Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas October 22, 2026

The Georgetown Historic and Architectural Review Commission will meet on October 22, 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, 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.

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 October 8th, 2026 regular HARC meeting. – Bess Hagan, Planning Specialist

1.B 216 W. 8th Street, (2026-49-COA)

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines at the property located at 216 W. 8th Street, bearing the legal description 0.2983 Acres of Lot 6-7(PTS), Block 50, City of Georgetown (2026-49-COA) -- Allyson Iiams, Assistant Planning Director

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

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade, a setback modification for a 10' encroachment into the required garage setback, and replacing a historic architectural feature with a non-historic architectural feature for 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.D 308 E. University Avenue, (2026-43-COA)
Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new building construction, a setback modification for a 5' encroachment into the required 25' garage setback for the property located at 308 E University Avenue, bearing the legal description of 0.66 acres of the east part of Block A, Hughes Second Addition (2026-43-COA) -- Madelyn Allen, Planner

1.E 1706 S. Main Street, (2025-53-COA)
Conceptual review on a request for a Certificate of Appropriateness (COA) for the restoration of historic architectural features, demolition that results in the reduction or loss in the total square footage of the existing structure, and an addition that creates a new, or adds to an existing street facing façade for the property located at 1706 S. Main Street, bearing the legal description of .1976 Acres of Block 1, Lot 2-3(PTS), Montgomery Addition to Georgetown (2025-53-COA)

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 22, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the October 8th, 2026 regular HARC meeting. – Bess Hagan, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Bess Hagan, Planning Department

ATTACHMENTS:
10.08.2026 HARC Minutes Final - revised version.pdf

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

The Georgetown Historic and Architectural Review Commission met on Thursday, 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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:
Present were: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik

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 mee ng 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 September 24, 2026 regular HARC meeting -- Bess Hagan, Planning Specialist

Moved by Sydney Lemanski; seconded by Stuart Garner to Approve the minutes from

the September 24, 2026 meeting of the Historic and Architectural Review Commission.
Motion Approved: 6- 0
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

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

Moved by Sydney Lemanski; seconded by to Approve the nomination of herself as Vice Chair for the 2026-2027 session.
Motion Approved: 6- 0
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

Moved by Stuart Garner; seconded by to Approve the nomination of himself as Secretary for the 2026-2027 session.
Motion Approved: 6- 0
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

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

Moved by Sydney Lemanski; seconded by to Approve the nomination of herself as a full demolition subcommittee member for the 2026-2027 session. **Motion** Approved: 6- 0
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

Moved by Joshua A Baran; seconded by to Approve the nomination of himself as a full demolition subcommittee member for the 2026-2027 session. **Motion** Approved: 6- 0

Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

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

Moved by Kevin Cummins; seconded by to Approve the nomination of himself as an alternate demolition subcommittee member for the 2026-2027 session. **Motion** Approved: 6- 0
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

Moved by Stuart Garner; seconded by to Approve the nomination of himself as the 2nd alternate demolition subcommittee member for the 2026-2027 session. **Motion** Approved: 6- 0
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

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
Madelyn Allen, Planner, presented the staff report.

Chair Cash clarified that the committee would be taking action on the demolition request and providing feedback on the conceptual review.

Commissioner Babik inquired whether the shutters would be repaired and replaced. Allen stated that the shutters would be removed but not replaced due to their deterioration. Commissioners asked questions about the design guidelines for shutters, screens, and windows. Assistant Planning Director, Allyson Iiams, confirmed that windows and shutters are an essential part of the façade and their removal is part of the applicant's request.

Discussion was had regarding the difference between the conceptual review and the demolition being voted on. Iiams confirmed that the shutters are not part of the demolition.

Gary Wang, applicant, approached the dais to address the commission. Wang pointed out that the portion of the home to be removed is a 1970s addition connected to the exterior of the original home and is therefore not original to the home. Wang

emphasized that the property is a multigenerational home where the mother of the owner grew up, and that the proposed demolition is required to move forward with the conceptual review. Wang stated that the shutters were added to the structure in 1978 and discussed the conceptual review requests for the garage addition and its proposed setback from the street. Wang added that the conceptual review includes many requests and assured the commission that care was taken in designing the addition to match the height of the existing home.

Commissioner Baran noted that the shed was not part of the demolition request and asked whether that was due to its age. Allen stated that the shed is not considered a historic structure and is not under HARC's purview.

Chair Cash asked whether commissioners had questions regarding the demolition request. There were none. Chair Cash then opened the floor for questions and feedback on the conceptual review.

Commissioner Babik and Commissioner Cummins commented that there is precedent for the setback request. Discussion was had regarding the proposed garage setback and driveway, including the driveway's elevation relative to the existing pier and beam house.

Commissioner Baran noted the Historic Guidelines for street-facing garages and asked for clarification on the precedent that approving the setback exception could set for future cases. Iiams stated that each case brought before the commission is judged on its own context and site findings. Commissioner Cummins asked whether the shed, if removed as part of the demolition, is over the setback line, and Allen confirmed that it is.

Chair Cash asked for clarification on the conceptual review item regarding the replacement of historic architectural features with non-historic materials. Allen confirmed that the item refers to the windows, which are proposed to be replaced with Fibrex throughout the entire structure, including the new addition. Discussion was had regarding the appearance and composition of Fibrex compared to vinyl and wood.

Discussion was had regarding the number of street-facing windows to be replaced. Wang stated that nine street-facing windows are proposed to be replaced. Commissioner Lemanski noted that past approvals of window replacement have been on low and medium priority structures and stated that she would be reluctant to approve replacement of the wooden windows given the location and priority designation of this structure. Wang stated that single-paned windows are less energy efficient for the owners and noted that a high-priority structure on Main Street has been updated in this way.

Commissioner Lemanski commented that after visiting the site as part of the HARC Demolition Subcommittee, she finds the demolition request reasonable and added her approval of the proposed setback request.

Commissioner Baran made recommendations to the applicant on how to prepare for the HARC meeting where action would be taken on the conceptual review. Commissioner Baran recommended that the applicant provide information on landscaping, be prepared to answer questions about the shutters, and consider alternatives to the proposed window materials.

Chair Cash asked if there was an exception on building height for the conceptual review. Allen replied that there was not. Commissioner Baran asked if approval for the fence was needed for the conceptual review. Allen stated that the height and opacity of the fence are within the guidelines, so it will not be considered as part of the request.

Chair Cash opened and closed the public hearing as no one had signed up to speak on an item not on the agenda.

Moved by Kevin Cummins; seconded by Danni C Babik to Approve with condition that the door and stained-glass window be salvaged. **Motion** Approved with amendment: 6- 0

Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Joshua A Baran, Kevin Cummins, Danni C Babik
Voting Against: None

1.F Discussion Items

General updates, and Commissioner questions and comments -- Allyson Iiams, Assistant Planning Director
Iiams greeted the new and returning commissioners and thanked them for their service.

Chair Cash reminded the commission of HARC's attendance requirements and emphasized the importance of attending all meetings, noting as an example that the conceptual review presented tonight will likely return for a vote.

Adjournment

Chair Cash adjourned the meeting.

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
October 22, 2026

SUBJECT:
216 W. 8th Street, (2026-49-COA)

SUGGESTED ACTION:
Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines at the property located at 216 W. 8th Street, bearing the legal description 0.2983 Acres of Lot 6-7(PTS), Block 50, City of Georgetown (2026-49-COA) -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC approval for a new signage that is inconsistent with an approved Master Sign Plan.

Staff's Analysis: Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff have determined that the proposed request complies with 4, and partially complies with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 3 of the 8 criteria were not applicable to the proposed project.

Public Comments: As required by the Unified Development Code (UDC), one (1) sign was posted on-site, and fifty-three (53) letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff have received one (0) written comments in favor and zero (0) in opposition to the request.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
2026-49-COA Staff Report.pdf
2026-49-COA Staff 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 - Design Guidelines Analysis.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *October 15, 2026*
File Number: *2026-49-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines at the property located at 216 W. 8th Street, bearing the legal description 0.2983 Acres of Lot 6-7(PTS), Block 50, City of Georgetown (2026-49-COA) -- Allyson Iiams, Assistant Planning Director

AGENDA ITEM DETAILS

Project Name: *The Draper Storefront Lettering*
Applicant: *Roberts Printing, c/o John Montgomery*
Property Owner: *The Draper, c/o Brad Strimatter*
Property Address: *216 W. 8th Street*
Legal Description: *0.2983 Acres of Lot 6-7(PTS), Block 50, City of Georgetown*
Historic Overlay: *Downtown Area I*
Case History: *HPO approval of flush mounted signage*
Prior COA Denials: **N/A**
Prior COA Approvals: 2026-3-COA, Approval of Façade Update

HISTORIC CONTEXT

Date of Construction: *1920*
Historic Resources Survey Level of Priority: *High Priority*
National Register Designation: *Williamson County Courthouse District*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

- ✓ New signage that is inconsistent with an approved Master Sign Plan

STAFF ANALYSIS

The applicant has proposed a secondary blade sign with internal illumination. The proposed sign is 12" wide, 72" tall, and 5" thick. The sign design is simplistic in nature with only the name of the business included. Its placement will be on the eastern edge of the building façade, with 8' of clearance below the sign. The sign features an aluminum fabricated cabinet, acrylic letters, and heavy-duty steel wall brackets which will be mounted into the mortar joints of the brick facade. The applicant has selected colors which will complement the building façade, with a brown cabinet that mimics the brown paint scheme, and gold lettering. The applicant has proposed "push through" illumination, with internal

LED Modules that are 6500K. While this is a bright white light, the gold acrylic letters will dampen the brightness, and emit a warmer golden tone.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *7 of the 10* applicable Historic District Design Guidelines in *Chapter* 5 as detailed in the attached Design Guideline Analysis.

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, 3 criteria are not applicable.

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**
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 adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Complies** The request generally complies with the Design Guidelines. Its size and placement allow it to not overwhelm the façade, or obscure architectural features. The color selection will coordinate well with the façade. While it is internally illuminated, the golden color of the acrylic lettering will allow the sign to emit a warm yellow hue.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** The proposed sign is relatively small, at 6 square feet in size, and features a simplistic design which coordinates with the building façade. Appropriate materials have been selected, and the sign will be secured to the mortar joints to ensure there isn't damage to the historic brick.
6. New buildings or additions are designed to be compatible with surrounding properties in	**Not Applicable**

SECTION 3.13.030 CRITERIA	FINDINGS
the applicable historic overlay district;	
7. The overall character of the applicable historic overlay district is protected; and	**Partially Complies** The Design Guidelines state that internally illuminated signs are not appropriate for Area I as these do not reflect the historic character of the buildings. However, there are now a number of illuminated signs in Area I, and the proposed sign's small overall size and simplistic design will allow it to not distract from the historic character of the overlay.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable**

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the request.

The sign generally complies with the Historic Design Guidelines, and will not overwhelm the building façade, or obscure architectural features.

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 (53 notices), and number (1) sign was 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 – Design Guidelines Analysis

SUBMITTED BY

Allyson Iiams, Assistant Planning Director

216 W. 8th Street
2026-49-COA

October 22, 2026 | Historic & Architectural Review Commission

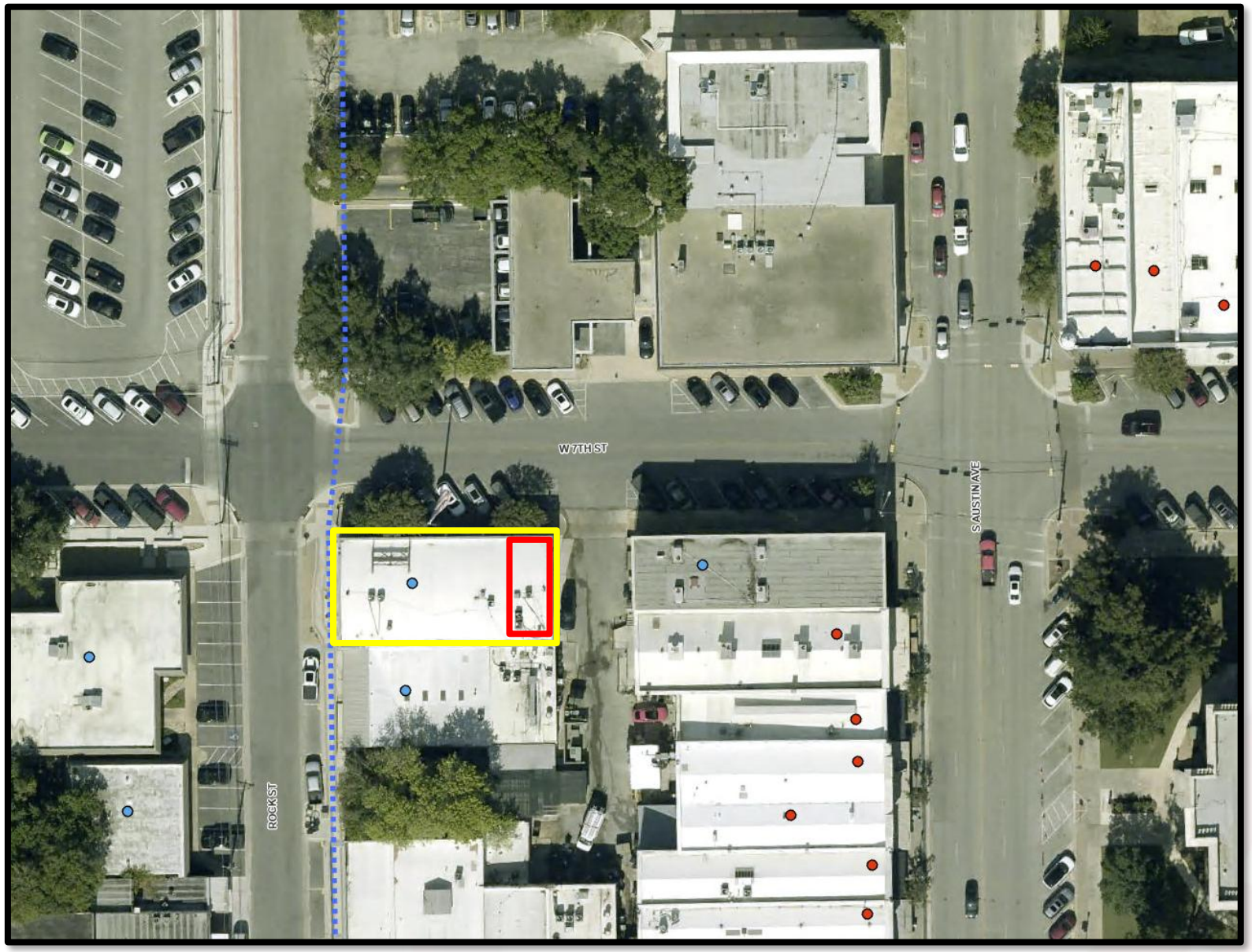
Allyson Iiams, Assistant Planning Director

GEORGETOWN TEXAS

Item Under Consideration

2026-49-COA

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines at the property located at 216 W. 8th Street, bearing the legal description 0.2983 Acres of Lot 6-7(PTS), Block 50, City of Georgetown (2026-49-COA)



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

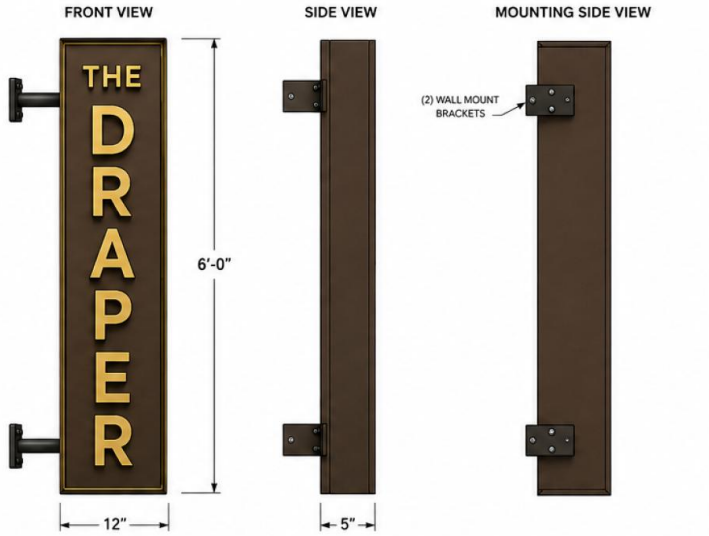
Current Context



Plans and Specifications

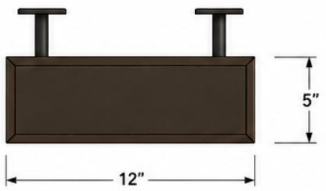
BLADE SIGN – SIGN SUBMITTAL WORK SHEET

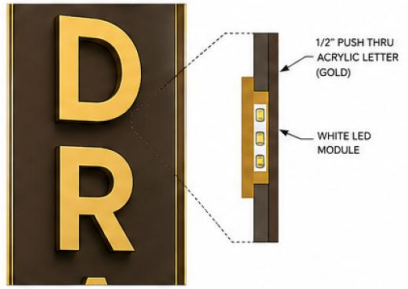
PROJECT:	THE DRAPER
LOCATION:	216 W. 8th Street
SIGN TYPE:	BLADE SIGN (NON-ILLUMINATED FACE WITH INTERNAL LED)
QTY:	1
OVERALL SIZE:	6'-0" H x 12" W x 5" D
CONSTRUCTION:	ALUMINUM FABRICATED CABINET
FINISH:	MATTE BROWN
LETTERING:	PUSH THRU ACRYLIC LETTERS GOLD
ILLUMINATION:	INTERNAL LED
MOUNTING:	(2) WALL MOUNT BRACKETS
ELECTRICAL:	120V PRIMARY – SEE ELECTRICAL DETAILS
NOTES:	SIGN TO BE UL LISTED

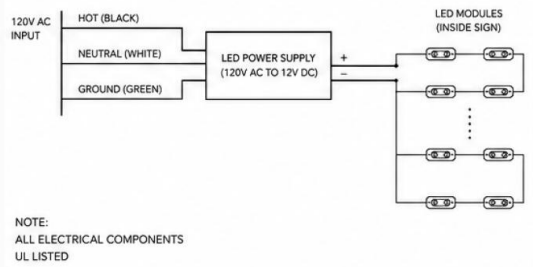


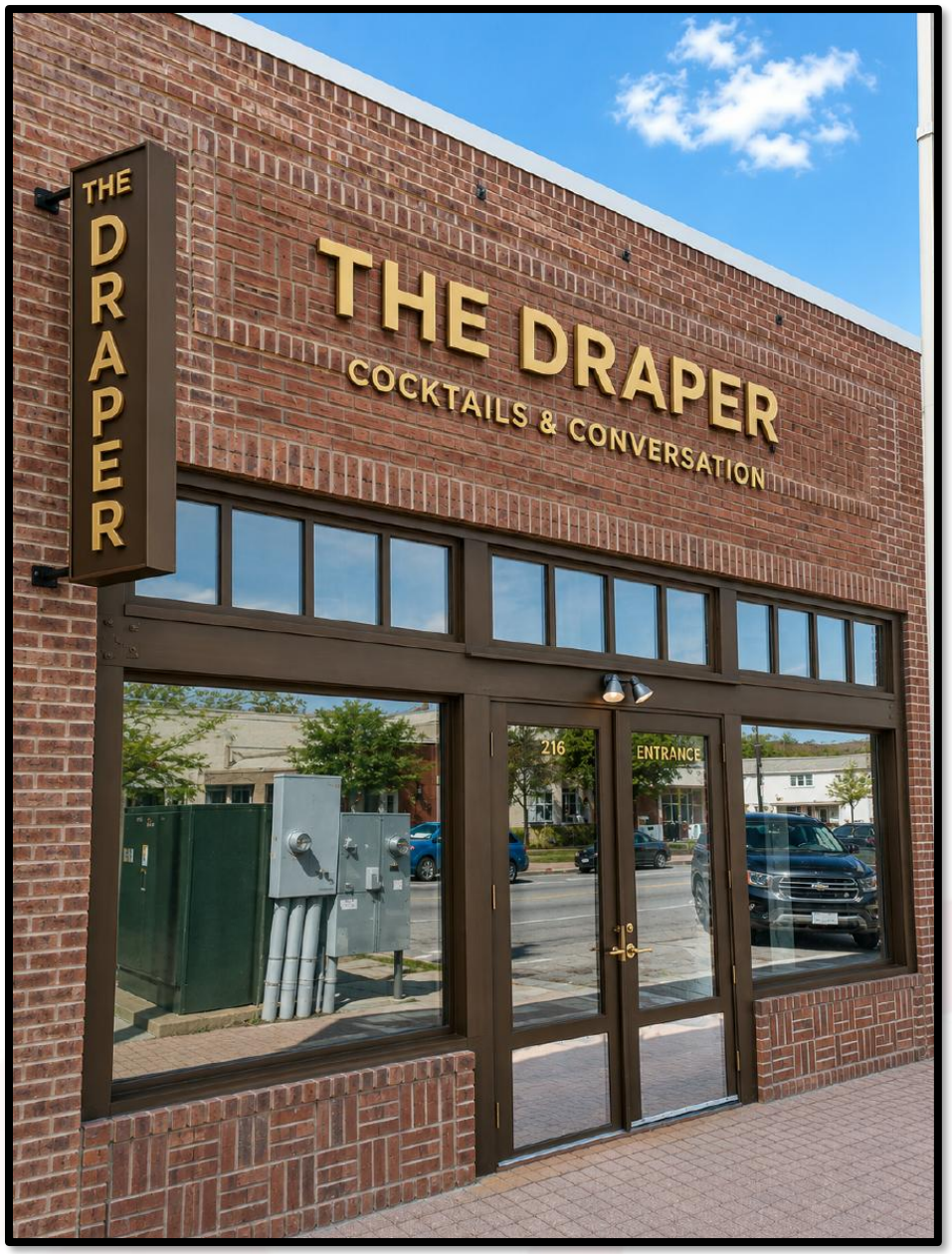
SPECIFICATIONS

- **Cabinet:** 0.063" Aluminum Fabricated Construction
- **Faces:** 0.090" Aluminum
- **Depth:** 5"
- **Lettering:** Push Thru 1/2" Gold Acrylic Letters
- **Illumination:** Internal LED Modules (White 6500K)
- **Trim Cap:** 1" Gold Aluminum Retainer
- **Mounting:** (2) Heavy Duty Steel Wall Brackets
- **Finish:** Matte Brown (All Visible Surfaces)
- **Electrical:** 120V, 60Hz, UL Listed Components
- **Warranty:** 3 Years on LEDs
  1 Year on Sign









Design Guideline Analysis

Staff has determined that the proposed project complies with **7 of the *10*** applicable Historic District Design Guidelines in ***Chapter 5.*** A complete list of applicable Design Guidelines is found in the Design Guidelines Analysis

Design Guidelines	
5.7 Projecting Sign Size - A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.	**Partially Complies** The overall square footage of the sign complies at 6 square feet. However, the sign is 6' in height. Staff notes that sign placement allows 8' of clearance under the signage to the sidewalk.
5.15 Sign Materials **Appropriate materials** - Painted wood and metal are appropriate materials for signs. Their use is encouraged. **Plastic** - Plastic is not permitted, except for flush, adhesive, professionally installed lettering or when used for illuminated signs.	**Partially Complies** The sign cabinet will be fabricated aluminum with acrylic letters, the mounting brackets are heavy duty steel. Staff notes that acrylic letters are necessary for push through illumination.
5.17 Internal Illumination **A. In Area 1** Internally illuminated signs are not appropriate in Area 1 as these do not reflect the historic character of the buildings and would not have been used during the period of significance. **B.** If internal illumination is used, it should be designed to be subordinate to the overall building composition. **C.** If internal illumination is used, illuminate only the sign next rather than the sign panel. Illumination may be front-lit channel letters, "halo", or "push-thru" illumination styles when the light is a warm, white light.	**Partially Complies** The proposed sign will use a "push through" style with a bright, white light. However, the gold tone of the acrylic letters should significantly reduce the impact of the bright white light to create a warmer light which is more consistent with the guidelines. However, The Design Guidelines state that illuminated signs are not appropriate in Area I.

Examples of Illuminated Signage in Area I











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;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Partially 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

Public Notification

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



Staff Recommendation

Staff recommends **APPROVAL** of the request.

The sign generally complies with the Historic Design Guidelines, and will not overwhelm the building façade, or obscure architectural features.

The Design Guidelines state that internally illuminated signs are not appropriate for Area I as these do not reflect the historic character of the buildings. However, there are now a number of illuminated signs in Area I, and the proposed sign's small overall size and simplistic design will allow it to not distract from the historic character of the overlay.

HARC Motions to Consider

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



GEORGETOWN TEXAS
more than welcome

Location

2026-49-COA

Exhibit #1

Site
Parcels

N

0 100 200 Feet

ROBERTS PRINTING COMPANY

207 E 8TH Street

Georgetown, TX 78626

To Whom it may concern:

The purpose of this letter is to add a second sign to “THE DRAPER’s new location at 217 W 8TH STREET, Georgetown, TX 78626. The first sign is non-illuminated letters mounted onto the building.

The total square feet of the sign is 20.86 sqft. with a linear building frontage of 22.67 feet.

The second sign is a interior illuminated double sided blade sign with push through acrylic letters. The Blade sign will be attached to the wall using mortar joint anchors. The sign dimensions at 12” wide x 72” tall x 5” thick. Sign Message will be the “THE” Horizontally followed by the word “DRAPER” Vertically. All lettering is white with soft white LED’s.

