Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas October 21, 2026

The Georgetown Historic and Architectural Review Commission will meet on October 21, 2026 at 4:00 PM at 809 Martin Luther King Jr. St. - Large conference room.

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 Liaisor 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.

Regular Session

1.A Historic and Architectural Review Commission Workshop
Presentation and discussion regarding historic windows -- 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 21, 2026

SUBJECT:
Historic and Architectural Review Commission Workshop

SUGGESTED ACTION:
Presentation and discussion regarding historic windows -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:
This item serves as an opportunity for discussion on the significance of historic windows, and when replacement of historic windows may be appropriate. Additional discussion will include the potential for a Window Policy Guide resource for applicants.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Bess Hagan, Planning Department

ATTACHMENTS:
Historic Windows Presentation.pdf

Historic Windows Workshop

October 21, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Assistant Planning Director

GEORGETOWN TEXAS

Historic Windows

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1).

U.S. Dept. of Interior

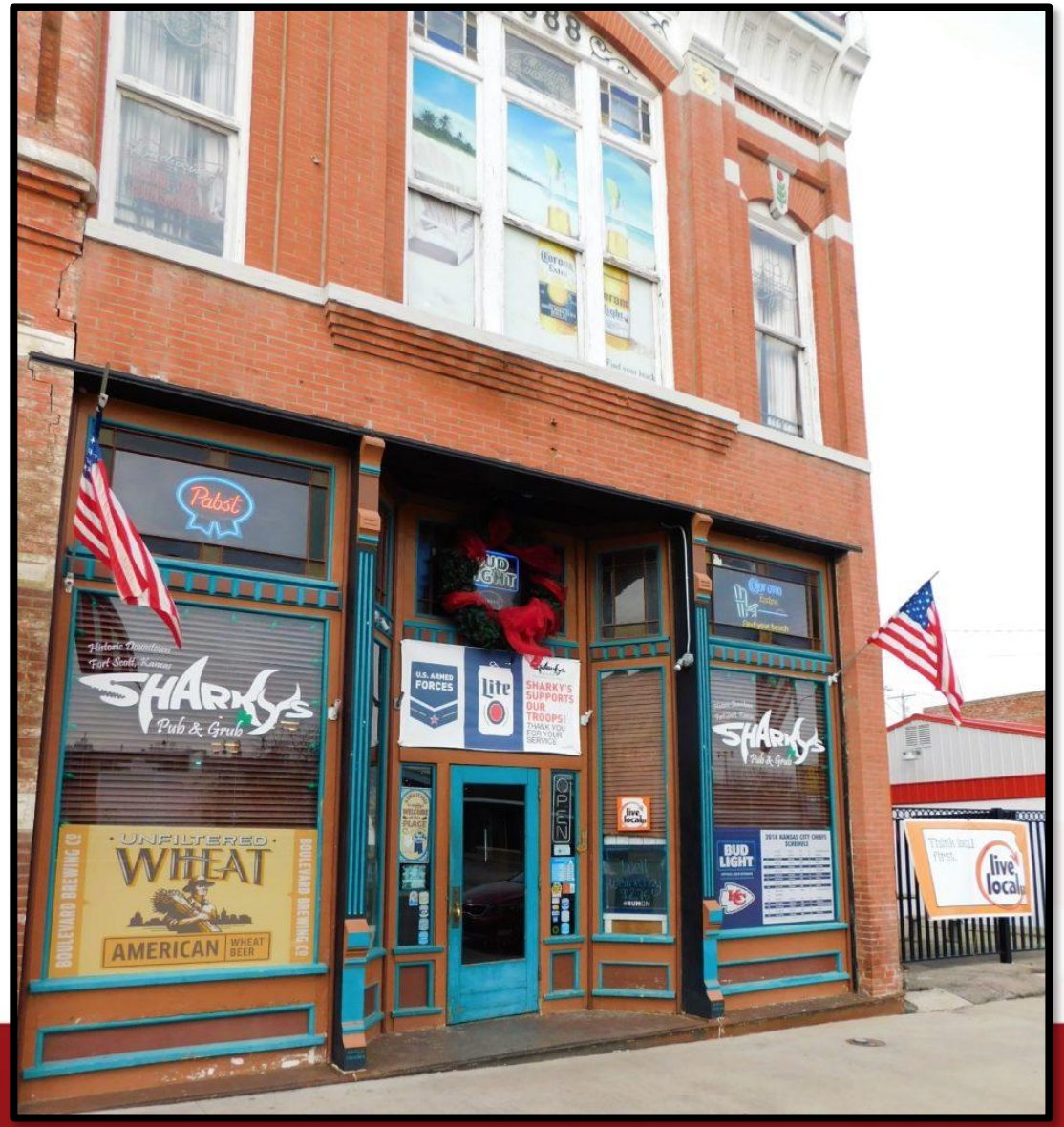








Why it matters?





Historic Windows Repair V. Replace - Design Guidelines

- **3.2.B**Deteriorated building materials should be repaired rather than replaced, whenever possible.
- **3.2.E** Original building materials that have deteriorated beyond repair should be replaced in kind.
- **G.3.a** Windows should be made of wood or aluminum clad or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.
- **3.5.H.4** New materials should have a demonstrated durability in the Central Texas climate.

