

609 E. Liberty Avenue
Certificate of Appropriateness HP25-010

Request: This project will replace the existing three car garage with a new three car garage and an upstairs accessory dwelling unit (ADU).

Date of Review: May 20, 2025

Historic Designations and Zoning:

Subject property has H overlay zoning with MU-L base zoning.

Review Considerations:

1. The Secretary of the Interior's *Standards for the Treatment of Historic Properties*
 - a. Pg. 26: Historical Overview section: New Exterior Additions and Related New Construction
 - b. Pg. 75-79: Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
 - c. Pg. 156-162: New Exterior Additions and Related New Construction
2. City of Round Rock *Residential Historic Design Guidelines*.
 - a. Pg. 1-4: Site Considerations
 - b. Pg. 4-6: Building Form of New Construction
 - c. Pg. 9-10: Accessory Buildings

About the Property:

This house is believed to have been built by J.E. and Anna Gustavson ca. 1920. Mr. Gustavson was a prominent Swedish resident involved in several commercial enterprises in Round Rock. Although the 2010 historic resources survey describes the style as Folk National, the 1992 survey describes it as a Neoclassical-influenced hipped bungalow. There are two detached garages at the back of the property facing Black Street, one of which is noted but not described on the survey form.

Areas of significance:

The 2010 historic resources survey lists the property as having significance in the area of Architecture: "This one-story hipped bungalow plan contributes to the charm of its historic residential neighborhood."

Building history:

Historic surveys indicate this house was built in 1920, although WCAD lists its construction date as 1930. Aerial photos indicate that the upper half-story was added between 1974 and 1995. There are no records of any Certificates of Appropriateness before 2023.

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WCAD does not give a construction date for either garage. Historic aerial photos of this corner of the lot are frequently obscured by trees. The 1-car hipped-roof garage may appear as early as 1937 and the 2-car garage is not clearly apparent until the 1970s.



Front (north), 2024 staff photo

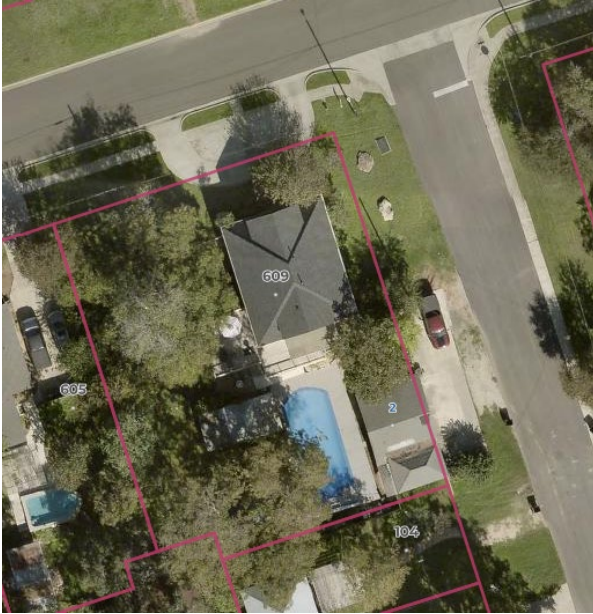


Southeast side, May 2025 staff photo

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Project:

The applicant wishes to replace the existing 1- and 2-car garages with a 3-car garage and upstairs apartment. The plans are based on stock plans from Roberts Architecture + Design with modifications to the roof and front elevation. Complete plans are in your packets along with staff comments sent to the applicant with the applicant's response.

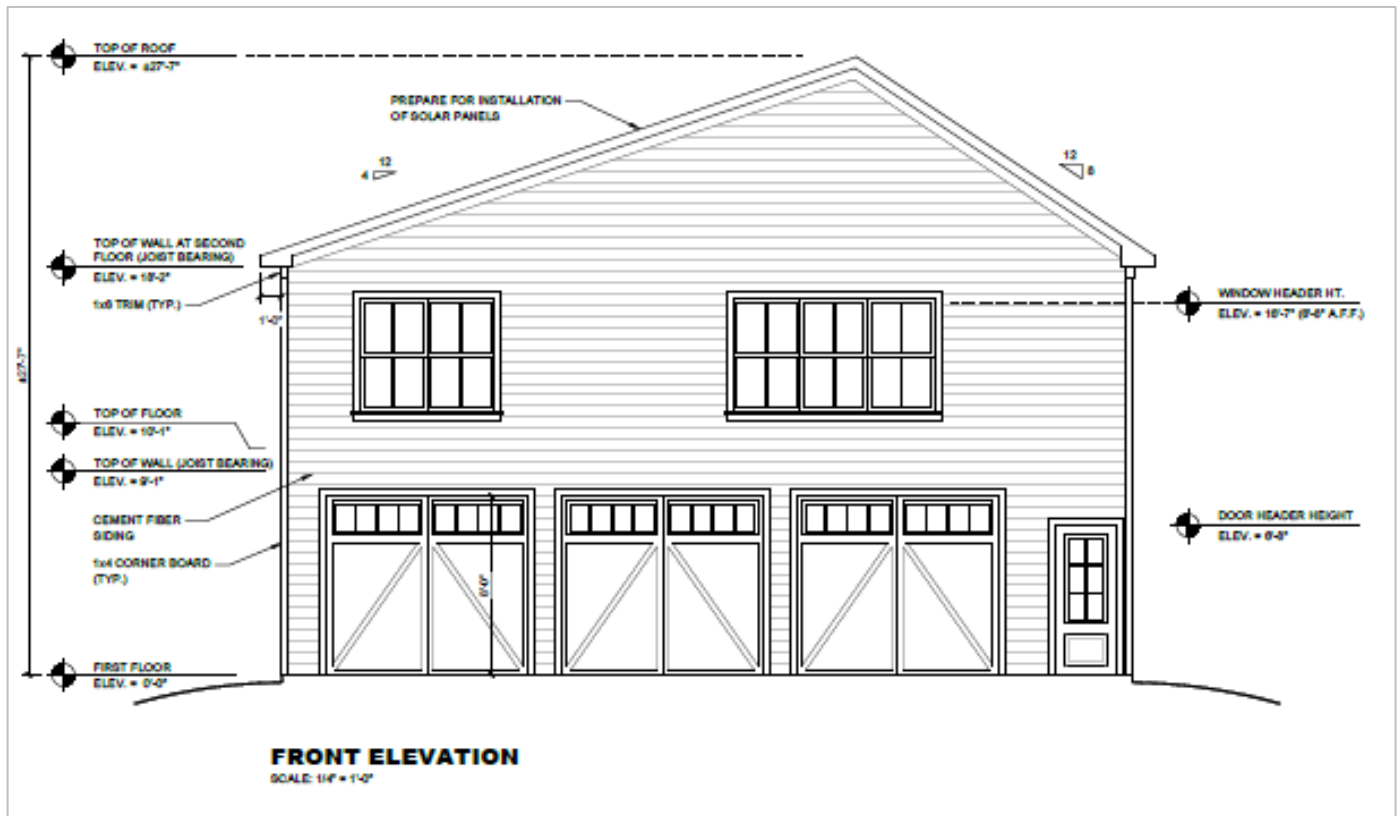


2023 aerial photo



May 2025 staff photo

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Materials & Finishes:

Roofing: Steel panel, 29"x120" with "Midnight black" finish.



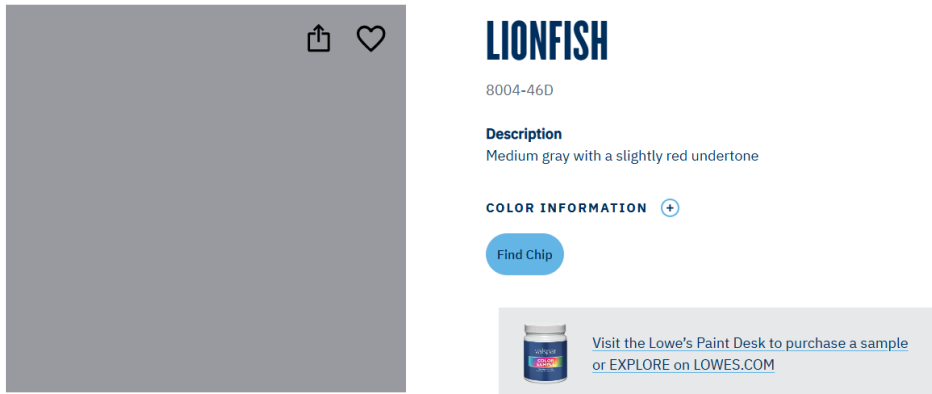
Siding: Fiber cement lapped siding and trim; width and brand are unspecified.

Windows and doors: Anderson 200-series double-hung, clad-wood windows. It is unclear whether the standard doors are to be from the same series.

Garage doors: It is not clear whether the proposed doors are to be the same as those illustrated. The applicant describes them as standard fiberglass doors.

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Paint: Paint finish will be the same as the current garage color: Valspar Lionfish: 8004_46D.



