

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas September 11, 2025

The Georgetown Historic and Architectural Review Commission will meet on September 11, 2025 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, 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.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the August 28, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

1.B 1002 S Elm Street (2025-30-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction for the property located at 1002 S. Elm, bearing the legal description of .24 Acres out of lot 1 and part of lot 2, Block 20, Glasscock Addition (2025-30-COA) -- Olivia Beams, Historic and Downtown Planner

1.C Discussion Items

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

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 _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
September 11, 2025

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the August 28, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[08.28.2025 HARC Minutes Final.pdf](#)

Minutes of the Historic and Architectural Review Commission City of Georgetown, Texas Thursday, August 28, 2025

The Georgetown Historic and Architectural Review Commission met on Thursday, August 28, 2025 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: Lawrence Romero, Linda C Burns, Evan Hein, Robert Blomquist, Stuart Garner, Michael J Walton, Heather Smith

Public Wishing to Address the Board

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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.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the August 14, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Moved by Evan Hein; seconded by Lawrence Romero to Approve the minutes from the August 14, 2025, meeting of the Historic and Architectural Review Commission.

Motion Approved: 6- 0

Voting For: Lawrence Romero, Evan Hein, Robert Blomquist, Stuart Garner, Michael J Walton, Heather Smith

Voting Against: None

1.B [1603 S Church Street \(2025-29-COA\)](#)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a setback exception to allow a new porch, patio, or deck 15'-0" into the required 20'-0" front setback for the property located at 1603 S. Church Street, bearing the legal description of .14 Acres out of the northwest part of Block 1, Southside Addition (2025-29-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Chair Walton asked if there was an approved fence permit.

Allyson Iiams, Preservation and Redevelopment Manager, approached the microphone to address the commission and confirmed that a fence permit was approved in 2018 for a three-foot picket fence.

Commissioner Hein asked that the applicant speak to the additional posts along the fence.

Jeff Hargroder, applicant, approached the podium to address the commission and explained that the additional posts were trellises.

Commissioner Hein asked how the posts would be categorized. Beams explained that according to the Buildings and Inspections Department, something becomes a structure when it has a covering element. Iiams explained that the structure was under review due to its placement in front of the front façade and added that there was no applicability for the structure on the side of the home.

Hargroder acknowledged that he wasn't aware of the regulations and was willing to compromise.

Chair Walton opened and closed the public hearing with no speakers coming forth.
Chair Walton opened the floor to a motion.

Moved by Evan Hein; seconded by Stuart Garner to Approve with conditions that parts of the structure that were exceeding a 12-foot encroachment to be removed.

Motion Failed: 2- 5

Voting For: Evan Hein, Stuart Garner

Voting Against: Lawrence Romero, Linda C Burns, Robert Blomquist, Michael J Walton, Heather Smith

Due to the failed motion, Chair Walton asked for another motion from the commission.

Moved by Lawrence Romero; seconded by Robert Blomquist to Deny as presented.

Motion Approved: 5- 2

Voting For: Lawrence Romero, Linda C Burns, Robert Blomquist, Michael J Walton, Heather Smith

Voting Against: Evan Hein, Stuart Garner

1.C [502 E 2nd Street \(2025-3-COA\)](#)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new addition that does not comply with the zoning standards of the historic overlay district, a setback modification to allow a proposed addition 2'-10" into the required 6'-0" side setback, and a building height exception to increase the allowed building height from the required 15' building height at the prescribed setback to a maximum building height of 28'-4". for the property located at 502 E 2nd Street, bearing the legal description of Part of Block 22, Outlot Division C (2025-3-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Chair Walton referred to Section 3.13.010 of the Unified Development Code, UDC, and stated that it did not have a reference to non-contributing structures. Beams shared that a non-contributing structure was not reviewed for removal or demolition. Beams explained that staff found that the absence of non-contributing structures in the code lead staff to believe that they do not have authority to review the request.

Chair Walton believed that the request would be more fitting as a demolition with new construction based on the designs provided and previous experience with similar requests. Chair Walton shared that if the structure was not on the historic survey, then it should receive a permit without going through HARC for review.

Robert Moulis, owner, approached the podium to address the commission and explained that he and his wife had the same concern due to the home being a non-contributing structure. Moulis shared that they currently live in the house.

Chair Walton believed that this request should have been a demolition request and then reviewed by HARC as an infill. Beams explained that the definition of demolition in the design guidelines and the code did not apply with this request. Chair Walton inquired about why the applicant was brought forth to HARC despite the lack of an addition or demolition. Beams explained that the design did not meet all the design guidelines, so the Historic Preservation Officer, HPO, review was appealed to HARC.

Commissioner Burns asked why the new encroachment request was necessary. Moulis explained that the garage design included the standard garage measurement and continued to explain that the footprint of the structure was within the setback, but the overhang would touch the setback.

Commissioner Hein asked if the applicant's intention was to demolish the house or to preserve the house. Moulis shared that the preference would be to preserve the house because they currently live in it.

Chair Walton opened the public hearing.

Liz Weaver, 1221 South Main Street, approached the podium to address the commission and believed that the east side setback was a matter of convenience. Weaver referred to homes on Church Street and Main Street with a similar request which required design changes in order to meet the setback requirements. Weaver urged the commission to postpone the item so that the applicant could follow setback requirements as there was plenty of room in the backyard to build a garage.

Chair Walton closed the public hearing.

Moulis explained that when the home was built, the garage was designed to be in the front of the structure. Moulis added that if it were to remain an attached garage, it would be difficult to maneuver around the back to park the vehicles due to the proximity of the setback.

Commissioner Hein acknowledged that some of the design guidelines would need to be adjusted as post war homes are historically designated.

With no further discussion from the commission, Chair Walton asked for a motion.

Moved by Evan Hein; seconded by Lawrence Romero to Approve as presented.

Motion Approved: 7- 0

Voting For: Lawrence Romero, Linda C Burns, Evan Hein, Robert Blomquist, Stuart Garner, Michael J Walton, Heather Smith

Voting Against: None

Chair Walton announced a recess at 7:31 PM. The meeting was reconvened at 7:38 PM.

1.D [401 S. Walnut Street \(2024-75-COA\)](#)

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for, the demolition of a street-facing façade, a new addition that does not comply with the zoning standards of the historic overlay district, a setback exception to allow encroachment by 6'-7" into the required 15' street-side setback, and a 1'-6" building height exception to increase the allowed building height from the required 15' building height at the prescribed setback to a maximum building height of 16'-6" at the property located at 401 S Walnut, bearing the legal description .66 Acres out of the northern part of block 15 of the Shell Addition (2024-75-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Anne Banks, owner, approached the podium to address the commission and acknowledged that she listened to the commission's feedback from the May 22, 2025, HARC meeting and made appropriate changes. Banks highlighted that the kitchen offset was now designed as a straight line and added that the addition of the new space would be only 600 sq feet of air-conditioned space. Banks explained that the setback of the home was 8 foot 6 inches from 4th street but noted that the setback from the curb would be 23 feet. Banks highlighted that the front setback requirement was 20 feet and explained the house setback was currently 35 feet. Banks explained that the concern with shifting the home towards the inner lot was because the other lot may not meet the minimum lot specifications for the City of Georgetown and would therefore be unbuildable.

Commissioner Hein and Commissioner Romero shared appreciation for the modifications from the last HARC meeting. Chair Walton expressed no concerns with the updates.

Chair Walton opened the public hearing.

Liz Weaver, 1221 South Main Street, signed up to speak, but was not present at the time of the public hearing.

Chair Walton closed the public hearing and asked for a motion from the commission.

Moved by Evan Hein; seconded by Robert Blomquist to Approve as presented.

Motion Approved: 7- 0

Voting For: Lawrence Romero, Linda C Burns, Evan Hein, Robert Blomquist, Stuart Garner, Michael J Walton, Heather Smith

Voting Against: None

1.E **Discussion Items**

General updates, and Commissioner questions and comments -- Allyson Iiams,
Preservation and Redevelopment Manager

Commissioner Romero asked staff for guidance on how to address emails sent to commissioners' personal email addresses from the public. Iiams acknowledged that staff does not have authority in preventing the public from sending different forms of communication to the commission. Iiams explained that when receiving communication from the public, commissioners may choose not to respond or provide a response suggesting that they reach out to the planning department so that staff may review the questions or comments and provide HARC with responses to those questions or comments. Iiams reminded the commission that engagement with applicants, citizens, or developers regarding a specific project outside of the public meeting may result in an ethics violation and may also be subject to an open records request.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
September 11, 2025

SUBJECT:

1002 S Elm Street (2025-30-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction for the property located at 1002 S. Elm, bearing the legal description of .24 Acres out of lot 1 and part of lot 2, Block 20, Glasscock Addition (2025-30-COA) -- Olivia Beams, Historic and Downtown Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting HARC approval for new infill construction (New detached garage and carport).

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 6, partially complies with 0, 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. 2 of the 8 criteria were not applicable to the proposed project.

Public Comments:

As required by the Unified Development Code (UDC), number 2 signs were posted on-site, and number 45 letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Olivia Beams, Planning Department

ATTACHMENTS:

[2025-30-COA HARC Staff Report.pdf](#)

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

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

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

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

[2025-30-COA HARC Presentation.pdf](#)



Historic & Architectural Review Commission Planning Department Staff Report

Report Date: September 5, 2025

File Number: 2025-30-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction for the property located at 1002 S. Elm, bearing the legal description of .24 Acres out of lot 1 and part of lot 2, Block 20, Glasscock Addition (2025-30-COA) –Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name: *HARC-The Hubbard Garage Reconstruction*
Applicant: *J. Bryant Boyd c/o Sydney Lemanski*
Property Owner: *Don and Cindy Hubbard*
Property Address: *1002 S Elm*
Legal Description: *.24 Acres out of lot 1 and part of lot 2, Block 20, Glasscock Addition*
Historic Overlay: *Old Town*
Case History: *N/A*
Prior COA Denials:
Prior COA Approvals: 2024-34-COA (New fence)

HISTORIC CONTEXT

Date of Construction: *1916*
Historic Resources Survey Level of Priority: *Medium Priority*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New infill construction (New detached garage and carport)

HPO, no COA needed:

- ✓ Demolition of detached, noncontributing garage

STAFF ANALYSIS

Present Property Description:

The subject property is located at the southwest corner of S. Elm Street and E. 10th Street, within the Old Town Historic Overlay District. The property is approximately .24 acres in size and is improved

Planning Department Staff Report

Historic and Architectural Review Commission

with a medium priority home constructed in 1916. The 2016 Historic Resources Survey identified the home as having a Craftsman stylistic influence. The home has details consistent with the Craftsman style such as exposed rafter tails, a gable roof, a partial width front porch. The home has cedar shake siding along the lower portion of the home. The windows are double hung, with a 4-over-1 style. The western property line is shared with a parking lot for an adjacent church.