Historic Wood Windows Features



Simulated Divided Lite

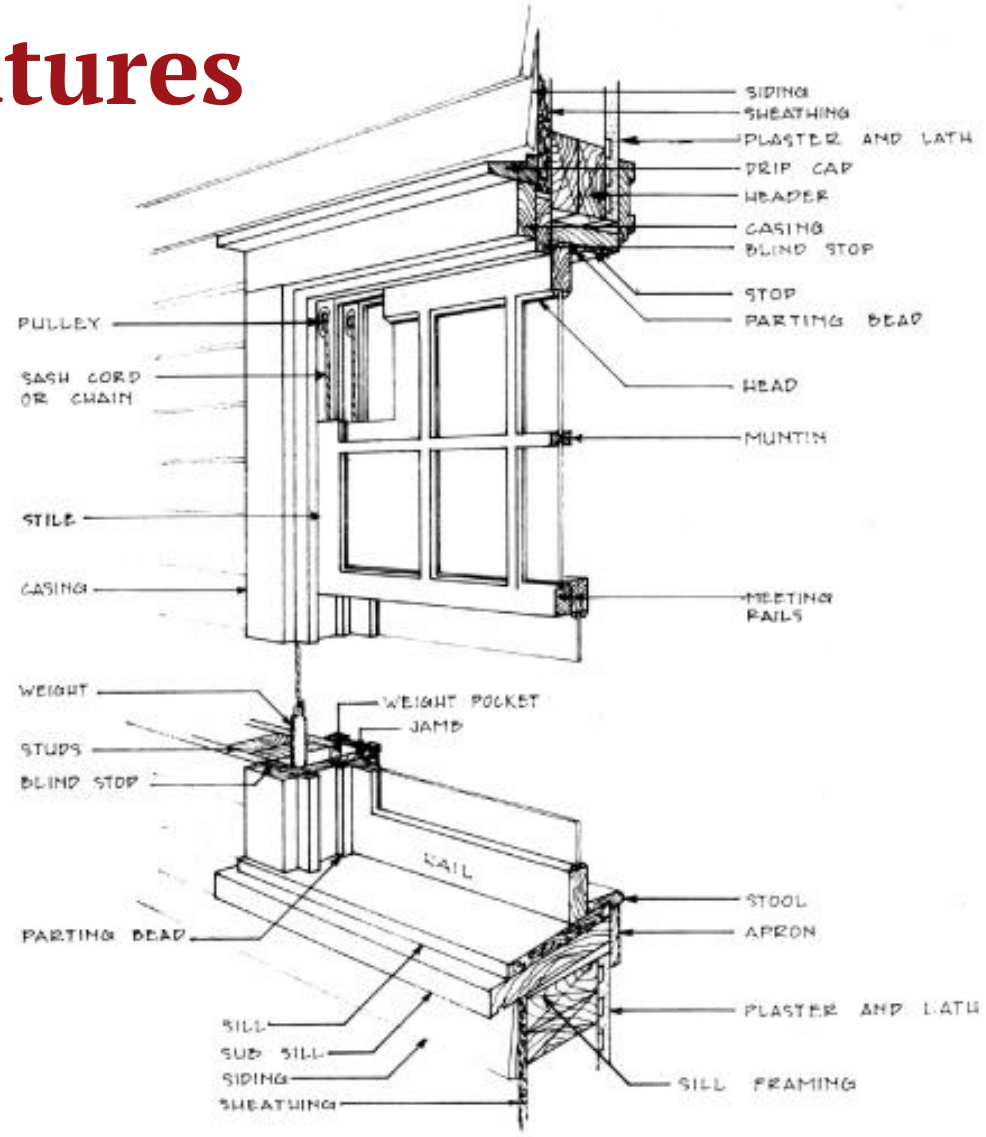
Simulated Divided Lite with Spacer Bar

Authentic Divided Lite



Grilles-between-the-Glass

Removable Grilles



Historic Window Materials - The Framing

Historic Old Growth Wood

- Exceptionally dense, heavy & hard
- Minimal expansion & contraction with temperature shifts
- Greater resistance to decay & insects
- Approximately 100-300 year lifespan *(depending on maintenance)*

Historic Aluminum

- Became popular in Post-World War II construction boom
- Approximately 40-50 year lifespan



Historic Window Materials - The Glass



Historic Character of Glass:

- **Crown Glass -** Artisans blew large spheres of glass, flattened it, then spun it into a disc creating bullseyes

- **"Wavy Glass" -** Artisans blew glass and flattened it before placing in the oven, which created distortions & waves

- **True Divided Lites -** Multiple individual panes of glass, separated by wood muntins
  These originated as a manufacturing necessity, as glass makers could only produce small panes of glass

Example Cost Estimate: Repair Vs. Replace

Company/Project Scope	Window Cost	Storm Window Cost	Total Cost	Timeline
Anderson Window Replacement	$15,936		$15,936	ASAP
Barron Window Restoration	$12,050	$5,575	$17,625	Est. 3 Month Waitlist 3-5 Weeks to Complete
