDARD

TELEPHONE PEDESTAL

WASTEWATER CLEANOUT

ELECTRIC BOX

WATER METER

WATER VALVE

WOODEN FENCE (approximate location)

SURVEY/TRACT LINES

TRACT LINES

BOUNDARY LINES

( ) Denotes Record Information

All document references are in Williamson County, Texas  
 O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
 P.R.W.C.T. Plat Records of Williamson County, Texas  
 D.R.W.C.T. Deed Records of Williamson County, Texas

**STANDARD SURVEY NOTE:**

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE.

A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO IDENTIFY ADDITIONAL

RECORD EASEMENTS WHICH MAY BE APPLICABLE. RESTRICTIVE COVENANTS AND OTHER

MATTERS HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY. SEE APPLICABLE

RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT

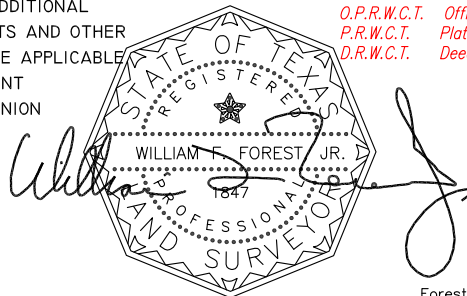
LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION

REGARDING OWNERSHIP OR TITLE.

SURVEY DATE NOVEMBER 27, 2011

FENCE REVISED SEPT. 15, 2015

IMPERVIOUS COVER CALCULATION 6-01-2021



Forest Surveying & Mapping Co. Copyright © 2021

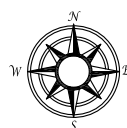
DATE: JUNE 01, 2021

FB/PG: XXX/XX-XX

PP: P:\FOREST\_LW

DWG: W.F. FOREST, JR. HOME.DWG

LO: FOREST



**Forest Surveying & Mapping Company**  
 1002 Ash St. Georgetown, Texas  
 phone: 512-930-5927  
 www.forestsurveying.com  
 T.B.P.L.S. FIRM#10002000  
 Page 250 of 462

DESIGNED BY THE  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 1917 S. INTERSTATE 35 AUSTIN, TX 78741, US (512) 440-7723

**NOTE:**

THE BEARING BASIS FOR THIS SURVEY IS THE

STATE PLANE COORDINATE SYSTEM

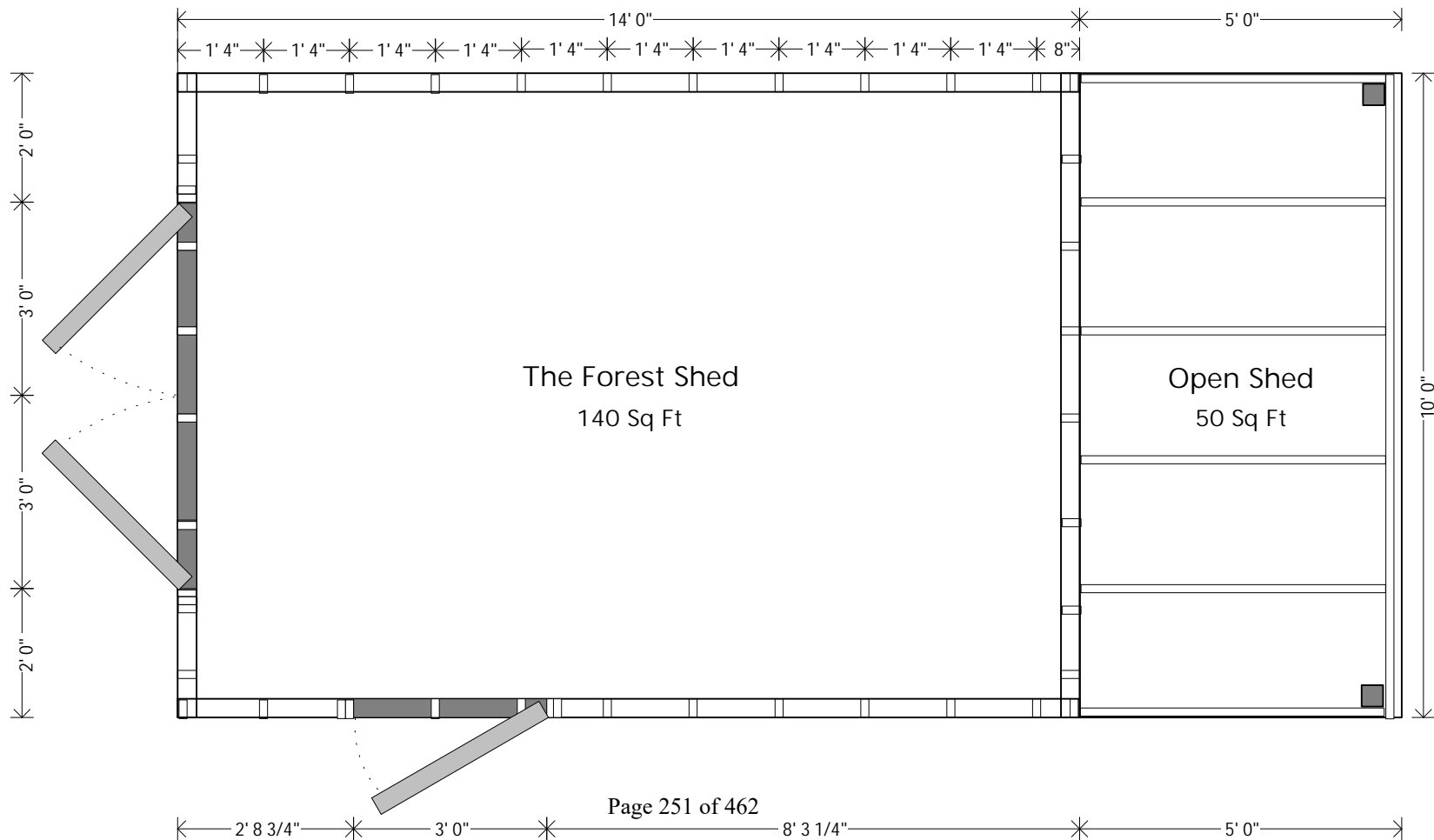
GRID NORTH, TEXAS CENTRAL ZONE

DATUM: GEOID03 NAVD88, NAD83

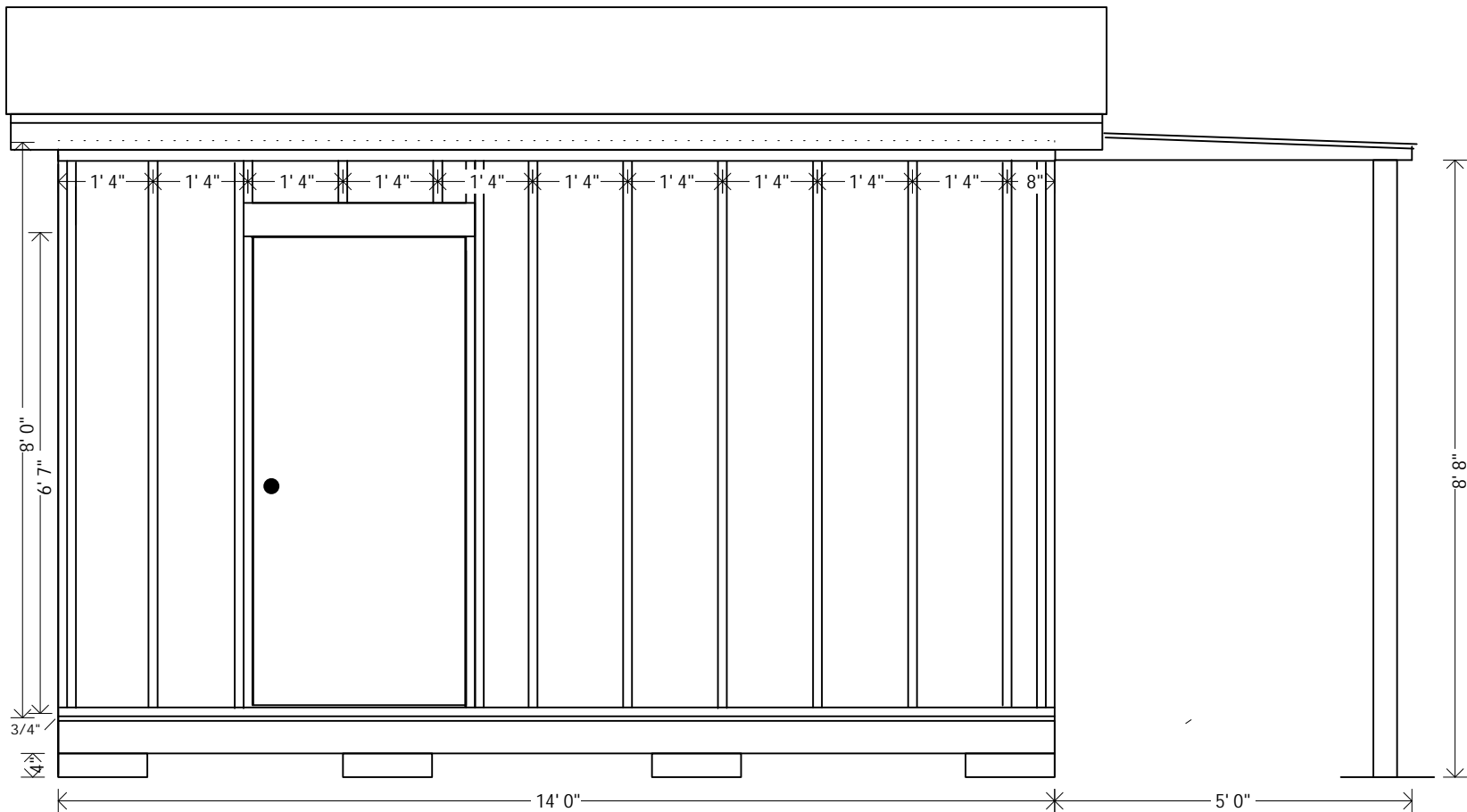
CONVERGENCE: 1.37012861

COMBINED SCALE FACTOR: 0.99987036





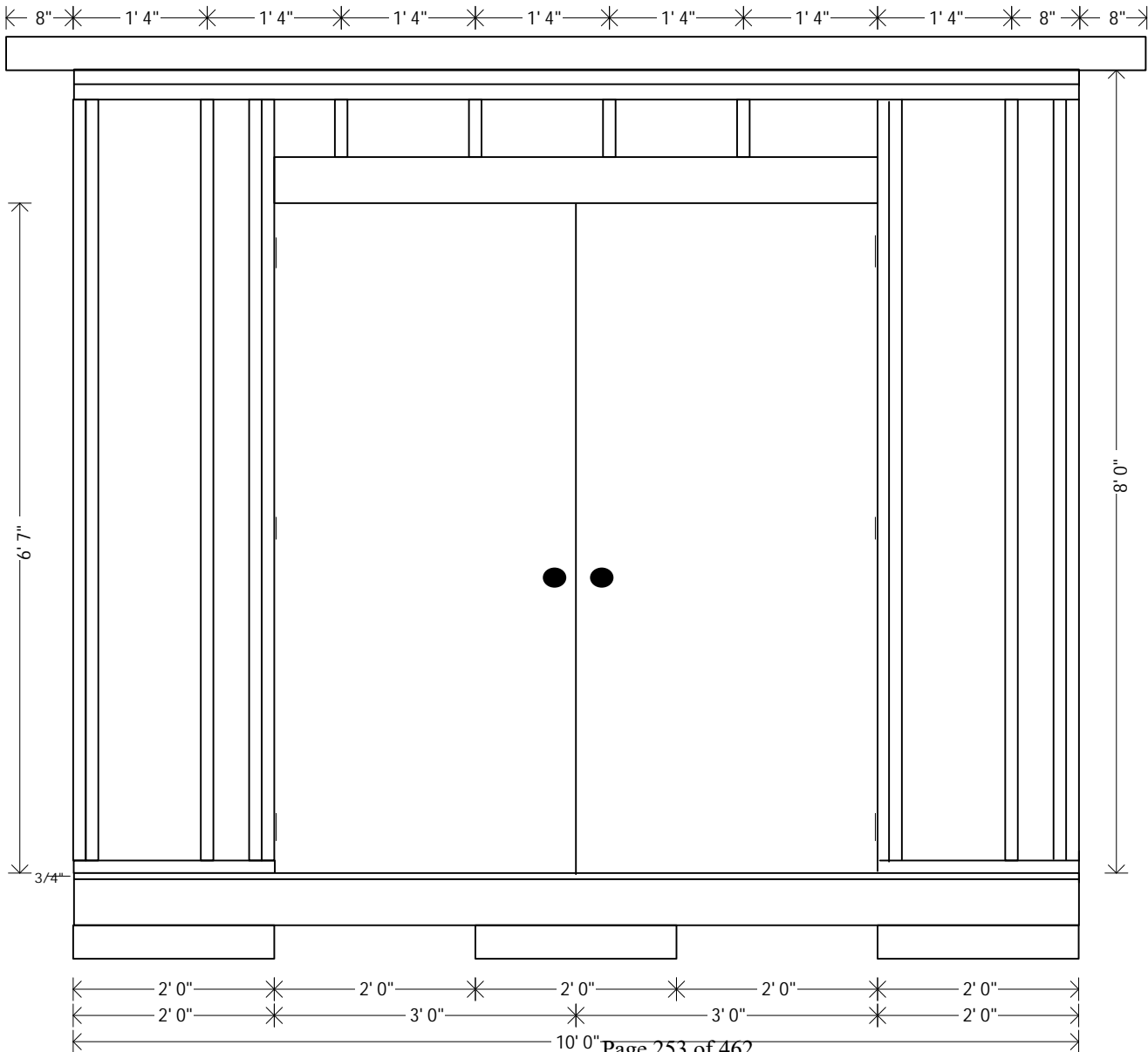




Soffits Set at 8"

Wall Framing (2x4) Set on 16" Center  
 Building Set on 4"x2'x2' Concrete Pads

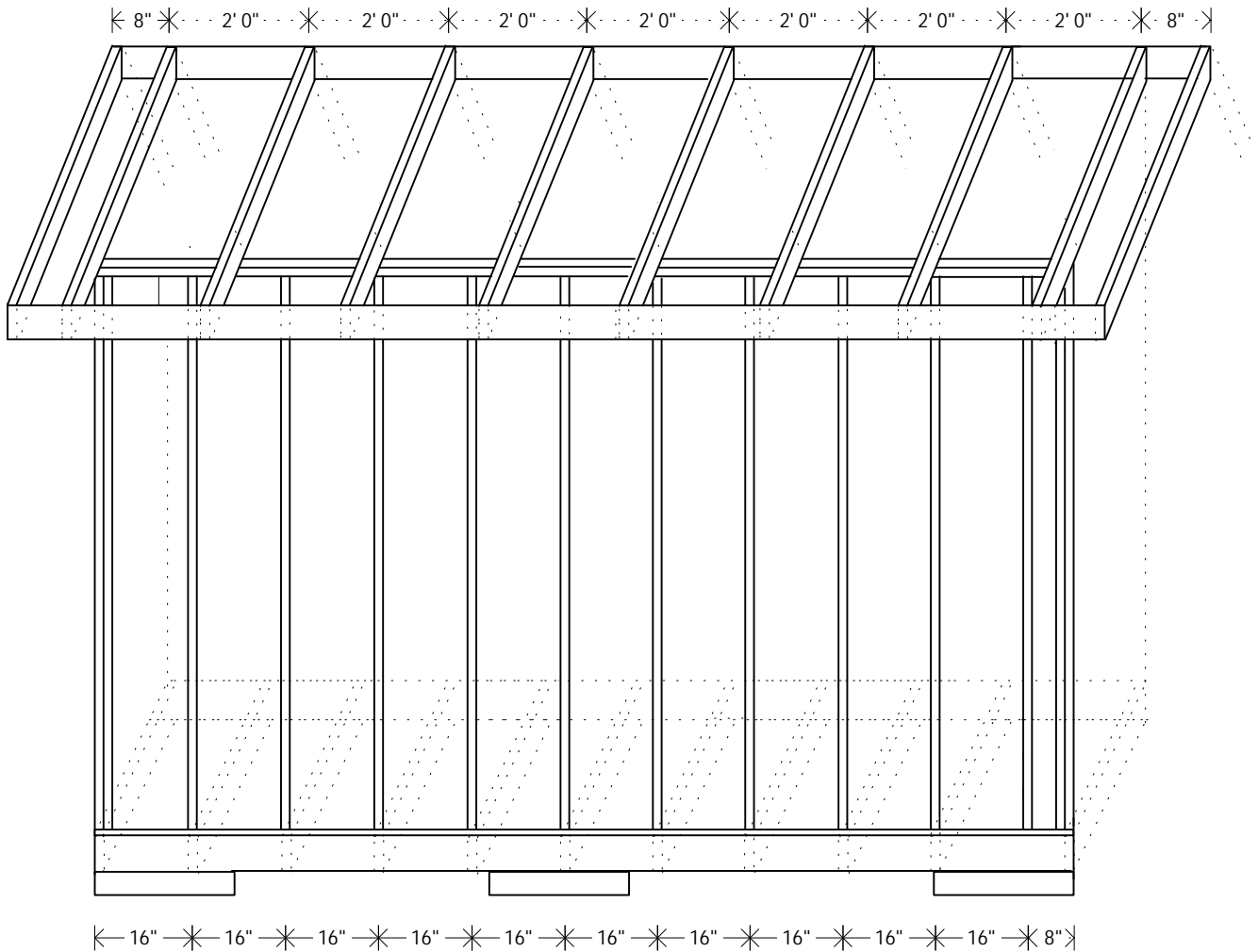












Rafters (2x6) Set on 24" Center

Floor Joists (2x6) Set on 24" Center

Building Set on 4"x2'x2' Concrete Pads





LP SmartSide

SmartSide 38 Series Cedar Texture Lap Engineered Treated Wood Siding, Application As 8 in. x 12 ft.

★★★★★ (48) Questions & Answers (21)



Share Print

## Frequently Bought Together



+



+



Price for all three:

**\$30<sup>05</sup>**

Add all three to cart

- ✓ **This item:** SmartSide 38 Series Cedar Texture Lap Engineered Treated Wood Siding, Application As 8 in. x 12 ft. **\$8.22**
- ✓ 7/16 Square Edge OSB Sub-Floor Panel, Application As 4' x 8' **\$17.85**
- ✓ 2 in. x 4 in. x 96 in. Prime Whitewood Stud **\$3.98**

## Product Overview

SmartSide 8 in. x 144 in. Textured Strand Lap Siding delivers a natural wood appearance with the durability of engineered products. It includes a unique beveled edge for water shedding. It's strong, light and easy to work with.

- Has the durability of engineered wood
- Natural wood appearance
- Cuts like regular wood - no special tools required
- Pre-primed with acrylic latex primer for added convenience and exceptional paint adhesion
- No knots or voids, which means faster installation and less waste
- Proprietary SmartGuard process ensures excellent resistance to termites and fungal decay
- Copyright 2016 Louisiana-Pacific Corporation, all rights reserved, SmartSide is a registered trademark of Louisiana-Pacific Corporation, all other trademarks are owned by Louisiana-Pacific Corporation
- California residents see Prop 65 WARNINGS











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

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 633  
 City/Rural Georgetown GE UTM Sector 627-3389  
 2. Name W. K. and Kate Makemson House 6. Date: Factual 1901 Est. \_\_\_\_\_  
 Address 1002 Ash 7. Architect/Builder \_\_\_\_\_ Contractor Griffith Lumber Co.  
 3. Owner W. F. Forest 8. Style/Type Queen Anne  
 Address Same, Georgetown, 78626 9. Original Use residential  
 4. Block/Lot Glascock/Blk. 26/Lot 1 Present Use residential  
 10. Description Two-and-a-half-story wood-frame dwelling with asymmetrical plan;  
exterior walls with weatherboard siding; hip roof with gables and wood shingles  
(presently being covered with standing-seam metal sheets); front elevation  
faces east; interior brick chimneys with corbeled caps; wood-sash double-hung  
 11. Present Condition good; rear additions  
 12. Significance Primary area of significance: architecture and association with  
prominent individuals. A good example of Queen Anne residence. One of  
lumberman C. S. Griffith's most important works--the only known extant example  
 13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site (describe) residential neighborhood  
east of CBD; mostly turn-of-the-century dwellings nearby; across from grounds  
 14. Bibliography Tax rolls, Cemetery records, Sanborn Maps, Georgetown Historical 15. Informant \_\_\_\_\_  
 16. Recorder \_\_\_\_\_ Date \_\_\_\_\_

DESIGNATIONS

PHOTO DATA

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

B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_  
 35mm Negs  

| YEAR | DRWR | ROLL | FRME |    | ROLL | FRME |
|------|------|------|------|----|------|------|
|      |      | 13   | 4A   | to |      |      |
|      |      | 29   | 23   | to | 29   | 26   |
|      |      |      |      | to |      |      |

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 633  
 City/Rural Georgetown GE UTM Pt. \_\_\_\_\_  
 2. Name W. K. and Kate Makemson House Acreage Less than one acre

#10. Description (cont'd): windows with 1/1 lights; single-door primary entrance with transom and sidelights on east elevation; one-story one-bay porch with gable roof at north corner of east elevation; Doric columns grouped in threes; shingled gable end; molded consoles support overhangs. Other noteworthy features include imbricated shingled gable end with recessed attic window on east elevation; similarly detailed gable end on north and south elevations; porch on south elevation is enclosed on both levels; rear ell additions; dormer rises from roof on east elevation. Outbuildings include small detached frame garage.



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

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 633  
 City/Rural Georgetown GE UTM Sector 627-3389  
 2. Name W. K. and Kate Makemson House 6. Date: Factual 1901 Est. \_\_\_\_\_  
 Address 1002 Ash 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
 3. Owner \_\_\_\_\_ 8. Style/Type \_\_\_\_\_  
 Address \_\_\_\_\_ 9. Original Use \_\_\_\_\_  
 4. Block/Lot \_\_\_\_\_ Present Use \_\_\_\_\_  
 10. Description \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 11. Present Condition \_\_\_\_\_  
 12. Significance \_\_\_\_\_  
 \_\_\_\_\_  
 13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site (describe) \_\_\_\_\_  
 14. Bibliography \_\_\_\_\_ 15. Informant \_\_\_\_\_  
 \_\_\_\_\_ 16. Recorder \_\_\_\_\_ Date \_\_\_\_\_

DESIGNATIONS

PHOTO DATA

TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_ B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_  
 35mm Negs  
 NR: ☐ RTHL ☐ HABS (no.) TEX \_\_\_\_\_  
☐ Individual ☐ Historic District  
☐ Thematic ☐ Multiple-Resource  
 NR File Name \_\_\_\_\_  
 Other \_\_\_\_\_

| YEAR |  |  |  | DRWR | ROLL | FRME |    | ROLL | FRME |
|------|--|--|--|------|------|------|----|------|------|
|      |  |  |  |      |      |      | to |      |      |
|      |  |  |  |      |      |      | to |      |      |
|      |  |  |  |      |      |      | to |      |      |

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM 5. USGS Quad No. 3097-313 Site No. 633  
 City/Rural Georgetown GE UTM Pt. \_\_\_\_\_  
 2. Name W. K. and Kate Makemson House Acreage \_\_\_\_\_

#13. Significance (cont'd): of his style. Home of W. K. Makemson, attorney who served as William County sheriff in 1863 and was later appointed district attorney. Was Republican nominee for lieutenant governor of Texas in 1892, and two years later ran for the governor's office. Also an active businessman and newspaperman. In 1904, wrote Historical Sketch of the First Settlement and Organization of Williamson County.

#13. Relationship to site (cont'd): of old Georgetown High School.

#14. Bibliography (cont'd): Society files, Scarbrough, pg. 172-173.



**TEXAS HISTORICAL COMMISSION**

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

Address: 1002 Ash St 2016 Survey ID: 123878  
 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: R042528

Construction Date: 1901 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.634779 Longitude -97.673413

Current/Historic Name Forest Surveying & Mapping Company/W. K. and Kate Makemson House

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

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

**Plan\***

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

**Priority:** 2016 Survey ID: 123878 ☒ 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: 982 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 633 ☒ High ☐ Medium ☐ Low

**General Notes:** Believed to be a C.S. Griffith home (Moore and Hardy 1984). (Notes from 2007 Survey: side addition currently being painted)

Recorded by: CMEC

Date Recorded 3/3/2016

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



Photo direction: West

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: 1002 Ash St

2016 Survey ID: 123878

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction South



Photo Direction Southwest



Photo Direction Northwest





# Forest Surveying Shed Replacement 2021-46-COA

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



# Item Under Consideration

## **2021-46-COA – Forest Surveying Shed Replacement**

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade at the property located at 1002 Ash Street, bearing the legal description of Lot 1 and the north 28 feet of Lot 2, Block 26, Glasscock Addition.



# Item Under Consideration

HARC:

- New accessory structure (storage shed)



# Item Under Consideration





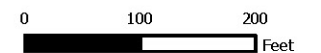


# LOCATION

2021-46-COA

Exhibit #1

-  Site
-  Parcels



5



**GISD  
Hammerlun  
Center**



# Current Context

**Historic Properties Map** HARC Website

1002 ash

Show search results for 1002 ash

Layer List

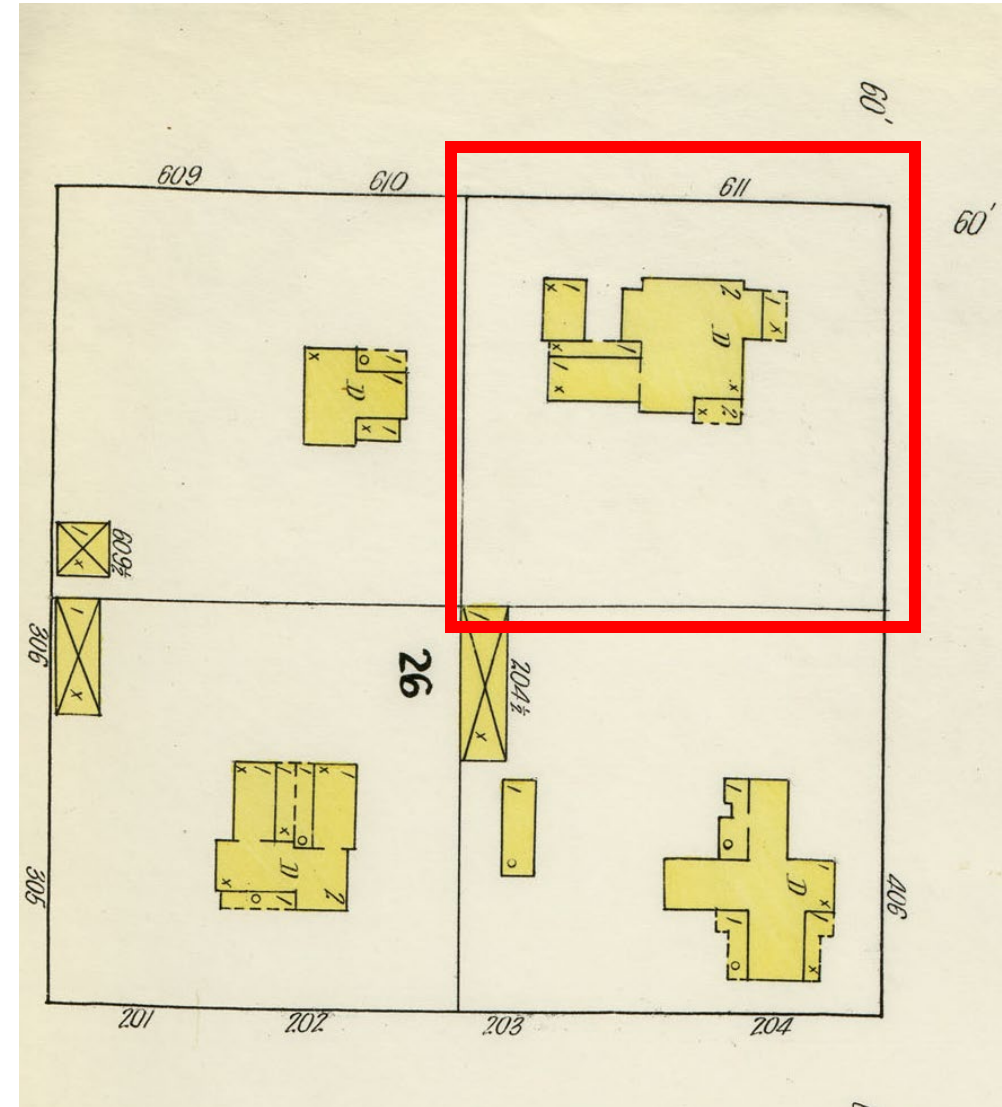
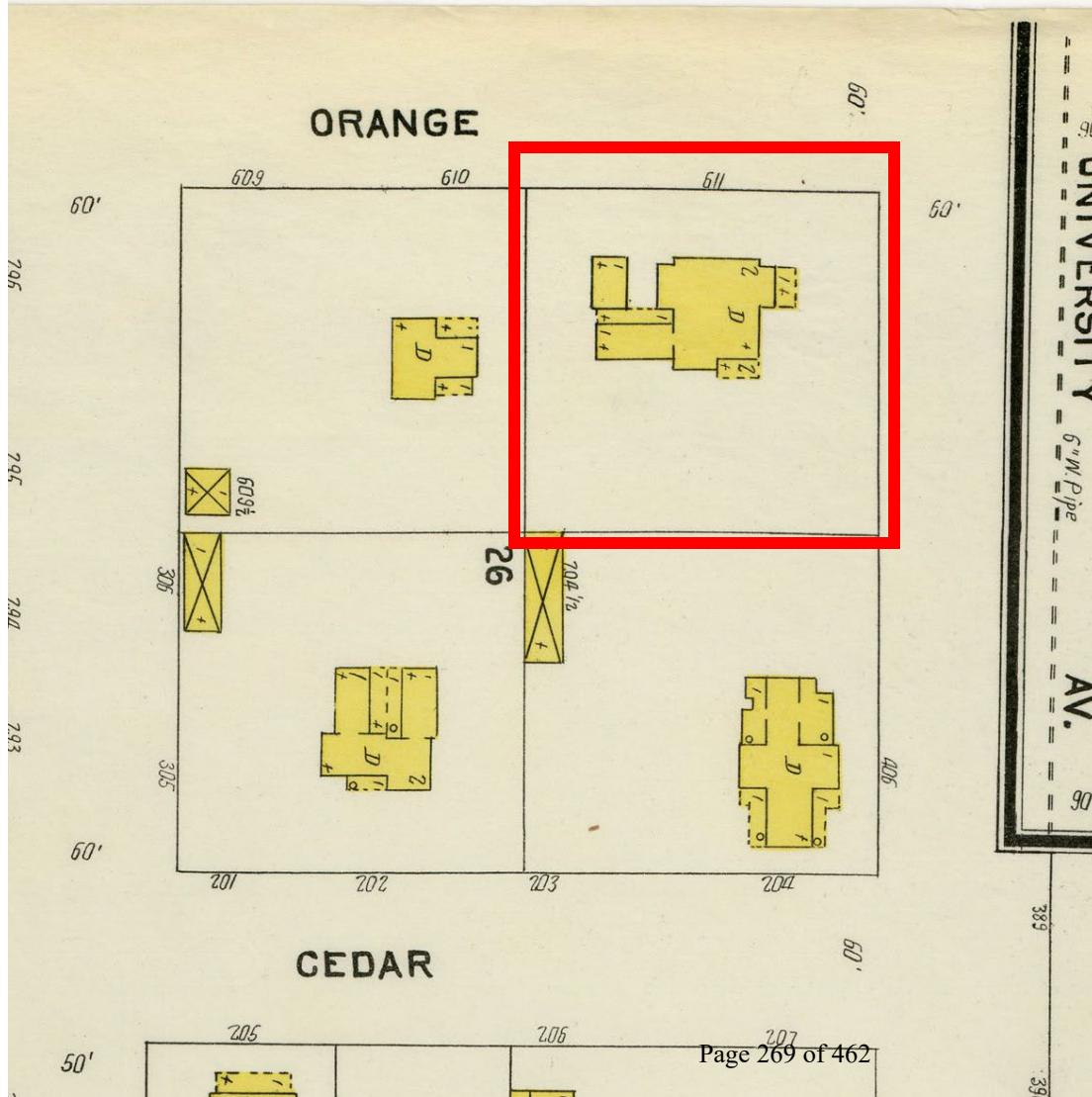
- ☒ Priority Designation
  - ☒ 2016 High Priority
  - ☒ 2016 Medium Priority
  - ☒ 2016 Low Priority
- ☒ Historic Overlays
  - ☒ Downtown Overlay District
  - ☒ Old Town Overlay
- ☐ National Register Districts
  - ☐ Olive Street Nat. Reg. Dist.
  - ☐ Williamson County Courthouse Nat. Reg. Dist.
  - ☐ Belford Nat. Reg. Dist.
  - ☐ University-Elm Nat. Reg. Dist.
- ☒ Other Historical Designations
- ☐ Parcels