Requested Changes:

The applicant has requested to demolish the existing, noncontributing detached garage on site and replace it with a new, detached garage and carport.

Justification for Requests:

The applicant desires additional space for parking.

Technical Review:

Garage

The applicant has proposed a 29' wide by 22' deep accessory building, totaling 638 square feet in area. The accessory building will include one room to be used as a workshop and media area. The building is a simplified style of the historic home on the property and features an inset porch on the north side (facing 10th Street). The porch spans a partial width of 12'-8" across the northern façade and is 3'-10" deep with two painted wood columns that are 4" x 4" in size.

The building will be 19'-7" tall with a simple gable roof with a 6.5:12 pitch, to match the roof pitch of the historic structure. The accessory building will be finished with pine siding and cedar shake shingles, with a brown composite shingle roof. On the north-facing façade (facing 10th Street), there will be three windows, one measuring 2'-6" in width and 3'-0" in height. There will be another window measuring 5' wide and 2'-8" tall. A smaller accent window is proposed on the gable of the north-facing elevation measuring 2'-6" wide by 1'-6" tall. There will be four windows on the south façade of the building (facing an interior lot line) measuring 2'-6" wide and 1'-9" tall. The garage door will be on the eastern façade (facing Elm Street). All new proposed windows are double-hung and fiberglass clad and the building will be painted to match the primary house. The building will also have exposed rafter tails and craftsman columns, to mimic the historic home.

Carport

The applicant has also proposed a 15'-1" wide by 15'-3" deep carport, totaling 230 square feet in area. The carport will be 16' tall and will have a gable roof form with a 6.5:12 pitch. There will be a small divided lite accent window on the gable of the roof. There will also be roof brackets, to mimic the appearance of the historic structure. The columns will be similar to those used on the garage structure. The carport will be made of wood.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *14 of the 18* applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

Planning Department Staff Report

Historic and Architectural Review Commission

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	
C.3 Looming guidelines	
b. When an addition is made to an existing garage or accessory structure, or a new building added in the rear, the new windows and doors must face into the rear yard and not into the side or rear neighbor's property.	Does Not Comply There will be four windows on the south side of the garage, facing the yard of the neighboring property.
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	
D.1 It is preferred that garages/carports be detached at the rear of the property.	Complies The garage and carport will be detached and at the rear of the property.
D.4 Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.	Complies The garage will be a single car garage. The driveway will lead directly from the street.
D.5 A driveway should lead directly from the street to the parking area.	
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	Complies The structures are detached and located at the rear of the property and are subordinate to the primary structure with a simplified version of the home's historic style. The structures incorporate the same materials as the historic structure, including the pine and cedar shake siding and composite roofs. The structures both have craftsman style columns and exposed rafter tails. The garage will have a partial width
F.2 Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller and simpler) to the primary dwelling.	
F.3 Accessory structures should not be attached to the primary structure.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	porch, similar to the historic structure as well as windows that mimic the historic structure.
3.5.C Massing, Scale and Form	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	Complies The mass of the proposed garage structure is appropriate in this area within Old Town. The floor-to-floor height of the garage measures 11'-1" from grade to the ridgeline.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.	Complies The 19'-7" height and 32'-0" width of the building is compatible with residential structures seen in the immediate area.
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.	Complies The buildings are both a simple rectangular form with a simple gable roof.
b. The proportions of the front façade should be taller than it is wide.	Does Not Comply The 19'-7" height of the front façade does not exceed its width of 32'-0".
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 roof form of the detached buildings is a gable end that faces the street.
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 proposed roof has a 6.5:12 pitch.
E.4 The following materials may be acceptable depending on the building style. • Dimensional asphalt shingle roofs that	Complies The proposed roof material is a brown composite shingle roof and will match the

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.	primary structure.
G.2 Windows	
a. Windows should generally comprise 30-45% of the front façade.	Does Not Comply Two windows are proposed on the character-defining façade of the garage, which faces 10th Street. The front façade is approximately 237 square feet in area, and the windows on this façade are about 24.5 square feet in area. This means that windows comprise about 10.33% of the front façade.
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.	Does Not Comply The proposed windows on the northern, 10th street façade are wider than they are tall. Staff does acknowledge that this is so that there is ample room for cedar shake siding along the bottom of the structure.
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.	Complies The windows on the north façade, facing 10th Street, all have the same sill height and are generally placed in symmetrical locations.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 resemble the original wood windows in detailing and profile thickness. c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	Complies Fiberglass clad windows are proposed. The windows will have clear, non-tinted glass.
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 The selected pine and cedar exterior siding have demonstrated durability and is visually compatible with historic buildings in the areas as well as the historic home on the site. The composite shingle roof is in keeping with the predominant roof material seen in Old Town and matches the primary historic house.
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.	
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	Complies The accessory structure is proposed to be finished with cement fiber siding with 6" exposure.
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	
3.5.I Architectural Details & Features	
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	Complies Architectural features incorporated in the design such as the simple wood porch columns and exposed rafter tails are appropriately scaled details that reinforce the style of the historic home.
I.2 Use of appropriately scaled details is encouraged.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
I.3 Details should be consistent with the design and style of the building.	

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 6 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 was found to be complete with sufficient information for review
2. Compliance with applicable design standards of this Code;	Complies The new garage and carport meet the requirements of the Residential Single Family Zoning District found within the UDC.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable The Secretary of Interior's Standards do not apply to new infill construction.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The request was found to generally meet the Design Guidelines for the Old Town Historic Overlay District. Specifically, the new garage and carport will include several elements of the historic home, such as exposed rafter tails, cedar shake siding, and divided lite windows. The structures will be made from compliant materials, and will be placed in the rear corner of the property, which is consistent with the character of accessory structures in the District.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The request will not impact the historic home in that the new structures will be detached. The structures will also be placed at the rear corner, where the existing garage is currently located.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The new garage and carport include several features found on the historic home, which is in keeping with the character of Old Town. They will also be placed at the rear corner of the property and 40' from the front property line, minimizing the impact of the new buildings.
7. The overall character of the applicable historic overlay district is protected; and	Complies The new structures are consistent with the character of Old Town in that they include several features that are found on the historic home, which is in keeping with the character of historic garages.
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 new signage has been proposed.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL** of the request. The new garage and carport include several features found on the historic home, which is in keeping with the character of Old Town. The structures will be made from compliant materials. They will be placed in the rear corner of the property, which minimizes their impact.

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 (45 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 – Public Comments

SUBMITTED BY

Olivia Beams, Historic and Downtown Planner

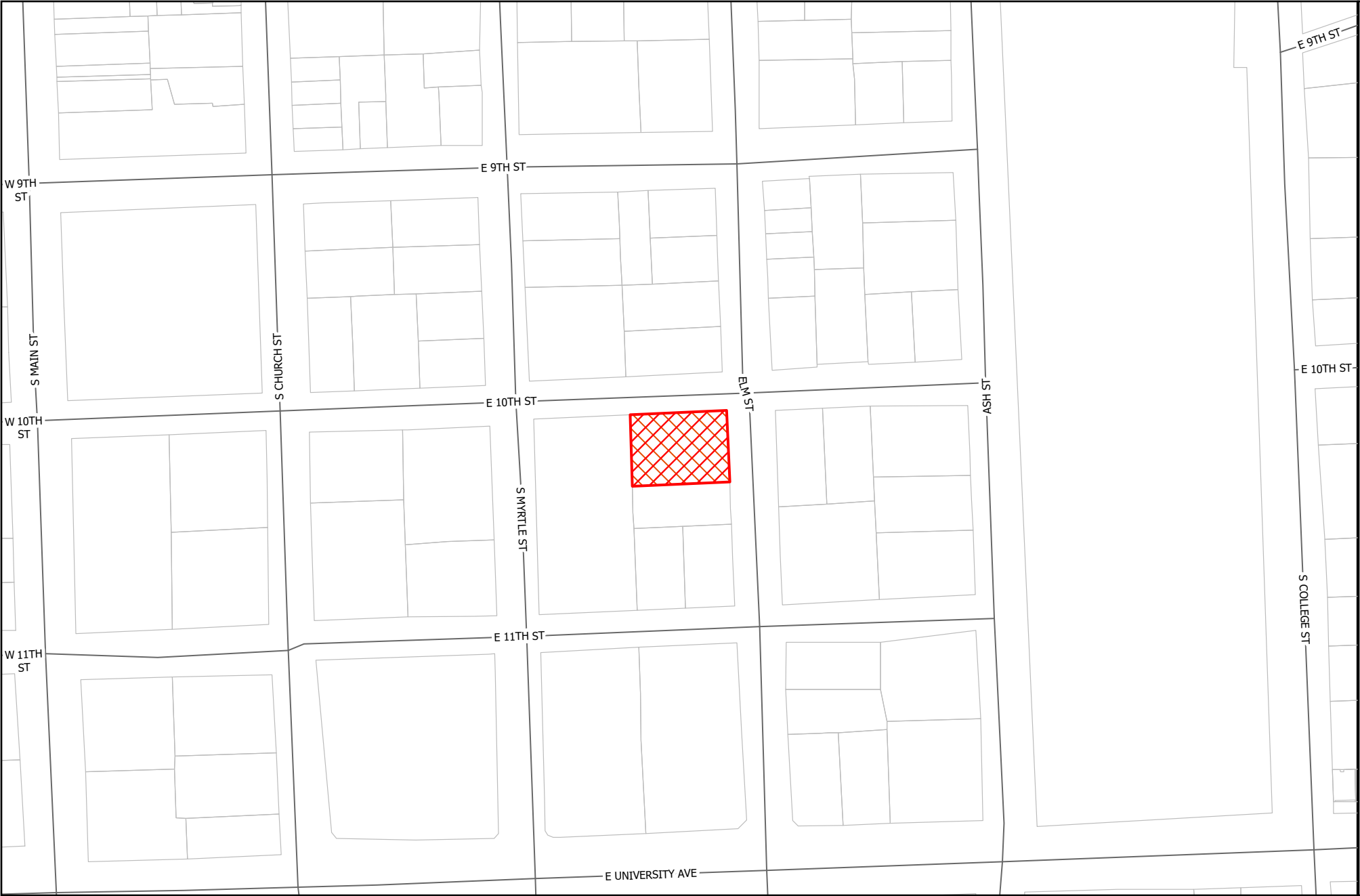
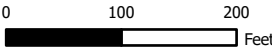


Location

2025-30-COA

Exhibit #1

-  Site
-  Parcels





**HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
Georgetown, TX 78626**

**HARC submittal for CoA
July 21st, 2025**

The Project Scope Summary:

This application is for a CoA relating to the demo and reconstruction of the existing garage at 1002 S. Elm Street. The lot contains two separate structures, with the primary home being designated as a medium priority structure in the 2016 survey, and the detached garage which is not designated as a priority structure in the 2016 survey. The primary home on the lot was built in 1916, and the bungalow style of the home is defined by its deep roof overhangs with exposed rafters, bracketed eaves and double gable front porch. The home sits on a corner lot, with street frontage along S. Elm Street and E. 10th Street. The existing detached garage approximately sits with its South façade 3 feet of its side property boundary, and its West façade 7 feet from its rear property boundary. These dimensions deem this detached structure as non-compliant with the current minimum setback requirements outlined in the UDC. Furthermore, the foundation of the existing garage appears to be failing, showing cracks and buckling that would make repairs or improvements to the structure both costly and difficult to accomplish without removing existing non-conforming walls and roof.