*Does not include new hardware, stool, apron, casing, muntin/profile replacement, rail or stile replacement, or sill/subsills Potential additional costs included with quote: • Muntin/Profile Replacement $125 • Rail or Stile Replacement $275 each • Sill or Subsill Replacement $375				
Red River Window Restoration	$25,572	$5,575	$31,147	Est. April Start Date 2 Month to Complete
*Does not include new hardware, major repairs to jam, replacement trim, sill/sub-sills, or fabrication of wood components				

Replacement Window Options

Brand	Line	Material	Profiles/Elements
MARVIN	Essential	Fiberglass	Modern, Narrow Profiles, Flat Grille
	Elevate	Fiberglass Clad Wood	Traditional Styles, Dimensional, Simulated Divided Lites
	Ultimate	Aluminum Clad Wood	Traditional, Dimensional, Authentic Divided Lites
ANDERSON	100 Series	Fibrex	Sleek, Modern, Flat Grille
	Acclaim	Fibrex	Traditional, Dimensional, Full Divided Lite
	Series-A	Fibrex & Fiberglass Clad Wood	Traditional, Thicker Profile, Simulated Divided Lite
PELLA	Imperva	Fiberglass Composite	Sleek, Narrow Profiles, Flat Grille
	Lifestyle	Aluminum Clad Wood	Modern, Narrow, Simulated Divided Lite
	Reserve	Wood & Aluminum Clad Wood	Traditional, Thicker Profile, Dimensional Divided Lite

*This is NOT an exhaustive list, and not all may be appropriate replacement windows.