The applicant met with Planning and Development Services staff in a pre-submittal meeting on 3/27/25. Zoning and transportation conflicts may necessitate a significant redesign of the project, including the following:

- Accessory dwelling units in the MU-L zoning district are limited to 625 square feet, which is why a large portion of the second floor has been labeled “unconditioned attic space.” The zoning and building permit reviewers may or may not accept this.
- Zoning requires a minimum 5 ft setback while the current setback is 0 ft.
- Current height exceeds maximum height allowed by zoning by 2 ft.
- Future street improvements may affect vehicle access.

These issues are not addressed in the CofA review. However, the CofA conditions should indicate that the project could change significantly in the future to meet these code standards, which may in turn affect the project’s appropriateness. Future modifications to the design may necessitate an amended CofA.

Staff Review and Analysis:

Review Criteria

The first phase of this project is the demolition of the garage structures. Therefore, the CofA will need to condition acceptance of the demolition, if the HPC finds it to be appropriate.

Per Standards for Rehabilitation #9 and #10, the appropriateness concern for the new structure is compatibility with the historic building on the lot and the traditional structures in the neighborhood, but not to make the new structure appear to be historic. It should appear to be a product of our own time that respects and complements the historic structure.

Analysis

Demolition of existing garages: The larger of the two garages does not appear in aerial photos before the 1970s and it is clearly not old enough to have acquired historical significance.

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Unfortunately, the far corner of the lot is frequently obscured by trees in historic aerial photos, although the garage's size and hipped roof indicate greater age. Some of the siding appears to have been changed. Since it is not described in the historic resources survey, and because it is a utility structure that is not close to the house, staff believe that its demolition would not adversely impact the character of the primary historic structure.

Siting/massing/height: Although the proposed ADU has two full stories and the primary residence has one and a half, staff does not think that the proposed structure is out of scale with the historic structure because the grade is three feet lower and it is oriented to a side street. As currently proposed, the ADU is sited with zero setback, but the right-of-way is deep enough that it appears to have more of a setback. The zoning requires a minimum 5-ft setback, so the structure may end up a little further back from the property line.



2024 Streetview photo



2024 Streetview photo. The garage is at the property line.

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Roof shape: The asymmetric roof shape is unlike the traditional structures in the area. Directing the ridge across the short dimension with the gable facing the street makes the roof taller than otherwise necessary. Staff believes that a more conventional hipped or gabled roof would be more compatible with the neighborhood. Running the ridge in the longer dimension would also place the eave on the street side, which would also help to de-emphasize the building's height.

Staff conveyed the recommendation to change the roof shape, and he responded that his clients would like to keep the roof as it is for how it shapes the interior space. Plans appear to show flat 9 ft ceilings throughout the unit, which would not necessitate the asymmetric roof shape.

Roofing: Metal roofs and black roofs are not uncommon in the neighborhood; the roof of the historic structure on this lot is black composition shingle. Although the HPC has not approved prefinished metal roofing before, it may be considered here since this is new construction on a secondary building.

Siding: The applicant proposes horizontal lapped fiber cement siding. Horizontal lapped siding is common in the area, and the historic structure on the site has horizontal siding, although it is V-grooved rather than lapped. The HPC has allowed fiber cement siding on new construction, as long as it has a smooth texture.

Windows and doors: The size, style, placement, and trim details of the windows and doors are consistent with surrounding historic structures. The applicant indicated that they plan to use the Anderson 200 series of windows, which are vinyl-clad wood.

For new construction the HPC prefers wood windows, but has allowed aluminum-clad wood, depending on the details. The HPC has not allowed vinyl or vinyl-clad windows.

It is not clear whether the doors are also to be from the 200 series. For doors the HPC prefers wood or wood-appearing materials such as fiberglass or some composites, depending on the design details. Hardware has also not been selected but the applicant indicates that they intend to match the historic structure as closely as possible.

The *Historic Design Guidelines* specify and the HPC has conditioned that when divided lite grilles are used they must be placed on the outside of the glass; "grilles-between-glass" glazing options are not appropriate.

Garage doors: It is not clear whether the illustrated garage doors in the submitted plans are what the applicant intends. In follow-up comments, the applicant has indicated that the garage doors would be standard fiberglass doors but has not indicated a specific product. Appropriate garage doors should be simple in design and glazing pattern and must be approved by staff before ordering.

Paint color: The selected paint color (Valspar's Lionfish) is similar to the color of the existing garage and is in keeping with the surrounding historic properties, when paired with a white trim

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paint. The garage door paint scheme should be the same as the walls, but entrance doors may be a contrasting color.

Note: A Certificate of Appropriateness considers only historic appropriateness and does not address compliance with zoning, building, or transportation standards. Conflicts may necessitate a significant redesign of the project, which would in turn require modifications to this certificate of appropriateness.

Staff Recommendation:

Staff finds that the concept of the new structure is consistent with Standards for Rehabilitation #9 and 10, if the indicated modifications to the submitted design are made. Staff recommends approval of the Certificate of Appropriateness with the following conditions:

- Alterations to the presented plans to meet zoning, building, or transportation requirements must be reviewed by preservation staff to determine whether amendments to this Certificate of Appropriateness are necessary.
- The two garages may be demolished because they are not mentioned as significant in the historic resource survey, because they are utility buildings rather than the primary building on the site.
- The roof shape presented is not appropriate and must be redesigned in a hipped or gabled form with the ridge running lengthwise. Revised plans must be resubmitted to preservation staff for review.
- The metal panel roof is an appropriate roofing material. Regarding the finish, the HPC has not previously approved prefinished metal roofs. However, staff believes that the HPC may consider the black prefinished product for a new construction garage.
- Fiber cement lapped siding and trim are approved but must have a smooth texture.
- Windows must be wood or metal-clad wood. Staff must approve the manufacturer's series before ordering.
- The door and garage door selections must be confirmed by staff. Appropriate standard doors are wood or fiberglass with a simple design and glazing pattern and may not include plastic moldings.
- Where there are divided lites on windows, doors, or garage doors the grilles must be on the exterior of the glass.
- Hardware selections must be confirmed by staff.
- The paint color "Lionfish" is approved if paired with a white trim color. The garage doors must have the same color scheme as the walls but the standard doors may be a contrasting color.

DYMONIQUE BURTON
609 EAST LIBERTY AVENUE
ROUND ROCK, TX 78664

A. WOOD
 1. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE FOLLOWING CODES. THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
 I. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NPFA.
 II. PLYWOOD DESIGN SPECIFICATION BY THE APA.
 III. PRESURE TREATED WOOD REQUIREMENTS OF AWPA.
 IV. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
 B. LUMBER SHALL BE SOUTHERN YELLOW PINE (SPY) #2 OR BETTER.
 D. ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE, UPLIFT CONNECTORS. CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER.
 E. JOISTS AND CONNECTION TO BUILDING SHALL MEET ALL REQUIREMENTS. JOIST HANGERS, TIES, AND SEATS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
 E. HEADING FOR JOISTS IN INTERIOR WALLS OR SINGLE STORY CONSTRUCTION WITH NO MORE THAN ONE CLEAR OPENING SHALL BE 10" HEADER. JOIST HEADING ON EXTERIOR WALLS SHALL BE (2x12)2 FOR A MAXIMUM OPENING OF 4'-0" FOR SINGLE STORY CONSTRUCTION, U.N.O. F. STUDS SHALL BE 2x4 AT 16" O.C. FOR CEILING HEIGHTS NOT EXCEEDING 10' FEET. U.N.O. BLOCK ALL STUD WALLS AT MID-HEIGHT.
 G. STUDS SHALL BE 2x4 MIN., SPACED AT 16" O.C. MAX., MAX. CLEAR SPAN = 10'-0". SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS OR BEAMS.