Our proposal is to demolish the existing non-compliant garage structure in the 'rear' yard, and reconstruct a new accessory structure in the same rear yard on the Southwest corner of the lot, but within the setbacks so that it is compliant with the base zoning standards for the lot. The new construction will include a new detached garage for the existing home, as well as a detached open carport that will be located in front of the new garage, in the side yard to the South of the existing home. This proposed location will still give both the new detached garage structure and carport a 'front' street facing façade view visible from S. Elm Street, as well as a 'side' street facing façade visible from E. 10th Street, and both are designed to match the architectural character defining elements of the existing main house. The location of these structures in the rear corner farthest from both streets, along with their slab on grade foundation (as opposed to the elevated pier and beam foundation of the house) will allow them to remain visually subordinate to the primary structure on the lot. The new carport will rest over the existing driveway, with new minimal foundation footings located on both sides of the driveway, using the existing concrete driveway as its parking pad, although a section of the existing driveway will be partially demolished in order to shift the new structures away from the rear property line.

The new and improved design of these accessory structures includes matching the original roofline pitch and configuration of the existing main house, using a mimicked double gable design with the garage and carport 'front' facades. Roof overhangs will mimic exposed rafters found in the original home. Style matching of the craftsman 'front' façade window will be maintained in the proposed gables of the S. Elm street facing façade of the carport & E. 10th Street facing façade of the garage. For the garage, a new engineered slab on grade foundation will be implemented, becoming an improvement from the existing garage structure to allow for safer structural stability within the space. All proposed column styles will match the original existing craftsman columns located in the front porch of the house. All roofing, siding, and trim on the propose structures will stylistically match the existing home, with craftsman brackets implemented into the street facing facades of E. 10th and S. Elm Street, to match existing eve conditions of the main house. Facing the north, on the street facing view from E. 10th Street, the new garage will accommodate for a small porch, with a French glass door opening into the interior for improved accessibility into the garage storage space, and connect to the existing home with step stone pavers. On this same street facing façade, a feature picture window will be created on the North side of the garage, to allow for cool natural light into the storage space.

There will be no changes made to the existing original main house, apart from new paint colors to match the proposed new accessory structures.

The overall intent of this project is to improve upon the existing parking conditions for the homeowners, while creating a safer and more usable structure, and paying tribute to the historical architectural characteristics of the existing home. These improved structures will allow for a more usable structure for the homeowners, while rectifying existing non-compliances to design standards. We appreciate the opportunity to present this project to HARC for consideration.

Sincerely,

J. Bryant Boyd, AIA

**HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
Georgetown, TX 78626**

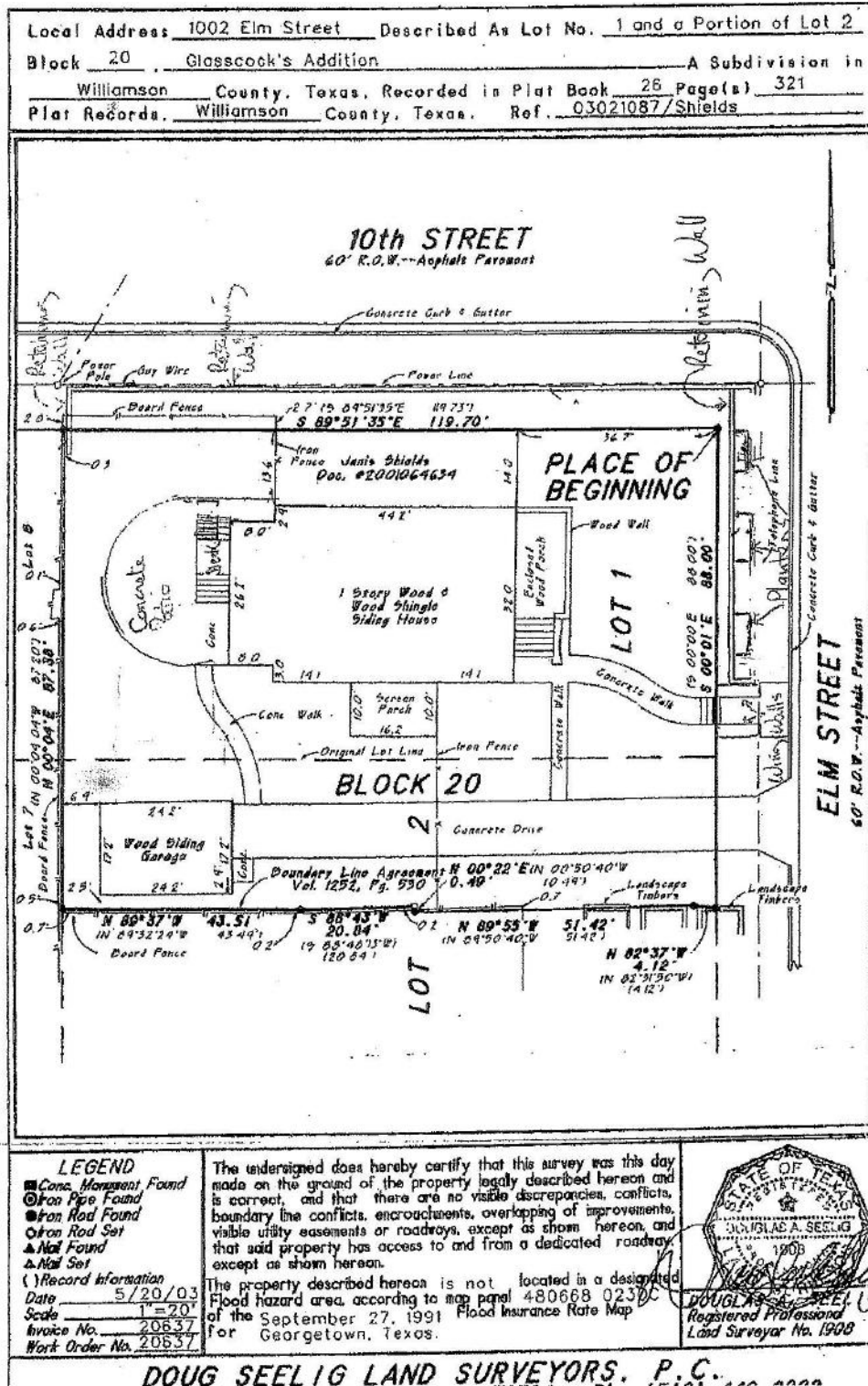
**HARC submittal for CoA
July 21st, 2025**



AERIAL VIEW

HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
Georgetown, TX 78626

HARC submittal for CoA
July 21st, 2025



**HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
Georgetown, TX 78626**

**HARC submittal for CoA
July 21st, 2025**



VIEW OF EAST FACADE OF HOUSE FROM S. ELM ST.



VIEW OF NORTHEAST CORNER OF E. 10TH & ELM STREET



VIEW OF NORTH FACADE OF HOUSE FROM E. 10TH ST.



VIEW OF NORTHWEST CORNER OF HOUSE FROM E. 10TH ST.



VIEW OF WEST FACADE OF HOUSE FROM REARYARD



VIEW OF SOUTHWEST CORNER OF HOUSE FROM REARYARD



VIEW OF SOUTH FACADE OF HOUSE FROM SIDERYARD



VIEW OF SOUTHEAST CORNER OF HOUSE FROM S. ELM ST.

**HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
Georgetown, TX 78626**

**HARC submittal for CoA
July 21st, 2025**



VIEW OF EAST FACADE OF GARAGE FROM S. ELM ST.



VIEW OF NORTHEAST CORNER OF GARAGE FROM SIDE YARD



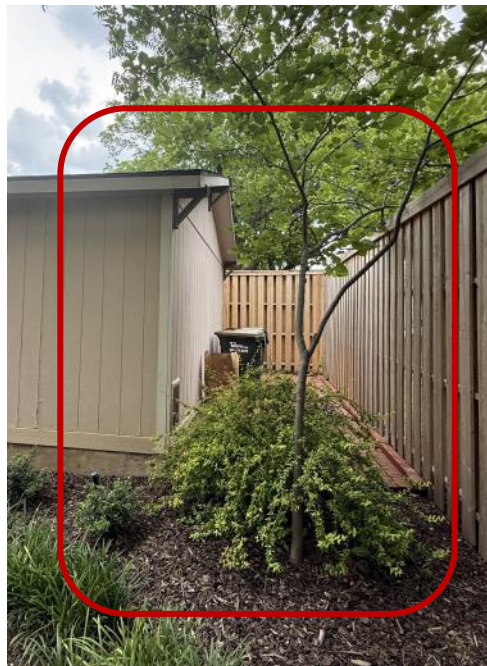
VIEW OF NORTH FACADE OF GARAGE FROM E. 10 TH STREET



VIEW OF NORTHWEST CORNER FROM REAR YARD

HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
Georgetown, TX 78626

HARC submittal for CoA
July 21st, 2025



The foundation of the existing garage appears to be failing. There are large cracks and the concrete is raised in the middle of the garage, indicating that not only is the foundation failing, but the swelling of the concrete also limits the usefulness of the space.