Window Replacement Case Studies

1103 S. Walnut Street

Medium Priority Historic Resource

Existing Windows: Wood, Double Hung, 1/1 Style
Replacement Windows: Anderson Acclaim

Areas of Concern:

- Painted Shut
- Chipping Paint
- Wood Rot
- Holes in Sills
- Broken Pulleys
- Energy Efficiency

Request Denied by HARC,
Appealed to Council & Approved

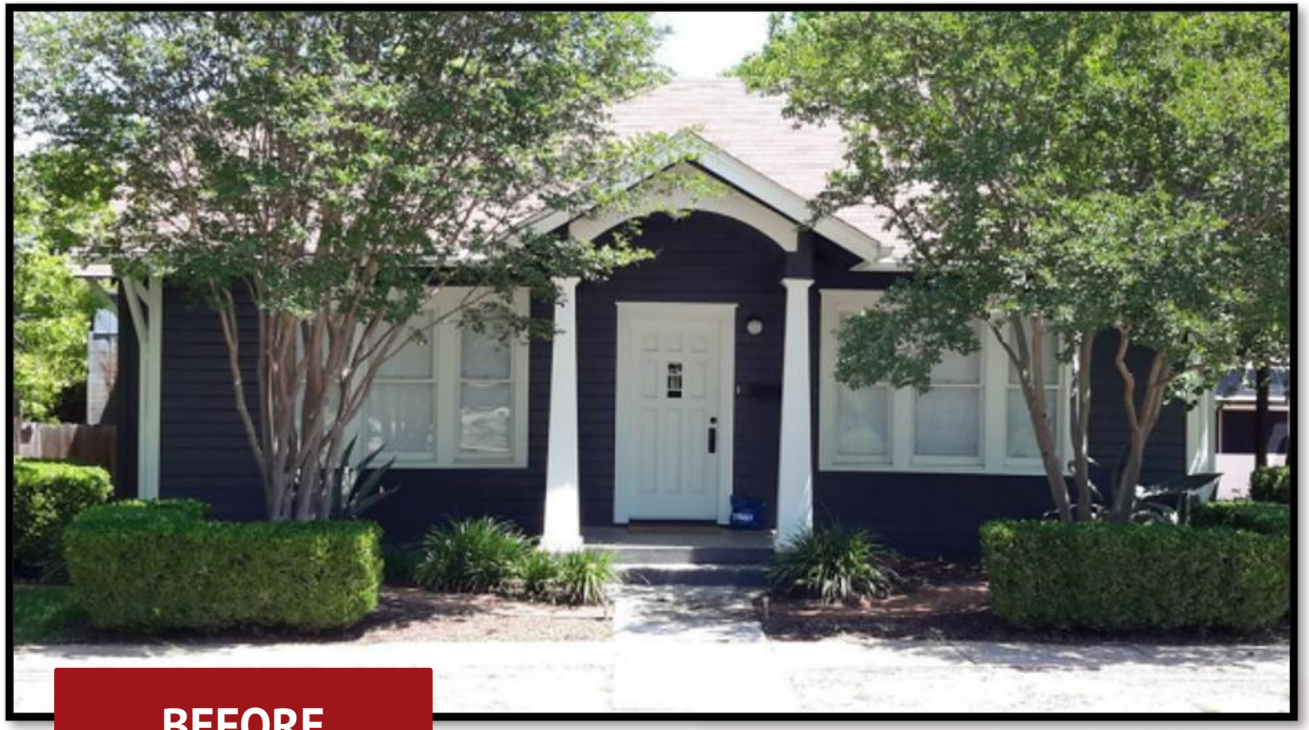


Original Front Windows



Replaced Rear Windows

1103 S. Walnut Street