Thank you,



John Montgomery- Owner

ROBERTS
PRINTING CO
DESIGN★PRINTING★SIGNS

SIGN SUBMITTAL PACKAGE




THE DRAPER
COCKTAILS & CONVERSATION
THE DRAPER
216
ENTRANCE
8’

22' 8"

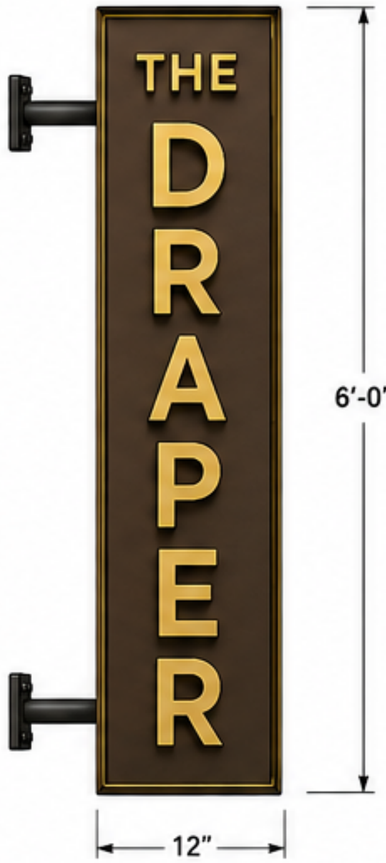
ACTUAL BLADE SIGN LOCATION



BLADE SIGN – SIGN SUBMITTAL WORK SHEET

PROJECT:	THE DRAPER
LOCATION:	216 W. 8th Street
SIGN TYPE:	BLADE SIGN (NON-ILLUMINATED FACE WITH INTERNAL LED)
QTY:	1
OVERALL SIZE:	6'-0" H x 12" W x 5" D
CONSTRUCTION:	ALUMINUM FABRICATED CABINET
FINISH:	MATTE BROWN
LETTERING:	PUSH THRU ACRYLIC LETTERS GOLD
ILLUMINATION:	INTERNAL LED
MOUNTING:	(2) WALL MOUNT BRACKETS
ELECTRICAL:	120V PRIMARY – SEE ELECTRICAL DETAILS
NOTES:	SIGN TO BE UL LISTED

FRONT VIEW



SIDE VIEW



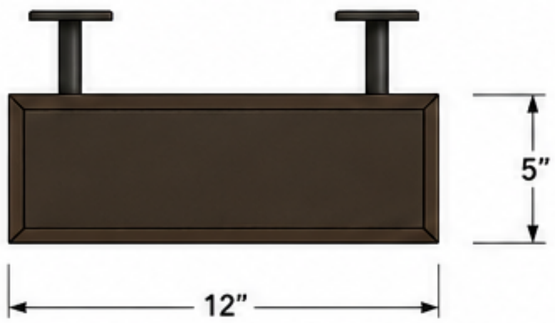
MOUNTING SIDE VIEW



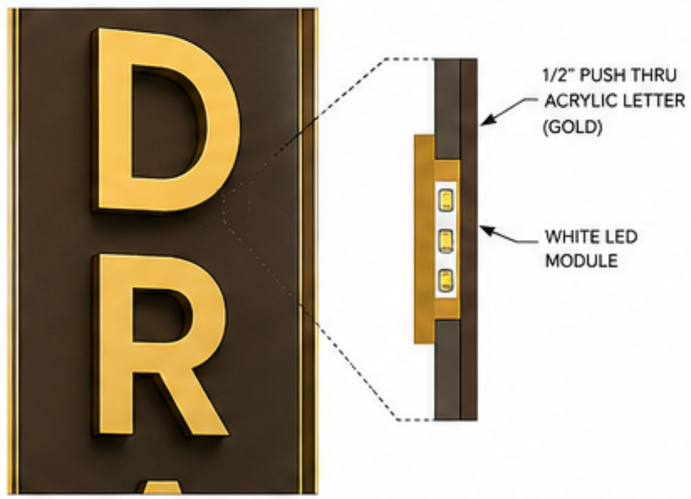
SPECIFICATIONS

- **Cabinet:** 0.063" Aluminum Fabricated Construction
- **Faces:** 0.090" Aluminum
- **Depth:** 5"
- **Lettering:** Push Thru 1/2" Gold Acrylic Letters
- **Illumination:** Internal LED Modules (White 6500K)
- **Trim Cap:** 1" Gold Aluminum Retainer
- **Mounting:** (2) Heavy Duty Steel Wall Brackets
- **Finish:** Matte Brown (All Visible Surfaces)
- **Electrical:** 120V, 60Hz, UL Listed Components
- **Warranty:** 3 Years on LEDs
  1 Year on Sign

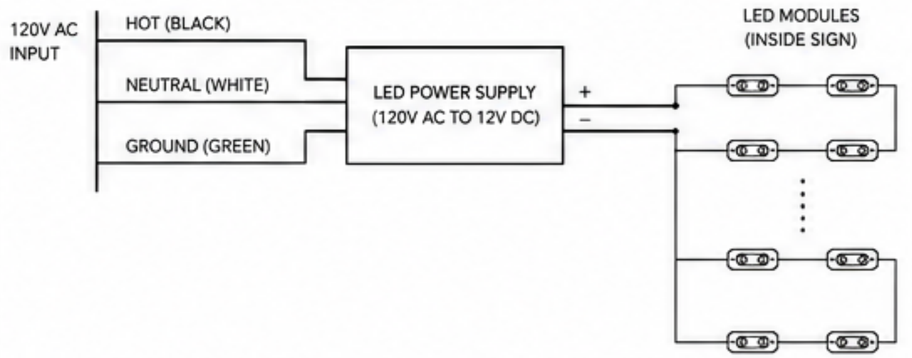
TOP VIEW



LETTER DETAIL (FRONT VIEW)

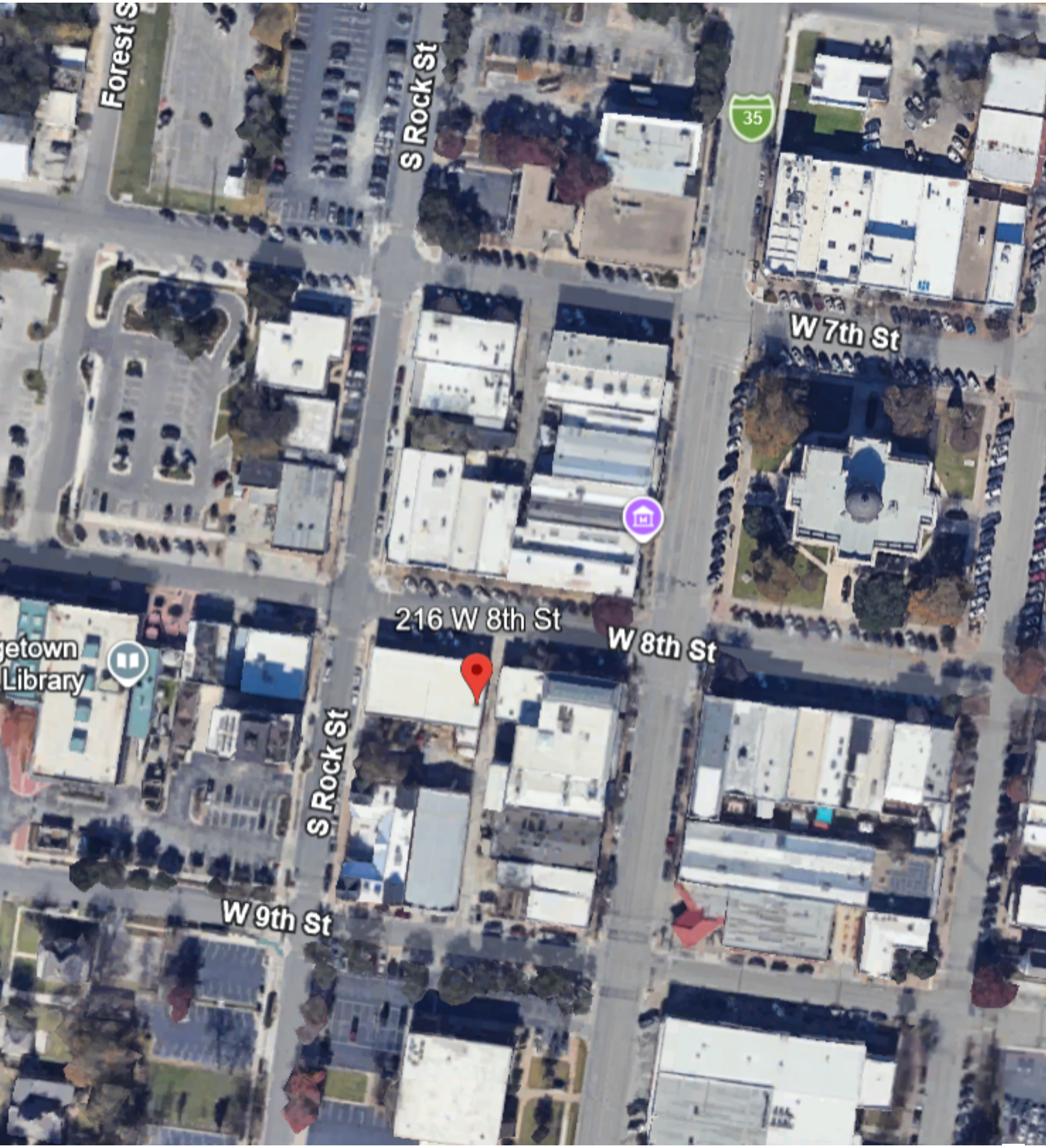


ELECTRICAL DIAGRAM



NOTE:
ALL ELECTRICAL COMPONENTS
UL LISTED

The Draper



216 W 8th Street; Georgetown, TX 78626

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

Address: N/A W 216/224 8th St
City: Georgetown
County: Williamson
2016 Survey ID: 126345
2016 Preservation Priority: High
Local District: Downtown District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R041428

Construction Date: 1920 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.63644 Longitude -97.678656

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: One-Part Commercial Block

Priority: **2016 Survey** ID: 126345 ☑ 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: 199 ☑ High ☐ Medium ☐ Low
1984 Survey ID: 93 ☑ High ☐ Medium ☐ Low

General Notes:

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: Southeast

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:	N/A W 216/224 8th St	2016 Survey ID:	126345
City	Georgetown	2016 Preservation Priority:	High
County	Williamson	Local District:	Downtown District

Additional Photos

Photo Direction Southwest



Design Guideline Analysis

GUIDELINES	FINDINGS
CHAPTER 5 – SIGNS & COLORS	
5.2 Number of Signs A business may have one (1) primary sign and two (2) secondary signs. The secondary sign must be subordinate to the primary sign and comply with the specific sizes in the Guidelines. For purposes of counting the number of signs an under-canopy sign is one, a window sign is one per window, a portable sign is one. A sign on a door is counted as a window sign. An upper-story tenant may have one (1) sign no larger than 4 square feet on the face of the building. It is preferred that the sign be painted on an upper story window as this was a traditional location keeping with the historic character of Georgetown. An upper story tenant may also have their name on a multi-tenant directory.	**Complies** The applicant has proposed one primary sign, and one secondary sign.
5.3 Placement of Signs on a Building	
A. Consider the building front as part of an overall sign program.	**Complies** The signage is appropriately placed near the edge of the façade and does not obscure architectural features.
B. Coordinate a sign within the overall façade composition. A sign should appear to be in scale with the façade.	
C. A sign should be in proportion to the building, such that it does not dominate the appearance. A sign shall be subordinate to the overall building composition.	
D. Locate a sign on a building such that it will emphasize design elements of the façade itself. A sign should be designed to integrate with the architectural features of a building, not distract attention from them.	

Design Guideline Analysis

GUIDELINES	FINDINGS
CHAPTER 5 – SIGNS & COLORS	
E. A sign should not in any way obscure or compete with architectural details of an historic building façade. This is especially important for a building with historic significance.	
5.7 Projecting Signs	
Proportions A projecting sign should appear to be in proportion with the building. It should not overwhelm the appearance of the building or obscure key architectural features. It should align with features on the building such as centered between horizontal banding, or vertical elements.	**Complies** The sign is proposed to be placed near the end of the building façade and does not overwhelm architectural features.
Size A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.	**Partially Complies** The overall square footage of the sign complies at 6 square feet. However, the sign is 6' in height. Staff notes that sign placement does allows 8' of clearance under the signage to the sidewalk.
Width Additionally, a projecting sign shall in no case project beyond 1/2 of the sidewalk width.	**Complies** The sign does not extend beyond ½ of the sidewalk width.
Placement Signs should not obscure the view of any windows, existing signs, and/or adjacent buildings to an unreasonable extent.	**Complies** The sign does not obscure any windows or existing signs.
2. Blade signs are considered projecting signs and should follow the Guidelines for projecting signs.	**Complies** The applicant has requested a blade sign, so it has been reviewed against the above criteria for a projecting sign.
3. Any two-sided sign shall be designed to be back-to-back and in no case shall both sides of the sign be visible at any time to the reader.	The sign is two-sided but positioned perpendicular to the building, so the sides of the sign will not be visible at the same time.

Design Guideline Analysis

GUIDELINES	FINDINGS
CHAPTER 5 – SIGNS & COLORS	
5.14 Sign Design Sign design should be compatible with that of the building façade.	**Complies** The sign will be easy to read and contain colors that are compatible with the building. The sign has been professionally designed and will be professionally installed.
Simplicity A simple, easy-to-read sign design is preferred.	
Symbols Using a symbol for a sign is encouraged. A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.	
Compatible colors Use colors for the sign that are compatible with those of the building front.	
Limited colors Sign colors should be limited. In general, no more than three colors should be used. For these Guidelines, black and white are not counted as colors.	
Signs with photos Signs with photo images, including multiple colors, are appropriate on A-frame/ sandwich board type signs only.	
Quality Signage should have a professional quality and a finished appearance.	
Appearance Signs that appear to be temporary, unfinished, or homemade are not allowed.	
5.15 Sign Materials	
Appropriate materials Painted wood and metal are appropriate materials for signs. Their use is encouraged.	**Partially Complies** The sign cabinet will be fabricated aluminum with acrylic letters, the mounting brackets are heavy duty steel. Staff notes that acrylic letters are necessary for push through illumination.
Plastic Plastic is not permitted, except for flush, adhesive, professionally installed lettering or when used for illuminated signs.	

Design Guideline Analysis

GUIDELINES	FINDINGS
CHAPTER 5 – SIGNS & COLORS	
5.17 Internal Illumination	
A. In Area 1 Internally illuminated signs are not appropriate in Area 1 as these do not reflect the historic character of the buildings and would not have been used during the period of significance.	**Partially Complies** The proposed sign will use a "push through" style with a bright, white light. However, the gold tone of the acrylic letters should significantly reduce the impact of the bright white light to create a warmer light which is more consistent with lighting in Downtown. The Design Guidelines state that illuminated signs are not appropriate in Area I.
B. If internal illumination is used, it should be designed to be subordinate to the overall building composition.	
C. If internal illumination is used, illuminate only the sign next rather than the sign panel. Illumination may be front-lit channel letters, "halo", or "push-thru" illumination styles when the light is a warm, white light.	
5.18 Sign Mounting and Hardware **A.** Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.	**Complies** The sign will be professionally installed using steel hardware, and will be mounted in the mortar joints.
B. Place mounting brackets in mortar joints rather in stone or brick face.	
C. Stainless Steel mounting hardware is preferred.	
D. Non-galvanized metal is prohibited.	

City of Georgetown, Texas
Historic and Architectural Review Commission
October 22, 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 an addition that creates a new, or adds to an existing street facing façade, a setback modification for a 10' encroachment into the required garage setback, and replacing a historic architectural feature with a non-historic architectural feature for 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 an addition that creates a new, or adds to an existing street facing façade, a setback modification for a 10' encroachment into the required garage setback, and replacing a historic architectural feature with a non-historic architectural feature.

Staff's Analysis: Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff have determined that the proposed request complies with 4, and partially complies with 3 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. In addition, staff has determined that the proposed request complies with 9, and does not comply with 3 of the 12 criteria established by the UDC Section 3.13.030 for a Certificate of Appropriateness for Setback Modification.

Public Comments: As required by the Unified Development Code (UDC), two (2) signs was posted on-site, and thirty (30) letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff have received one (0) written comments in favor and zero (0) in opposition to the request.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
2026-35-COA HARC Staff Report.pdf
Exhibit 1 - Location Map.pdf
2026-35-COA HARC Presentation.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 3 - Plans and Specifications.pdf
Exhibit 4 - Historic Resource Survey.pdf

Exhibit 5 - Windows & Shutters Supplemental Material.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *10/13/2026*
File Number: *2026-35-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing façade, a 10' encroachment into the required garage setback, and replacing a historic architectural feature with a non-historic architectural feature for 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

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 **(windows)**
- ✓ Exceptions on building height, setback and FAR alternative standards pursuant to Section 4.08 of this Code ***(10' encroachment into the required 25' garage setback)***

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 construct a new garage addition to the primary structure. 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 roof will be replaced and the structure repainted. The applicant is also requesting to replace all existing windows with fiberglass windows.

Justification for Requests:
Due to the configuration of the lot, it would be difficult to place a historically accurate, detached garage on the property. Adding the garage to face 15th Street and replace the footprint of the existing addition maintains the character of the primary structure/façade on Olive Street. The applicant has stated that replacing the windows would improve energy efficiency in the home while maintaining the existing appearance.

Technical Review:
The proposed addition is found to be compatible with the surrounding context. It is compatible with the neighboring properties, as many surrounding properties have added garages and carports with setback modifications. While it 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. 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 *32 of the 45* 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.
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.	**Does Not Comply** All windows are proposed to be replaced with fiberglass windows.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.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.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 façade of the residence. The setback from the front façade should be no less than 15 feet.	**Complies** The addition is not attached to the primary façade.
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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	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. • 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.	**Complies** 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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	transom windows 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 resemble the original wood windows in detailing and profile thickness.	**Does Not Comply** The proposed windows are fiberglass.
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.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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**	
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.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 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.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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	
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** When contemplating the standards for rehabilitation, the project is partially compliant with the standards below: **Standard 9 -** New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. **Standard 10 -** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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 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.

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 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 addition does 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, 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;	**Complies** 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;	**Complies** 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;	**Complies** 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** The addition will replace a demolition, which has received prior approval from HARC.
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 demolition has a smaller footprint than the proposed addition.

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
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;	**Complies** 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.

Suggested Condition of Approval:

- That the replacement window materials be consistent with the Design Guidelines. (Wood or Clad Wood)

The property contains a High-Priority structure and is located within the Olive Street National Register District. It also has a Texas Historical Commission marker, noting the property as the residence of Harry N. Graves. This property has local, state, and national significance, and any removal or replacement of historic features must be weighed heavily. Therefore, replacement with more in-kind materials for this structure is ideal.

PUBLIC NOTIFICATION

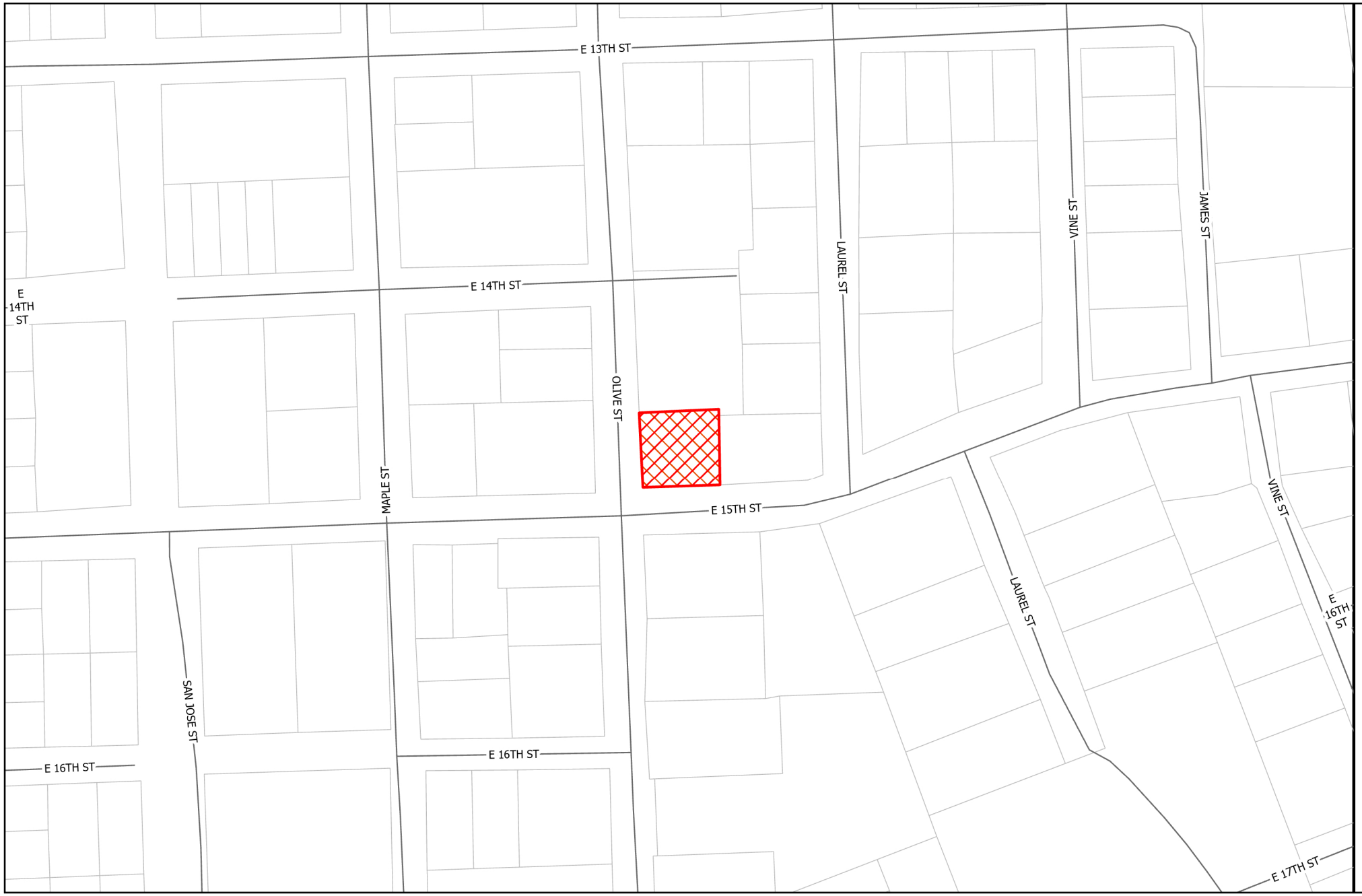
As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request 30 notices, and 2 signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Historic Resource Surveys
Exhibit 5 – Windows & Shutters Supplemental Material

SUBMITTED BY

Madelyn Allen, Planner



GEORGETOWN
TEXAS
more than welcome

Location

2026-35-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

1409 Olive Street
2026-35-COA

October 22, 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 an addition that creates a new, or adds to an existing street facing façade, a 10' encroachment into the required garage setback, and replacing a historic architectural feature with a non-historic architectural feature for 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)

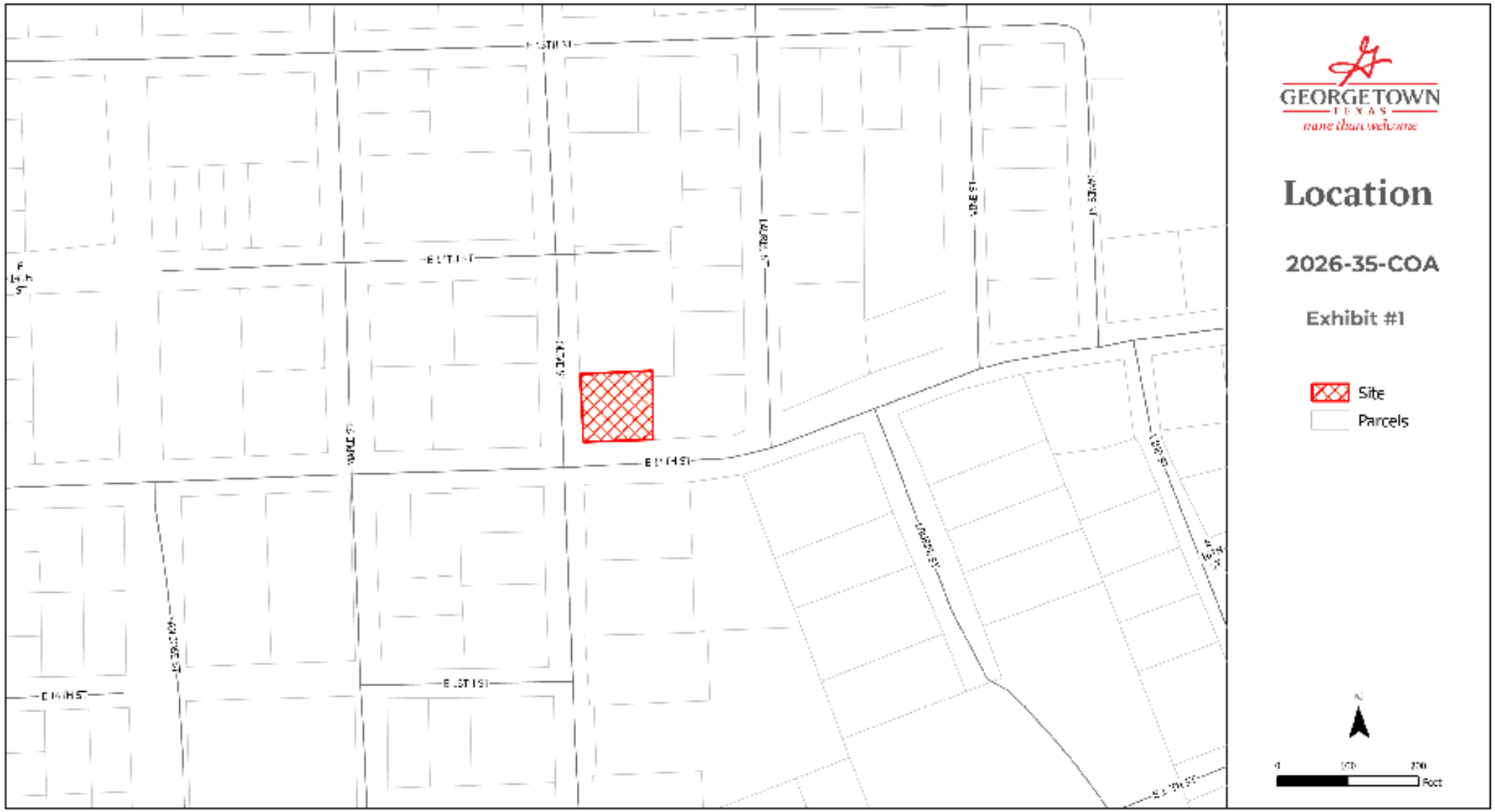
Item Under Consideration

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 ***(windows)***
- ✓ Exceptions on building height, setback and FAR alternative standards pursuant to Section 4.08 of this Code ***(10' encroachment into the required 25" garage setback)***

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


GEORGETOWN
TEXAS
more than welcome
Location
2026-35-COA
Exhibit #1
Site
Parcels
N
0
125
250
Feet

