

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas August 26, 2026

The Georgetown Historic and Architectural Review Commission will meet on August 26, 2026 at 10:30 AM at 1409 Olive 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.

Agenda Notice

This is a meeting of the demolition subcommittee of the regular Historic and Architectural Review Commission.

Regular Session

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

Consideration and possible recommendation on a request for demolition that results in a reduction of the total square footage of the existing structure (High Priority resource identified in the Historic Resource Survey located within the Old Town Overlay District) for the property addressed at 1409 Olive Street, bearing the legal description of .242 Acres of Block 39 SW Corner, Snyder Addition (2026-35-COA) -- Madelyn Allen, Planner

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
August 26, 2026

SUBJECT:

1409 Olive Street, (2026-35-COA)

SUGGESTED ACTION:

Consideration and possible recommendation on a request for demolition that results in a reduction of the total square footage of the existing structure (High Priority resource identified in the Historic Resource Survey located within the Old Town Overlay District) for the property addressed at 1409 Olive Street, bearing the legal description of .242 Acres of Block 39 SW Corner, Snyder Addition (2026-35-COA) -- Madelyn Allen, Planner

ITEM SUMMARY:

The property owner intends to demolish a 1970s addition to an 1880s High Priority Structure at 1409 Olive Street under this COA application. The applicant has filed the demolition under the criteria of approval of Loss of Significance.

Project History: This is the first review of this request. At this meeting, the Demolition Subcommittee, city staff and the applicant will review application materials and make findings included in the attached Demolition Subcommittee report form. The Demolition Subcommittee report will include a recommendation to HARC on the request for the demolition, in accordance with the process established in the Unified Development Code.

HARC should consider the following when evaluating proposals to demolish or relocate historic resources: 1. Does the resource proposed for demolition or relocation have architectural and/ or historical significance? 2. What would be the effect on surrounding buildings of demolition or relocation of the resource? 3. What would be the effect on the Overlay District as a whole of demolition or relocation of the resource? 4. What would be the effect on safeguarding the heritage of the City of the demolition or relocation? 5. What has been the impact of any previous inappropriate alterations? 6. Is the demolition solely a matter of convenience? 7. Has the owner offered the property for sale? 8. Has the owner asked a fair price? 9. Has the property been marketed for a reasonable time? 10. Has the property been advertised broadly in a reasonable manner? 11. Has the owner sought the advice of a professional experienced in historic preservation work? 12. What would be the effect of open space in that location if the lot is to be left vacant?

FINANCIAL IMPACT:

SUBMITTED BY:

Madelyn Allen, Planning Department

ATTACHMENTS:

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Letter of Intent](#)

Exhibit 3 - Plans and Specifications

Exhibit 4 - Historic Resource Survey

Exhibit 5 - Demo Subcommittee Findings and Recommendation

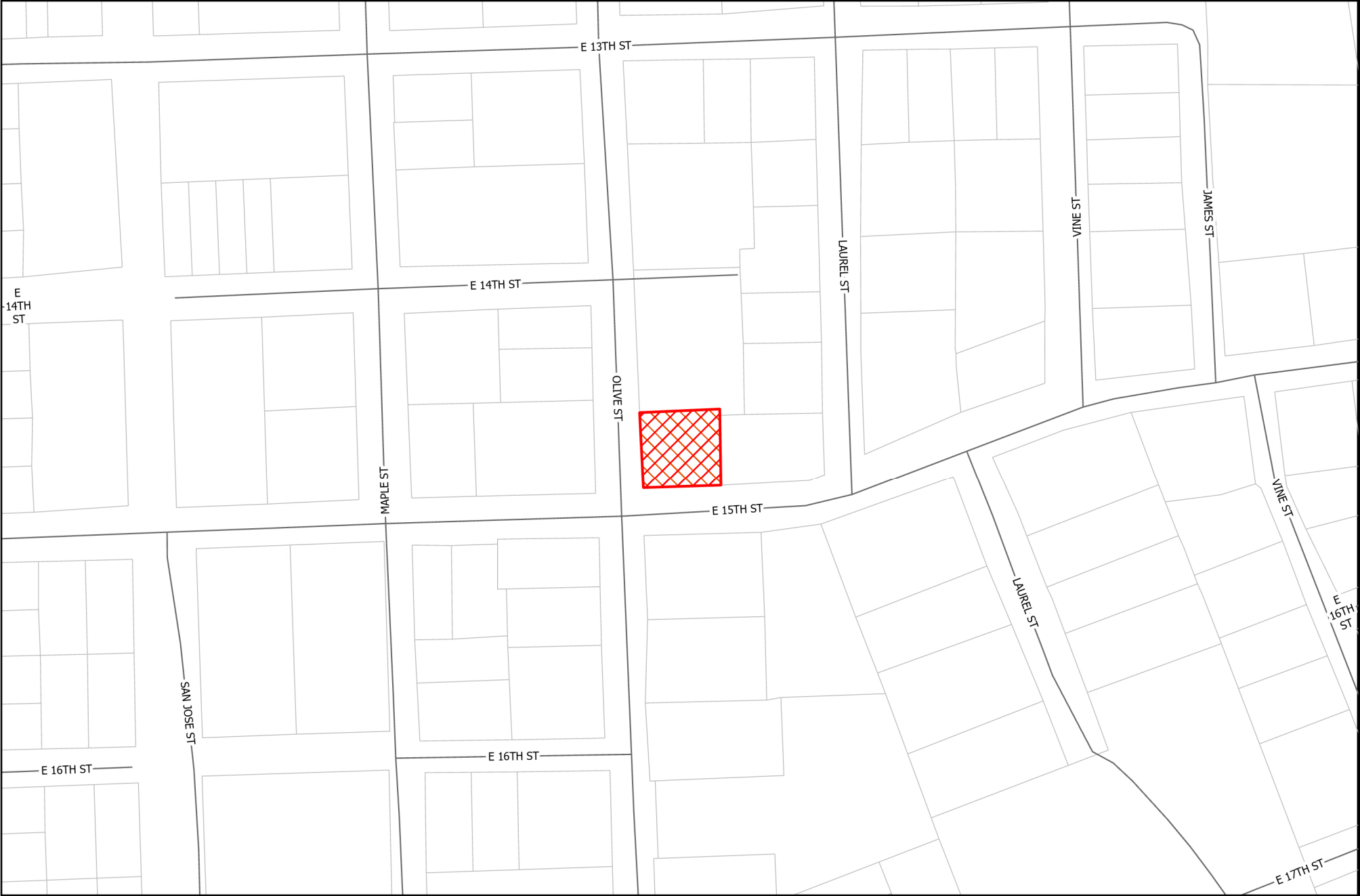
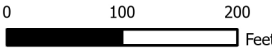


