

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas October 8, 2026

The Georgetown Historic and Architectural Review Commission will meet on October 8, 2026 at 5:30 PM at Council and Court Building, 510 W 9th Street.

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.

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 on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

At the time of posting, no one had signed up to speak on an item not on the agenda.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the September 24, 2026 regular HARC meeting -- Bess Hagan, Planning Specialist

1.B Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session

Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session -- Bess Hagan, Planning Specialist

1.C Demolition Subcommittee Appointments for the 2026-2027 Session

Discussion and possible action to appoint two new members to the Historic and Architectural Review Demolition Subcommittee for the 2026-2027 Session -- Bess Hagan, Planning Specialist

1.D Demolition Subcommittee Appointments for the 2026-2027 Session - Alternate Members

Discussion and possible action to appoint two new members to the Historic and

Architectural Review Demolition Subcommittee to serve as alternate members for the 2026-2027 Session -- Bess Hagan, Planning Specialist

1.E **1409 Olive Street, (2026-35-COA)**

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for demolition that results in the reduction or loss in the total square footage of the existing structure. And conceptual review of an addition that creates a new, or adds to an existing street facing façade at the property located at 1409 Olive Street, bearing the legal description .242 acres of the SW corner of Block 39, Snyder Addition (2026-35-COA) -- Madelyn Allen, Planner

1.F **Discussion Items**

General updates, and Commissioner questions and comments -- Allyson Iiams, Assistant 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 _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
October 8, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the September 24, 2026 regular HARC meeting -- Bess Hagan, Planning Specialist

ITEM SUMMARY:

Meeting Minutes

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[09.24.2026 HARC Minutes Final.pdf](#)

**Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, September 24, 2026**

The Georgetown Historic and Architectural Review Commission met on Thursday, September 24, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Crystal Wetter, Waldo Swoboda, Phil Rotheram

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 on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

At the time of posting no one had signed up to speak on an item not on the agenda.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the August 27, 2026 regular HARC meeting -- Bess Hagan, Planning Specialist

Moved by Linda Burns; seconded by Sydney Lemanski to Approve the minutes from

the August 27, meeting of the Historic and Architectural Review Commission.

Motion Approved: 5- 0

Voting For: Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Waldo Swoboda

Voting Against: None

1.B [205 East University Ave, \(2026-48-COA\)](#)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for alteration to a street facing façade and an addition that creates a new, or adds to an existing street facing facade for the property located at 205 East University Avenue bearing the legal description of 1.322 acres, Block 23, Lots 1-8, Glasscock Addition (2026-48-COA) -- Allyson Iiams, Assistant Planning Director Allyson Iiams, Assistant Planning Director, presented the staff report.

Commissioner Rotheram arrived at 6:09 PM.

Commissioner Rotheram asked Iiams about a discrepancy between the approval criteria slide in the staff report and the version that had been provided to the commissioners in advance. Iiams apologized and shared that she had made that correction to her presentation earlier in the day.

Jeffrey Snyder, applicant at 205 East University Ave, approached the podium to address the commission. Snyder informed the commission that he is a member of the Texas Municipal League Intergovernmental Risk Pool and an active participant in the search for a new site for the Texas Municipal Center. Snyder assured the commission that compatibility with the surrounding area and public support were key factors in the development of the exterior design plans. Snyder introduced Micah Land of the Perkins&Will design team to discuss the final renderings and proposed materials.

Micah Land, Senior Project Designer at Perkins&Will in Austin, approached the podium to address the commission. Land told the commission he began working on this project during the site selection process, and the site was selected because it aligns with the Texas Municipal League's (TML) mission and values. Land commented that the historic building's scale is less than ideal given the surrounding neighborhood and added that the additions were designed to make the large historic building feel smaller. Land further explained that the additions will be social and amenity-forward spaces, and disclosed plans for on-site rainwater capture for irrigation, coordination with existing city infrastructure, new tree plantings, and improved sidewalk accessibility. Land noted that a warm palette was chosen for the proposed materials and presented building material samples to the commission for inspection.

Commissioner Burns asked Land to clarify what the brick color would be because the brick appeared darker in the renderings than in the materials presented to the commission. Land responded that the brick was a warm, chocolate-brown color and added that they had brought the proposed materials for this reason.

Chair Cash opened the public hearing.

Larry Olson, resident at E 9th St & S Myrtle St, approached the podium to address the commission. Olson stated that he and Liz Weaver had worked with Snyder for 18 months on this project. Olson expressed his appreciation for Snyder's responsiveness to communications, his approval of the overall design, and his preference to use a different colored brick than the proposed material. Olson concluded that he strongly supported the project.

Chair Cash closed the public hearing.

Commissioner Lemanski asked if the roof on either of the new additions would be accessible to the tenants of the building or the public. liams responded that the roof would only be used for maintenance purposes.

Commissioner Swoboda thanked liams and complimented her presentation. Commissioner Swoboda then praised the architect's thoughtfulness in design and shared his belief that this project would be a pride-worthy addition to the district. liams thanked Commissioner Swoboda and added that the TML staff have been a pleasure to work with.

Commissioner Lemanski agreed with liams that while the project does not meet all design guidelines by the letter, the proposed additions do meet the design goals of the area.

Chair Cash complimented liams' clear explanation of the planning staff's recommendation.

Moved by Phil Rotheram; seconded by Linda Burns to Approve .

Motion Approved: 6- 0

Voting For: Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Waldo Swoboda, Phil Rotheram

Voting Against: None

1.C [Discussion Items](#)

General updates, and Commissioner questions and comments -- Allyson liams, Assistant Planning Director

Adjournment

Moved by Sydney Lemanski; seconded by Linda Burns to Adjourn .

Motion Adjourn: 6 - 0

Voting For: Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Waldo Swoboda, Phil Rotheram

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
October 8, 2026

SUBJECT:

Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session

SUGGESTED ACTION:

Nomination and Selection of Vice Chair and Secretary for the 2026-2027 Session -- Bess Hagan, Planning Specialist

ITEM SUMMARY:

A new Vice Chair and Secretary will need to be selected by the Commission for the period from October 1, 2026 through September 30, 2027. Any member (except the chair) may nominate any member (except the chair) for the position of Vice Chair. Upon nomination, a second must be had and a vote taken. Any member (except the chair) may nominate any member (except the chair) for the position of Secretary. Upon nomination, a second must be had and a vote taken.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Historic and Architectural Review Commission
October 8, 2026

SUBJECT:

Demolition Subcommittee Appointments for the 2026-2027 Session

SUGGESTED ACTION:

Discussion and possible action to appoint two new members to the Historic and Architectural Review Demolition Subcommittee for the 2026-2027 Session -- Bess Hagan, Planning Specialist

ITEM SUMMARY:

The Commission will discuss and consider the appointment of two regular members to serve on the Demolition Subcommittee for the 2026-2027 Session.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Historic and Architectural Review Commission
October 8, 2026

SUBJECT:

Demolition Subcommittee Appointments for the 2026-2027 Session - Alternate Members

SUGGESTED ACTION:

Discussion and possible action to appoint two new members to the Historic and Architectural Review Demolition Subcommittee to serve as alternate members for the 2026-2027 Session -- Bess Hagan, Planning Specialist

ITEM SUMMARY:

The Commission will discuss and consider the appointment of two alternate members to serve on the Demolition Subcommittee for the 2026-2027 Session.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Historic and Architectural Review Commission
October 8, 2026

SUBJECT:

1409 Olive Street, (2026-35-COA)

SUGGESTED ACTION:

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for demolition that results in the reduction or loss in the total square footage of the existing structure. And conceptual review of an addition that creates a new, or adds to an existing street facing façade at the property located at 1409 Olive Street, bearing the legal description .242 acres of the SW corner of Block 39, Snyder Addition (2026-35-COA) -- Madelyn Allen, Planner

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for demolition that results in the reduction or loss in the total square footage of the existing structure, and a conceptual review of an addition that creates a new, or adds to an existing street facing façade. 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 4, partially complies with 3, does not comply with 0 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.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Madelyn Allen, Planning Department

ATTACHMENTS:

[2026-35-COA HARC Staff Report .pdf](#)

[2026-35-COA HARC Presentation.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Letter of Intent.pdf](#)

[Exhibit 3 - Plans and Specifications.pdf](#)

[Exhibit 4 - Historic Resource Survey.pdf](#)

[Exhibit 5 - Demolition Subcommittee Report and Recommendation.pdf](#)



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: 10/2/2026
File Number: 2026-35-COA

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for demolition that results in the reduction or loss in the total square footage of the existing structure. And conceptual review of an addition that creates a new, or adds to an existing street facing façade at the property located at 1409 Olive Street, bearing the legal description .242 acres of the SW corner of Block 39, Snyder Addition (2026-35-COA) -- Madelyn Allen, Planner

AGENDA ITEM DETAILS

Project Name: *Attached Garage + Addition at Olive St and 15th*
Applicant: *Wang Architects c/o Gary Wang*
Property Owner: *Nathan and Marietta Flood*
Property Address: *1409 Olive Street*
Legal Description: *0.242 Acres of the SW Corner of Block 39*
Historic Overlay: *Old Town Overlay, Olive Street National Register District*
Case History: N/A
Prior COA Denials: N/A
Prior COA Approvals: N/A

HISTORIC CONTEXT

Date of Construction: 1885
Historic Resources Survey Level of Priority: *High Priority*
National Register Designation: *Olive Street National Register District*
Texas Historical Commission Designation: N/A
Notable Property Owners/Events: *Judge Harry N. Graves – Aided the prosecution in the Ku Klux Klan Trials*

APPLICANT'S REQUEST

Public Hearing:

HARC:

- ✓ Demolition that results in the reduction or loss in the total square footage of the existing structure

Conceptual Review:

HARC:

- ✓ Addition that creates a new, or adds to an existing street facing facade
- ✓ Replacing a historic architectural feature with a non-historic architectural feature

Planning Department Staff Report

Historic and Architectural Review Commission

- ✓ Exceptions on building height, setback and FAR alternative standards pursuant to Section 4.08 of this Code

HPO:

- ✓ Replacing roof materials with different roof materials
- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- ✓ Addition of a porch, patio, or deck

STAFF ANALYSIS

Present Property Description:

The subject property is located within the Olive Street National Register District in Georgetown's Old Town Overlay. The property is a 0.242-acre tract of land and is improved with a high-priority structure originally built in 1885. The property has frontage on both Olive Street and 15th Street, with the primary façade of the structure facing Olive Street.

The primary structure is a Folk Victorian style with an L-plan shape, with a 1970s attached addition placed on the 15th Street façade. The exact date of this addition is unknown but was likely constructed in the mid- to late-1970s. The addition is two stories and is tucked behind the primary façade and has a wood storage shed placed in front of it. The shed is not considered historic and has not been recorded in the Historic Resource Survey.

The original structure was Judge Harry N. Graves's residence at the time of the Ku Klux Klan trials, for which he aided the prosecution. The property has a Texas Historical Commission Marker, which notes Graves's residence there and its significance to the community.

Requested Changes:

The applicant is requesting to demolish the 1970s attached addition and the shed and construct a new garage addition in its place. The new garage will require a setback modification, as it encroaches past the 25' garage setback. In the rear of the property, the applicant is requesting to build a new deck and replace the existing deck. The applicant is also requesting to replace the existing fence around the property's perimeter, maintaining the height but changing the material from wood to stone and iron. The roof will be replaced and the structure repainted.

Justification for Requests:

Per the applicant's letter of intent, the 1970s addition was unpermitted work that does not uphold modern building standards. The structural, mechanical, electrical, and plumbing work are described to be "tacked on" to the original, without proper integration. The roof has no insulation, and the stairs and floor framing do not meet current structural standards. The roofline and shifting concrete slabs have both created issues with water retention on the property. The applicant notes that the demolition justification would qualify as a Loss of Significance, noting that the addition itself does not contribute to the Old Town Overlay District, and its removal would have no impact on the Overlay District.

Planning Department Staff Report

Historic and Architectural Review Commission

Technical Review:

The proposed demolition and addition are found to be compatible with the surrounding context. The 1970s addition brings forth structural and safety concerns for the property owners, and coupled with its lack of significance, this creates a valid justification for the demolition of the addition. The proposed addition is compatible with the neighboring properties, as many surrounding properties have added garages and carports and requested setback modifications.