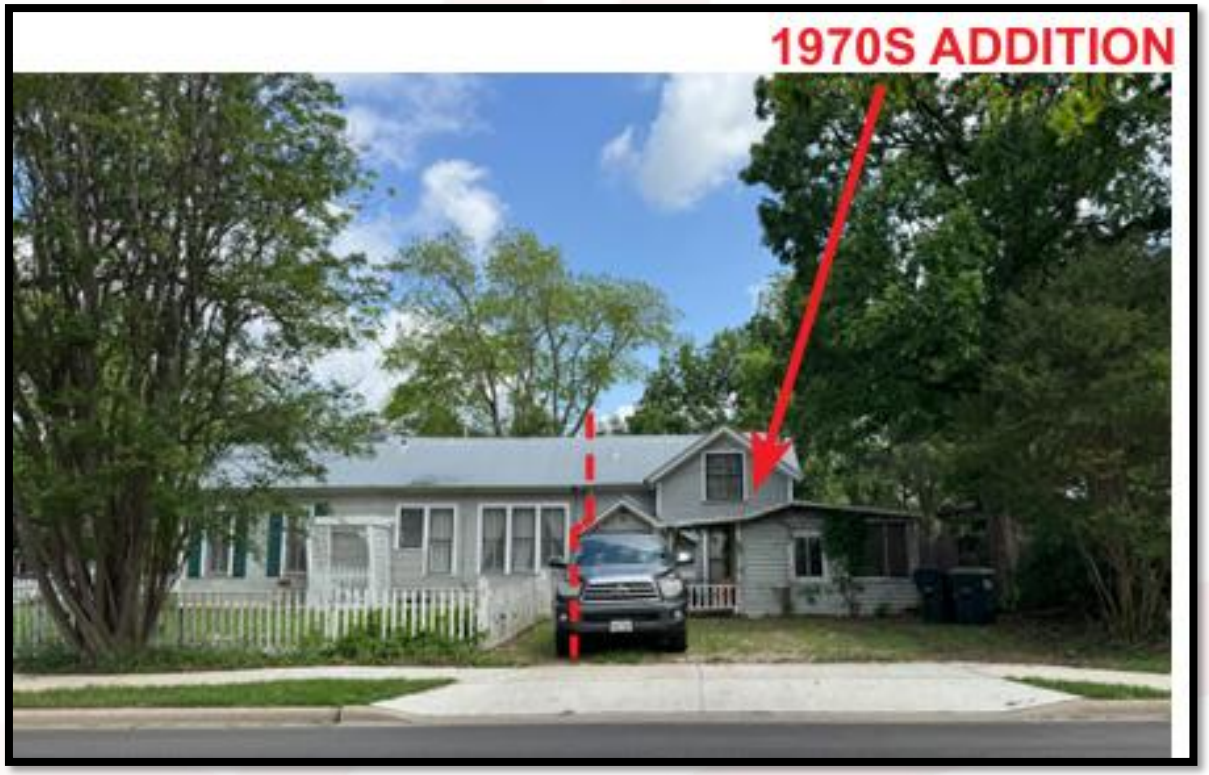


Legend

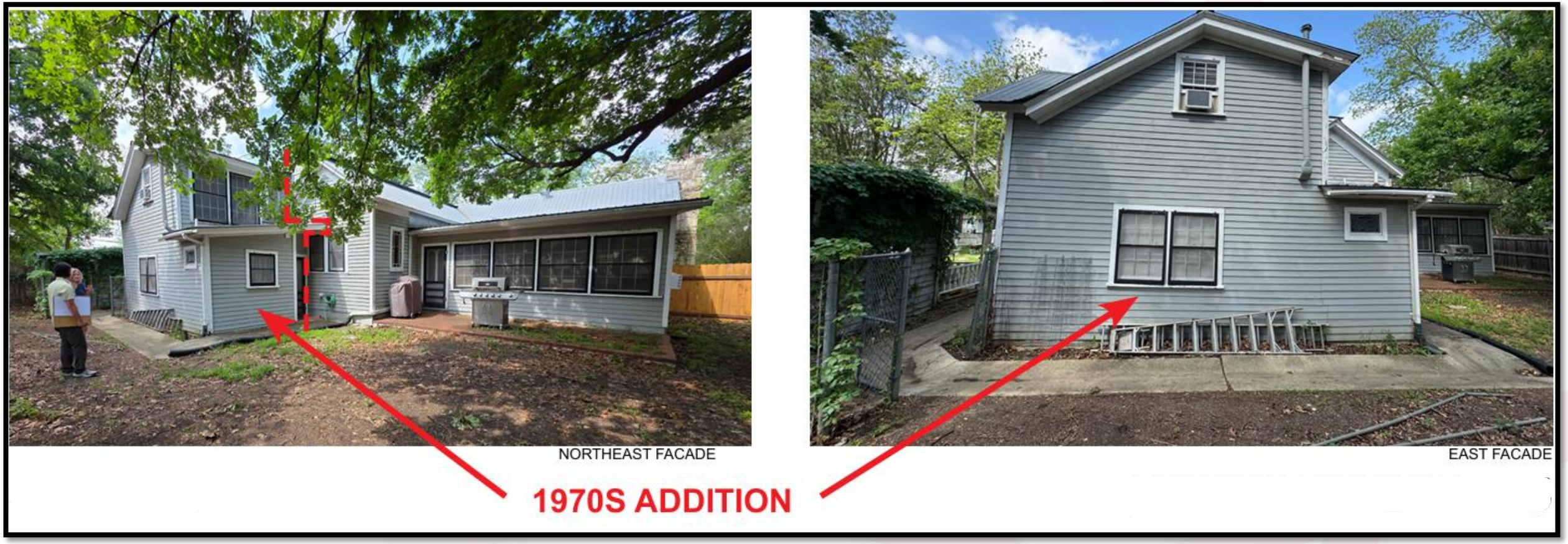
- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- Boundary of Old Town Historic Overlay District
- Boundary of Downtown Overlay District
- Subject Property

Current Context





Current Context



1970S WATER SHED ROOF



EXISTING ROOFLINE



EXISTING ROOFLINE

1970S ADDITION
TO BE REMOVED















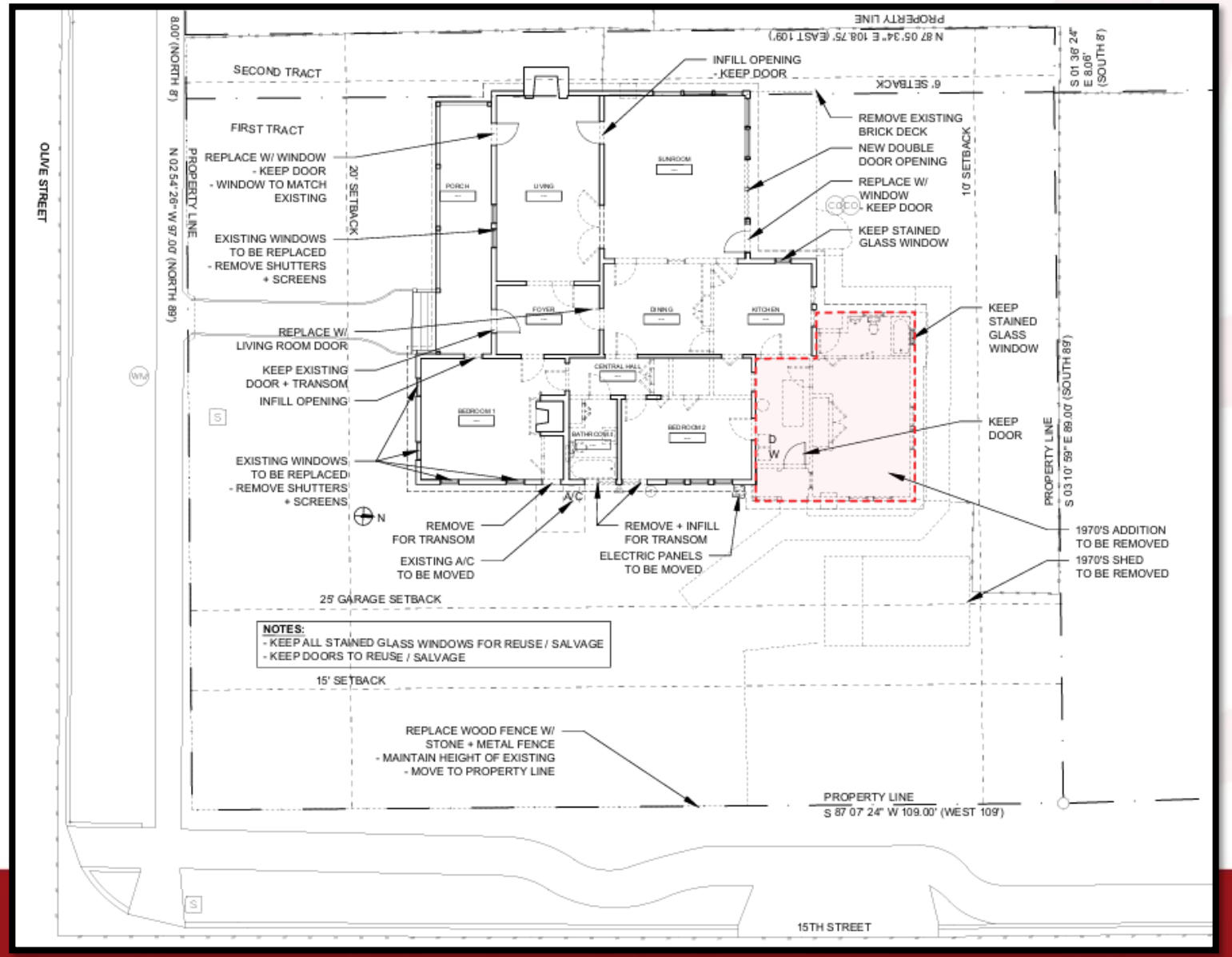


1972-3 IMAGE OF 1409 OLIVE ST
NO SHUTTERS PRESENT

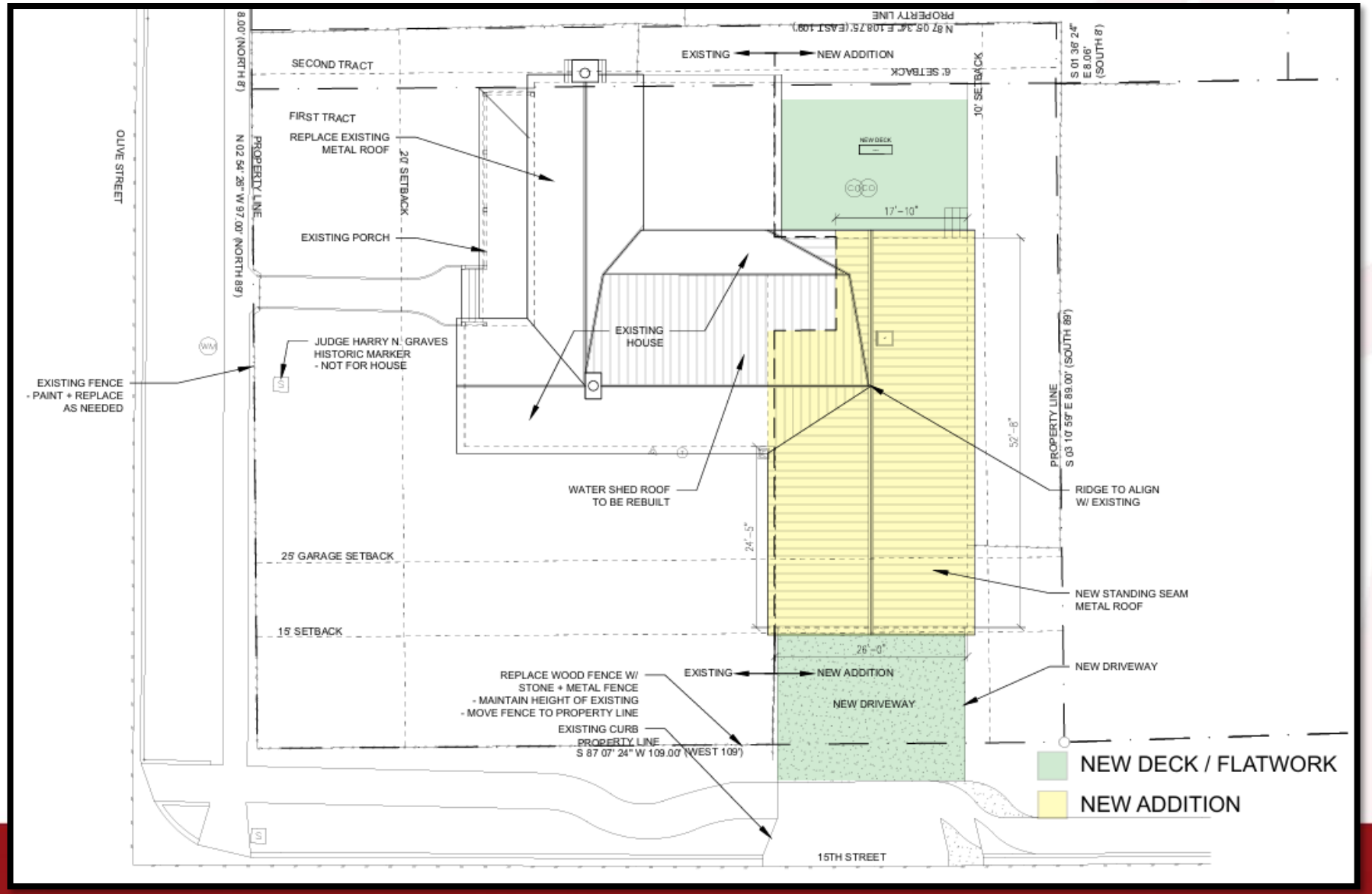


1978 SELVAGED SHUTTER
CONDITIONS

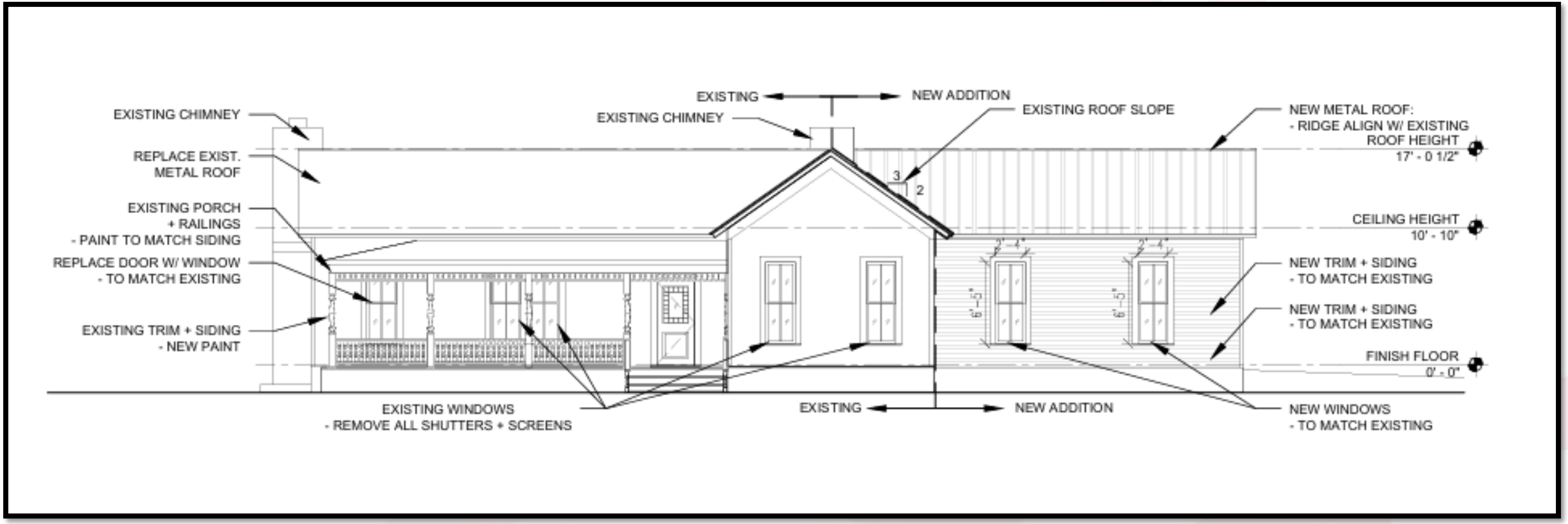
Demolition Plan



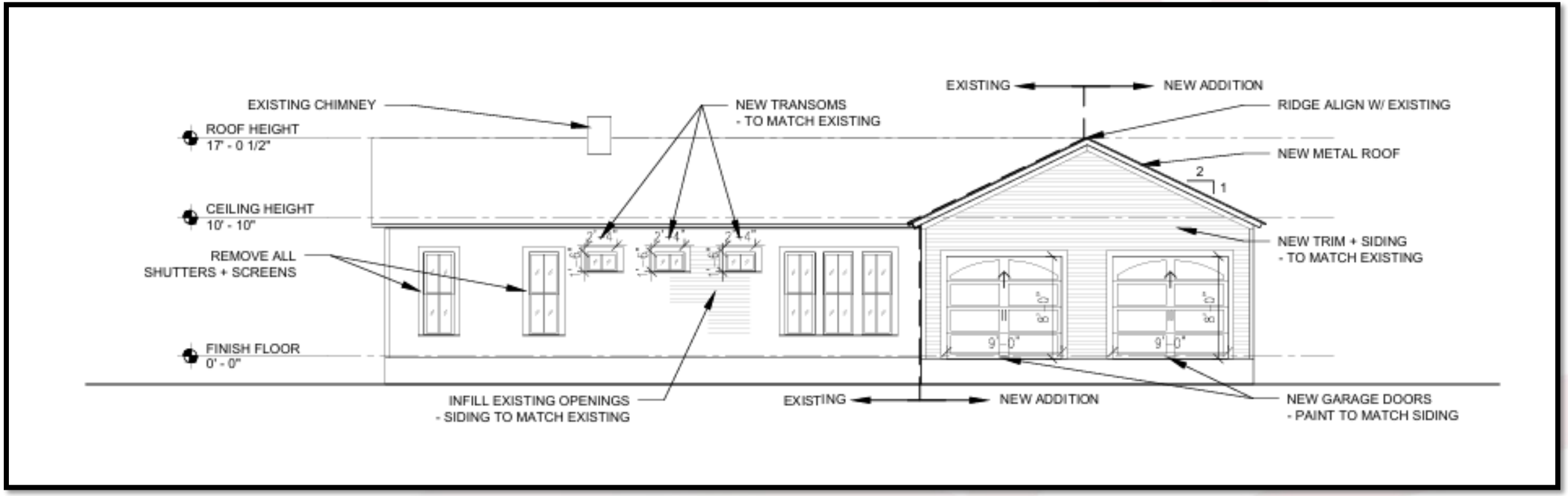
Proposed Site Plan



Elevations


EXISTING
NEW ADDITION
EXISTING CHIMNEY
EXISTING ROOF SLOPE
EXISTING CHIMNEY
NEW METAL ROOF:
- RIDGE ALIGN W/ EXISTING ROOF HEIGHT
17' - 0 1/2"
REPLACE EXIST. METAL ROOF
3
2
EXISTING PORCH + RAILINGS
- PAINT TO MATCH SIDING
CEILING HEIGHT
10' - 10"
REPLACE DOOR W/ WINDOW
- TO MATCH EXISTING
NEW TRIM + SIDING
- TO MATCH EXISTING
EXISTING TRIM + SIDING
- NEW PAINT
NEW TRIM + SIDING
- TO MATCH EXISTING
FINISH FLOOR
0' - 0"
EXISTING WINDOWS
- REMOVE ALL SHUTTERS + SCREENS
EXISTING
NEW ADDITION
NEW WINDOWS
- TO MATCH EXISTING

Elevations


EXISTING
NEW ADDITION
EXISTING CHIMNEY
NEW TRANSOMS
- TO MATCH EXISTING
RIDGE ALIGN W/ EXISTING
ROOF HEIGHT
17' - 0 1/2"
NEW METAL ROOF
2
1
CEILING HEIGHT
10' - 10"
NEW TRIM + SIDING
- TO MATCH EXISTING
REMOVE ALL
SHUTTERS + SCREENS
8'-0"
9'-0"
FINISH FLOOR
0' - 0"
INFILL EXISTING OPENINGS
- SIDING TO MATCH EXISTING
EXISTING
NEW ADDITION
NEW GARAGE DOORS
- PAINT TO MATCH SIDING

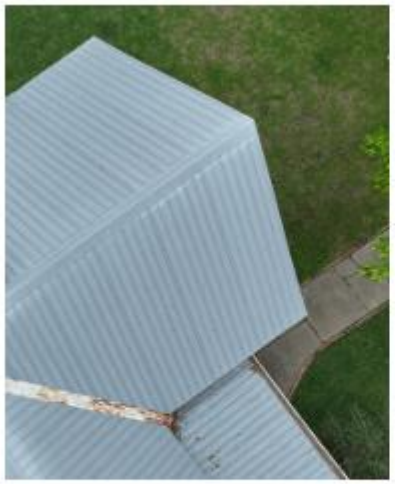
Renderings

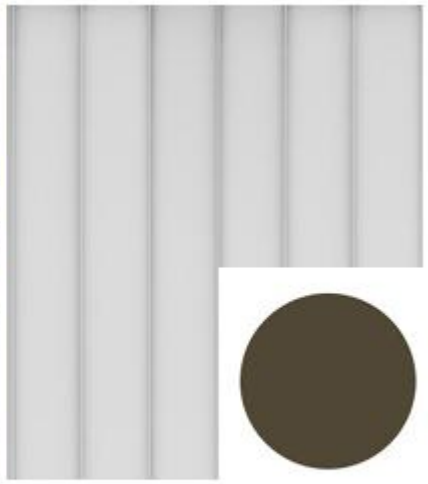


Renderings



Proposed Materials





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

MARVIN





MARVIN ESSENTIAL
ULTREX FIBERGLASS
W/ 2W1H GRILLE LITE CUT
- TO MATCH EXISTING



HORIZONTAL HARDIE SIDING TO
MATCH EXISTING

BUTTER PECAN
2165-70
(SIDING)

MAYONNAISE
2152-70
(TRIM)

EXTERIOR SIDING + TRIM
NEW PAINT COLOR -
BENJAMIN MOORE

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 ***32 of the 45*** 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
3.2.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 transom windows 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 15th 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

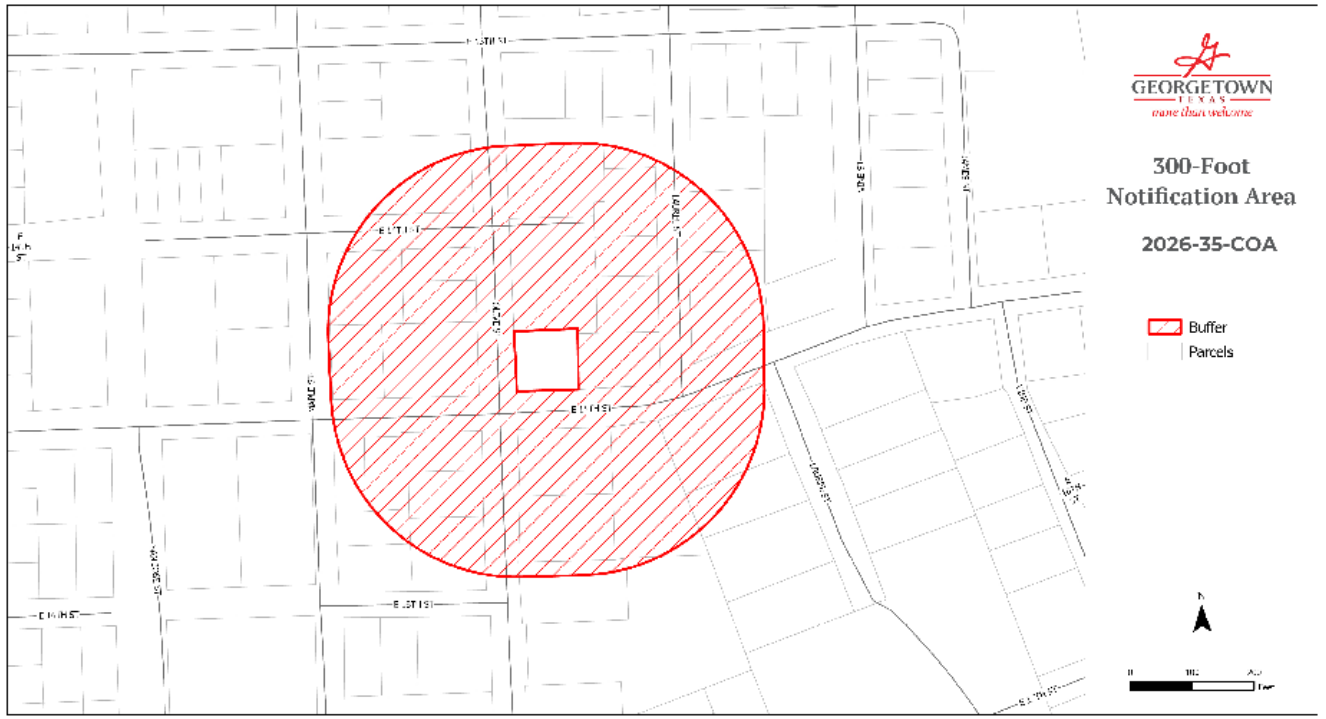
Design Guideline	Finding	Analysis
K.3 Location of Additions **c.** Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual 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.

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;	Complies
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies
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;	Complies
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;	Complies
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

Public Notification

- 30 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 above, staff recommends **APPROVAL WITH CONDITIONS** of the request.

Suggested Condition of Approval:
That the replacement window materials be consistent with the Design Guidelines. (Wood or Clad Wood)

The property contains a High-Priority structure and is located within the Olive Street National Register District. It also has a Texas Historical Commission marker, noting the property as the residence of Harry N. Graves. This property has local, state, and national significance, and any removal or replacement of historic features must be weighed heavily. Therefore, replacement with more in-kind materials for this structure is ideal.

HARC Motions to Consider

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

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GEORGETOWN
608 East University Ave.
Georgetown, TX 78626

AUSTIN
3624 North Hills Dr. A201
Austin, TX 78731

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).