Our proposal includes the demo'ing of this non compliant structure to allow more privacy by distance from the existing property boundaries, and constructing a new garage unit that better respects the set-back restrictions. Constructing a new garage would reflect and tie into the existing house's materials / aesthetics more and allow for improved storage.

HARC Submission for CoA
The Hubbard Garage Reconstruction
1002 S. Elm St.
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VIEW OF STREET-FACING 'FRONT' FAÇADE FROM S. ELM STREET WITH TARGETED MATCHING ELEMENTS, INCLUDING A DOUBLE GABLE ROOF, A SINGLE COLONIAL FIXED WINDOW AT ITS FRONT GABLE, EXPOSED RAFTER EAVES, AND CRAFTSMAN OVERHANG BRACKETS.



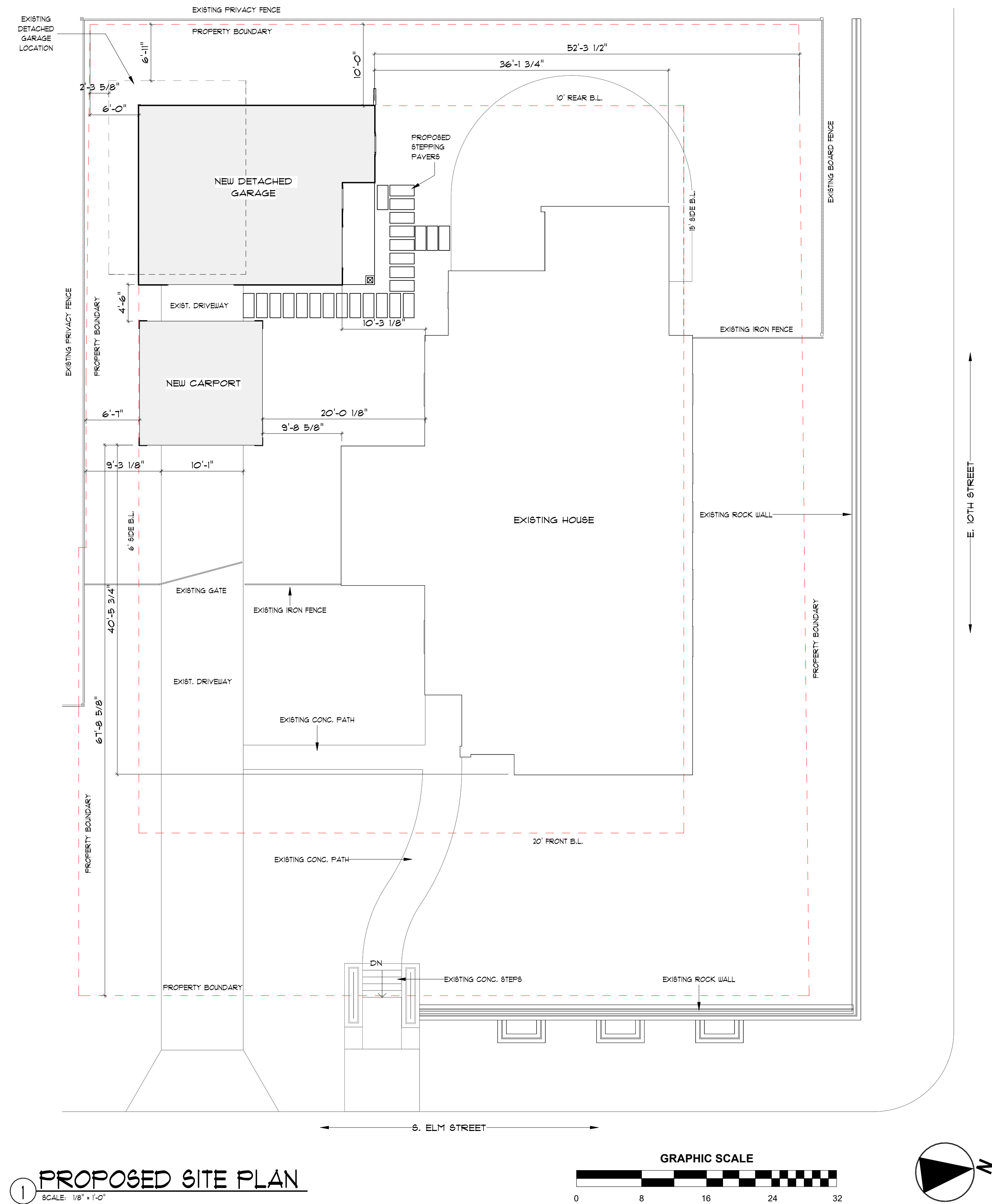
VIEW OF EXISTING CRAFTSMAN COLUMNS WITH TRIMMED TOP CAPS



VIEW OF EXISTING SIDING INCLUDING 3" CLAPBOARD, AND SHAKER SHINGLE SKIRTING TO MATCH NEW CONSTRUCTION. 4" TRIM AROUND CORNERS AND WINDOWS WITH CRAFTSMAN WINDOW CAP MOULDING



VIEW FROM SIDE YARD WITH A 'FRONT' FACING FAÇADE FOR S.ELM STREET OF EXISTIN GARAGE. PRESERVATION OF AS MUCH EXISTING DRIVEWAY AS POSSIBLE TO BE ACHIEVED WITH NEW CONSTRUCTION



NOT For Construction

The Hubbard Residence

DESIGN DRAWINGS

1002 South Elm Street
Georgetown Tx, 78626

REVIEW SET
NOT FOR
REGULATORY
PERMITTING OR
CONSTRUCTION

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Georgetown, TX
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jbboyd@jbryantboyd.com
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Revisions:

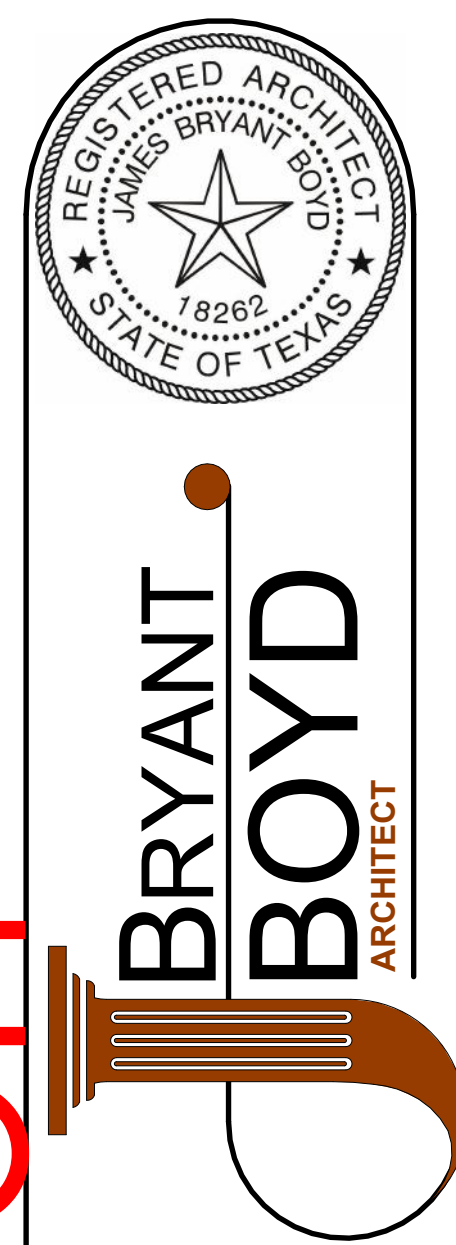
Des / Dm / Ckd / App By:
CVCCVC SL

Date: 09.05.2025

Job No.: 25019

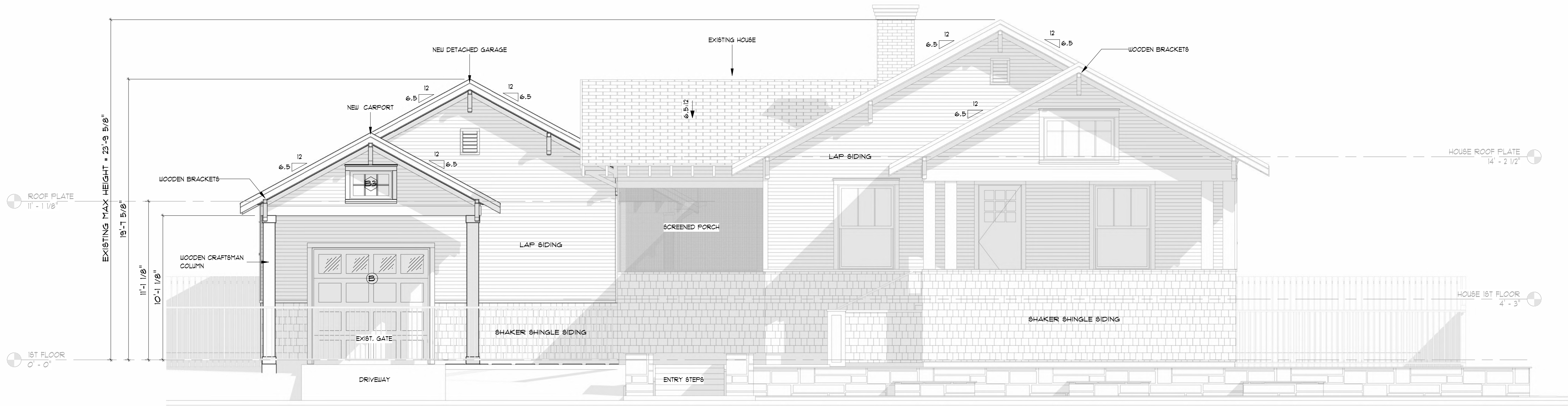
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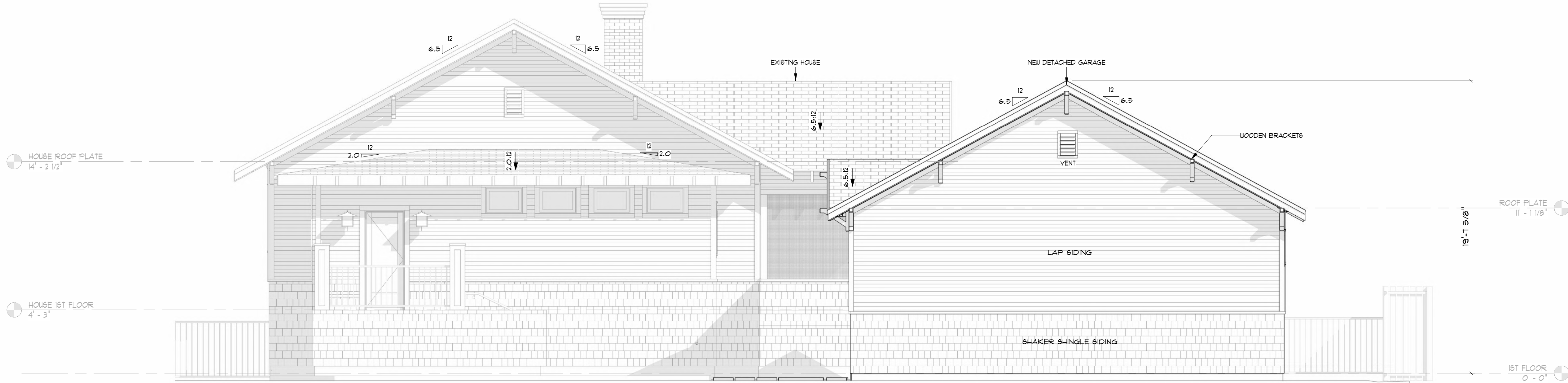