While the garage addition attaches to the primary structure and mimics its materials, it distinguishes itself as new in its configuration. The garage faces the street, accompanied by a driveway that accommodates the width of two cars, making it a distinctly modern addition. In short, the addition does not attempt to create a false sense of history, and improves what exists on site currently.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *35 of the 47* 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 3 – OLD TOWN DESIGN GUIDELINES	
3.2.A Original building materials should be preserved in place, whenever feasible.	
a. Remove only those materials that are deteriorated and must be replaced.	Complies The 1970s addition was unpermitted work, and has many deteriorating, non-compliant elements.
3.2.B Deteriorated building materials should be repaired rather than replaced, whenever possible.	
B.1 When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials that show signs of wear is preferred to replacing them.	Partially Complies The project includes replacement of all shutters, screens, and windows. Ideally, surviving elements could be salvaged instead of replaced.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.2.E Original building materials that have deteriorated beyond repair should be replaced in kind.	
E.1 While restoration of the original material or feature is the preferred alternative, in some situations a portion of the original building material may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired.	Complies The 1970s addition has a foundation that was originally intended for a carport. From the ground up, the addition is considered inappropriate and would be difficult to repair without demolition.
E.2 Match the original material in composition, scale and finish when replacing it on a primary surface. a. 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.	Complies The fiber cement board chosen for the addition is made to blend and match with the original.
b. Replace only the amount required. If a few boards are damaged beyond repair, then only replace them and not the entire wall.	Complies The only replacement proposed for the siding on the original structure are the locations for window changes.
d. Where foundation skirting or underpinning has been damaged beyond repair or replacement, replace with the same material as the original. If the original material is not known or not available, foundation skirting may be replaced with fiber cement siding that is compatible with the style of the historic structure. If a foundation skirting material is known to be characteristic of an architectural style or builder's style, replace with the original material or a fiber cement product with an appearance similar to the original appearance.	Complies A fiber cement board skirting is proposed to replace the original.
3.3.G Fences & Retaining Walls	
G.1 Fencing	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
a. A fence that defines a front yard should be low to the ground, shall not exceed 4 feet, and be 50% “transparent” in nature.	Complies The proposed fence is three feet in height and is 50% transparent in nature.
b. Front yard fences along the property line can be constructed out of the following materials: Masonry or stone walls Masonry may be used at the base for no higher than 8 inches, or on posts flanking the walkway to support a gate or on corner posts. Ornamental iron Ornamental iron fences should be more delicate than the standards for wood picket fences.	Complies The materials chosen for the front yard fence align with the Guideline’s material suggestions.
3.3.L Mechanical Equipment	
L.1 New mechanical equipment should be located in such a way that it cannot be seen from the front of the building.	Complies The new A/C unit location is located on the side of the proposed garage, which is the back side of the primary façade.
3.4.A Maintain the Established Pattern of Lot Development.	
A.1 Respect and maintain the traditional relationship of a structure to the street and to neighboring properties. A.2 Respect and maintain the common orientation of structures, and the established configuration of open space.	Partially Complies While the addition is not a traditional or historic style, many similar additions are seen throughout neighboring properties.
3.4.C Relationship to Neighbors	
3.4.D Location of Garages or Carports	
D.1 It is preferred that garages/carports be detached at the rear of the property.	Does Not Comply The proposed garage is attached to the primary structure and encroaches on the garage setback.
D.2 It is preferred with an attached garage or carport that the garage entrance does not face the street.	Does Not Comply The proposed attached garage faces the street.
D.3 If the garage is attached and the garage faces the street in front of the primary elevation they should be located behind the primary	Complies The addition is not attached to the primary façade.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
façade of the residence. The setback from the front façade should be no less than 15 feet.	
D.5 A driveway should lead directly from the street to the parking area.	Complies The proposed driveway leads directly to the garage entrance.
3.4.E Parking Configuration and Driveways	
E.3 Driveways are typically single width in Old Town. New driveway should be single width at the curb cut and continue at a single width until one reaches a length suitable for one car to park in front of each garage door or carport space.	Does Not Comply The driveway is the width of two cars for its entire length.
3.5.A. Respect Historic Styles	
A.1 Building Form	
A.2 Architectural Character Additions to existing buildings should be respectful of a building's original style or design or in the case of subsequent renovations the period of significance and seek to not alter that significance. New construction should be sensitive to the character of the existing buildings in the area and any design should attempt to maintain a similar mass and scale and be in context to the area.	Complies The proposed addition does not overpower the original structure and does not seek to create a false sense of history.
A.4 Avoid trying to change the overall appearance of a building by adding features and details that were never there before.	Partially Complies While the garage addition is not reflective of the primary structure's time period, the garage does not alter the primary façade or attempt to change its character.
3.5.E Roof	
E.1 Form 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.	Complies The primary form has a gable roof form.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	Complies The roof pitches are between 6:12 and 8:12 on the new addition.
E.4 The following materials may be acceptable depending on the building style.	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
• Dimensional asphalt shingle roofs that emulate wood shingles. • Real clay tile roofs • Slate tiles • Terra-cotta tiles • Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans. • Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide. Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	A Standing Seam metal roof will be replacing the entire structure's existing metal roof.
F.15 Decks All decks should be on the rear of the structure and not visible from the street level. Wooden, elevated decks above the first floor level are not appropriate.	Complies The existing and proposed deck are both on the rear of the structure.
3.5.G. Doors & Windows	
G.2 Windows	
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.	Partially Complies The proposed replacement windows meet these criteria, but the proposed new widows are approximately 1'6" in height and 2'4" in width.
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 stair cases should follow the pitch of the stairs.	Does Not Comply The new proposed windows on the 15th Street façade do not have the same sill height as the existing windows found on this façade.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	Complies The proposed windows are laid out symmetrically
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall	Does Not Comply The proposed windows are Fibrex (vinyl and wood fiber composite)

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
resemble the original wood windows in detailing and profile thickness.	
b. Windows with muntins shall have dimensional muntins on the exterior of the glass and with a spacer inserted between the glass in insulated windows. Dimensional muntins on the interior are optional.	Complies Proposed windows contain dimensional muntins.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	Complies Proposed windows are clear and not tinted.
3.5.H Exterior Building Materials	
H.1 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.	Complies Proposed building materials are compatible with the materials of this area and of the existing building.
H.2 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.	Complies Proposed materials (fiber cement board) relate to Old Town and the primary structure.
H.5 Historic building materials of existing buildings should be maintained and respected when additions are proposed.	Complies The original siding on the primary structure will be left untouched.
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction: a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	Complies The proposed cementitious wood siding is a compliant building material for new construction.
3.5.J Design of Garages and Accessory Buildings	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
J.4 New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot. J.5 Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of masonry. 3.5.K Additions 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. a. 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.	Complies The proposed addition matches the scale, form, and material of the existing structure.
c. 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.	Complies The addition does not attempt to imply an earlier period.
d. 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. For example, loss or alteration of a porch should be avoided.	Complies The proposed addition is not on the original structure's primary façade and does not demolish/obscure its character defining features.
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. c. An addition should be simple in design to prevent it from competing with the primary façade.	Complies The design is simple and distinguishable from the original building.
K.3 Location of Additions	
a. Additions should be located inconspicuously on the least character defining elevation.	Complies The addition does not try to compete with the primary façade, and given the

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	configuration of the lot, it would be impossible to put the addition elsewhere.
c. 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 proportions and character to remain prominent.	Does Not Comply There is not sufficient side yard width, making the only option for the addition to be closer to the public street.
K.4 The roof of a new addition shall be in character with that of the primary building.	Complies The addition will have the same roof form as the primary structure.
a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.	Complies A gable roof is proposed for the addition.
b. Repeat existing roof slopes and materials.	Partially Complies The roof slope changes from 8:12 to 6:12.
c. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar	Complies The addition's roof is symmetrically proportioned.
K.7 Exterior Materials of Additions	
a. The selection of exterior materials should be compatible with the primary building.	Complies The exterior materials were chosen for their compatibility with the primary structure.
b. Use the same siding and roof materials as used on the original structure if possible.	Partially Complies Hardie board is being used for the addition, which is made to mimic the existing.
c. Materials should strive to be the same color, size, and proportion and used in the same manner as the original house but not necessarily used in the same overall proportions. This allows the addition to be recognized as an addition.	Complies Hardie board is being used for the addition, which is made to mimic the existing.
K.8 The architectural features of existing buildings should be protected when additions are proposed.	Complies The original structure's architectural features will be left untouched.
K.9 Distinguish New from Old	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 type. Attention to materials and details will be critical to achieving the desired design unity.	Complies The change in roof slope, the setback variance, and the garage doors set the addition apart as a distinctly modern addition.
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. c. 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.	Complies The addition is distinct from the original, as there is a vertical change.

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 4 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;	Complies The application has been marked as complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	Partially Complies The applicant is requesting a setback modification to accommodate a garage addition on a street-facing façade.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies While the Secretary of the Interior's standards do not encourage demolition, the

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	addition is found to be compatible with the standards of rehabilitation.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies The replacement, rather than the repair, of architectural features, such as the shutters, windows, and screens go against the general advice of the Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The original structure remains intact and generally untouched, maintaining its character and significance.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The garage addition relates to other setback modifications and garages found in the surrounding neighborhood and Old Town Overlay District.
7. The overall character of the applicable historic overlay district is protected; and	Complies The demolition and addition do not alter the overall 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.	Not Applicable No signage is proposed in this request.

In addition to the approval criteria listed above, the HARC must also consider the following criteria for a request for COA for Demolition or Relocation of a Historic Structure:

SECTION 3.13.030.F CRITERIA	FINDINGS
a. Loss of Significance. 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 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	Complies While the addition's official building date cannot be determined, it is assumed that the addition is approximately 50 years old. As determined by the demolition subcommittee, the addition does not carry any historic, cultural, or architectural significance, and does not contribute to the Old Town Overlay district.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.F CRITERIA	FINDINGS
which qualified the building or structure for such designation; and 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 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; or	
b. Unreasonable Economic Hardship.	Not Applicable This is not the criteria selected by the applicant for demolition justification.
c. There is a compelling public interest that justifies relocation, removal or demolition of the structure.	Not Applicable This is not the criteria selected by the applicant for demolition justification.

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;	Does Not Comply The configuration of the lot does not allow for a different placement of the addition.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Does Not Comply There is not adequate room on the property for the structure to be placed elsewhere.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies Many residences nearby have similar additions and setback modifications.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Does Not Comply There are other units with setbacks closer to the street.
e. Whether the proposed structure is replacing a structure removed within the past year;	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	The addition will replace a demolition, which is included in this request.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Does Not Comply The structure proposed for the demolition does not share the same footprint as the proposed addition.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Does Not Comply The new proposed structure is significantly larger than the original.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies The addition is an appropriate scale relative to the original house.
i. The size of the proposed structure compared to similar structures within the same block;	Complies The proposed structure is a compatible size with surrounding structures.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Does Not Comply The proposed addition will not limit or negatively impact surrounding properties.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies There is adequate space; the addition is still within the side setbacks and 15' front yard setback.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Does Not Comply The addition would require the removal of an existing tree in the front yard.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL WITH CONDITIONS** of the request with the following scope of work: demolition that results in the reduction or loss in the total square footage of the existing structure for the property located at 1409 Olive Street.

The conditions are as follows:

- Salvage the door and stained-glass window

The existing structure poses a health and safety risk to the residents, and it is not found to have qualities that contribute to the historic district. Per the demolition subcommittee, the demolition of the 1970s addition would be considered an improvement to the primary structure, to the surrounding

Planning Department Staff Report

Historic and Architectural Review Commission

neighborhood, and to the Old Town Overlay District. A similar sentiment is shared with the shed; as a 1970s unpermitted addition, its stability is questionable and it does not improve the primary structure in aesthetic or function.

The elements that are considered to retain the character of the primary structure, the door and window of the addition, should be salvaged and repurposed.

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 30 notices, and 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
- Exhibit 5 – Demolition Subcommittee Report

SUBMITTED BY

Madelyn Allen, Planner

1409 Olive Street 2026-35-COA

October 8, 2026 | Historic & Architectural Review Commission

Madelyn Allen, Planner

Item Under Consideration

2026-35-COA

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for demolition that results in the reduction or loss in the total square footage of the existing structure. And conceptual review of an addition that creates a new, or adds to an existing street facing façade at the property located at 1409 Olive Street, bearing the legal description .242 acres of the SW corner of Block 39, Snyder Addition (2026-35-COA) -- Madelyn Allen, Planner

Item Under Consideration

HARC:

- ✓ Demolition that results in the reduction or loss in the total square footage of the existing structure

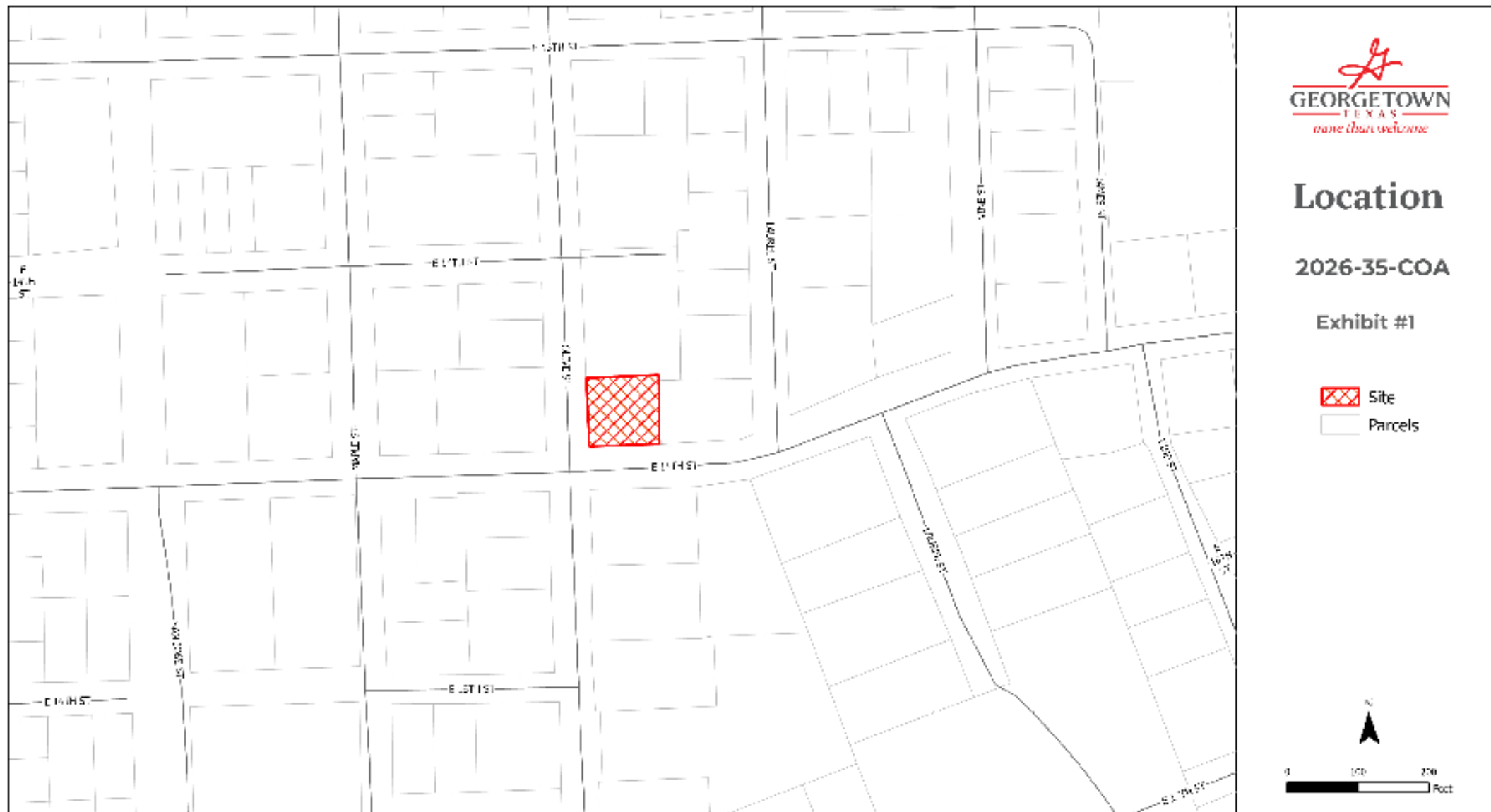
Conceptual Review

HARC:

- ✓ Addition that creates a new, or adds to an existing street facing facade
- ✓ Replacing a historic architectural feature with a non-historic architectural feature
- ✓ Exceptions on building height, setback and FAR alternative standards pursuant to Section 4.08 of this Code

HPO:

- ✓ Replacing roof materials with different roof materials
- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- ✓ Addition of a porch, patio, or deck





Legend

- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- ⋯ Boundary of Old Town Historic Overlay District
- ⋯ Boundary of Downtown Overlay District
- Subject Property

Current Context



Current Context



NORTHEAST FACADE

1970S ADDITION



EAST FACADE

1970S WATER SHED ROOF



EXISTING ROOFLINE

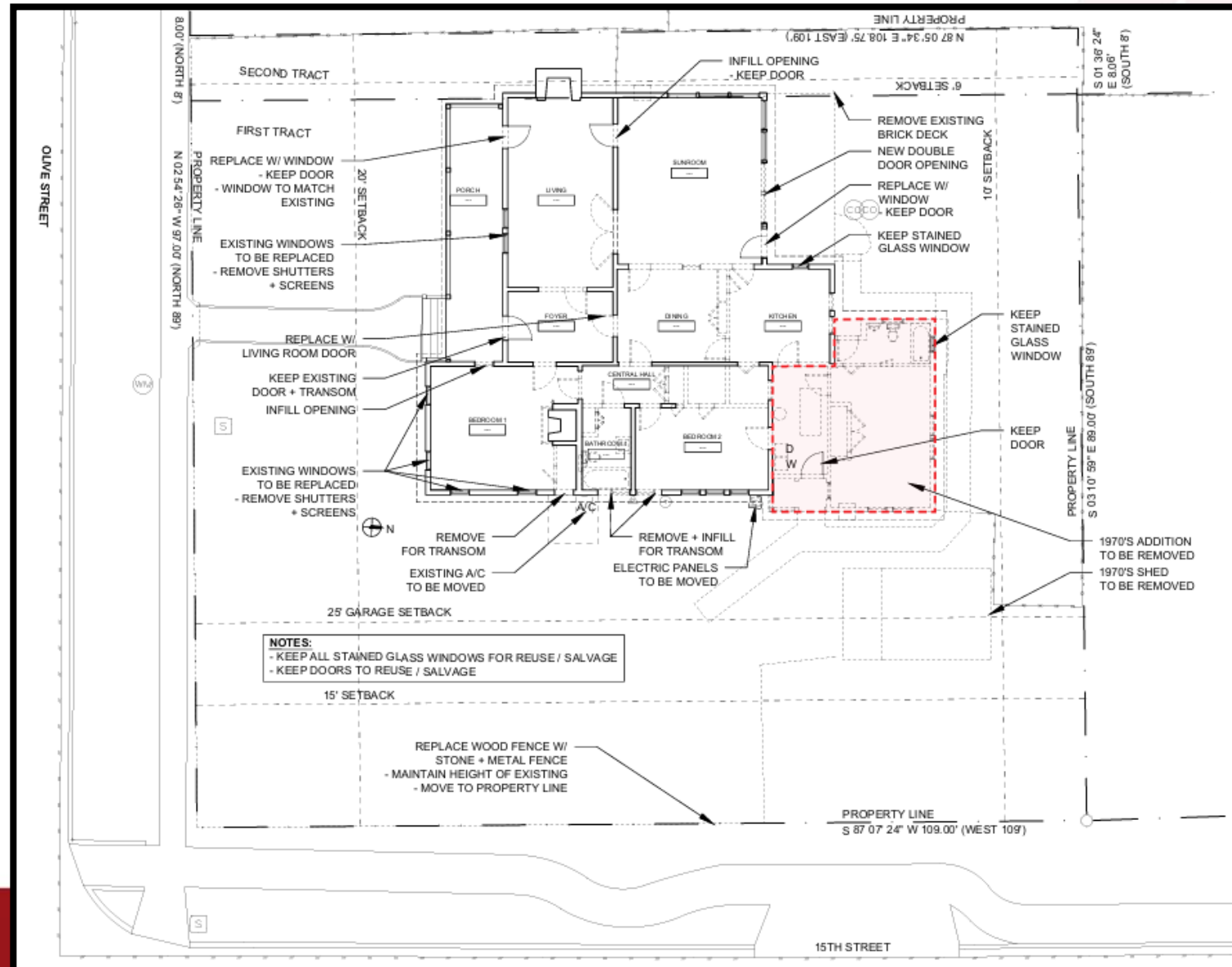


EXISTING ROOFLINE

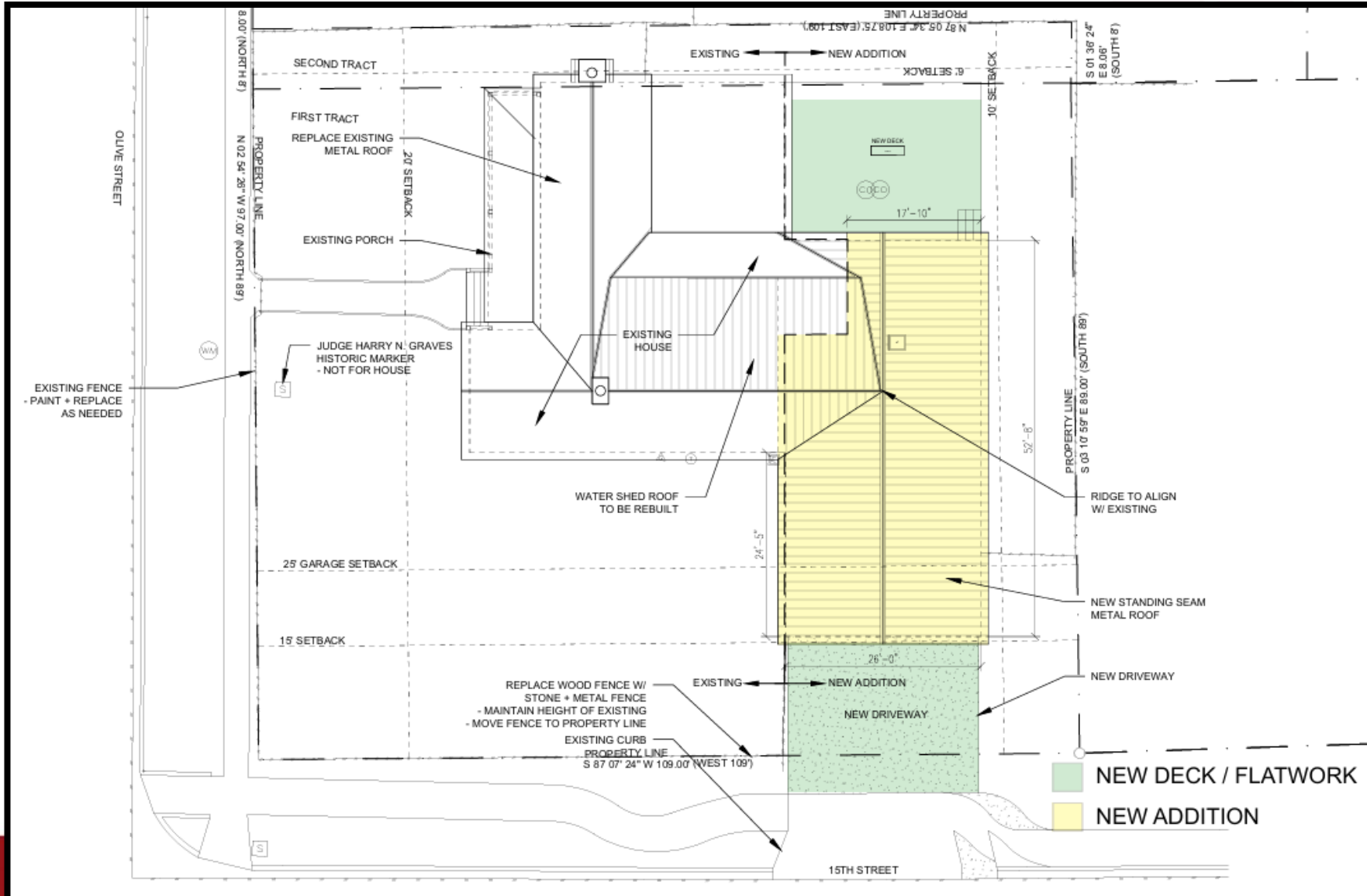
**1970S ADDITION
TO BE REMOVED**



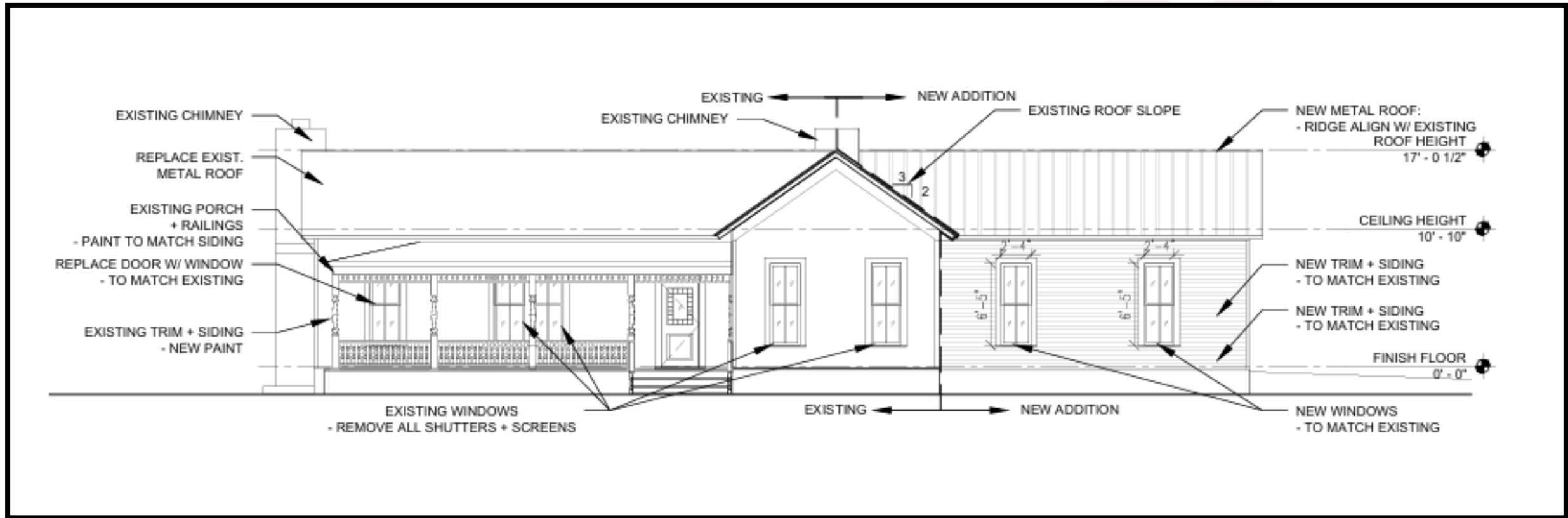
Demolition Plan



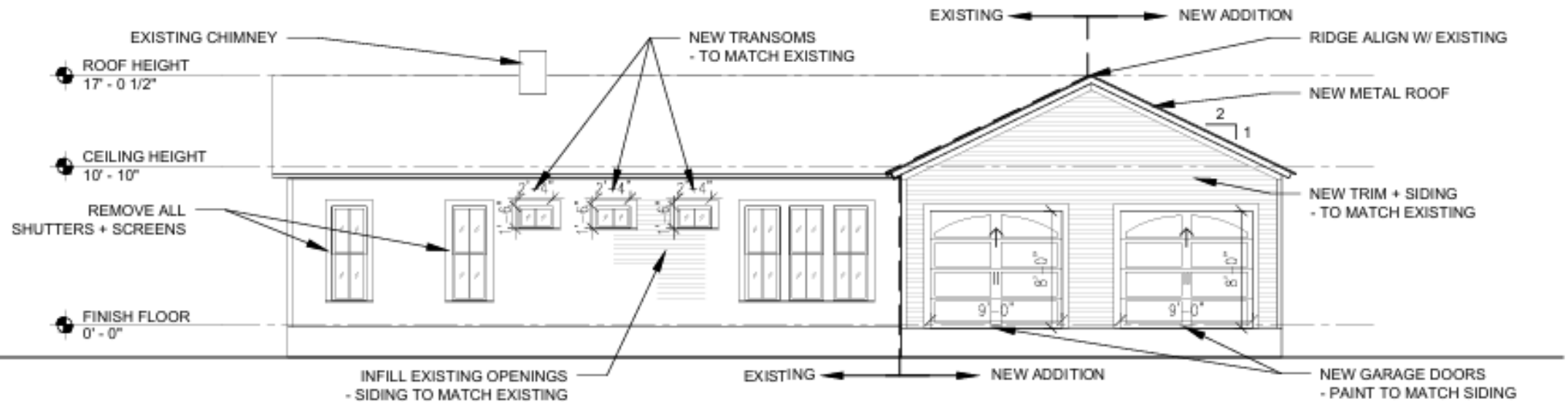
Proposed Site Plan



Elevations



Elevations



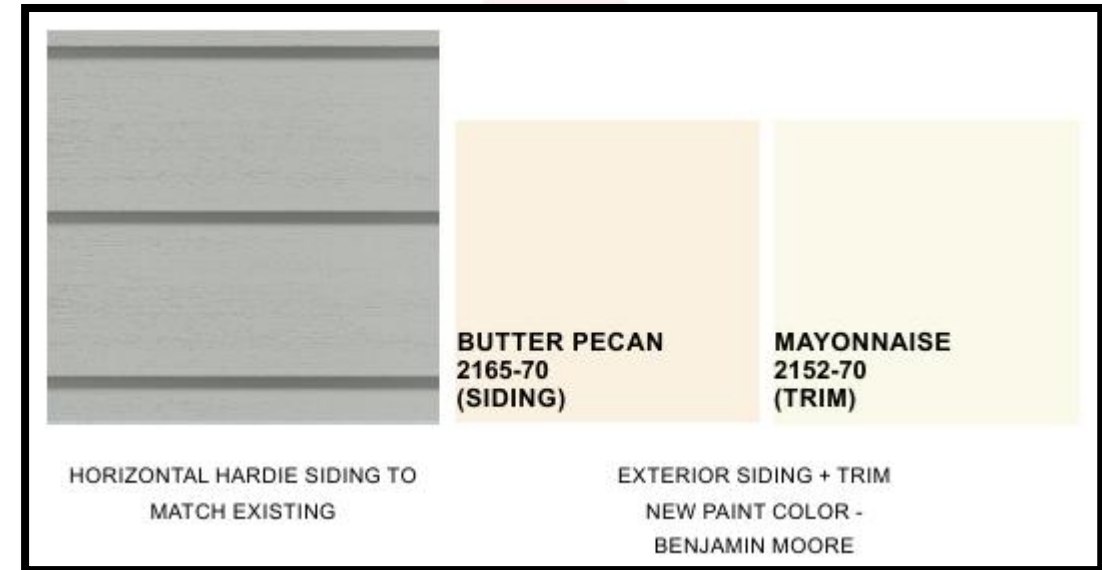
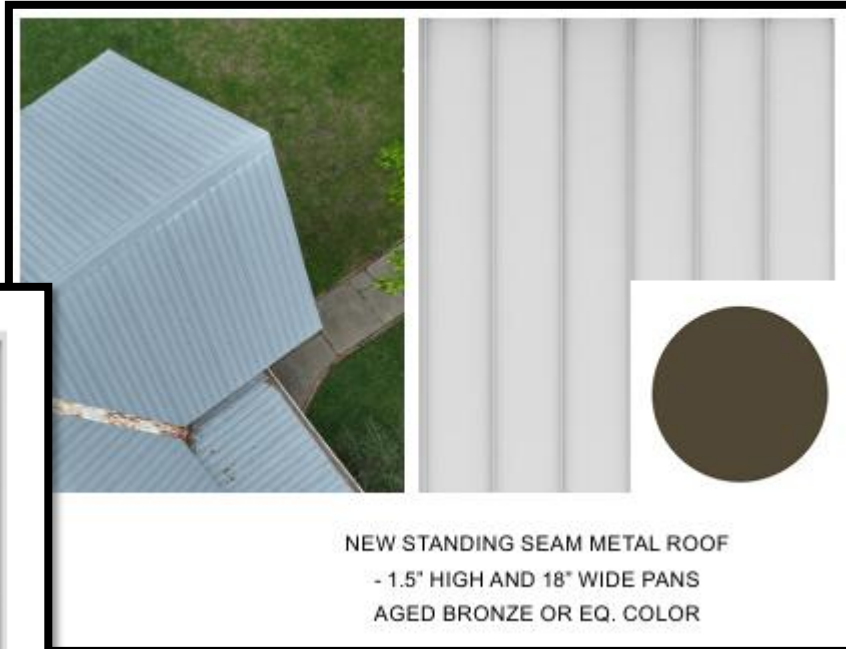
Renderings



Renderings



Proposed Materials



Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Partially Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Design Guideline Compliance

Staff has determined that the proposed project complies with **35 of the 47** applicable Historic District Design Guidelines in **Chapter X**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
3.2.B Deteriorated building materials should be repaired rather than replaced, whenever possible. B.1 When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials that show signs of wear is preferred to replacing them.	Partially Complies	The project includes replacement of all shutters, screens, and windows. Ideally, surviving elements could be salvaged instead of replaced.

Design Guideline Compliance

Design Guideline	Finding	Analysis
3.4.A Maintain the Established Pattern of Lot Development. A.1 Respect and maintain the traditional relationship of a structure to the street and to neighboring properties. A.2 Respect and maintain the common orientation of structures, and the established configuration of open space.	Partially Complies	While the addition is not a traditional or historic style, many similar additions are seen throughout neighboring properties.
3.4.C Relationship to Neighbors 3.4.D Location of Garages or Carports D.1 It is preferred that garages/carports be detached at the rear of the property. D.2 It is preferred with an attached garage or carport that the garage entrance does not face the street.	Does Not Comply	The proposed garage is attached to the primary structure and encroaches on the garage setback. The proposed garage faces the street.

Design Guideline Compliance

Design Guideline	Finding	Analysis
3.4.E Parking Configuration and Driveways E.3 Driveways are typically single width in Old Town. New driveway should be single width at the curb cut and continue at a single width until one reaches a length suitable for one car to park in front of each garage door or carport space.	Does Not Comply	The driveway is the width of two cars for its entire length.
3.5.A. Respect Historic Styles A.1 Building Form A.4 Avoid trying to change the overall appearance of a building by adding features and details that were never there before.	Partially Complies	While the garage addition is not reflective of the primary structure's time period, the garage does not alter the primary façade or attempt to change its character. The garage will also be replacing the footprint of a previous addition.

Design Guideline Compliance

Design Guideline	Finding	Analysis
3.5.G. Doors & Windows G.2 Windows 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.	Partially Complies	The proposed replacement windows meet these criteria, but the proposed new widows are approximately 1'6" in height and 2'4" in width.