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6

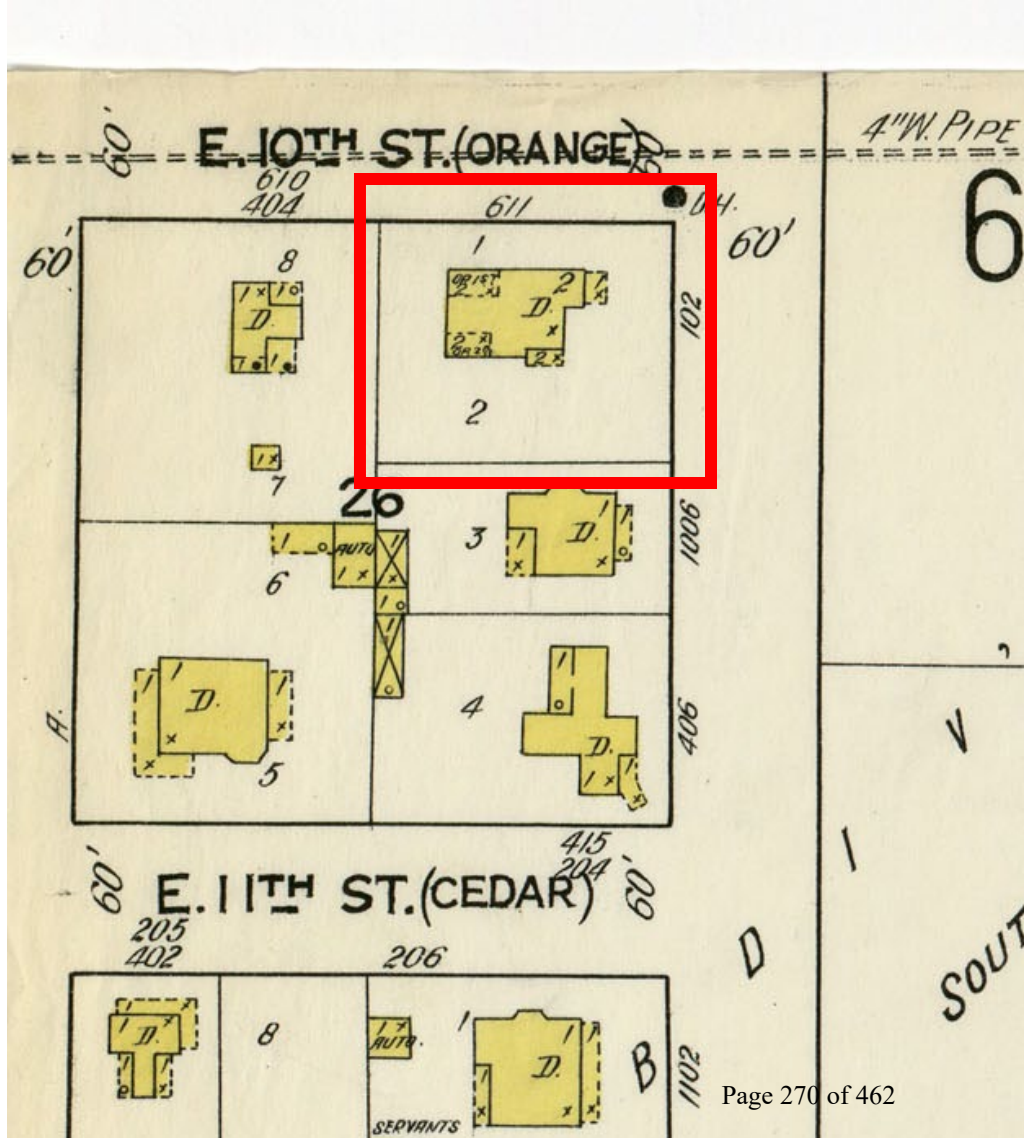


# 1905 & 1910 Sanborn Maps

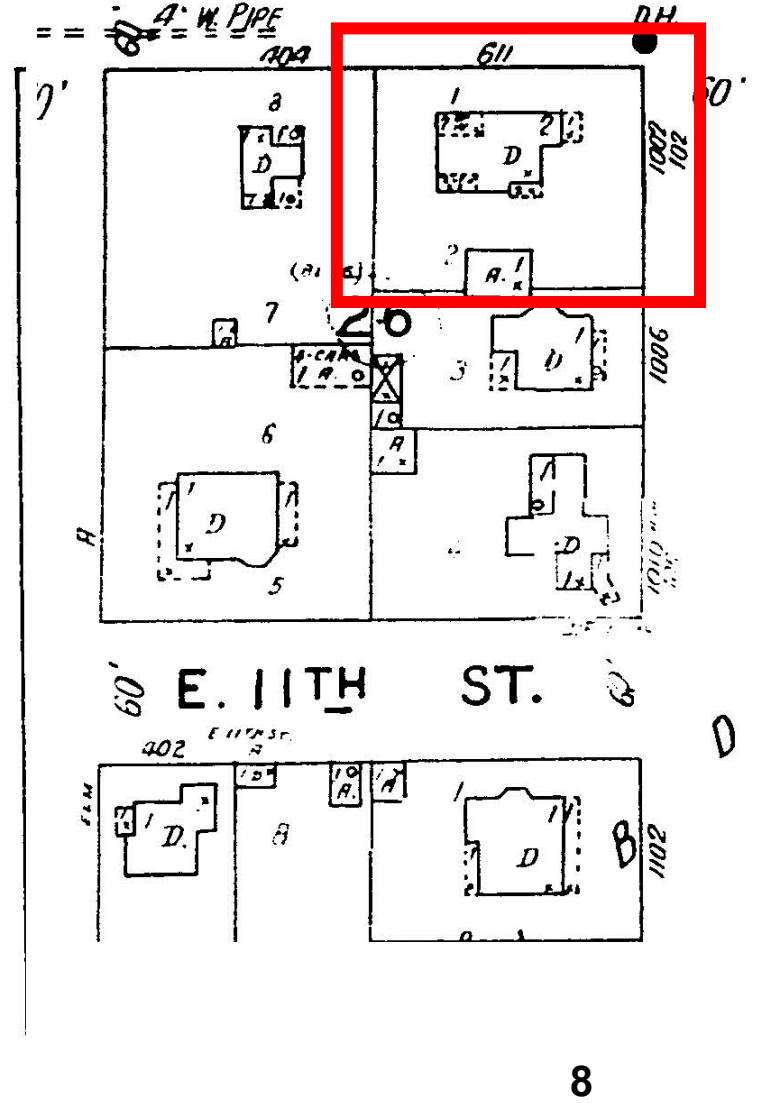
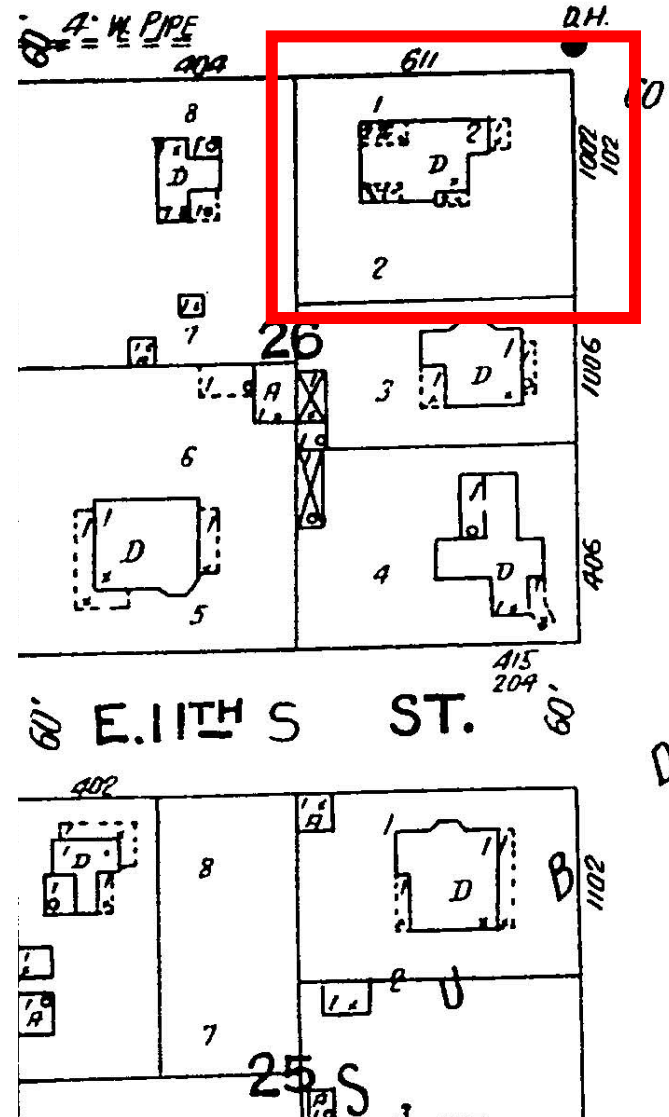




# 1916, 1925 & 1940 Sanborn Maps



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8



# 1964 Aerial Photo





# 1974 Aerial Photo





# 1984 HRS Photos



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11



# 1984 HRS Photos



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12



# Current Photos

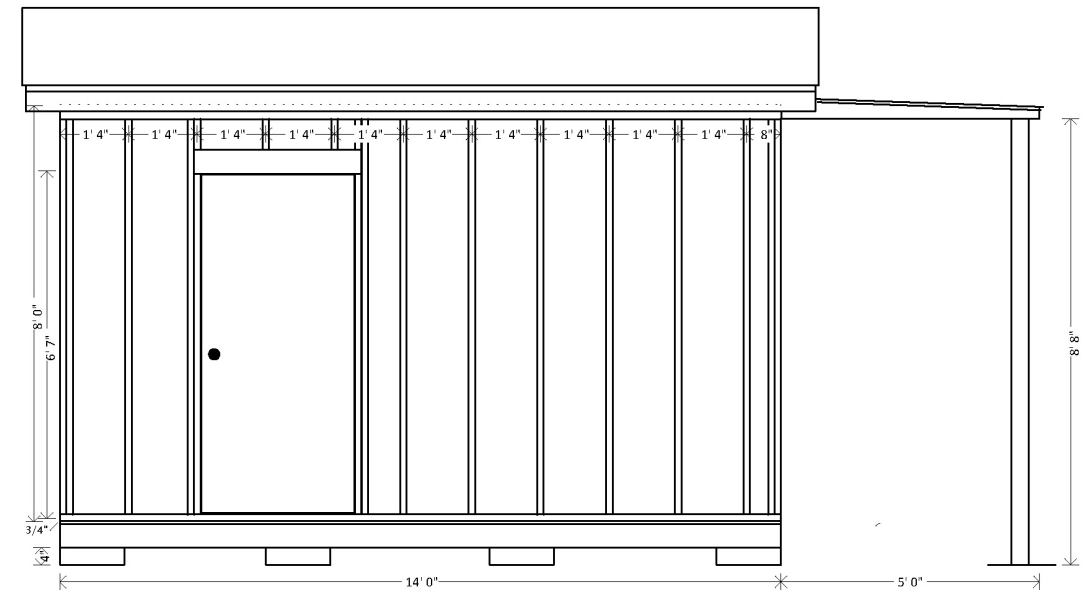
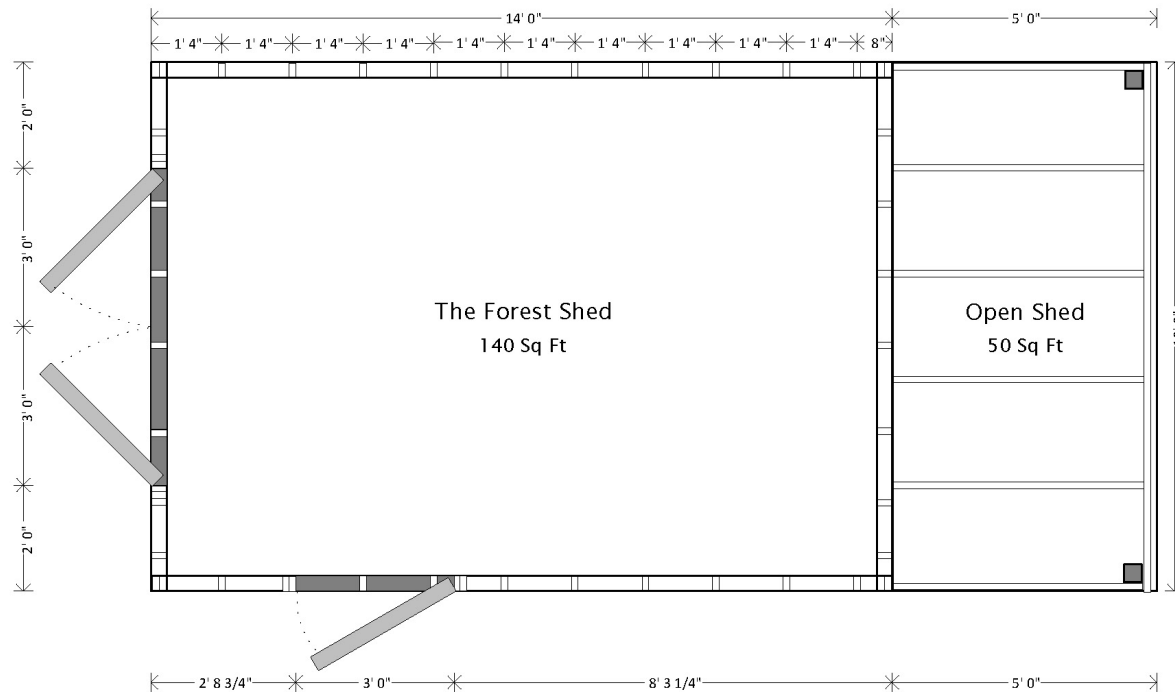








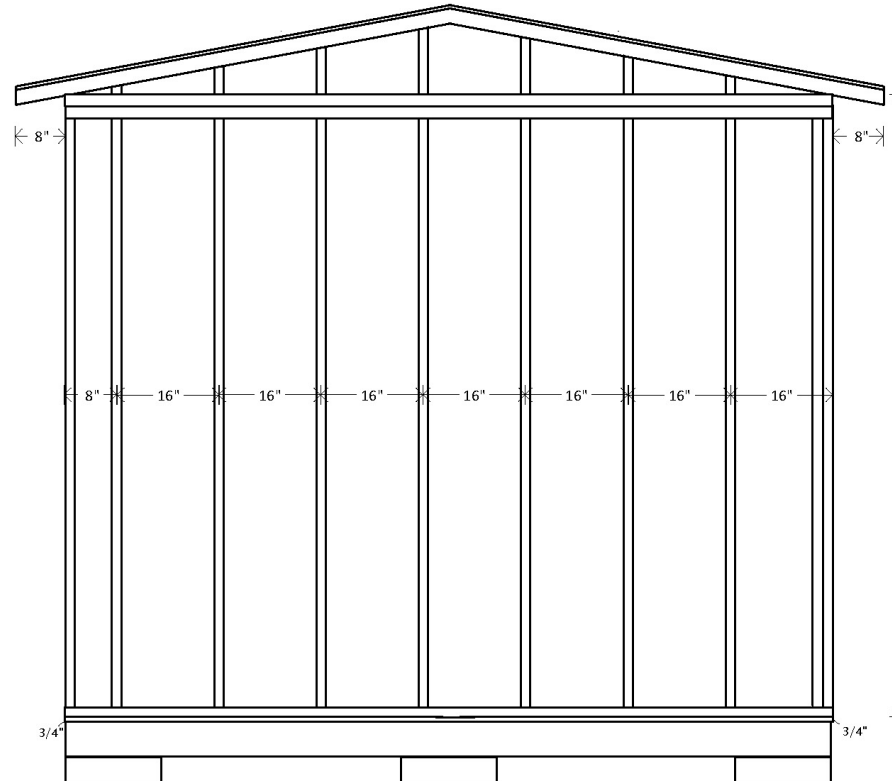
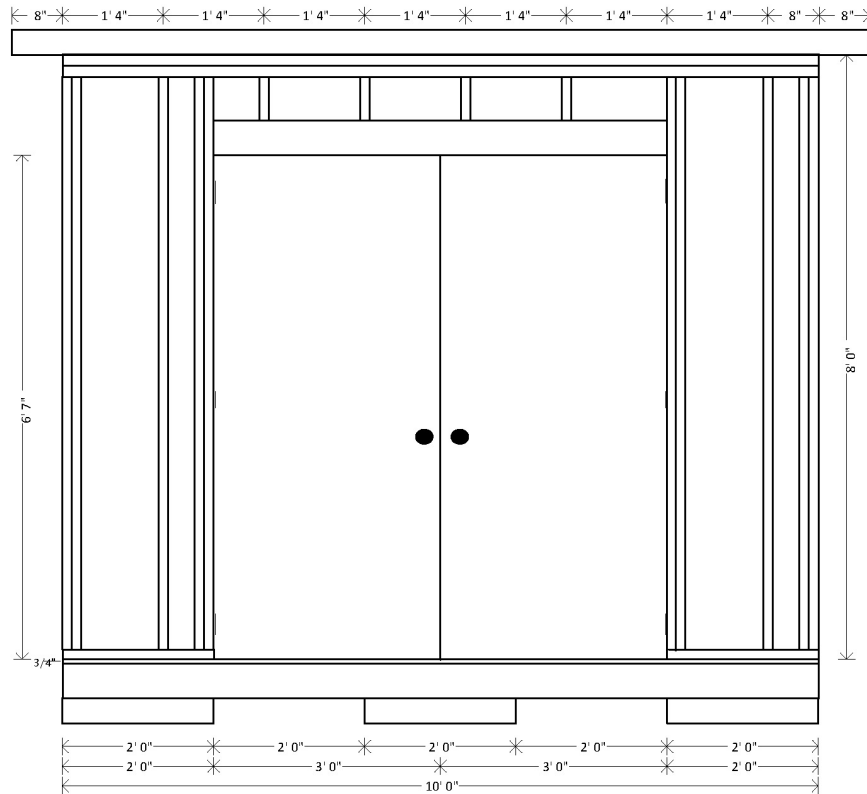
# Proposed Project Drawings



Soffits Set at 8"  
 Wall Framing (2x4) Set on 16" Center  
 Building Set on 4"x2'x2' Concrete Pads



# Proposed Project Drawings/Materials



Soffits Set at 8"  
 Wall Framing (2x4) Set on 16" Center  
 Building Set on 4"x2'x2' Concrete Pads

LP SmartSide  
 SmartSide 38 Series Cedar Texture Lap Engineered Treated Wood Siding, Application  
 As 8 in. x 12 ft.  
 ★★★★★ 48 Questions & Answers (21)

Frequently Bought Together

Price for all three: **\$30<sup>05</sup>**  
 Add all three to cart

- ✓ This item: SmartSide 38 Series Cedar Texture Lap Engineered Treated Wood Siding, Application As 8 in. x 12 ft. **\$8.22**
- ✓ 7/16 Square Edge OSB Sub-Floor Panel, Application As 4' x 8' **\$17.85**
- ✓ 2 in. x 4 in. x 96 in. Prime Whitewood Stud **\$3.98**

**Product Overview**

SmartSide 8 in. x 144 in. Textured Strand Lap Siding delivers a natural wood appearance with the durability of engineered products. It includes a unique beveled edge for water shedding. It's strong, light and easy to work with.

- Has the durability of engineered wood
- Natural wood appearance
- Cuts like regular wood - no special tools required
- Pre-primed with acrylic latex primer for added convenience and exceptional paint adhesion
- No knots or voids, which means faster installation and less waste
- Proprietary SmartGuard process ensures excellent resistance to termites and fungal decay
- Copyright 2016 Louisiana-Pacific Corporation, all rights reserved, SmartSide is a registered trademark of Louisiana-Pacific Corporation, all other trademarks are owned by Louisiana-Pacific Corporation
- California residents see Prop 65 WARNINGS



# Approval Criteria – UDC Section 3.13.030

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



# Public Notification

- Two (2) signs posted
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



# Staff Recommendation

Staff recommends ***approval*** of the request for the new accessory structure.



# HARC Motion – 2021-46-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  
October 14, 2021

**SUBJECT:**

**Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** (COA) for an addition that creates a new, or adds to an existing street facing façade and replacing historic architectural features with non-historic architectural features at the property located at 907 S. Myrtle Street, bearing the legal description Lots 5 & 6, Block 19, Glasscock Addition. (2021-49-COA) – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting HARC approval of a rehabilitation and rear addition to the high priority main structure on the property, which began as an 1890 Folk Victorian structure and later expanded with rear additions. The applicant is proposing to remove the 1950s and 1960s-era rear additions, construct a new rear living space and screened porch addition with a two-story portion for the living space addition, replace the historic windows, replace the historic siding, replace the historic front door, remove and replace the existing chimney and remove the decorative detail above the front porch, as well as adjust the slope of the roof over the front porch to create a steeper slope to assist drainage.

**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 *complies with 5 and partially complies with 2 of the 8* criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness*, as outlined in the attached Staff Report. *1 of the 8* criteria were not applicable to the proposed project.

**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 to 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





## Historic & Architectural Review Commission Planning Department Staff Report

**Report Date:** *October 8, 2021*

**File Number:** *2021-49-COA*

### AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade and replacing historic architectural features with non-historic architectural features at the property located at 907 S. Myrtle Street, bearing the legal description Lots 5 & 6, Block 19, Glasscock Addition.

### AGENDA ITEM DETAILS

**Project Name:** *907 South Myrtle Project*

**Applicant:** *Bill Stump*

**Property Owner:** *Stump Properties, LLC*

**Property Address:** *907 S. Myrtle Street*

**Legal Description:** *Lots 5 & 6, Block 19, Glasscock Addition*

**Historic Overlay:** *Old Town Overlay District*

**Case History:** *HARC Conceptual Review on 09.23.2021*

**Prior COA Denials:** *N/A*

**Prior COA Approvals:** *HPO approved demolition of non-historic additions on 09.30.2021*

### HISTORIC CONTEXT

**Date of Construction:** *1890*

**Historic Resources Survey Level of Priority:** *High*

**National Register Designation:** *N/A*

**Texas Historical Commission Designation:** *N/A*

**Notable Property Owners/Events:** *Historic house was constructed in 1890 by George Irvine for William and Mary Leake. Twenty years later the Leakes had Charles Belford build their house on E. 7<sup>th</sup> Street, and Mary Leake was R. T. Cooper's sister. Southwestern University founder and President Francis Asbury, Mood's son, William Mood owned the house from 1906-1908. The Stump Family has owned the property for more than 100 years and constructed the 1951 and 1967 rear additions.*



# Planning Department Staff Report

## Historic and Architectural Review Commission

### APPLICANT'S REQUEST

#### HARC:

- ✓ Rear living space addition
- ✓ Side screened porch addition
- ✓ Window & siding replacement
- ✓ Chimney replacement
- ✓ Change of slope to front porch roof and removal of non-original porch decoration
- ✓ Front door replacement

#### HPO:

- ✓ Demolition of non-historic rear addition
- ✓ Roof materials change
- ✓ Restoring original window location

### STAFF ANALYSIS

The applicant is requesting HARC approval of a rehabilitation and rear addition to the high priority main structure on the property, which began as an 1890 Folk Victorian structure and later expanded with rear additions. The applicant is proposing to remove the 1950s and 1960s-era rear additions, construct a new rear living space and screened porch addition with a two-story portion for the living space addition, replace the historic windows, replace the historic siding, remove and replace the existing chimney, replace the historic front door, and remove the decorative detail above the front porch, as well as adjust the slope of the roof over the front porch to create a steeper slope to assist drainage.

#### Present Property Description:

The subject property has been in the Stump family for more than a century and is well documented in the application materials. The applicant has also pointed out that there are a couple of errors in the Historic Resource Survey. In the first page of the historic survey, the owner in 1984 was listed as Mrs. Travis Wiggins. The correct owners at that time were William R. Stump Sr. and Francis Gene Comer Stump, the present owner's parents. Mrs. Wiggins owned 901 S. Myrtle, a house that was demolished not long after that to make way for the new home that now faces 9th St. On the second page of the historic survey, construction was listed as 1920, but research indicates 1890.

#### Requested Changes:

The applicant is requesting approval to demolish the 1950s and 1960s additions which were constructed by the Stump Family, and which do not represent characteristics or materials that have been determined to be historic in their own right, even though each of the additions is more than 50 years old. With the removal of the additions the applicant is requesting approval to construct a new rear addition which would be behind and to the north of the historic main structure, primarily visible to the left or north of the main structure and from E. 10<sup>th</sup> Street, as the historic main house constructed in 1890 has an "L" shaped plan that would obscure most of the addition from the main façade. A



# Planning Department Staff Report

---

## Historic and Architectural Review Commission

portion of the addition's roof may be minimally visible from the primary street façade, however due to the steep-pitched historic roof and the lower roof slope and ceiling height of the addition, the second floor of the rear addition would be approximately 2.5' taller than the existing historic structure. The addition is also proposed to have a screened side porch in a location similar to an early screened porch prior to the 1950s addition.

The addition is proposed to use lapped fiber cement siding to match the proposed replacement siding for the main structure, and the windows are proposed to be square proportions with divided lights rather than the long vertical proportions of the historic windows in order to differentiate the new addition from the historic portion, with an asymmetric gabled roof over the second-floor portion of the addition to minimize the overall roof height. The rear-facing windows are proposed to have high sills and have horizontal proportions.

As part of the rehabilitation scope the applicant is also requesting to remove and replace the lapped wood siding and the windows, both of which are known to have lead-based paint. Although the materials have been maintained through periodic repainting and reglazing, the thin glass windows continue to provide maintenance challenges and do not provide a tight closure in the window opening, which allows dirt and debris to enter through the window gaps. Although the applicant could employ the use of storm windows or other techniques, they prefer to install single-hung energy-efficient windows in the same size and light pattern as the historic windows with a vinyl-clad wood rather than the all-wood existing windows. The windows would also have screens. The removal of the wood siding would also remove layers of lead-based paint, and the replacement siding is proposed to be fiber cement lapped siding with a similar profile and reveal. The trim would be repaired or replaced with either fiber cement trim or cedar.

The remaining brick chimney no longer functions and the applicant is requesting approval to remove it and construct a new thin-set brick chimney in a new location further to the interior of the house than the existing chimney. From the applicant, "We plan to fully demolish both chimneys in the house as they are unsafe. The plan for the new chimney, mentioned in the specification, is to use a modern wood burning stove that takes in outside combustion air and is fully air sealed from the interior. It will be in a fireplace-like setting, using the old mantel and surrounding trim. It will be in a different room though, and go through the attic with double wall steel inside a steel box. On the roof it will appear as a brick Folk Victorian chimney, even though real bricks will not be used above the roof. We will use brick appearing tiles thin set to cement board. We have installed several of these, and they were big hits, particularly in the last winter storm. They will heat 1,000 sq ft. or more, without pulling out all the air in the house. They also use very little wood." As the existing chimney is not on an exterior location the new chimney would have similar characteristics to the existing, although a change in interior location. The applicant is also requesting approval to replace the historic front door with a new front door which would have a glass section and a transom. The proposed foundation leveling and repair does not require approval of a COA, however the applicant is proposing to replace the underpinning or skirting with a mesh and concrete skirting that would have an stucco appearance.



# Planning Department Staff Report

## Historic and Architectural Review Commission

To address an ongoing maintenance issue and remove a feature that is not original to the house, the applicant is requesting approval of the removal of the decorative railing above the front porch roof and the replacement of the roof with a slightly steeper-pitched shed roof to assist with drainage and cleaning leaves and debris, which collect moisture. The applicant has provided photos from 1917 and the 1940s showing the porch without the railing, which was in place by the 1960s.

Per UDC 3.13 part of the project requires HPO review, and that scope includes demolition of the rear additions, as they are not historic, as well as the change of roof materials from corrugated metal to standing seam metal, and the replacement of a side door to the front porch with a window, restoring an original window location. The HPO approved a Certificate of Appropriateness for the demolition of the rear, non-historic additions only on September 30, 2021.

### Justification for Requests:

Although the historic structure is in good condition overall, at this point in the life span of the house several original materials and features have become challenging to maintain, and the applicant is requesting the approval of new materials as well as some modifications to assist with the continued longevity and maintenance of the house, the original portion of which is now more than 132 years old. Additional information is provided here: "The west facing roof of the new addition has a 12:12 pitch or very close to it, the same, as the 1890's house. We need to keep the first floor on one level. We also need to jack the whole thing up a foot or so, just to fix the foundation and deal with grade that has risen over the years. Due to the slope of the lot, that means the new addition finished floor may be 4' above ground level. To get in two stories and stay within height/setback guidelines and preserve the trees to the north and south of the new addition is quite challenging, and not possible with a double 12:12 gable roof. Raising the peak a couple feet, and using a lower slope (1 to 3) on the back (east facing) roof is one way to do it. After looking at many other options, it seemed the best solution. The other key is that the back addition, particularly the upper part, will be hidden by the large pecan trees, two on either end, north and south of the new addition. It will be more visible in winter, however. Lastly, the design guidelines encourage a separation between the new and old. For the most part, the new is hidden, but if you look at it closely, it is a different architecture."

### DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *11 of the 13* applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

### APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

| GUIDELINES   | FINDINGS                                     |
|--|--|
| CHAPTER THREE – OLD TOWN DESIGN GUIDELINES   |  |
| 3.2.E Original building materials that have deteriorated beyond repair should be replaced in kind. | Complies<br>The proposed window replacements |



# Planning Department Staff Report

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| GUIDELINES   | FINDINGS   |
|--|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>  |  |
| <p><b>E.2</b> Match the original material in composition, scale and finish when replacing it on a primary surface.</p> <p><b>A.</b> If the original material is wood clapboard, for example, then the replacement material should be wood or fiber cement. It should match the original in size, the amount of exposed lap, and finish.</p>  | <p>would be vinyl-clad wood windows with insulated glass that maintain the historic number of glass panes and the window opening sizes. The proposed siding replacement will use the same reveal and be painted.</p>           |
| <p><b>3.3.P Porches</b></p> <p><b>P.2</b> Porches should be scaled to the front façade and, where, applicable, side street façade and should be of a style and materials compatible with the architectural style of the structure. Where an architectural style does not typically include a large front porch, the primary entrance should have a characteristic overhang or recessed entrance.</p>   | <p><b>Complies</b></p> <p>The proposed porch, while on the side of the house, aligns with the street façade of the new addition.</p>   |
| <p><b>3.4.C Relationship to Neighbors</b></p> <p><b>C.3</b> Looming guidelines</p> <p><b>A.</b> When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.</p> | <p><b>Partially Complies</b></p> <p>The proposed rear windows have sill heights ranging from 48" to 66".</p>   |
| <p><b>3.5.A. Respect Historic Styles</b></p>   | <p><b>Complies</b></p>   |
| <p><b>A.3</b> Properties designated by the City as a High, Medium, or Low Priority Structure shall be given a more in-depth review, so that its architectural character is not lost or damaged by any proposed addition or alteration.</p>   | <p>The proposed addition and alterations, including the change to the pitch of the porch roof, do not cause a loss of the historic character of the structure, and there are no conjectural features proposed to be added.</p> |
| <p><b>A.4</b> Avoid trying to change the overall appearance of a building by adding features and details that were never there before.</p>   |  |
| <p><b>3.5.F.9 Open Porch</b> The front porch should be open and not enclosed by any materials except screens.</p>  | <p><b>Complies</b></p> <p>The side porch is proposed to be enclosed with screening only.</p>   |
| <p><b>3.5.K.1 Design alterations and additions to be compatible with the historic character of the property. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.</b></p>   | <p><b>Complies</b></p> <p>The addition is proposed to be to the rear and set back from the primary façade, with visibility primarily</p>   |



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| GUIDELINES  | FINDINGS  |
|---|---|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>   |   |
| <p><b>A.</b> Minimize the visual impacts of an addition. New additions should not be so large as to overwhelm the original structure because of location, size, height or scale. It should be designed to remain subordinate to the main structure.</p>   | <p>from E. 10<sup>th</sup> Street, with a full lot in between the street and the addition. The addition is distinct from the character of the historic structure but the size, height and location are compatible with the historic structure, which is not overwhelmed by the addition as the existing size of the house is 2,538 sq. ft. and the size of the proposed project would be 3,144, with the additional square footage attributable primarily to the second floor portion, which is 730 sq. ft.</p> |
| <p><b>B.</b> Avoid alterations that would damage historic features.</p>   |   |
| <p><b>C.</b> Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. Alterations that seek to imply an earlier period than that of the building are inappropriate.</p>  |   |
| <p><b>D.</b> New additions should not obscure or demolish character defining features of the original structure. An addition to the front of a building is usually inappropriate.</p> <ul style="list-style-type: none"> <li>• For example, loss or alteration of a porch should be avoided.</li> </ul> |   |
| <p><b>K.2 An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.</b></p>  | <p><b>Complies</b></p> <p>The primary differences in style between the main structure and the addition can be attributed to the lower pitched roof slopes, which have been designed to minimize their visibility, and the proportions of the windows, which were selected to demonstrate a separate time period from the original structure.</p>  |
| <p><b>A.</b> Creating a jog in the foundation between the original and new structures may help to define an addition.</p>   |   |
| <p><b>B.</b> Even applying new trim board at the connection point between the addition and the original structure can help define the addition.</p>   |   |
| <p><b>C.</b> An addition should be simple in design to prevent it from competing with the primary façade.</p>   |   |
| <p><b>3.5.K.3 Location of Additions</b></p>   | <p><b>Complies</b></p> <p>The proposed addition utilizes the same rear location as the existing additions, with the second-floor portion height and area minimized from the primary façade. The portion that would be visible to the left or north side of the historic portion is recessed more than 10' beyond the primary façade.</p>  |
| <p><b>A.</b> Additions should be located inconspicuously on the least character-defining elevation.</p>   |   |
| <p><b>B.</b> Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one-story houses.</p>   |   |
| <p><b>C.</b> Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. This will allow the original</p>     |   |



# Planning Department Staff Report

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| GUIDELINES  | FINDINGS   |
|---|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>   |  |
| proportions and character to remain prominent.  |  |
| D. While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.                  |  |
| E. An addition shall be set back from any primary, character-defining façade. If sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").  |  |
| <b>K.4 The roof of a new addition shall be in character with that of the primary building.</b>  | <b>Complies</b>  |
| A. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.  | The addition would use gable roof styles but alter the roof pitch to minimize the overall height as the historic roof pitch is steep, causing a greater ridge height but also effectively screening much of the proposed rear addition from the primary street view. |
| B. Repeat existing roof slopes and materials.   |  |
| C. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.   |  |
| <b>K.6 Design of Additions should be compatible with the primary structure.</b>   | <b>Partially Complies</b>  |
| A. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.  | The addition would use the same siding and roof replacement materials, as well as window materials, however the windows in the addition would have square and horizontal proportions rather than the elongated vertical proportions of the historic windows.         |
| B. Match window types, shapes, and proportions similar to those of the original structure.  |  |
| C. Additions should acknowledge and respect and where appropriate include architectural features of existing building.  |  |
| <b>3.5.K.7 Exterior Materials of Additions</b>  | <b>Complies</b>  |
| A. The selection of exterior materials should be compatible with the primary building.  | The exterior materials would be the same as the main structure replacement materials.  |
| B. Use the same siding and roof materials as used on the original structure if possible.  |  |
| <b>K.9 Distinguish New from Old</b>   | <b>Complies</b>  |
| A. Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window | The primary differences in style between the main structure and the addition can be attributed to the lower pitched roof slopes, which have been designed to minimize  |