Location

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:

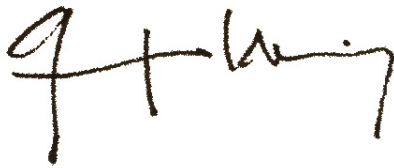
Page 2, Site Map

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,

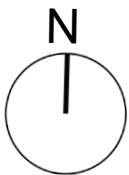
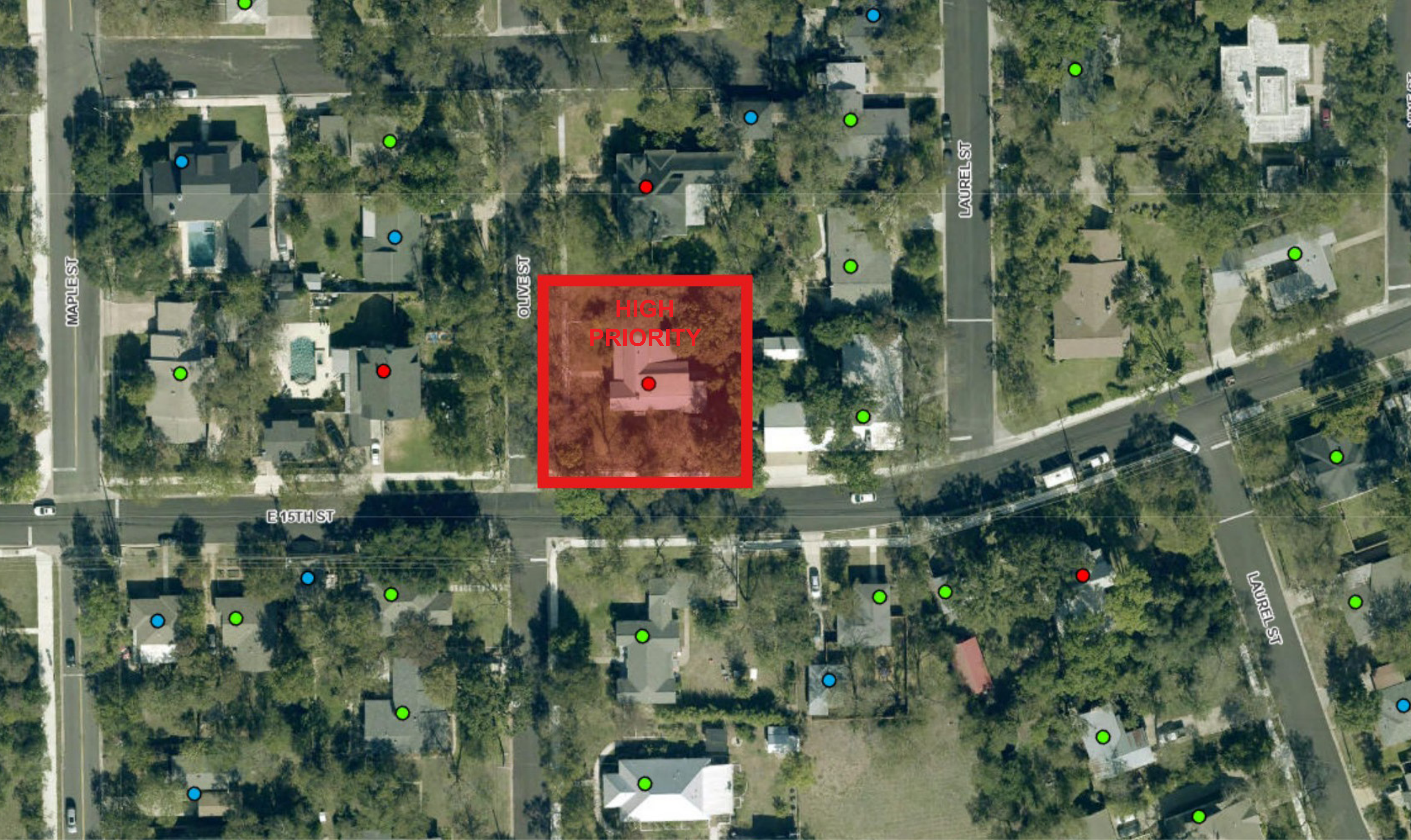
A handwritten signature in dark ink, appearing to read 'Gary Wang', with a stylized, cursive script.