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 stair cases should follow the pitch of the stairs. 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.	Does Not Comply	The new proposed windows on the 15 th Street façade do not have the same sill height as the existing windows found on this façade. The proposed windows are Fibrex (vinyl and wood fiber composite).

Design Guideline Compliance

Design Guideline	Finding	Analysis
K.3 Location of Additions c. 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 proportions and character to remain prominent.	Does Not Comply	There is not sufficient side yard width, making the only option for the addition to be closer to the public street.
K.7 Exterior Materials of Additions b. Use the same siding and roof materials as used on the original structure if possible.	Partially Complies	Hardie board is being used for the addition, which is made to mimic the existing.

Demolition Criteria – UDC Section 3.13.030

SECTION 3.13.030.F CRITERIA	FINDINGS
a. Loss of Significance. 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 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 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 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; or	Complies While the addition's official building date cannot be determined, it is assumed that the addition is approximately 50 years old. As determined by the demolition subcommittee, the addition does not carry any historic, cultural, or architectural significance, and does not contribute to the Old Town Overlay district.
b. Unreasonable Economic Hardship.	Not Applicable This is not the criteria selected by the applicant for demolition justification.
c. There is a compelling public interest that justifies relocation, removal or demolition of the structure.	Not Applicable This is not the criteria selected by the applicant for demolition justification.

Setback Modification Criteria – UDC Section 3.13.030

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	Does Not Comply
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Does Not Comply
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Does Not Comply
e. Whether the proposed structure is replacing a structure removed within the past year;	Complies
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Does Not Comply
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Does Not Comply
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies
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;	Does Not Comply
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.	Does Not Comply

- 



Staff Recommendation

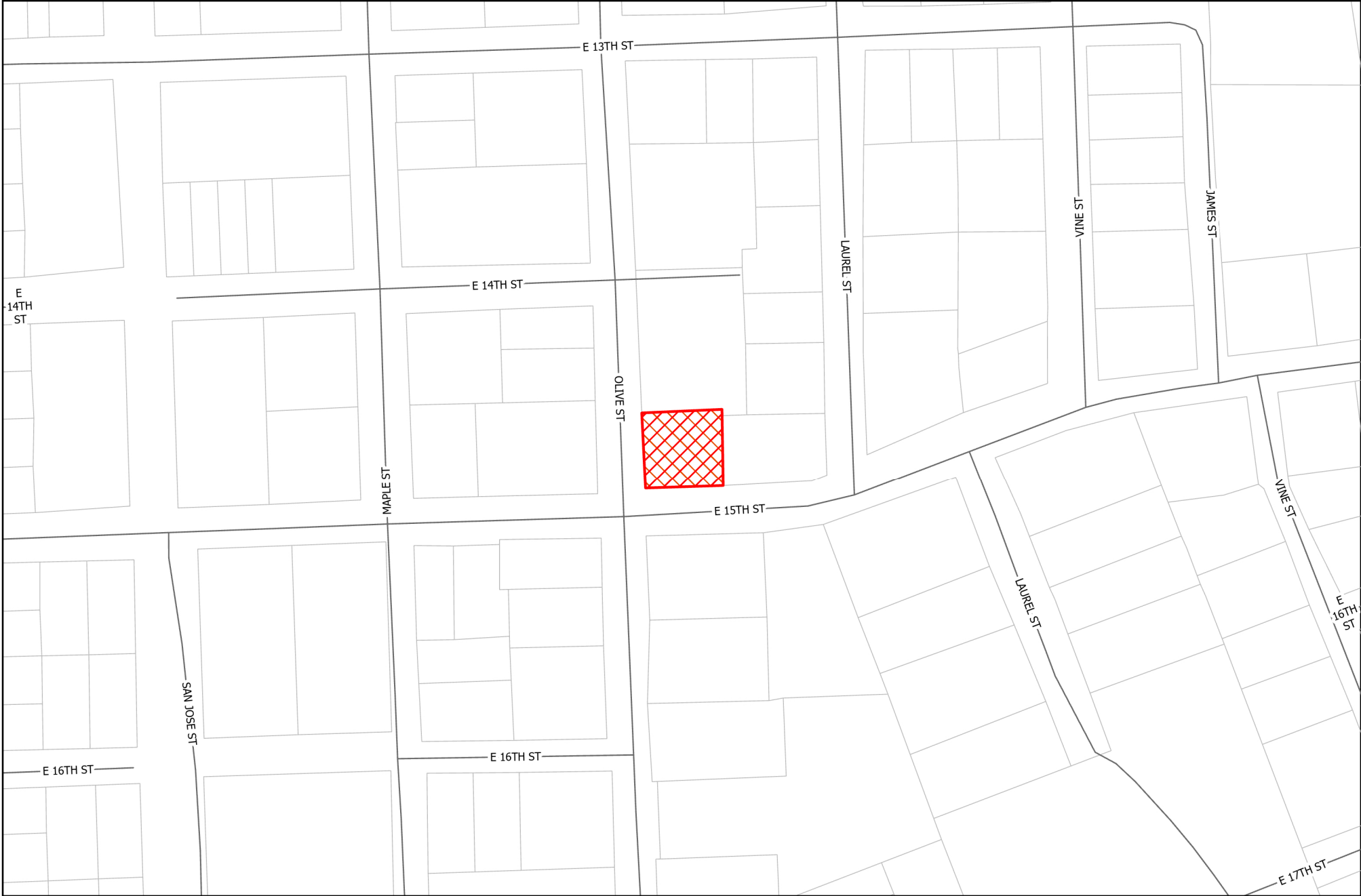
Based on the findings listed above, staff recommends APPROVAL WITH CONDITIONS with the following scope of work: demolition that results in the reduction or loss in the total square footage of the existing structure for the property located at 1409 Olive Street.

Staff recommends the following conditions:

- Salvage the door and stained-glass window

HARC Motions to Consider

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

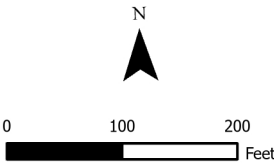


Location

2026-35-COA

Exhibit #1

-  Site
-  Parcels



July 27, 2026

Historic and Architectural Review Commission
City of Georgetown

Re: 1409 Olive Street

Dear Members of the Historical and Architectural Review Commission:

We are pleased to submit this project for a Certificate of Appropriateness on behalf of our clients, Marietta and Nathan Flood. Having recently moved back from Hereford, TX, this home was Marietta's childhood home. Located at 1409 Olive Street, the project includes renovations to the existing 1885 house and the replacement of the 1970s addition with a new addition of bedrooms and an attached garage. The project scope also includes renovation to the interior of the house, which we understand is not in HARC's purview. Having lived in the home through childhood, our clients are looking to spend their retirement in this family home with an expansion for an attached garage and additional bedrooms for grandkids and family guests.