# Planning Department Staff Report

## Historic and Architectural Review Commission

| GUIDELINES  | FINDINGS   |
|---|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>   |  |
| type. Attention to materials and details will be critical to achieving the desired design unity.  | their visibility, and the square proportions of the windows, which were selected to demonstrate a separate time period from the original structure. The siding and roof materials would be the same.   |
| <b>B.</b> Avoid overt changes between the original structure and the new addition. For example, it may not be possible to extend an existing roof without a strong contrast between the appearance of the new and old roofing. In those cases, it may be necessary to replace the old surfacing material and replace it with the new. |  |
| <b>C.</b> A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.  |  |
| <b>3.5.N Energy Efficiency</b><br><b>N.1</b> Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.   | <b>Complies</b><br>Two aspects of the project – the window replacement and siding replacement – are to accommodate the installation of energy efficient windows and insulation in the exterior wall cavity as the house currently lacks insulation required for modern structures. |

### CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 5 out of 8* of these criteria.

| SECTION 3.13.030 CRITERIA   | FINDINGS   |
|---|--|
| 1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action; | <b>Complies</b><br>Staff reviewed the application and deemed it complete.  |
| 2. Compliance with applicable design standards of this Code;  | <b>Complies</b><br>Proposed project complies with applicable UDC requirements.   |
| 3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;                           | <b>Complies</b><br>From the SOI Standards for Rehabilitation:<br><br><b>2.</b> The historic character of a property will be retained and preserved. The removal of |



# Planning Department Staff Report

## Historic and Architectural Review Commission

| SECTION 3.13.030 CRITERIA  | FINDINGS   |
|--|--|
|  | <p>distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.</p> <p>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p> <p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p> <p>9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p> |
| 4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District; | <p><b>Partially Complies</b></p> <p>The proposed project complies or partially complies with applicable Design Guidelines.</p>   |
| 5. The general historic, cultural, and architectural integrity of the building,  | <p><b>Partially Complies</b></p> <p>The project proposes to remove and replace</p>   |



## Planning Department Staff Report

### Historic and Architectural Review Commission

| SECTION 3.13.030 CRITERIA  | FINDINGS   |
|--|--|
| structure or site is preserved;  | some of the original features of the 1890s structure, including an adjustment to the porch roof, replacement of the front door, and replacement of original windows and siding. However, the structure has ongoing maintenance needs and the planned updates retain key characteristics and features of the historic structure's appearance. |
| 6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;       | <b>Complies</b><br>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   | <b>Complies</b><br>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 Historic District Design Guidelines and character of the historic overlay district. | <b>Not Applicable</b><br>No signs are proposed.  |

### STAFF RECOMMENDATION

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

### PUBLIC NOTIFICATION

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

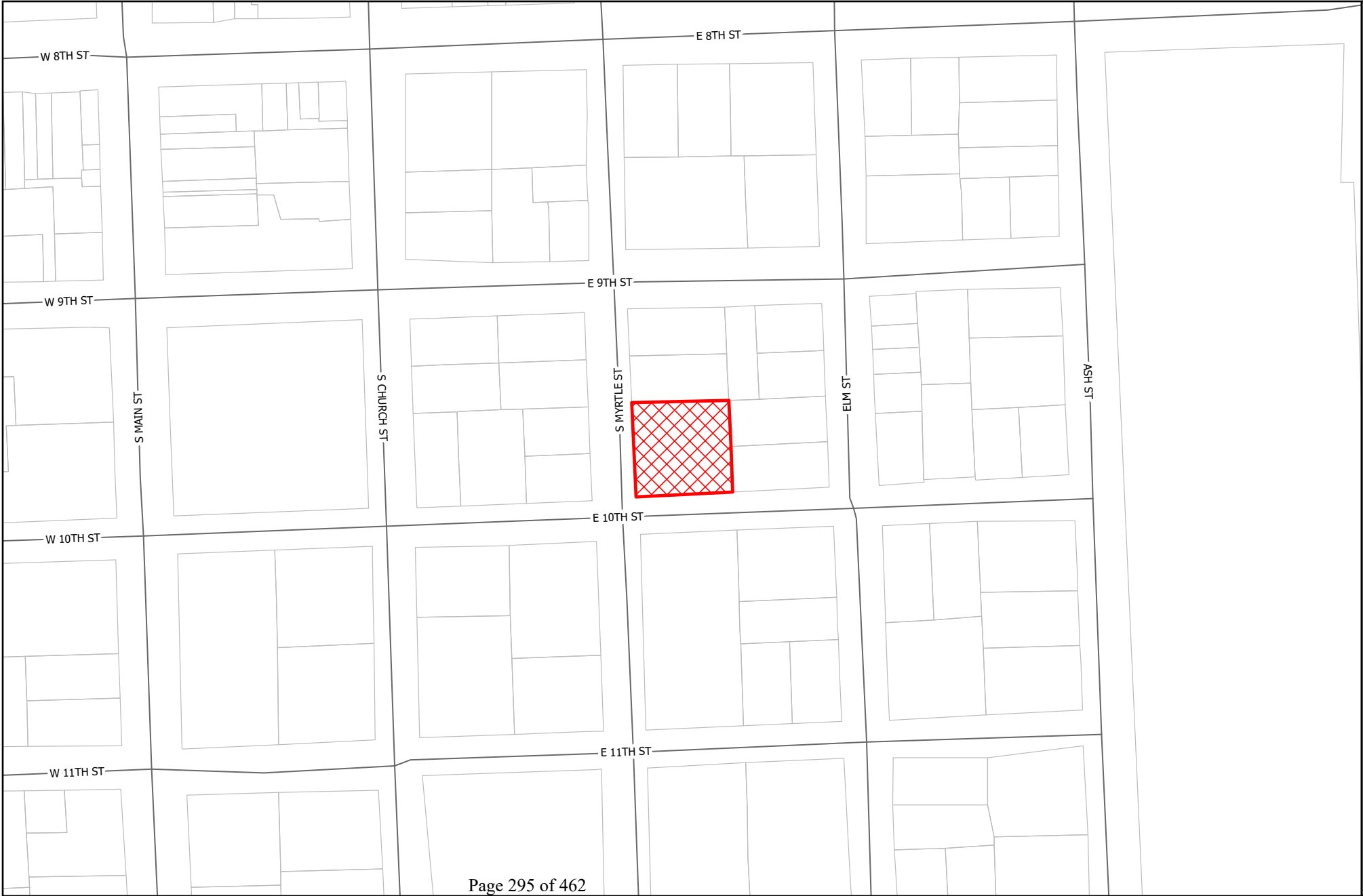
### ATTACHMENTS

- 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*



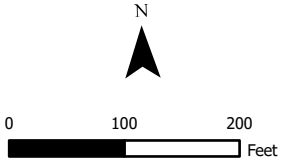


LOCATION

2021-49-COA

Exhibit #1

-  Site
-  Parcels





## **907 South Myrtle Street Project, Certificate of Appropriateness Submission**

Contact: Bill Stump, Jr., P.E., Manager, Stump Properties, LLC, [wrstump@gmail.com](mailto:wrstump@gmail.com), (512) 869-9928

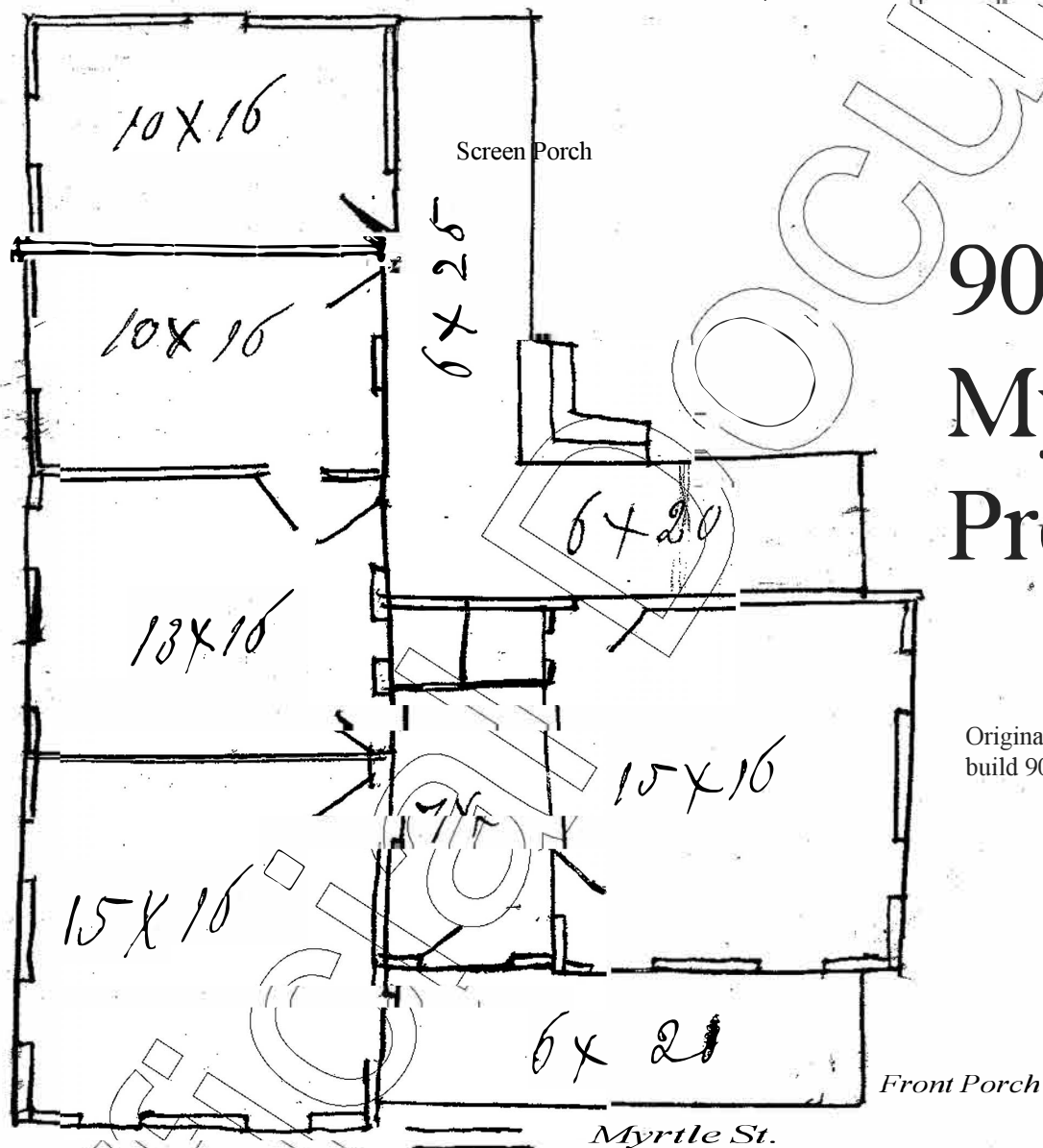
### Contents:

1. Cover – 1890 builder sketch
2. Letter of Intent
3. Photos of existing home
4. Historical timeline of property
5. Existing home on lot drawing
6. Proposed demolition drawing
7. Proposed new addition plan view drawing
8. Proposed renovation with new addition 3-D rendering
9. General specifications
10. Paint examples
11. Example front door
12. Example rainwater tank
13. Window schedule
14. Impermeable cover calculations
15. Gable height limit calculations
16. Property owner consent form
17. LLC Authorization Resolution



Exhibit "A"

Windows 12x18- 8 lights  
Front door 5x7 Glass  
other doors 2-8x6-8-



# 907 S. Myrtle St. Project

Original 1890s Sketch from contract to  
build 907 Myrtle in court house records.



**To:** Historical and Architectural Review Committee Members  
**From:** Stump Properties, LLC (Bill and Bonnie Stump)  
**Subject:** Letter of Intent about the Renovation of and Addition to 907 S. Myrtle St., Georgetown

**Summary:** 907 S. Myrtle is a historic home built in 1890 with additions in 1951 and 1967. The Stump family has owned it, starting with my grandfather since 1920. We propose to demolish the 1951 and 1967 additions and small building in the back and renovate the original 1890 home to a more code compliant, energy efficient, and maintainable building, and add a rear addition in the same Folk Victorian style of architecture.

**Detailed Discussion:**

My father lived in this home for over 80 years. There were many, many wonderful family meals, Christmas gatherings, joys, and sorrows, that make up a lifetime of memory. The home has been operated as a rental since the passing of our families' greatest generation in 2005. Some of us that grew up here (including Randy Stump and family) would like to come back to the neighborhood in our old age and live there, where we can walk to the square.

The old home, however, is difficult and expensive to maintain. 130-year-old wood siding and trim fastened with square nails has been painted approximately 20 times (every 6 or 7 years), many times with lead-based paint. Low slope roofs require regular blow-offs. Lack of insulation and air sealing results in \$500/month summer bills. The interior and exterior have deteriorated beneath the standards for modern life. Plumbing, electrical, and HVAC systems need complete replacement. The pier and beam foundation requires leveling and rework, and perhaps a one-step raise. Old chimneys with loose mortar must be removed. Part of one old chimney is suspended on a wooden platform. Flooring containing asbestos must be removed.

We propose a major renovation, removal of the additions that do not add to the historical character of the building and are architecturally awkward, while keeping the original 1890s home. We propose to take the 1890s home back to the studs (it is built with 1x12s) and reside, retrim, seal, insulate, replumb, rewire, and in general bring it up to current standards. More details are provided in the following. In all this though, we will strive to preserve the look and feel of turn of the last century folk Victorian architecture, with some minor modifications to improve maintainability, such as no low slope roofs.

We know everything there is to know about this house, so if something is missing here, just call or email. The home is unoccupied at present, and we would be happy to show it to anyone interested.

Bill Stump, Jr., P.E., Manager, Stump Properties, LLC, Dr. Bonnie Stump, Manager, Hardcover Homes, LLC, (512) 869-9928, [wrstump@gmail.com](mailto:wrstump@gmail.com), (512) 635-2048, [bonstump@gmail.com](mailto:bonstump@gmail.com)



**Photographs of Existing Building (Summer, 2021)**



**Photo #1**, View from Myrtle St., West Elevation (1890s home)



**Photo #2**, View from Myrtle St., North end of house (1890s home)





**Photo #3**, View from 10<sup>th</sup> St. (from the south), western end of the house. Low slope roofed area is 1951 addition.



**Photo #4**, View from 10<sup>th</sup> St. (from the south), eastern end of the house. 1951 addition in middle, 1967 addition in back.





**Photo #5**, 1967 addition, view from the south of the east end of the building that faces south.



**Photo #6**, 1967 addition, view from the northeast of the east end of the building that faces east.





**Photo #7**, 1967 addition in foreground, 1890s house in background. View from the northeast.



**Photo #8**, 1967 addition joins to 1890s house, north wall of house.





**Photo #9**, 1967 addition joins to 1890s house, view from the north.



**Photo #10**, 1890s house, view from the north.





**Photo #11**, 1890s house in foreground, 1961 addition in back, view from northwest.



**Photo #13**, Garage, view from 10<sup>th</sup> St., south.





**Photo #12,** Garage, view from Myrtle St. (west).



**Photo #14,** Garage, view from the north, northwest end of garage.





**Photo #15,** Garage, view from the north, northwest end of garage.



**Photo # 17,** Storage building, view from the west.





**Photo #16,** Storage building, view from the north.



**Historical Photographs (1917 to 1965)**



**Photo #18**, View toward northeast from Myrtle St., 1917, photo provided by J.C. Johnson. Note there is no fence on porch roof.



**Photo #19**, View toward the east, from Myrtle St., 1917, Photo provided by J.C. Johnson





**Photo #20**, William R. Stump and William I. Stump, father, and son, 1940s, WWII. Note no fence on porch roof.



**Photo #21**, William R. Stump Jr., approx. 1960 in back yard at 907 Myrtle.





**Photo #22**, 907 Myrtle in 1960s. Note shutters, TV antenna, bigger vents, fence on porch roof. Spike is missing on north gable.



**Photo #23**, Garage at 907 Myrtle when near finished in 1967.





**Photo #24**, Chimney in attic of 1890s home. Note minimal bracing. Chimney is no longer in service due to leakage and old mortar. We plan to remove it and replace it with an externally similar chimney.





**Photo #25,** Aerial of two lots at 907 Myrtle

^

^

^

North





**Photo #26**, Aerial of block containing 907 Myrtle



### **History of 907 S. Myrtle (from County property records and family memories)**

1850? – Plat, Glasscock addition – we do not yet have the plat that shows lots 5 and 6

1850 (March 13) G.W. Glasscock and wife sell blocks 18 and 19 to John Baker

1871 (June 17) John Baker and agent David M. Baker sell west half of south half of block 19 to Emory Taylor and W.J. Montgomery

1871 (? 15<sup>th</sup>) Emory Taylor and W.J. Montgomery sell south half of block 19 to Thomas Sharp

1873 (March 20) Thomas Sharp and wife sells south half of block 19 to E.V. Napier

1874 (Nov. 23) E.V. Napier sells SW quarter of block 19 to August Globber

1876 (July 10) August and Johanna Globber sell SW quarter of block 19 to W.L. Mann

1887- W. L. Mann sells lots 5&6 in block 19 to W.S. Leake

1890 – George Irvine builds 907 Myrtle long hall with front Tee section and porch for William S. Leake. House overlaps lot line between lots 5 and 6

1891 (sometime after) – Chimneys, bathroom added

1900 (July 30) – William S. Leake and Mary Belle Leake sell 907 to Charles S. Lindell and Anna Matilda Lindell

1906 (Oct. 4) – Mrs. Anna Matilda Lindell, executor of the estate of Charles S. Lindell, deceased, sells 907 Myrtle to W.R. Mood

1908 (Aug. 28) – W.R. Mood and wife, Bessie W. Mood sell 907 to C.T. McMurray

1920 (Jan. 24) – W.I. Stump buys property from C.T. and Pearl McMurray

1951 – W.R. Stump, Jr. and Gene Stump add two rooms and a bathroom to the south side of the property, where the old screen porch was located. The configuration goes from a T to a rectangle.

1954 – W.I. Stump dies, property goes to W.R. Stump who lives there for the next 46 years with his wife, Gene Comer Stump. He lived there approximately 80 years total. Stumps replace screened porch area with two more rooms with low slope roof (1951). House has wood shingle roof nailed to purlins on steep roof. Rolled asphalt and tar on low slope roof over new addition. Kitchen area fireplace and chimney removed and replaced with gas stove.

1967 – Stumps add rear bedroom. Low slope rolled roofing on addition.

1968 – Stumps tear down three barns and build single 3 car garage in their place. White asphalt shingle roof. White asphalt roof over wood shingles on main house as well.

1987 – Stump replace asphalt and wood shingles on roof with screw-down galvanized steel metal roofing on garage and main house. Low slope roof on main house remains roll down asphalt.

2000 – Gene Stump becomes frail, Stumps move into Wesleyan Home, 1 block away.

2001 – Interior is partially renovated, and house is rented



2005 – W.R. Stump Sr. and Gene Stump die. Property passes to W.R. Stump Jr.

2009 – W.R. Stump moves property and several other properties on Myrtle into Stump Properties, LLC. Property operated as rental.

2009 – Low slope roll out asphalt roofing on main house additions replaced with standing seam galvanized steel roofing.

2021 – August, last tenants move out, planning for major renovation and addition.



SURVEY FOR  
STUMP PROPERTIES, LLC.  
0.33 AC.  
WILLIAM R. STUMP, JR. TO STUMP PROPERTIES, LLC.  
DOCUMENT NO.2009094899  
LOT 5 & 6,  
BLOCK 19, GLASSCOCK ADDITION,  
TO THE CITY OF GEORGETOWN  
(REVISED PLAT) BOOK 26, PAGE 321  
WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 40'  
0 40 80 Feet

## LEGEND

- "X" CHISELED IN SIDEWALK
- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET MARKED "FOREST 1847"
- MAG NAIL SET W/ WASHER
- CAPPED IRON PIN FOUND
- LIGHT STANDARD
- TELEPHONE PEDESTAL
- WASTEWATER CLEANOUT
- ELECTRIC BOX
- WATER METER
- IRRIG. CNTRL. VALVE
- WOODEN FENCE (approximate location)
- WIRE FENCE (approximate location)
- TRACT LINES
- BOUNDARY LINES

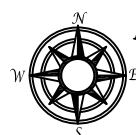
All document references are in Williamson County, Texas  
O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
P.R.W.C.T. Plat Records of Williamson County, Texas  
D.R.W.C.T. Deed Records of Williamson County, Texas

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Survey Date DECEMBER 10, 2019



Forest Surveying & Mapping Company  
1002 Ash St. Georgetown, Texas  
phone: 512-930-5927  
www.forestsurveying.com  
T.B. & S. FORM #20002000

Note:  
The bearing basis for this survey is the State Plane Coordinate System, NAD83, Texas Central Zone, (4203), GEOID: 12A  
Datum: NAVD88,  
CONVERGENCE: 1'22"09.89"

DATE: DECEMBER 10, 2019

FB/PG: 146/39 STUMP 146-39.JOB

PP:C:\SDSK\Proj\STUMP PROPERTIES LLC

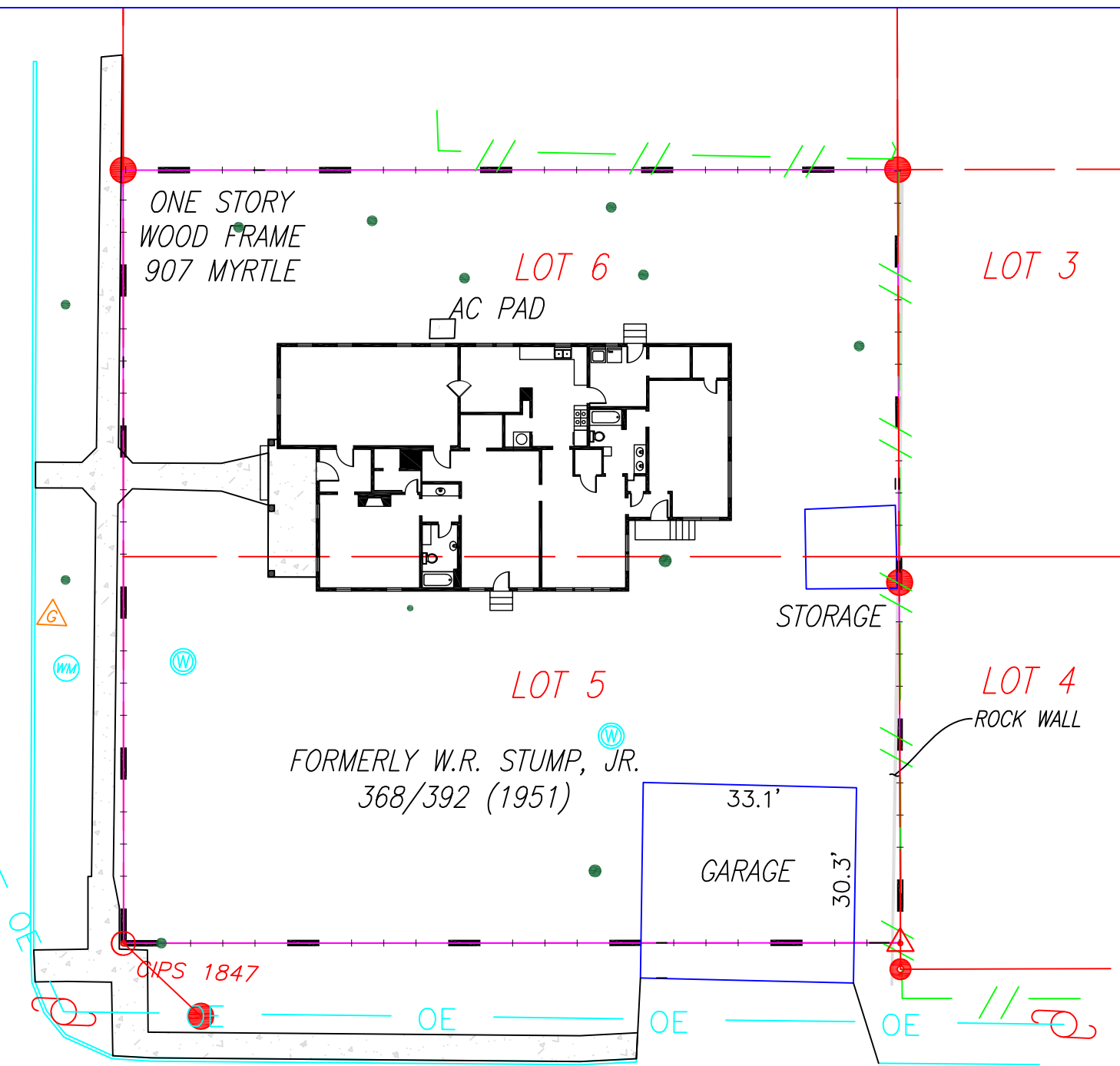
DWG: STUMP PROPERTIES LOT 5-6.DWG

LO: STUMP LOT 5-6



- 1/2" iron pin found ●
- Capped iron pin set ● CIPS 1847
- Mag nail set with washer ▲
- Capped iron pin found ●
- Water meter (WM)
- Tree ●
- // — // — // — // — Fence
- - - - - Tract line
- - - - - Boundary line

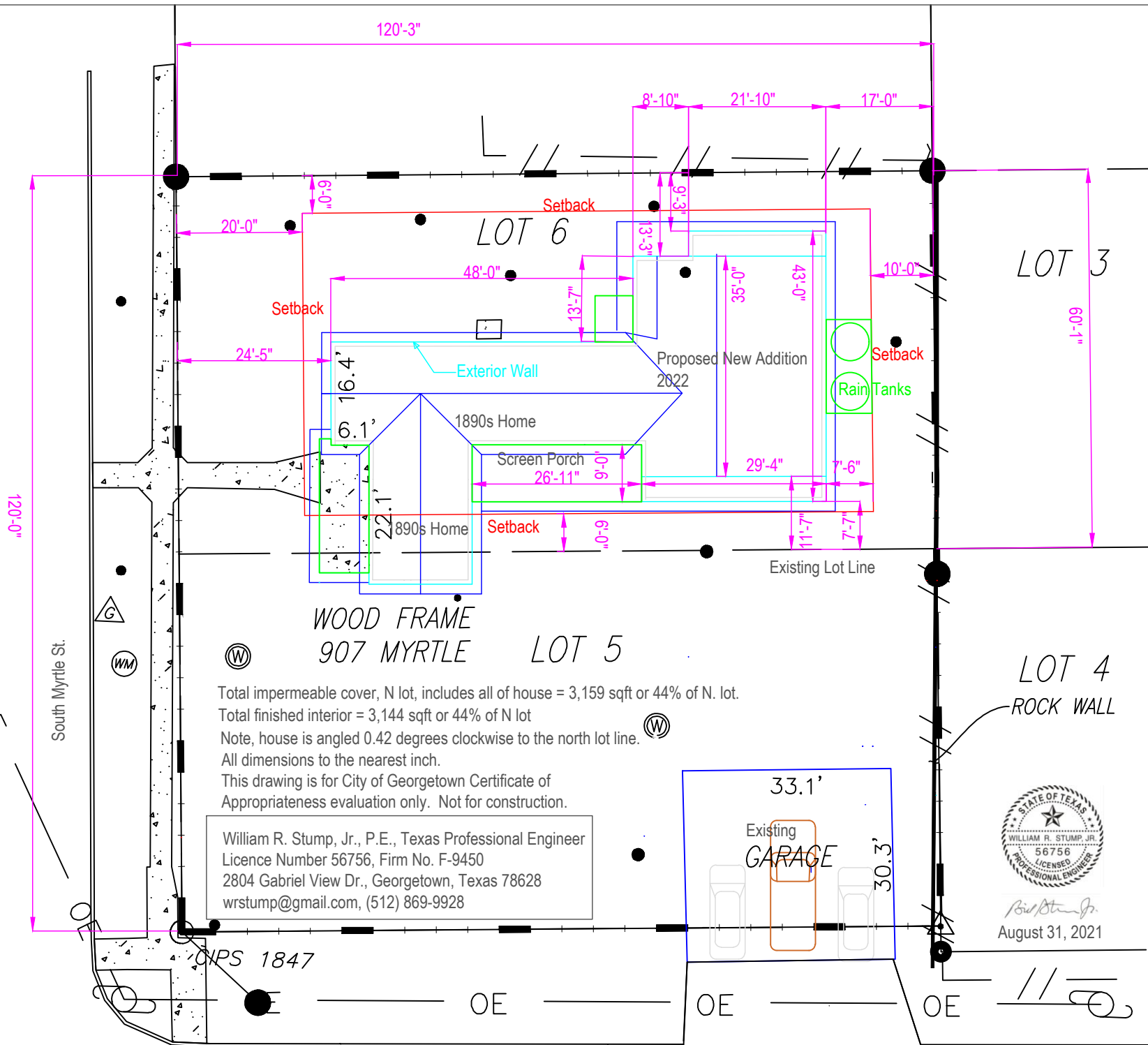
# 907 S. Myrtle Existing Home, 2021













**907 South Myrtle - Stump Family Homestead**



West elevation of historic house with addition in back. Existing garage still present.

Gable height is 20 feet above finished floor, 21 feet above ground.



**907 South Myrtle - Stump Family Homestead**



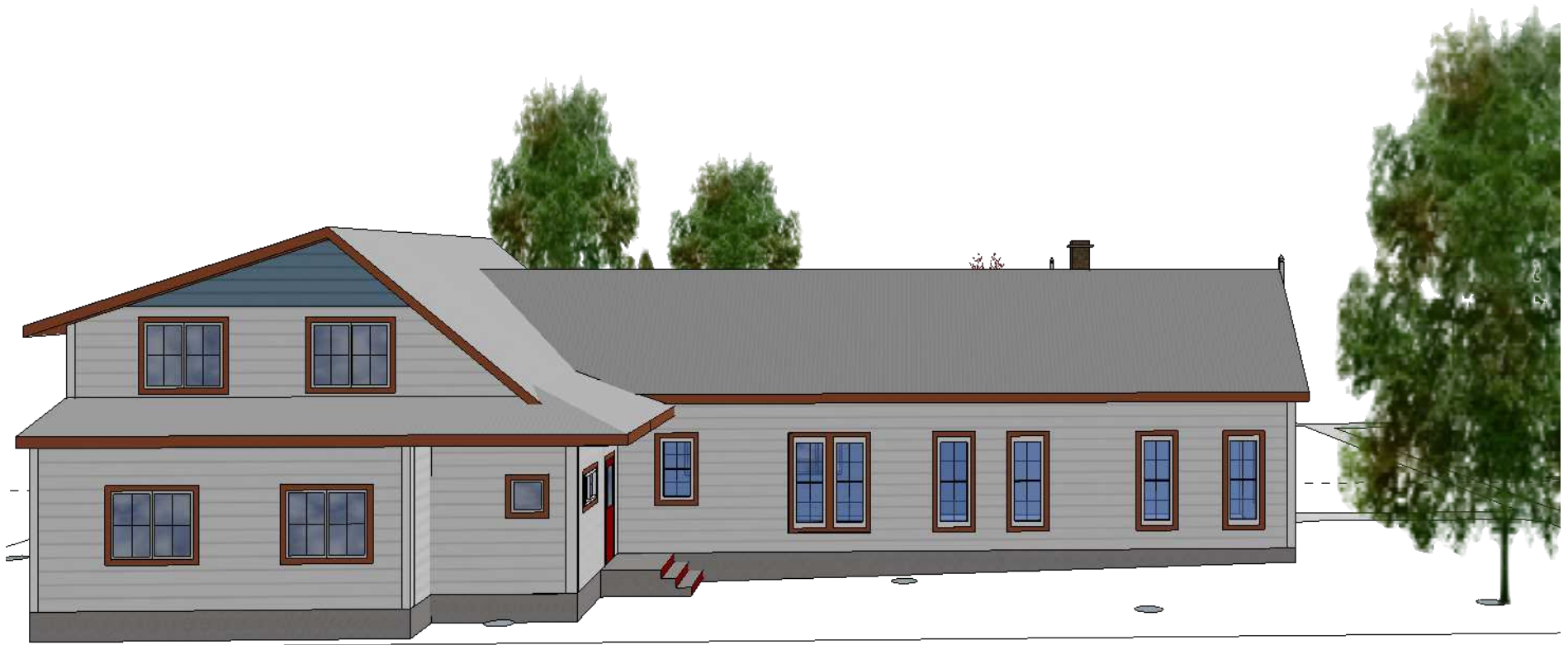
Gable height of south wall of historic house is 20 feet above finished floor, 21 feet above ground  
Gable height of new wing is 22.5 feet above finished floor, 25.42 feet above ground

Eave height along south wall is 10 feet above finished floor. At east end 12.92 feet above ground.

South elevation of historic house with new two-story addition on east end



**907 South Myrtle - Stump Family Homestead**



Eave height of porch roof is 10'4" above finished floor, about 12' above ground. Peak gable is 22.5' above finished floor, 25.42' above ground.

North elevation of historic house with two story addition in rear



**907 South Myrtle - Stump Family Homestead**



Top of eave is 16'3" above finished floor, 19.2' above grade.