BEFORE

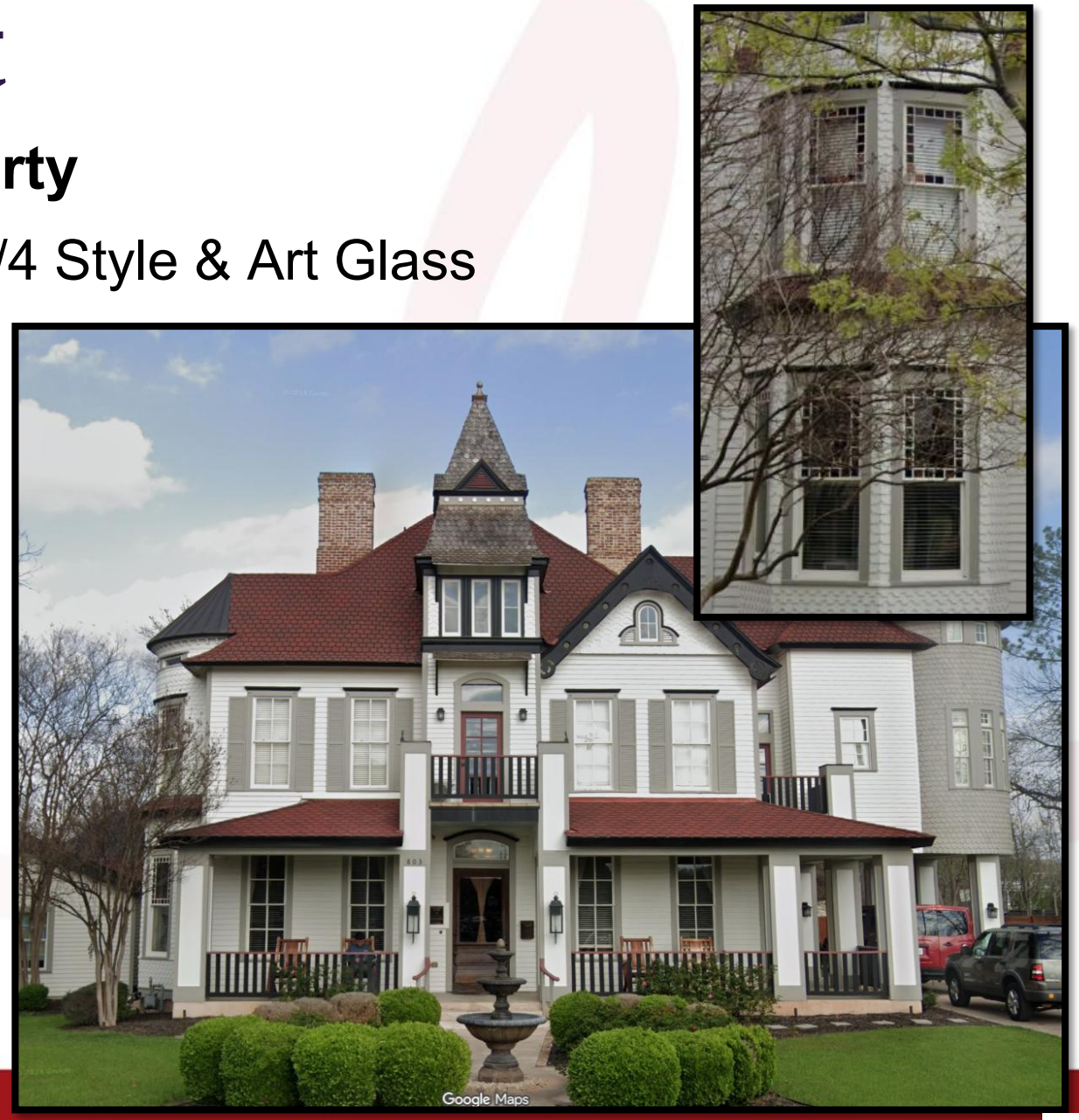


AFTER
(Screens Added)

803 S. College Street

High Priority, National Register Property

Existing Windows: Wood, Double Hung, 4/4 Style & Art Glass
Replacement Windows: Pella Lifestyle



Areas of Concern:

- Deterioration
- Energy Efficiency

Work completed prior to approval with vinyl material, lacking dimensionality.

HARC approval with conditions. Design Guidelines recommended material, & preservation of art glass.