Demolition of the 1970s Addition:

An addition was made to the historic property sometime in the 1970s, most likely in the middle / late portion of the decade. While it is possible the addition was made after 1976 – which would not have required this demolition approvals process – it is not entirely clear when this addition was made. Like many haphazard projects during this time, the addition lacks any permit or tax records from the City of Georgetown documenting when this addition was implemented.

We believe the demolition of the 1970s addition qualifies under UDC 3.13.030.A. Loss of Significance. The 1970s addition no longer contributes to the historic overlay district (i), and its demolition will not cause significant adverse effect on the historic overlay district (iv) for the reasons outlined below.

We have been fortunate to work on several projects in Georgetown that were originally constructed in the 1800s. In every case, these homes possessed good “bones”, allowing each of them to retain both a historical and real estate value. Construction was different back then, as seen with the longevity of the homes. The original 1885 structure is no exception. However, the 1970s addition lacks the structural integrity of the existing house. The structural, mechanical, electrical, and plumbing work are very much “tacked on” with no proper integration or respect for the historical structure.

The attic bedroom is accessed with a set of non-code compliant stairs at 9 ½” rise (5” rise at the first step), limited headroom, and no roof insulation. The floor framing also does not meet current structural standards. Instead of a proper pier and beam structure that ties into the

existing pier and beam, a 14" dropped slab was added for the addition, creating circulation issues between the old and new.

There are multiple unusual conditions on the interior including doors and windows to nowhere and exterior sidings where the 1885 house ends. The only finished spaces in the 1970s addition are the bedroom and bathroom, with a door leading outside in the bathroom and linoleum flooring. The exterior exhibits the problems of the addition in its conceptually flawed roofline design that resulted in water issues, leading to strange roofline extensions and highly visible "band aids" that tried to address the problem. In short, the 1970s addition does not meet today's construction standards nor respect the integrity of the existing home.

The new addition will replace the existing 1970s addition and simplify the roofline, addressing its unnecessary complexity and water issues. We intend to match the 1885's finish floor level and remove any unnecessary steps in the building. Addressing these conditions will provide more ease of access and a better design for our clients' intent to age in place.

Removal of Non-Historic Shed:

A shed facing 15th St. will also be removed due to deteriorating conditions and to make way for the proposed new garage (see Page 7). The shed is not recorded on the City's Historic Properties Map (see Page 2).

New Addition and Garage:

A major part of the new addition visible from the street is the garage. In deference to the historic 1885 structure, the addition is placed towards the rear of the property when viewed from the Olive Street front. The new roofline will not exceed the existing building height. Two windows that match the existing windows will be installed on the garage wall, and two garage doors are proposed along the 15th Street elevation.

The existing house currently has a complex system of doors and windows that developed over the course of the building's life. We are planning to replace a door on the façade facing Olive St. with a new window and replacing two windows on the façade facing 15th St. with three transoms that is to match the style of existing windows. All windows are to be replaced with double-pane windows to improve energy efficiency while maintaining the existing appearance. Window shutters and screens are to be removed due to deteriorating conditions.

The existing house will be repainted with a new color, and the existing roof will be replaced with a standing seam metal roof. All sidings and trims will be painted a cream-white color and the roof to be an earthy grey (see Page 20). The white picket fences facing the streets are to be replaced with a stone and metal fence of the same height (see Page 20).

Included here are pages to further describe the rationale for the proposed project's design:

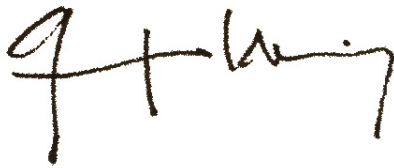
Page 2, Site Map

Page 3, Survey

Page 4, Historic Commission Survey
Page 5-9, Existing Conditions
Page 10-11, Demolition Plans
Page 12, Proposed Site Plan
Page 13, Proposed Impervious Cover
Page 14-15, Setback Encroachment Precedents
Page 16, Proposed Plan
Page 17, Proposed Street Elevations
Page 18-19, Proposed Renders
Page 20, Proposed Materials / Colors

We look forward to presenting this project to you at an upcoming HARC meeting. 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 time, and I look forward to meeting with you.

Yours truly,

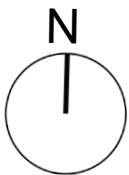
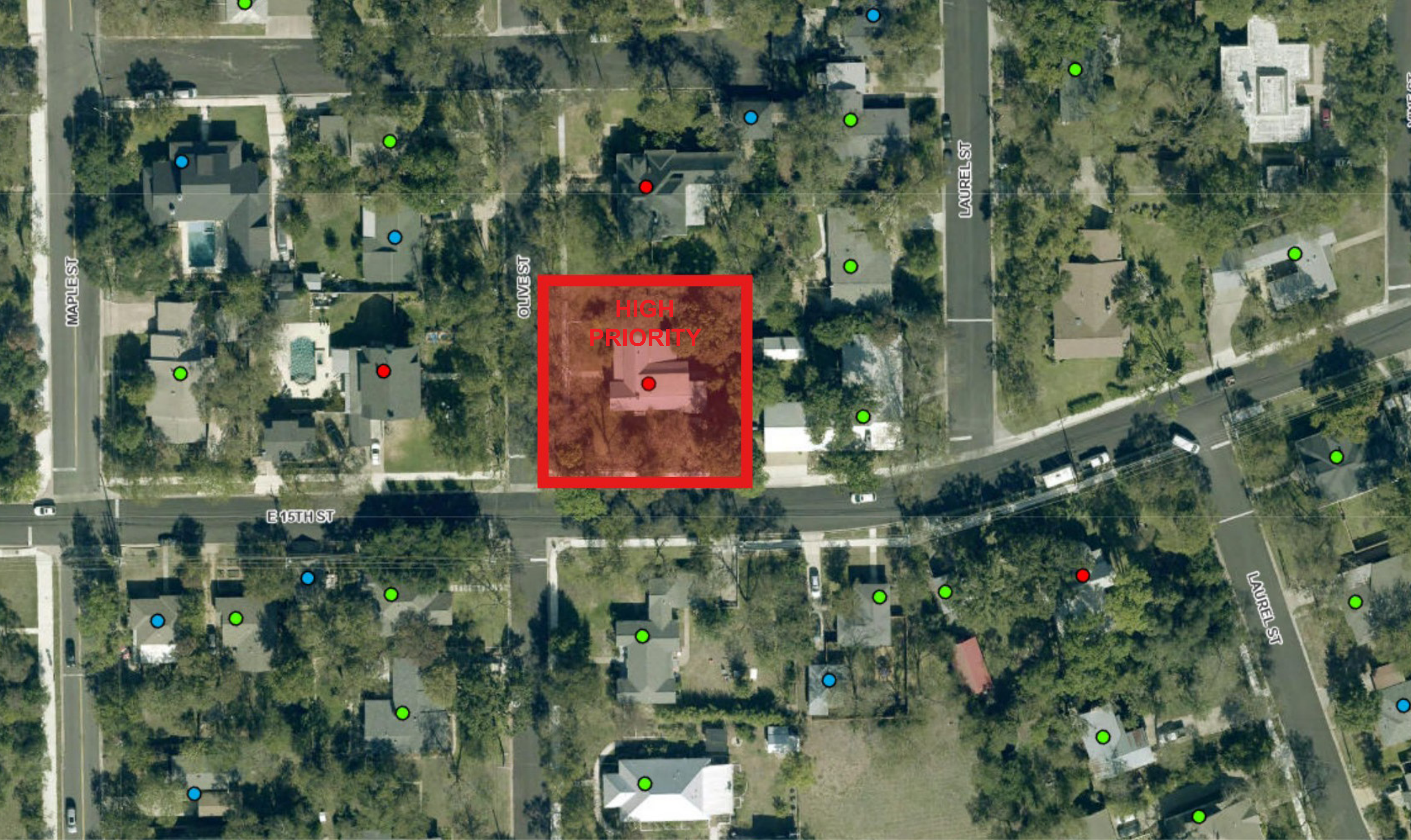
A handwritten signature in black ink, appearing to read "Gary Wang". The signature is fluid and cursive, with the first name "Gary" and last name "Wang" clearly distinguishable.

Gary Wang, AIA
Wang Architects



Design Concepts for Review by HARC: 1409 OLIVE ST
ATTACHED GARAGE + ADDITION AT OLIVE ST AND 15TH
OCTOBER 8, 2026

Wang Architects
ARCHITECTURE | URBAN DESIGN | MASTERPLANNING



0.242 ACRES OUT OF, BLOCK 39, OF THE SNYDER'S ADDITION TO THE CITY OF GEORGETOWN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 502, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB NO: 250550

DRAWN: JRB

F.C.: CO

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT OF #GT2503884, EFFECTIVE DATE OF JUNE 20, 2025 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

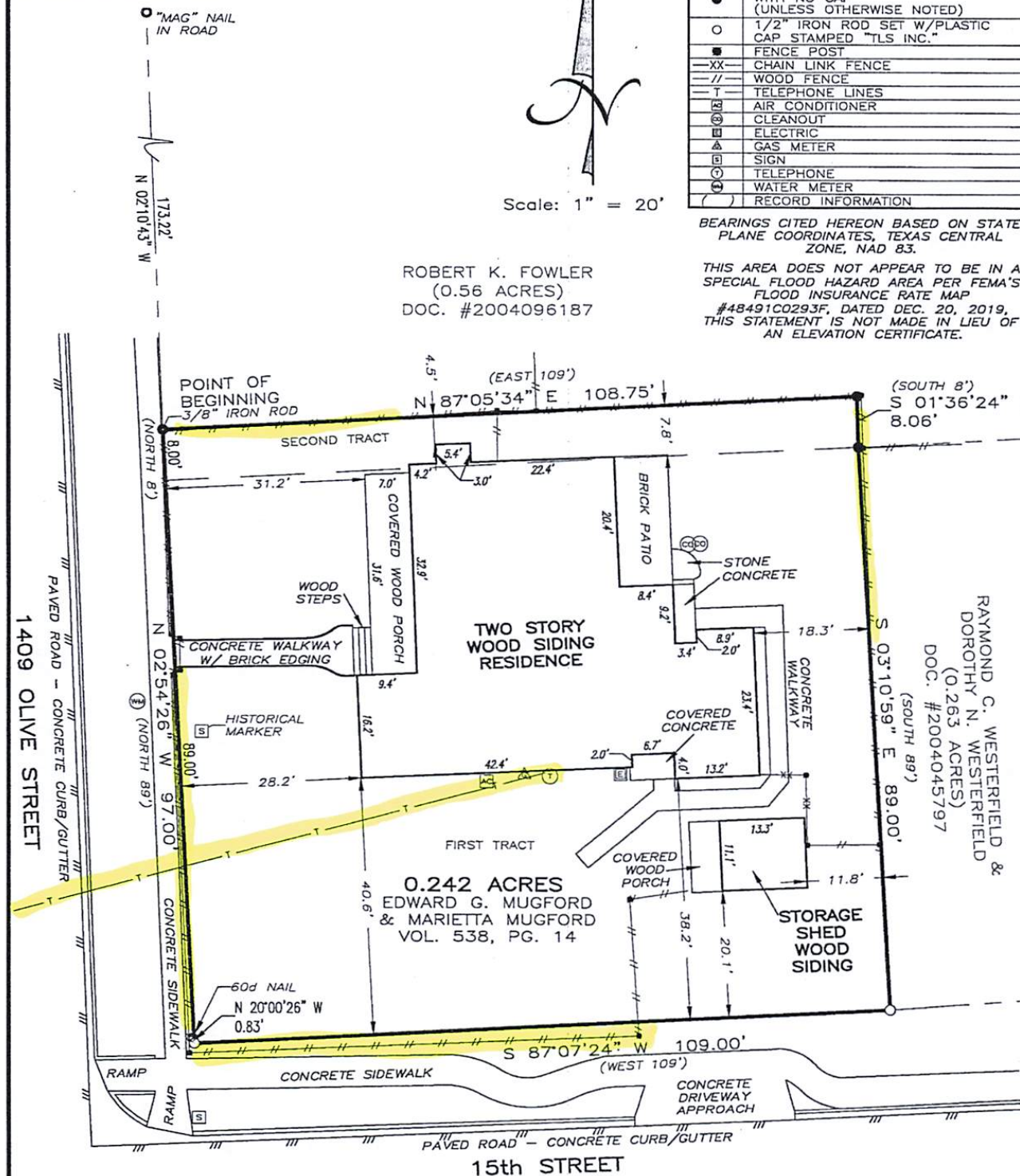
NO SURVEY RELATED ITEMS LISTED

TITLE SURVEY
PAGE 2 OF 2

LEGEND	
●	1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "T.S. INC."
■	FENCE POST
—XX—	CHAIN LINK FENCE
—//—	WOOD FENCE
—T—	TELEPHONE LINES
—A—	AIR CONDITIONER
⊗	CLEANOUT
⊕	ELECTRIC
⊙	GAS METER
⊞	SIGN
⊗	TELEPHONE
⊕	WATER METER
()	RECORD INFORMATION

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD 83.

THIS AREA DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0293F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



CERTIFY TO: LONGHORN TITLE / TEXAN TITLE INSURANCE Co. / NATHAN FLOOD & MARIETTA M. FLOOD / GF #GT2503884

STATE OF TEXAS

§ KNOW ALL MEN BY THESE PRESENTS

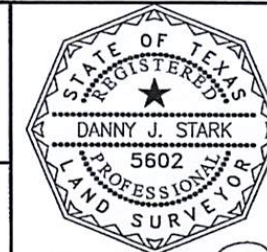
COUNTY OF WILLIAMSON

§ THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.



Danny J. Stark
Witness my hand and seal this the
15th Day of JULY, 2025 A.D.