Gary Wang, AIA
Wang Architects



Design Concepts for Review by HARC: 1409 OLIVE ST
ATTACHED GARAGE + ADDITION AT OLIVE ST AND 15TH
JULY 6, 2026

Wang Architects
ARCHITECTURE | URBAN DESIGN | MASTERPLANNING



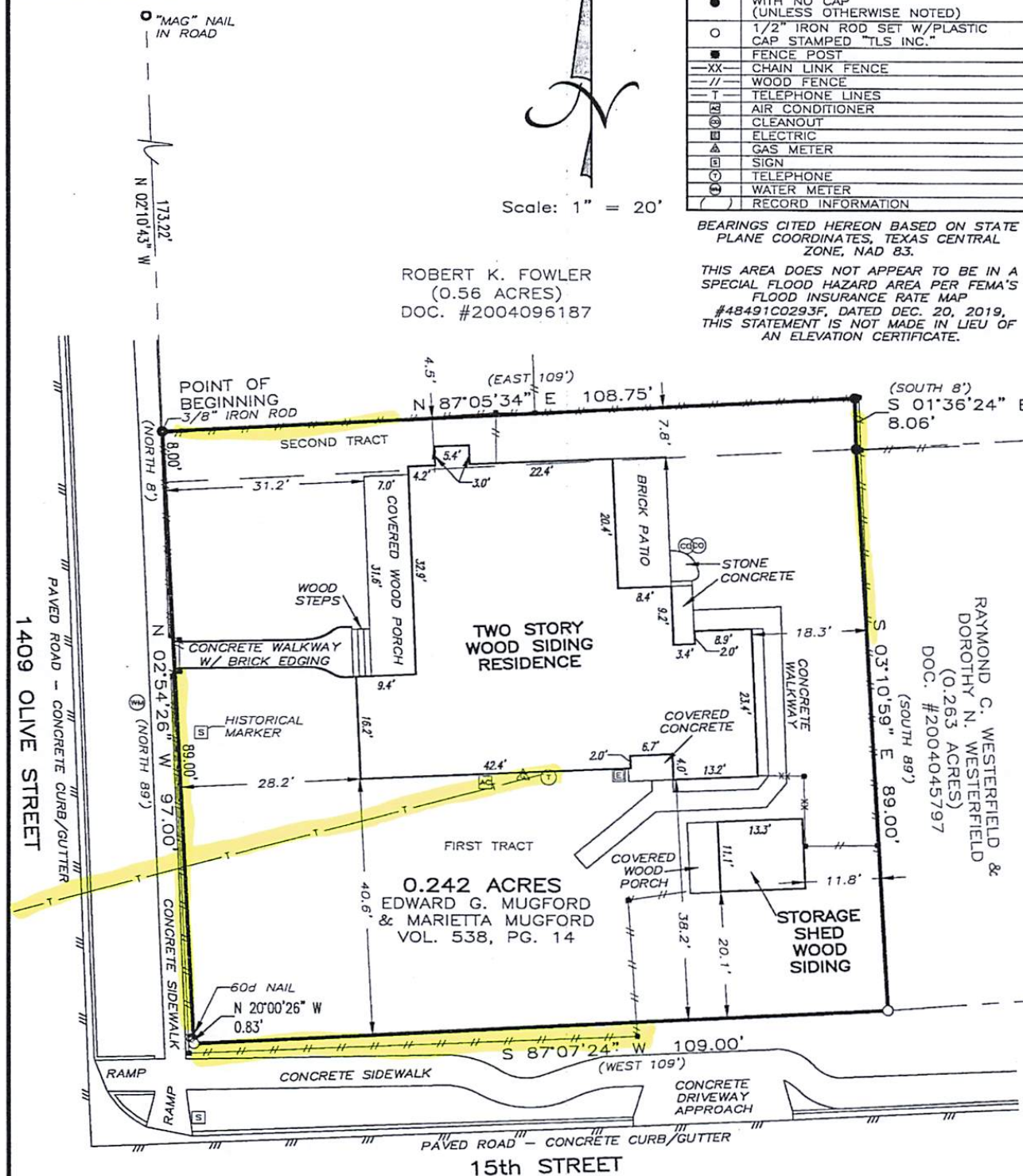
0.242 ACRES OUT OF, BLOCK 39, OF THE SNYDER'S ADDITION TO THE CITY OF GEORGETOWN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 502, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

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



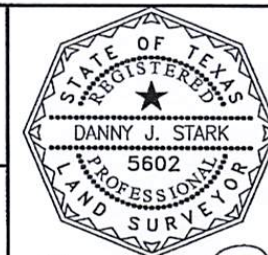
CERTIFY TO: LONGHORN TITLE / TEXAN TITLE INSURANCE Co. / NATHAN FLOOD & MARIETTA M. FLOOD / GF #GT2503884

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS
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

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

July 6, 2026

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S:\2025 PROJECTS\250550 SNYDER ADDITION SOUTHWEST CORNER OF BLK 39 - 1409 OLIVE STREET\ 250550 TITLE.dwg Jul 21, 2025 - 12:03 pm rlsyfor