East elevation of new wing



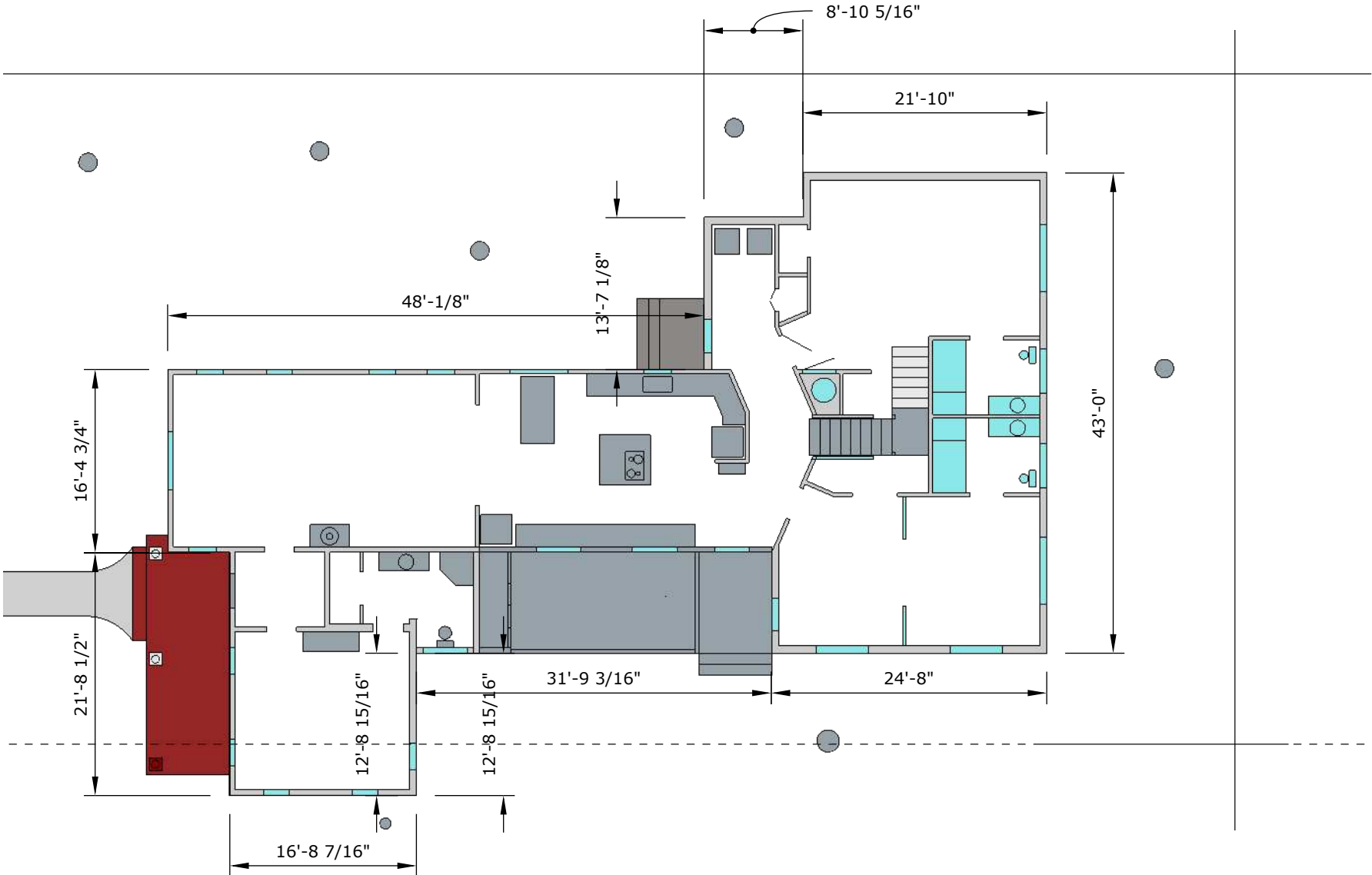
**907 South Myrtle - Stump Family Homestead**



View from corner of Myrtle and Tenth after renovation



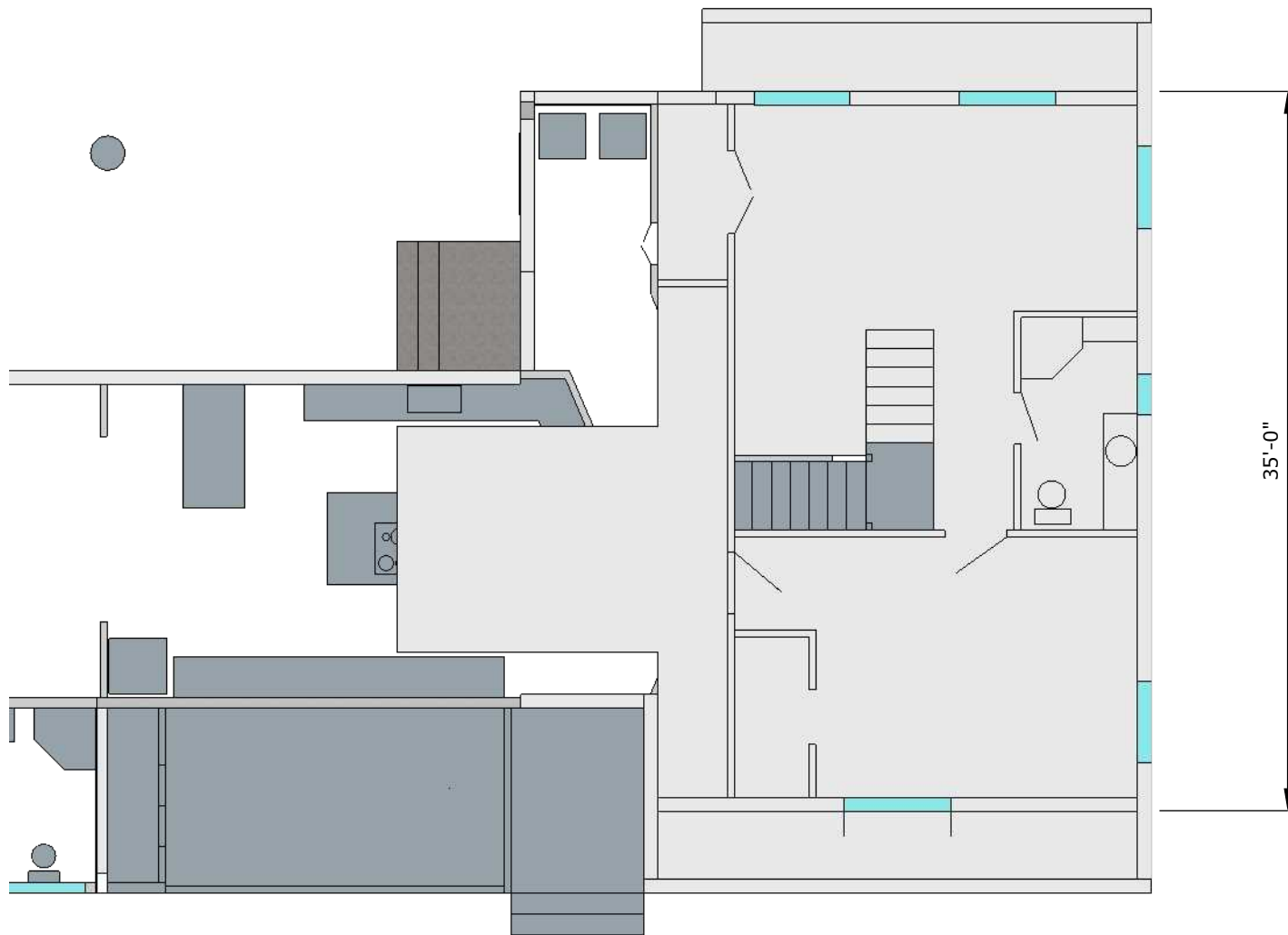
## 907 South Myrtle - Stump Family Homestead



Floorplan updated 8-22-2021



907 South Myrtle - Stump Family Homestead



Second floor of new addition



**907 South Myrtle - Stump Family Homestead**



Angled view of upstairs showing wall heights



## **General Exterior Specifications for 907 S. Myrtle, Georgetown**

**Renovation** – the following lists our plans for various parts of the job that may be of interest.

### **Demolition**

- By necessity, demolition will be by deconstruction by hand. Unpainted wood and painted architectural features will be reused if possible. Unfortunately, all exterior painted wood has been painted multiple times with lead paint, making it unsuitable for reuse in most cases.

### **Exterior Siding**

- Reside with fiber cement board (Hardie preferred), 4" to 4 ½" reveal, to match old wood siding
- Install water and air barrier on exterior walls and rainscreen under siding.
- Paint as per specification

### **Exterior Trim**

- Retrim with fiber cement, new treated or western red cedar, or reuse original
- Remove all lead flashing and replace with galvanized steel
- Paint as per specification, no sanding of original

### **Windows**

- The intent is to replace the existing 1890s windows with double glass, double hung, low-E, high quality windows with the same or near same exterior appearance as the existing windows which are now somewhat obscured with protecting storm windows.
- Propose Anderson 400 Series – Vinyl clad exterior, wood interior, 4 lights per sash on old home (same as existing), full divided light, interior and exterior permanent grill bars. Exterior color – white.
- Full screens to allow opening in summer and prevent bird strikes. North, west, and east facing sides of house – Anderson Truscene screens. South facing – Anderson Conventional (slightly darker).
- Some old sashes with wavy glass will be preserved and used in interior features.
- All casement exit windows on new addition will be 2 over 2 lights, (4 lights per side)

### **Exterior Doors**

- The front door will be a high-quality door with glass and a transom. See photo example.
- Original front door and screen to be rebuilt and re-installed at another location on the property.
- Other exterior doors to be high-quality, metal-sheathed, baked painted, with glass.

### **Chimneys**

- Remove existing chimneys to foundation, brick by brick. Preserve bricks, if possible, for reuse in other features. Only one chimney extends above the roof line at present and has been out of service for 20 years, due to mortar deterioration and leaking flue gas. The other is suspended on a wood platform in the attic and is a clear hazard that must be removed.



- Replace, not in the same place, with a double wall, galvanized steel pipe chimney, inside a fiber cement structure that can be tiled with brick tiles to give the appearance of a brick chimney like the originals.

### **Foundation**

- Remove steel/shotcrete underpinning. Jack house level. If access is not adequate, raise house 7 to 12". Plumbing and electrical must be removed prior to this.
- Replace underpinning with steel mesh/shotcrete equivalent, with exterior access points every 30 feet.

### **Roof**

- Existing roof is v-crimp galvanized steel. Unscrew exposed fasteners and remove existing roof in sections.
- Sheath existing roof in sections with Zip board and replace metal with 18"x 1" double lock galvalume, 24 gauge. No exposed fasteners.
- Remove wooden decorative fence on front porch roof and do not replace. Replace low slope existing roof with 3:1 slope roof tied into new metal roof. The fence was added in the 1951 renovation as a decoration and in part to keep people from falling off the low slope porch roof which requires cleaning every few months. It is not original with the design and requires painting and rebuild at intervals. The new higher slope roof will not require cleaning.

### **Front Porch**

- The existing front porch is red tinted concrete with an unfortunate low spot in it. If the house is raised 7" (one step), we will top it with another 7" of red tinted concrete. Otherwise we will grind it to renew the surface and try to remove the low spot.
- A white painted porch swing is on the front porch and has been there since my childhood, repainted many times, sometimes unfortunately with lead paint. It will be replaced by a new swing.
- The existing front porch was set up in the 1930s to have two front doors, enabling a private entrance to two areas. In my lifetime only one door has been installed and used. This is what we want to do as well. The current opening is door sized with an old window installed in it. We will replace this with a window the same size and sill height as other windows on the front of the house.

### **Screen Porch**

- The early 1900s home had a screen porch where the 1951 addition now is. It was used as a "sleeping porch" before air conditioning on hot nights. We propose to build it again, in place of part of the 1951 addition (which we propose to demolish).

### **Trees**

- The property has eleven large pecan trees in various states of health. Only one tree, which is missing its upper half anyway, will be cut to build the new addition.
- Tree irrigation, always a problem in dry summers here, will be installed, if possible, using captured rainwater and greywater.



### **Old Garage**

- The existing garage, built in 1967 will be retained in the current plan, and repainted in the same colors as the house.

### **Rain-Water Capture**

- Central Texas has “enough” water for people, but sometimes not enough water to water yards and trees, which can be 70% of usage in dry summers. This particular property with its 11 large pecan trees is easily short of water in dry times. I have spent many days watering these pecan trees by hand to keep them alive through droughts. On three other properties we own and operate, we have used rainwater capture in large tanks to deal with this problem when the City runs low on water. We propose to do the same here, with tanks located behind the building along the east facing wall, not easily visible from the street. They can be old farm style metal tanks or fully enclosed in shed structures that match the house, all within the setbacks.
- Gutters. The existing home now has gutters on all draining eaves. We propose the same, with new seamless gutters painted to match the new trim. Some or all gutters will drain into wet lines that feed into the rain tanks. All gutters will have black mesh screens.

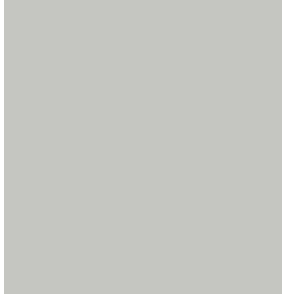
### **Solar Photo Voltaic Panels**

- We designed, built, own, and operate four other residential solar arrays, two within the City. We propose to put a solar photovoltaic array on the east facing back roof of the new addition, not visible from the street. This is not an optimum location, but along with a battery will provide some backup in lengthy power failure situations.



## Proposed 907 S. Myrtle Exterior Paint Colors

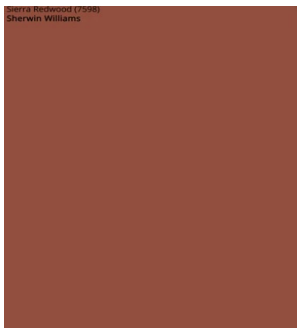
Kelly Moore # KM4899, Grey Spell - siding



Kelly Moore # 4525, Ayrshire - trim



Sherwin Williams # 7598, Sierra Redwood – front porch and selected trim





**Proposed Front Door Sample for 907 South Myrtle, Georgetown**

August 30, 2021









| Window Schedule, 907 Myrtle 2021 Renovation |            |                   |         |  |  |         |                   |                     |                        |                              |                         |           |            |                    |  |
|---|------------|-------------------|---------|--|--|---------|-------------------|---------------------|------------------------|------------------------------|-------------------------|-----------|------------|--------------------|--|
|   | 9/1/2021   |                   |         |  |  |         |                   |                     |                        |                              |                         |           |            |                    |  |
| No.   | Section of | Room              | Wall in | Position on wall from left to right as seen from inside room | Actual window size or size drawn in SketchUp |         | RO to floor,      | Window              | Window                 | Proposed manufacturer number | Emergency egress window | R/O width | R/O height | Grille pattern     | Notes  |
|   | House      |                   | Room    |  | Width  | Height  | unfinished        | Manufacturer        | Type                   |                              |                         |           |            |                    |  |
| 1   | Old        | Frnt BR           | West    |  | 1 aprx. 28 3/4                               | aprx 77 | 21 sill to FF     | Anderson 400 series | Tilt Wash double hung  | TW 2462                      | yes                     | 30 1/8"   | 76 7/8"    | 4 over 4           | 4 lights each sash (8 total)   |
| 2   | Old        | Frnt BR           | West    |  | 2 aprx. 28 3/8                               | aprx 77 | 21 sill to FF     | Anderson 400 series | Tilt Wash double hung  | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 3   | Old        | Frnt BR           | South   |  | 1 aprx. 28 5/8                               | aprx 77 | 21 sill to FF     | Anderson 400 series | Tilt Wash double hung  | TW 2462                      | yes                     |           |            | 4 over 4           | Get better measurements on existing windows  |
| 4   | Old        | Frnt BR           | South   |  | 2 aprx. 28 3/4                               | aprx 77 | 21 sill to FF     | Anderson 400 series | Tilt Wash double hung  | TW 2462                      | yes                     |           |            | 4 over 4           | Get better measurements on existing windows  |
| 5   | Old        | Frnt Bath         | South   |  | 1 48"  | 24 1/8" | 60"               | Anderson 400 series | Awning (twin)          | A 221                        | no                      | 48.5"     | 24 5/8"    | obscure glass      |  |
| 6   | Old        | Entrance          | West    |  | 35 15/16"                                    | 12"     |                   | Original            | Transom                | PTR 3010                     | no                      | 36.5"     | 12.5"      |                    | Could use Anderson art glass in Victorian style  |
| 7   | Old        | Frnt Living       | South   |  | 1 29 5/8"                                    | 76 7/8" |                   | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     | 30 1/8"   | 76 7/8"    | 4 over 4           | This was a door in the 30s so the framing is patchwork. This is the closest available size for all these windows |
|   |            | Frnt Living       | West    |  | 1 29 5/8"                                    | 76 7/8" |                   | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     | 30 1/8"   | 76 7/8"    | 4 over 4           |  |
| 8   | Old        | Frnt Living       | West    |  | 2 approx. 64                                 | aprx 77 | 21.25 sill to FF  | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 9   | Old        | Frnt Living       | North   |  | 1 approx. 28 1/2                             | aprx 77 | 20.75 sill to FF  | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 10  | Old        | Frnt Living       | North   |  | 2 aprx 28 3/8                                | aprx 77 | 20.625 sill to FF | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 11  | Old        | Frnt Living       | North   |  | 3 apx. 28.75                                 | aprx 77 | 20.75 sill to FF  | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 12  | Old        | Frnt Living       | North   |  | 4 apx. 28.75                                 | aprx 77 | 20.75 sill to FF  | Anderson 400 series | Tilt Wash, double hung | TW 2462                      | yes                     |           |            | 4 over 4           | Altogether there are 13 of these tall, old windows that need to be replaced                                      |
| 13  | Old        | Kitchen           | North   |  | 1  | aprx 77 | 21"               | Anderson 400 series |                        | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 14  | Old        | Kitchen           | North   |  | 2  | aprx 77 | 21"               | Anderson 400 series |                        | TW 2462                      | yes                     |           |            | 4 over 4           |  |
| 15  | Old        | Kitchen           | North   |  | 3 29 5/8"                                    | 52 7/8" | 44"               | Anderson 400 series | Tilt Wash, double hung | TW 2442                      | no                      | 30 1/8"   | 52 7/8"    | 4 over 4           | Single window, formerly over kitchen sink  |
| 16  | New        | Utility           | West    |  | 1 48"  | 24 1/8" | 60"               | Anderson 400 series | Awning (twin)          | A221                         | no                      | 48.5"     | 24 5/8"    |                    | Grille?  |
| 17  | New        | Utility           | North   |  | 1 24 1/8"                                    | 24 1/8" | 60"               | Anderson 400 series | Awning                 | A21                          | no                      | 24 5/8"   | 24 5/8"    | none               | Window over washer/dryer   |
| 18  | New        | N. BR, 1st Flr.   | North   |  | 1 56.5"                                      | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CW 24                        | yes                     | 57"       | 48.5"      | 4 lights each side |  |
| 19  | New        | N. BR, 1st Flr.   | North   |  | 2 56.5"                                      | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CW 24                        | yes                     | 57"       | 48.5"      | 4 lights each side |  |
| 21  | New        | Library           | North   |  | 1 56.5"                                      | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CW 24                        | yes                     | 57"       | 48.5"      | 4 lights each side |  |
| 22  | New        | Library           | North   |  | 2 56.5"                                      | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CW 24                        | yes                     | 57"       | 48.5"      | 4 lights each side |  |
| 23  | New        | N. BR, 1st Flr.   | East    |  | 71 7/8"                                      | 24 1/8" | 66"               | Anderson 400 series | Awning (triple)        | A 321                        | no                      | 72 3/8"   | 24 5/8"    | none               | Center window of the three could be stationary   |
| 24  | New        | N. bath, 1st Flr. | East    |  | 48"  | 24 1/8" | 66"               | Anderson 400 series | Awning (twin)          | A 221                        | no                      | 48.5"     | 24 5/8"    | obscure glass      | Bathroom window  |
| 25  | New        | N. BR, 2nd Flr.   | East    |  | 48"  | 24 1/8" | 48"               | Anderson 400 series | Awning (twin)          | A221                         | no                      | 48.5"     | 24 5/8"    | none               | Elongated slider, high up  |
| 26  | New        | Upstairs bath     | East    |  | 24 1/8"                                      | 24 1/8" | 48"               | Anderson 400 series | Awning                 | A21                          | no                      | 24 5/8"   | 24 5/8"    | obscure glass      | Bathroom window  |
| 27  | New        | S. bath, 1st Flr. | East    |  | 48"  | 24 1/8" | 66"               | Anderson 400 series | Awning (twin)          | A 221                        | no                      | 48.5"     | 24 5/8"    | obscure glass      | Bathroom window  |
| 28  | New        | S. BR, 1st Flr.   | East    |  | 71 7/8"                                      | 24 1/8" | 66"               | Anderson 400 series | Awning (triple)        | A 321                        | no                      | 72 3/8"   | 24 5/8"    | none               | Center window of the three could be stationary   |
| 29  | New        | S. BR, 2nd Flr.   | East    |  | 48"  | 24 1/8" | 48"               | Anderson 400 series | Awning (twin)          | A 221                        | no                      | 48.5"     | 24 5/8"    | none               | Double awning  |
| 30  | New        | S. BR, 1st Flr.   | South   |  | 1 56.5"                                      | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CW 24                        | yes                     | 57"       | 48.5"      | 4 lights each side |  |
| 31  | New        | S. BR, 1st Flr.   | South   |  | 2 56.5"                                      | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CW 24                        | yes                     | 57"       | 48.5"      | 4 lights each side | Living area  |
| 32  | New        | S. BR, 2nd Flr.   | South   |  | 62.75"                                       | 48"     | 36"               | Anderson 400 series | Casement (twin)        | CX 24                        | yes                     | 63.25"    | 48.5"      | 4 lights each side |  |
| 33  | New        | S. BR, 1st Flr.   | West    |  | 35.25"                                       | 22.25"  | 61.75"            | Anderson 400 series | Slider                 | G 32                         | no                      | 36"       | 23"        |                    | One small, upper window  |
| 34  | Old        | Kitchen           | South   |  | 47.25"                                       | 47.25"  | 40"               | Anderson 400 series | Slider                 | G 44                         | yes                     | 48"       | 48"        | none               | Windows overlooking courtyard above counter  |
| 35  | Old        | Kitchen           | South   |  | 47.25"                                       | 47.25"  | 40"               | Anderson 400 series | Slider                 | G 44                         | yes                     | 48"       | 48"        | none               | Windows overlooking courtyard above counter  |



| Calculations for 907 South Myrtle Street using existing lot configuration |  |           |       |        |   |
|---|--|-----------|-------|--------|---|
| Lot Areas, Impermeable Cover, Finished Area                               |  |           |       |        |   |
|   | 9/1/2021   |           |       |        |   |
|   |  |           |       |        |   |
|   | Item   | Amount    | Units | Symbol | Notes   |
| A.  | Calculate Area of north lot, including setbacks              |           |       |        |   |
| 1   | East line length (along rock fence) =                        | 60.00     | ft    | a      |   |
| 2   | North line length (from back fence west)=                    | 120.21    | ft    | b      |   |
| 3   | Lot Area, approximate = a x b =                              | 7,212.60  | sqft  | c      | West and South lines not surveyed             |
| 4   | 45% of approximate Lot area = .45 x c =                      | 3,245.67  | sqft  | d      |   |
|   |  |           |       |        |   |
| B.  | Calculate Area of north lot within setbacks                  |           |       |        |   |
| 1   | Side setbacks =  | 6.00      | ft    | ssb    |   |
| 2   | Back setback =   | 10.00     | ft    | bsb    |   |
| 3   | Front setback =  | 20.00     | ft    | fsb    |   |
| 4   | East line less setbacks = a-ssb-ssb =                        | 48.00     | ft    | asb    |   |
| 5   | North line less setbacks = b-fsb-bsb =                       | 90.21     | ft    | bsb    |   |
| 6   | Area inside setbacks = asb x bsb =                           | 4,330.08  | sqft  | csb    |   |
|   |  |           |       |        |   |
| C.  | Calculate Area of north lot, including setbacks and City ROW |           |       |        |   |
| 1   | Street lot line to curb distance =                           | 12.83     | ft    | dc     |   |
| 2   | East line length (along rock fence) = a =                    | 60.00     | ft    | a      |   |
| 3   | North line length = b +dc =                                  | 133.04    | ft    | bdc    |   |
| 4   | Lot Area, approximate = a x bdc =                            | 7,982.40  | sqft  | cdc    | West and South lines not surveyed             |
| 5   | 45% of approximate Lot area = .45 x cdc =                    | 3,592.08  | sqft  | ddc    |   |
|   |  |           |       |        |   |
| D.  | Calculate Area of south lot, including setbacks              |           |       |        |   |
| 1   | East line length (along rock fence) =                        | 60.00     | ft    | a      |   |
| 2   | South line length (from back fence west)=                    | 120.58    | ft    | b      |   |
| 3   | Lot Area, approximate = a x b =                              | 7,234.80  | sqft  | c      | West and South lines not surveyed             |
| 4   | 45% of approximate Lot area = .45 x c =                      | 3,255.66  | sqft  | d      |   |
|   |  |           |       |        |   |
| E.  | Calculate Area of south lot within setbacks                  |           |       |        |   |
| 1   | North side setbacks =  | 6.00      | ft    | ssb    |   |
| 2   | South side setback (corner, 10th St. edge) =                 | 15.00     | ft    | ssbs   |   |
| 3   | Back setback =   | 10.00     | ft    | bsb    |   |
| 4   | Front setback =  | 20.00     | ft    | fsb    |   |
| 5   | East line less setbacks = a-ssb-ssbs =                       | 39.00     | ft    | asb    |   |
| 6   | South line less setbacks = b-fsb-bsb =                       | 90.58     | ft    | bsb    |   |
| 7   | Area inside setbacks = asb x bsb =                           | 3,532.62  | sqft  | csb    |   |
|   |  |           |       |        |   |
| F.  | Calculate Area of north lot, including setbacks and City ROW |           |       |        |   |
| 1   | Street lot line to curb distance, front, Myrtle =            | 13.00     | ft    | dcf    | Approximate                                   |
| 2   | Street lot line to curb distance, S. side, 10th St. =        | 17.00     | ft    | dcs    |   |
| 3   | East line length (along rock fence) = a + dcs =              | 73.00     | ft    | adcs   |   |
| 4   | North line length = b + dcs =                                | 137.58    | ft    | bdc    |   |
| 5   | Lot Area, approximate = a x bdc =                            | 10,043.34 | sqft  | cdcs   | West and South lines not surveyed             |
| 6   | 45% of approximate Lot area = .45 x cdcs =                   | 4,519.50  | sqft  | ddc    |   |
|   |  |           |       |        |   |
| G.  | Calculate Area of combined lots, including setbacks          |           |       |        |   |
| 1   | East line length (along rock fence) =                        | 120.00    | ft    | a      | East and West lines are both the same, 120 ft |
| 2   | North line length (from back fence west)=                    | 120.21    | ft    | b1     |   |
| 3   | South line length (from back fence west)=                    | 120.58    | ft    | b2     |   |
| 4   | Lot Area, approximate = a x (b1 + b2)/2 =                    | 14,447.40 | sqft  | c      | West and South lines not surveyed             |
| 5   | 45% of approximate Lot area = .45 x c =                      | 6,501.33  | sqft  | d      |   |
|   |  |           |       |        |   |
| H.  | Calculate Area of combined lots inside setbacks              |           |       |        |   |
| 1   | North side setbacks =  | 6.00      | ft    | ssb    |   |
| 2   | South side setback (corner, 10th St. edge) =                 | 15.00     | ft    | ssbs   |   |
| 3   | Back setback =   | 10.00     | ft    | bsb    |   |
| 4   | Front setback =  | 20.00     | ft    | fsb    |   |
| 5   | East line less setbacks = a-ssb-ssbs =                       | 99.00     | ft    | asb    |   |
| 6   | South line less setbacks = (b1+b2)/2-fsb-bsb =               | 90.40     | ft    | bsb    |   |
| 7   | Area inside setbacks = asb x bsb =                           | 8,949.11  | sqft  | csb    |   |
|   |  |           |       |        |   |



|           |  |       |      |  |
|-----------|--|-------|------|--|
|           |  |       |      |  |
| <b>I.</b> | <b>Calculate Area of existing home, garage, storage and sidewalk</b>           |       |      |  |
| 1         | Area of home = (LxW) - small rectangle =                                       | 2,538 | sqft |  |
| 2         | Area of little house out back = LxW=   | 210   | sqft | approximate dimensions                           |
| 3         | Area of garage = LxW=  | 1,003 | sqft |  |
| 4         | Area of front sidewalk = LxW=  | 83    | sqft |  |
| 5         | Total of existing buildings =  | 3,835 | sqft | Note that part of garage is off lot to the south |
|           |  |       |      |  |
| <b>J.</b> | <b>Calculate Impermeable Cover of August 22, 2021 Design on just north lot</b> |       |      |  |
| 1         | Area of long north section = LxW =   | 787   | sqft | =48*16.4   |
| 2         | Area of front bedroom with chimney=LxW=  | 361   | sqft | =22.1*16.34                                      |
| 3         | Area of front porch  | 163   | sqft | =20.33*7.9 + 1.9*1                               |
| 4         | Area of back area full length new additn= LxW                                  | 1,266 | sqft | =43*29.33 - 8.9*4 + 1.34*30                      |
| 5         | Area of north side door landing = LxW  | 44    | sqft | = 6*7.34   |
| 6         | Area of screened porch   | 243   | sqft | =26.95*9   |
| 7         | Area of 1st Floor building   | 2,863 | sqft | T1stFlr  |
|           |  |       |      |  |
| 9         | Area of front sidewalk = LxW =   | 83    | sqft | =(41/12)*24.4                                    |
| 11        | Other Sidewalk   | 100   | sqft |  |
| 12        | Rain Tanks   | 112   | sqft | =7*(1+6+2+6+1)                                   |
| 13        | Total area of other impermeable cover =  | 295   | sqft | TImpOther  |
|           |  |       |      |  |
| 14        | Total impermeable cover =  | 3,159 |      | TI=T1stFlr+TImpOther                             |
|           |  |       |      |  |
| 15        | Permitted area, 45% of lot area, from above =                                  | 3,246 | sqft | Imp  |
| 16        | Margin for impermeable cover =   | 87    | sqft | Imp - TI   |
|           |  |       |      |  |
| <b>K.</b> | <b>Calculate Finished Area (using exterior dimensions)</b>                     |       |      |  |
| 1         | Long Hall on north   | 787   | sqft | from J. above, #1.                               |
| 2         | Front bedroom with chimney   | 361   | sqft | from J. above, #2.                               |
| 3         | Back new addition  | 1,266 | sqft | from J. above, #4.                               |
| 4         | 2nd floor area over new addition   | 730   | sqft | from sketchup dwg, area calculation              |
| 5         | Total interior finished area   | 3,144 | sqft |  |
|           |  |       |      |  |
| 6         | Permissable interior finished area (45% of lot) =                              | 3,246 | sqft | from A., #4 above                                |
| 7         | Margin for additional finished area  | 102   | sqft | = 6.-5.  |
|           |  |       |      |  |
| <b>L.</b> | <b>Areas from Sketchup area calculator (using exterior walls)</b>              |       |      |  |
| 1         | Downstairs finished space, no porches =  | 2,433 | sqft |  |
| 2         | Upstairs finished space=   | 730   | sqft |  |
| 3         | Total finished space =   | 3,163 | sqft |  |
| 4         | Margin with this total =   | 83    | sqft | Permitted (45%) - planned                        |
|           |  |       |      |  |
| <b>M.</b> | <b>Areas from Sketchup area calculator (using interior walls)</b>              |       |      |  |
| 1         | Downstairs finished space, no porches =  | 2,270 | sqft |  |
| 2         | Upstairs finished space=   | 692   | sqft |  |
| 3         | Total finished space =   | 2,962 | sqft |  |
| 4         | Margin with this total =   | 284   | sqft | Permitted (45%) - planned                        |



|  |  |            |             |              |                            |             |             |             |   |
|--|--|------------|-------------|--------------|----------------------------|-------------|-------------|-------------|---|
| <b>907 S. Myrtle St. Project, Georgetown</b>   |  |            |             |              |                            |             |             |             |   |
| <b>Check of eave and gable heights within regulatory limits</b>  |  |            |             |              |                            |             |             |             |   |
| <b>House fits within regulatory envelope in worst case except for 1890 historic south gable over the lot line.</b> |  |            |             |              |                            |             |             |             |   |
| All numbers in feet 8/31/2021  |  |            |             |              |                            |             |             |             |   |
|  |  |            |             | Eave or      | At D distance from setback |             |             |             |   |
| #  | Location   | Height     | Finshd Flr  | Gable        | Distance                   | Allowable   | Total       | Overage     | Notes   |
|  |  | above      | to grnd lvl | Height       | from                       | Height      | Allowable   | or margin   |   |
|  |  | finshd flr |             | abv gnd      | Setback                    | Abv 15'     | Height      |             |   |
|  |  | = A        | =B          | C= A+B       | = D                        | E=(D/3) x 5 | F= E + 15   | G = F-C     |   |
| 1  | Gable peak on west end of house facing Myrtle                              | 20         | 2           | 22.00        | 4.42                       | 7.4         | 22.4        | 0.4         | Spike on peak may reach up another 1.5 feet           |
| 2  | Top of eave, west end of house facing Myrtle                               | 10.33      | 2           | 12.33        |                            |             |             |             |   |
| 3  | Regulatory building height, west gable facing Myrtle, Ave. of abv. heights |            |             | 17.17        | 4.42                       | 7.4         | 22.4        | 5.2         |   |
| 4  | Top of eave, north wall, new addition                                      | 10.33      | 4.00        | 14.33        | 3.25                       | 5.4         | 20.4        | 6.1         |   |
| 5  | Gable peak on north wall, new addition                                     | 22.5       | 4.00        | 26.50        | 7.25                       | 12.1        | 27.1        | 0.6         | Gable alone makes it.                                 |
| 6  | Top of eave, east wall, facing back yard, new add.                         | 16.33      | 4.00        | 20.33        |                            |             |             |             |   |
| 7  | Regulatory building height, north gable new add., Ave. of abv heights      |            |             | 23.42        | 7.25                       | 12.1        | 27.1        | 3.7         | OK even if 18" overhang at gable included.            |
| 8  | Top of eave, east wall, facing back yard, new add.                         | 16.33      | 4.00        | 20.33        | 7                          | 11.7        | 26.7        | 6.3         |   |
| 9  | Top of eave, south wall, new addition                                      | 10         | 4.00        | 14.00        | 1.58                       | 2.6         | 17.6        | 3.6         |   |
| 10   | Gable peak on south wall, new addition, facing 10th                        | 22.5       | 4.00        | 26.50        | 5.58                       | 9.3         | 24.3        | -2.2        | Does not make it by itself, but does when             |
| 11   | Top of eave, east wall, facing back yard, new add.                         | 16.33      | 4.00        | 20.33        |                            |             |             |             | averaged with eave.                                   |
| 12   | Regulatory building height, south gable, new add.                          |            |             | 23.42        | 5.58                       | 9.3         | 24.3        | 0.9         |   |
| 13   | <b>Gable peak on south wall, 1890s house over line</b>                     | <b>20</b>  | <b>2</b>    | <b>22.00</b> | <b>0</b>                   | <b>0.0</b>  | <b>15.0</b> | <b>-7.0</b> | <b>Non conforming, but historic, same since 1890.</b> |
| 14   | Top of eave, south side of home facing 10th                                | 10.33      | 2           | 12.33        | 0                          |             | 15.0        |             |   |
| 15   | Regulatory building height, south gable, 1890 home                         |            |             | 17.17        | 0.00                       | 0.0         | 15.0        | -2.2        |   |
| FF to ground level of 2' at west end of house and 4' at east end assumed, about a 12" elevation above existing     |  |            |             |              |                            |             |             |             |   |
| We assume in this calculation, a house raise on the order of 1' and that 18" overhang eaves                        |  |            |             |              |                            |             |             |             |   |
| are not considered in the regulatory envelope. Measurements from setbacks are made to walls.                       |  |            |             |              |                            |             |             |             |   |
| Existing FF is about 35" above ground level at back stairs (7 steps)   |  |            |             |              |                            |             |             |             |   |
| Another step would put it 42" (3.5 ft) above ground level  |  |            |             |              |                            |             |             |             |   |



1. County Williamson WM  
GE 5. USGS Quad No. 3007 313 Site No. 587  
 City/Rural Georgetown UTM Sector 627-3389  
 2. Name \_\_\_\_\_ 6. Date: Factual 1890 Est. \_\_\_\_\_  
 Address 907 Myrtle 7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_  
 3. Owner Mrs. Travis Wiggins 8. Style/Type vernacular  
 Address 1316 Westmoor, Austin, 78723 9. Original Use residential  
 4. Block/Lot Glasscock/Blk. 19/Lot 6 Present Use residential  
 10. Description One-story wood frame dwelling w/ modified L-plan; exterior walls w/ weatherboard siding; gable roof w/ composition shingles; box eaves; front elev. faces W.; interior brick chimney w/ corbeled cap; wood sash double-hung windows w/ 4/4 lights; single-door entrance w/ transom; two-bay porch w/ flat roof within front projecting ell; Doric>  
 11. Present Condition good; altered--porch changed; additions  
 12. Significance Primary area of significance: architecture. An example of a late nineteenth century vernacular dwelling w/ modified L-plan.  
 13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site ☒ (describe) \_\_\_\_\_  
 14. Bibliography Tax rolls, GHS files 15. Informant \_\_\_\_\_  
 16. Recorder D. Hardy/HHM Date July 1984

## DESIGNATIONS

## PHOTO DATA

- TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_ B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_  
☐ RTHL ☐ HABS (no.) TEX. \_\_\_\_\_ 35mm Negs. \_\_\_\_\_  
 NR: ☐ Individual ☐ Historic District  
☐ Thematic ☐ Multiple-Resource  
 NR File Name \_\_\_\_\_  
 Other \_\_\_\_\_
- | YEAR | DRWR | ROLL | FRME |    | ROLL | FRME |
|------|------|------|------|----|------|------|
|      |      | 9    | 27   | to |      |      |
|      |      | 30   | 9    | to | 30   | 10   |
|      |      |      |      | 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. 3007-313 Site No. 587  
 City/Rural Georgetown  
 2. Name \_\_\_\_\_  
 #10. Description (cont'd): columns. Other noteworthy features include porch w/ balustrade railing on roof & stick/bracketed brace in gable end w/ pinnacle carved on top; Victorian house w/ later modifications.