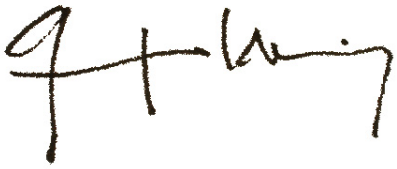
Included here are pages to further describe the rationale for the proposed project’s design:

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,



Gary Wang, AIA
Wang Architects

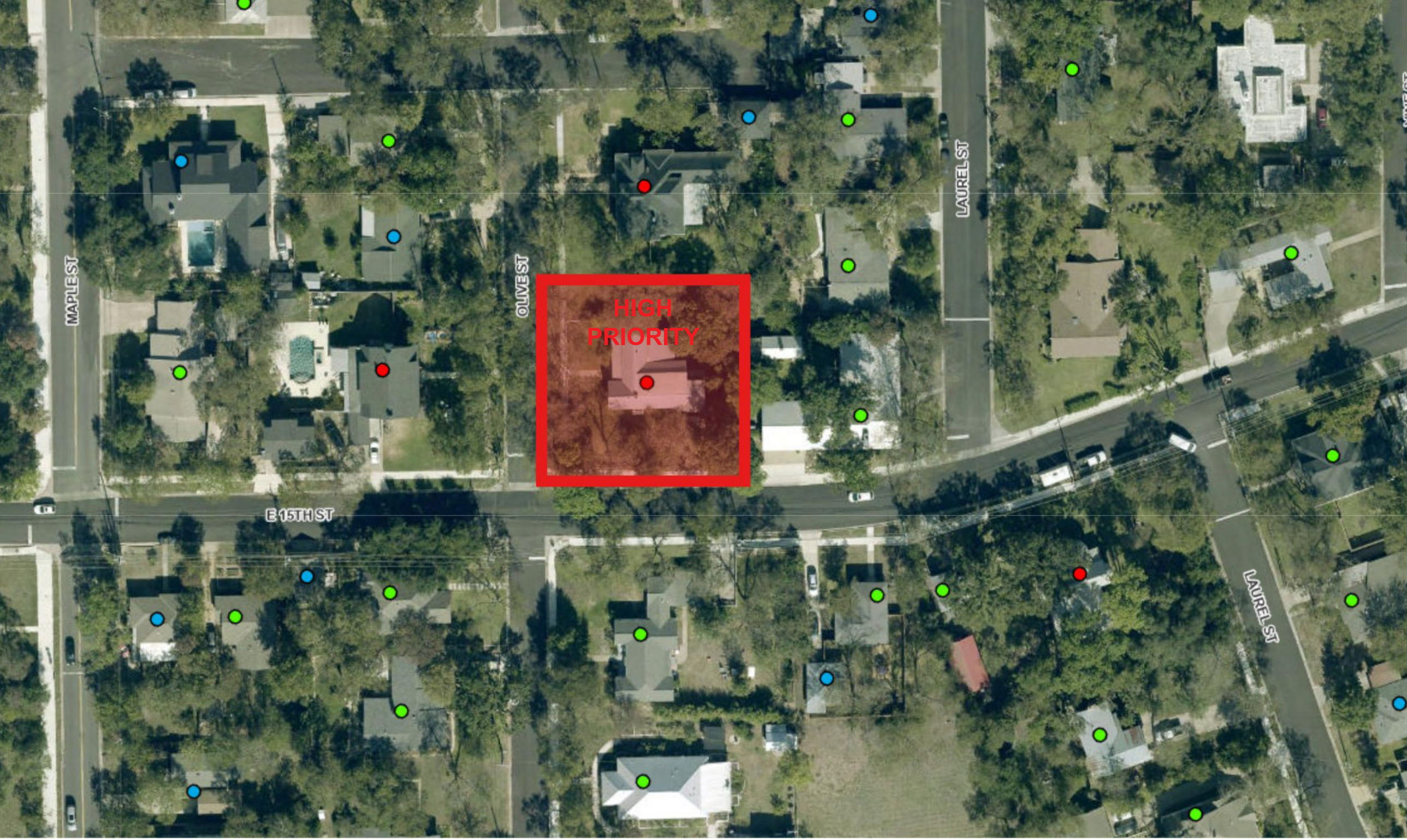


Design Concepts for Review by HARC: 1409 OLIVE ST

ATTACHED GARAGE + ADDITION AT OLIVE ST AND 15TH

OCTOBER 8, 2026

Wang Architects
ARCHITECTURE | URBAN DESIGN | MASTERPLANNING



OCTOBER 8, 2026

N

SITE MAP

2

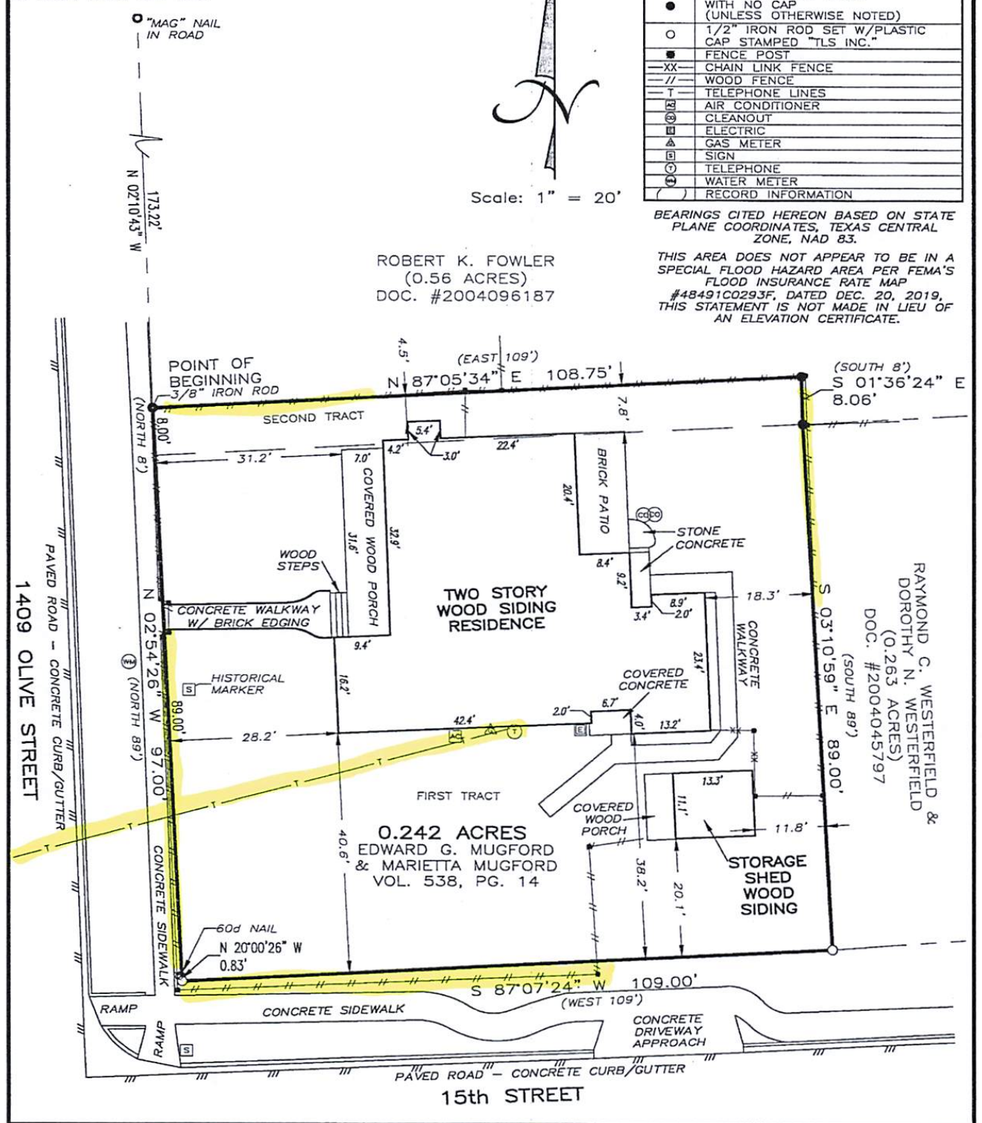
0.242 ACRES OUT OF, BLOCK 39, OF THE SNYDER'S ADDITION TO THE CITY OF GEORGETOWN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 502, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB NO: 250550
DRAWN: JRB
F.C.: CO

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT GF #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)
O	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "TLS INC."
■	FENCE POST
—XX—	CHAIN LINK FENCE
—//—	WOOD FENCE
—T—	TELEPHONE LINES
AC	AIR CONDITIONER
CO	CLEANOUT
E	ELECTRIC
GM	GAS METER
S	SIGN
T	TELEPHONE
WM	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.

SW 7/22/25

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

STATE OF TEXAS
REGISTERED
DANNY J. STARK
5602
PROFESSIONAL
LAND SURVEYOR

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

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.

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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 rtaylor

TEXAS HISTORICAL COMMISSION

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

Address: 1409 Olive St
City: Georgetown
County: Williamson
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 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)

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Address: 1409 Olive St
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Local District: Old Town District

Additional Photos

Photo Direction Northeast



Photo Direction East





WEST FACADE FACING OLIVE ST

1970S ADDITION



SOUTH FACADE FACING 15 ST



NORTHEAST FACADE



EAST FACADE

1970S ADDITION

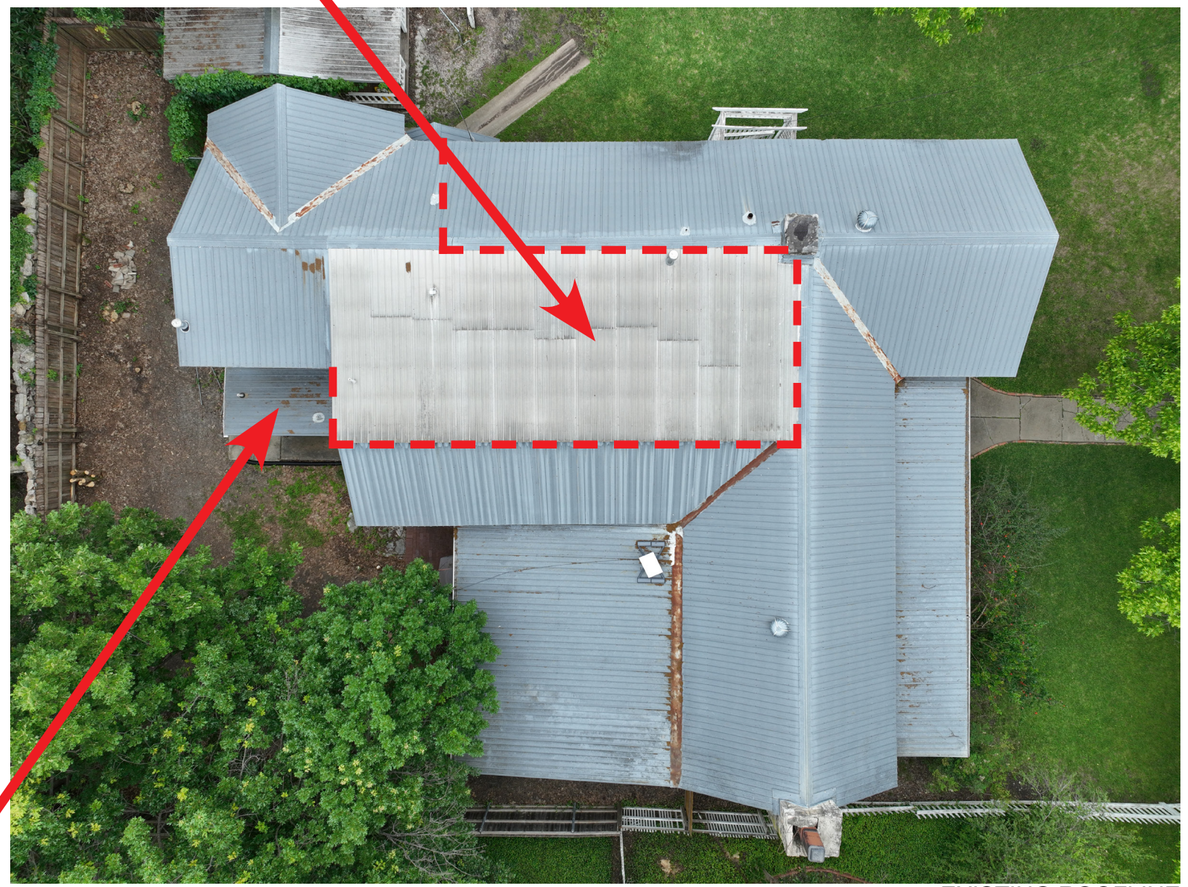
OCTOBER 8, 2026

EXISTING EXTERIOR

1970S WATER SHED ROOF



EXISTING ROOFLINE



EXISTING ROOFLINE

1970S ADDITION
TO BE REMOVED

OCTOBER 8, 2026

EXISTING EXTERIOR











OCTOBER 8, 2026

EXISTING SHED: TO BE REMOVED



EXISTING FOYER



EXISTING DINING ROOM



EXISTING LIVING ROOM



EXISTING SUNROOM

OCTOBER 8, 2026

EXISTING INTERIOR



1970S HALLWAY: TO BE REMOVED



1970S BEDROOM W/ LINOLEUM FLOOR TO BE REMOVED



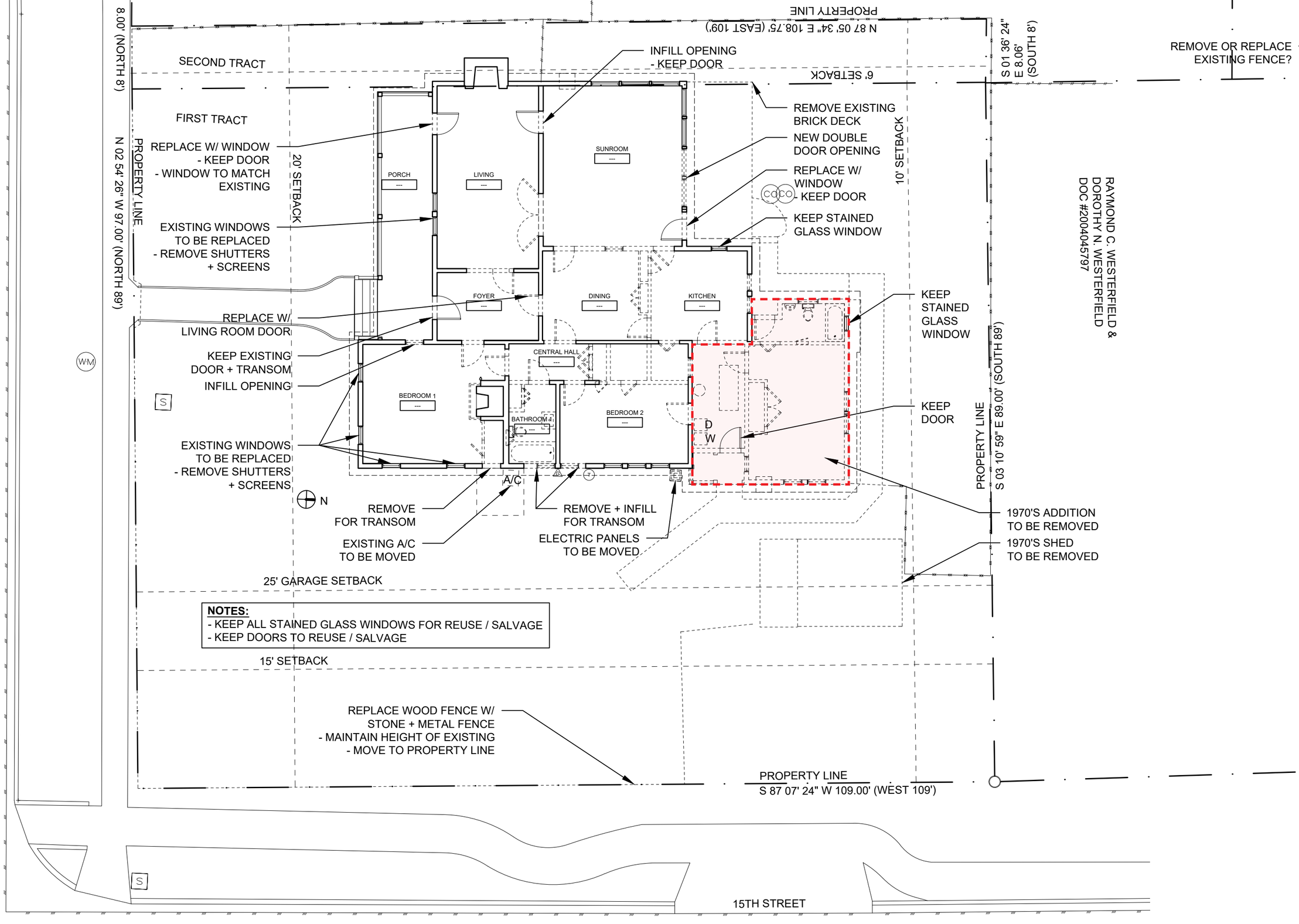
1970S HALLWAY AND STAIRS: TO BE REMOVED





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

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

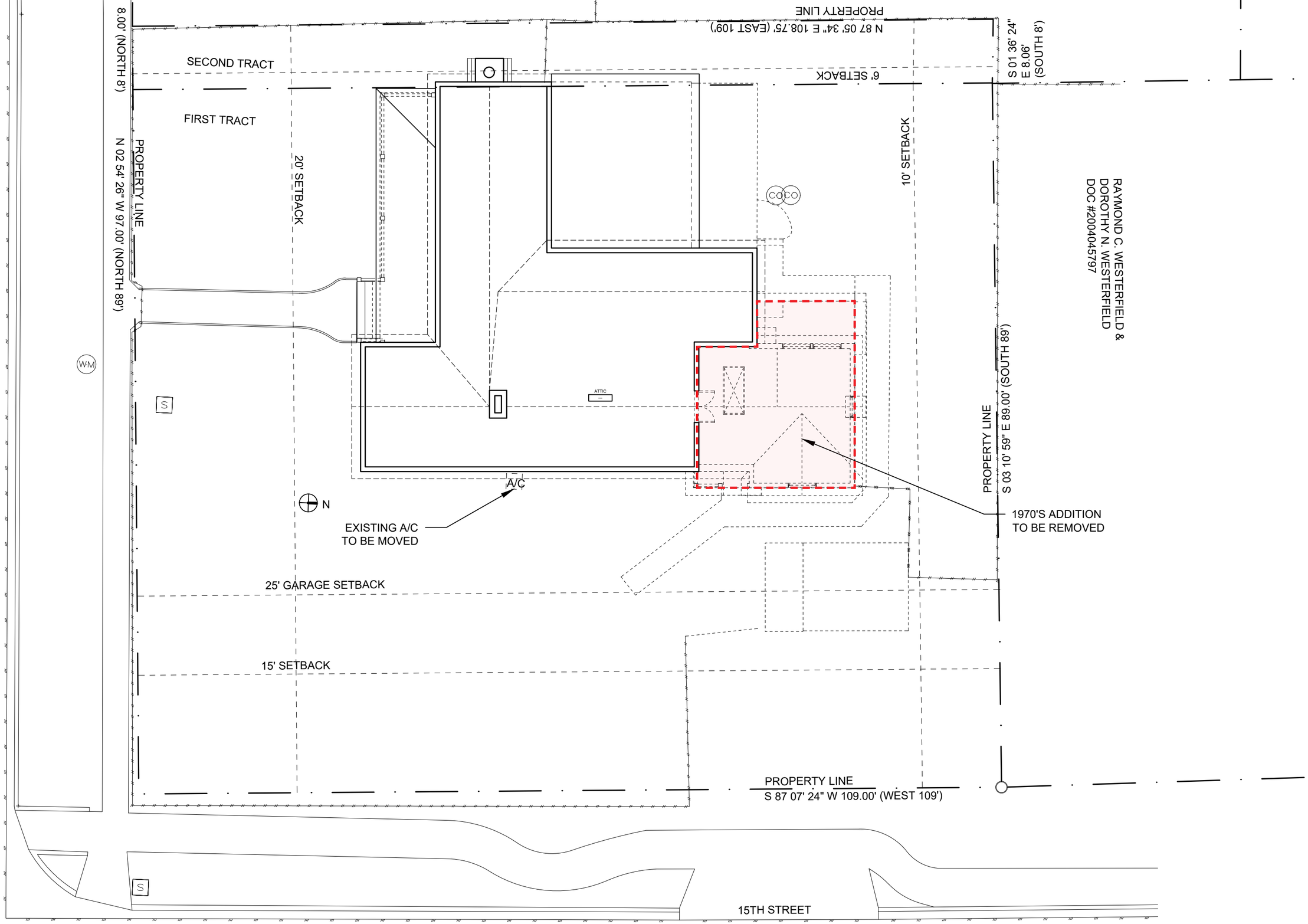


OCTOBER 8, 2026

DEMOLITION - GROUND FLOOR PLAN

3/32” = 1’-0”

10

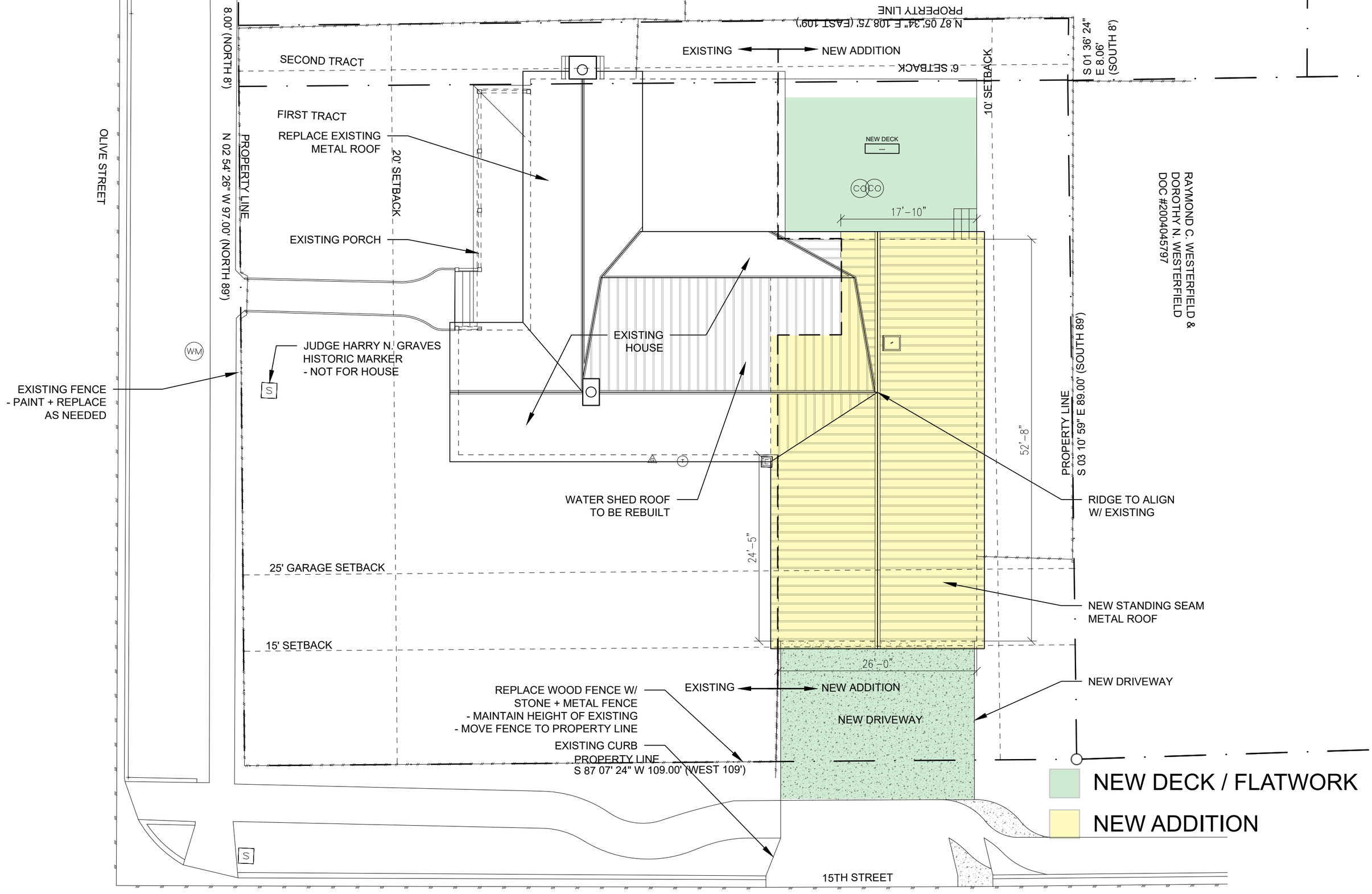


OCTOBER 8, 2026

DEMOLITION - SECOND FLOOR PLAN

3/32” = 1’-0”

11

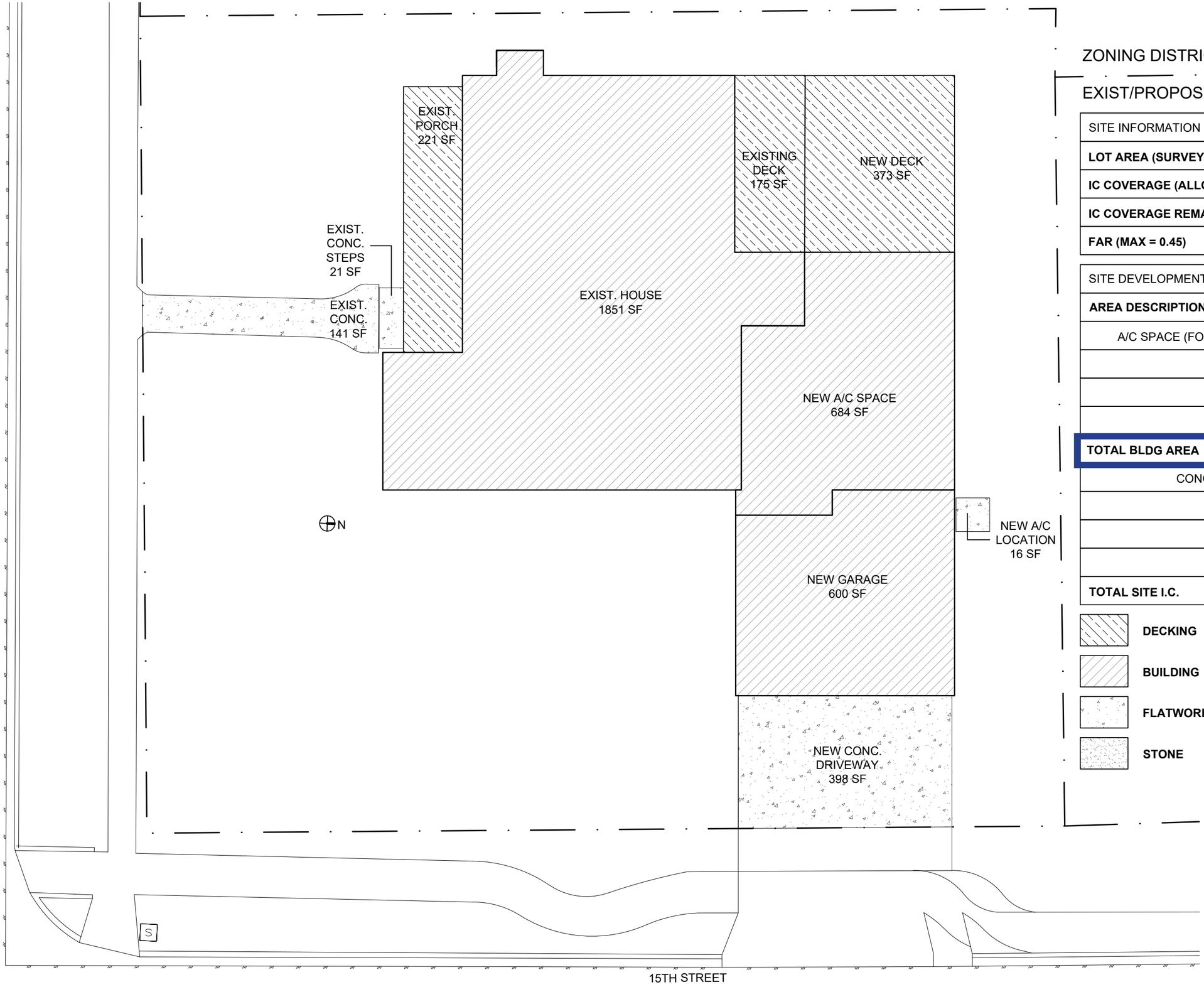


OCTOBER 8, 2026

PROPOSED SITE PLAN

3/32" = 1'-0"