SURVEY

3

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 Direction

Northeast



Photo Direction

East



July 6, 2026

HISTORIC COMMISSION SURVEY

411



WEST FACADE FACING OLIVE ST



SOUTH FACADE FACING 15 ST



NORTHEAST FACADE



EAST FACADE

July 6, 2026

1970S ADDITION

EXISTING EXTERIOR

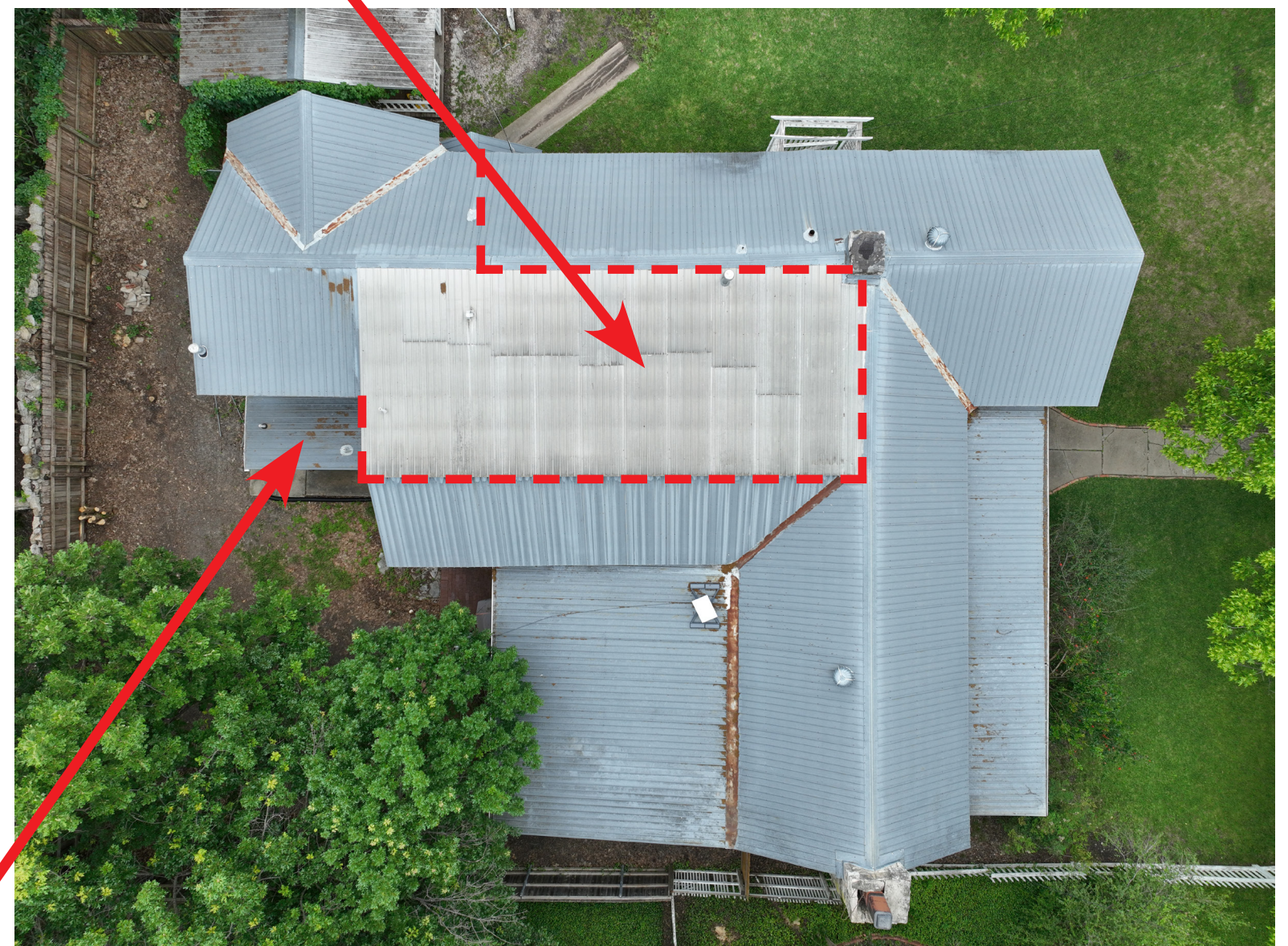
5

1970S WATER SHED ROOF