**TEXAS HISTORICAL COMMISSION**

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

Address: 907 Myrtle St 2016 Survey ID: 125148  
 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: R042501

Construction Date: 1920 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.63527 Longitude -97.674811

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\***

- ☒ 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: 125148 ☒ 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: 872 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 587 ☒ High ☐ Medium ☐ Low

**General Notes:** (Notes from 2007 Survey: None)

Recorded by: CMEC

Date Recorded 3/3/2016

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



Photo direction: East

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: 907 Myrtle St

2016 Survey ID: 125148

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Old Town District

## Additional Photos

Photo Direction Northeast



Photo Direction East



Photo Direction Northeast

Ancillary





# 907 South Myrtle Project 2021-49-COA

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



# Item Under Consideration

## **2021-49-COA – 907 South Myrtle Project**

- 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 replacing historic architectural features with a non-historic architectural features at the property located at 907 S. Myrtle Street, bearing the legal description Lots 5 & 6, Block 19, Glasscock Addition. (2021-49-COA) – Britin Bostick, Downtown & Historic Planner



# Item Under Consideration

## HARC:

- Rear living space addition
- Side screened porch addition
- Window & siding replacement
- Chimney replacement
- Change of slope to front porch roof and removal of non-original porch decoration
- Front door replacement

## HPO:

- Demolition of non-historic rear addition
- Roof materials change
- Restoring original window location



# Item Under Consideration

## Photographs of Existing Building (Summer, 2021)



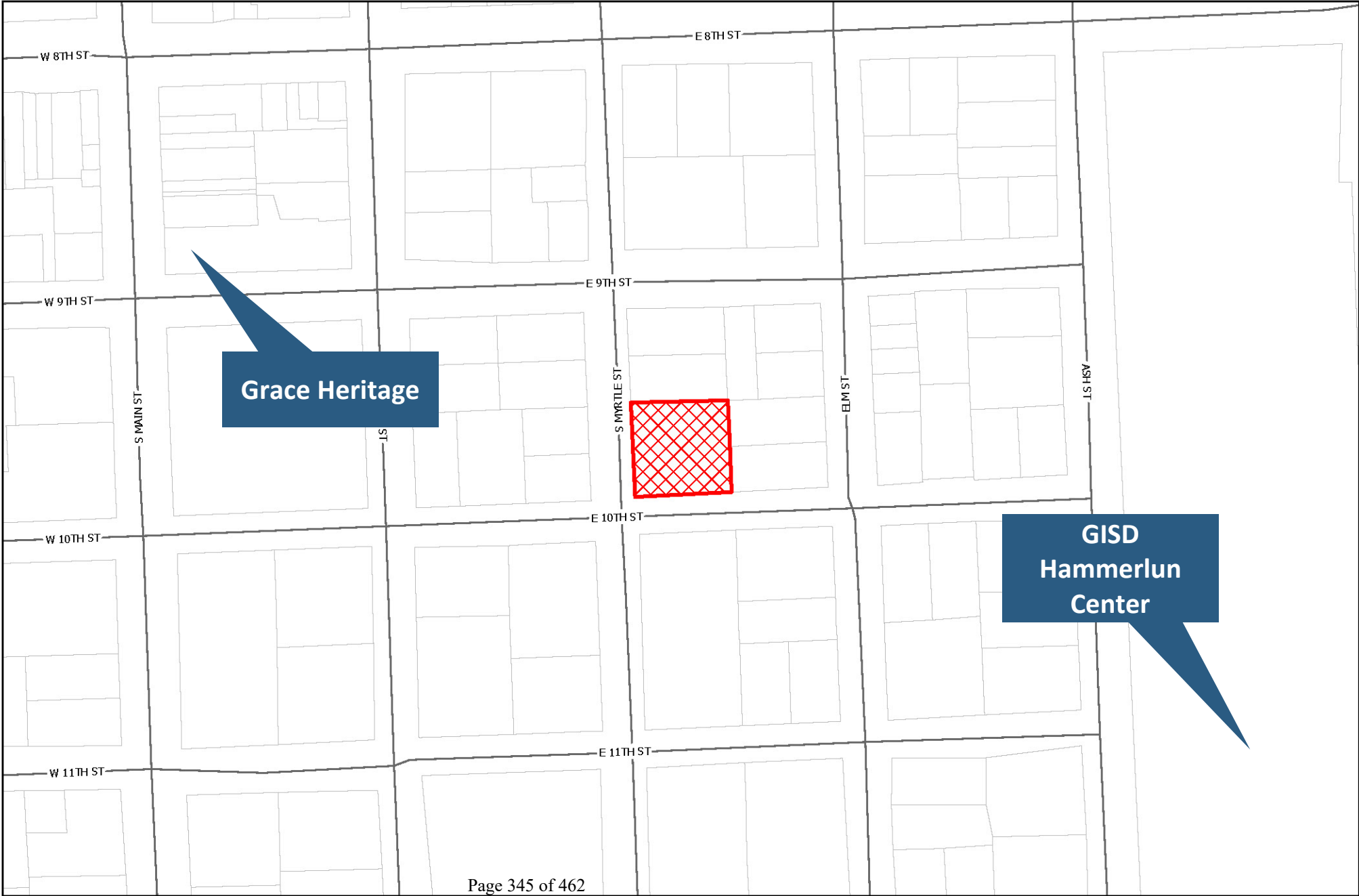
Page 344 of 462  
**Photo #1**, View from Myrtle St., West Elevation (1890s home)



**Photo #3**, View from 10<sup>th</sup> St. (from the south), western end of the house. Low slope roofed area is 1951 addition.





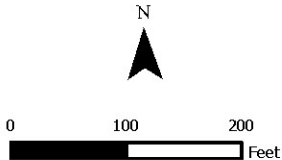


# LOCATION

2021-49-COA

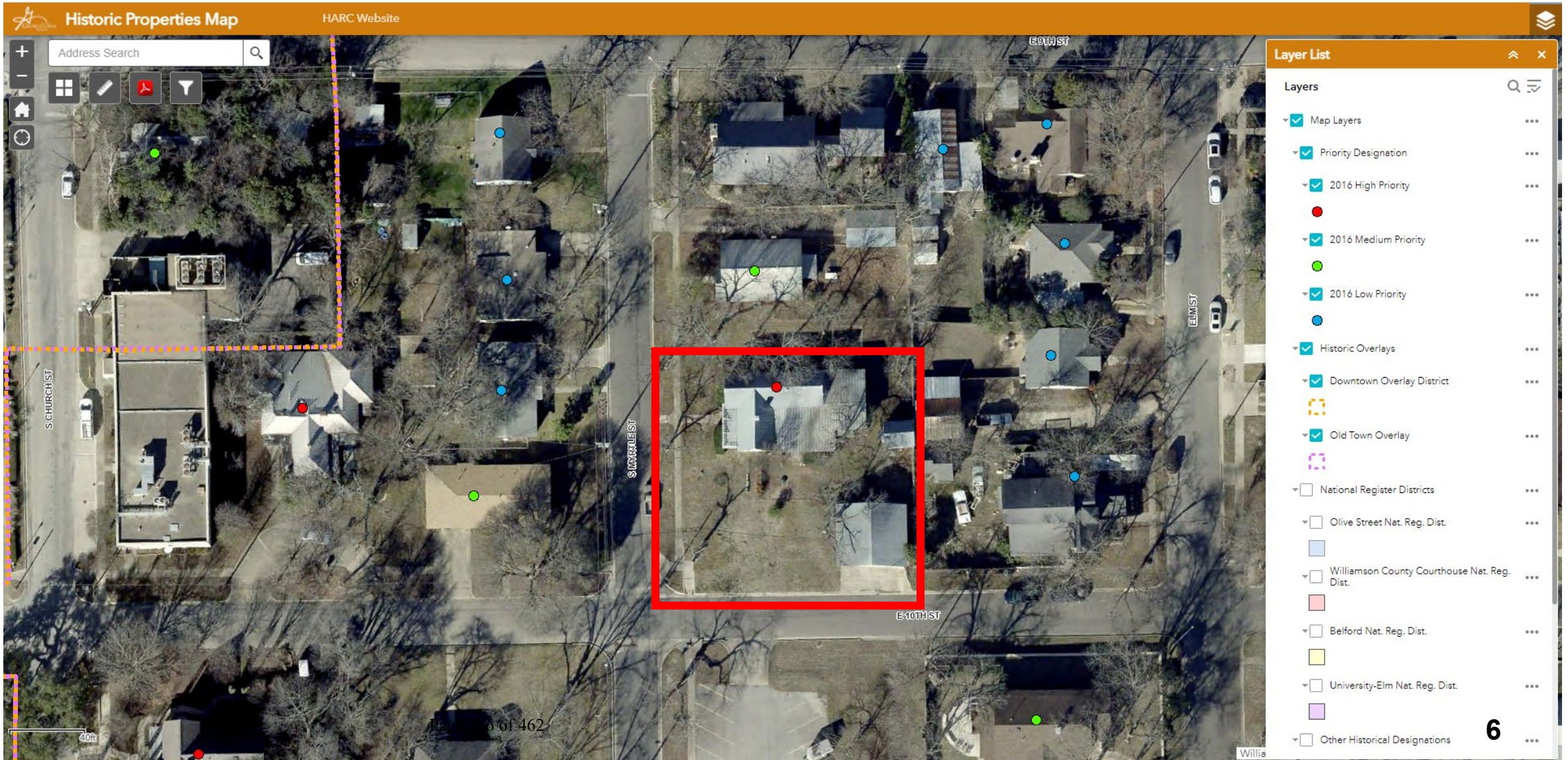
Exhibit #1

-  Site
-  Parcels





# Current Context





# History

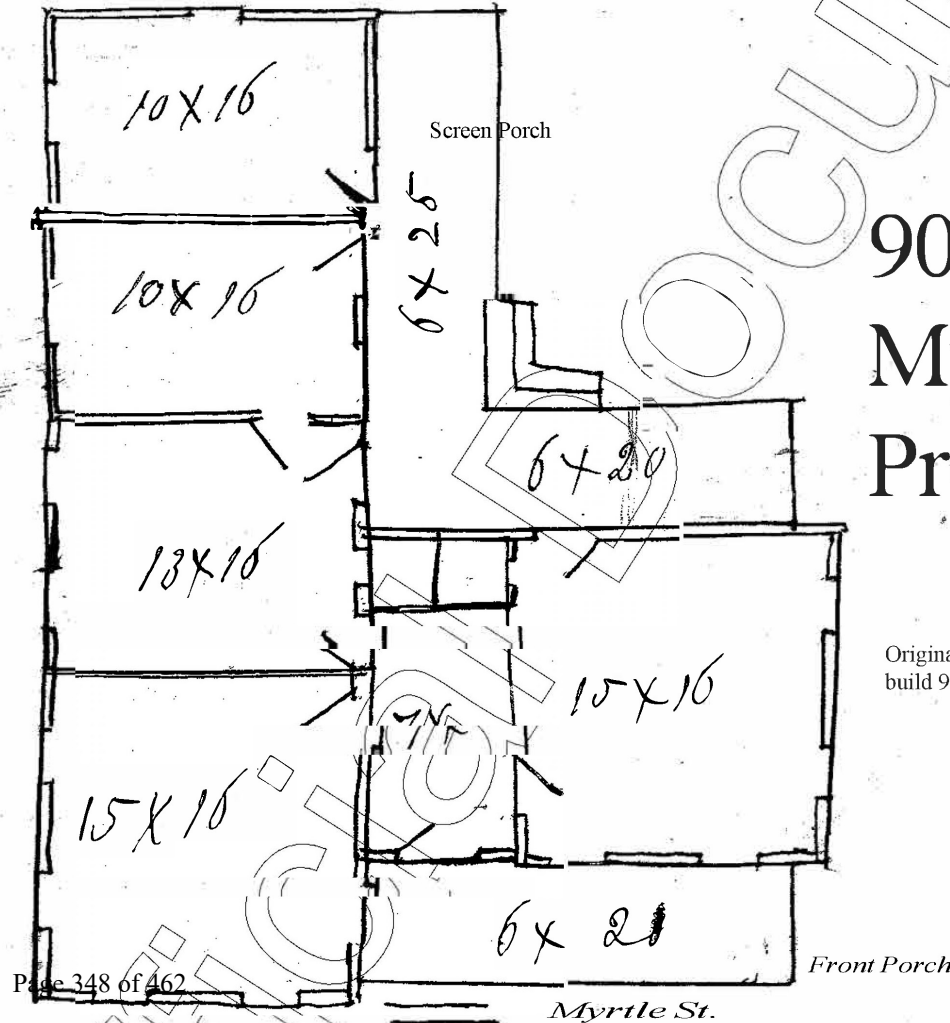
- Year Constructed: **1890**
- Builder: **George Irvine**
- Owners: **William S. & Mary Belle Leake**, who later lived on E. 7<sup>th</sup> Street (Mary was the sister of R. T. Cooper, who married Emzy Taylor's daughter Corinna) 1890-1900  
**William Reader & Bessie Wilson Mood** (William was the son of Southwestern University President & Mood Hall namesake Francis Asbury Mood) 1906-1908  
**Stump Family** 1920-Present



# 1890 Plan

Exhibit 'A'

Windows 12x18- 8 lights  
 Front door 5x7 Glass  
 other doors 2-8x6-8-

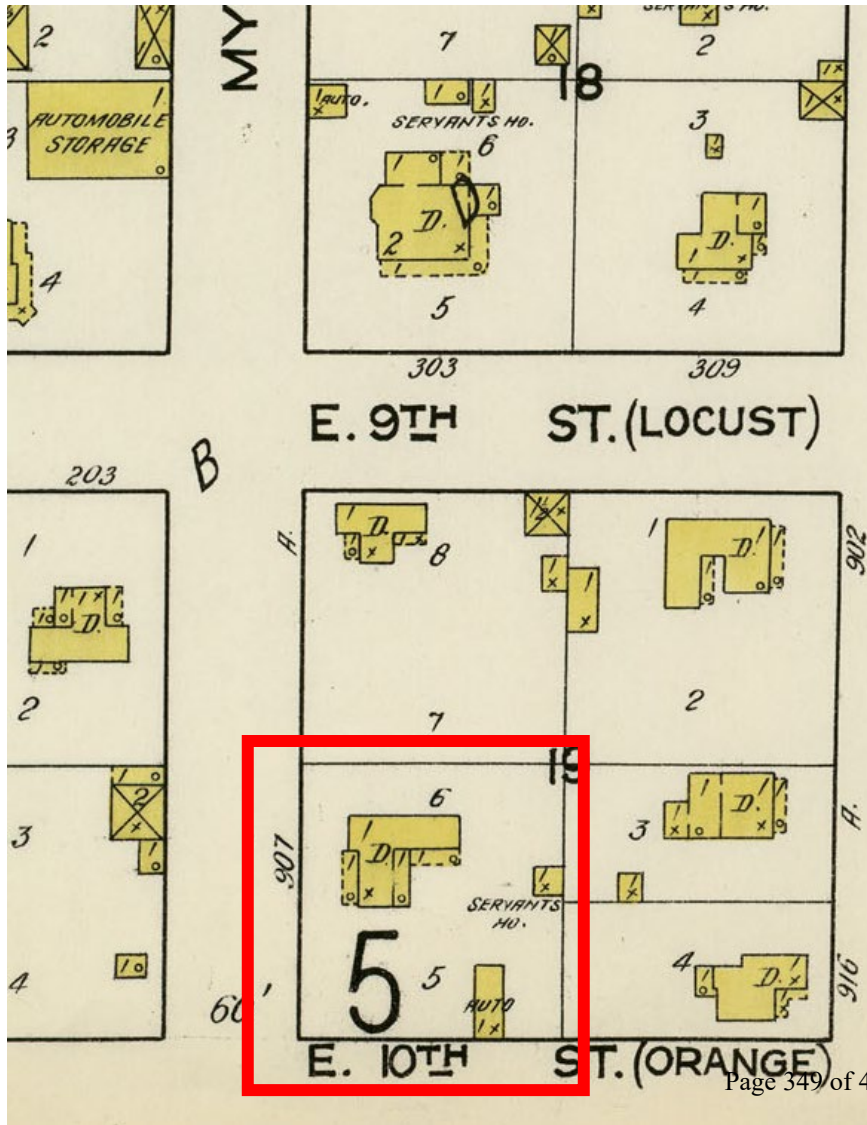


907 S.  
 Myrtle St.  
 Project

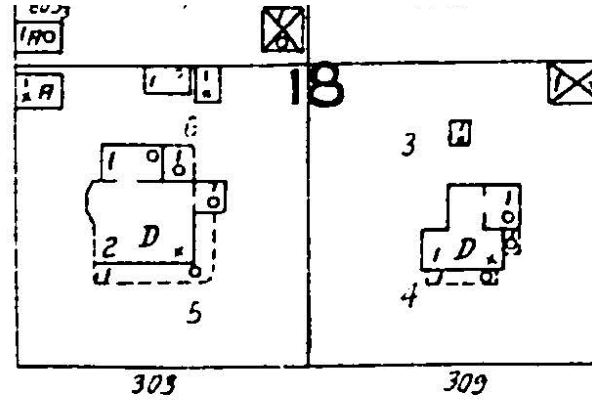
Original 1890s Sketch from contract to  
 build 907 Myrtle in court house records.



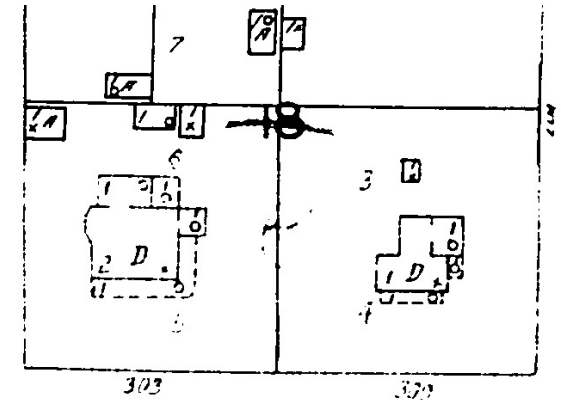
# 1916, 1925 & 1940 Sanborn Maps



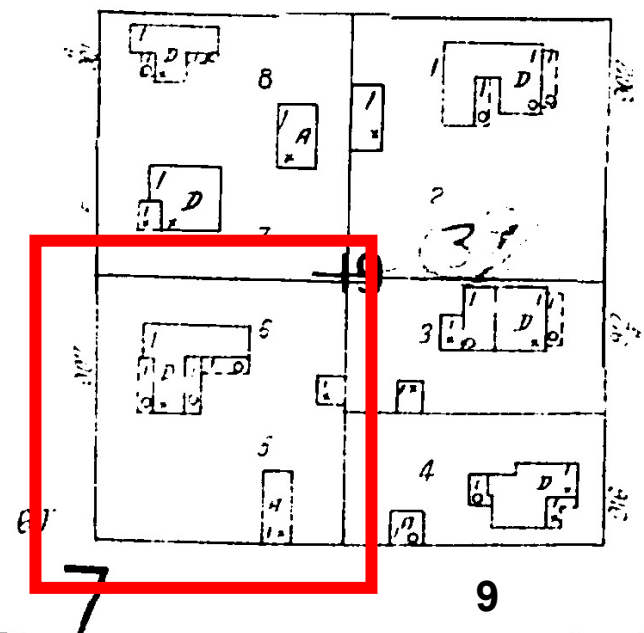
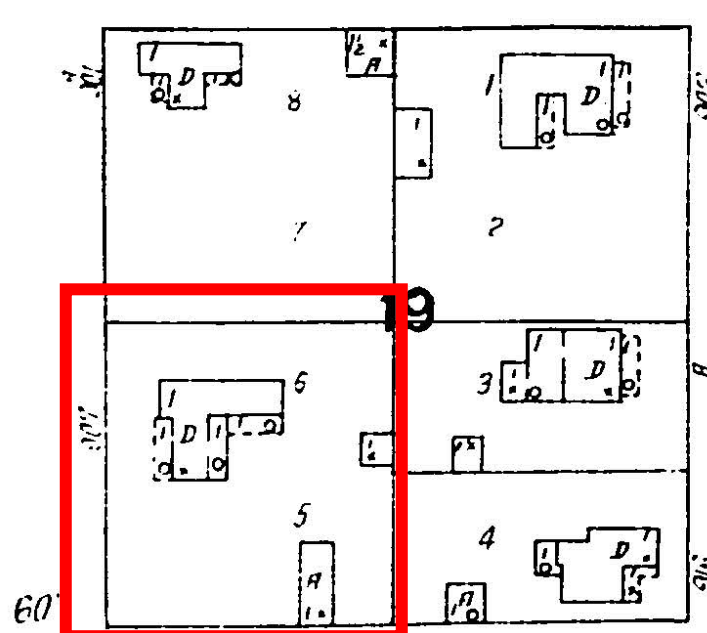
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E. 9TH ST.



E. 9TH ST.



7

9



# 1917 Photos



**Photo #18**, View toward northeast from Myrtle St., 1917, photo provided by J.C. Johnson. Note there is no fence on porch roof.



**Photo #19**, View toward the east, from Myrtle St., 1917, Photo provided by J.C. Johnson



# 1940s/1960s Photos



**Photo #22**, 907 Myrtle in 1960s. Note shutters, TV antenna, bigger vents, fence on porch roof. Spike is missing on north gable.

**Photo #20**, William R. Stump and William I. Stump, father, and son, 1940s, WWII. Note no fence on porch roof.



# 1964 Aerial Photo





# 1974 Aerial Photo





# 1984 HRS Photo





# 1984 HRS Photo





# 1984 HRS Photo





# Current Photos

Photographs of Existing Building (Summer, 2021)



**Photo #1**, View from Myrtle St., West Elevation (1890s home)



**Photo #2**, View from Myrtle St., North end of house (1890s home)



**Photo #3**, View from 10<sup>th</sup> St. (from the south), western end of the house. Low slope roofed area is 1951 addition.



**Photo #4**, View from 10<sup>th</sup> St. (from the south), eastern end of the house. 1951 addition in middle, 1967 addition in back.



**Photo #5**, 1967 addition, view from the south of the east end of the building that faces south.



**Photo #6**, 1967 addition, view from the northeast of the east end of the building that faces east.



# Current Photos



**Photo #7**, 1967 addition in foreground, 1890s house in background. View from the northeast.



**Photo #8**, 1967 addition joins to 1890s house, north wall of house.



**Photo #9**, 1967 addition joins to 1890s house, view from the north.



**Photo #10**, 1890s house, view from the north.



**Photo #11**, 1890s house in foreground, 1967 addition in back, view from northwest.



**Photo #13**, Garage, view from 10<sup>th</sup> St., south.



# Current Photos



Photo #24, Chimney in attic of 1890s home. Note minimal bracing. Chimney is no longer in service due to leakage and old mortar. We plan to remove it and replace it with an externally similar chimney.

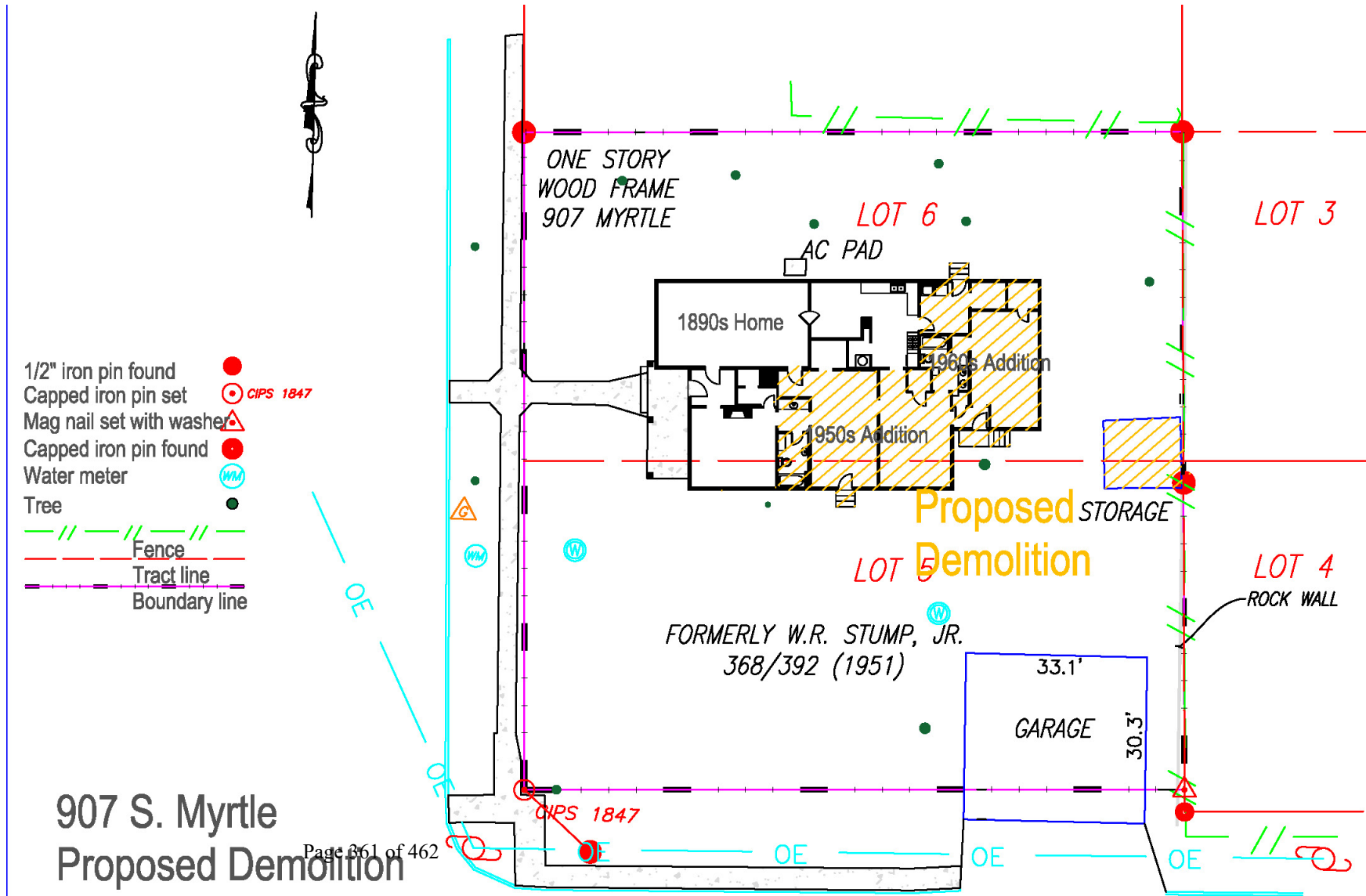


# Current Photos





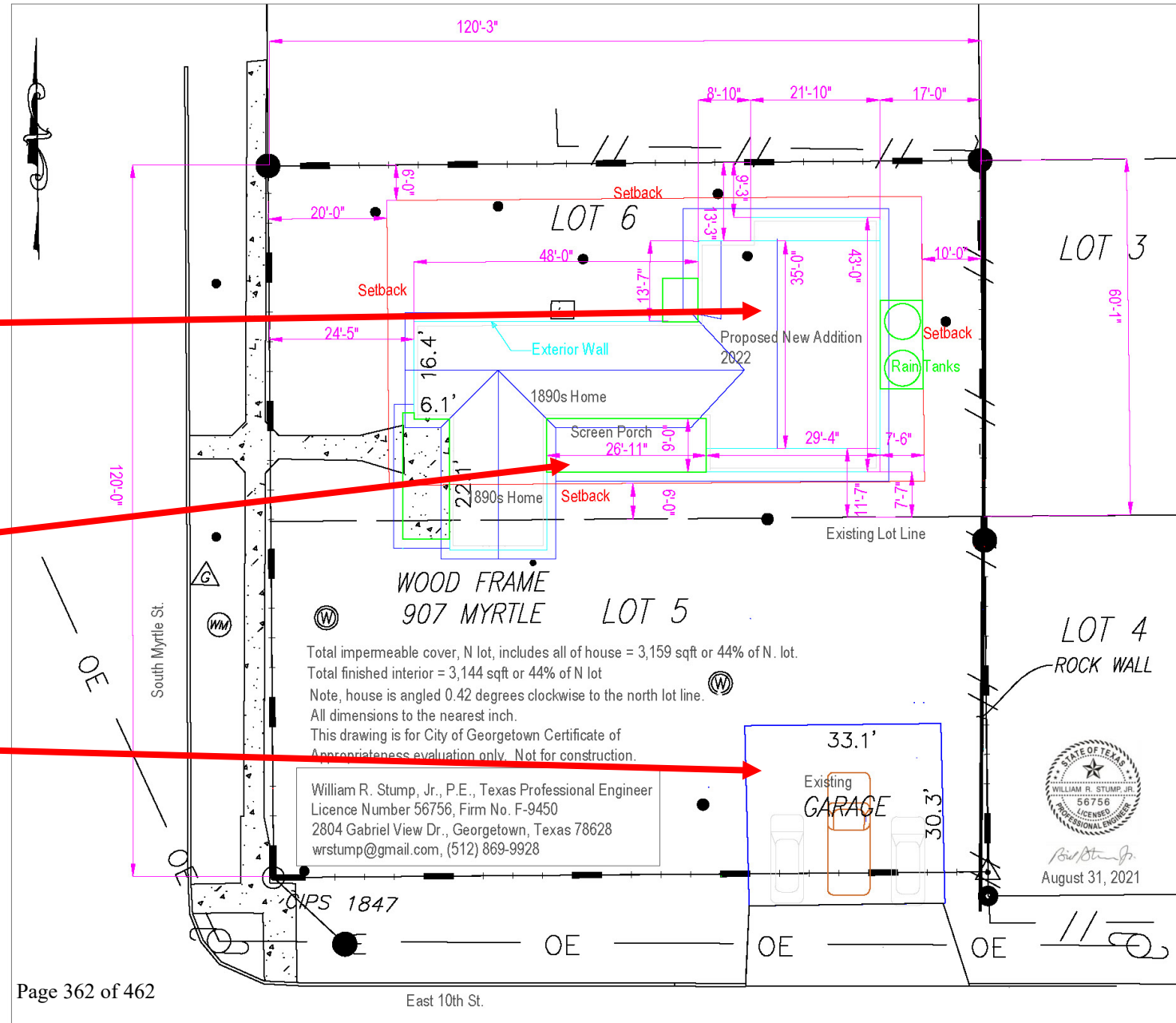
# Site Plan - Demolition





# New Site Plan

- New 2<sup>nd</sup> Floor
- New screened porch
- Existing garage to remain





# Proposed Main Facade





# Proposed Side Street Facade





# Proposed Side Facade





# Proposed Rear Facade





# Proposed Site





# Proposed Fence





# Proposed Project Materials

Proposed Front Door Sample for 907 South Myrtle, Georgetown





# Current Context





# Current Context





# Current Context





# Current Context





# Approval Criteria – UDC Section 3.13.030

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



# Public Notification

- Two (2) signs posted
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



# Staff Recommendation

Staff recommends ***approval*** of the request for the additions, siding and window replacement, chimney replacement, front door replacement, and changes to front porch.