12



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

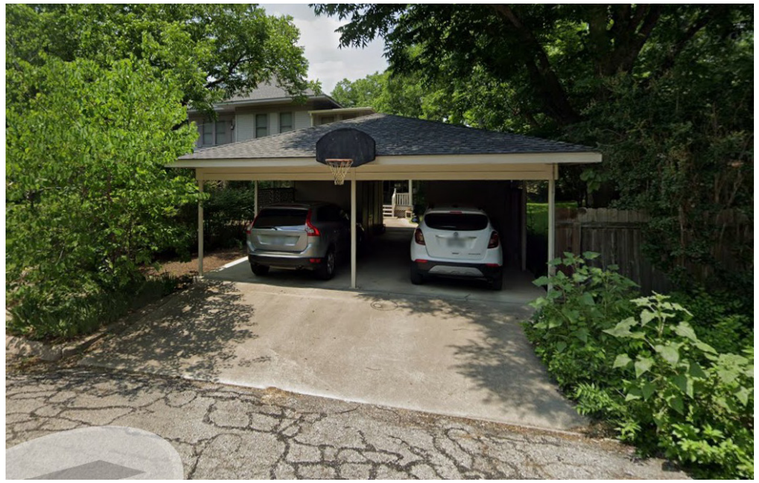
PROPOSED IMPERVIOUS COVER

3/32” = 1’-0”



OCTOBER 8, 2026

GIS MAP 14







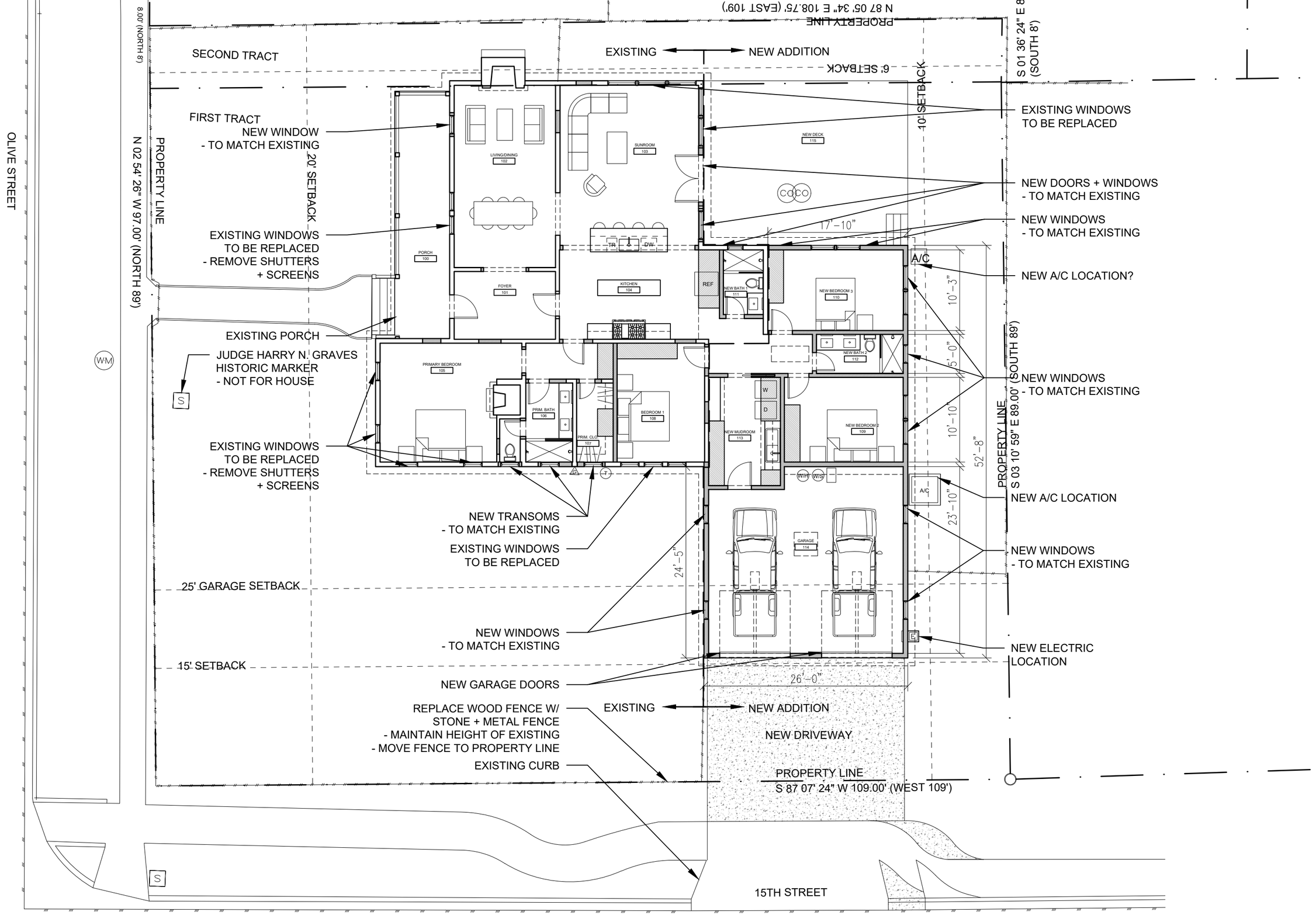










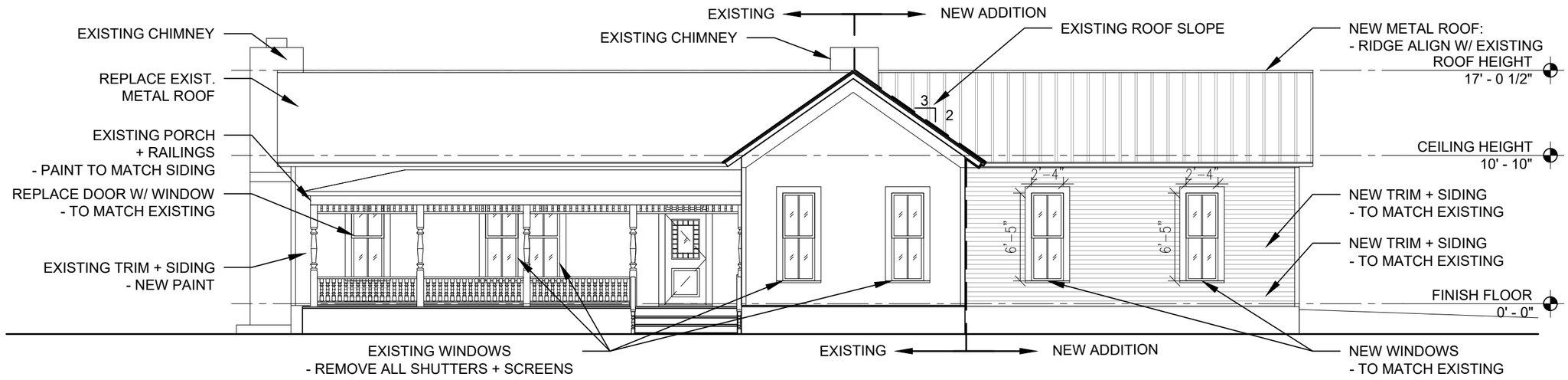


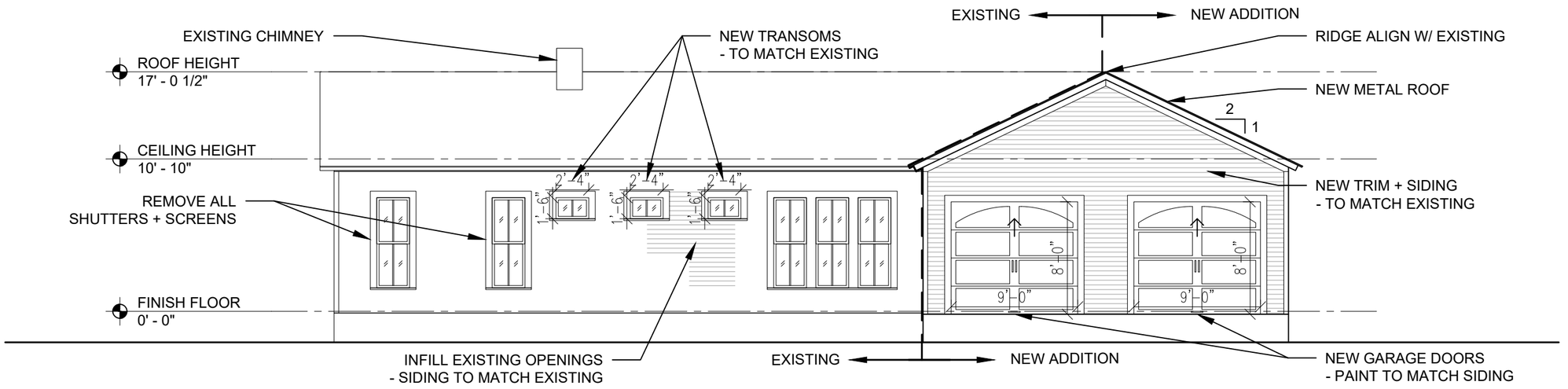
OCTOBER 8, 2026

PROPOSED PLAN

3/32" = 1'-0"

16





OCTOBER 8, 2026

PROPOSED ELEVATIONS

1/8” = 1’-0”



OCTOBER 8, 2026

PROPOSED PERSPECTIVE RENDER

NTS



OCTOBER 8, 2026

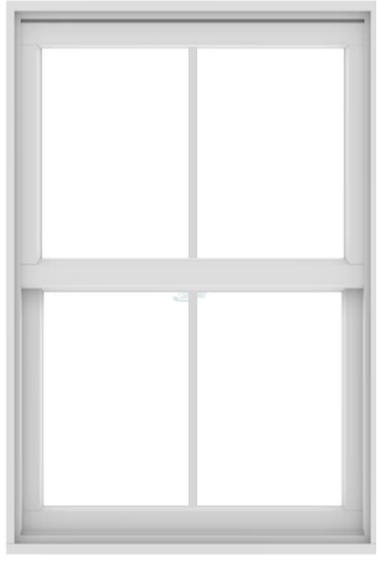
PROPOSED PERSPECTIVE RENDER

NTS



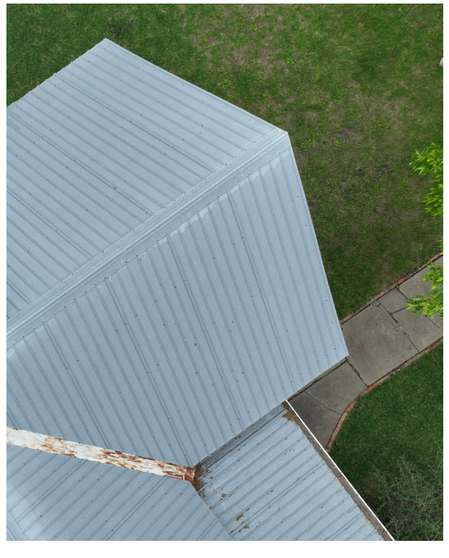


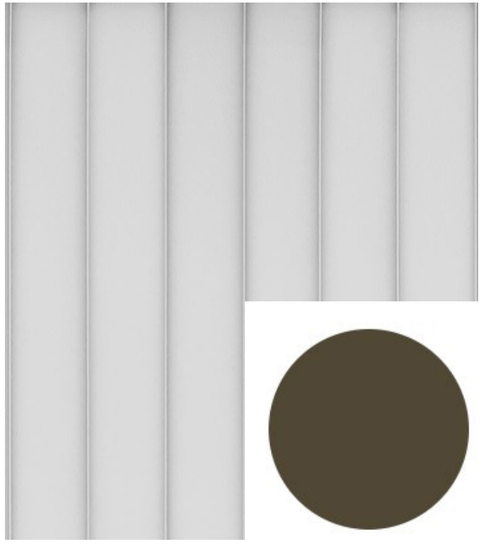
EXISTING SINGLE-HUNG WINDOWS TO BE REPLACED
ALL SHUTTERS + SCREENS TO BE REMOVED



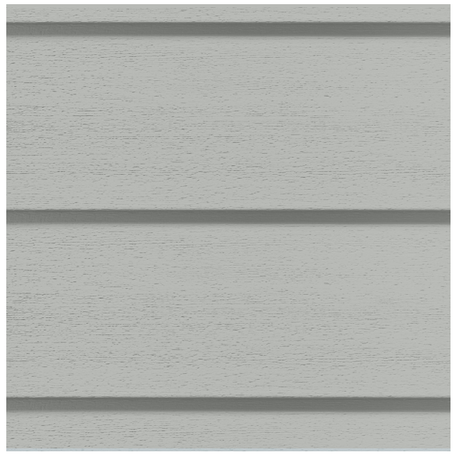
NEW WINDOWS ANDERSEN 100
SINGLE-HUNG WINDOWS
W/ CUSTOM VERTICAL DIVIDE LITE
- TO MATCH EXISTING

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
City: Georgetown
County: Williamson
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 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















City of Georgetown, Texas
Historic and Architectural Review Commission
October 22, 2026

SUBJECT:
308 E. University Avenue, (2026-43-COA)

SUGGESTED ACTION:
Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new building construction, a setback modification for a 5' encroachment into the required 25' garage setback for the property located at 308 E University Avenue, bearing the legal description of 0.66 acres of the east part of Block A, Hughes Second Addition (2026-43-COA) -- Madelyn Allen, Planner

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC approval for new building construction, and a setback modification for a 5' encroachment into the required 25' garage setback.

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 5, partially complies with 1, 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. In addition, staff has determined that the proposed request complies with 10, partially complies with 1, and does not comply with 2 of the 12 criteria established by the UDC Section 3.13.030 for a Certificate of Appropriateness for Setback Modification. 3 of the 12 criteria were not applicable.

Public Comments: As required by the Unified Development Code (UDC), number (3) signs were posted on-site, and thirty-one (31) 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 1 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
2026-43-COA HARC Staff Report.pdf
2026-43-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 - Public Comments.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *10/13/2026*
File Number: *2026-43-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new building construction, a 5' encroachment into the required 25' garage setback for the property located at 308 E University Avenue, bearing the legal description of 0.66 acres of the east part of Block A, Hughes Second Addition (2026-43-COA) -- Madelyn Allen, Planner

AGENDA ITEM DETAILS

Project Name: *The Irvine Residence – Backyard Improvements & Accessory Structures*
Applicant: *J. Bryant Boyd Design-Build*
Property Owner: *Kendra and Scott Irvine*
Property Address: *308 E. University Avenue*
Legal Description: *of 0.66 acres of the east part of Block A, Hughes Second Addition*
Historic Overlay: *Old Town Overlay*
Case History: *N/A*
Prior COA Denials: *N/A*
Prior COA Approvals: *2025-34-COA (Addition, Porch Demo/Reconstruction), 2025-4-COA (Addition under porch roof, window and door alterations and replacements)*

HISTORIC CONTEXT

Date of Construction: *2009*
Historic Resources Survey Level of Priority: *Low Priority*
National Register Designation: *University-Elm Street National Register District*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New building construction
- ✓ New fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines
- ✓ Exceptions on building height, setback and FAR alternative standards pursuant to Section 4.08 of this Code ***(5' encroachment into the required 25' garage setback)***

HPO:

- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

STAFF ANALYSIS

Present Property Description:
The subject property is located within the University-Elm Street National Register District in Georgetown's Old Town Overlay. The property is a 0.66-acre tract of land and is improved with a low-priority primary structure built in 2009 and a detached garage in the rear built in 1890. The primary structure is a reconstruction of the 1891 Booty House, which burned down in 2006. The reconstruction is still considered a priority structure in the community due to its retained integrity. The existing garage has not been identified on the Historic Resource Survey.

The lot is considered to have triple frontage on E. University, Elm, and E. 13th Street, with the primary structure facing E. University Avenue. The primary structure is Neo-Classical, and the existing garage has no identified character.

Requested Changes:
The applicant is requesting the new building construction of two accessory structure in the rear of the property, roof, siding and garage door replacement for the existing garage, new fencing that is outside the design guidelines, and a setback modification to accommodate a garage on one of the proposed accessory structures.

Justification for Requests:
The configuration of the structures was chosen due to the site's limitations. The existing garage is legally non-conforming and expanding that structure would increase the non-conformity. The site also contains a mature tree in the backyard, which limits the building area directly behind the existing garage. The residents are also proposing a pool to be sandwiched between the primary and accessory structures for privacy. The solution to these issues was to expand the building area to the east, clustering the buildings as close as possible.

Technical Review:
The proposed additions are found to be compatible with the surrounding context. The accessory structures model the style of the Neo-Classical primary structure while not overwhelming it; the outdoor living pavilion has decorative corbels, a brick knee wall, eave detailing, and a brick chimney to match the primary structure, and the cart garage has fluted columns, a herringbone brick inlay, cornice and dentil detailing, and a cut stone border to match the primary structure. These details, and their respective structures, do not attempt to overpower the primary structure.

Similar setbacks are found for accessory structures on nearby properties, and even on site. The property's existing garage has a setback much closer to the street than the proposed cart garage, only a few feet from the property line.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *24 of the 28* 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	
3.3.G Fences & Retaining Walls	
G.1 Fencing	
Ornamental iron Ornamental iron fences should be more delicate than the standards for wood picket fences.	**Partially Complies** The iron gate is approximately 50% opaque but is between 5 feet to 6 feet in height.
3.3.N Exterior Lighting **N.1** Property owners are encouraged to incorporate exterior lighting in renovations or new construction. **N.2** Lighting on buildings, along pathways and sidewalks, along the edge of the alleys and on parking and porches is appropriate.	**Complies** The additional lighting proposed is added to the new accessory structures and the existing garage, adding lighting to both the parking areas and the pathways.
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.5** A driveway should lead directly from the street to the parking area.	**Complies** The proposed carport and cart garage are at the rear of the property, facing the street, and have a driveway leading directly to the parking.
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property. **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.	**Complies** The accessory structures are detached and located in the rear of the property, and are smaller, simplified versions of the primary 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.	**Partially Complies**

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.	The height of the Outdoor Living Pavilion is approximately 19'-2 ½", exceeding the 15' first floor maximum. However, the Cart Garage has a height of 13'-8 ½", staying within the maximum height suggestion.
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 accessory structures' forms are both square.
b. The proportions of the front façade should be taller than it is wide.	**Does Not Comply** Both structures are wider than they are tall.
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 outdoor kitchen's roof form is a cross-hipped gable, and the cart garage's structure is a hipped gable.
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** Both proposed primary roof pitches have a slope of 6:12.
E.4 The following materials may be acceptable depending on the building style. • 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.	**Complies** The proposed roofs will be asphalt to match the existing roof on the primary structure.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
• Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	
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.	**Does Not Comply** 6 of the 8 proposed windows are wider than they are tall.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	**Complies** No windows are visible from the 13th Street façade. However, the Elm Street façade shows symmetry in the doorways and windows on both accessory structures.
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.	**Complies** The windows and sliding doors will be made of wood or aluminum-clad wood.
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. **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.3** Wood siding, brick, and stone should be detailed to provide a human scale.	**Complies** The new buildings will use Hardie Plank and painted brick masonry to match the existing primary structure. These materials are human-scale and match the predominant materials used in Old Town.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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). **c.** Stone, brick or other masonry with dimensions that are human scale, that is with the appearance that they could be laid by hand. **f. Use of Brick & Block** • Brick is encouraged, but the style of brick should be similar to the brick already found in the neighborhood and should be no larger than 2 2/3" X 8" with mortar joints no larger than 1/4".	**Complies** Cementitious wood and brick will be used for the construction of the accessory structures.
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. **I.2** Use of appropriately scaled details is encouraged. **I.3** Details should be consistent with the design and style of the building.	**Complies** Architectural features such as decorative corbels, fluted columns, a herringbone brick inlay, cornice and dentil detailing will be added to the accessory structures. These accents match the primary structure's historic Neo-Classical style.
3.5.J Design of Garages and Accessory Buildings	
J.1 Preserve an historic garage or outbuilding structure when feasible. **J.2** Use the garage for parking. It may be appropriate to alter an historic garage to accommodate contemporary vehicles.	**Complies** The existing garage is being preserved and altered to accommodate contemporary vehicles.
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.	**Complies** The proposed carport and Cart Garage will include decorative detailing that relates to the style of the primary structure.
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.	**Complies** The siding on the primary structure is wood/cementitious wood siding, the Cart Garage features both cementitious wood and brick.

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 5 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;	**Not Applicable** The Secretary of the Interior does not have standards for new building 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 is in compliance with 24 of the 28 applicable design guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** The primary structure remains untouched, and the additions are set back to not conflict with the primary structure.
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 on the property, in the surrounding neighborhood. and within the Old Town Overlay District.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** The additions 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 included with this request.

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;	**Partially Complies** While there is adequate room to place the structure elsewhere on the lot, doing so would significantly increase impervious cover to allow for access to the garage structure.
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 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** The existing detached garage is closer to the property line than the proposed structure.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	**Complies** The existing detached garage is closer to the property line than the proposed structure.
e. Whether the proposed structure is replacing a structure removed within the past year;	**Does Not Comply** The proposed structure is not replacing another structure.
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 proposed structure is not replacing another structure.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	**Not Applicable**
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	**Not Applicable**
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;	**Complies** 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 for maintenance.

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	**Not Applicable**

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends ***APPROVAL*** of the request.

The context of this site included many constraints, and staff believe that the design of the structures respects the neighborhood style and is reflective of the primary structure's character. Clustering the accessory structures and making improvements to the existing garage reactivates and improves the rear of the property.