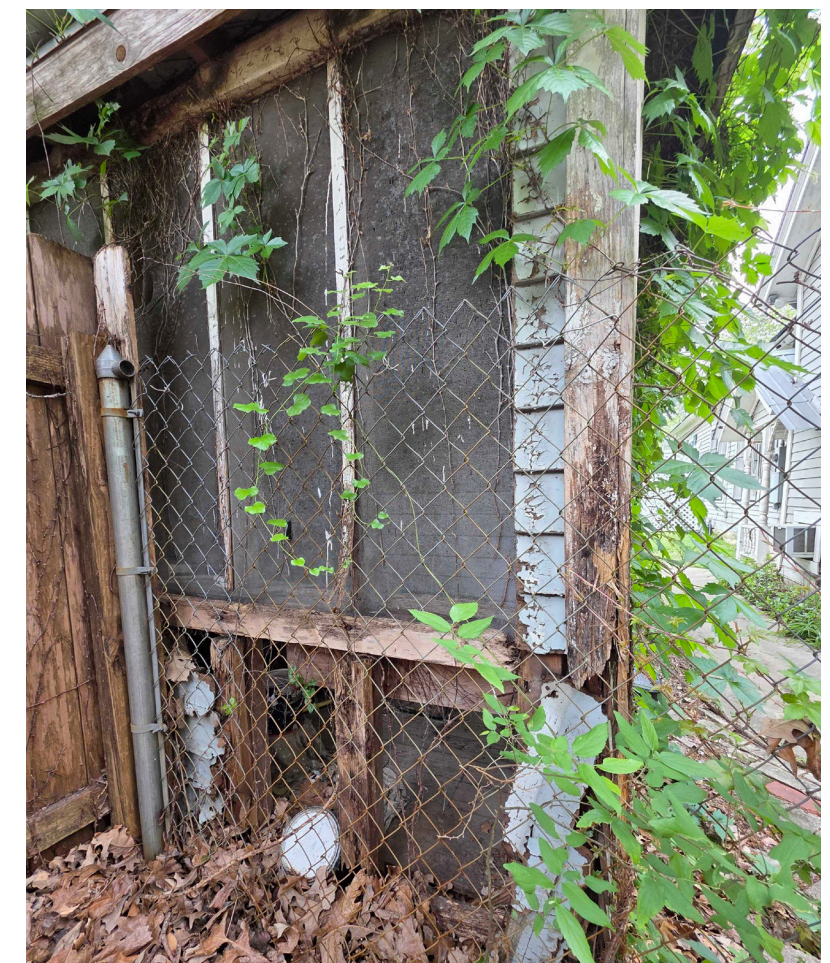


EXISTING ROOFLINE

**1970S ADDITION
TO BE REMOVED**



EXISTING ROOFLINE



July 6, 2026

EXISTING SHED: TO BE REMOVED

7



EXISTING FOYER



EXISTING DINING ROOM



EXISTING LIVING ROOM



EXISTING SUNROOM

July 6, 2026

EXISTING INTERIOR



1970S HALLWAY: TO BE REMOVED



1970S BEDROOM W/ LINOLEUM FLOOR TO BE REMOVED