H. CEILING JOISTS FOR UNHABITABLE ATTICS WITH STORAGE (LL=20 PSF) SHALL BE 2x8 MIN. SPACED AT 16" O.C. MAX. AND AS FOLLOWS: USE 2x6+2x4 STRONGBACK AT ALL CEILING JOISTS SPANS (10'-0" MAX)

- I. 2x6 @ 16" O.C. MAX. SPAN 12'-0"
- II. 2x8 @ 16" O.C. MAX. SPAN 15'-0"
- III. 2x10 @ 16" O.C. MAX. SPAN 18'-0"

I. FLOOR JOISTS FOR RESIDENTIAL USE (LL=40 PSF, DL=20 PSF) SHALL BE 2x8 MIN., SPACED AT 16" O.C. MAX. AND AS FOLLOWS:

- I. 2x8 @ 16" O.C. MAX. SPAN 10'-0"
- II. 2x10 @ 16" O.C. MAX. SPAN 12'-0"
- III. 2x12 @ 16" O.C. MAX. SPAN 15'-0"
- IV. 2x12 @ 16" O.C. MAX. SPAN 17'-0"

J. USE A/C (23/32") PLATE RATED 2 & G PLYWOOD ON ALL FLOOR JOISTS UNJO, (WHERE APPLICABLE) K. ALL CEILING JOISTS SHALL BE 2x8 MIN. WITH 5/8" C ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" SPACED AT 24" O.C. WITH MUDDLES 18" FROM EACH BOLT & WITHIN 12" OF EACH BUILDING CORNER. EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER. "AS AN ALTERNATE TO THE ABOVE SPACING ANCHOR BOLTS CAN BE SPACED AT 4' WITH 5/8" WITH SIMPSON MS ANCHORS SPACED AT 16" O.C. RETURN ANCHOR BOLTS" (NAIL MAX TO SILL PLATE WITH 2x6/ NAILS ON SIDE AND 4x6/ NAILS ON TOP)

L. SHEAR WALLS: PROVIDE A/C SHEATHING. EXPOSURE 1 RATED 4x8x7/16" PANELS ON ALL EXTERIOR WALLS. PROVIDE 2x4 SHEATHING WALLS AS SHOWN ON PLANS. SHEATHING SHALL EXTEND FROM SLAB TO TOP OF PLATE. PROVIDE TOLD BLOCKING AT ALL PANEL EDGES, USE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS.

M. ALL ROOF SHEATHING SHALL BE A/C SHEATHING EXPOSURE 1 4x8x5/8" MIN. PANELS, FASTEN IN 2x4 FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES, SPACE NAILS AT 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.

N. ALL LUMBER IN CONTACT WITH EARTH AND/OR MASONRY SHALL BE TREATED.

O. APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED.

P. FOLLOW WOOD FRAME CONSTRUCTION MANUAL FOR ALL DETAILS NOT SHOWN.

1. BIDDER RESPONSIBILITIES:
1.1 IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL WORK IS CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND CONSTRUCTION PRACTICES.
2. THE BUILDER SHALL ENSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
3. THE BUILDER SHALL ASSURE THAT ALL MATERIALS, EQUIPMENT, AND COMPONENTS ARE NEW AND OF GOOD QUALITY.
4. THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DIMENSION AND DETAILS FOR OVERALL ACCURACY APPLICABLE TO THE LOCAL CONDITIONS AND THE FINAL SELECTION OF MATERIALS SUCH AS MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, ROOFING, ETC., ALL OF WHICH CAN CREATE VARIATIONS IN DIMENSION AND DETAILS. FOR EXAMPLE, IF STANDARD LUMBER JOISTS ARE USED IN PLACE OF ENGINEERED FLOOR JOISTS, THE FLOOR-TO-FLOOR DIMENSION WOULD VARY FROM THE DRAWINGS AND REQUIRE REBUILT STAIR DIMENSION AND FRAMING, ALL OF WHICH WOULD BE THE BUILDER'S RESPONSIBILITY TO CORRECT. THE BUILDER SHALL CONSULT WITH THE PROFESSIONAL ENGINEER FOR THIS PROJECT.
5. BUILDER SHALL VERIFY FINAL SELECTIONS OF MATERIALS WITH THE HOMEOWNER.

BO.	ABOVE FINISHED FLOOR	EQ.	EQUIPMENT	J.	JOINT	REF.	REFERENCE / REFER TO
B.O.	BOARD	EQ.	EQUAL	LM.	LAMINATE	REF.	REFRIGERATOR
B.B.	BUILDING	EXT.	EXISTING	LAV.	LAVATORY	REIN.	RETURN
B.C.	BLOCKING	EXP.	EXPANDED	LIG.	LIGHT	R.A.G.	RETURN AIR GRILLE
B.D.	CABINET	EXTO	EXTERIOR	LIN.	LINEN	REQ.	REQUIRED
C.	Ceiling	EXP.	EXHAUST FAN				
C.M.	CONCRETE MASONRY UNIT	FA	FIRE ALARM	MAX.	MAXIMUM	SEC.	SCHEDULE
C.O.	CORNER	FIN.	FINISHED	M.D.	MEDIUM DENSITY FIBER BOARD	SEC.	SECTION
C.O.	CONTRACTOR	F.F.	FLOORINGS	MICH.	MECHANICAL	S.F.	SQUARE FEET
CON.	CONCRETE	F.O.C.	FACE OF CONCRETE	MANUF.	MANUFACTURER	SHT.	SHEATHING
CONST.	CONSTRUCTION	F.P.	FACE OF FINISH	MIN.	MINIMUM	SIM.	SIMILAR
CONT.	CONTINUOUS OR CONTINUE	F.P.	FACE OF FINISH	MISC.	MISCELLANEOUS	SPEC.	SPECIFICATION
CTR.	COUNTER	F.P.	FACE OF MASONRY	MISC.	MISCELLANEOUS	SPE.	SPEAKER
C.T.	CERAMIC TILE	F.O.C.	FACE OF STUD	M.T.	METAL	S.F.	SQUARE FEET
C.J.	CONTROL JAM	FTS.	FOOTING	N.L.C.	NOT IN CONTRACT	STL.	STEEL
C.G.	CONTROL JAM	FTN.	FOOTING	N.T.S.	NOT TO SCALE	STR.	STORAGE
		FR.	FIRE ROOF OR FIRE				
		FR.	FOOTING				
DB.	DIAMETER	GA.	GALVANIZED	O.C.	ON CENTER	TEL.	TELEPHONE
DM.	DIMENSION	GA.	GALV.	O.P.T.	OPTIONAL	TY.	TYPICAL
DW.	DRAINWASHER	G.	GAUGE	O.S.	ORIENTED STRAND BOARD	U.C.	UNDER COUNTER
DSP.	DRAIN	O.G.	GRADE OR GRADING	O.T.S.	OPTIONAL TO SELECT	U.O.N.	UNDER OTHERS NOTED
DW.	DIVISION	G.C.	GLASS	PG.	PAGE		
D.L.	DOOR	G.P.	GYPSON	PR.	PAIR		
DBL.	DOUBLE	G.C.	GENERAL CONTRACTOR	PT.	PAINT	V.F.	VERIFY IN FIELD
D.T.	DETAIL	HDR.	HEADER	PAN.	PANTRY		
DWL.	DRAINING	H.	HEIGHT	PLAM.	PLASTIC LAMINATE	W.H.	WATER HEATER
D.	DRYER			PLATE	PLATE	W.O.	WOOD
E.	EACH	I.N.	INCHES	P.S.	POUNDS PER SQUARE INCH	WVF	WELDED WIRE FABRIC
E.C.	EGG CURTAIN	I.T.	INTERIOR	P.P.	PRESSURE TREATED	W.	WIRE
E.A.	ELEVATION	INT.	INTERIOR	P.W.	PLYWOOD	W.O.	WITHOUT

CONTENT: THESE ARCHITECTURAL DRAWINGS TYPICALLY DO NOT INCLUDE AIR CONDITIONING, HEATING, OR AIR CONDITIONING DRAWINGS DUE TO THE WIDE VARIETY OF AVAILABLE PRODUCTS AND CLIMATIC CONDITIONS. THE CONTRACTOR SHOULD HAVE A LOCAL ELECTRICAL ENGINEER, MECHANICAL ENGINEER, OR HVAC EQUIPMENT PROVIDER PROVIDE THE DESIGN AS MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. THESE DRAWINGS EVALUATE THE CONCEPTS AND CONCEPTS, BUT ARE NOT INTENDED TO BE COMPLETE IN ALL RESPECTS AND DETAILS. VARIATIONS IN STANDARD SIZES OF WINDOW AND DOOR BRANDS AND TYPES AND USE OF DIFFERENT MATERIALS AND THICKNESS CAN CHANGE DETAILS, VARYING LOCAL CODES. VARIATIONS IN CONNECTIONS, FOUNDATION REQUIREMENTS, AND THE LAYOUT OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS CAN ALSO CHANGE DETAILS.

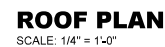
SHEET #	TITLE
A1	INDEX, AREA TABULATION, NOTES + SPECIFICATIONS
A2	FOUNDATION PLAN, FOUNDATION DETAILS, ROOF PLAN
A3	MAIN LEVEL + UPPER LEVEL FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	TYPICAL WALL SECTION
A6	RADON MITIGATION
A7	ELECTRICAL LIGHTING PLANS

	ACOUSTIC TILE
	BATT INSULATION
	CONCRETE
	EARTH
	GRAVEL
	GYPSUM BOARD
	MASONRY VENEER
	METAL
	PLYWOOD
	RIGID INSULATION
	WOOD - FINISHED
	WOOD - ROUGH

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
2. CONTRACTOR MAY ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,500 PSI AT 28 DAYS.
4. CONCRETE SLABS TO BE 4" (3,500 PSI MIN.) REINFORCED PER CODE OR AS DETERMINED BY LICENSED ENGINEER. REINFORCEMENT SHALL CONFORM TO ASTM STANDARDS, GRADE 60.
5. REINFORCEMENT IN FOOTINGS SHALL HAVE A MINIMUM CONCRETE COVER OF 2" (MIN. 3" WHEN CAST AGAINST SOIL.)
6. CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND BUILDING PRACTICES.
7. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY WITH LOCAL CODES. POSITIVE DRAINAGE IS CRITICAL. GUTTERS ARE RECOMMENDED, AND DOWNSPOUTS SHOULD EXTEND 5'-7' AWAY FROM THE FOUNDATION OR EMPTY INTO PIPES THAT CARRY THE WATER AWAY FROM THE FOUNDATION.
8. THIS DESIGN ASSUMES THE SUBSURFACE SOIL WILL BE PROPERLY PREPARED TO INSURE A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF WITH LOW COMPRESSIBILITY.