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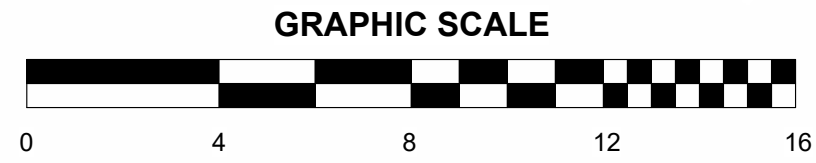
1/4" = 1'-0"



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



Not For Construction

The Hubbard Residence
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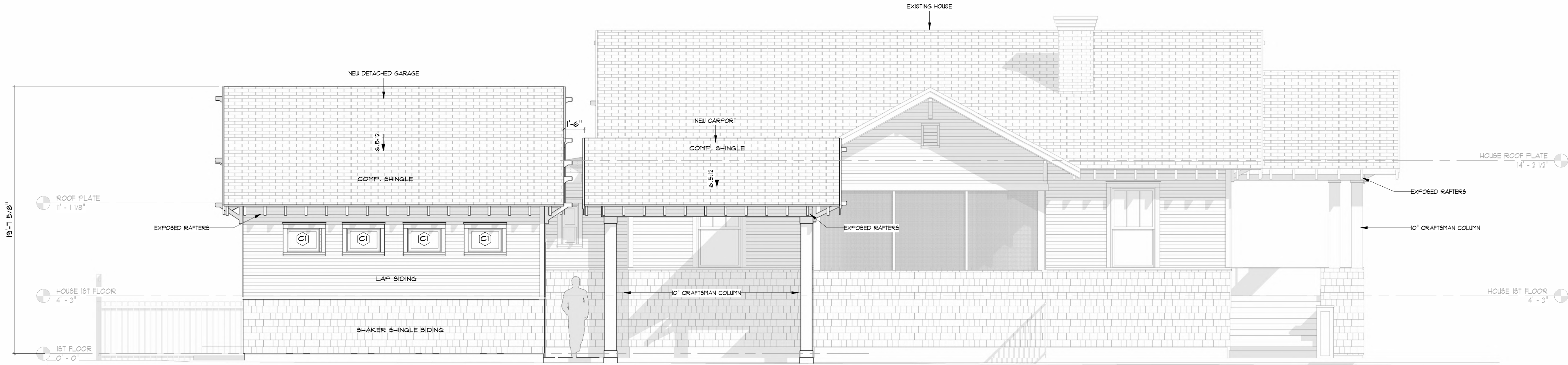
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09.05.2025

Job No.:
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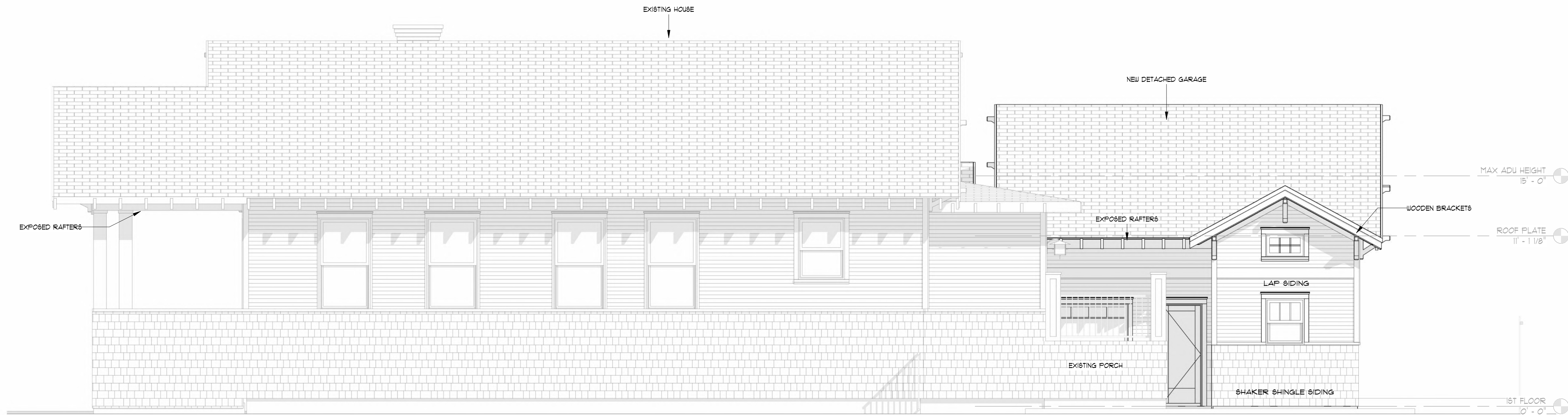
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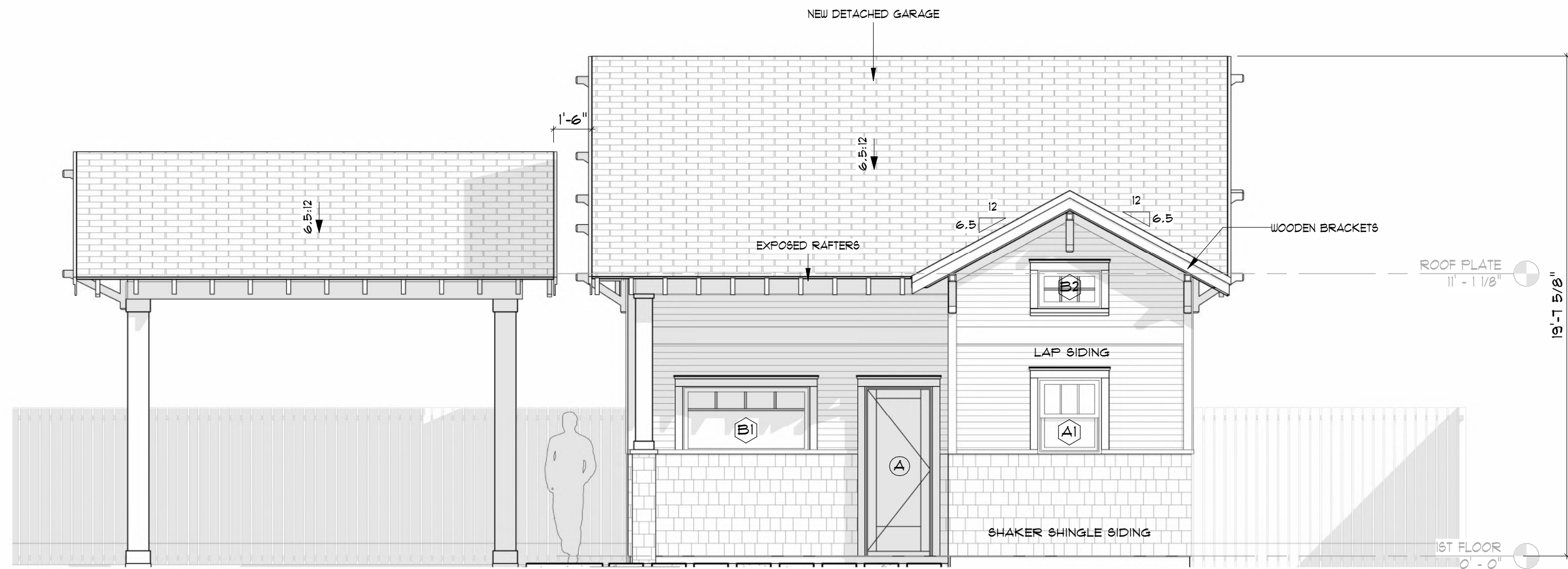
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

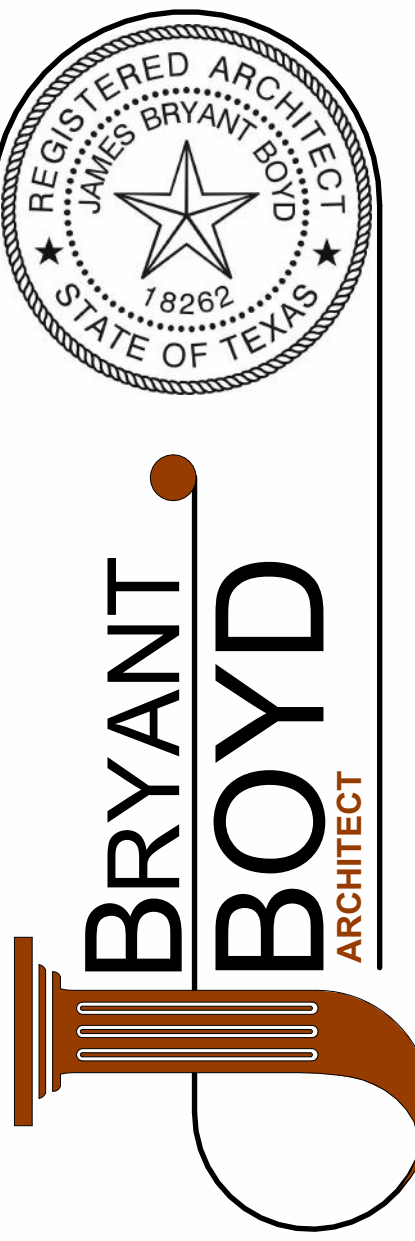


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION - NEW ONLY
SCALE: 1/4" = 1'-0"