OCTOBER 8, 2026

SURVEY

3

61

TEXAS HISTORICAL COMMISSION

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

Address:1409 Olive St

CityGeorgetown

CountyWilliamson

2016 Survey ID:124536

2016 Preservation Priority:High

Local District:Old Town District

SECTION 1

Basic Inventory Information

Property Type:

☒ Building

☐ Structure

☐ Object

☐ Site

☐ District

WCAD ID: R047479

Construction Date:1885

☐ Actual

☒ Estimated

Source:2007 survey

Latitude:30.63106

Longitude-97.666763

Current/Historic NameA. W. Hawnen House

Stylistic Influence(s)*

☐ None Selected

☐ Log traditional

☐ Greek Revival

☐ Italianate

☐ Second Empire

☐ Eastlake

☐ Queen Anne

☐ Shingle

☐ Romanesque Revival

☒ Folk Victorian

☐ Colonial Revival

☐ Renaissance Revival

☐ Exotic Revival

☐ Gothic Revival

☐ Tudor Revival

☐ Neo-Classical

☐ Beaux Arts

☐ Mission

☐ Monterey

☐ Pueblo Revival

☐ Spanish Colonial

☐ Prairie

☐ Craftsman

☐ Art Deco

☐ Moderne

☐ International

☐ Post-war Modern

☐ Ranch

☐ Commercial Style

☐ No Style

☐ 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:124536

☒ 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:1147

☒ High

☐ Medium

☐ Low

1984 Survey

ID:749

☒ High

☐ Medium

☐ Low

General Notes:

Builder: Irvine Lumber Co. (Notes from 2007 Survey: 2-story rear addition)

Recorded by: CMEC

Date Recorded4/22/2016

*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)

TEXAS HISTORICAL COMMISSION

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

Address:1409 Olive St

CityGeorgetown

CountyWilliamson

2016 Survey ID:124536

2016 Preservation Priority:High

Local District:Old Town District

Additional Photos

Photo DirectionNortheast



Photo DirectionEast



OCTOBER 8, 2026

HISTORIC COMMISSION SURVEY

462



WEST FACADE FACING OLIVE ST



SOUTH FACADE FACING 15 ST



NORTHEAST FACADE



EAST FACADE

OCTOBER 8, 2026

1970S ADDITION

EXISTING EXTERIOR

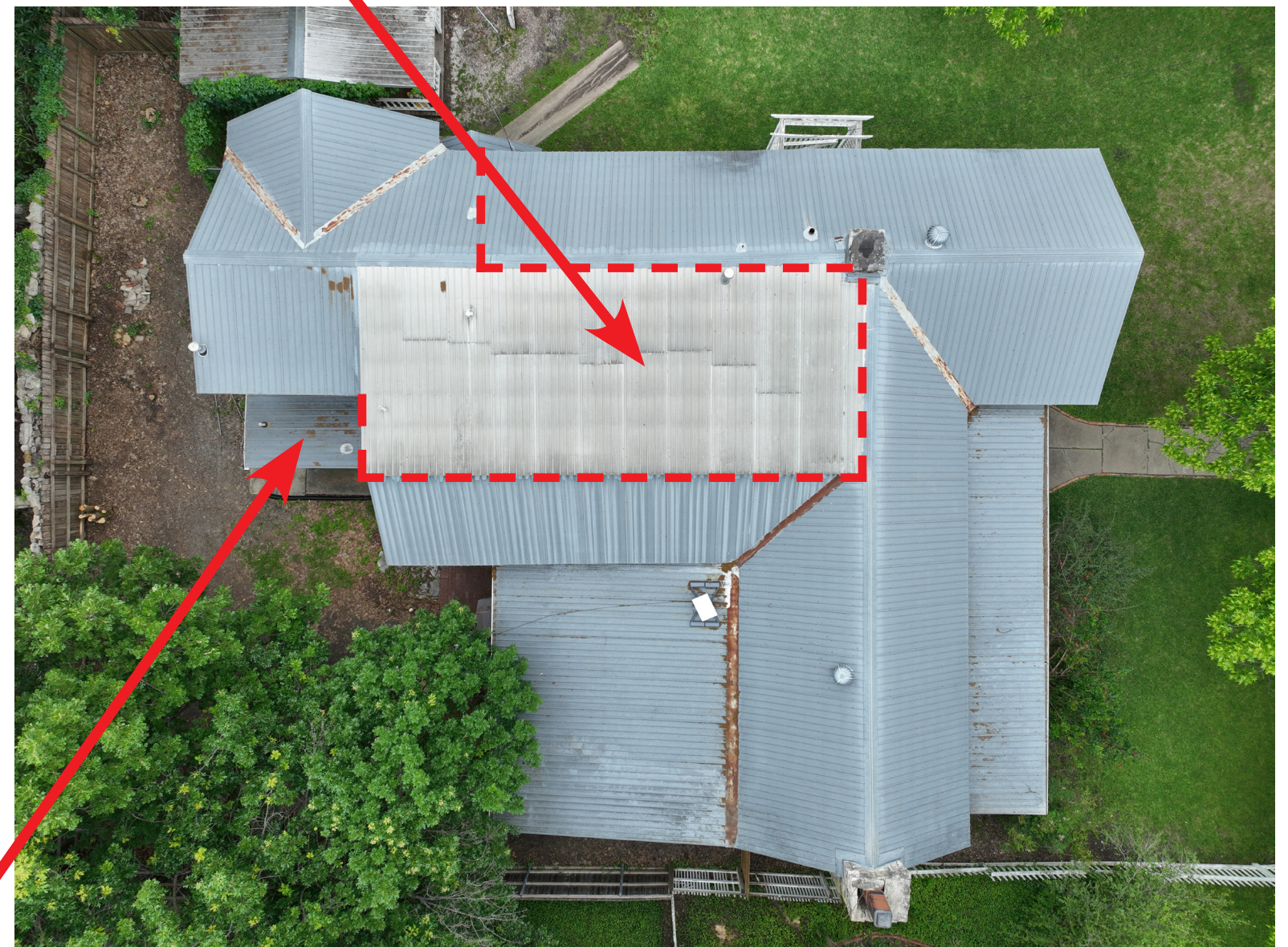
5

1970S WATER SHED ROOF



EXISTING ROOFLINE

**1970S ADDITION
TO BE REMOVED**



EXISTING ROOFLINE



OCTOBER 8, 2026

EXISTING SHED: TO BE REMOVED

7



EXISTING FOYER



EXISTING DINING ROOM



EXISTING LIVING ROOM



EXISTING SUNROOM

OCTOBER 8, 2026

EXISTING INTERIOR

8



1970S HALLWAY: TO BE REMOVED



1970S BEDROOM W/ LINOLEUM FLOOR TO BE REMOVED



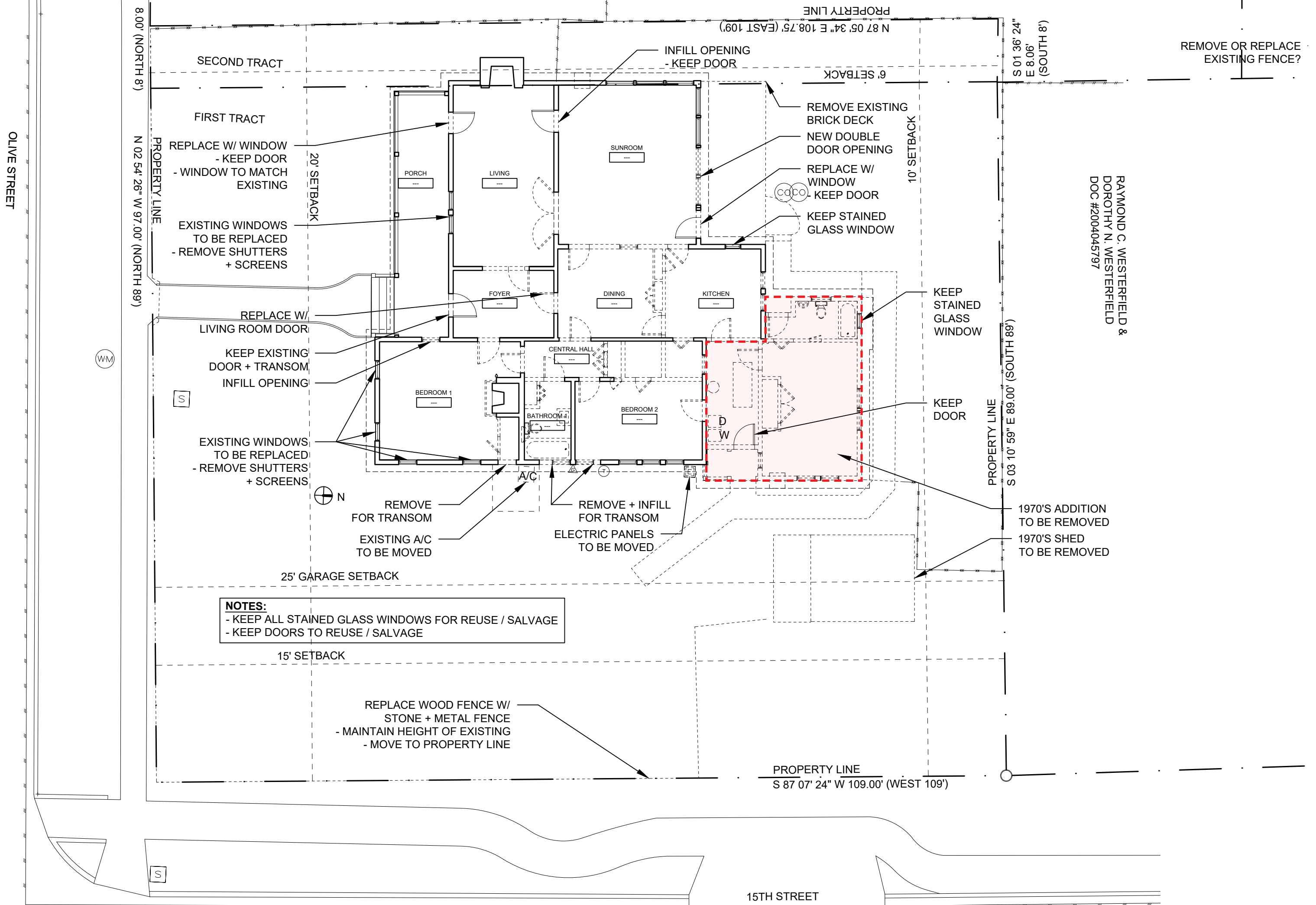
1970S HALLWAY AND STAIRS: TO BE REMOVED



1970S NON-CODE COMPLIANT ATTIC / BEDROOM TO BE REMOVED

OCTOBER 8, 2026

EXISTING INTERIOR - 1970'S ADDITION (TO BE REMOVED)

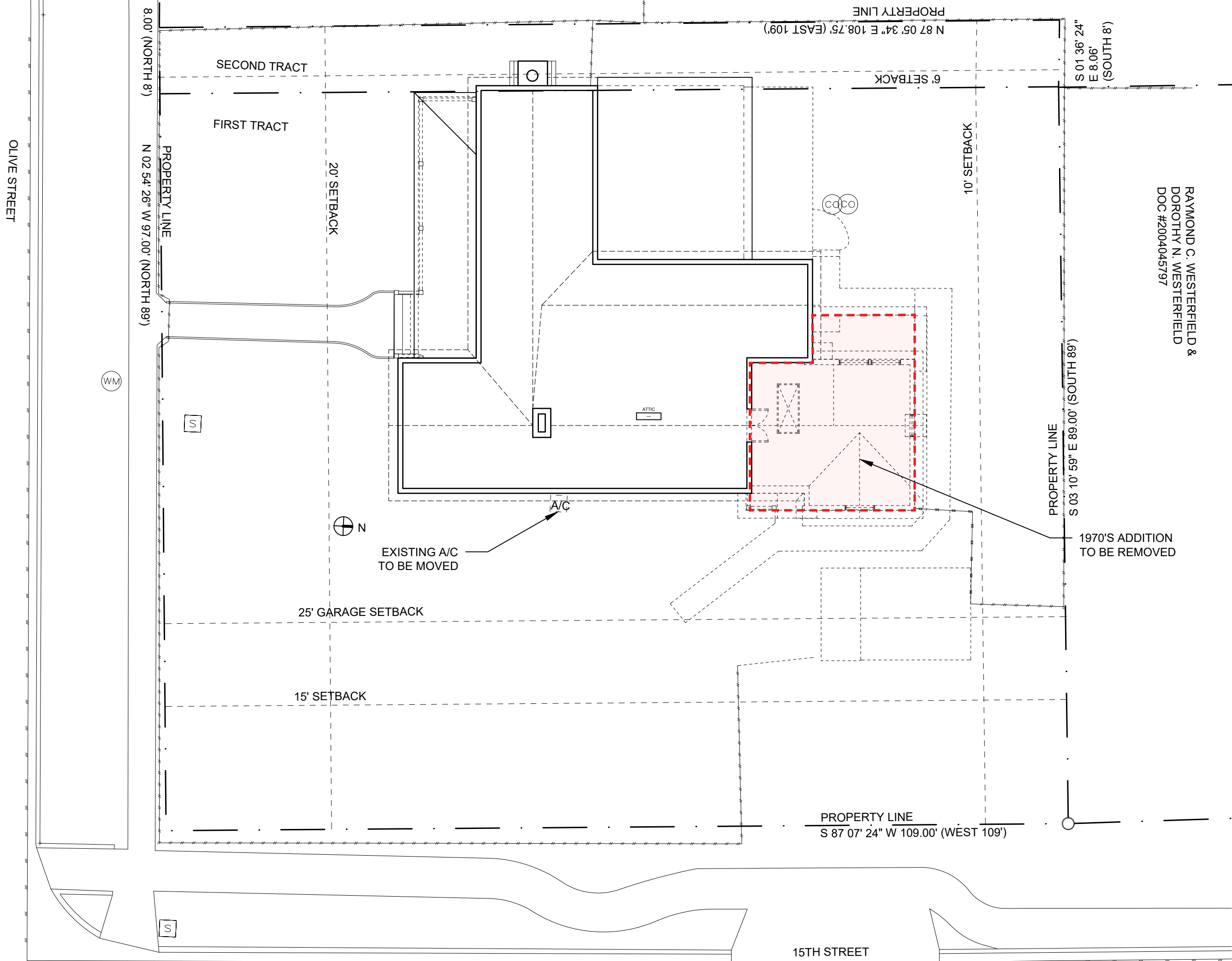


OCTOBER 8, 2026

DEMOLITION - GROUND FLOOR PLAN

3/32" = 1'-0"