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 (31 notices), and 3 signs were posted on-site. To date, staff has received 1 written comment 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

Madelyn Allen, Planner

308 E University Avenue 2026-43-COA

October 22, 2026 | Historic & Architectural Review Commission

Madelyn Allen, Planner

Item Under Consideration

2026-43-COA

- Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new building construction, a 5' encroachment into the required 25' garage setback for the property located at 308 E University Avenue, bearing the legal description of 0.66 acres of the east part of Block A, Hughes Second Addition (2026-43-COA) -- Madelyn Allen, Planner

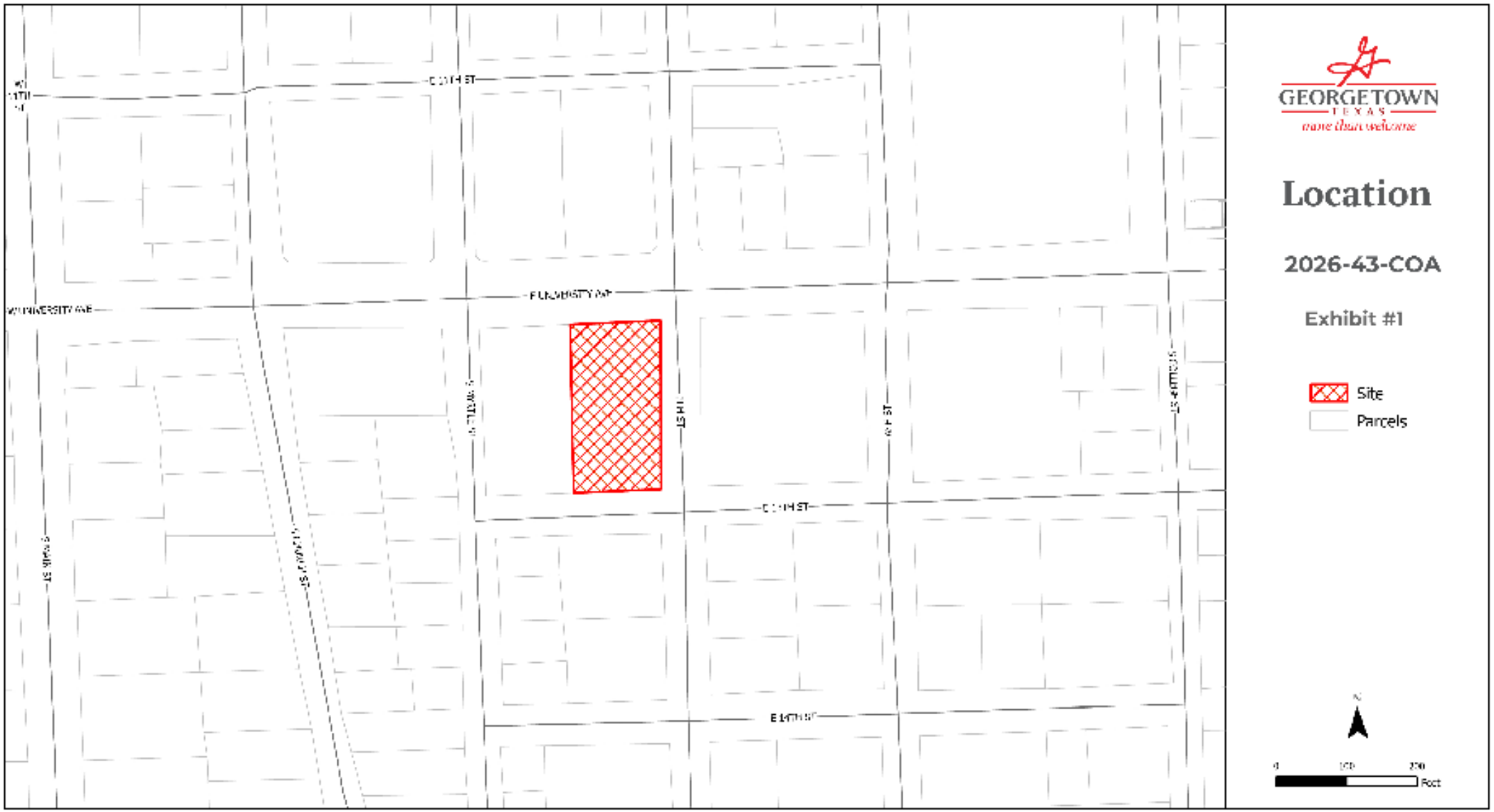
Item Under Consideration

HARC:

- ✓ New building construction
- ✓ New fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines
- ✓ Exceptions on building height, setback and FAR alternative standards pursuant to Section 4.08 of this Code ***(5' encroachment into the required 25' garage setback)***

HPO:

- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)


GEORGETOWN
TEXAS
more than welcome
Location
2026-43-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

Current Context

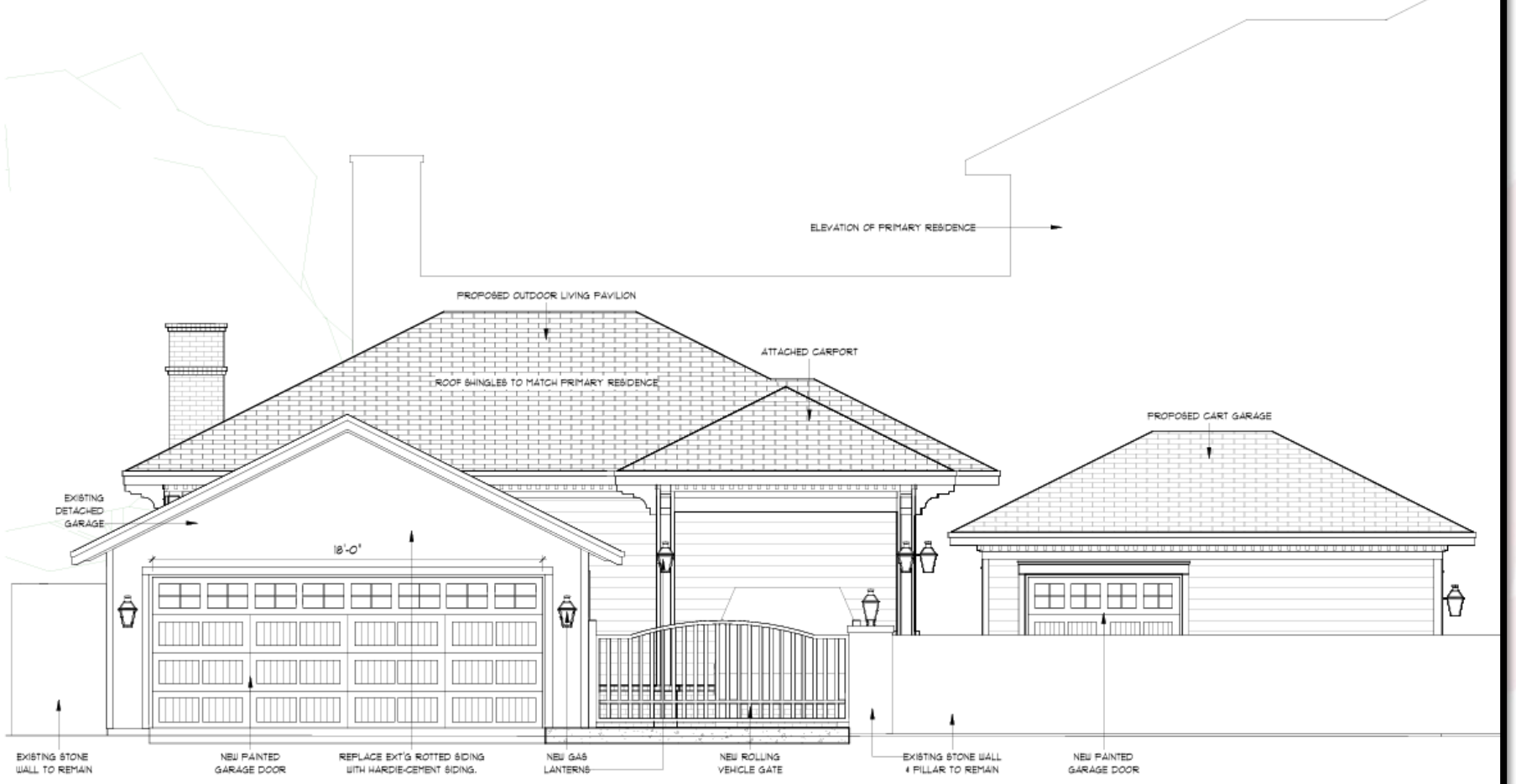




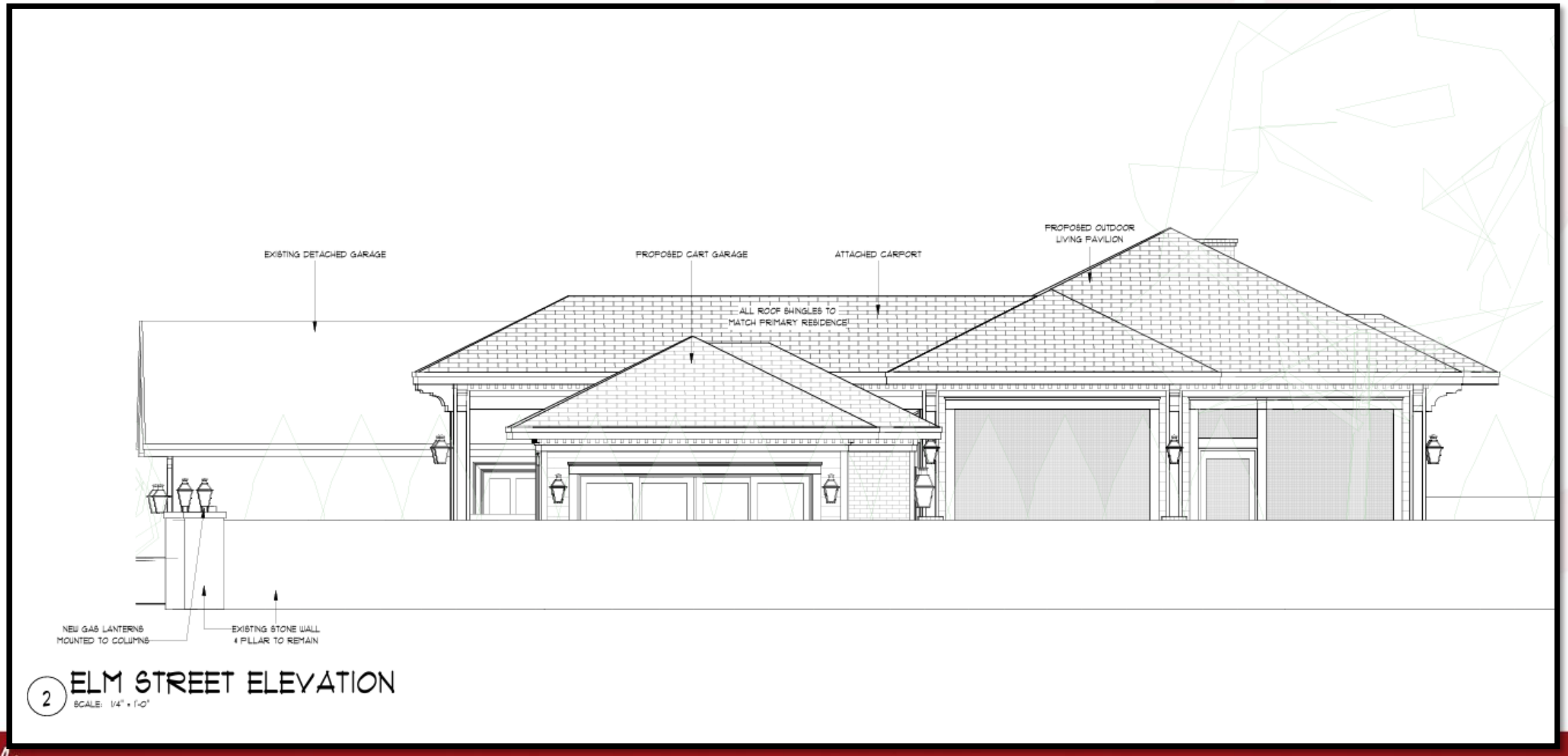
Plans and Specifications – Rendering



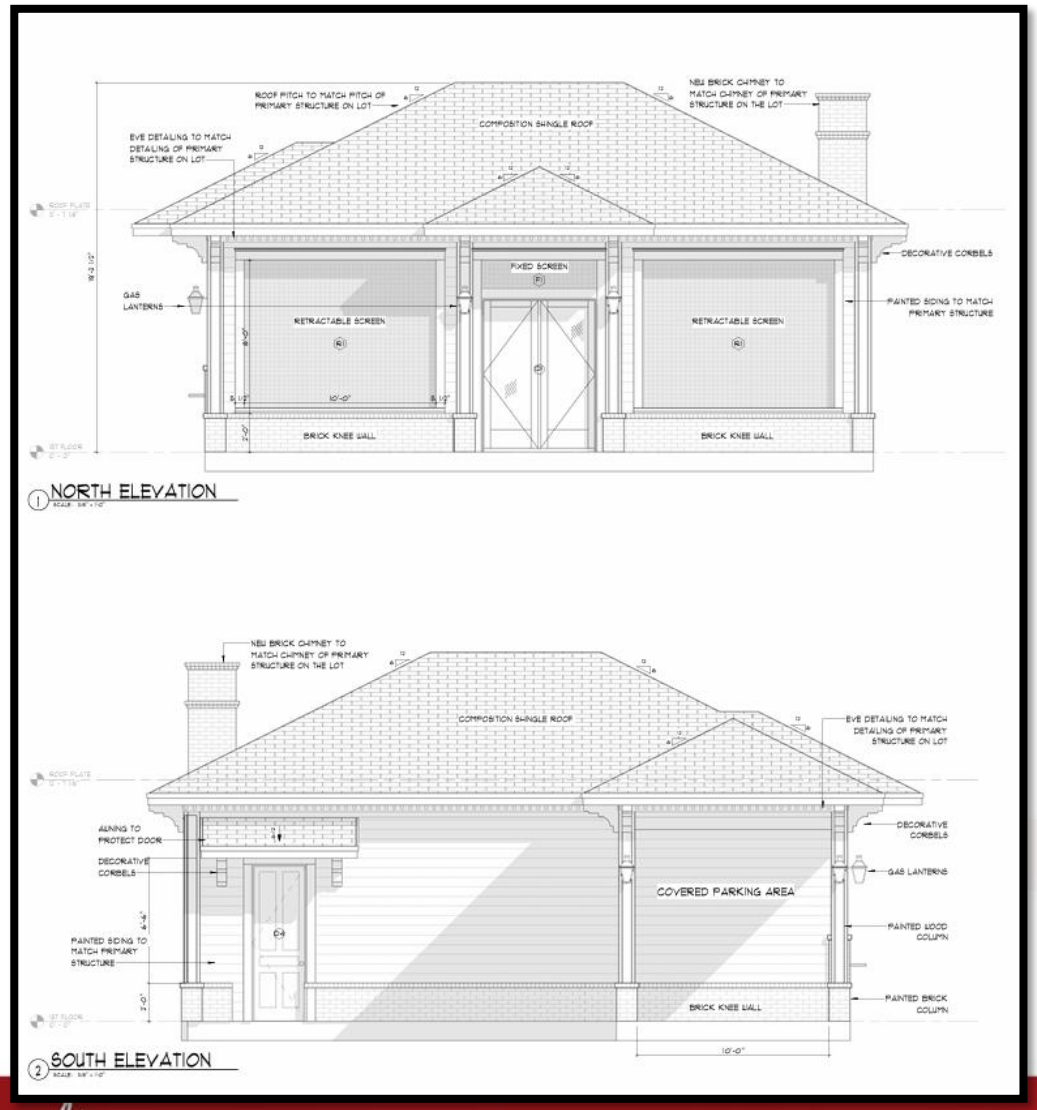
Plans and Specifications - Elevations



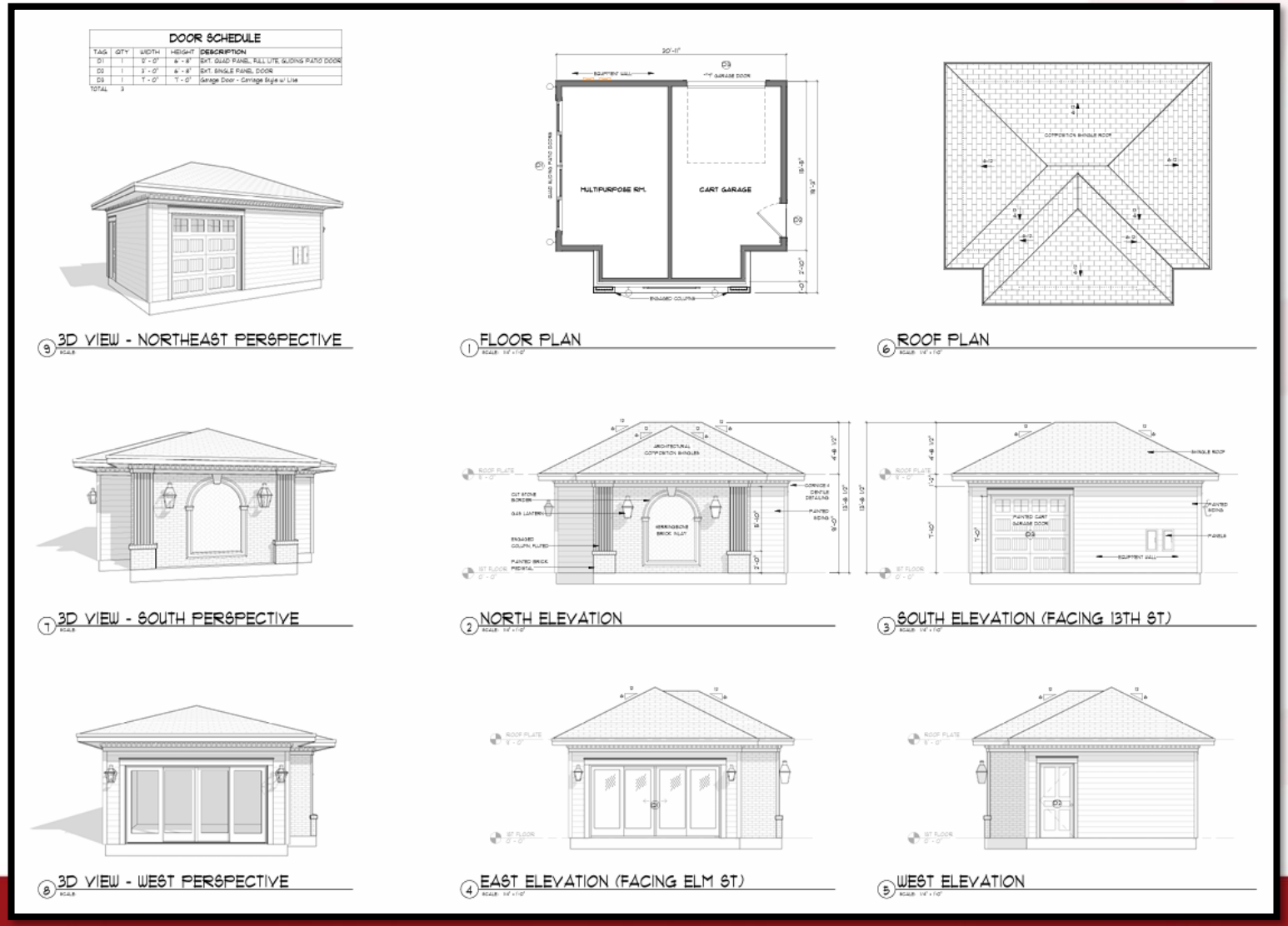
Plans and Specifications - Elevations



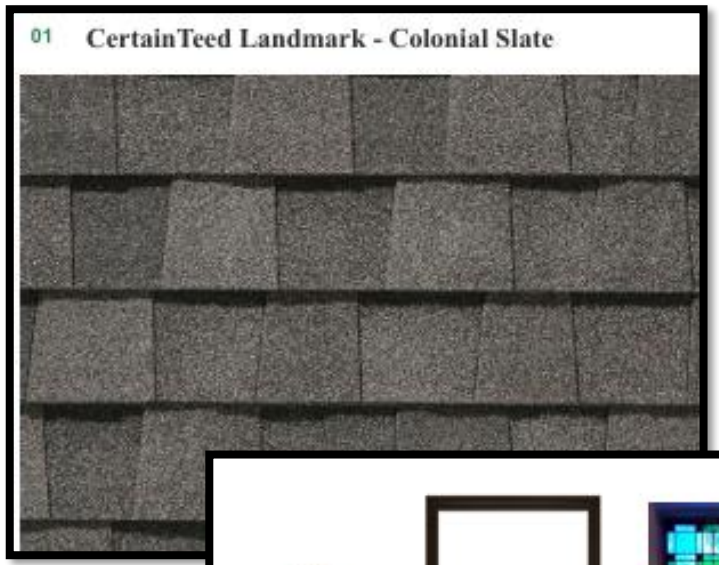
Plans and Specifications - Outdoor Living Pavilion

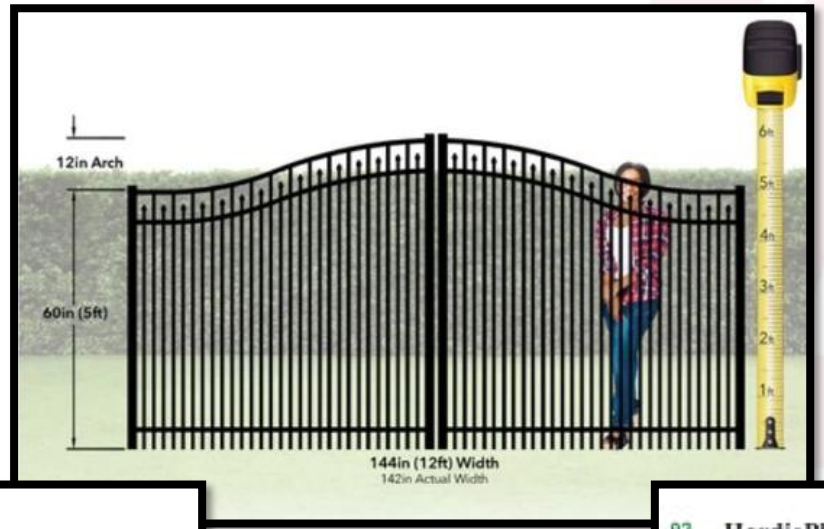


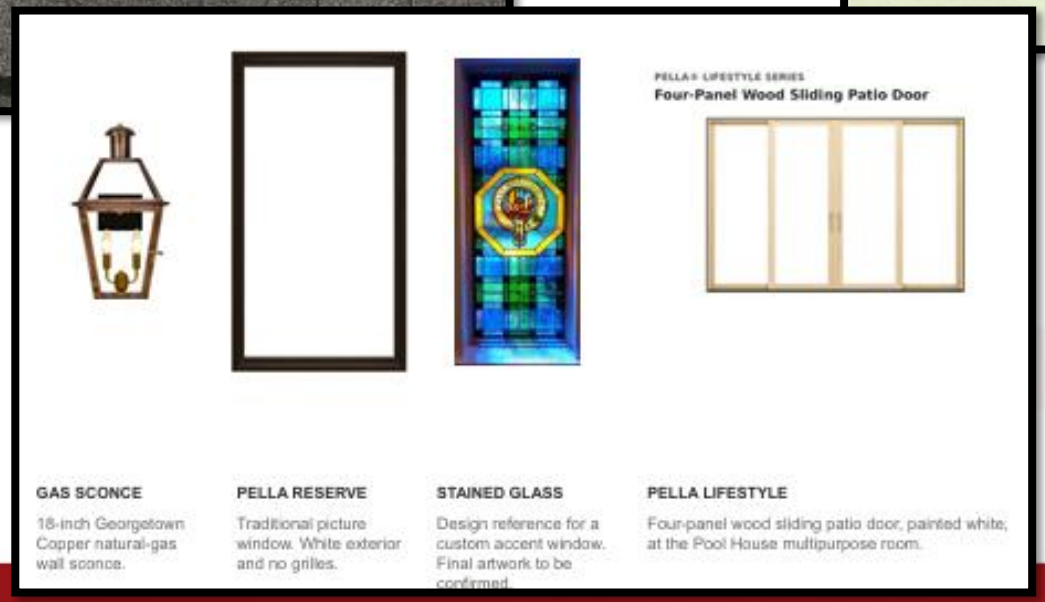
Plans and Specifications - Cart Garage



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;	Partially 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 ***24 of the 28*** 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
G.1 Fencing **Ornamental iron** Ornamental iron fences should be more delicate than the standards for wood picket fences.	**Partially Complies**	The iron gate is approximately 50% opaque but is between 5 feet to 6 feet in height.
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.	**Does Not Comply**	6 of the 8 proposed windows are wider than they are tall.

Design Guideline Compliance

Staff has determined that the proposed project complies with ***24 of the 28*** applicable Historic District Design Guidelines in ***Chapter 3.*** A complete list of applicable Design Guidelines is found in the Staff Report.

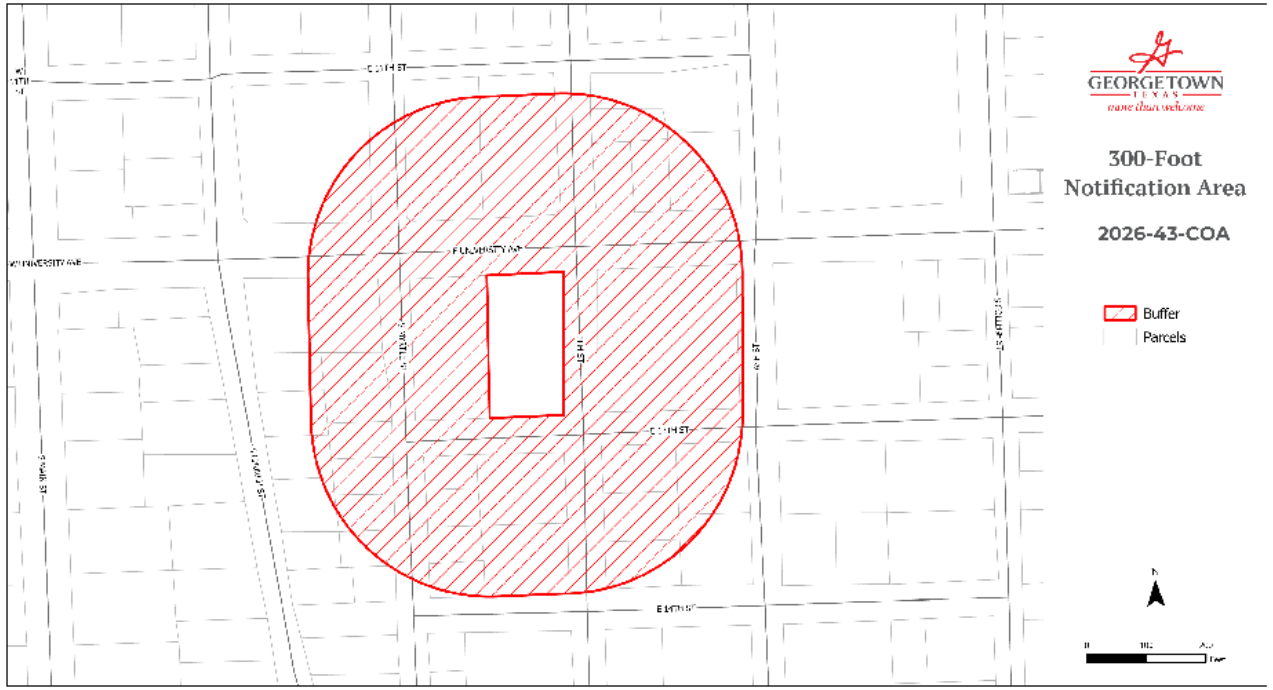
Design Guideline	Finding	Analysis
3.5.C Massing, Scale and Form **C.1** The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	**Partially Complies**	The height of the Outdoor Living Pavilion is approximately 19'-2 ½", exceeding the 15' first floor maximum. However, the Cart Garage has a height of 13'-8 ½", staying within the maximum height suggestion.
C.3 Form **b.** The proportions of the front façade should be taller than it is wide.	**Does Not Comply**	Both structures are wider than they are tall.