# HARC Motion – 2021-49-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  
October 14, 2021

**SUBJECT:**

**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 800 South Austin Avenue, bearing the legal description of 0.22 acres, being part of Lots 5 & 8, Block 50, City of Georgetown. (2021-51-COA) – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The Applicant is requesting HARC approval for two new illuminated under-canopy hanging signs, and HPO approval for new vinyl window signs.

**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 *complies with 5 and partially complies with 2 of the 8* criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness*, as outlined in the attached Staff Report. *1 of the 8* criteria were not applicable to the proposed project.

**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 to 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 - Plans & Specifications    | Exhibit      |
| ☐ Exhibit 4 - Historic Resource Surveys | Exhibit      |
| ☐ Staff Presentation                    | Presentation |





## Historic & Architectural Review Commission Planning Department Staff Report

**Report Date:** October 8, 2021

**File Number:** 2021-51-COA

### AGENDA ITEM DESCRIPTION

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 800 South Austin Avenue, bearing the legal description of 0.22 acres, being part of Lots 5 & 8, Block 50, City of Georgetown.

### AGENDA ITEM DETAILS

**Project Name:** KPA Engineers and Covey Planning + Landscape Architecture Signage  
**Applicant:** Macie Surovik (KPA Engineers)  
**Property Owner:** Main One South LP  
**Property Address:** 800 S. Austin Avenue  
**Legal Description:** 0.22 acres, being part of Lots 5 & 8, Block 50, City of Georgetown  
**Historic Overlay:** Downtown Overlay District  
**Case History:** N/A  
**Prior COA Denials:** N/A  
**Prior COA Approvals:** N/A

### HISTORIC CONTEXT

**Date of Construction:** 1911 (HRS) – Original structure 1870  
**Historic Resources Survey Level of Priority:** High  
**National Register Designation:** Within the Williamson County Courthouse NRHD  
**Texas Historical Commission Designation:** Recorded Texas Historic Landmark - 1988  
**Notable Property Owners/Events:** Steele Store – Makemson Hotel Building Addition

### APPLICANT'S REQUEST

HARC:

- ✓ Halo illuminated, under-canopy hanging signs

HPO:

- ✓ New window signs

### STAFF ANALYSIS

#### Present Property Description:

From the RTHL Marker: "Built about 1870 by M.E. Steele on the site of an early log hotel, this is one of Georgetown's oldest commercial structures. During Steele's ownership it housed a mercantile and a bank. Emma Dickman Makemson later operated a hotel here from the early 1900s until 1924. Exhibiting



# Planning Department Staff Report

## Historic and Architectural Review Commission

influences of the Italianate style, the building features a truncated roof, corner entry, ornate frieze below the roofline, and finely crafted stonework.” A detailed history of the building written by Dan K. Utley is available at <https://williamsoncountytexashistory.org/steele-store-makemson-hotel-building-historical-marker-georgetown-williamson-county-texas/>.

### Requested Changes:

The applicant is requesting HARC approval of two hanging signs that would be located under the existing building canopy. The signs are proposed to be constructed of metal components, with white acrylic housing that would create a halo lighting effect around the brushed aluminum letters applied to the face of the signs. The signs are proposed to be 54” x 18” or 6.75 sq. ft. in size and hang from the existing metal canopy supports, providing a minimum 8’ of clearance above the sidewalk.

### Justification for Requests:

The two businesses do not currently have signs and propose the canopy signs as the least impactful to the historic façade. Business signs for the Steele-Makemson Building have not included façade signs in recent years, but rather have been attached to the canopies and installed on the windows. The proposed signs keep with that precedent.

### Technical Review:

The proposed hanging signs meet the size, materials and clearance requirements in the Design Guidelines, but as they are located in Area 1 of the Downtown and proposed to be illuminated, they require approval by HARC. The proposed window signs meet the requirements in the Design Guidelines and can be approved by the HPO. Halo illumination styles are permitted in Area 2 of the Downtown and in Old Town when utilizing a warm white light. The LED lighting is proposed to be 3,500K, between the warm white and neutral white range.

## DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 5 of the 6 applicable Historic District Design Guidelines in *Chapter 5* as detailed below in the Applicable Design Guidelines section below.

## APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

| GUIDELINES   | FINDINGS  |
|--|---|
| <b>CHAPTER FIVE – SIGNS &amp; COLORS</b>   |   |
| <b>5.2 Number of Signs</b><br>A business may have one (1) primary sign and two (2) secondary signs.  | <b>Complies</b><br>Five total signs are requested for two businesses.                 |
| <b>5.3 Placement of Signs on a Building</b><br><b>B.</b> Coordinate a sign within the overall façade composition. A sign should appear to be in scale with | <b>Complies</b><br>The proposed signs have minimal impact to the historic façade, are |



# Planning Department Staff Report

## Historic and Architectural Review Commission

| GUIDELINES   | FINDINGS   |
|--|--|
| <b>CHAPTER FIVE – SIGNS &amp; COLORS</b>   |  |
| <p>the façade.</p> <p>C. A sign should be in proportion to the building, such that it does not dominate the appearance. A sign shall be subordinate to the overall building composition.</p> <p>E. A sign should not in any way obscure or compete with architectural details of an historic building façade. This is especially important for a building with historic significance.</p>  | scaled proportionally to the canopy size and do not obscure or compete with the façade.  |
| <p><b>5.5 Window Signs</b></p> <p><b>Coverage area</b><br/>A window sign should cover no more than thirty percent (30%) of the total window area.</p> <p><b>Materials</b><br/>Window signs may be painted on the glass, attached with flush vinyl, or hung just inside a window using appropriate attachment materials for the location and sign type.</p> <p><b>Total window signage</b><br/>No more than 50% of a window shall be covered by business signage, advertisements, open signs, hours of operation, and other messages.</p>   |  |
| <p><b>5.6 Under Canopy Hanging Signs</b></p> <p><b>Location</b><br/>A small hanging sign should be located near the business entrance, just above the door or to the side of it.</p> <p><b>Proportions</b><br/>Size should be relative to the canopy. A hanging sign installed under a canopy should be a maximum of 75% of the canopy's width.</p> <p><b>Placement</b><br/>A hanging sign should be mounted perpendicular with the building façade.</p> <p><b>Clearance</b><br/>A hanging sign should provide a minimum of seven feet clearance between the sidewalk surface and the bottom of the sign.</p> <p><b>Size</b><br/>A hanging sign shall be no more than eight square feet in size.</p> | <p><b>Complies</b></p> <p>The proposed window signs cover less than 30% of the total window area, are flush vinyl and cover less than 50% of a window.</p> <p><b>Complies</b></p> <p>The proposed hanging signs are near the business entrance, are less than 75% of the width of the 10' deep canopy, are mounted perpendicular to the building façade and provide a minimum of 8' clearance. They are proposed to be 6.75 sq. ft. each, less than the 8 sq. ft. limit.</p> |



# Planning Department Staff Report

## Historic and Architectural Review Commission

| GUIDELINES   | FINDINGS   |
|--|--|
| <b>CHAPTER FIVE – SIGNS &amp; COLORS</b>   |  |
| <b>5.15 Sign Materials</b>   | <b>Complies</b><br>The proposed hanging signs are metal with acrylic for the illuminated portion. The proposed window signs are vinyl.   |
| <b>Appropriate materials</b><br>Painted wood and metal are appropriate materials for signs. Their use is encouraged.   |  |
| <b>Plastic</b><br>Plastic is not permitted, except for flush, adhesive, professionally installed lettering or when used for illuminated signs.   |  |
| <b>5.17 Internal Illumination in Area 1</b>  | <b>Partially Complies</b><br>The proposed illumination is for signs in Area 1, however, the illumination would not overwhelm the building façade and is proposed as halo lighting for the sign text with a warm white light. |
| <b>A.</b> Internally illuminated signs are not appropriate in Area 1 as these do not reflect the historic character of the buildings and would not have been used during the period of significance.                                   |  |
| <b>B.</b> If internal illumination is used, it should be designed to be subordinate to the overall building composition.   |  |
| <b>C.</b> If internal illumination is used, illuminate only the sign next rather than the sign panel. Illumination may be front-lit channel letters, "halo", or "push-thru" illumination styles when the light is a warm, white light. |  |

### CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 5 out of 8* of these criteria.

| SECTION 3.13.030 CRITERIA   | FINDINGS   |
|---|--|
| 1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action; | <b>Complies</b><br>Staff reviewed the application and deemed it complete.  |
| 2. Compliance with applicable design standards of this Code;  | <b>Complies</b><br>Proposed signs comply with applicable UDC requirements.   |
| 3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;                           | <b>Complies</b><br>Although the SOI standards do not address signs specifically, the subject property is a Recorded Texas Historic Landmark and the proposed signs do not impact historic materials. |
| 4. Compliance with the adopted Historic   | <b>Complies</b>  |



## Planning Department Staff Report

### Historic and Architectural Review Commission

| SECTION 3.13.030 CRITERIA  | FINDINGS   |
|--|--|
| District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;                     | Proposed signs comply or partially comply with applicable Design Guidelines.   |
| 5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;                            | <b>Complies</b><br>The proposed signs have no impact to historic building materials and are easily removed.  |
| 6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;       | <b>Not Applicable</b><br>No new buildings or additions are proposed.   |
| 7. The overall character of the applicable historic overlay district is protected; and   | <b>Partially Complies</b><br>The proposed hanging signs are of a size and materials that are compatible the historic building materials and façade, and which are compatible with the character of the Downtown Overlay District. However, the Design Guidelines limit the use of illumination to Area 2 of the Downtown as illuminated signs are less compatible with the character of the Courthouse Square. |
| 8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district. | <b>Partially Complies</b><br>Proposed signs are compatible with existing approved signs; however, the hanging signs are proposed to be illuminated.  |

### STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL** of the request, **WITH THE CONDITION** that the signs not be illuminated.

### PUBLIC NOTIFICATION

As required by the Unified Development Code, two (2) signs were posted on-site. To date, staff has received 0 written 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*



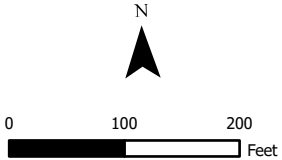


# LOCATION

2021-51-COA

Exhibit #1

-  Site
-  Parcels





**KASBERG, PATRICK & ASSOCIATES, LP**  
CONSULTING ENGINEERS  
Texas Firm F-510

Temple  
19 North Main Street  
Temple, Texas 76501  
(254) 773-3731

RICK N. KASBERG, P.E.  
R. DAVID PATRICK, P.E., CFM  
THOMAS D. VALLE, P.E.  
GINGER R. T. OLBERT, P.E.  
ALVIN R. "TRAE" SUTTON, III, P.E., CFM  
JOHN A. SIMCIK, P.E., CFM

Georgetown  
800 South Austin Avenue  
Georgetown, Texas 78626  
(512) 819-9478

September 3, 2021

Britin Bostick  
Downtown Historic Planner  
City of Georgetown, TX  
Downtown and Community Services

RE: Letter of Intent  
Certificate of Appropriateness – 800 South Austin Avenue  
Kasberg, Patrick & Associates, LP

Ms. Bostick,

This letter of intent is being submitted on behalf of Kasberg Patrick & Associates, LP as part of the application for sign(s) located at 800 South Austin Avenue; Georgetown, TX 78626. Below is a summary of the sign designs in accordance with the Design Guidelines:

**Description:**

The proposed KPA Engineers identification sign is proposed to be constructed out of a Chemically Rusted Steel, White Cast Acrylic, Steel Plate, and dimensional letter forms mounted to face of white acrylic base. The sign is proposed to be internally illuminated with the proposed push thru letters that will be edge lit. The proposed dimensional letters are proposed to be 3mm brushed aluminum. The materials used and overall appearance of the proposed sign is in coordination with the current aesthetic of Downtown Georgetown. The clearance from the bottom of the proposed sign to the sidewalk measures at 8 feet.

The proposed Covey Planning + Landscape Architecture identification sign is proposed to be constructed out of Natural Steel, Chemically Rusted Steel, White Cast Acrylic, and dimensional letter forms mounted to face of white acrylic base. The sign is proposed to be internally illuminated with the proposed push thru letters that will be edge lit. The materials used and overall appearance of the proposed sign is in coordination with the current aesthetic of Downtown Georgetown. The proposed dimensional letters are proposed to be 3mm brushed aluminum. The clearance from the bottom of the proposed sign to the sidewalk measures at 8 feet.

In addition to the outdoor hanging signs, we would like to propose signage on the two entrance doors. The signage will be constructed of frosted etched vinyl. KPA Engineers and Covey Planning + Landscape Architecture logos are the proposed transferable decals. The decals will be placed on the inside of the front entrance facing outward, to prevent any weather damage.



## CURRENT PHOTOS





Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alvin R. Sutton, III".

Trae Sutton, PE, CFM  
Kasberg, Patrick & Associated, LP



**Plan Review**  
**Table of Contents**

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**Section 1    Current Site..... Page 1**

**Section 2    Proposed Signage..... Page 2**

**Section 3    Sign Specifications ..... Page 3**

**Section 4    Material Samples ..... Page 4**



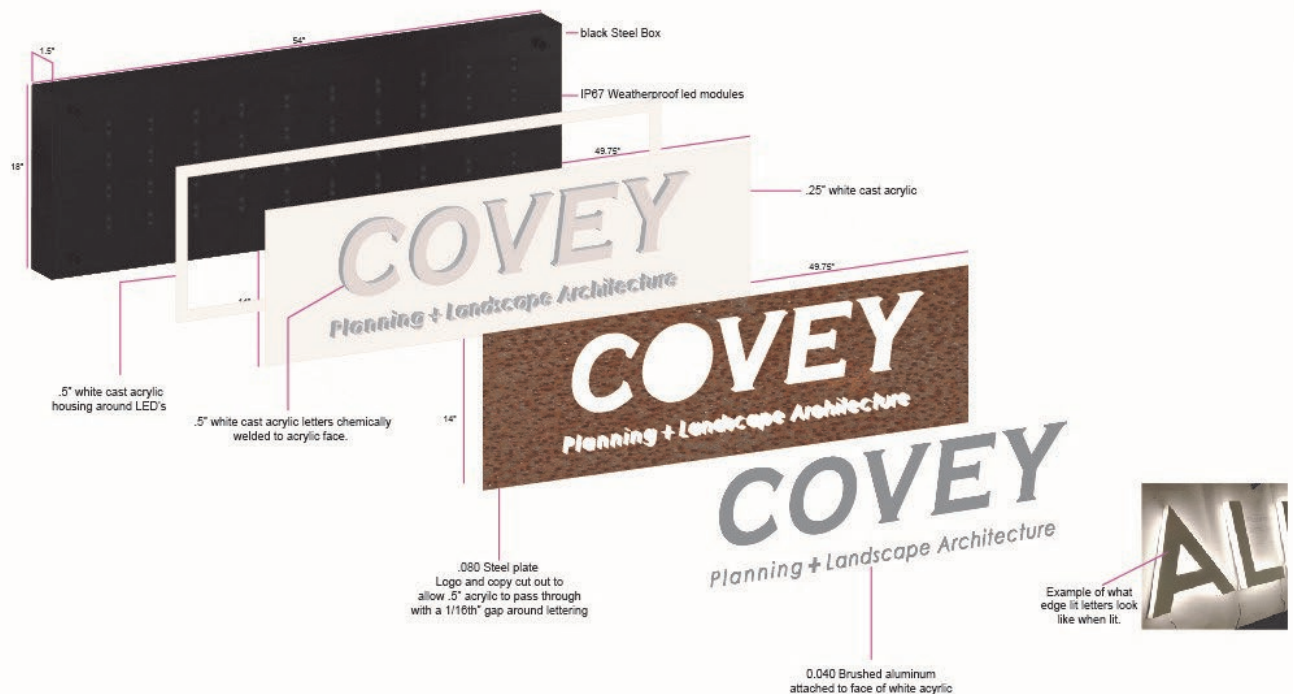
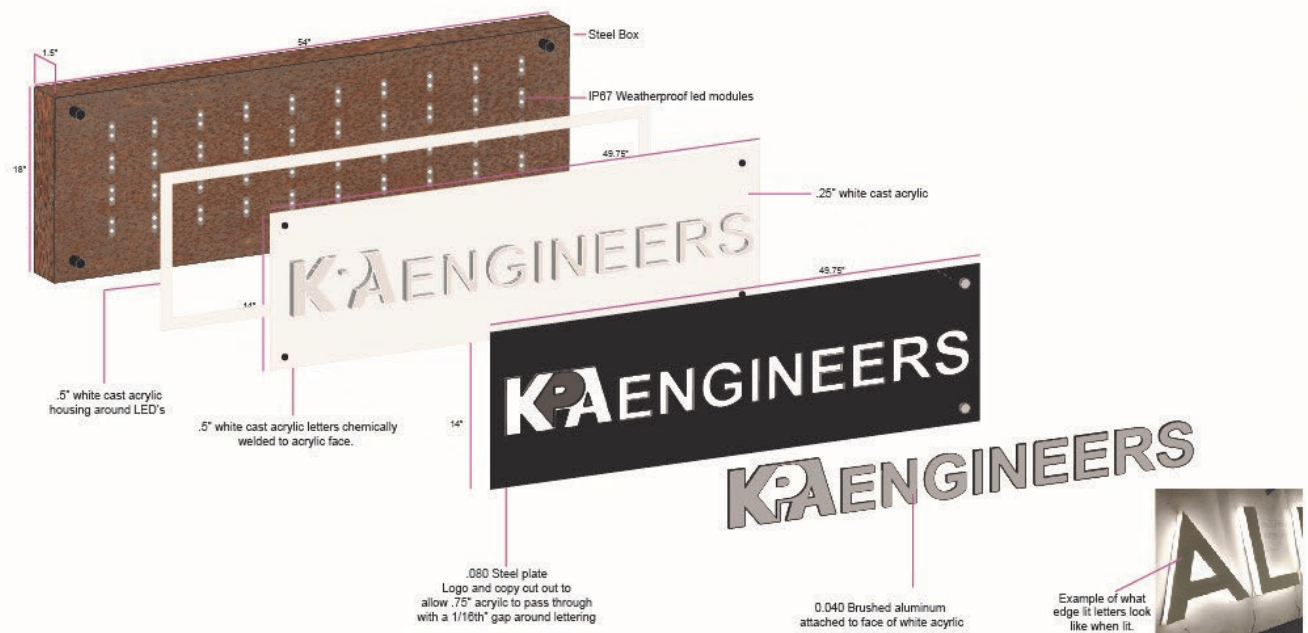
**Current Site:** No current hanging signage. Paint pen signage on doors and window.



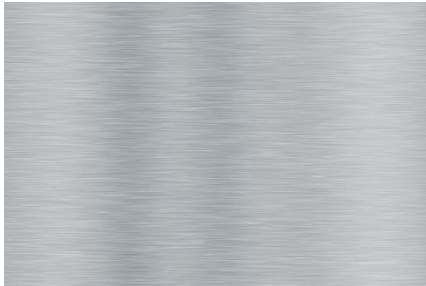
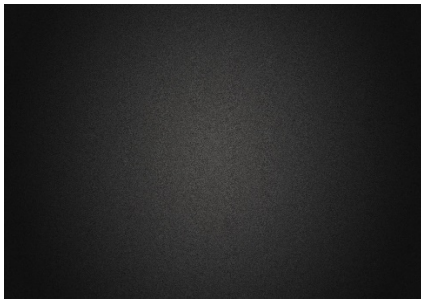










**Chemical Rust:****Brushed Aluminum:****Black Steel:****Frost Vinyly:**



KPAA  
ENGINEERS

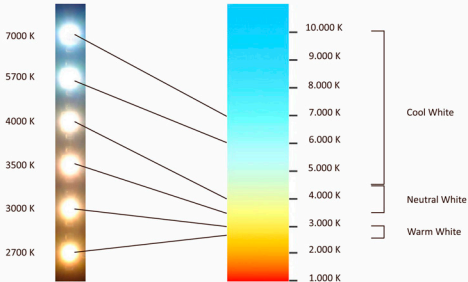






## LED Example

## Kelvin Color Temperature Scale





1. County Williamson WM  
City/Rural Georgetown GE

2. Name \_\_\_\_\_  
Address 804-808 Austin

3. Owner Laura Weir-Clarke  
Address Rt. 3, 78626

4. Block/Lot OTS/Blk. 50

5. USGS Quad No. 3097-313 Site No. 369  
UTM Sector 626-3389

6. Date: Factual 1911 Est. \_\_\_\_\_

7. Architect/Builder \_\_\_\_\_ Contractor \_\_\_\_\_

8. Style/Type \_\_\_\_\_

9. Original Use commercial  
Present Use commercial

10. Description Two story load-bearing commercial building of limestone; flat roof; wood sash double-hung windows w/ 6/6 lights; display windows on ground floor; three single doors w/ transom on two doors. other noteworthy features include ABA ABA BAB facade; limestone dentils and coping support pressed metal cornice; pitch-faced limestone facade;>

11. Present Condition excellent; rehabilitated in 1981

12. Significance Contributes to the historic character of the district

13. Relationship to Site: Moved Date \_\_\_\_\_ or Original Site X (describe) \_\_\_\_\_

14. Bibliography GHS files

15. Informant \_\_\_\_\_

16. Recorder BI/HHM Date \_\_\_\_\_

## DESIGNATIONS

## PHOTO DATA

TNRIS No. \_\_\_\_\_ Old THC Code \_\_\_\_\_ B&W 4x5s \_\_\_\_\_ Slides \_\_\_\_\_

☐ RTHL ☐ HABS (no.) TEX- \_\_\_\_\_ 35mm Negs.

NR: ☐ Individual ☒ Historic District  
☐ Thematic ☐ Multiple-Resource

NR File Name See page 2

Other \_\_\_\_\_

| YEAR | DRWR | ROLL | FRME |
|------|------|------|------|
|      |      | 24   | 10   |
|      |      |      |      |
|      |      |      |      |

to  
to  
to

| ROLL | FRME |
|------|------|
|      |      |
|      |      |
|      |      |

CONTINUATION PAGE

No. 2 of 2

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

1. County Williamson WM  
City/Rural Georgetown GE

2. Name \_\_\_\_\_

5. USGS Quad No. 3097-313 Site No. 368

#10. Description (cont;d): hood molding right entrance.

NR File Name: Williamson County Courthouse Historic Dist.



**TEXAS HISTORICAL COMMISSION**

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

Address: 800 S Austin Ave 2016 Survey ID: 125192 B  
 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: R041426

Construction Date: 1911 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.636362 Longitude -97.67817

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\***

☐ 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: 125192 B ☒ 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: 657 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 369 ☒ High ☐ Medium ☐ Low

**General Notes:** (Notes from 2007 Survey: None)

Recorded by: CMEC

Date Recorded 10/6/2016

\*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)



## TEXAS HISTORICAL COMMISSION

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

Address: 800 S Austin Ave

2016 Survey ID: 125192 B

City: Georgetown

2016 Preservation Priority: High

County: Williamson

Local District: Downtown District

## Additional Photos

Photo Direction West





# KPA Engineers and Covey Planning + Landscape Architecture Signage 2021-51-COA

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



# Item Under Consideration

## **2021-51-COA – KPA Engineers and Covey Planning + Landscape Architecture Signage**

- 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 800 South Austin Avenue, bearing the legal description of 0.22 acres, being part of Lots 5 & 8, Block 50, City of Georgetown.



# Item Under Consideration

## HARC:

- Halo illuminated, under-canopy hanging signs

## HPO:

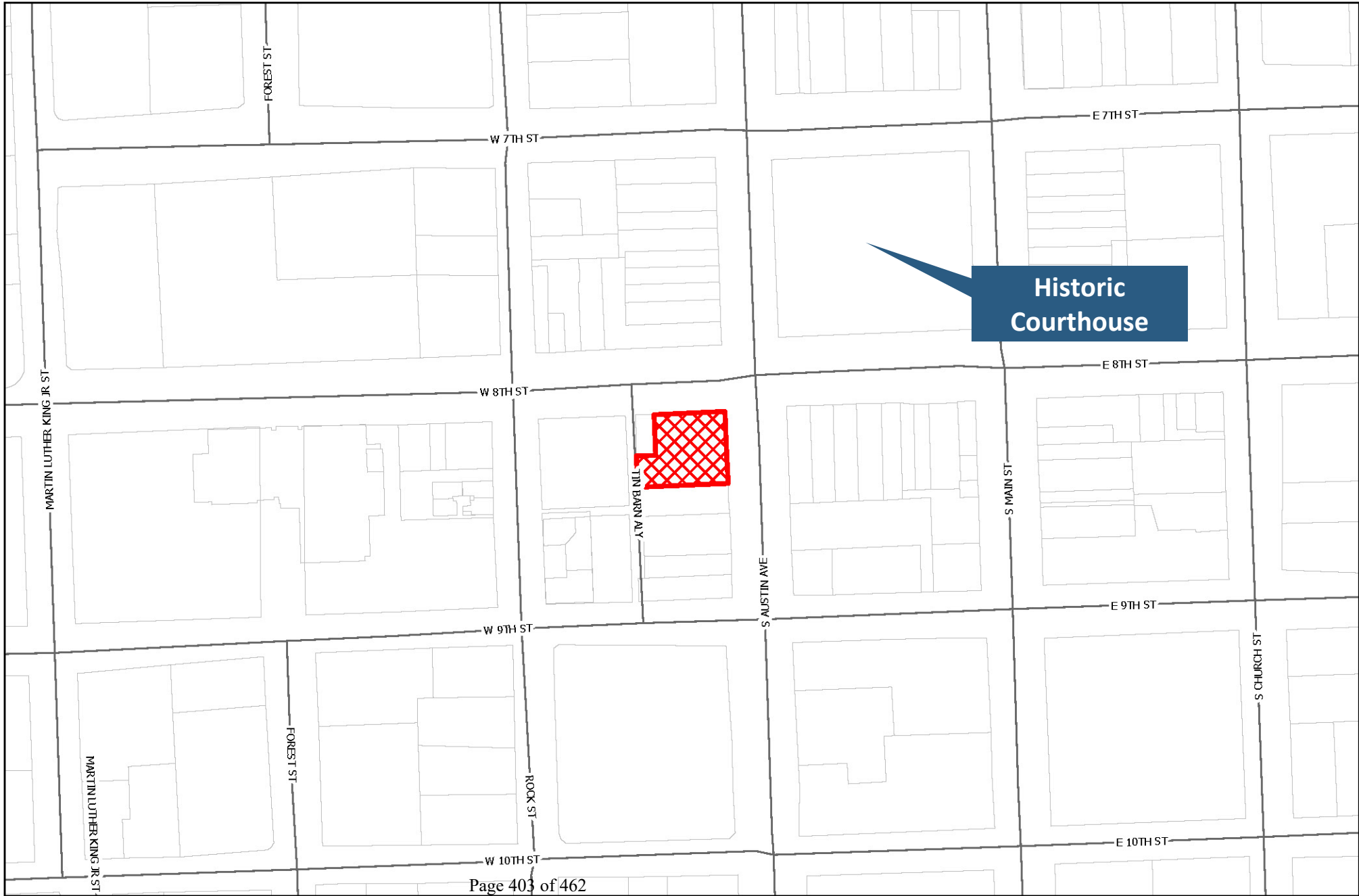
- Vinyl window signs



# Item Under Consideration



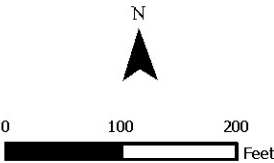




# LOCATION

2021-51-COA  
Exhibit #1

-  Site
-  Parcels





# Current Context





c. 1880s





# 1984 HRS Photo



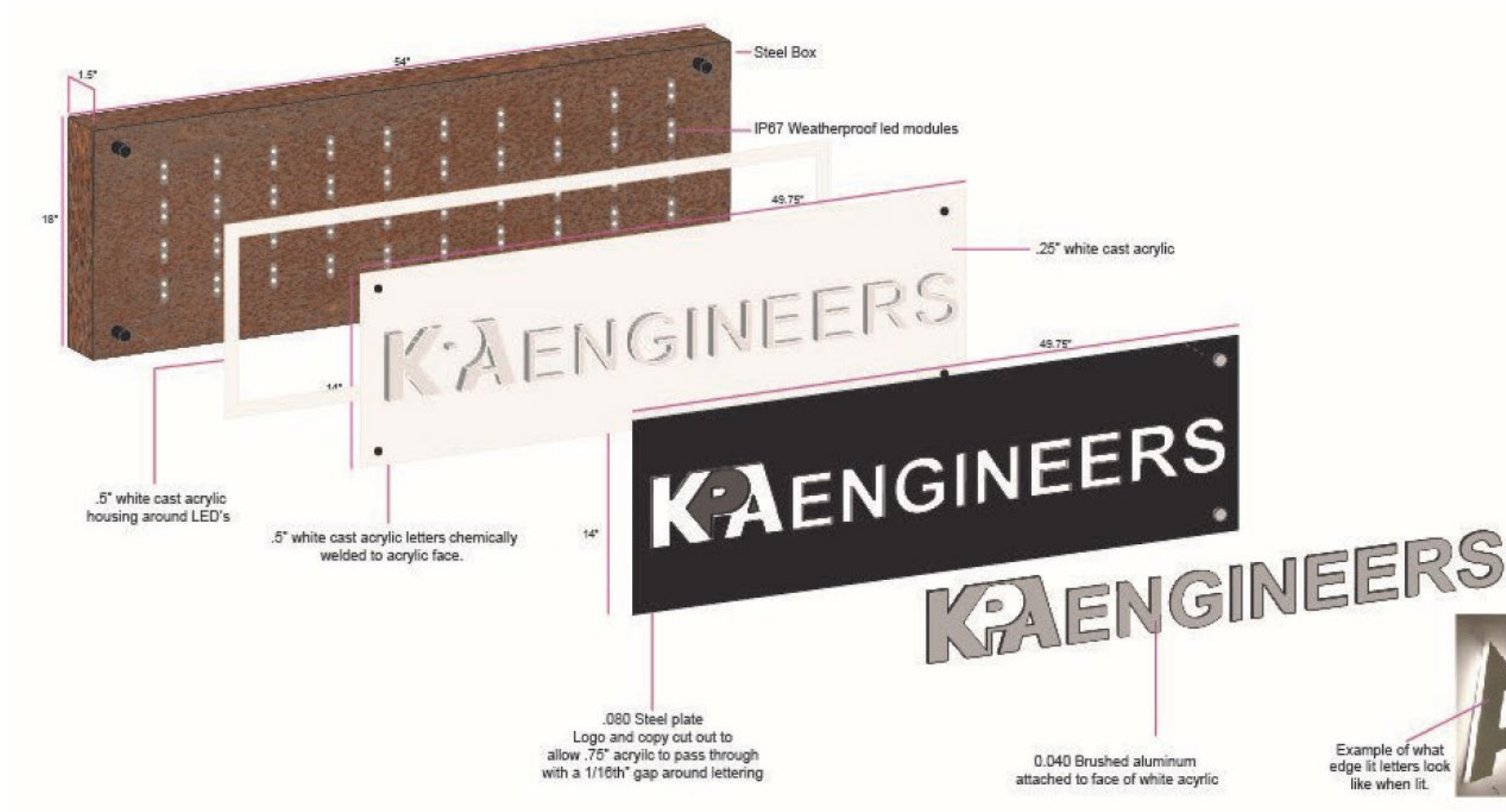


# Current Photos





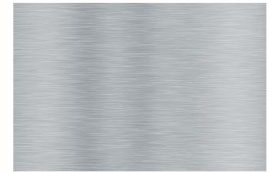
# Proposed Project Drawings/Images



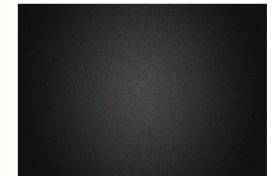
Chemical Rust:



Brushed Aluminum:



Black Steel:



Frost Vinyl:





# Proposed Project Drawings/Images

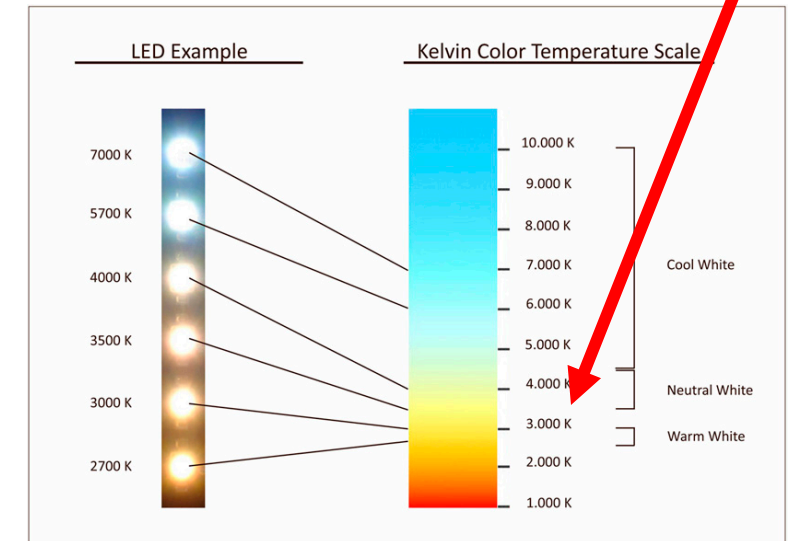




# Proposed Project Drawings/Images



3,500K Proposed





# Current Context





# Approval Criteria – UDC Section 3.13.030

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



# Public Notification

- Two (2) signs posted
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



# Staff Recommendation

Staff recommends ***approval*** of the request ***with the condition*** that the signs not be illuminated.