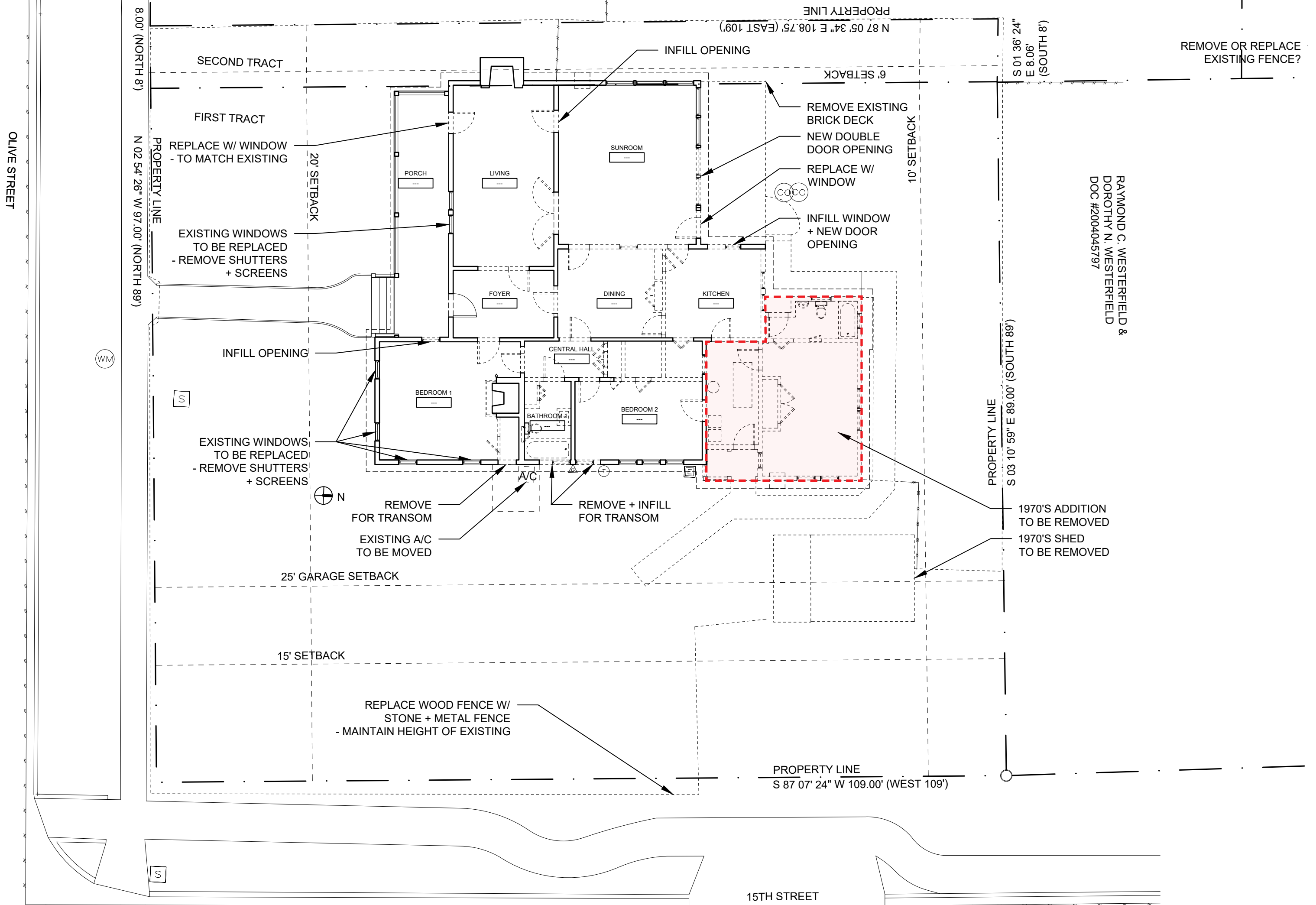
1970S HALLWAY AND STAIRS: TO BE REMOVED



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

July 6, 2026

EXISTING INTERIOR

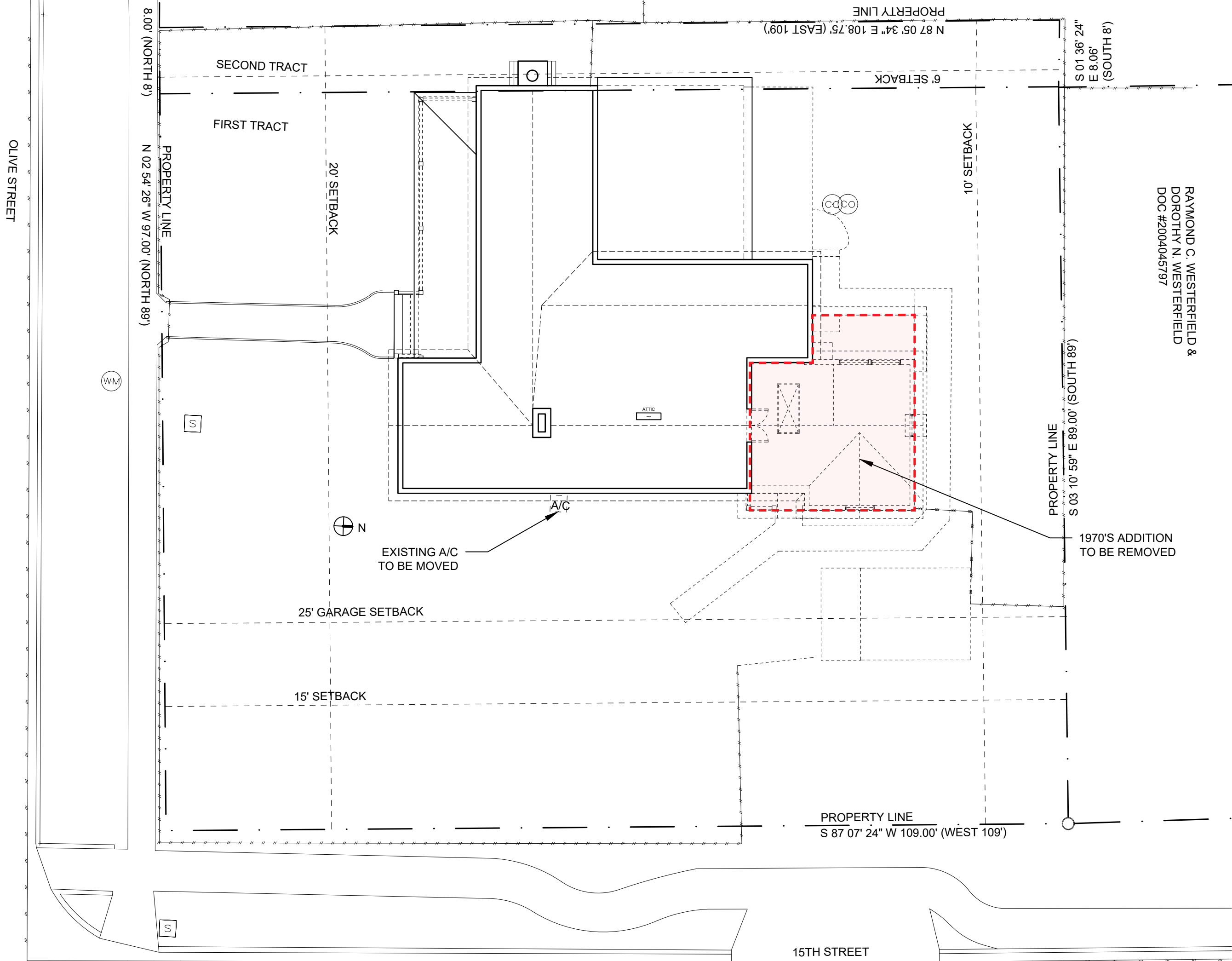


July 6, 2026

DEMOLITION - GROUND FLOOR PLAN

3/32" = 1'-0"

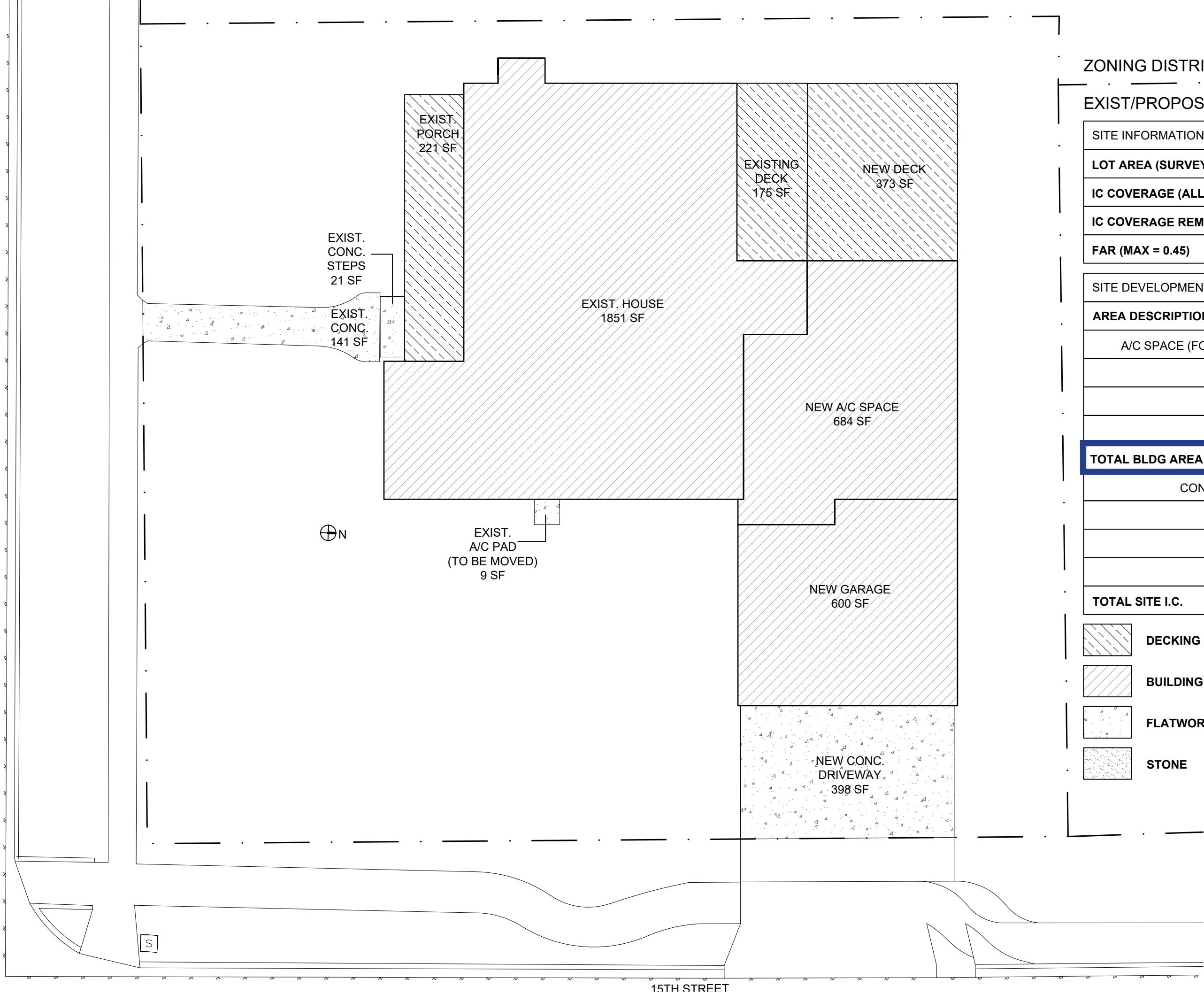
10



July 6, 2026

DEMOLITION - SECOND FLOOR PLAN

3/32" = 1'-0"