NOT For Construction



The Hubbard Residence
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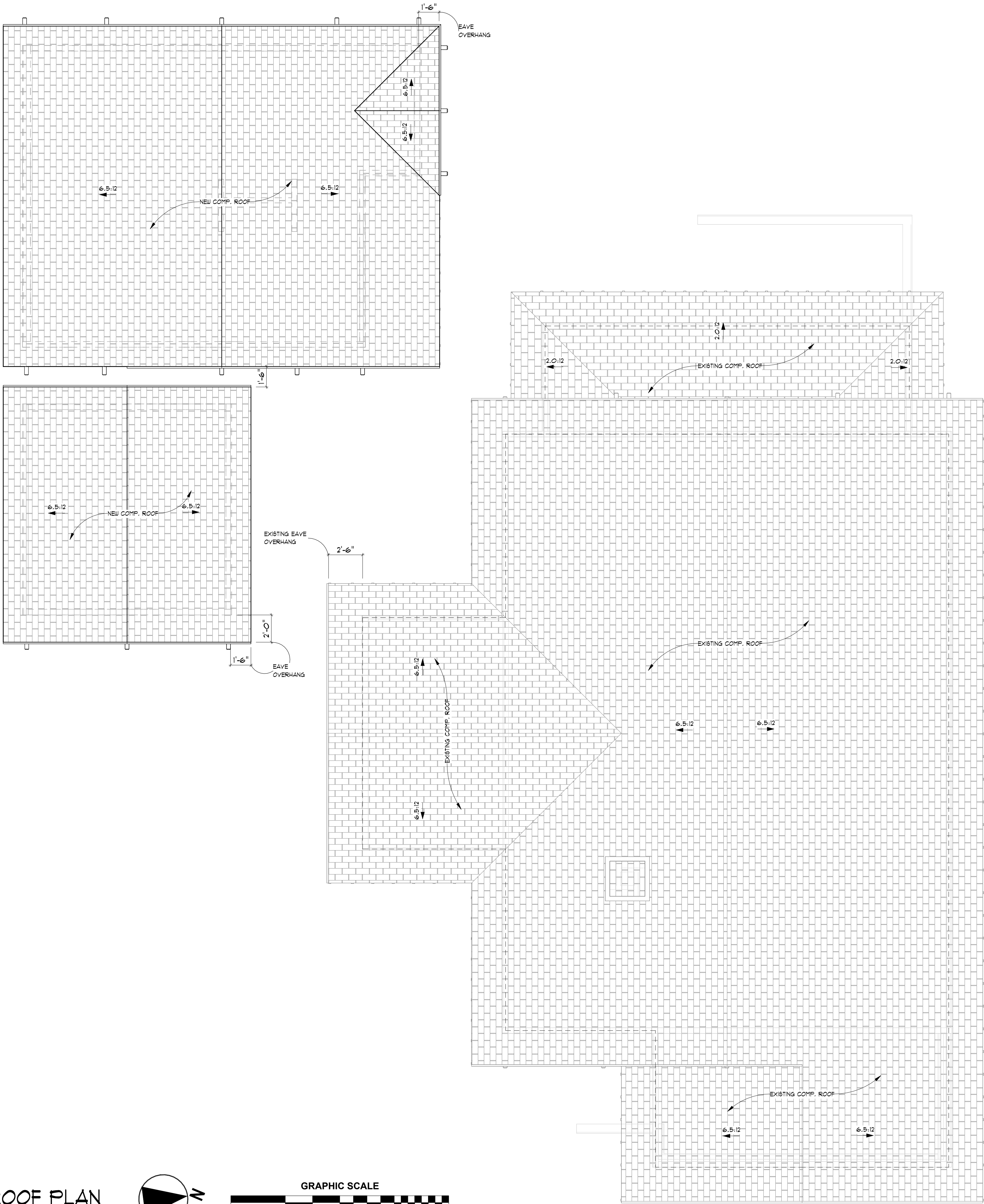
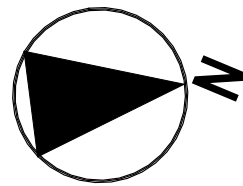
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1 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

1/4" = 1'-0"

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



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The Hubbard Residence
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1/4" = 1'-0"



PROPOSED OVERALL FRONT VIEW - ELM STREET



EXISTING OVERALL FRONT VIEW - ELM STREET

NOT For Construction

REGISTERED ARCHITECT
JAMES BRYANT BOYD
18262
STATE OF TEXAS

BRYANT
BOYD

ARCHITECT

The Hubbard Residence
DESIGN DRAWINGS

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
1/4" = 1'-0"



PROPOSED FRONT VIEW - ELM STREET



PROPOSED SIDE VIEW - REAR YARD VISIBLE FROM E. 10TH STREET

NOT For Construction



The Hubbard Residence
DESIGN DRAWINGS

1002 South Elm Street
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CVCCVC SL

Date:
09.05.2025

Job No.:
25019

Sheet No.:
R2

Rev.:

TEXAS HISTORICAL COMMISSION

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

Address: 1002 S Elm St 2016 Survey ID: 123802
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042504

Construction Date: 1916 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.634796 Longitude -97.674382

Current/Historic Name None/None

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: 123802 ☐ High ☒ Medium ☐ Low

Explain: Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

2007 Survey ID: 914 ☐ High ☒ Medium ☐ Low

1984 Survey ID: 598 ☐ High ☒ Medium ☐ Low

General Notes: (Notes from 2007 Survey: None)

Recorded by: CMEC

Date Recorded 3/3/2016

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



Photo direction: Northwest

Note: See additional photo(s) on following page(s)

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

Address:	1002 S Elm St	2016 Survey ID:	123802
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction West



Photo Direction Southwest



1002 S Elm 2025-30-COA

September 11, 2025| Historic & Architectural Review Commission

Olivia Beams, Historic & Downtown Planner

Item Under Consideration

2025-30-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction for the property located at 1002 S. Elm, bearing the legal description of .24 Acres out of lot 1 and part of lot 2, Block 20, Glasscock Addition (2025-30-COA) –Olivia Beams, Historic and Downtown Planner

Item Under Consideration

HARC:

- ✓ New building construction (garage and carport)

HPO, no COA needed:

- ✓ Demolition of a non-contributing structure (detached garage)