1. ROOF VENTING TO BE 1/200 OF ATTIC AREA AS PER CODE; 50% IN EAVE; 50% IN ROOF.
2. KEEP ROOF PENETRATIONS ON THE REAR SIDE OF THE ROOF TO THE GREATEST EXTENT POSSIBLE.
3. TRUSS MANUFACTURER SHALL VERIFY ALL ROOF PITCHES, OVERHANGS, HEEL HEIGHTS, EXTENDED CHORDS, AND KNEEWALL HEIGHTS.
4. CONTRACTOR SHALL REVIEW TRUSS DESIGN AND LAYOUT PROVIDED BY TRUSS MANUFACTURER PRIOR TO TRUSS ORDER.
5. ROOFING CONTRACTOR SHALL INSTALL KICKOUT FLASHING AS NEEDED. EXTERIOR WALL FINISHER SHALL VERIFY INSTALLATION OF KICKOUT FLASHING PRIOR TO FINISHING.





SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

- GENERAL FLOOR PLAN NOTES:**

1. PROVIDE $\frac{3}{4}$ " GYPSUM BOARD FOR CEILINGS IN ALL HABITABLE SPACES.
2. INSTALL $\frac{3}{4}$ " TYPE "X" GYPSUM BOARD ON GARAGE CEILINGS LOCATED BENEATH HABITABLE ROOM(S).
3. ANY UNDER-STAIR STORAGE SPACE PROVIDED SHALL BE PROTECTED WITH $\frac{3}{4}$ " GYPSUM BOARD.
4. ALL HABITABLE SPACES MUST HAVE APPROPRIATELY-SIZED DOORS AND WINDOWS TO MEET EGRESS REQUIREMENTS. CONSULT ALL APPLICABLE BUILDING CODES FOR FURTHER INFORMATION.
5. ALL WINDOWS WITH $\geq 4'$ OF DOORS SHALL BE TEMPERED GLASS. ALL WINDOWS IN SHOWER OR TUB AREAS SHALL BE TEMPERED GLASS.
6. ALL DOORS LEADING FROM UNCONDITIONED TO CONDITIONED SPACE SHALL BE SOLID CORE.
7. CEILINGS FOR EXTERIOR ENTRIES AND COVERED PORCHES SHALL HAVE $\frac{1}{2}$ " SPAN-RATED T+G.
8. ANY DUCTS IN THE GARAGE AND ANY DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED AT A MINIMUM NO. 26 GAUGE (0.015") SHEET STEEL, $1"$ MIN. RIGID NON METALLIC CLASS '0' OR CLASS '1' DUCT BOARD, OR OTHER APPROVED MATERIAL. THESE DUCTS SHALL HAVE NO OPENINGS INTO THE GARAGE.
9. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP NOSING EDGE OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST NOSING EDGE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS. HANDRAILS ADJACENT TO A WALL SHALL BE SECURED TO A HAND SPACE OF NOT LESS THAN $1\frac{1}{2}"$ (38 mm) BETWEEN THE WALL AND THE HANDRAIL.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF ALL BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

HEADER SCHEDULE:

ALL LUMBER INDICATED SHALL BE #2 SYP OR SFP

MAIN LEVEL:

OPENING SIZE:
2'-0" to 3'-0"
4'-0" + GREATER

HEADER
(2) 2x8
(2) 2x10

UPPER LEVEL:

OPENING SIZE:
2'-0" to 3'-0"
4'-0"

HEADER
(2) 2x6
(2) 2x8

5'-0"
6'-0" + GREATER




(2) 2x10
(2) 2x12

APARTMENT LEVEL HEATED AREA: 625 s.f.

GARAGE LEVEL UNHEATED AREA: 988 s.f.

18 RISERS
RISER HEIGHT: $\pm 7"$
HEAD DEPTH: $\pm 11"$

WALL TYPE LEGEND

-  2x4 WALLS
 2x6 WALLS
 STONE WALL/LEDGE



REVISION

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THE FREEMAN
ROBERTS ARCHITECTURE + DESIGN

ONE-TIME BUILD LICENSE GRANTED TO:

DYMONIQUE BURTON | 609 E. LIBERTY AVE. | ROUND ROCK, TX

Roberts Architecture + Design LLC

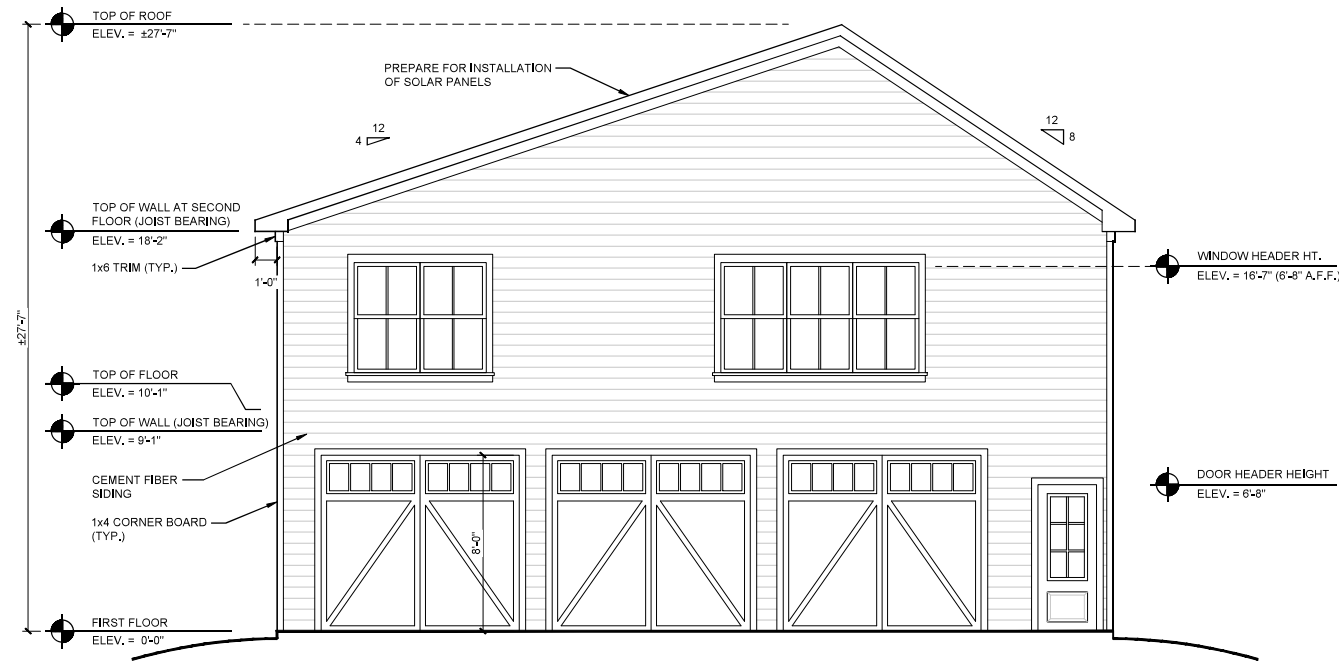
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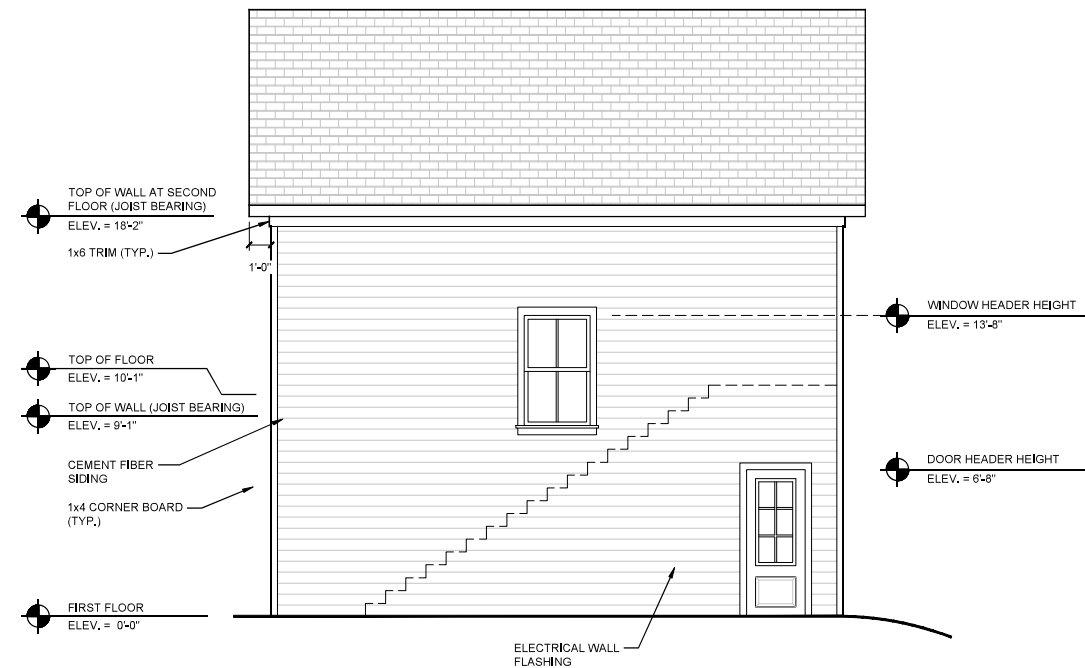
MAIN LEVEL FLOOR PLAN
UPPER LEVEL FLOOR PLAN
INTERIOR ELEVATIONS