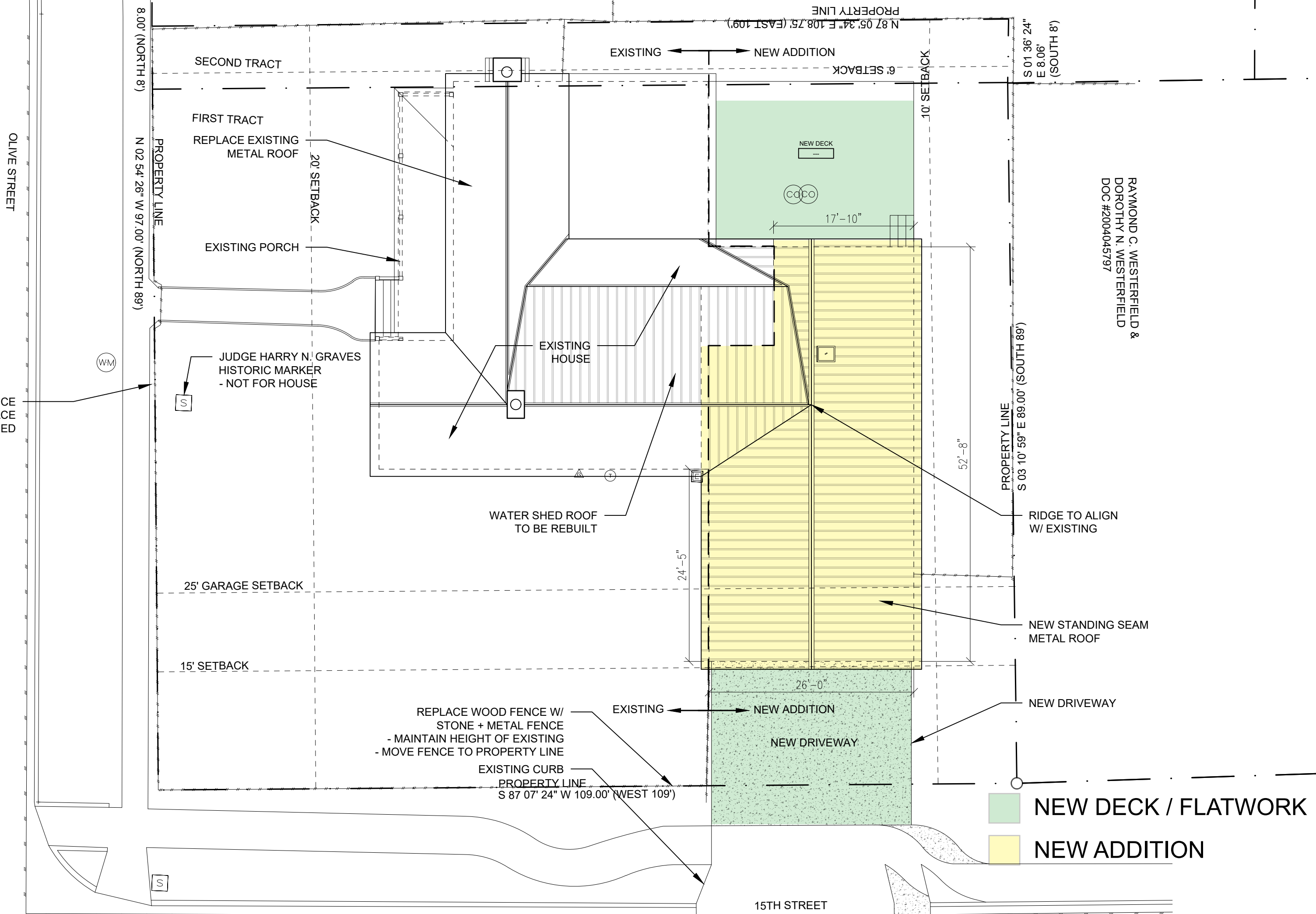
10



OCTOBER 8, 2026

DEMOLITION - SECOND FLOOR PLAN

3/32" = 1'-0"



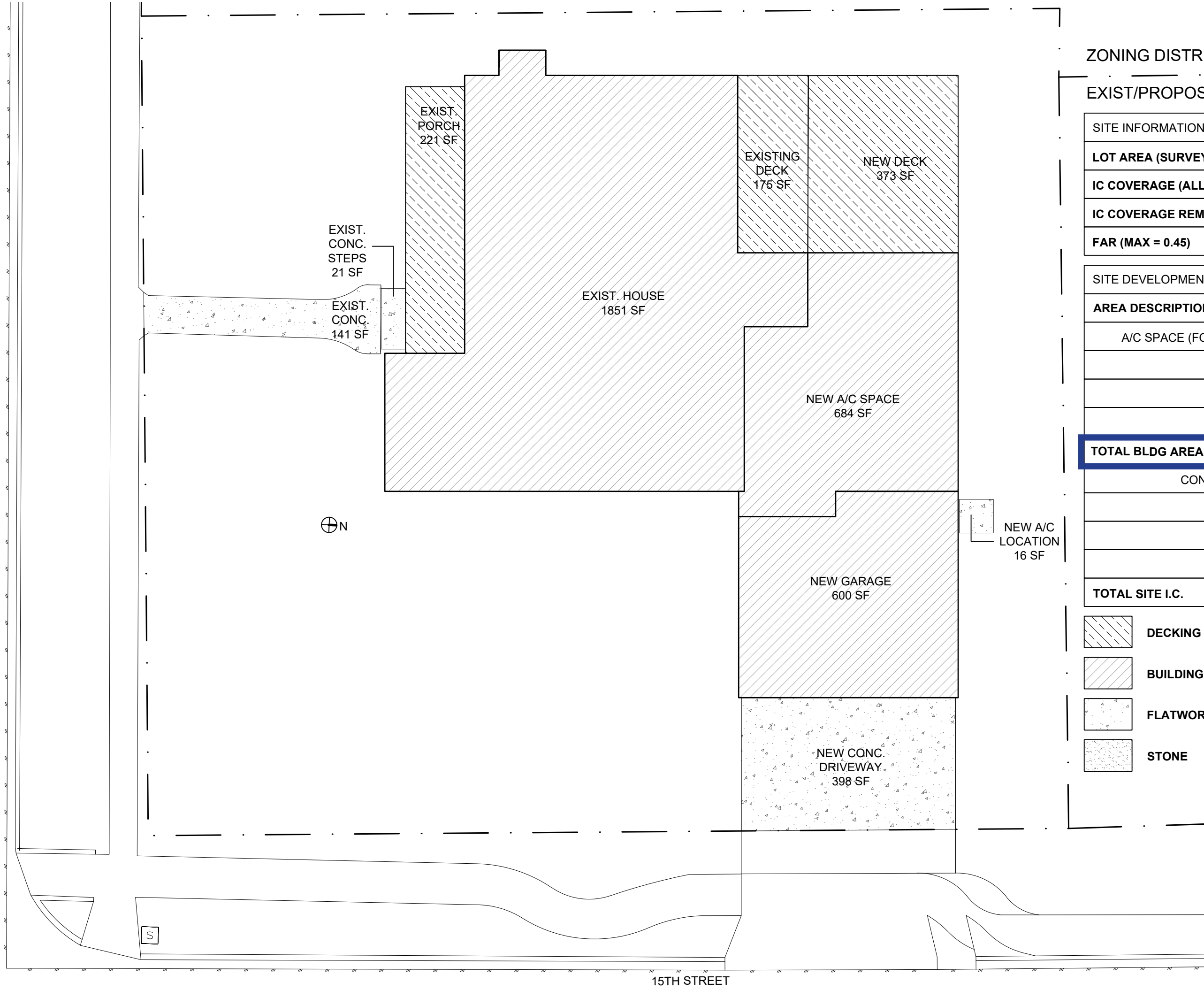
OCTOBER 8, 2026

PROPOSED SITE PLAN

3/32" = 1'-0"

12

70



ZONING DISTRICT: OLD TOWN DISTRICT
EXIST/PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

SITE INFORMATION	
LOT AREA (SURVEY)	10,554 SF
IC COVERAGE (ALLOWABLE AT 45%)	42.6%
IC COVERAGE REMAINING (2.4%)	251 SF
FAR (MAX = 0.45)	0.30

SITE DEVELOPMENT INFORMATION			
AREA DESCRIPTION	EXISTING SF TO REMAIN	NEW/ADDED SQ. FT.	TOTAL SQ. FT.
A/C SPACE (FOOTPRINT)	1851 SF	684 SF	2535 SF
GARAGE	0 SF	600 SF	600 SF
PORCH	221 SF	--- SF	221 SF
SHED	0 SF	--- SF	0 SF
TOTAL BLDG AREA	2072 SF	1284 SF	3356 SF
CONCRETE (3)	162 SF	398 SF	560 SF
DECK	175 SF	373 SF	548 SF
STONE	18 SF	--- SF	18 SF
A/C PAD	0 SF	16 SF	16 SF
TOTAL SITE I.C.	2427 SF	2071 SF	4498 SF

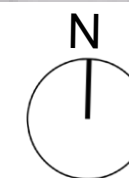
- DECKING
- BUILDING
- FLATWORK
- STONE

FRONT SETBACK: 20'
SIDE SETBACK: 6'
SIDE STREET SETBACK: 15'
GARAGE SETBACK: 25'
REAR SETBACK: 10'