803 S. College Street



BEFORE



Vinyl Replacement



AFTER
(Simulated Divided Lite)

706 – 712 S. Austin Avenue

High Priority Historic Resources, National Register Properties

Original Windows: Wood, Double Hung, 1/1 & 2/2 Style
Replacement Windows: Anderson A-Series

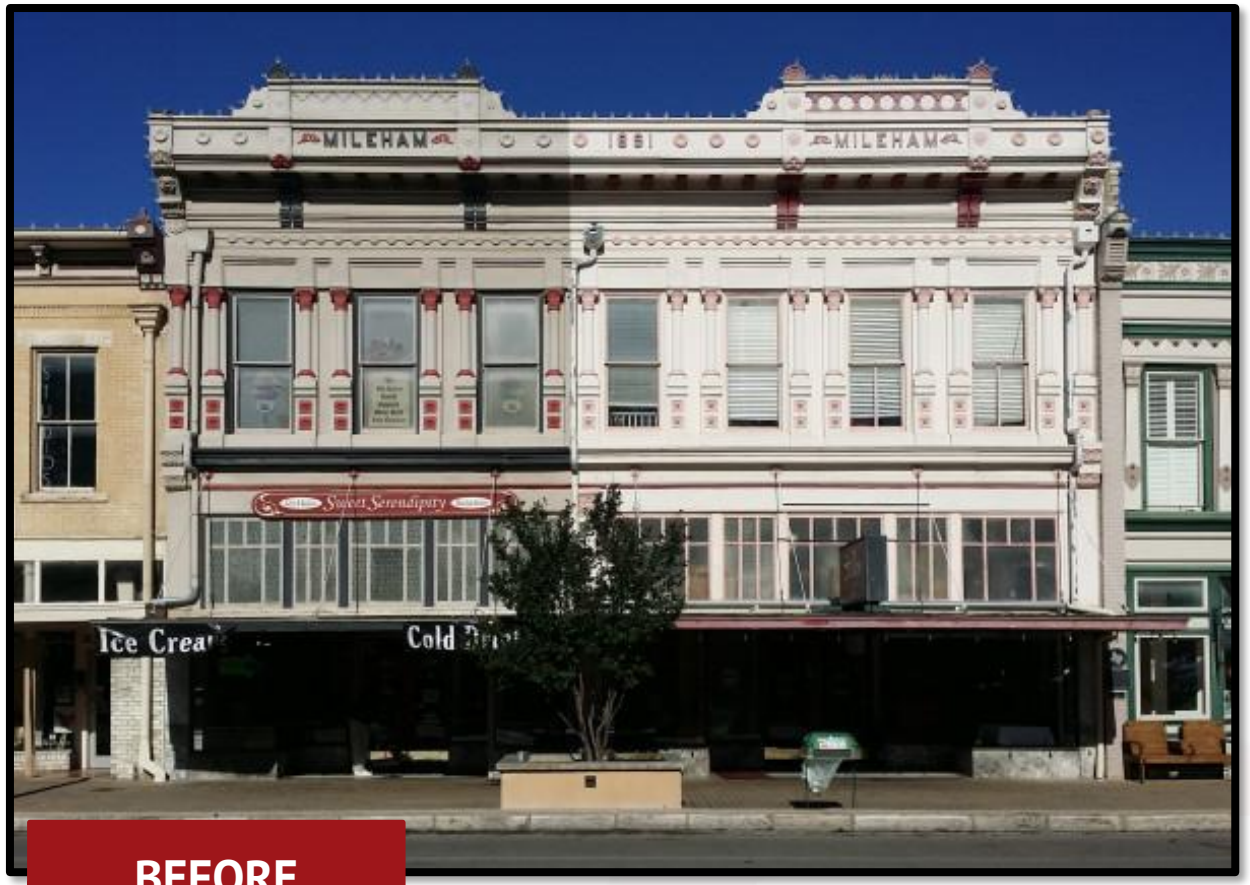


Areas of Concern:

- Deterioration
- Chipping Paint
- Wood Rot
- Brittle Glass
- Broken Pulleys
- Water Intrusion
- Energy Efficiency