A1

- EXTERIOR ELEVATION NOTES:
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND HANDRAILS PER CODE BASED ON SITE CONDITIONS.
 3. FINISH FLOOR LINES SHOWN FOR REFERENCE ONLY AND MAY VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES.
 6. ALL FINISHED MATERIALS WILL BE COMPATIBLE WITH THE PRINCIPAL STRUCTURE.



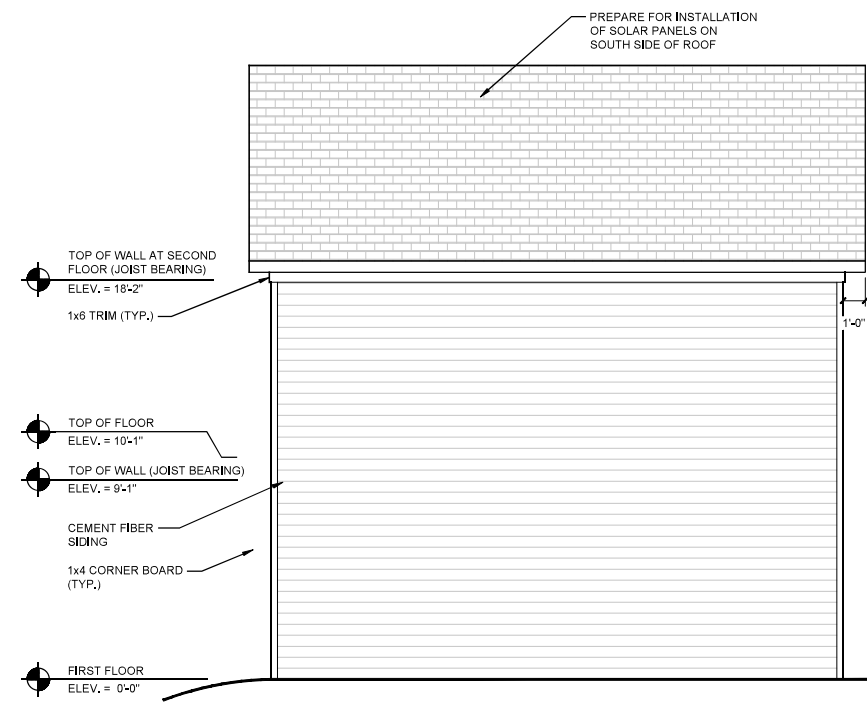
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



DATE
4/14/2025

REVISION

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THE FREEMAN
ROBERTS ARCHITECTURE + DESIGN

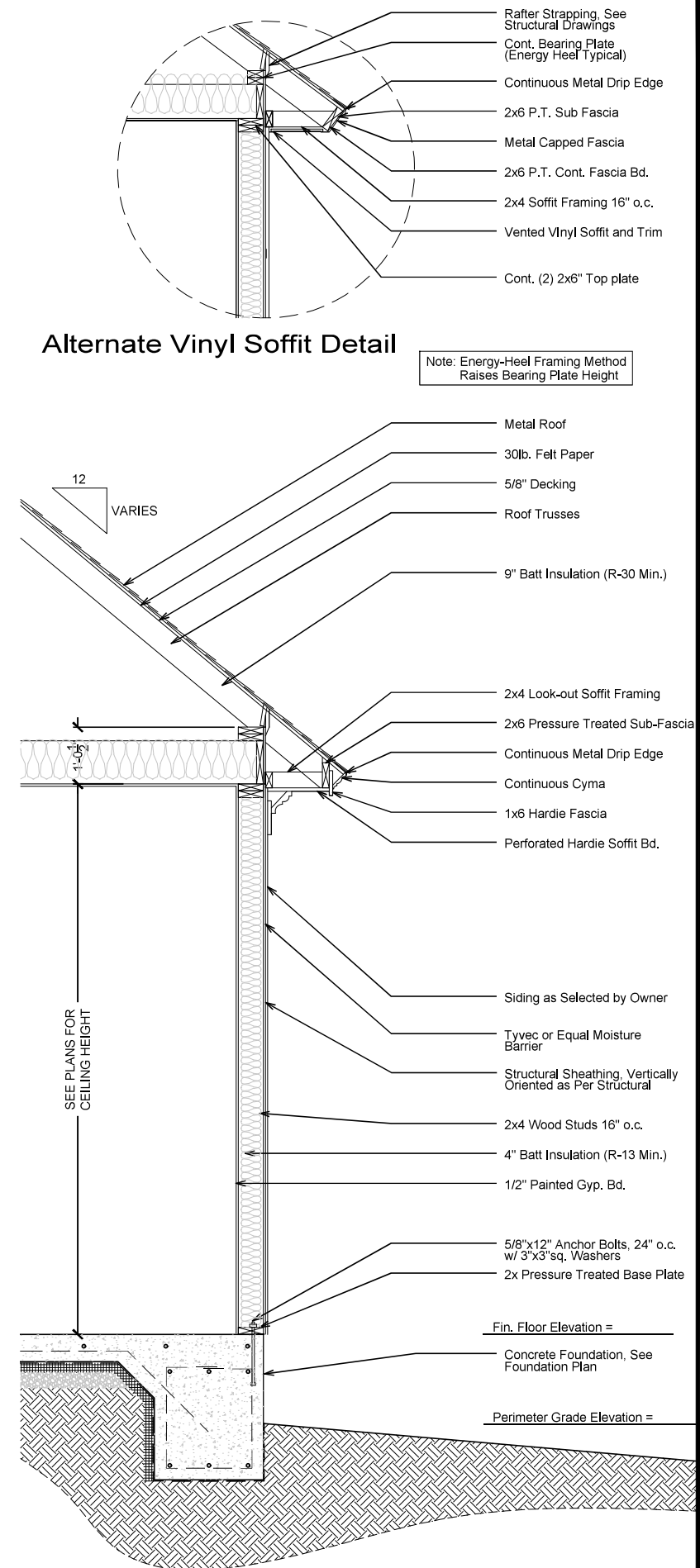
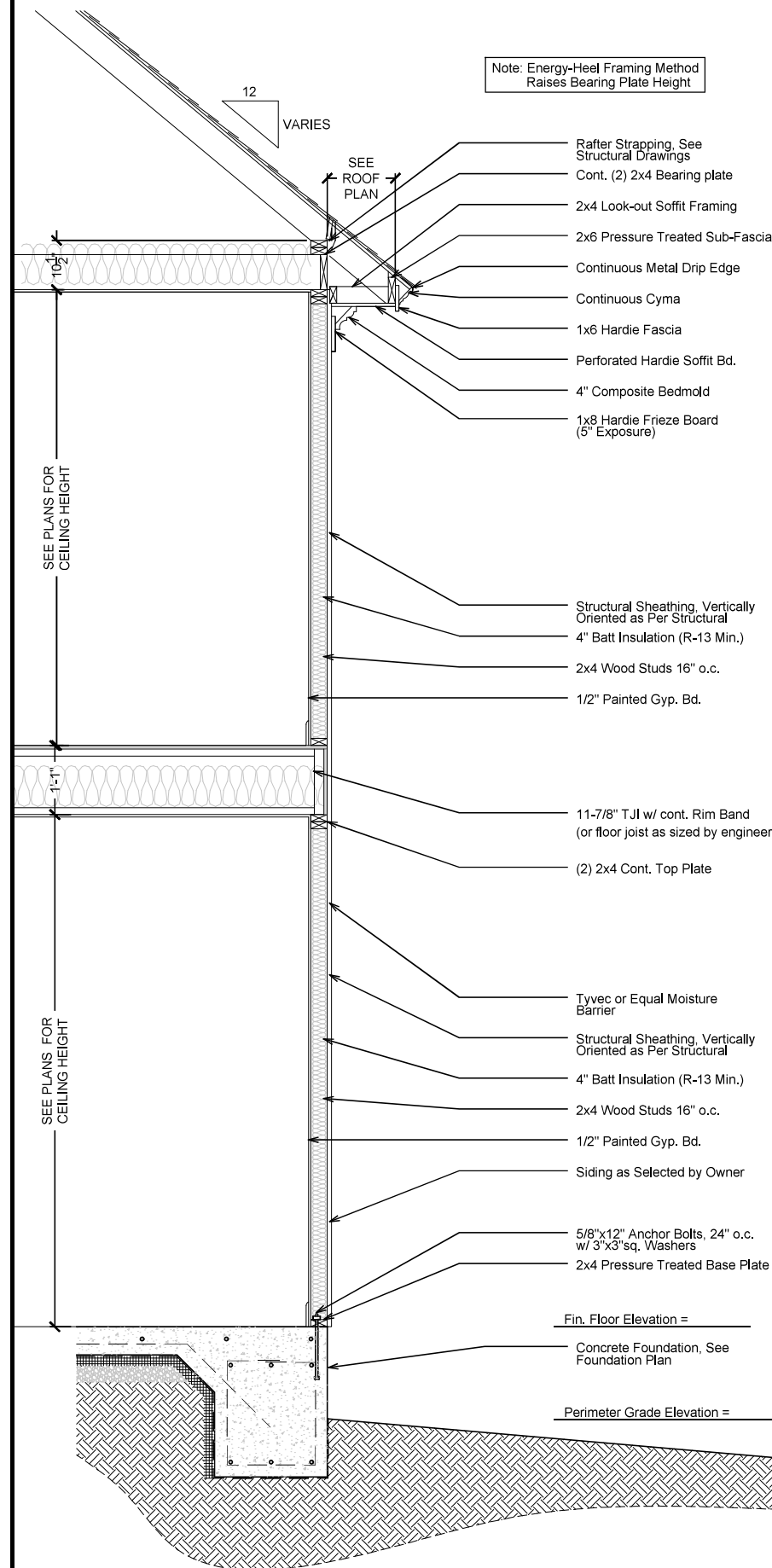
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EXTERIOR ELEVATIONS