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;	Partially Complies
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;	Complies
e. Whether the proposed structure is replacing a structure removed within the past year;	Does Not Comply
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;	Not Applicable
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Not Applicable
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;	Complies
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.	Not Applicable

Public Notification

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



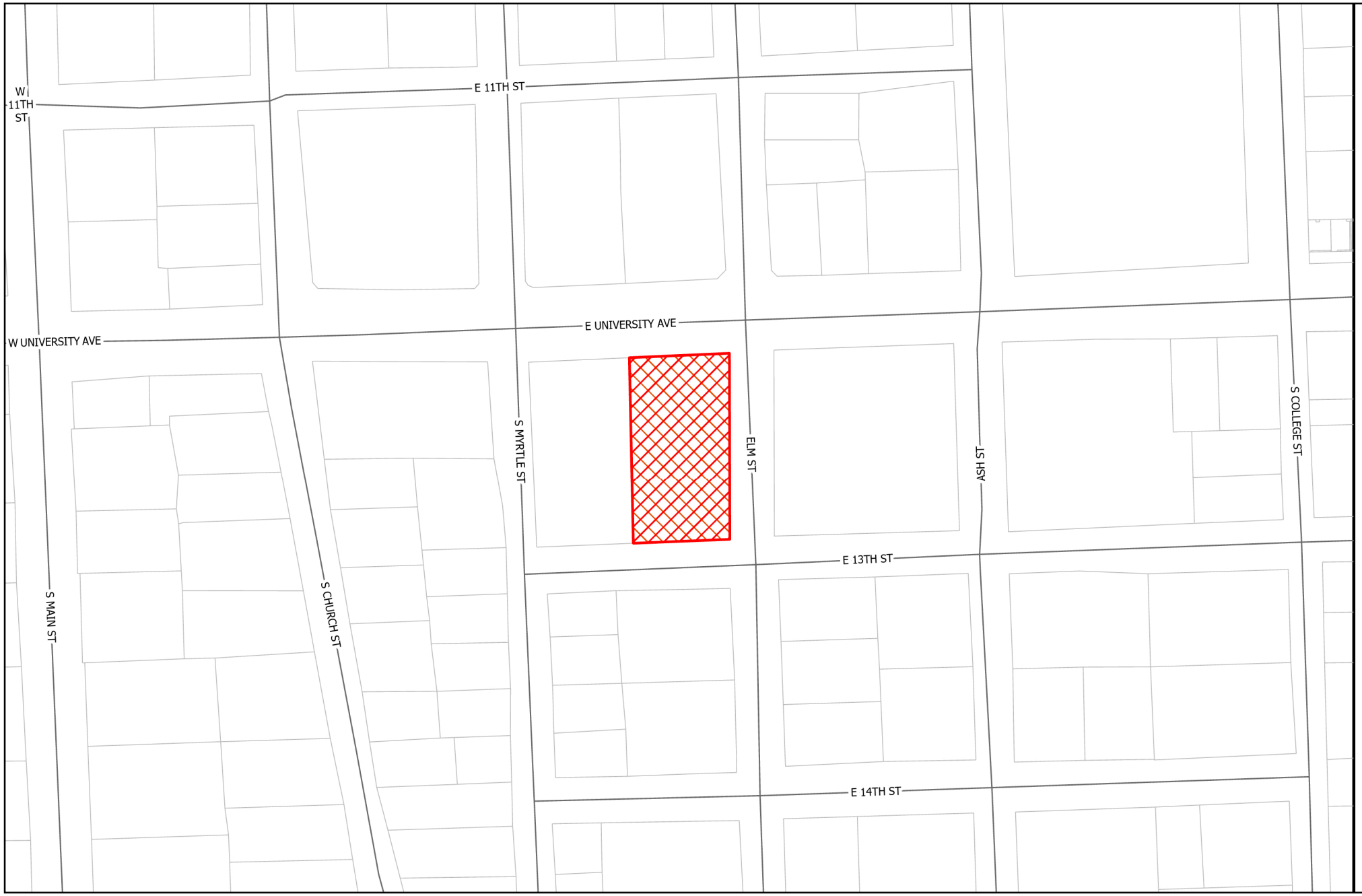
Staff Recommendation

Based on the findings listed above, staff recommends **APPROVAL** of the request.

The context of this site included many constraints, and staff believe that the design of the structures respects the neighborhood style and is reflective of the primary structure's character. Clustering the accessory structures and making improvements to the existing garage reactivates and improves the rear of the property.

HARC Motions to Consider

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



GEORGETOWN TEXAS
more than welcome

Location

2026-43-COA

Exhibit #1

Site
Parcels

N

0 100 200 Feet

BRYANT BOYD
ARCHITECT ★ DESIGN-BUILD

James Bryant Boyd, AIA
902 Forest Street, Georgetown, Tx. 78626
T: 512-930-1686 F: 512-863-7794 W: www.jbryantboyd.com

Request for Certificate of Appropriateness and Setback Modifications
October 8th, 2026
City of Georgetown Historic and Architectural Review Commission & Planning Department

308 E. University Avenue, Georgetown, Texas 78626
Irvine Residence - Backyard Improvements and Accessory Structures

Dear Members of the Historic and Architectural Review Commission,

On behalf of the property owners, we submit this Letter of Intent in support of a Certificate of Appropriateness for proposed backyard improvements and two new detached accessory structures at 308 E. University Avenue. The property is a corner lot within the Old Town Overlay District, with frontage along E. University Avenue, Elm Street and 13th Street.

The project is intended to create a functional outdoor-living environment while respecting the historic character of the property and minimizing the visibility and perceived scale of new construction from the surrounding streets.

Project Description

The proposed improvements include a swimming pool and associated patio, two detached accessory structures, limited modifications to existing site walls and gates, and related landscaping and site improvements.

The first accessory structure, referred to as the Outdoor Living Pavilion, is located adjacent to the existing detached garage along the 13th Street side of the property. It contains approximately 1,175 square feet of covered area, including a 296-square-foot open carport sized to accommodate the homeowners' pickup truck. The pavilion also includes a screened outdoor-living room and kitchen, powder/pool bathroom, fireplace, and retractable screened openings.

The second accessory structure, referred to as the Pool House, contains approximately 370 square feet of covered area and includes a small garage/storage bay and adjoining multipurpose room. In addition to providing functional storage, the building establishes an architectural focal point at the end of the pool and helps create greater privacy for the backyard.

The primary residence contains approximately 6,535 square feet of covered area. The combined areas of the two proposed accessory structures is approximately 1,545 sq. ft., keeping the combined areas under 25% of the area of the primary residence. The accessory structures will collectively cover less than 30% of the approx. 12,000 square feet that makes up the rear yard.

The existing detached garage will remain, but will be updated with new siding, roofing, a new garage door and additional structural support added where necessary. The primary residence is currently under construction pursuant to a previously approved Certificate of Appropriateness and building permit and is not included within the scope of this application. Proposed site demolition includes removal of the existing concrete driveway and walkways within the front yard, along with the removal & placement of all existing gates to the backyard, as indicated on the site plan. The existing concrete walkways and drive will be replaced with red brick pavers selected to complement the architectural style of the residence and provide a more historically appropriate

material within the context of the property and surrounding Old Town neighborhood. The existing rock walls will remain and be repaired where needed, with the addition of gas lanterns added on to the corner posts of the wall.

Site Parameters and Design Response

The existing detached garage is a legally nonconforming structure located less than two feet from the 13th Street property line. Expanding that structure sufficiently to accommodate the proposed uses would substantially increase the size of the existing nonconformity. The program has therefore been divided between two smaller detached structures rather than incorporated into a large addition to the garage.

The property is also constrained by its dual-frontage configuration, which creates two 20-foot front setbacks rather than a typical front- and rear-yard arrangement. The existing garage, required setbacks, property lines, and an existing mature tree and its one-half critical root zone collectively limit the buildable area. The homeowners wish to preserve the tree because of the shade, beauty, and established landscape character it provides.

In response to these conditions, the proposed accessory structures are clustered near the existing detached garage and along the side of the lot that is least exposed to the surrounding streets. This arrangement concentrates accessory uses within an established service area while preserving the openness and historic presentation of the primary residence along E. University Avenue and Elm Street.

Requested Setback Modifications

Two limited setback modifications are requested.

1. Outdoor Living Pavilion Carport

The open carport is proposed approximately 15 feet 7 inches from the 13th Street property line, where a 20-foot street-facing building setback would otherwise apply.

The existing detached garage is located less than two feet from the same property line. By comparison, the proposed carport is pulled substantially farther into the property and establishes a more appropriate transition from the existing nonconforming condition. Its open-sided design also presents less visual mass than an enclosed structure. Locating it adjacent to the existing garage consolidates parking within the established service area and avoids shifting the pavilion farther into the central backyard or the mature tree’s critical root zone.

2. Pool House Garage Door

The proposed Pool House garage door is approximately 20 feet from the 13th Street property line, within the prescribed building setback, rather than the 25-foot setback required for a street-facing garage door.

As with the carport, the requested modification remains substantially less encroaching than the existing detached garage. The proposed garage bay is limited in size and intended for a small recreational cart and auxiliary storage rather than regular automobile parking. Its garage function is secondary to the building’s architectural composition facing the pool and is screened by its location, landscaping, and surrounding fencing.

Compliance with HARC Approval Criteria and Historic District Design Guidelines

The project has been designed to satisfy the applicable approval criteria of UDC Section 3.13.030 and support the intent of the Old Town Historic District Design Guidelines.

Both accessory structures are one story, physically detached from the primary residence, and located behind and to its side. Their placement and scale maintain the traditional hierarchy of the property, with the historic residence remaining the principal and most visually prominent structure. Dividing the program between two smaller buildings further reduces the perceived mass of the improvements.

The structures draw from the Greek Revival character and material palette of the primary residence without creating a false impression that they are historic. Compatible elements include hipped roof forms, matching roof pitches and architectural composition shingles, painted horizontal siding, painted brick bases and knee walls, traditional columns, cornice and dentil detailing, and residentially scaled openings. The Pool House's formal pool-facing elevation incorporates engaged fluted columns, a herringbone brick inset, cut-stone trim, traditional lighting, and an arched motif referencing the primary residence. Retractable screens and the open carport reduce the perceived solidity of the Outdoor Living Pavilion.

Except for the requested setback modifications, the project has been designed to comply with the applicable dimensional, coverage, scale, and accessory-structure requirements of the Unified Development Code. Proposed impervious coverage is approximately 42 percent of the 28,750-square-foot lot, below the applicable 45-percent maximum.

The proposal maintains the prominence and architectural integrity of the historic residence while concentrating compatible, subordinate accessory structures within the least visually disruptive portion of the property. We respectfully request approval of the Certificate of Appropriateness and associated setback modifications.

Thank you for your consideration.

Sincerely,

J. Bryant Boyd, Architect



Existing Site Conditions
Aerial Views of Existing Site





Existing Site Conditions
Primary Residence





Existing Site Conditions
Street Views of Backyard





Existing Site Conditions
Backyard Views of Existing Garage







Published on: 9/24/2026 3:44:28 PM By: J. BRYANT BOYD

These drawings and their contents are and shall remain the property of James Bryant Boyd, Architect. They are not to be used by anyone on this or other projects or extensions to this project except by written agreement with the architect.
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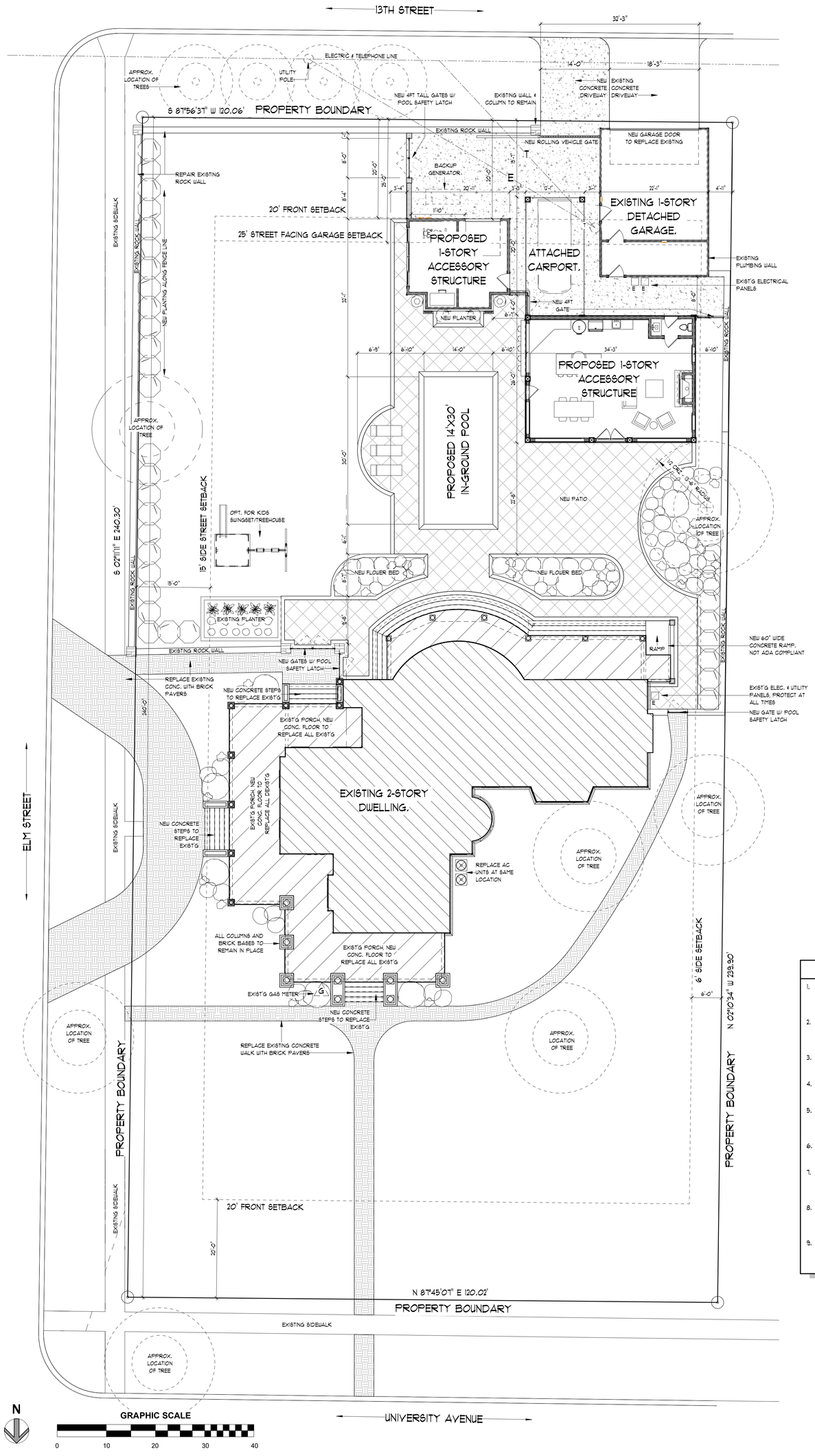

NEW IMPERVIOUS AREA

DESCRIPTION	AREA
EXISTING BUILDING COVERAGE (NO CHANGE)	4,082 SF
EXISTING GARAGE (NO CHANGE)	665 SF
EXISTING PORCHES STEPS	130 SF
EXISTING SOUTH VERANDA CONC. STEPS & RAMP	260 SF
FLATWORK (BACKYARD)	3,590 SF
FLATWORK (DRIVE)	773 SF
FLATWORK (FRONT WALK)	861 SF
PROPOSED OUTDOOR LIVING	878 SF
PROPOSED POOL HOUSE	371 SF
PROPOSED POOL (50%)	210 SF
CARPORT	296 SF
TOTAL IMPERVIOUS	12,128 SF

LOT AREA = 0.66A = 28,750 SF
NEW LOT COVERAGE = 12,128/28,750 = 42% IMP.

BUILDING AREAS

EXISTING DETACHED GARAGE	665 SF
EXISTING PRIMARY RESIDENCE	6535 SF
PROPOSED OUTDOOR LIVING	1175 SF
PROPOSED POOL HOUSE	370 SF

25% AREA OF PRIMARY RESIDENCE = 6535/4 = 1633 SF = ALLOWED AREA FOR PROPOSED ACCESSORY STRUCTURES

SITE PLAN NOTES

1. PROPERTY BOUNDARY LINES AND TOPOGRAPHICAL FEATURES ARE SHOWN FOR REFERENCE ONLY AND SHALL BE VERIFIED BY AN ON SITE INSPECTION OR A PROPERTY SURVEY PROVIDED BY A LICENSED SURVEYOR.
2. NOT ALL BUILDING FOOTPRINT DIMENSIONS ARE SHOWN HERE. REFER TO ARCHITECTURAL SLAB PLAN OR ARCHITECTURAL FLOOR PLAN FOR COMPLETE BUILDING DIMENSIONAL INFORMATION.
3. SLOPE YARD TO ALLOW FOR MINIMUM 1% POSITIVE DRAINAGE FOR A MINIMUM OF 10FT AWAY FROM STRUCTURE AT ALL SIDES.
4. FOR ALL NEW CONSTRUCTION, THE LOWEST FLOOR TO BE A MINIMUM OF 8" ABOVE THE HIGHEST FINISH ADJACENT GRADE.
5. SLOPE OF ANY DRIVEWAY FROM STREET LEVEL NOT TO EXCEED A 14% GRADE. I.E. 1.4FT MAX. RISE/DROP FOR EVERY 10FT OF RUN. CONSULT WITH ARCHITECT IF A GREATER SLOPE IS NECESSARY.
6. BUILDER TO INSTALL STREET SIDEWALK AND DRIVEWAY CURB AS PER CITY OR SUBDIVISION REQUIREMENTS.
7. FINAL SLAB ELEVATION AND LOCATION OF THE STRUCTURE TO BE VERIFIED ON SITE BY THE BUILDER AND/OR OWNER AND MUST COMPLY WITH ALL APPLICABLE SETBACKS, BUILDING AND ZONING REGULATIONS. IF IN DOUBT CONSULT THE ARCHITECT.
8. TREES, IF SHOWN, ARE PROVIDED FOR REFERENCE ONLY AND SHALL BE VERIFIED BY A TREE SURVEY OR ON SITE MEASUREMENTS. NOT ALL TREES ARE SHOWN ON THESE PLANS.
9. ALL EXISTING TREES SHOWN INSIDE OR WITHIN 3FT OF THE BUILDING FOOTPRINT OR PAVED DRIVEWAYS ARE TO BE REMOVED. ALL OTHER TREES ARE TO REMAIN UNLESS DIRECTED OTHERWISE BY BUILDER OR ARCHITECT.

1 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

ALL SITE AND TOPOGRAPHICAL DETAILS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE VERIFIED BY A SURVEY PROVIDED BY A LICENSED SURVEYOR

Sheet No.: AS.2
Rev.: 2

Date / Dm / Chkd By:
SL SL JBB
10.08.2026

Job No.: 24028

Sheet Size : ARCH D 24" x 36"

REVISIONS
2 10.08.2026 POCKED DOOR ADDED TO KITCHEN

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The Irvine's Residence

Proposed Alterations and Additions

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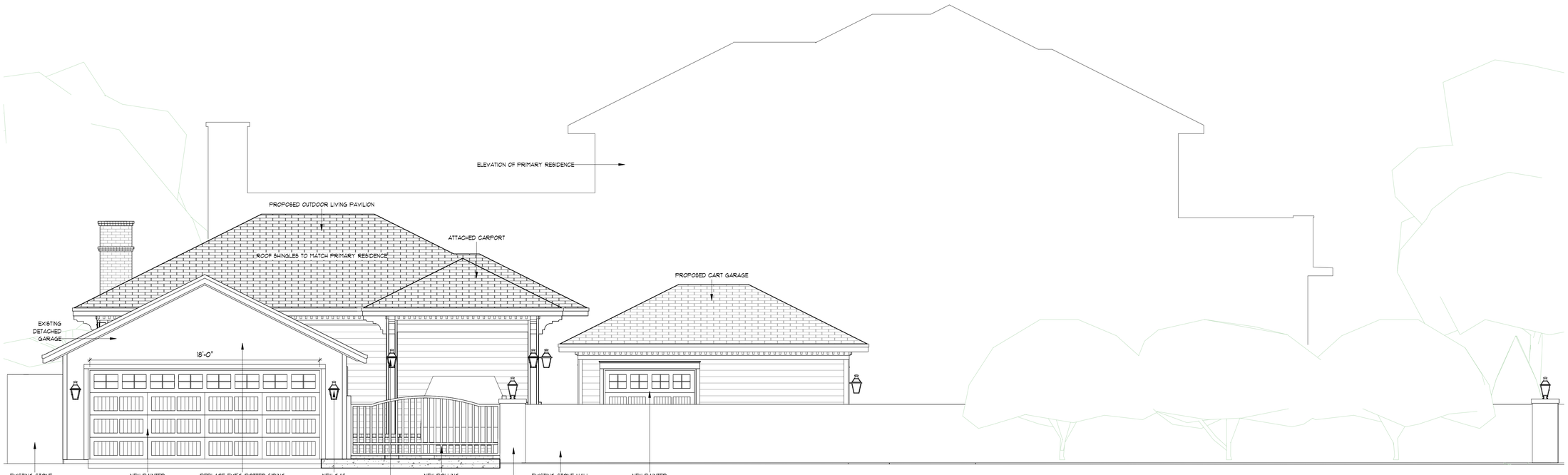
Georgetown, TX. 78626

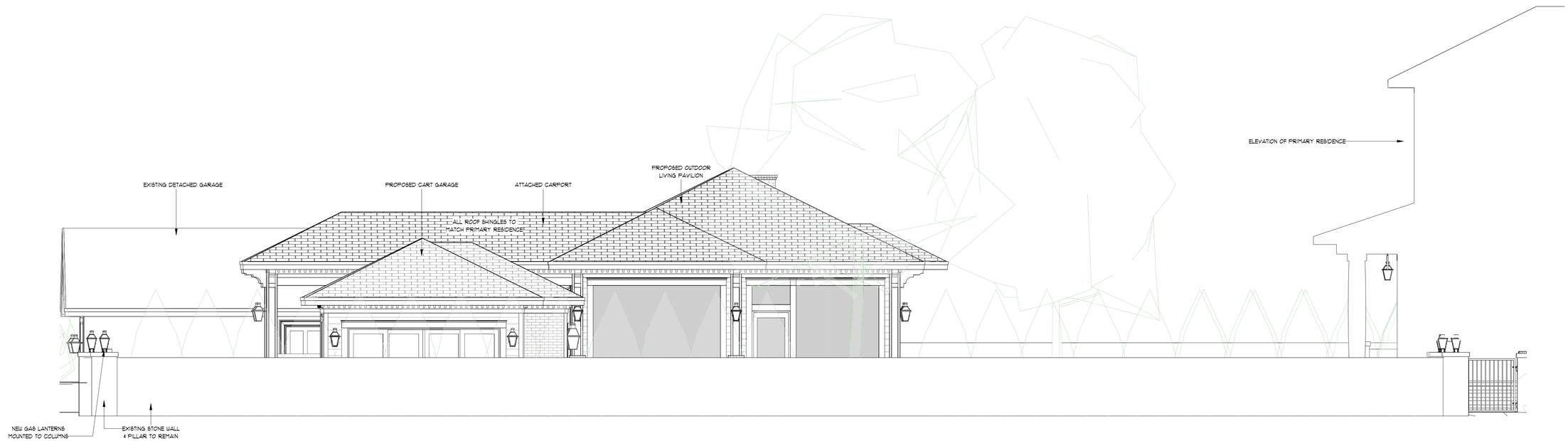
BRYANT BOYD ARCHITECT

REGISTERED ARCHITECT JAMES BRYANT BOYD STATE OF TEXAS

10.08.2026



1 13TH STREET ELEVATION
SCALE: 1/4" = 1'-0"



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

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Date: 10.08.2026

Job No.: 24028

Sheet Size: ARCH D 24" x 36"

Sheet No.: AS

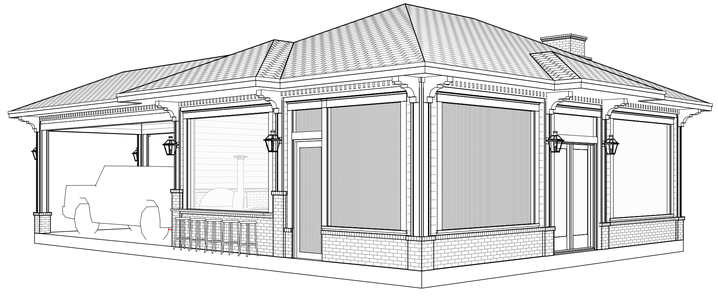
Rev.:

DOOR SCHEDULE

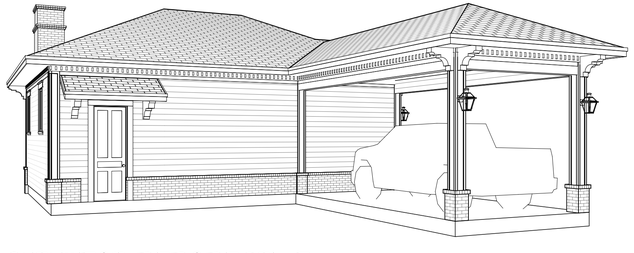
TAG	QTY	WIDTH	HEIGHT	DESCRIPTION
D1	1	6' - 0"	8' - 0"	EXT. DBL SCREEN DOOR
D2	1	3' - 0"	8' - 0"	EXT. SINGLE SCREEN DOOR
D4	2	2' - 8"	8' - 0"	INT. SINGLE SWING DOOR
TOTAL	4			

WINDOW SCHEDULE

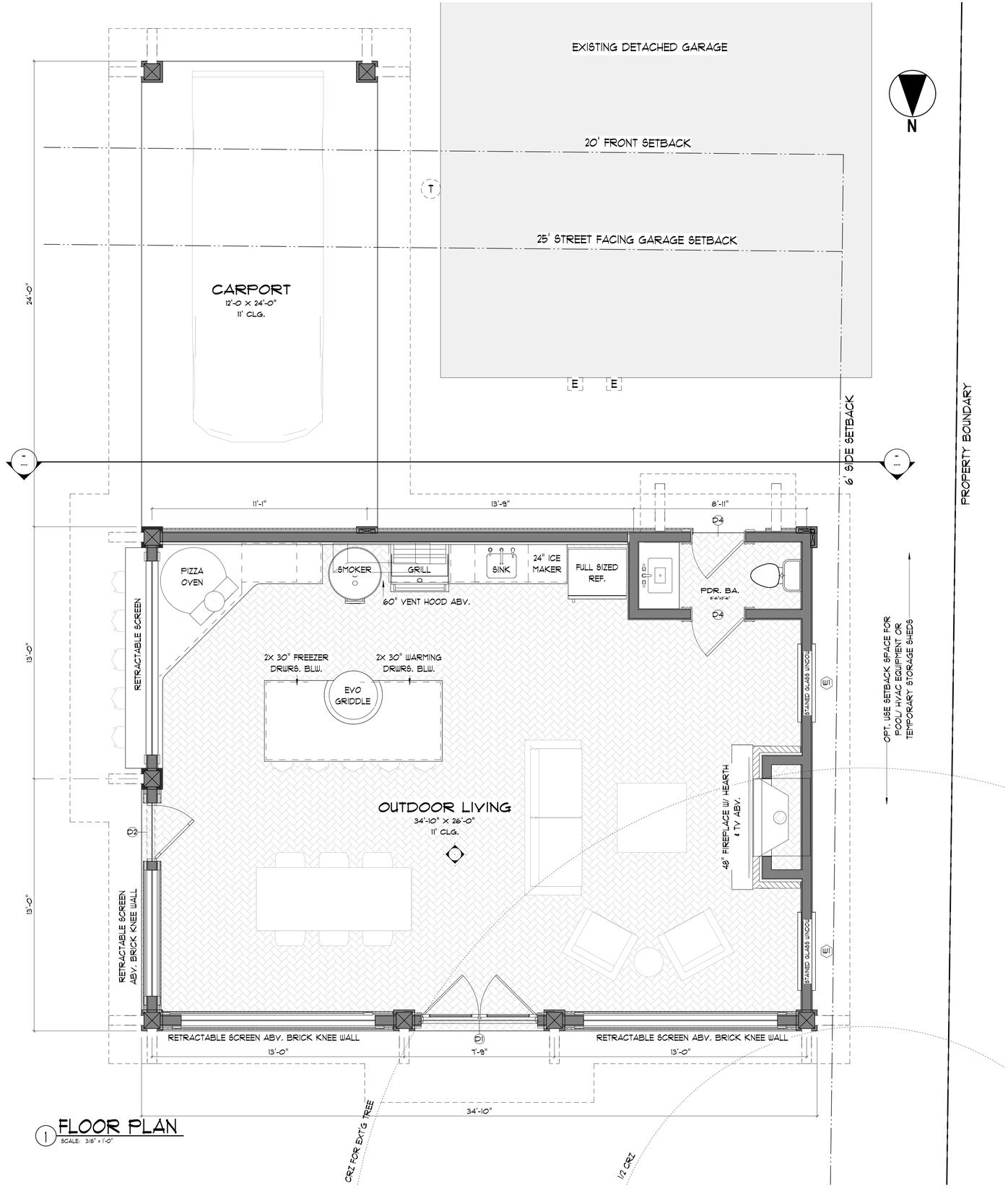
TAG	QTY	WIDTH	HEIGHT	HDR.	DESCRIPTION
F1	1	6' - 0"	1' - 6"	10' - 0"	FIXED SCREEN PANEL
F2	1	3' - 0"	1' - 6"	10' - 0"	FIXED SCREEN PANEL
R1	2	10' - 0"	8' - 0"	10' - 0"	RETRACTABLE SCREEN PANEL
R2	1	10' - 0"	7' - 0"	10' - 0"	RETRACTABLE SCREEN PANEL
R3	1	6' - 6"	8' - 0"	10' - 0"	RETRACTABLE SCREEN PANEL
W1	2	3' - 0"	4' - 0"	10' - 0"	FIXED STAINED GLASS WINDOW
TOTAL	8				