Location

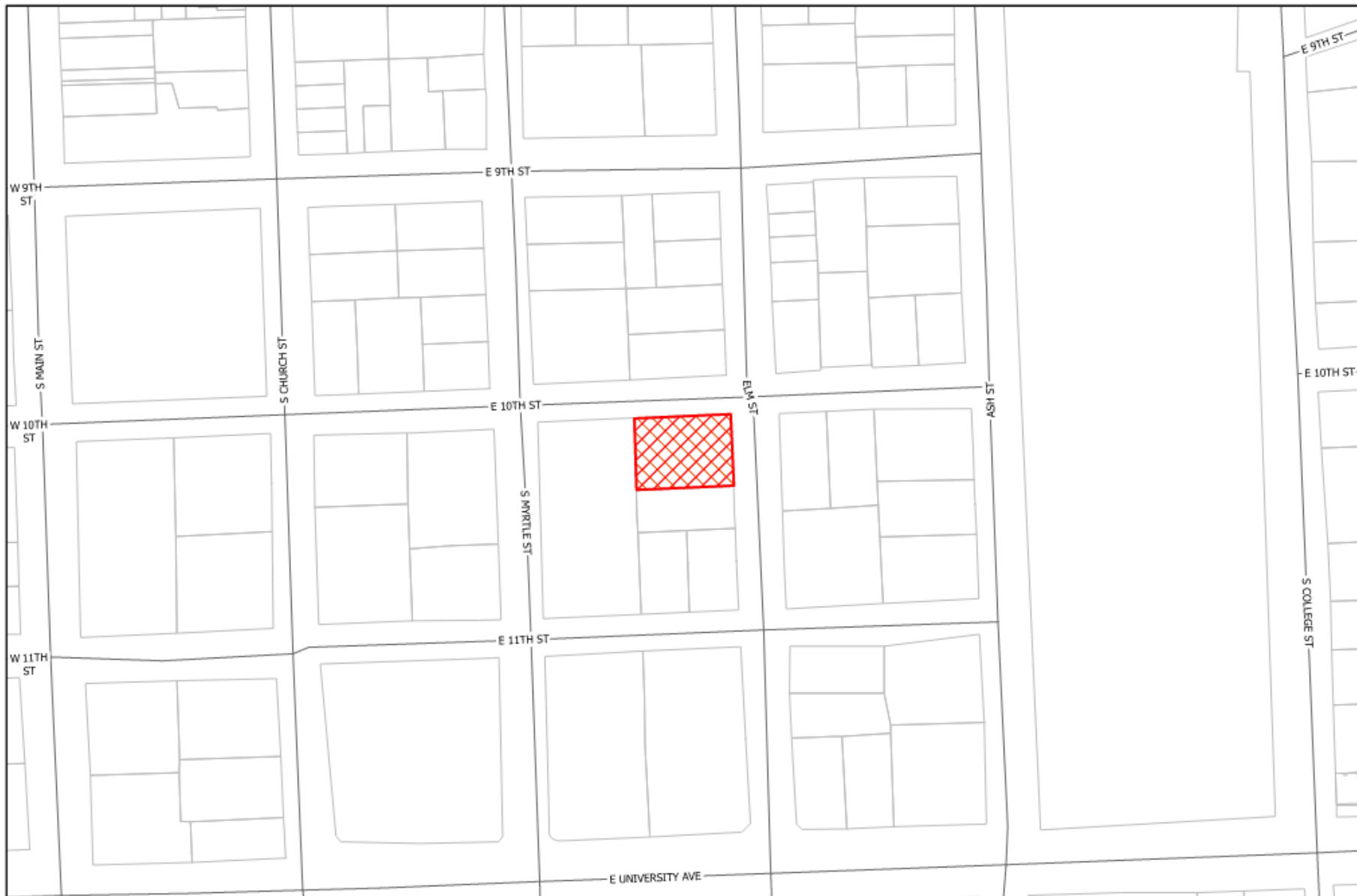
2025-30-COA

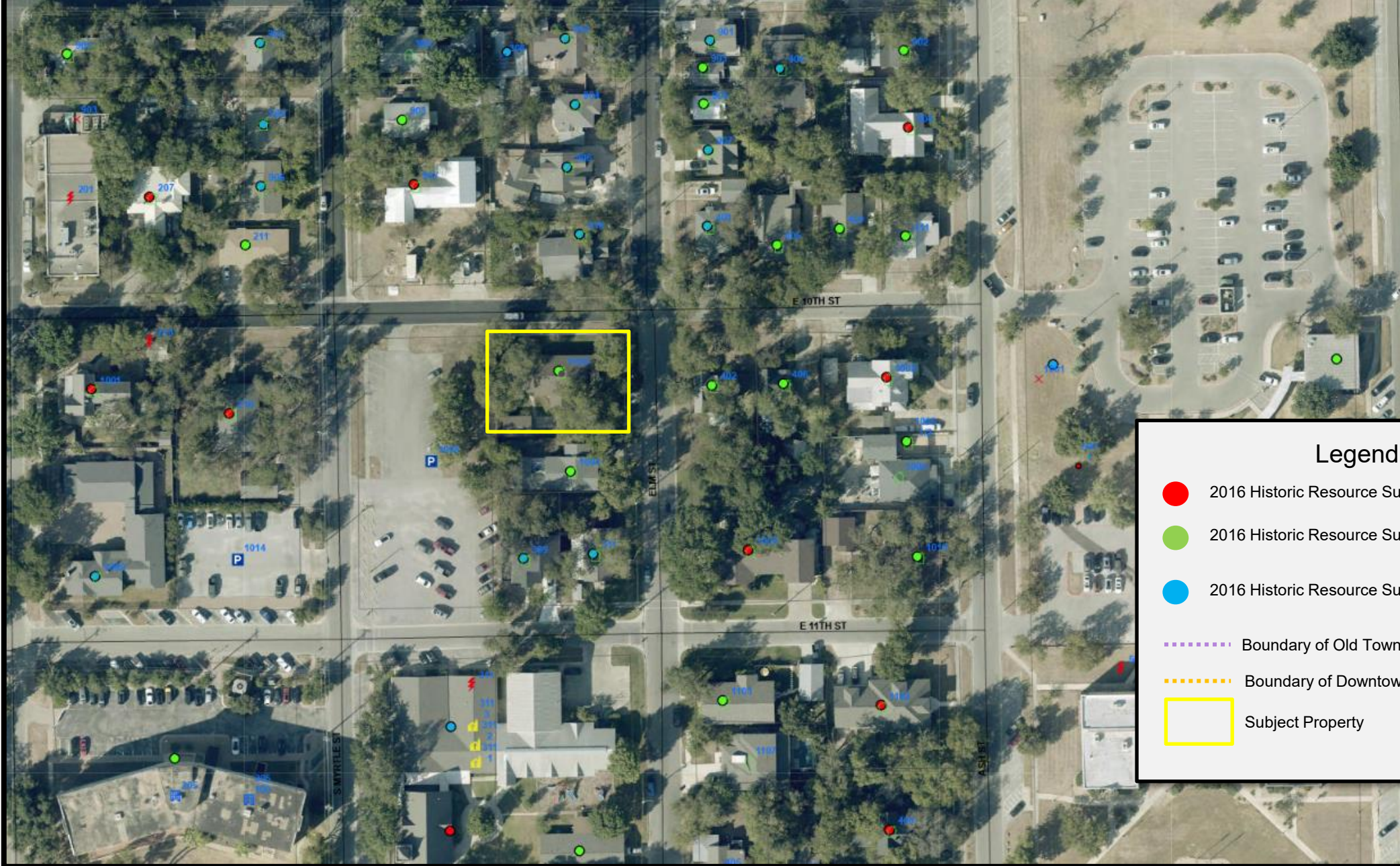
Exhibit #1

 Site
 Parcels

N

0 100 200
Feet





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

2016 Survey



Current Context

Detached garage
(to be removed)



Northeast corner
(E. 10th and Elm)



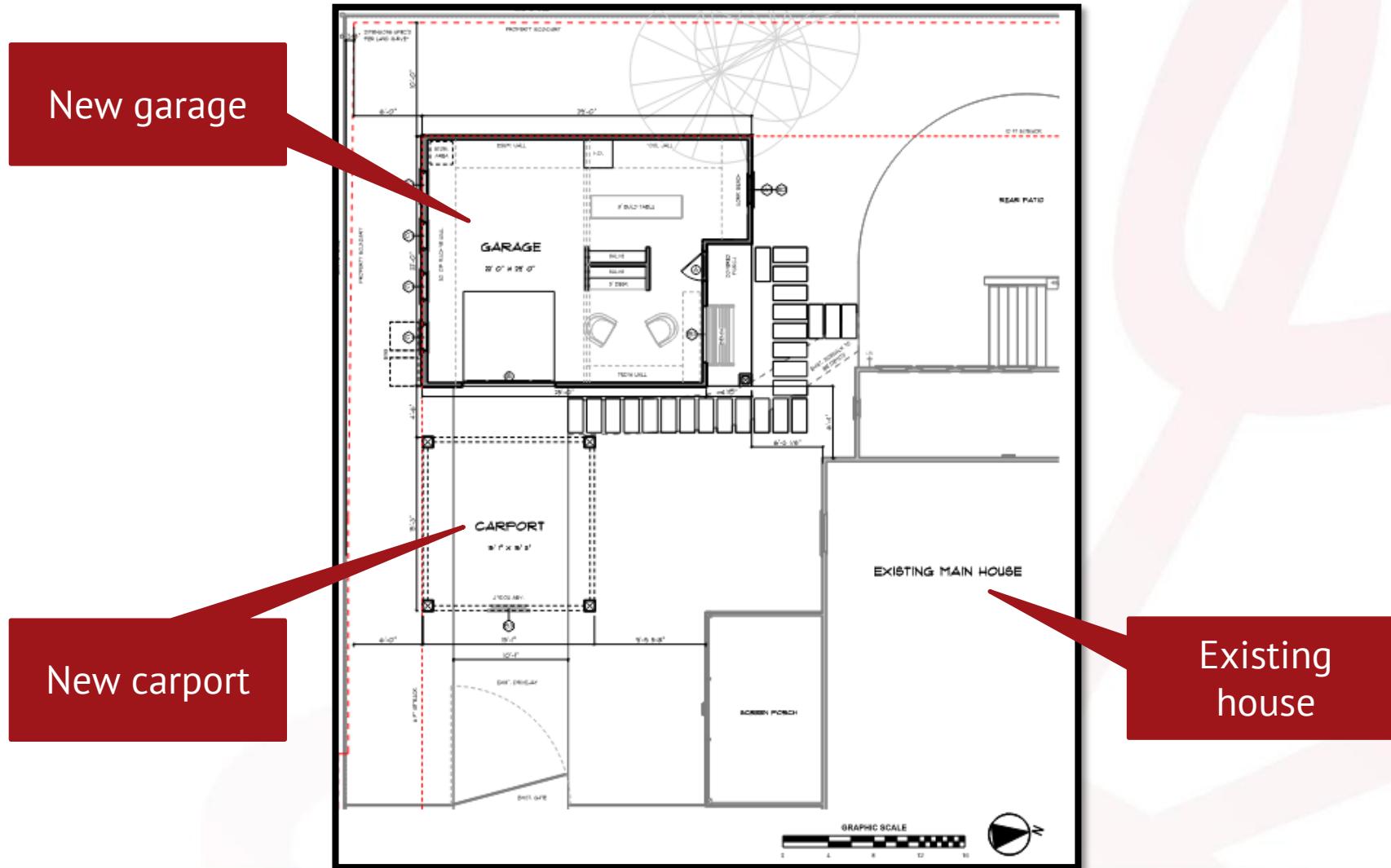
North side E. 10th



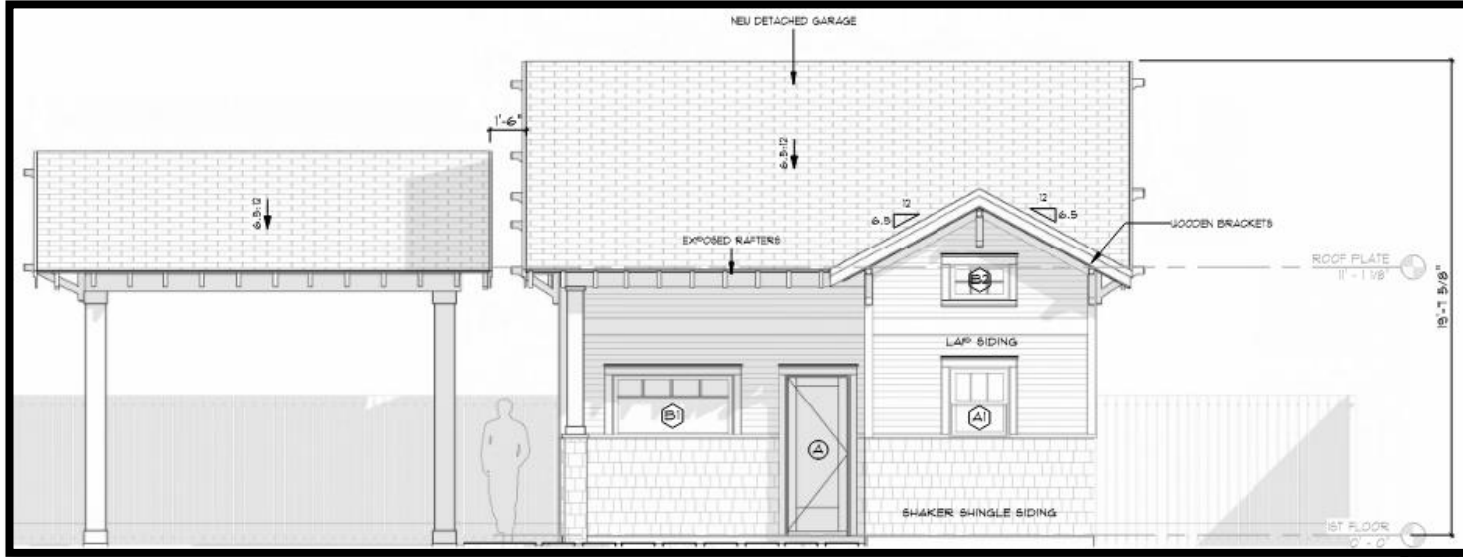
Southeast corner
(Elm Street)