A2



TYP. WALL SECTION

A3

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RADON MITIGATION:

THE FOLLOWING CONSTRUCTION TECHNIQUES AND MEASURES ARE INTENDED TO MITIGATE RADON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURISDICTION BY JURISDICTION BASIS. FOLLOWING THE U.S. E.P.A. 'MODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL BUILDINGS.;; THESE SPECIFICATIONS MEET MOST NATIONAL CODES. THE BUILDER AND HOME OWNER SHOULD CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELINES.

BUILDING TIGHTNESS MEASURES:

THE FOLLOWING ARE POINTS OF ENTRY TO PROTECT FROM PASSAGE OF RADON GAS INTO LIVING SPACE. PROVIDE POLYURETHANE CAULK OR EQUIVALENT SEALANT AT THE FOLLOWING CRITICAL POINTS:

SLAB ON-GRADE + BASEMENT WALLS:

- CRACKS IN CONCRETE SLABS
- COLD JOINT BETWEEN TWO CONCRETE POURS
- PORES AND JOINTS IN CONCRETE BLOCKS
- FLOOR-TO-WALL CRACK OR FRENCH DRAIN
- EXPOSED SOIL AS IN A SUMP
- WEEPING (DRAIN) TILE IF DRAINED TO OPEN SUMP
- MORTAR JOINTS
- LOOSE-FITTING PIPE PENETRATIONS
- OPEN TOPS OF BLOCK WALLS
- WATER FROM SOME WELLS
- UNTRAPPED FLOOR DRAIN TO A DRY WELL OR SEPTIC SYSTEM

CRAWL SPACE:

- CRACKS IN SUBFLOORING AND FLOORING
- SPACES BEHIND STUD WALLS AND BRICK VENEER WALLS WHICH REST ON UNCAPPED HOLLOW-BLOCK FOUNDATION
- ELECTRICAL PENETRATIONS
- LOOSE-FITTING PIPE PENETRATIONS
- OPEN TOPS OF BLOCK WALLS
- WATER FROM SOME WELLS
- HEATING DUCT REGISTER PENETRATIONS
- COLD-AIR RETURN DUCTS IN CRAWL SPACE

CONDENSATE DRAINS SHALL BE RUN TO THE EXTERIOR USING NON-PERFORATED PIPE OR SHALL BE PROVIDED WITH AN APPROVED TRAP.

SUMP PITS WHICH SERVE AS END POINT FOR A SUB-SLAB OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUMP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WITH A GASKETED OR SEALED LID. WHERE THE SUMP PUMP IS USED AS THE SUCTION POINT IN A SUB-SLAB DECOMPRESSION SYSTEM, THE LID MUST BE DESIGNED TO ACCOMMODATE THE VENT PIPE, WHERE USED AS A FLOOR DRAWINGS, THE SUMP PIT LID SHALL HAVE A TRAPPED INLET.

DUCTWORK WHICH PASSES THROUGH OR BENEATH A CONCRETE FLOOR SLAB SHALL BE FREE OF SEAMS AND MUST BE PERFORMANCE TESTED.

DUCTWORK PASSING THROUGH A CRAWL SPACE MUST HAVE ALL SEAMS AND JOINTS SEALED (PER M1601.3.1). ALL JOINTS OF DUCT SYSTEMS USED IN THE HEATING OR COOLING OF A CONDITIONED SPACE SHALL BE SEALED BY MEANS OF TAPES, MASTIC, AEROSOL SEALANT, GASKETING, OR OTHER APPROVED CLOSURE SYSTEMS. WHERE MASTIC IS USED TO SEAL OPENINGS GREATER THAN 1/4", A COMBINATION OF MASTIC AND MESH SHALL BE USED.

CRAWL SPACE ACCESS, UNDER-FLOOR MECHANICAL EQUIPMENT ACCESS, OR ANY OTHER ACCESS POINT FROM THE HABITABLE SPACE INTO THE CRAWL SPACE, SUCH AS DOORS OR PANELS, MUST BE CLOSED AND GASKETED TO CREATE AN AIRTIGHT SEPARATION.

AIR HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.

CRAWL SPACE RADON MITIGATION:

IN ADDITION TO THE CRAWL SPACE SEALING REQUIREMENTS, ONE OF THREE RADON MITIGATION METHODS SHALL BE IMPLEMENTED.

METHOD #1 - MECHANICAL VENTILATION (AF103.5, EXCEPTION)

- PROVIDE AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM OR OTHER EQUIVALENT SYSTEM.

METHOD #3 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (AF103.51)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES FOR CRAWL SPACE VENTING)
- PROVIDE A SOIL-GAS RETARDER, SUCH AS 6 MIL POLYETHYLENE OR EQUIVALENT (SEE GAS-RETARDER NOTES)
- PROVIDE A VENT STACK (SEE VENT STACK NOTES)

METHOD #3 - CRAWL SPACE VENTILATION AND BUILDING TIGHTNESS

- PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRAWL SPACE FOUNDATION VENT AREA PER EACH 150 S.F. OF UNDER-FLOOR AREA (SEE FOUNDATION NOTES FOR CRAWL SPACE VENTING LOCATION REQUIREMENTS.)
- OPERABLE LOUVERS, DAMPERS, OR OTHER MEANS TO TEMPORARILY CLOSE OFF VENT OPENINGS ARE NOT ALLOWED TO MEET THE REQUIREMENTS OF THIS RADON MITIGATION METHOD.
- DWELLINGS SHALL BE TESTED WITH A BLOWER DOOR, DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM AMBIENT CONDITIONS AND FOUND TO EXHIBIT NO MORE THAN 5.0 AIR CHANGES PER HOUR.
- INSTALL A MECHANICAL EXHAUST, SUPPLY, OR COMBINATION VENTILATION SYSTEM PROVIDING WHOLE-BUILDING VENTILATION RATES ARE PER TABLE N1101.1(3).

VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA (S.F.)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	6-7
<1,500	30	45	60	75
1,501-3,000	45	60	75	90
3,001-4,500	60	75	90	105
4,501-6,000	75	90	105	120
6,001-7,500	90	105	120	135
>7,500	105	120	135	160

TABLE N1101.1(3)

SLAB-ON-GRADE/BASEMENT RADON MITIGATION:

A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION IN BASEMENT OR SLAB-ON-GRADE DWELLINGS. FOLLOW THE NOTES BELOW REGARDING BUILDING TIGHTNESS MEASURES AND ASSEMBLE THE FOLLOWING ELEMENTS OF THIS MITIGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING FROM A GAS-PERMEABLE LAYER BENEATH THE SLAB FLOOR SYSTEM THROUGH THE FLOORS OF THE DWELLING AND TERMINATING AT THE ROOF.
- SEE NOTES REGARDING VENT PIPE, SOIL-GAS-RETARDER, AND SLAB SUB-FLOOR PREPARATION.