OCTOBER 8, 2026

--- 25' GARAGE SETBACK
--- 15' SETBACK



GIS MAP

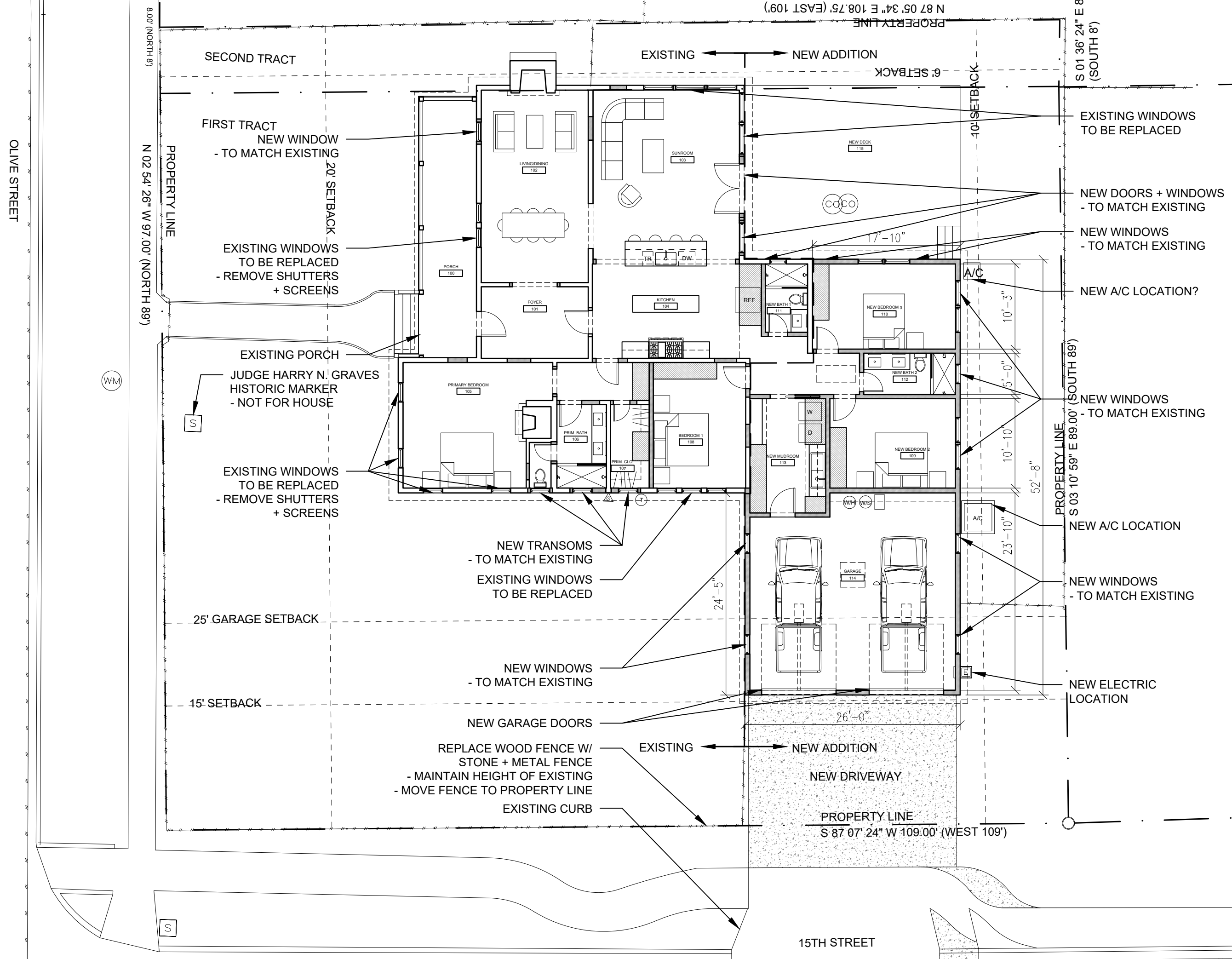
14



OCTOBER 8, 2026

SETBACK ENCROACHMENT PRECEDENTS IN NEIGHBORHOOD

15

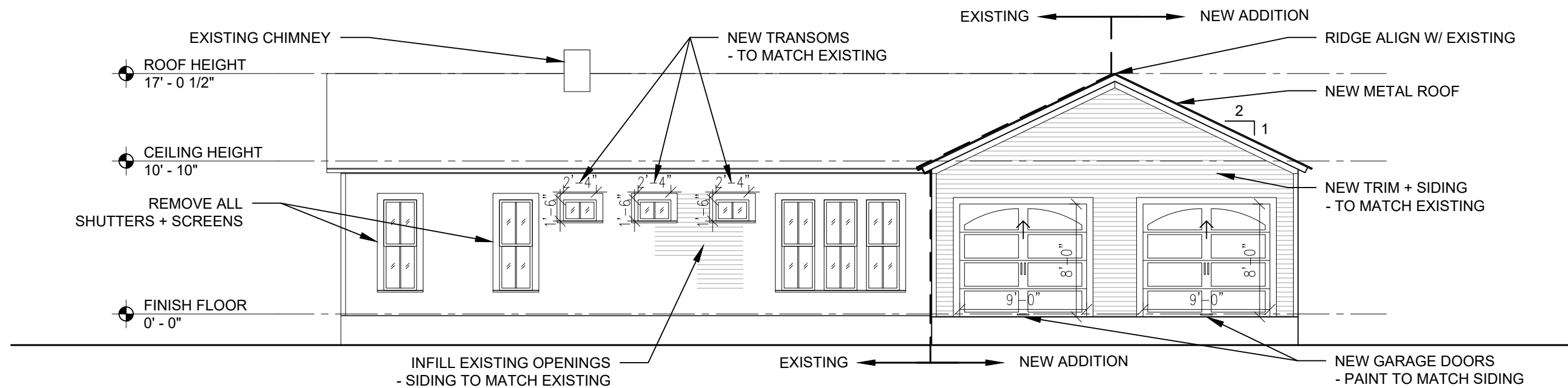
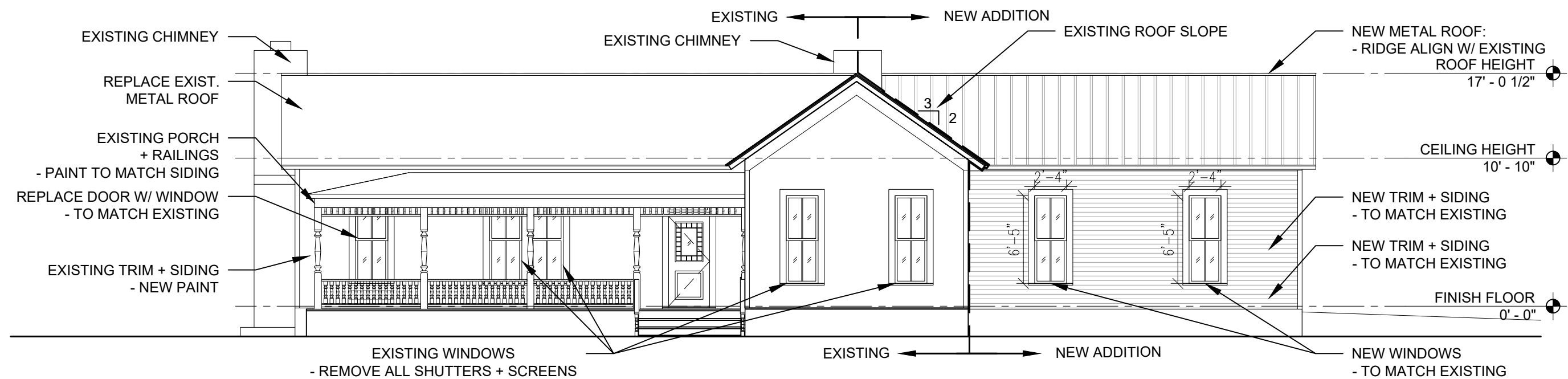


OCTOBER 8, 2026

PROPOSED PLAN

3/32" = 1'-0"

16



OCTOBER 8, 2026

PROPOSED ELEVATIONS

1/8" = 1'-0"

17

75



OCTOBER 8, 2026

PROPOSED PERSPECTIVE RENDER
NTS

18
76



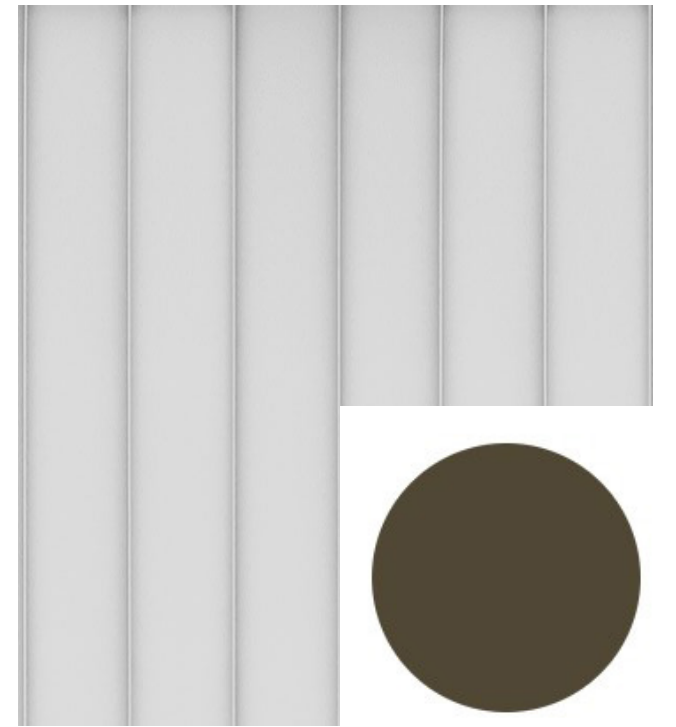
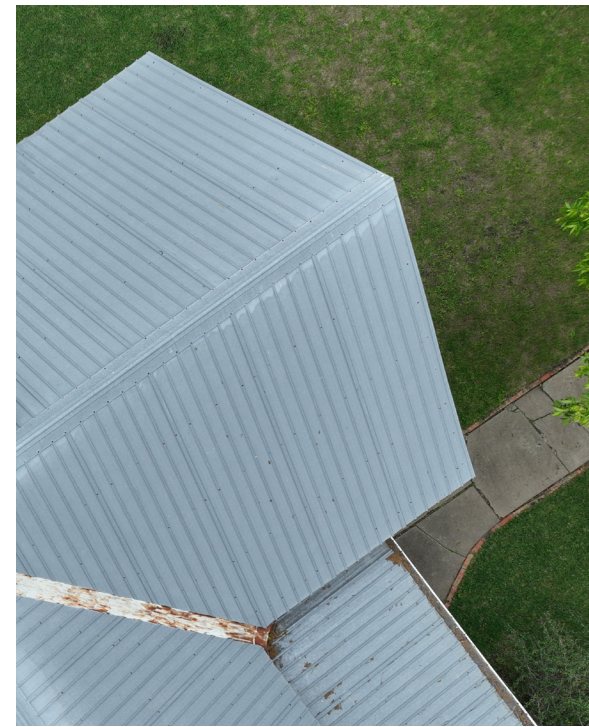


EXISTING SINGLE-HUNG WINDOWS TO BE REPLACED
ALL SHUTTERS + SCREENS TO BE REMOVED



NEW WINDOWS ANDERSEN 100
SINGLE-HUNG WINDOWS
W/ CUSTOM VERTICAL DIVIDE LITE
- TO MATCH EXISTING

EXISTING ROOF



NEW STANDING SEAM METAL ROOF
- 1.5" HIGH AND 18" WIDE PANS
AGED BRONZE OR EQ. COLOR



HORIZONTAL HARDIE SIDING TO
MATCH EXISTING



BUTTER PECAN
2165-70
(SIDING)



MAYONNAISE
2152-70
(TRIM)

EXTERIOR SIDING + TRIM
NEW PAINT COLOR -
BENJAMIN MOORE

EXISTING FENCE



REPLACE EXISTING FENCE W/ STONE AND METAL FENCE
- KEEP EXISTING HEIGHT

TEXAS HISTORICAL COMMISSION

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

Address: 1409 Olive St 2016 Survey ID: 124536
 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: R047479

Construction Date: 1885 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.63106 Longitude -97.666763

Current/Historic Name A. W. Hawnen House

Stylistic Influence(s)* ☐ None Selected

- | | | | | |
|--|--|---|---|---|
| ☐ Log traditional | ☐ Shingle | ☐ Gothic Revival | ☐ Pueblo Revival | ☐ International |
| ☐ Greek Revival | ☐ Romanesque Revival | ☐ Tudor Revival | ☐ Spanish Colonial | ☐ Post-war Modern |
| ☐ Italianate | ☒ Folk Victorian | ☐ Neo-Classical | ☐ Prairie | ☐ Ranch |
| ☐ Second Empire | ☐ Colonial Revival | ☐ Beaux Arts | ☐ Craftsman | ☐ Commercial Style |
| ☐ Eastlake | ☐ Renaissance Revival | ☐ Mission | ☐ Art Deco | ☐ No Style |
| ☐ Queen Anne | ☐ Exotic Revival | ☐ Monterey | ☐ Moderne | ☐ 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: 124536 ☒ 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: 1147 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 749 ☒ High ☐ Medium ☐ Low

General Notes: Builder: Irvine Lumber Co. (Notes from 2007 Survey: 2-story rear addition)

Recorded by: CMEC

Date Recorded 4/22/2016

*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

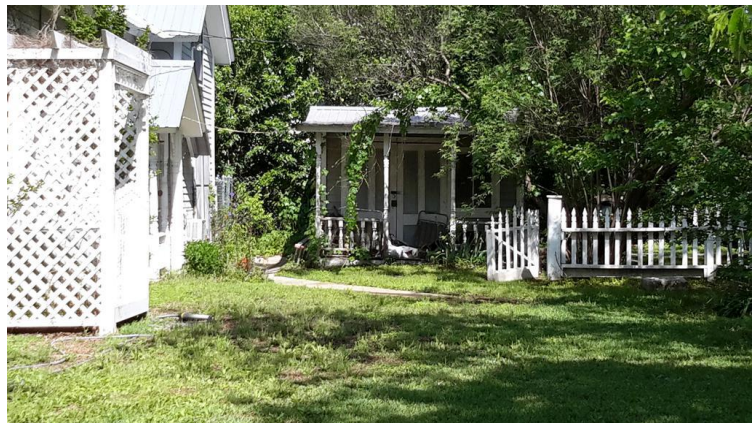
Address:	1409 Olive St	2016 Survey ID:	124536
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Northeast



Photo Direction East





HISTORIC AND ARCHITECTURAL REVIEW COMMISSION
DEMOLITION SUBCOMMITTEE
REPORT AND RECOMMENDATION

FILE NUMBER: 2026-35-COA
MEETING DATE: 8/26/2026
MEETING LOCATION: 1409 Olive St.
APPLICANT: Wang Architects
SUBCOMMITTEE MEMBERS PRESENT: Linda Burns, Sydney Lemanski
STAFF PRESENT: Allyson Iiams, Shelly Holcomb, Madelyn Allen, Greg Holt
OTHERS PRESENT: Liz Weaver, Wendy Cash, Property Owners, Wang Architects Team

COMMENTS

Applicant:

- The 70s addition is unpermitted and undated. The addition is built on three concrete slabs, originally intended for a carport, with each one shifting and areas shifting.

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?

- Yes; unsure if this addition could be currently occupied safely. There are foundation and water issues.

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, the original owners are still here and could recognize the property. The details match, but it is just poor construction. Foundation would require an update.

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

- Yes, in part

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

- No

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

- The original home does, the addition does not.

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

- Yes, the stained glass window and door.

Does the resource proposed for demolition or relocation have architectural and/ or historical significance?

- No

What would be the effect on surrounding buildings of demolition or relocation of the resource?

- It would be an improvement to see the original

What would be the effect on the Overlay District as a whole of demolition or relocation of the resource?

- Improvement

What would be the effect on safeguarding the heritage of the City of the demolition or relocation?

- It would help the original house, the foundation is sinking and dragging down the home

What has been the impact of any previous inappropriate alterations?

- Potential damage to the original structure.

Is the demolition solely a matter of convenience (if applicable)?

- No

Has the owner offered the property for sale (if applicable)?

- No

Has the owner asked a fair price (if applicable)?

- N/A

Has the property been marketed for a reasonable time (if applicable)?

- N/A

Has the property been advertised broadly in a reasonable manner (if applicable)?

- N/A

Has the owner sought the advice of a professional experienced in historic preservation work?

- Yes

What would be the effect of open space in that location if the lot is to be left vacant?

- N/A

SUBCOMMITTEE RECOMMENDATION

☐ Approval

☐ **Approval with Conditions: Salvage the door and stained glass window.**

☐ Disapproval

File Number: 2026-35-COA

Meeting Date: 8-26-2026

Page **3** of **3**

Subcommittee Chair Signature (or representative)

Date

City of Georgetown, Texas
Historic and Architectural Review Commission
October 8, 2026

SUBJECT:

Discussion Items

SUGGESTED ACTION:

General updates, and Commissioner questions and comments -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:

General updates, and Commissioner questions and comments

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A