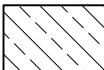
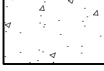
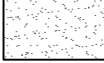


ZONING DISTRICT: OLD TOWN DISTRICT

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%)	258 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	9 SF	--- SF	9 SF
TOTAL SITE I.C.	2436 SF	2055 SF	4491 SF

-  DECKING
-  BUILDING
-  FLATWORK
-  STONE

FRONT SETBACK: 20'

SIDE SETBACK: 6'

SIDE STREET SETBACK: 15'

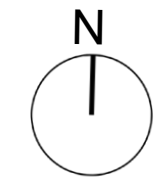
GARAGE SETBACK: 25'

REAR SETBACK: 10'



July 6, 2026

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



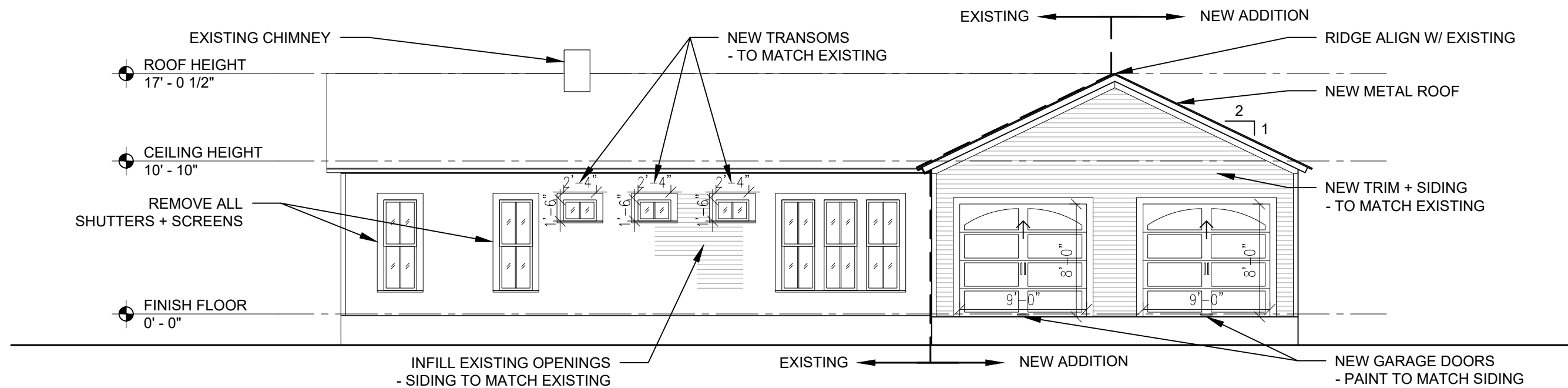
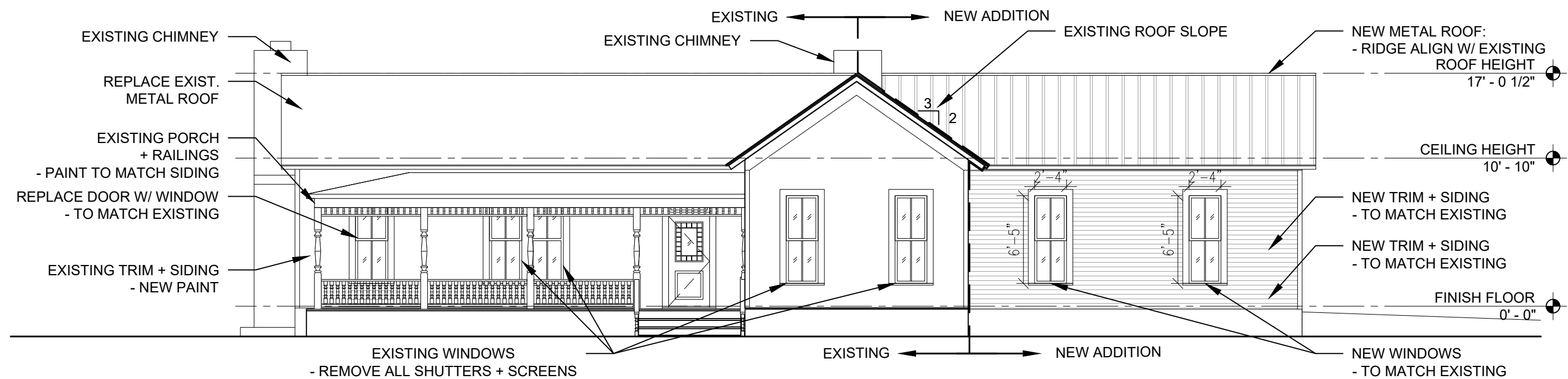
GIS MAP