# HARC Motion – 2021-51-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  
October 14, 2021

**SUBJECT:**

Conceptual review of a request for a Certificate of Appropriateness (COA) for:

- residential infill construction;
- a 3'-0" setback encroachment into the required 15'-0" side street setback for the construction of a residential structure 12'-0" from the side street (east) property line;
- a 13'-0" setback encroachment into the required 25'-0" street-facing garage setback for the construction of an attached garage 12'-0" from the side street (east) property line;
- 4'-9" building height modification to the required 15'-0" building height to allow a residential structure to be 19'-9" tall at the rear (south) setback; and
- a 0.03 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.48

at the property located at 1404 E. 16th Street, bearing the legal description Lot 2A, Block 3, Nolen Addition. (2021-55-COA) – Britin Bostick, Downtown & Historic Planner

**ITEM SUMMARY:**

**Overview of Applicant's Request:**

The applicant is requesting HARC approval of a new two-story, single-family residence with attached two car garage facing the side street. The proposed design includes a concrete foundation, typical wood framing, black composition shingle roof, and a combination of brick and board and batten siding painted a shade of white with black vinyl windows, either 1/1 single hung or fixed single pane. The proposed structure has gable and hip roofs and an asymmetrical façade with a partial second story over the rear of the structure and above the side-facing garage. The footprint is proposed to be 3,182 sq. ft. with a 783 sq. ft. second floor for a total of 3,965 sq. ft.

**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 *complies with 3 and partially complies with 3 of the 8* criteria established in UDC Section 3.13.030 for a *Certificate of Appropriateness*, as outlined in the attached Staff Report. *2 of the 8* criteria were not applicable to the proposed project.

**FINANCIAL IMPACT:**

N/A




**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      |
|  | Staff Presentation                 | Presentation |





## Historic & Architectural Review Commission Planning Department Staff Report

**Report Date:** October 8, 2021

**File Number:** 2021-55-COA

### AGENDA ITEM DESCRIPTION

Conceptual review of a request for a Certificate of Appropriateness (COA) for:

- residential infill construction;
- a 3'-0" setback encroachment into the required 15'-0" side street setback for the construction of a residential structure 12'-0" from the side street (east) property line;
- a 13'-0" setback encroachment into the required 25'-0" street-facing garage setback for the construction of an attached garage 12'-0" from the side street (east) property line;
- 4'-9" building height modification to the required 15'-0" building height to allow a residential structure to be 19'-9" tall at the rear (south) setback; and
- a 0.03 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.48

at the property located at 1404 E. 16th Street, bearing the legal description Lot 2A, Block 3, Nolen Addition. (2021-55-COA) – Britin Bostick, Downtown & Historic Planner

### AGENDA ITEM DETAILS

**Project Name:** *Brown Residence*  
**Applicant:** *RC Brown (Brown Building Solutions)*  
**Property Owner:** *Robert Cleveland Brown, III*  
**Property Address:** *1404 E. 16<sup>th</sup> Street*  
**Legal Description:** *Lot 2A, Block 3, Nolen Addition*  
**Historic Overlay:** *Old Town Overlay District*  
**Case History:** *N/A*  
**Prior COA Denials:** *N/A*  
**Prior COA Approvals:** *N/A*

### HISTORIC CONTEXT

**Date of Construction:** *N/A*  
**Historic Resources Survey Level of Priority:** *N/A*  
**National Register Designation:** *N/A*  
**Texas Historical Commission Designation:** *N/A*  
**Notable Property Owners/Events:** *N/A*

### APPLICANT'S REQUEST

HARC:

- ✓ Residential Infill Construction



# Planning Department Staff Report

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## Historic and Architectural Review Commission

- ✓ Setback modifications for side street (house and garage)
- ✓ Building height modification for rear 2-story portion
- ✓ Floor-to-area ratio modification for second floor portion

### STAFF ANALYSIS

#### Present Property Description:

The current property is an undeveloped lot that was subdivided from a property with a large footprint mid-century ranch-style residence.

#### Requested Changes:

The applicant is requesting HARC approval of a new two-story, single-family residence with attached two car garage facing the side street. The proposed design includes a concrete foundation, typical wood framing, black composition shingle roof, and a combination of brick and board and batten siding painted a shade of white with black vinyl windows, either 1/1 single hung or fixed single pane. The proposed structure has gable and hip roofs and an asymmetrical façade with a partial second story over the rear of the structure and above the side-facing garage. The footprint is proposed to be 3,182 sq. ft. with a 783 sq. ft. second floor for a total of 3,965 sq. ft.

#### Justification for Requests:

Included in the request is a setback modification to allow the structure to be constructed 12'-0" from the side street property line instead of the required 15'-0" in order to provide a 4'-6" increase in the setback for the side property line, between the existing single-story structure on the adjacent lot and this proposed structure. That setback includes the side-facing garage. The structure is proposed to be constructed at the rear setback, and the second floor, which is also at the rear setback, is proposed to have a building height of 19'-9", 4'-9" above the required 15'-0" maximum height at the setback. Based on the lot size of 8,232 sq. ft. the floor-to-area ratio for the structure is limited to 0.45 or 3,704 sq. ft. The increase in FAR from 0.45 to 0.48 allows for an additional 261 sq. ft. for second floor living area, including a bedroom.

#### Technical Review:

The structure is proposed to be constructed in an area of the Old Town Overlay District with primarily one-story structures constructed in the Minimal Traditional and Ranch architectural styles of the post-WWII era in which large footprint structures on larger lots were popular for stylistic and economic reasons. In recent years requests for residential infill structures in the Old Town Overlay District have been for two-story structures with either full or partial second floors. The proposed structure has brick and board and batten siding, as well as gable and hip asphalt shingle roofs. The windows are vertically oriented 1/1 windows with a few fixed pane accent windows. The style is compatible with surrounding structures, and the second-floor portion is set back from the street facades has a minimal height and roof style and slope that help reduce the visual impact of a second floor. The setback modifications help place the structure on the site with more space between it and the adjacent single-story structure to the west, and although the side street setback would be 12'-0", the distance to the curb would be approximately 18'.



# Planning Department Staff Report

## Historic and Architectural Review Commission

The building height modification is for a portion facing an adjacent, deep back yard, and the FAR modification does not significantly increase the size of the second floor.

### DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *10 of the 14* applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

### APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

| GUIDELINES   | FINDINGS   |
|--|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>  |  |
| <b>3.3.O Front Yard Setback</b>  | <b>Partially Complies</b><br><br>The primary façade of the proposed structure would be set further forward than structures along the same side of the block but would be within the 20' front setback required for the zoning district and would have a setback similar to structure on the opposite side of the street. |
| <b>O.1 Principal Building</b><br>A new building should maintain the wall of the building at the established residential setback.   |  |
| <b>a.</b> To determine the setback for a primary structure average the setback of the original façades of buildings on the block face. The setback for the buildings on the block face shall be measured from the property line to the face of the original building, excluding patios or steps. |  |
| <b>b.</b> If the existing properties on the same block face do not provide a different context than the setbacks required by the Unified Development Code, the required setbacks shall apply.  |  |
| <b>c.</b> There should be a defined front yard with limited parking.   |  |
| <b>O.2</b> 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 extended setbacks.  | <b>Complies</b><br><br>The proposed structure has a small front porch scaled to the structure using compatible materials.  |
| <b>3.3.P Porches</b>   |  |
| <b>P.1</b> Front porches should align with front porches or building fronts on the same block face.  |  |
| <b>P.2</b> Porches should be scaled to the front façade and, where, applicable, side street façade and should be of a style and materials compatible with the architectural style of the structure. Where an architectural style does not typically include a large front porch, the primary     |  |



# Planning Department Staff Report

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| GUIDELINES   | FINDINGS  |
|--|---|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>  |   |
| entrance should have a characteristic overhang or recessed entrance.   |   |
| <b>3.4.A Maintain the Established Pattern of Lot Development.</b>  | <b>Complies</b>   |
| <b>A.1</b> Respect and maintain the traditional relationship of a structure to the street and to neighboring properties.   | The proposed structure would be approximately 10 feet closer to the front property line than structures along the same block and adjacent blocks, however the front setback would be similar to structures on the facing block.   |
| <b>A.2</b> Respect and maintain the common orientation of structures, and the established configuration of open space.   |   |
| <b>3.4.B Primary Entrances</b>   | <b>Complies</b>   |
| <b>B.1</b> The front door should face the street to maintain the pattern of the neighborhood.  | The front door faces the street.  |
| <b>3.4.D Location of Garages or Carports</b>   | <b>Complies</b>   |
| <b>D.1</b> It is preferred that garages/carports be detached at the rear of the property.  | The attached garage is located at the rear of the structure and faces the side street.  |
| <b>D.2</b> It is preferred with an attached garage or carport that the garage entrance does not face the street.   |   |
| <b>3.5.A. Respect Historic Styles</b>  | <b>Complies</b>   |
| <b>A.1</b> Building Form One of the most prominent unifying elements of the Old Town District is the similarity in building form. Generally, residential buildings are simple rectangular solids, either wider than they are deep or deeper than they are wide. Residential roof forms are pitched. These building form characteristics are important and should be preserved.                       | The structure uses rectangular shapes, and asymmetric façade and pitched gable and hip roof forms.  |
| <b>3.5.C Massing, Scale and Form</b>   | <b>Partially Complies</b>   |
| A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen traditionally in the neighborhood.  | The proposed structure is a contemporary style with Craftsman elements that conveys a scale of floor height and building materials similar to surrounding properties. The two-story height is taller than the primarily single-story surrounding structures, but the second floor is over the rear portion of the structure and not the entire structure, and is set back from the front and side street facades to |
| <b>C.1</b> The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate. |   |



# Planning Department Staff Report

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| GUIDELINES  | FINDINGS   |
|---|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>   |  |
| <b>C.2 Scale</b><br>Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.                                      | reduce the perception of mass as viewed from the street. The roofs are simple hip roofs over rectangular building forms, except where the structure has articulation for visual interest and uses gable ends, for example at the front façade and over the side-facing garage. |
| <b>C.3 Form</b><br><b>a.</b> The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.                  |  |
| <b>b.</b> The proportions of the front façade should be taller than it is wide.   |  |
| <b>3.5.D Foundations</b>  | <b>Complies</b>  |
| <b>D.1 Height</b><br>First floor elevation should be a minimum of 12 inches above grade on front of house.  |  |
| <b>3.5.E Roof</b>   | <b>Complies</b>  |
| <b>E.1 Form</b><br>The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.   |  |
| <b>E.3 Roof Pitch</b><br>Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.   |  |
| <b>E.4</b> The following materials may be acceptable depending on the building style. <ul style="list-style-type: none"> <li>• Dimensional asphalt shingle roofs that emulate wood shingles.</li> </ul> |  |
| <b>3.5.F Porches</b>  | <b>Partially Complies</b>  |
| <b>F.1</b> Front porches contribute to the ambiance of the street and encourage social interaction. Porches are recommended as a character defining feature.  |  |
| <b>F.2</b> Location Porches should be located and accessible from the first floor of the structure.   |  |
| <b>F.3</b> Porch Size Porches should at least cover half of the   |  |



# Planning Department Staff Report

## Historic and Architectural Review Commission

| GUIDELINES   | FINDINGS   |
|--|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>  |  |
| first-floor façade facing the street horizontally.   | the porch and roof size and is compatible with the building style.   |
| <b>F.4 Depth of Porch</b><br>The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.   |  |
| <b>F.5 Porches Bulk</b><br><b>b.</b> Porches on Craftsman and Prairie Style houses can be under the primary roof.  |  |
| <b>F.6 Porch Roofs</b><br>A minimum of 60% of the front porch should be covered by a roof or a trellis.  |  |
| <b>F.9 Open Porch</b><br>The front porch should be open and not enclosed by any materials except screens.  |  |
| <b>F.11 Porch Roof Height</b><br>No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.  |  |
| <b>F.12 Porch Columns</b><br>Porch columns should visually be able to support the porch roof. If the porch roof and decorative elements like spindles are thin and delicate then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial. |  |
| <b>3.5.G Doors &amp; Windows</b>   | <b>Complies</b><br>The front door faces the street and has glass on the upper portion.   |
| <b>G.1 Front Doors</b>   |  |
| <b>a.</b> The front door should be prominent and face the street.<br><b>b.</b> The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.  |  |
| <b>G.2 Windows</b>   | <b>Partially Complies</b><br>The windows on the front façade comprise less than 30-45% of the façade, however the primary windows have vertical proportions and consistent sill heights, with some fixed pane accent windows |
| <b>a.</b> Windows should generally comprise 30-45% of the front façade.  |  |
| <b>b.</b> The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.  |  |



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| GUIDELINES  | FINDINGS   |
|---|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>   |  |
| <p>c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on staircases should follow the pitch of the stairs.</p>   | <p>which are consistent with the character of the structure as well as some of the surrounding structures. On the side street façade windows comprise a larger proportion of the façade and single-hung windows are ganged in a gabled façade feature rather than using a larger single window. The windows are proposed to be black vinyl to coordinate with the black and white color scheme proposed for the house.</p> |
| <p>d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.</p>  |  |
| <p>e. Gang windows together rather than using one large single pane window. Ganged windows should be separated by a no less than 7" wide trim piece.</p>  |  |
| <p><b>G.3 Window Materials</b></p>  |  |
| <p>a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.</p>   |  |
| <p>c. Window glass may be insulated and/ or low-e glass but shall be clear and not tinted.</p>  |  |
| <p><b>3.5.H Exterior Building Materials</b><br/>Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.</p> | <p><b>Complies</b><br/>The proposed building materials are standard dimension brick and fiber cement board and batten siding, both of which are compatible with surrounding structures and are detailed to a residential structure.</p>  |
| <p><b>H.1</b> Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.</p>  |  |
| <p><b>H.2</b> New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.</p>   |  |
| <p><b>H.3</b> Wood siding, brick, and stone should be detailed to provide a human scale.</p>  |  |
| <p><b>H.6 Building Wall Materials</b><br/>The following exterior building materials are appropriate for new construction:</p>   |  |
| <p>c. Stone, brick or other masonry with dimensions that are human scale, that is with the appearance that they</p>   |  |



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| GUIDELINES   | FINDINGS   |
|--|--|
| <b>CHAPTER THREE – OLD TOWN DESIGN GUIDELINES</b>  |  |
| could be laid by hand.   |  |
| <b>d. Combinations</b><br>Creative combinations of the above are encouraged to recreate natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.   |  |
| <b>f. Use of Brick &amp; Block</b> <ul style="list-style-type: none"> <li>• Brick is encouraged, but the style of brick should be similar to the brick already found in the neighborhood, and should be no larger than 2 2/3" X 8" with mortar joints no larger than 1/4".</li> <li>• Brick should not be used on upper floors unless brick is found on the floors below.</li> </ul> |  |
| <b>3.5.I Architectural Details &amp; Features</b>  | <b>Complies</b>  |
| <b>I.1</b> Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.   | The design of the new structure includes architectural details such as gable ends, brick sill and lintels, eaves, accent windows, metal awnings over windows and attic vents compatible with the style of the structure. |
| <b>I.2</b> Use of appropriately scaled details is encouraged.  |  |
| <b>I.3</b> Details should be consistent with the design and style of the building.   |  |

### CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 3 out of 8* of these criteria.

| SECTION 3.13.030 CRITERIA   | FINDINGS  |
|---|---|
| 1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action; | <b>Complies</b><br>Staff reviewed the application and deemed it complete.   |
| 2. Compliance with applicable design standards of this Code;  | <b>Partially Complies</b><br>Proposed project requires two setback modifications for the side street setbacks, a building height modification for the rear second floor and a floor-to-area ratio (FAR) modification. |
| 3. Compliance with the Secretary of the Interior's Standards for the Treatment of   | <b>Not Applicable</b><br>Subject property is an undeveloped lot and   |



## Planning Department Staff Report

### Historic and Architectural Review Commission

| SECTION 3.13.030 CRITERIA  | FINDINGS   |
|--|--|
| Historic Properties to the most extent practicable;  | does not have historic structures.   |
| 4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District; | <b>Partially Complies</b><br>Proposed project complies or partially complies with applicable Design Guidelines.  |
| 5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;  | <b>Complies</b><br>The site is a recently subdivided lot from a larger property that does not have prior or existing structures.   |
| 6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;                           | <b>Partially Complies</b><br>The proposed new structure is located in a part of the Old Town Overlay District that developed after WWII with primarily single-story structures and minimal traditional or ranch architectural styles. The proposed structure has compatible materials and features with the overlay district, but the two-story height for a portion of the structure is a change from the predominant single story development pattern. |
| 7. The overall character of the applicable historic overlay district is protected; and   | <b>Complies</b><br>The proposed new residential structure is compatible with the character of the Old Town Overlay District.   |
| 8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.                     | <b>Not Applicable</b><br>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; | <b>Partially Complies</b><br>The proposed setbacks allow for a side-street facing garage in lieu of a front facing garage and for a building footprint with a 4'-6" increase in the side setback adjacent to the existing |



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| SECTION 3.13.030.D.2 CRITERIA   | FINDINGS  |
|---|---|
|   | residential structure to the west.  |
| b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;                               | <p><b>Partially Complies</b></p> <p>There is limited room on the site for a street-facing garage to be accessed from the side street without encroaching into the setback. The residential structure could fit within the established setbacks for the zoning district but would be built at the 6' side setback in close proximity to the existing residential structure to the west. The proposed 3' setback encroachment allows for a 10'-6" side setback for the west property line, as well as for the garage to be aligned with the side street façade rather than projecting from the structure.</p> |
| c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;   | <p><b>Complies</b></p> <p>The proposed setback is consistent and compatible with the setback for existing residential structures and side street garages.</p>   |
| d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;   | <p><b>Complies</b></p> <p>Proposed structure will be set a similar distance to the street as structures in the same block and adjacent block to east.</p>   |
| e. Whether the proposed structure is replacing a structure removed within the past year;  | <p><b>Not Applicable</b></p> <p>Subject property is a newly subdivided lot and did not have previous structures.</p>  |
| f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;               | <p><b>Not Applicable</b></p> <p>Subject property is a newly subdivided lot and did not have previous structures.</p>  |
| g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original; | <p><b>Not Applicable</b></p> <p>Subject property is a newly subdivided lot and did not have previous structures.</p>  |
| h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;   | <p><b>Not Applicable</b></p> <p>No additions are proposed.</p>  |
| i. The size of the proposed structure compared to similar structures within the same block;   | <p><b>Complies</b></p> <p>Proposed new structure is a size similar</p>  |



# Planning Department Staff Report

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| SECTION 3.13.030.D.2 CRITERIA   | FINDINGS   |
|---|--|
|   | to or larger than those in the same block and on surrounding blocks.   |
| j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings; | <b>Complies</b><br>Proposed new structure is not anticipated to negatively impact adjoining properties as the requested encroachments are for the side street setback and not for setbacks with abutting properties. |
| k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or                             | <b>Complies</b><br>Proposed side street setback encroachments provide adequate space for maintenance.  |
| l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.   | <b>Not Applicable</b><br>No trees or significant features are proposed to be preserved.  |

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

| SECTION 3.13.030.C.2 CRITERIA   | FINDINGS  |
|---|---|
| a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and                  | <b>Not Applicable</b><br>Subject property is not located in or near the Downtown Overlay District and does not impact views to and from the Courthouse.   |
| b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and | <b>Not Applicable</b><br>Subject property is not located in or near the Downtown Overlay District.  |
| c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and      | <b>Partially Complies</b><br>Surrounding structures in the vicinity are primarily single story and the proposed building height modification is for a second-floor portion of the structure, however the second floor is stepped back from the street façade and is not in close proximity to the historic main structure to the south. |
| d. The proposed project allows for the best utilization   | <b>Not Applicable</b><br>Subject property is not located in or near   |



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| SECTION 3.13.030.C.2 CRITERIA  | FINDINGS   |
|--|--|
| of redevelopment in the Downtown Overlay District and the Town Square Historic District; and | the Downtown Overlay District.   |
| e. The proposed project protects the historic buildings in the Downtown Overlay District.    | <b>Not Applicable</b><br>Subject property is not located in or near the Downtown Overlay District. |

### REQUESTED FEEDBACK

- Are the setback modifications compatible with surrounding properties?
- Is the building height modification for the second floor compatible with adjacent properties?
- Is the floor-to-area ratio (FAR) of 0.48 compatible with surrounding properties?

### ATTACHMENTS

Exhibit 1 – Location Map  
Exhibit 2 – Letter of Intent  
Exhibit 3 – Plans and Specifications

### SUBMITTED BY

*Britin Bostick, Downtown & Historic Planner*



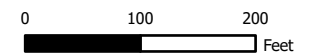


# LOCATION

2021-55-COA

Exhibit #1

-  Site
-  Parcels





September 16, 2021

Letter of Intent

To Whom it may concern,

Greetings, this is RC Brown, owner at 1404 E. 16th Street in Georgetown. My wife and I recently purchased this lot with the intent to build our personal residence. It is designed as a two story home with an attached two car garage. We have designed it to reflect both the neighborhoods current style and modern appeal. It will have a black composition shingle roof, mainly board and batten siding with white paint, and probably a painted brick accent wall or two. There will be some other design features which will include black metal roofing, eaves over the windows, and stained wooden columns on the front porch. We intend to have a minimalist style of landscaping with some colorful plants and bedding. It is our desire that this house will be a visual asset yet blend in with the rest of the beautiful homes in this neighborhood.

Thank you for your consideration,

RC and Monica Brown







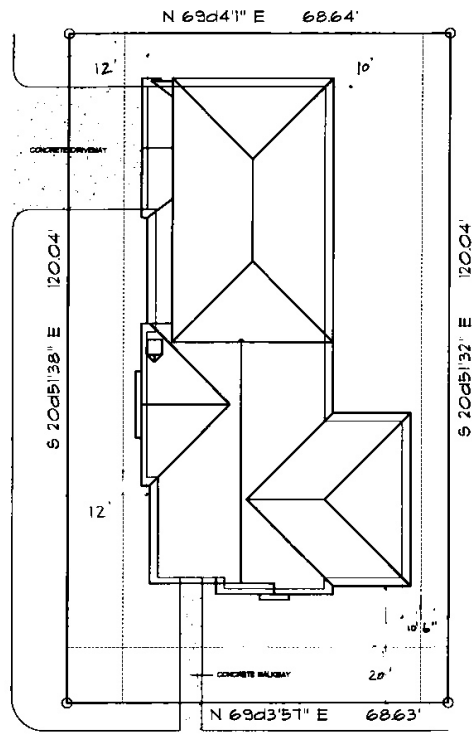








VIRGINIA STREET



16th STREET

LOT 2A  
BLOCK 3

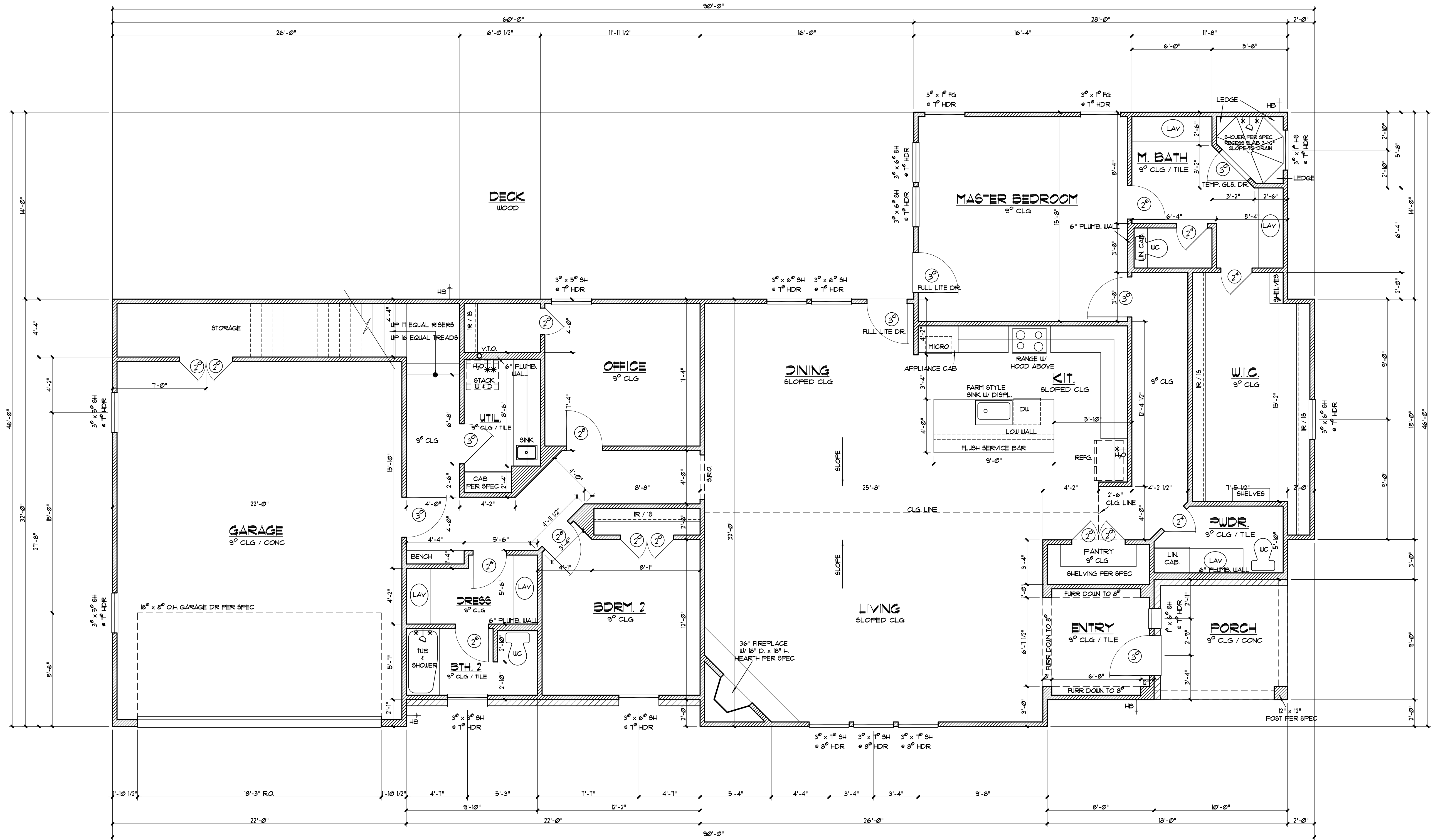
|                  |                              |
|------------------|------------------------------|
| TOTAL LOT AREA   | 8,232 <sup>sq</sup>          |
| TOTAL FOUNDATION | 3,182 <sup>sq</sup>          |
| DRIVEWAY/WALK    | 344 <sup>sq</sup>            |
| TOTAL IMPERVIOUS | 3,526 <sup>sq</sup><br>(43%) |
| FAR              | 39.65 <sup>sq</sup><br>(48%) |

BROWN RESIDENCE

SITE PLAN  
SCALE: 1" = 10'-0"

SHEET  
OF  
1/9/2021





| SQUARE FOOTAGE CHART |       |         |
|----------------------|-------|---------|
| AREAS                | FRAME | W/ MAS. |
| FIRST FLOOR          | 2380  | 2398    |
| SECOND FLOOR         | 891   | 891     |
| TOTAL LIVING         | 3271  | 3289    |
| GARAGE               | 694   | 694     |
| FRONT PORCH          | 90    | 90      |
| TOTAL SLAB           |       | 3182    |
| TOTAL                | 4055  | 4082    |
| WOOD DECK            | 840   |         |
| STORAGE              | 243   |         |

GENERAL NOTES :

UNLESS NOTED OTHERWISE : ALL FIRST LEVEL  
PLATE HTS. TO BE 9'-1 1/8" W/ 1'-0" HDR  
HTS. AFTER FINISHED FLOOR

UNLESS NOTED OTHERWISE : ALL SECOND LEVEL  
PLATE HTS. TO BE 9'-1 1/8" W/ 8'-0" HDR  
HTS. AFTER FINISHED FLOOR

UNO. ALL ANGLED WALLS TO BE 45°

PROVIDE GFI ON OUTLETS AT  
BATHROOM LAVATORIES, KITCHEN  
SINKS, AND AT GARAGES.

PROVIDE SAFETY GLAZING AT ALL  
GLASS DOORS, ALL WINDOWS WITHIN A 24"  
ARC OF DOORS, ALL SHOWER ENCLOSURES,  
AND ALL WINDOWS LESS THAN 60"  
ABOVE BATHTUB STANDING SURFACES.

PROVIDE ONE SMOKE DETECTOR IN  
EACH SLEEPING AREA, CENTRALLY  
LOCATE ONE IN EACH CORRIDOR  
LEADING TO THE SLEEPING AREAS AND  
LOCATE ONE AT THE TOP & BOTTOM  
OF STAIRS.

PROVIDE WP/GFI ON ALL EXTERIOR OUTLETS

BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

TEXAS HILL COUNTRY DESIGNS OR ANY OF ITS REPRESENTATIVES  
ARE NOT LIABLE FOR THESE DOCUMENTS. BUILDER ASSUMES ALL RESPONSIBILITY AND LIABILITIES.

BUILDER ASSUMES ALL RESPONSIBILITY FOR CHANGES OR AMENDMENTS TO THIS PLAN,  
THAT ARE NOT APPROVED BY TEXAS HILL COUNTRY DESIGNS OR ANY OF ITS REPRESENTATIVES.