2nd Floor Windows Approved by HARC

706 – 712 S. Austin Avenue



BEFORE



AFTER

Additional Considerations

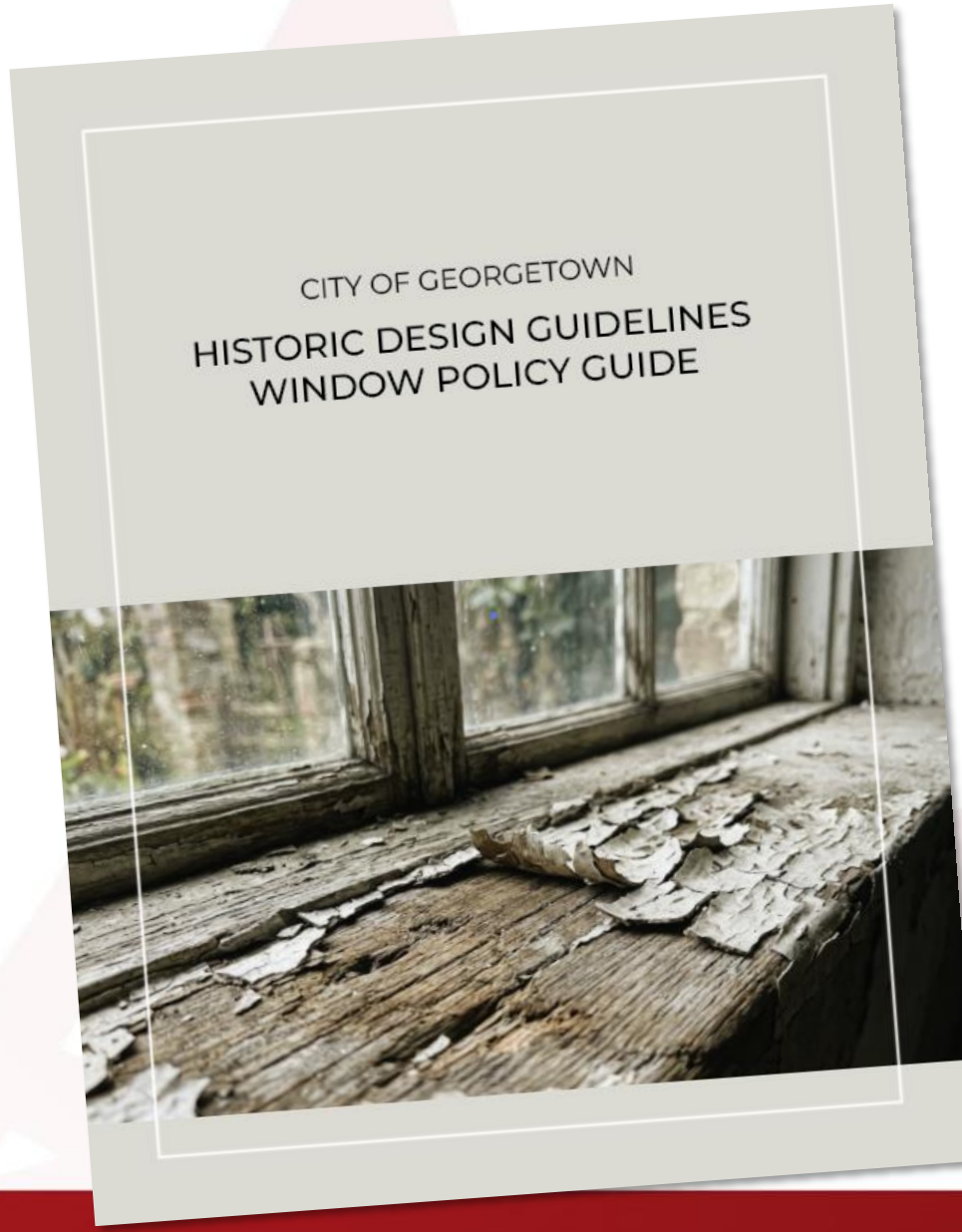
Potential Next Steps

Window Policy Guide Resource for Applicants

- Historic Windows Overview
- Repair Vs. Replace
- Alternatives to Replacement
- Material Selection
- Helpful Resources