SLAB SUB-FLOOR PREPARATION:

A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER FLOOR SYSTEMS WHICH DIRECTLY CONTACT THE GROUND, AND ARE WITHIN THE WALL OF THE LIVING SPACES OF THE BUILDING. THE GAS-PERMEABLE LAYER SHALL CONSIST OF THE OF THE FOLLOWING:

1. A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF 4" THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL SMALL ENOUGH TO PASS THROUGH A 2" SIEVE AND BE RETAINED AY A 1/2" SIEVE.
2. A UNIFORM LAYER OF SAND (NATIVE OR FILL) A MINIMUM OF 4" THICK, OVERLAIN BY A LAYER OR STRIPS OF GEO-TEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

SOIL-GAS-RETARDER:

- THE SOIL IN CRAWL SPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6 MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND SHALL BE LAPPED A MINIMUM OF 12" AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.
- THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE, OR OTHER PENETRATIONS OR THE MATERIAL.
- ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

VENT PIPE (RADON):

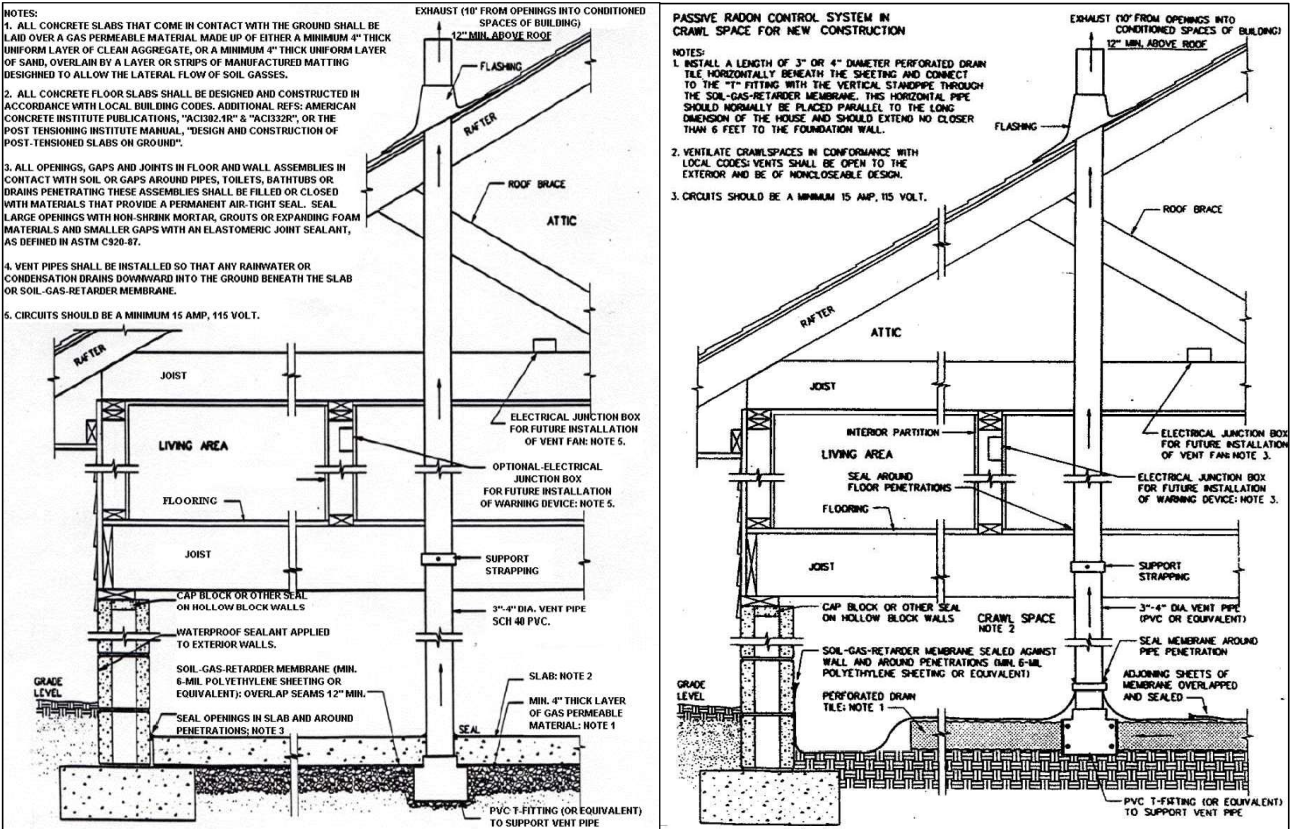
- A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE SOIL-GAS-RETARDER SHEETING AND CONNECTED TO A 3" OR 4" DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING.
- THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS TO TERMINATE AT LEAST 12" ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING WHICH IS LESS THAN 2' BELOW THE EXHAUST POINT, AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
- IN BUILDINGS WHERE INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUB-SLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIAL, EACH AREA SHALL BE FITTED WITH AN INDIVIDUAL VENT PIPE.
- MULTIPLE VENT PIPES SHALL CONNECT TO A SINGLE VENT WHICH TERMINATES ABOVE THE ROOF. OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE ABOVE THE ROOF.
- ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER.
- RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE, OR AN APPROVED ROOFTOP ELECTRICAL SUPPLY MAY BE PROVIDED FOR FUTURE USE FOR A POWERED RADON VENT FAN.
- ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: RADON REDUCTION SYSTEM.

POWER SOURCE REQUIREMENT:

TO ACCOMMODATE FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATION OF SYSTEM FAILURE ALARMS.

COMBINATION FOUNDATIONS:

COMBINATION: BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON MITIGATION SYSTEMS IN EACH TYPE OF FOUNDATION AREA. PASSIVE SUB-SLAB AND PASSIVE SUB-MEMBRANE RADON VENT PIPES MAY BE CONNECTED TO A SINGLE VENT TERMINATING ABOVE THE ROOF, OR EACH VENT MAY INDIVIDUALLY CONTINUE TO TERMINATE ABOVE THE ROOF (SEE VENT PIPE NOTES.)



BASEMENT / SLAB-ON-GRADE RADON MITIGATION DETAIL

SCALE: N.T.S.

CRAWL SPACE RADON MITIGATION DETAIL

SCALE: N.T.S.

RADON MITIGATION DETAILS

A4

THE FREEMAN
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ELECTRICAL LIGHTING PLANS
ELECTRICAL LEGEND + NOTES

E1

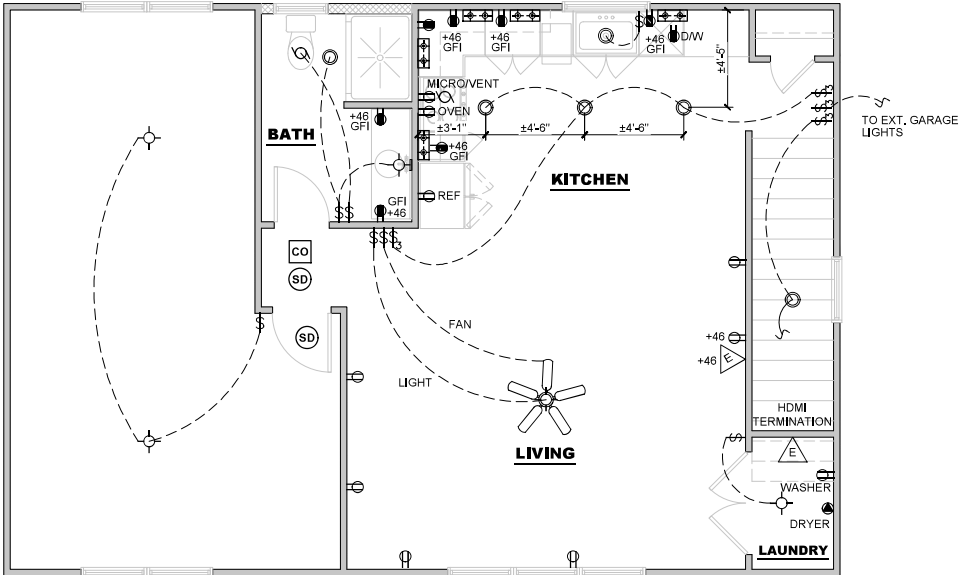
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ELECTRICAL LEGEND

	DUPLEX RECEPTACLE OUTLET		RECESSED LIGHT FIXTURE
	G.F.C.I. DUPLEX RECEPTACLE OUTLET		OVERHEAD LIGHT FIXTURE
	FLOOR-MOUNTED RECEPTACLE		WALL-MOUNTED LIGHT FIXTURE
	DOOR BELL		PENDANT LIGHTING
	SMOKE DETECTOR: HARD WIRED w/ BATTERY BACK-UP		UNDER-CABINET LIGHTING
	CARBON MONOXIDE ALARM		FLOOD LIGHTS
	SINGLE POLE SINGLE THROW TOGGLE SWITCH MOUNTING HEIGHT AT 48" A.F.F. TO TOP OF BOX \ 3-WAY SWITCH		CHANDELIER
	RACEWAY INSTALLED CONCEALED IN WALL AND/OR ABOVE CEILING		EXHAUST FAN
	ETHERNET		CEILING FAN/LIGHT COMBO