BROWN RESIDENCE

A CUSTOM RESIDENCE FOR RC & MONICA BROWN  
16TH STREET, GEORGETOWN, TX.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

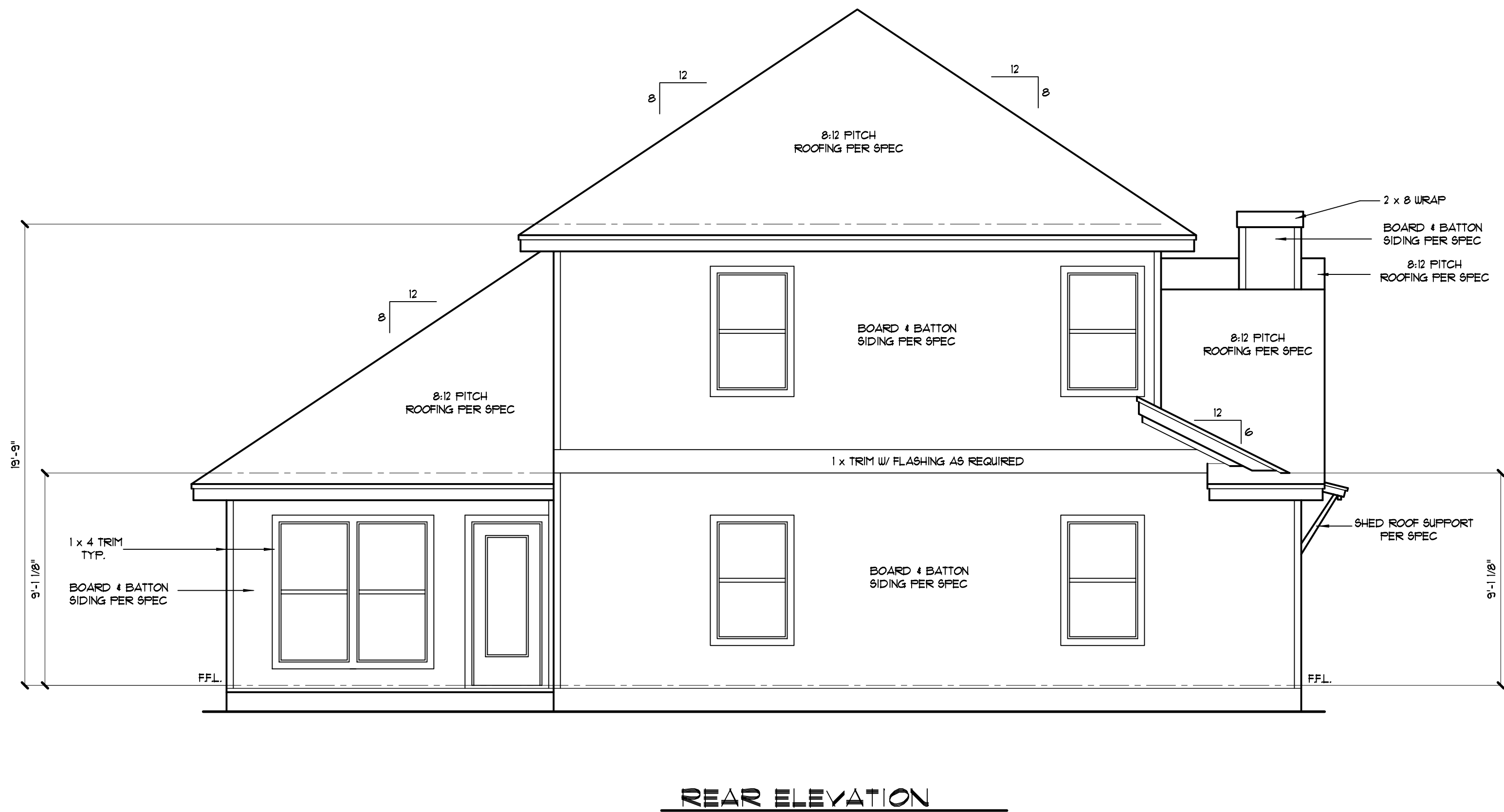
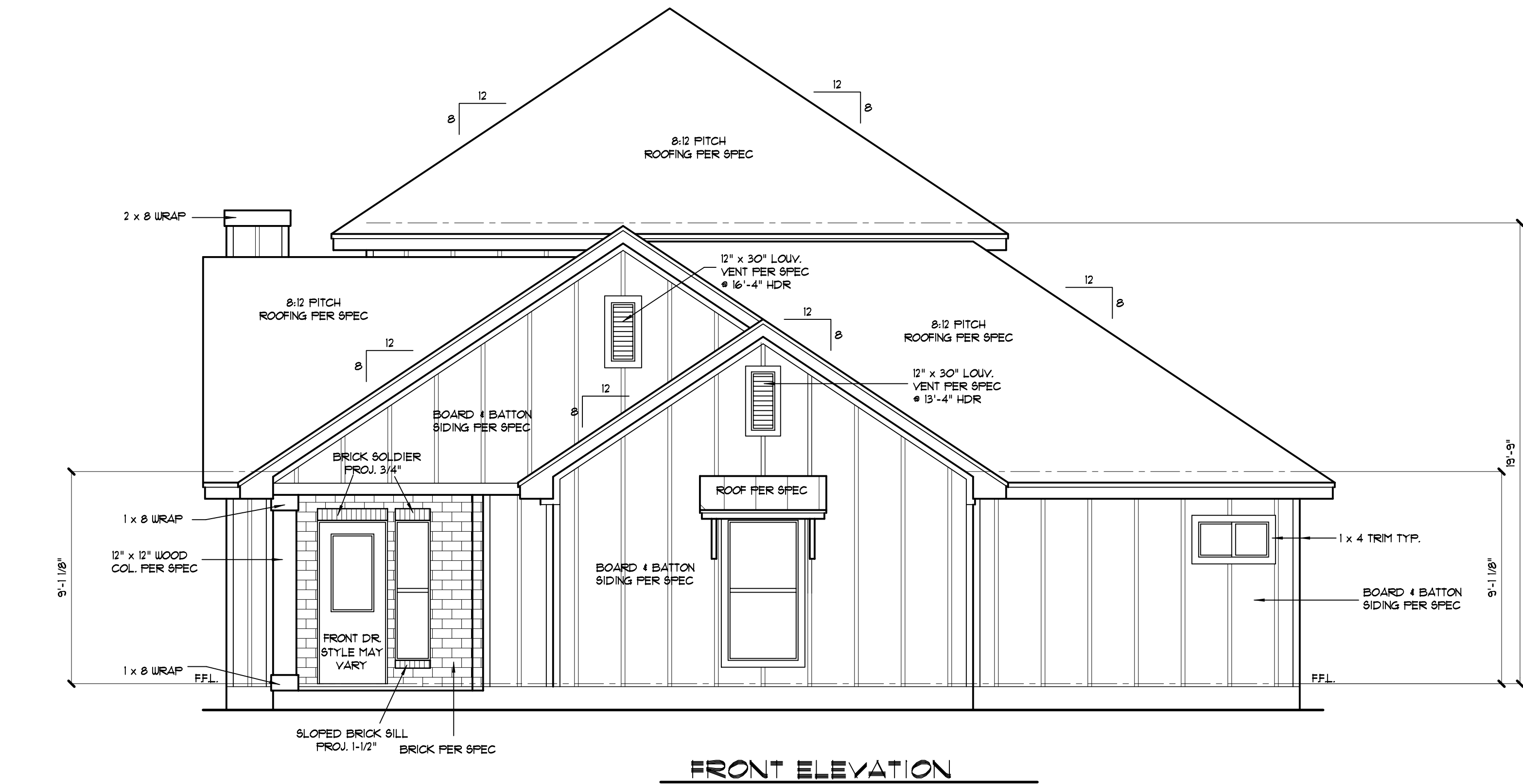
SHEET

1

OF

7/15/2021





BROWN RESIDENCE

A CUSTOM RESIDENCE FOR RC & MONICA BROWN

ELEVATIONS

SCALE: 1/4" = 1'-0"

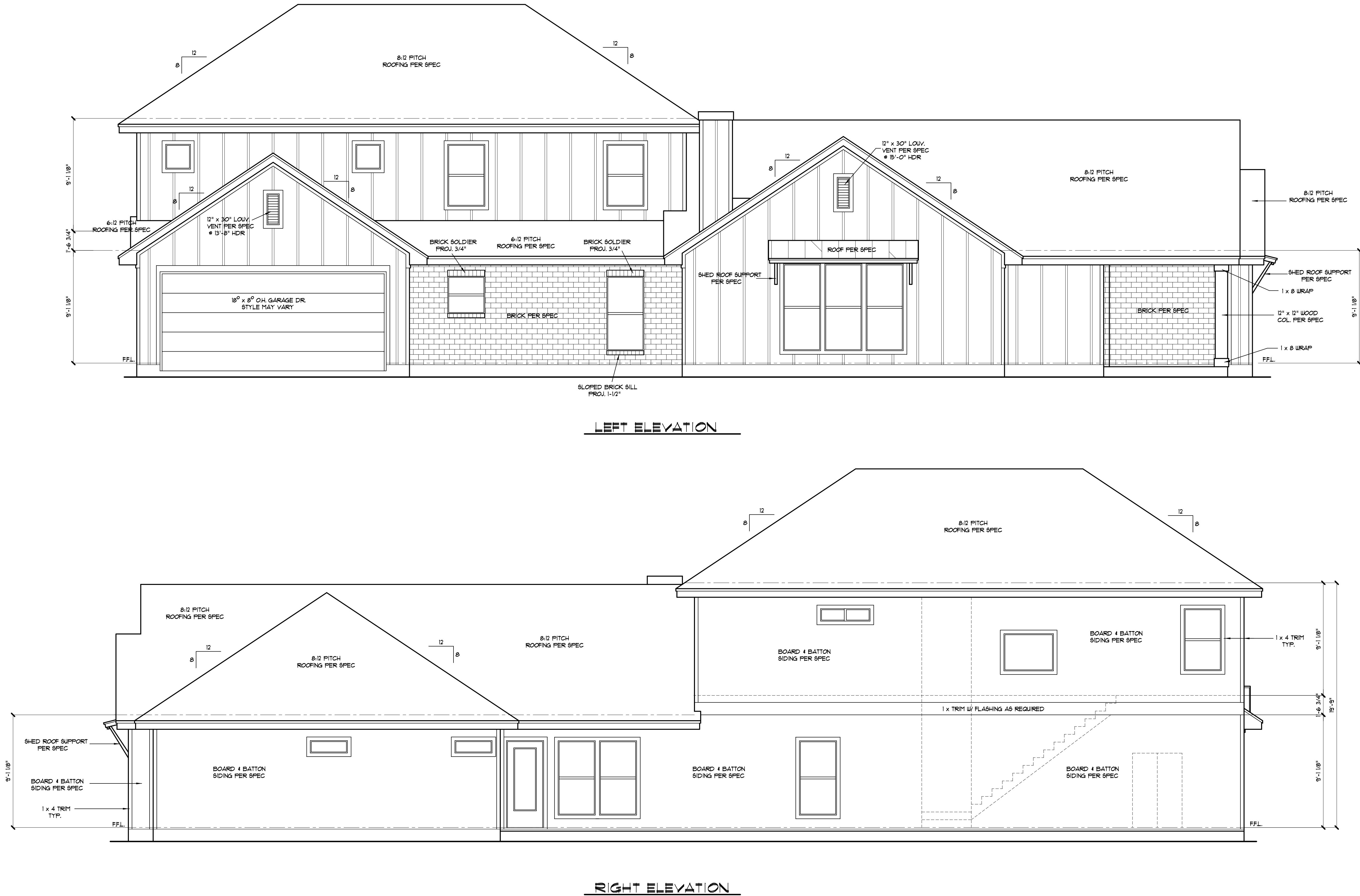
SHEET

3

OF

1/15/2020







# Brown Residence 2021-55-COA

**Historic & Architectural Review Commission**  
October 28, 2021



# Item Under Consideration

## 2021-55-COA – Brown Residence

Conceptual review of a request for a Certificate of Appropriateness (COA) for:

- residential infill construction;
- a 3'-0" setback encroachment into the required 15'-0" side street setback for the construction of a residential structure 12'-0" from the side street (east) property line;
- a 13'-0" setback encroachment into the required 25'-0" street-facing garage setback for the construction of an attached garage 12'-0" from the side street (east) property line;
- 4'-9" building height modification to the required 15'-0" building height to allow a residential structure to be 19'-9" tall at the rear (south) setback; and
- a 0.03 floor-to-area ratio (FAR) modification to the 0.45 floor-to-area ratio for the Old Town Overlay District, to allow a floor-to-area ratio of 0.48

at the property located at 1404 E. 16th Street, bearing the legal description Lot 2A, Block 3, Nolen Addition.



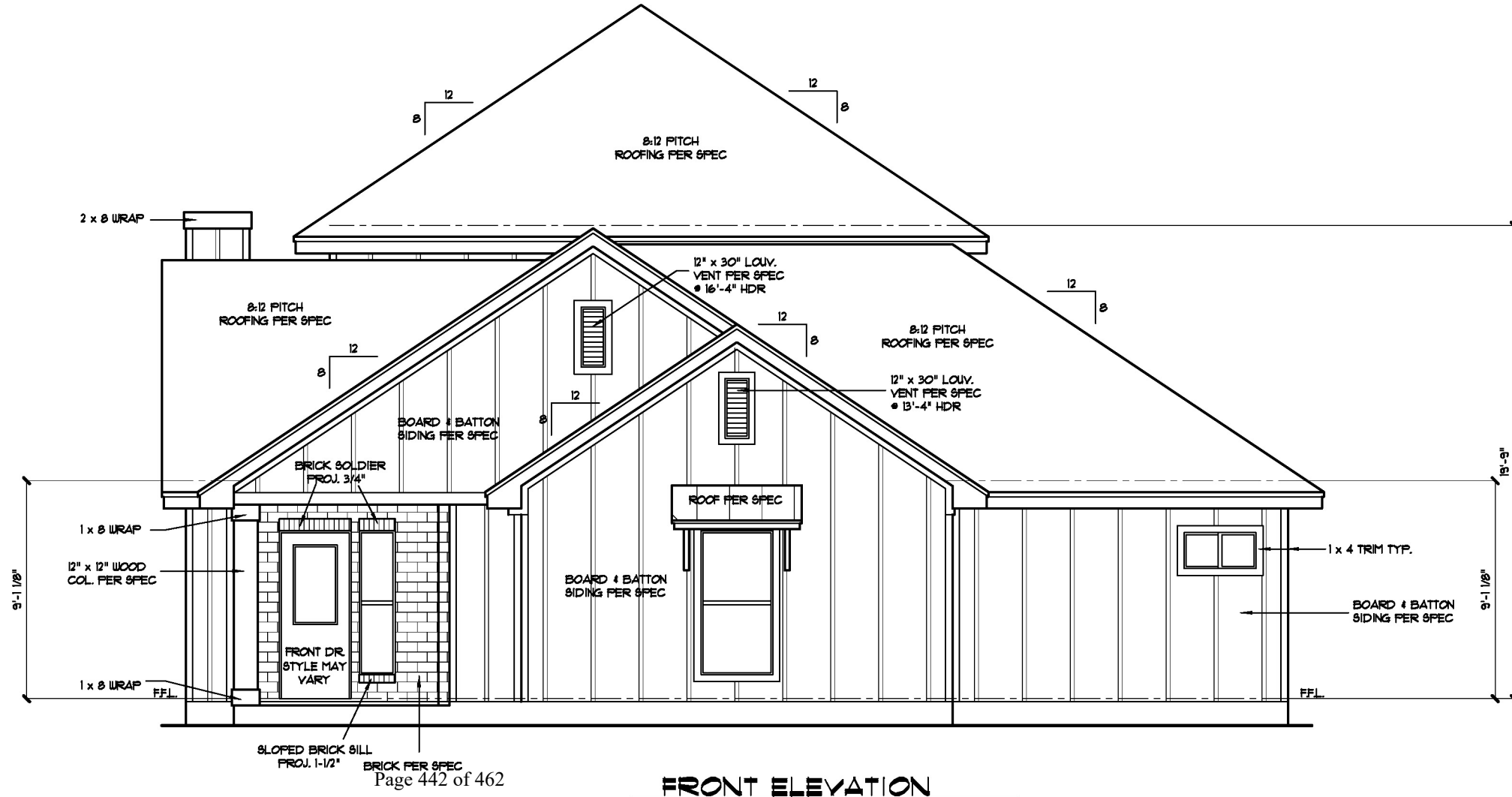
# Item Under Consideration

## HARC:

- Residential Infill Construction
- Setback modifications for side street (house and garage)
- Building height modification for rear 2-story portion
- Floor-to-area ratio modification for second floor portion



# Item Under Consideration





# Current Context





# 1964 Aerial Photo





# 1974 Aerial Photo



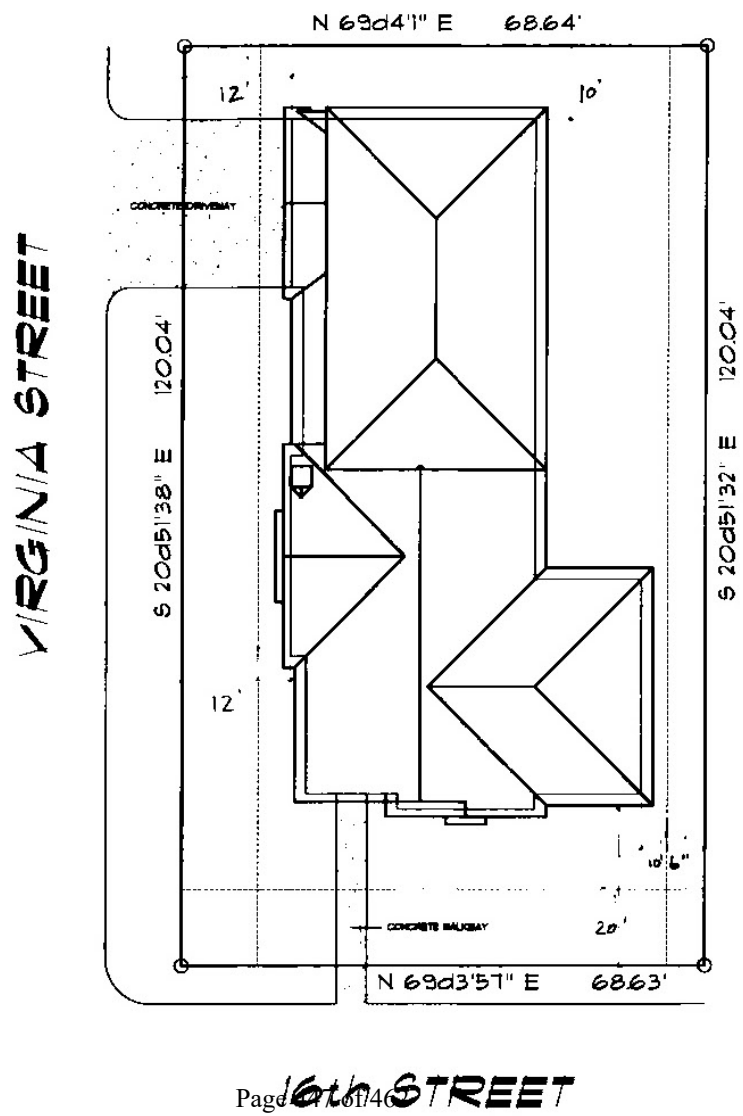


# Current Photo





# Proposed Site Plan

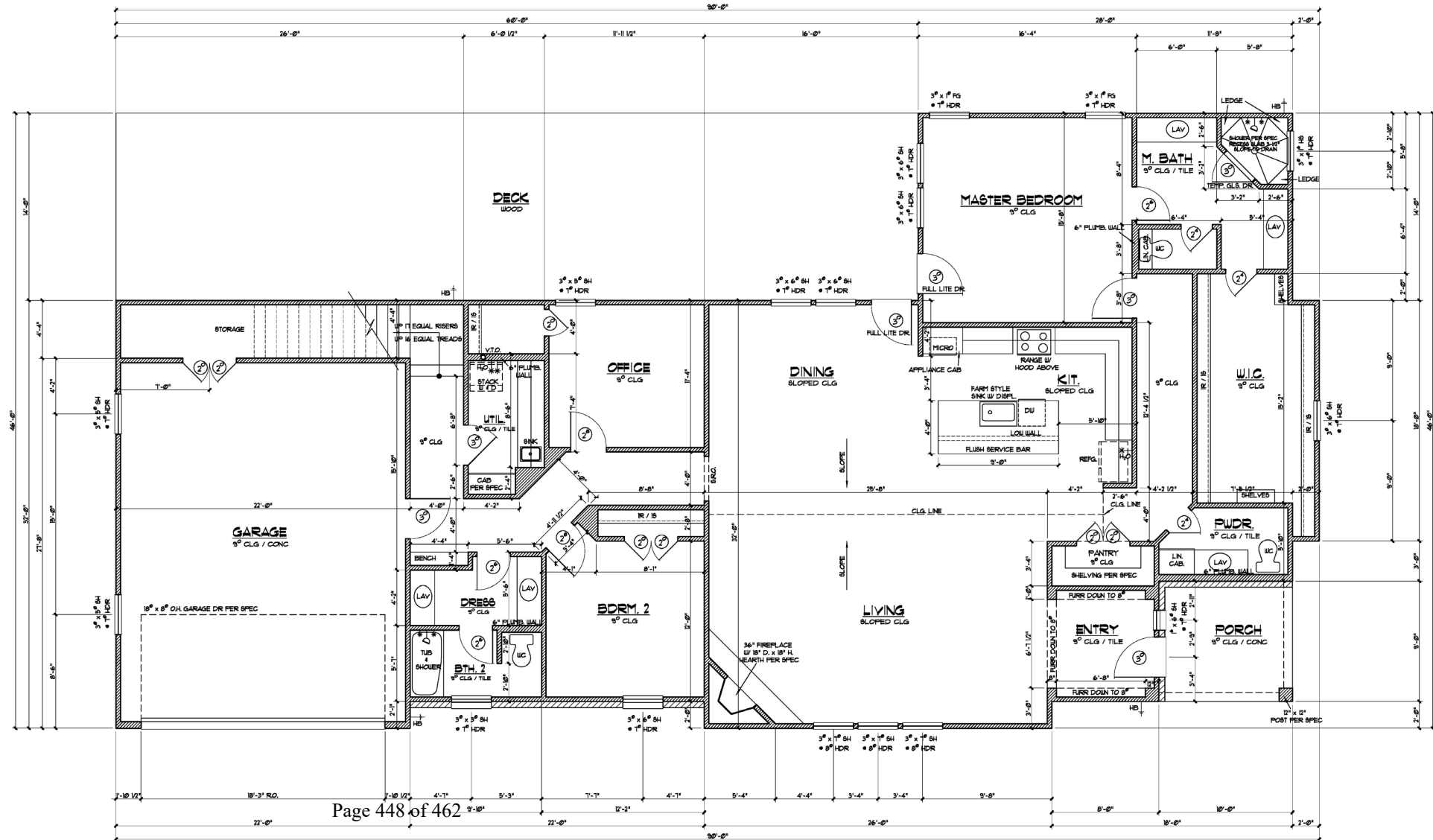


|                  |                             |
|------------------|-----------------------------|
| TOTAL LOT AREA   | 8,232 <sup>±</sup>          |
| TOTAL FOUNDATION | 3,182 <sup>±</sup>          |
| DRIVEWAY/WALK    | 344 <sup>±</sup>            |
| TOTAL IMPERVIOUS | 3,526 <sup>±</sup><br>(43%) |
|                  |                             |
| FAR              | 39.65 <sup>±</sup><br>(48%) |

**LOT 2A  
 BLOCK 3**

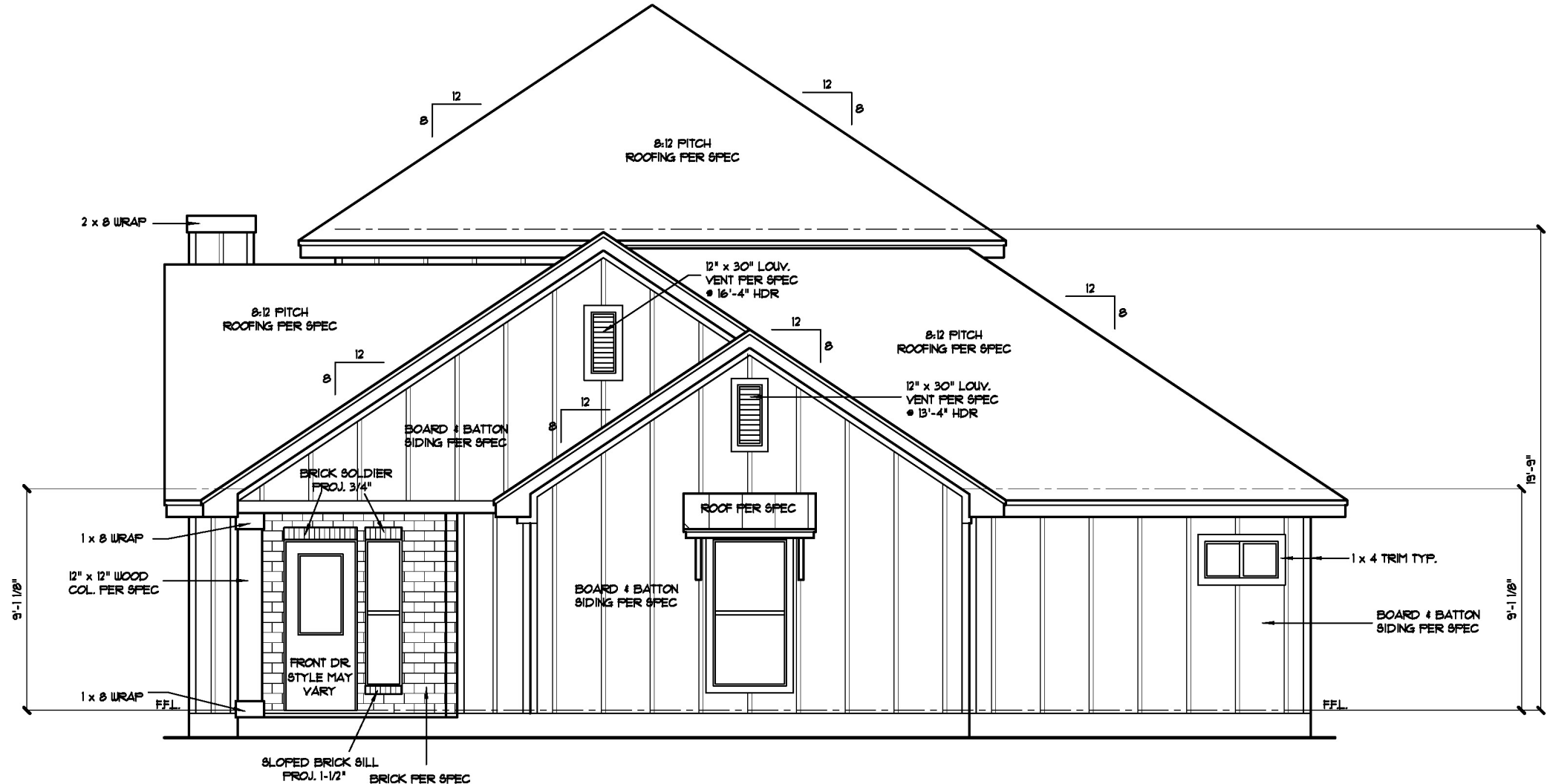


# Proposed Floor Plan





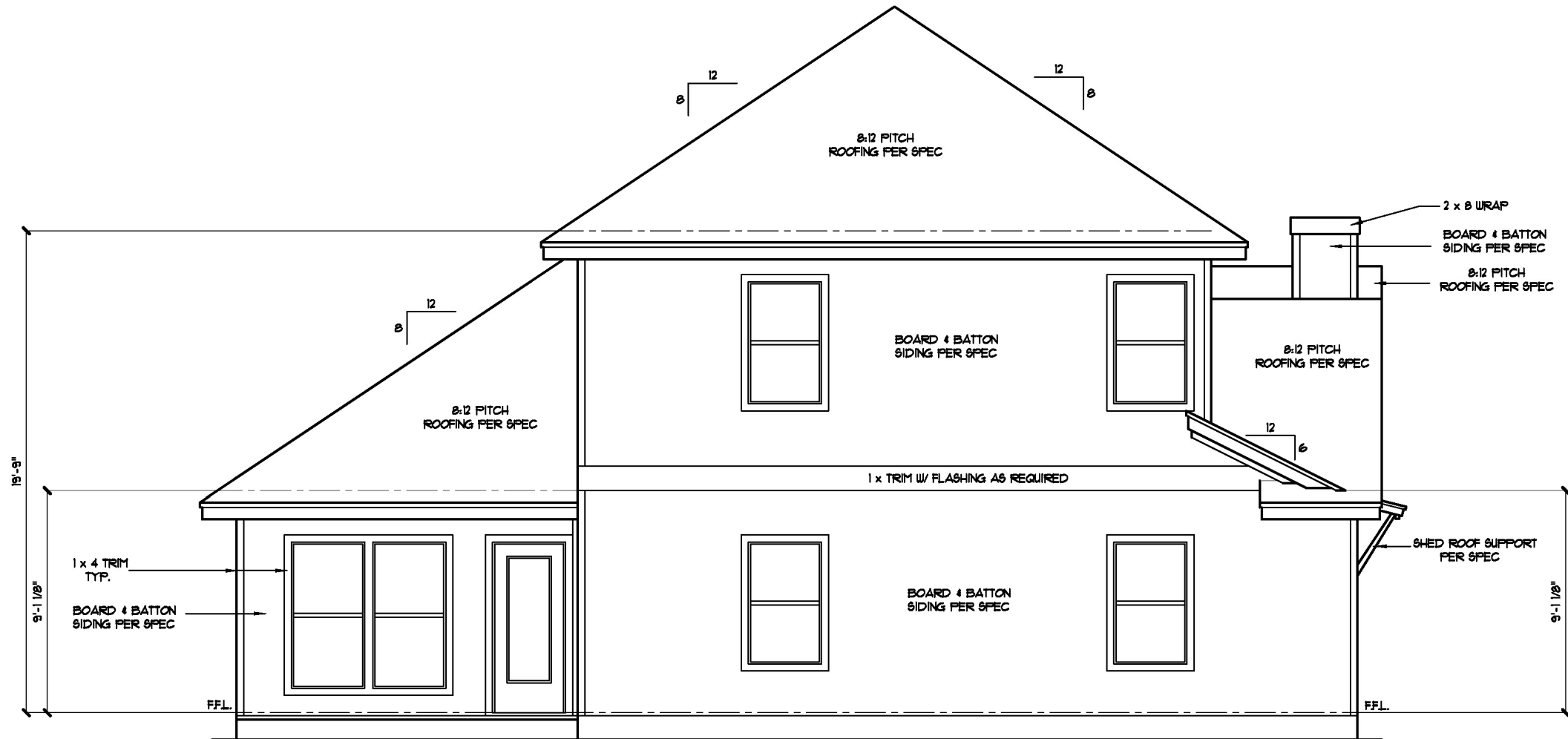
# Proposed Front Elevation



**FRONT ELEVATION**

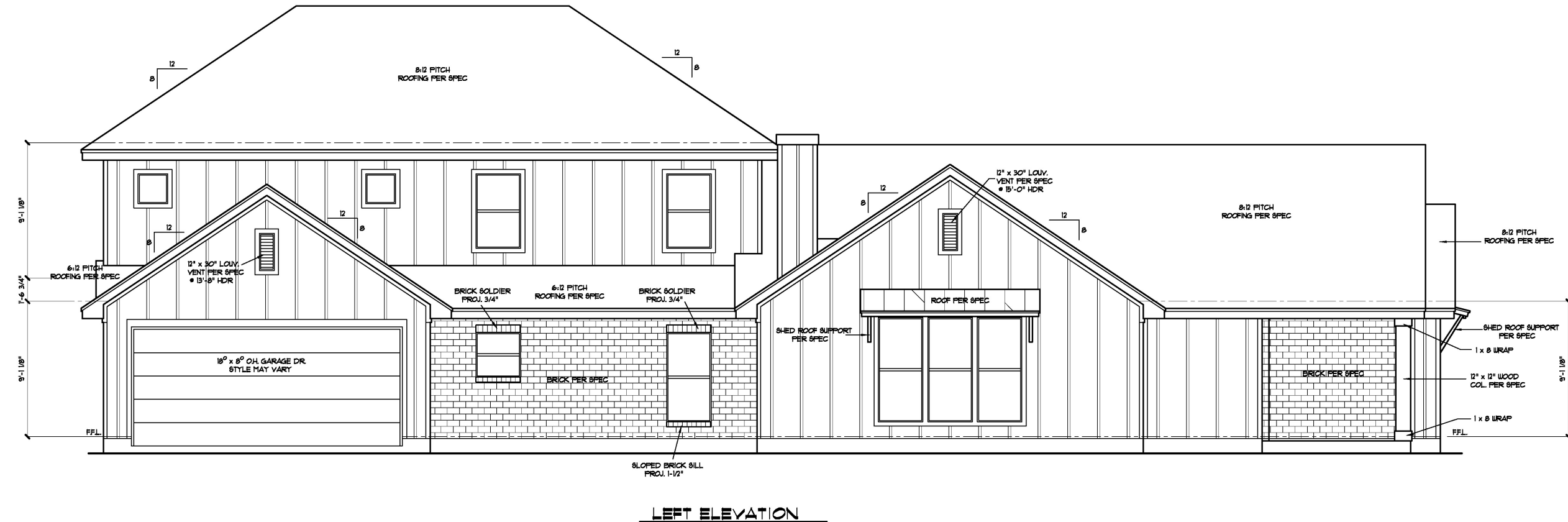


# Proposed Rear Elevation



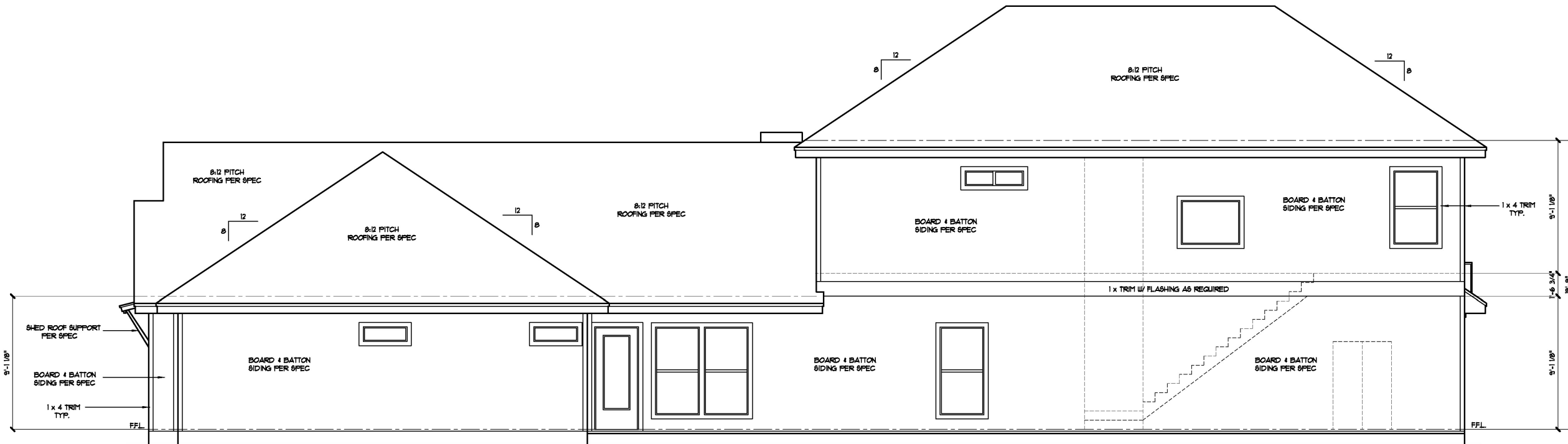


# Proposed Side Street Elevation





# Proposed Side Elevation



RIGHT ELEVATION



# Current Context





# Current Context



Rear  
property  
line



# Current Context





# Current Context





# Current Context





# Approval Criteria – UDC Section 3.13.030

| Criteria  | Staff's Finding           |
|---|---------------------------|
| 1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action; | <b>Complies</b>           |
| 2. Compliance with applicable design standards of this Code;  | <b>Partially Complies</b> |
| 3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;                           | <b>Not Applicable</b>     |
| 4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;          | <b>Partially Complies</b> |
| 5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;   | <b>Complies</b>           |
| 6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;                            | <b>Partially Complies</b> |
| 7. The overall character of the applicable historic overlay district is protected; and  | <b>Complies</b>           |
| 8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.                      | <b>Report</b>             |



# Setback Approval Criteria – UDC Section 3.13.030.D

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



# Setback Approval Criteria – UDC Section 3.13.030.D

| Criteria  | Staff's Finding |
|---|-----------------|
| g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original; | N/A             |
| h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;   | 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             |



# Building Height Modification Approval Criteria – UDC Section 3.13.030.C

| Criteria   | Staff's Finding    |
|--|--------------------|
| a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and   | N/A                |
| b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and                        | N/A                |
| c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and                             | Partially Complies |
| d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and | N/A                |
| e. The proposed project protects the historic buildings in the Downtown Overlay District.  | N/A                |



# Requested Feedback

- Are the setback modifications compatible with surrounding properties?
- Is the building height modification for the second floor compatible with adjacent properties?
- Is the floor-to-area ratio (FAR) of 0.48 compatible with surrounding properties?