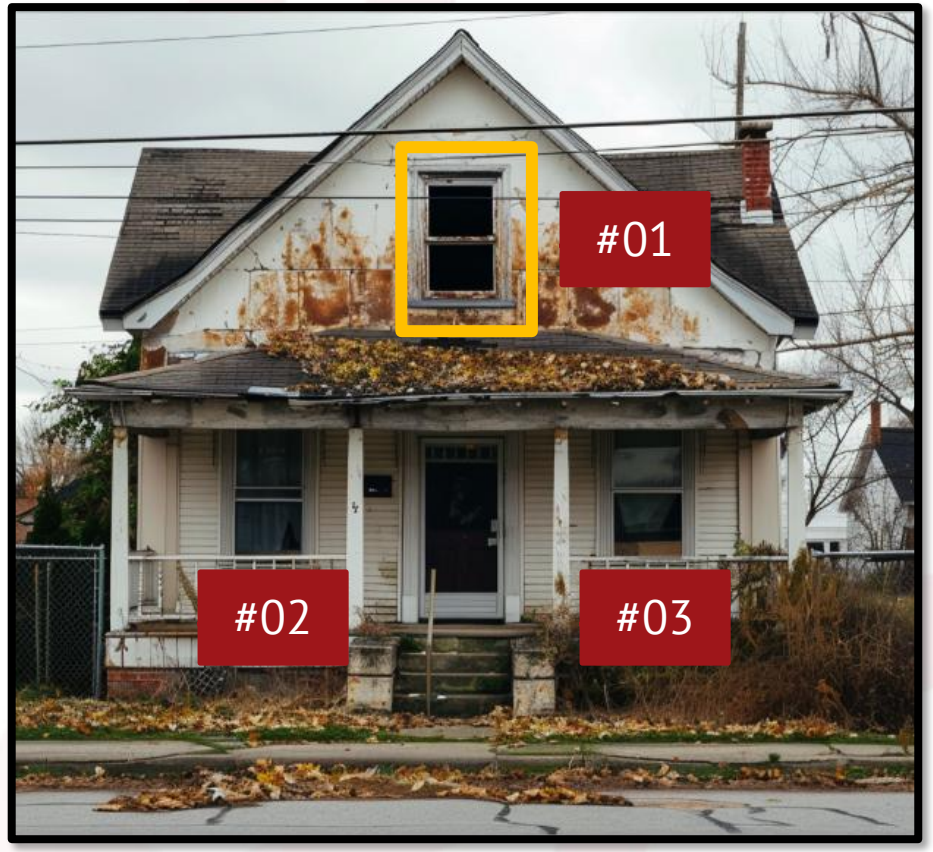
Additional Documentation Requirement

- Street Facing Window Inventory Form



Street Facing Window Inventory Form Example

Window #	**Existing Material** (Wood, Aluminum, Vinyl, Etc)	**Configuration** (Double Hung, 6 over 6 Divided Lite, Art Glass, Etc.)	**Existing Condition** (Paint, Frame, Glass, Hardware, Pulleys, Etc.)	**Photos** (Include images of entire window & any areas of deterioration)
#01	Wood	1 / 1, Double Hung	Chipping Paint, Broken Pulley, Wood Rot, Broken Glass	
#02	Wood	1 / 1, Double Hung	Window Painted Shut	
#03	Wood	1 / 1, Double Hung	Chipping Paint	



Discussion/Feedback

- Would Commissioners like staff to begin work on a window policy guide?
- Do Commissioners have feedback on when alternate replacement materials should be considered?
  (e.g. Old Town Vs. Downtown, Historic Significance, Existing Window Materials/Style)

A new Design Guideline Policy Guide requires a recommendation from HARC to Council for final approval.