July 6, 2026

SETBACK ENCROACHMENT PRECEDENTS IN NEIGHBORHOOD

15





July 6, 2026

PROPOSED PERSPECTIVE RENDER
NTS

18
25



July 6, 2026

PROPOSED PERSPECTIVE RENDER
NTS

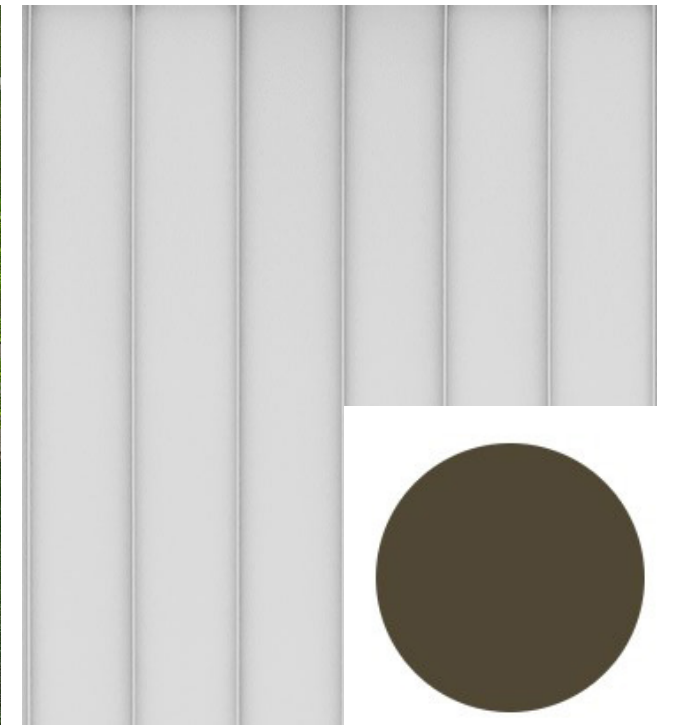
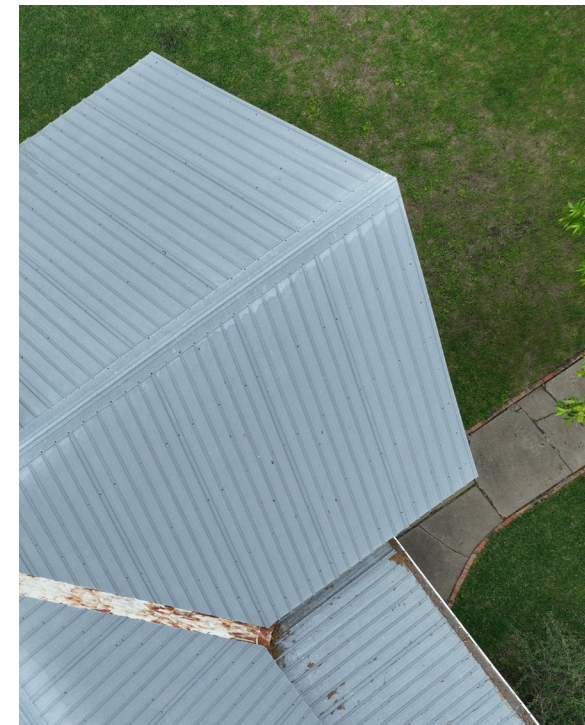


EXISTING WINDOWS TO BE REPLACED
ALL SHUTTERS + SCREENS TO BE REMOVED



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

EXISTING ROOF



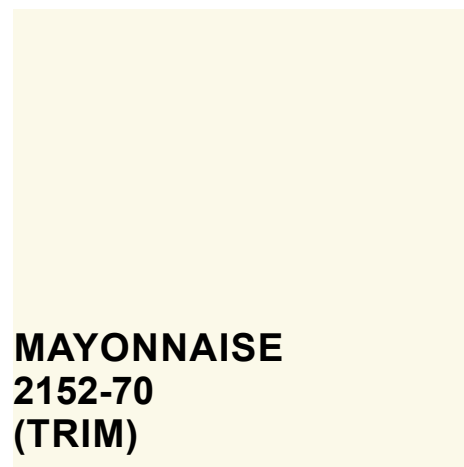
NEW STANDING SEAM METAL ROOF
AGED BRONZE



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

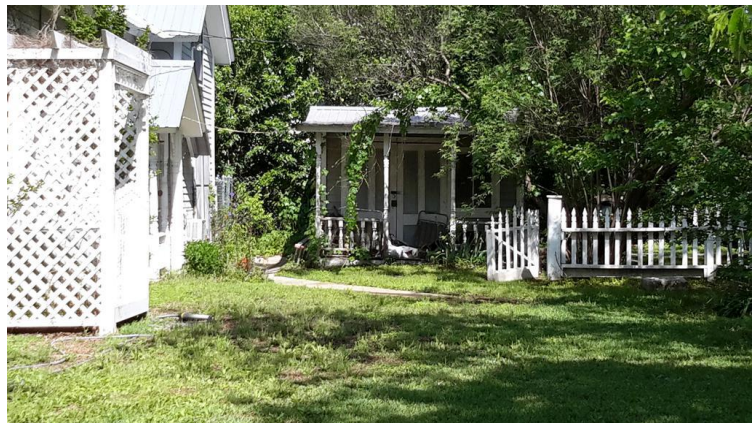
Address:	1409 Olive St	2016 Survey ID:	124536
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Old Town District

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: 08/26/2026
MEETING LOCATION: 1409 Olive St.
APPLICANT: Wang Architects
SUBCOMMITTEE MEMBERS PRESENT:
STAFF PRESENT:
OTHERS PRESENT:

COMMENTS

Applicant:

•

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?

•

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?

•

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

•

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

•

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

•

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

•

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

•

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

•

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

•

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

•

What has been the impact of any previous inappropriate alterations?

•

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

•

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

•

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

•

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

•

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

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

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

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SUBCOMMITTEE RECOMMENDATION

☐ Approval

☐ Approval with Conditions:

☐ Disapproval

Subcommittee Chair Signature (or representative)

Date