Plans and Specifications – Site Plan



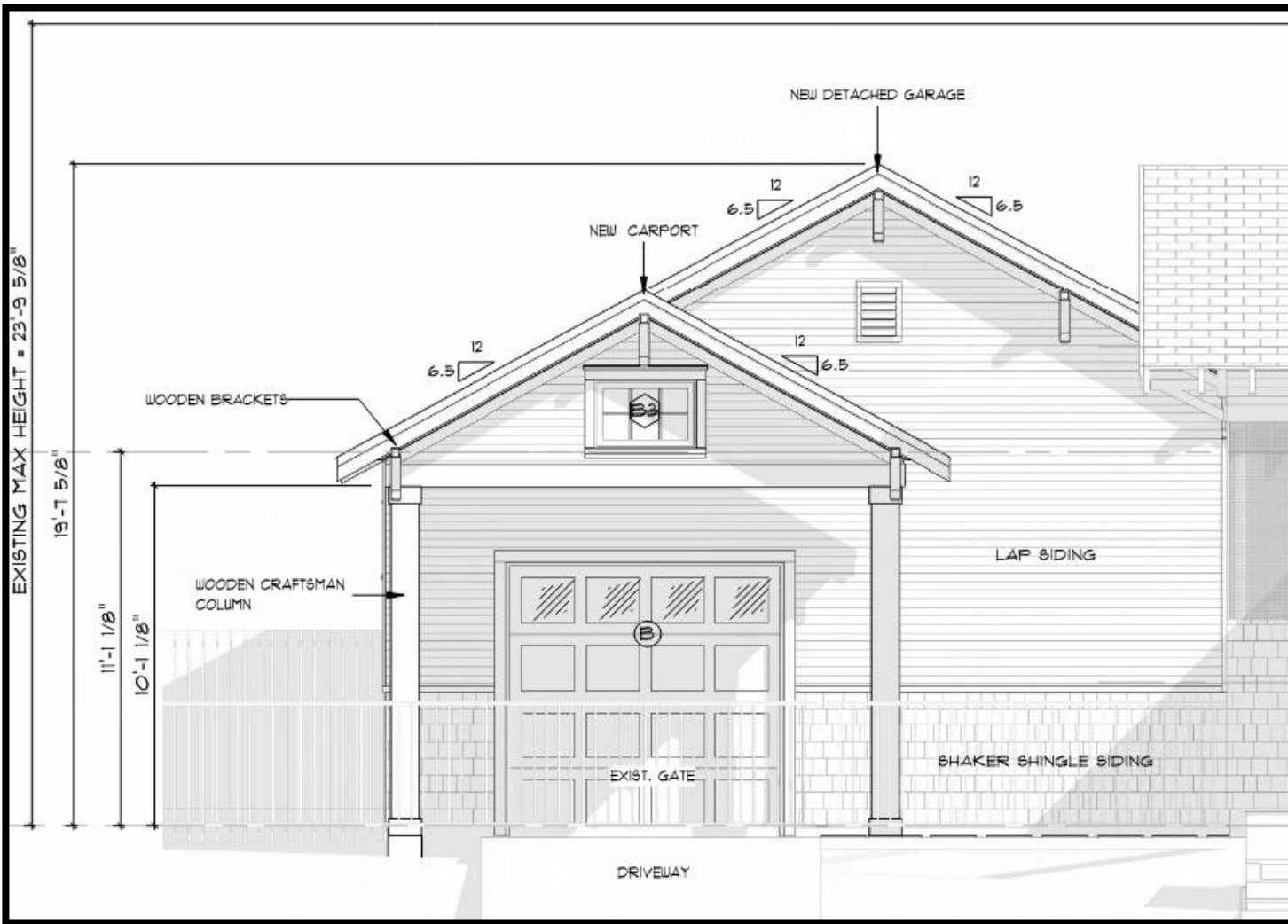
Plans and Specifications - Elevations



North side
Faces E. 10th



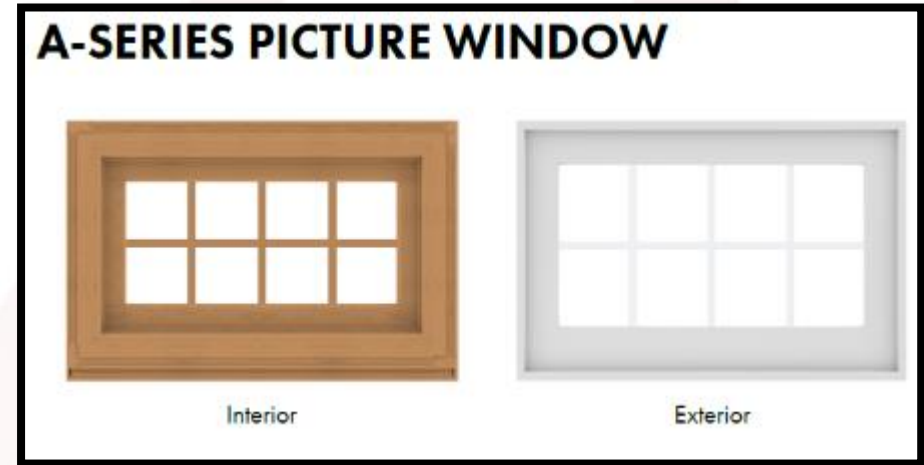
Plans and Specifications - Elevations



East side
Faces Elm



Plans and Specifications – 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;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	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

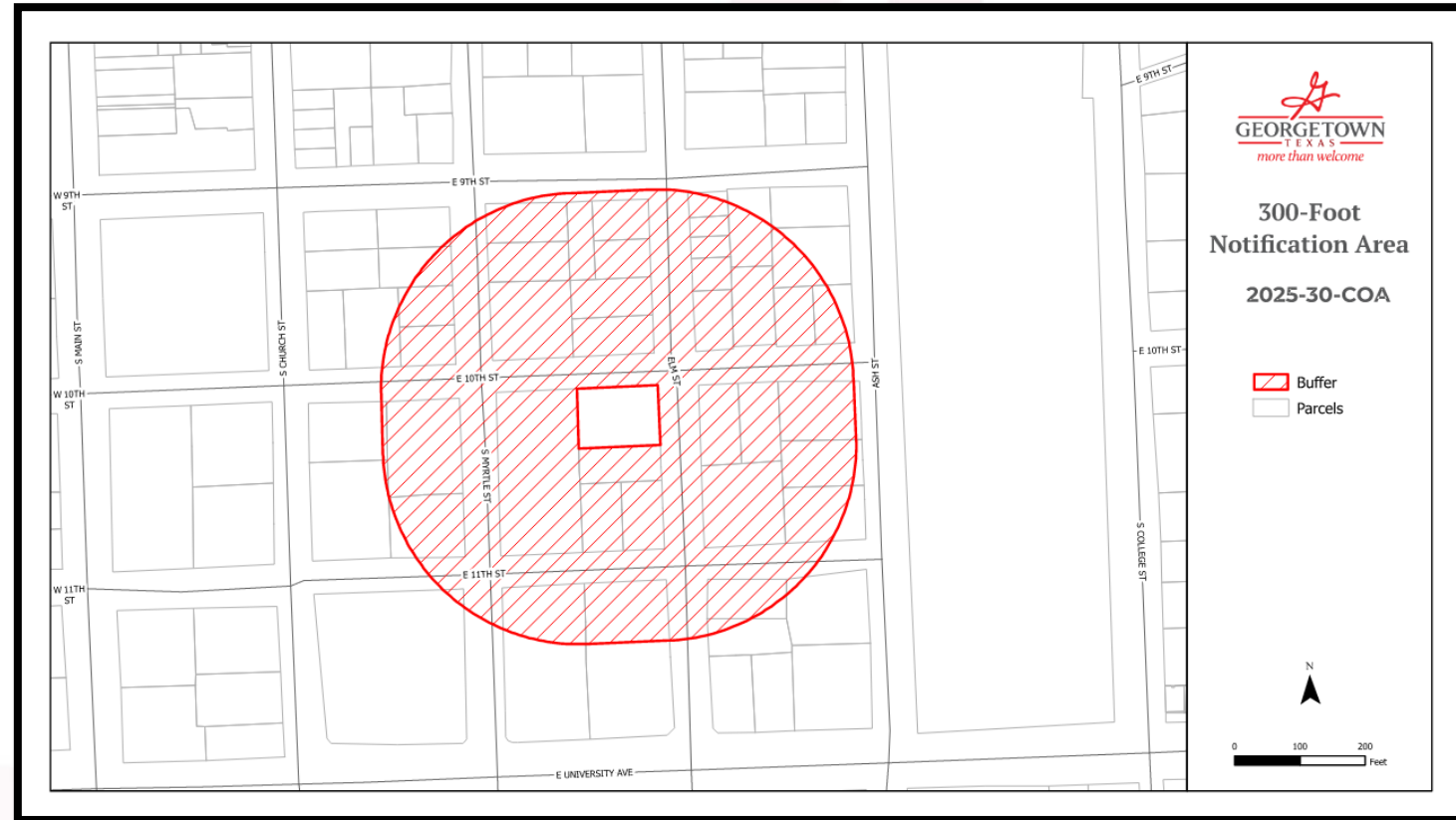
Design Guideline Compliance

Staff has determined that the proposed project complies with **14 of the 18** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
3.4.C.3.b When an addition is made to an existing garage or accessory structure, or a new building added in the rear, the new windows and doors must face into the rear yard and not into the side or rear neighbor's property.	Does Not Comply	There will be four windows on the south side of the garage, facing the yard of the neighboring property.
3.5.C.b The proportions of the front façade should be taller than it is wide.	Does Not Comply	The 19'-7" height of the front façade does not exceed its width of 32'-0".
G.2.a Windows should generally comprise 30-45% of the front façade.	Does Not Comply	Two windows are proposed on the character-defining façade of the garage, which faces 10th Street. The front façade is approximately 237 square feet in area, and the windows on this façade are about 24.5 square feet in area. This means that windows comprise about 10.33% of the front façade.
G.2.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.	Does Not Comply	The proposed windows on the northern, 10th street façade are wider than they are tall. Staff does acknowledge that this is so that there is ample room for cedar shake siding along the bottom of the structure.

Public Notification

- 45 notices mailed
- 2 signs posted
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 0 written comments OPPOSED



Staff Recommendation

Based on the findings listed in the staff report, staff recommends **APPROVAL** of the request. The new garage and carport include several features found on the historic home, which is in keeping with the character of Old Town. The structures will be made from compliant materials. They will be placed in the rear corner of the property, which minimizes their impact.

HARC Motions to Consider

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

City of Georgetown, Texas
Historic and Architectural Review Commission
September 11, 2025

SUBJECT:

Discussion Items

SUGGESTED ACTION:

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

N/A