ELECTRICAL NOTES

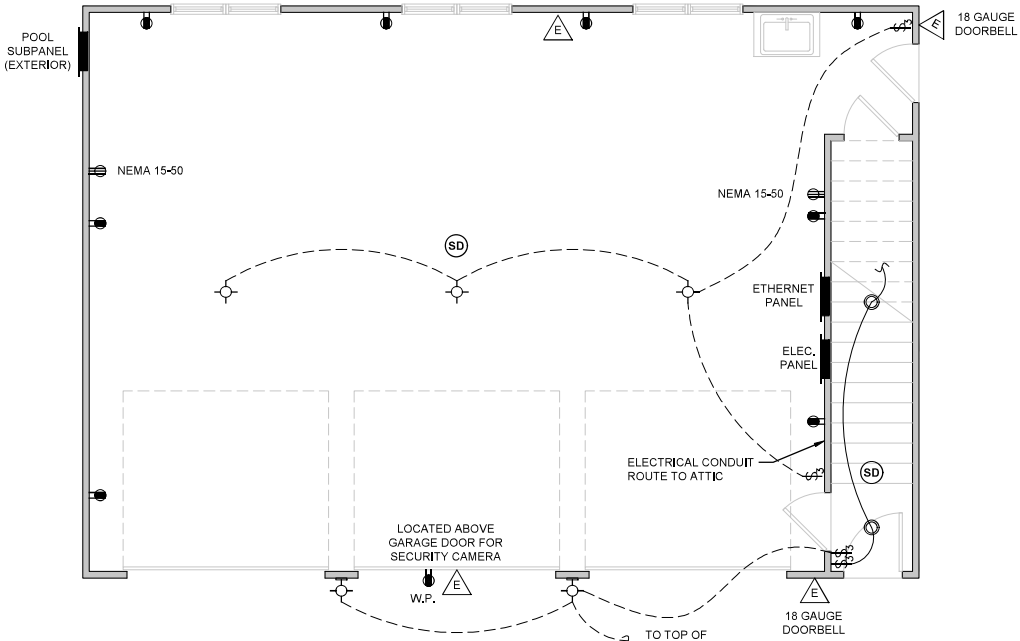
1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. THE SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING. SMOKE ALARMS SHALL BE HARD-WIRED WITH A BATTERY BACK-UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF ALL BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.



GARAGE UPPER LEVEL LIGHTING PLAN

SCALE: 1/4" = 1'-0"

NOTE:
ALL LIGHTING SELECTIONS AND LOCATIONS SHALL BE CONFIRMED WITH THE OWNER PRIOR TO ORDER AND INSTALLATION.



GARAGE MAIN LEVEL LIGHTING PLAN

SCALE: 1/4" = 1'-0"

Existing structure being replaced will have the same paint finishes as shown currently. The new roof will be a black seamless metal panel roof system.



Description & Documents Specifications Optional Accessories Frequently Asked Questions

Product Type	Steel Panel	Material	Grade 80 Steel
Gauge	29	Color/Finish	Midnight Black
Overall Width	38 inch	Overall Length	120 inch
On Center Rib Spacing	9 inch	Manufacturer Warranty	Limited 40 year paint warranty
Coverage Area	30 square foot	Weight	18.5 pound
Listing Agency Standards	ASTM A755, ASTM A653, UL 2218, UL 580, UL 790	Features	G60 galvanized coating plus zinc phosphate
Shipping Dimensions	120.00 H x 38.50 W x 0.78 D	Shipping Weight	18.5 lbs
Return Policy	Regular Return (view Return Policy)		

To: Dymonique Burton, DJB Business Solutions LLC
281-570-8935 djbsolutions@gmail.com

From: Kerstin Harding, Planner
512-218-5421 kharding@roundrocktexas.gov

Date: May 2, 2025

RE: Staff comments on Certificate of Appropriateness submittal
HP25-010, 609 E. Liberty Ave.

Purpose:

A Certificate of Appropriateness (CofA) is required whenever alterations to the exterior are proposed for a property designated as a city historic landmark. The CofA is to ensure that the alterations will not diminish the integrity of the property's historic character. Approval is based on consistency with the city's adopted *Historic Design Guidelines* and the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Approval of a CofA **does not mean** that the proposed work also meets the requirements of the Zoning Ordinance, Building Codes, or other standards specified in the city's Code of Ordinances. The applicant may submit the project for review against these other codes before, after or at the same time that the CofA is reviewed, but a building permit will not be issued until the CofA has been approved, and preservation staff must affirm that the plans submitted for the building permit are consistent with what the CofA conditioned.

Review procedure:

Prior review by the Texas Historical Commission is not required for this property.

A Certificate of Appropriateness (CofA) for a new structure must be reviewed by the Historic Preservation Commission (HPC) rather than staff. The HPC meets monthly and the first meeting this application may be heard at is on Tuesday, May 20, 2025. Meetings are held at 6 p.m. in the City Council Chambers at 221 E. Main Street.

Staff will prepare an analysis and recommendation for the Commissioners and will present it at the meeting. The applicant may address the HPC at the meeting if they wish but is not required to attend – although it is helpful in case the HPC has questions.

Staff comments:

Before the staff analysis and recommendation is distributed to the commissioners, staff may send comments summarizing their analysis to the applicant as a courtesy. If staff indicates that aspects of the project may not meet the adopted standards, the applicant may choose to submit revised plans for distribution to the HPC and/or may prepare a rationale for why they believe the project meets the adopted review standards. If you wish to submit revised plans and/or additional documents for distribution to the HPC before the May 20 meeting staff must receive the revision by Friday, May 9 (May 6 is the deadline for new submittals).

- Sec. 2-73(e): Pitched roofs shall be required for all detached structures and shall have a pitch equal to or greater than 4:12. The pitch may be 3:12 if the span is greater than 60 feet.

Comments:

This is the only note made on the meeting minutes from the pre-submittal meeting, regarding roof requirements. If possible, my client would like to keep the current roof configuration as changing it will impact the interior design/spaces. Is it acceptable to leave as currently designed?

- The CofA and these comments address only the historic appropriateness of the structure exterior. Since this is a new structure the appropriateness concern is compatibility with the traditional structures in the neighborhood and with the particular historic building on the lot, but not to make the new structure appear to *be* historic. It should appear to be a product of our own time that respects and complements the historic structure.
- The roof illustrated in the plans has a non-traditional shape that contrasts with the historic structures in the neighborhood. Each slope of the roof has a different pitch, and the ridge is perpendicular to the length of the building rather than parallel. Staff suggests a symmetrically-pitched gable or hipped roof with the ridge parallel to the length of the building. This should also help meet the maximum height of 25 ft allowed by zoning.
- Metal roofing is appropriate as steel panels or standing seam in a gray or galvanized finish.
- Fiber cement siding is appropriate for a new structure if it has a smooth texture. Trim and molding details are appropriate as illustrated. Confirmed by GC.
- Plans do not indicate the proposed window material or series. Most wood windows are considered appropriate, and for new construction some series of fiberglass or metal-clad wood windows may be appropriate depending on context. Vinyl windows are not appropriate. Window type is: 200-Series double-hung clad wood (Model # 9163985)
- The illustrated window style and arrangement are appropriate. If windows and/or doors have divided lites the grilles must be on the *outside* of the glass; “grilles-between-glass” options are not appropriate. Understood by GC.
- Plans do not indicate door or garage door material and series. Wood and fiberglass are considered appropriate materials if they resemble traditional construction (no “grilles-between-glass” or plastic moldings, etc.) Confirmed by GC. Will be the basic/standard fiberglass doors.
- Please include product info for hardware, paint selections etc. if you have made these decisions or narrowed your choices. Paint selection will match the existing finish (Lionfish: 8004_46D). Door hardware details have not been discussed yet but, the intent is to match existing as close as possible.

CofA issuance:

The HPC will vote to approve the application with a set of conditions that must be met, deny the application, or table the application until a specified date if it believes additional information is needed before it can come to a decision. If the CofA is denied the applicant may not resubmit the project for a year. The HPC is better able to judge the appropriateness of the application when the plans are more specific. Preservation staff will inspect the work after it is completed for consistency with the CofA before a Certificate of Occupancy is issued.

If the applicant is still considering several alternative designs or product types the HPC can condition which of these alternatives are appropriate and which are not. The HPC can also condition whether or not unspecified products or unforeseen changes within certain parameters may be reviewed by staff. For example, if one series of wood windows is not available the HPC may condition that staff may approve a different series of wood windows but not a different window material. This is especially helpful if changes have to be made while the work is in progress, as staff review will allow a faster decision.