2 NORTHEAST PERSPECTIVE
SCALE:



3 SOUTHWEST PERSPECTIVE
SCALE:



1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

3/8" = 1'-0"

1/4" = 1'-0"

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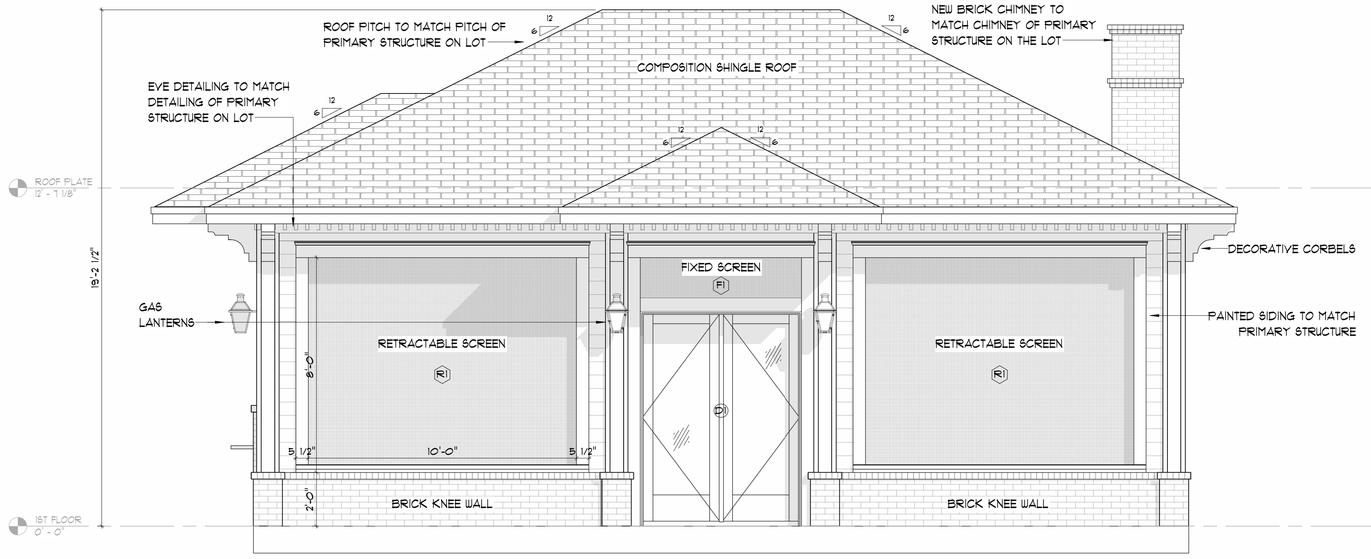
Revisions:

Des / Drn / Ckd / App By:			
SL	SL	JBB	KI

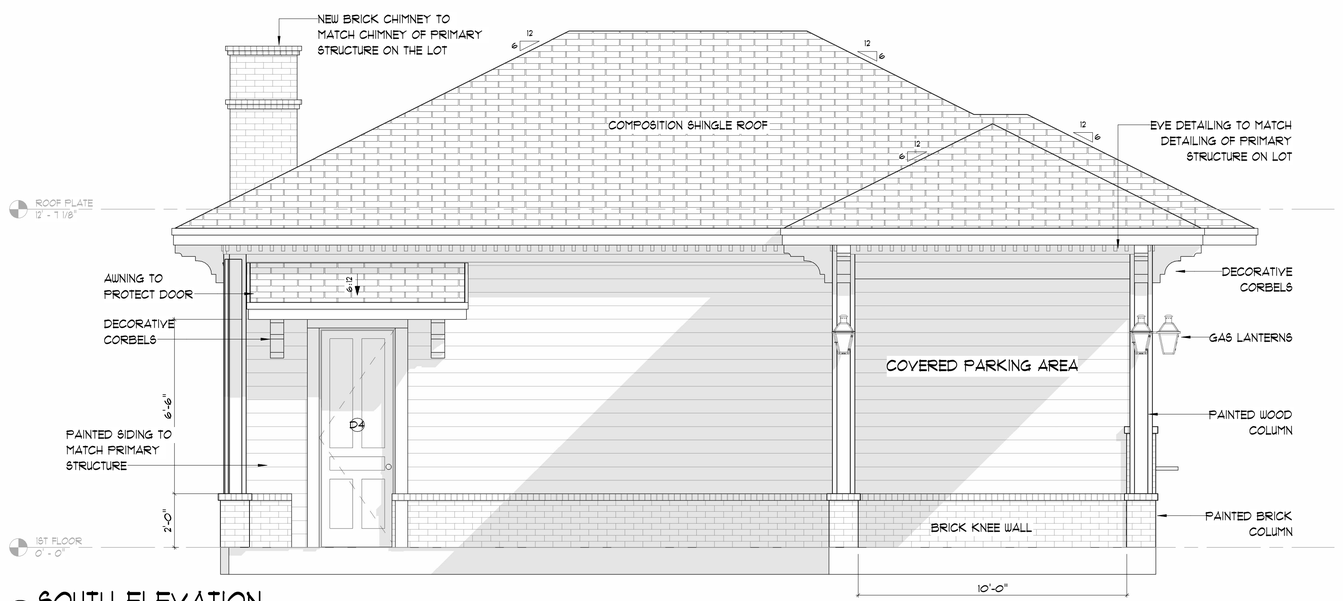
Date: 10.08.2026

Job No.: 24028

Sheet No.: A1 Rev.:



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

3/8" = 1'-0"

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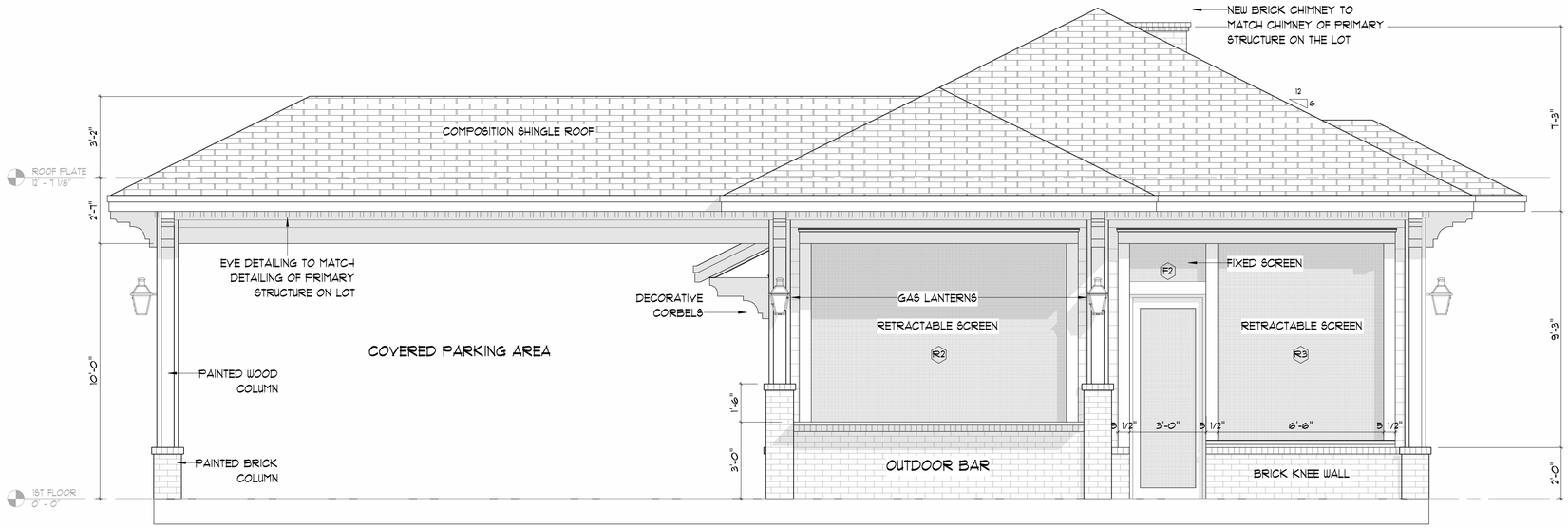
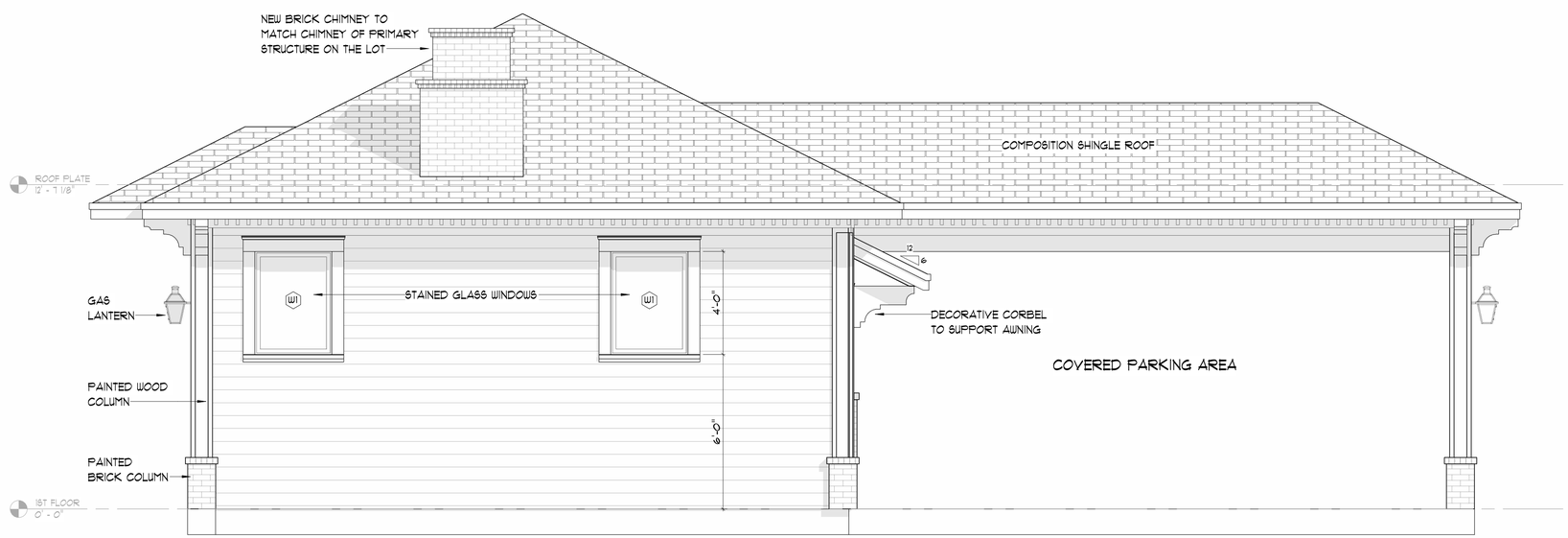
Date: 10.08.2026

Job No.: 24028

Sheet No.: A2 Rev.:



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
SCALE: 3/8" = 1'-0"

3/8" = 1'-0"

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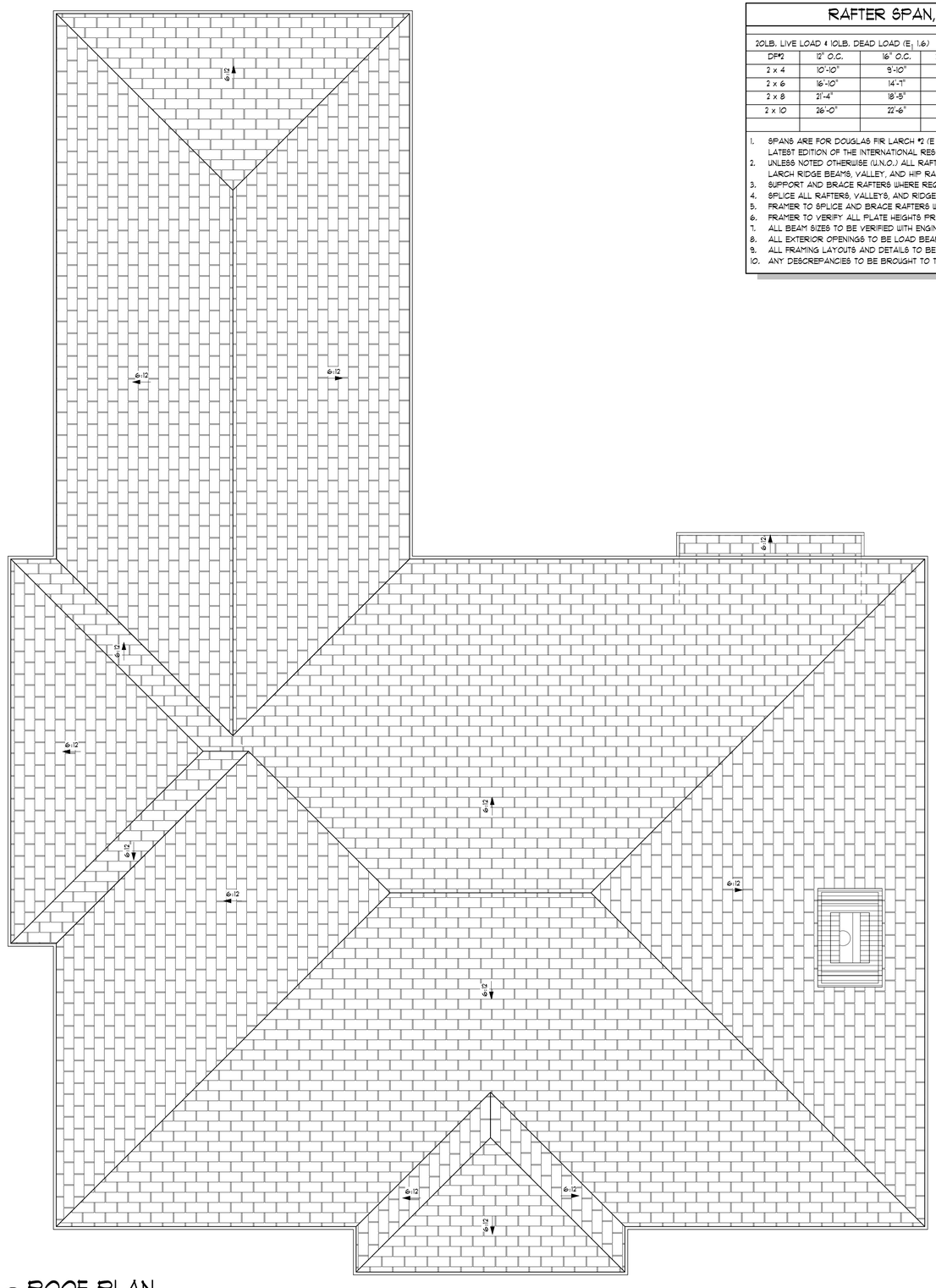
Date: 10.08.2026

Job No.: 24028

Sheet No.: A3 Rev.:



1 ROOF PLAN
SCALE: 3/8" = 1'-0"

3/8" = 1'-0"

RAFTER SPAN, NOTCHING & BORING

20LB. LIVE LOAD + 10LB. DEAD LOAD (E_1 1.6)

DF#2	12" O.C.	16" O.C.	24" O.C.	NOTCH SIZE END	NOTCH SIZE OUTER 1/3	BORE SIZE 2" TO EDGE
2 x 4	10'-10"	9'-10"	8'-2"	7/8"	9/16"	-
2 x 6	16'-10"	14'-7"	11'-11"	1 3/8"	7/8"	1 1/2"
2 x 8	21'-4"	18'-5"	15'-1"	1 7/8"	1 1/2"	2 3/8"
2 x 10	26'-0"	22'-6"	18'-5"	2 3/8"	1 1/2"	3"

1. SPANS ARE FOR DOUGLAS FIR LARCH #2 (E 1.6) ONLY AND ARE BASED ON TABLE R802.4.1(1) OF THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
2. UNLESS NOTED OTHERWISE (U.N.O.) ALL RAFTERS TO BE 2"x6" #2 DF-LARCH @ 24" O.C. W/ 2X8 #2 DF-LARCH RIDGE BEAMS, VALLEY, AND HIP RAFTERS.
3. SUPPORT AND BRACE RAFTERS WHERE REQUIRED.
4. SPLICE ALL RAFTERS, VALLEYS, AND RIDGES OVER 20'-0" IN LENGTH.
5. FRAMER TO SPLICE AND BRACE RAFTERS WHERE REQUIRED.
6. FRAMER TO VERIFY ALL PLATE HEIGHTS PRIOR TO CONSTRUCTION.
7. ALL BEAM SIZES TO BE VERIFIED WITH ENGINEER PRIOR TO CONSTRUCTION.
8. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
9. ALL FRAMING LAYOUTS AND DETAILS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
10. ANY DESCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

CEILING JOIST SPAN, NOTCHING & BORING

20LB. LIVE LOAD + 10LB. DEAD LOAD (E_1 1.6)

DF#2	12"O.C.	16"O.C.	24"O.C.	NOTCH SIZE END	NOTCH SIZE OUTER 1/3	BORE SIZE 2" TO EDGE
2 x 4	9'-10"	8'-11"	7'-3"	7/8"	9/16"	-
2 x 6	15'-0"	13'-0"	10'-8"	1 3/8"	7/8"	1 1/2"
2 x 8	19'-1"	16'-6"	13'-6"	1 7/8"	1 1/4"	2 3/8"
2 x 10	23'-3"	20'-2"	16'-5"	2 3/8"	1 1/2"	3"

1. SPANS ARE FOR DOUGLAS FIR LARCH #2 (E 1.6) ONLY AND ARE BASED ON TABLE R802.4.1(1) OF THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
2. UNLESS NOTED OTHERWISE (UNO): ALL CEILING JOIST TO BE 2"x6" #2 DF-LARCH @ 16" O.C.
3. UNO: ALL BEAMS TO BE #2 DF-LARCH, GLULAM BEAMS MIN. FB = 2400 PSI.
4. CEILING JOIST ARE TO BE SIZED FOR ATTIC STORAGE WHERE POSSIBLE.
5. PROVIDE 3/4" PLYWOOD PLATFORM TO SUPPORT WATER HEATER & HVAC EQUIPMENT WHERE INDICATED.
6. ALL FRAMING LAYOUTS AND DETAILS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
7. ANY DESCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

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Revisions:

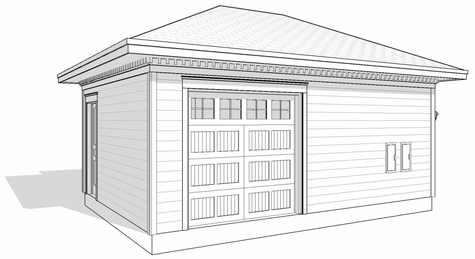
Des / Drn / Ckd / App By: SL SL

Date: 10.08.2026

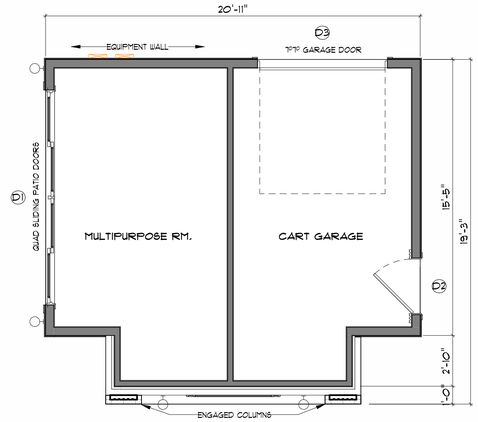
Job No.: 24028

Sheet No.: A4 Rev.:

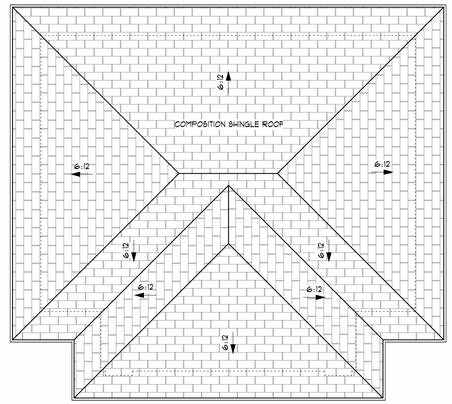
DOOR SCHEDULE				
TAG	QTY	WIDTH	HEIGHT	DESCRIPTION
D1	1	12' - 0"	6' - 8"	EXT. QUAD PANEL, FULL LITE, GLIDING PATIO DOOR
D2	1	3' - 0"	6' - 8"	EXT. SINGLE PANEL DOOR
D3	1	7' - 0"	7' - 0"	Garage Door - Carriage Style w/ Lite
TOTAL	3			



9 3D VIEW - NORTHEAST PERSPECTIVE
SCALE:



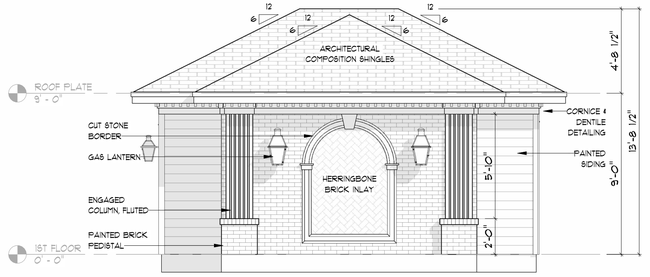
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



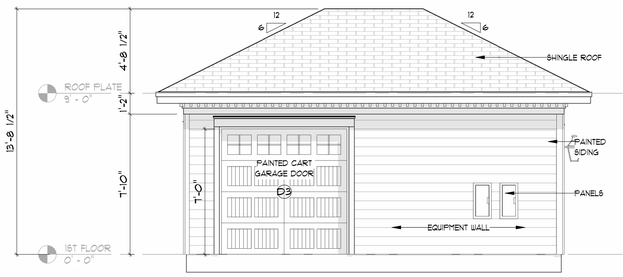
6 ROOF PLAN
SCALE: 1/4" = 1'-0"



7 3D VIEW - SOUTH PERSPECTIVE
SCALE:



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



3 SOUTH ELEVATION (FACING 13TH ST)
SCALE: 1/4" = 1'-0"



8 3D VIEW - WEST PERSPECTIVE
SCALE:



4 EAST ELEVATION (FACING ELM ST)
SCALE: 1/4" = 1'-0"



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

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1/4" = 1'-0"

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Date: 08.03.2026

Job No.: 24028

Sheet No.: A1 Rev.:

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Date: 10.08.2026
Job No.: 24028
Sheet Size : ARCH D 24" x 36"

REVISIONS
2 10.08.2026 POCKET DOOR ADDED TO KITCHEN

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10.08.2026

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Revisions:
2 - 06.05.2026 - POCKET DOOR ADDED TO KITCHEN

Des / Drn / Chkd By:		
SL	PM	JBB

Date: 10.08.2026

Job No.: 24028

Sheet No.: R2

Rev.: 2

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PM	JBB
Date:	10.08.2026
Job No.:	24028
Sheet No.:	R3
Rev.:	2

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REVISIONS
2 10.08.2026 - POCKET DOOR ADDED TO KITCHEN

BRYANT BOYD ARCHITECT

10.08.2026

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EXISTING VIEW LOOKING WEST FROM ELM STREET



PROPOSED VIEW LOOKING WEST FROM ELM STREET

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10.08.2026

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2 - 06.05.2026 - POCKET DOOR ADDED TO KITCHEN

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SL	PM	JBB

Date: 10.08.2026

Job No.: 24028

Sheet No.: R4 Rev.: 2

Sheet Size - ARCH D 24" x 36"



EXISTING VIEW LOOKING NORTH FROM 13TH STREET



PROPOSED VIEW LOOKING NORTH FROM 13TH STREET

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10.08.2026

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Date: 10.08.2026
Job No.: 24028
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Sheet No.: R5
Rev.: 2



VIEW FROM BACKYARD LOOKING S/SW





VIEW FROM BACKYARD LOOKING SW



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10.08.2026

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2 - 06.05.2026 - POCKET DOOR ADDED TO KITCHEN

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SL	PM	JBB

Date: 10.08.2026

Job No.: 24028

Sheet No.: R6

Rev.: 2

Sheet Size: ARCH D 24" x 36"

BRYANT BOYD
ARCHITECT★DESIGN-BUILD

James Bryant Boyd, AIA
902 Forest Street, Georgetown, Tx. 78626
T: 512-930-1686 F: 512-863-7794 W: www.jbryantboyd.com

EXTERIOR MATERIAL PALETTE

IRVINE RESIDENCE
308 E. UNIVERSITY AVENUE GEORGETOWN HARC

01 CertainTeed Landmark - Colonial Slate



Architectural asphalt shingles matching the primary residence. Pool House, Outdoor Living Pavilion, and reroofed existing detached garage.

02 HardiePlank - Smooth Lap Siding



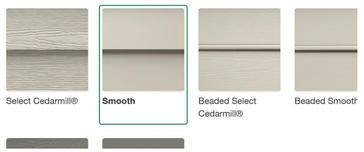
Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hard Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

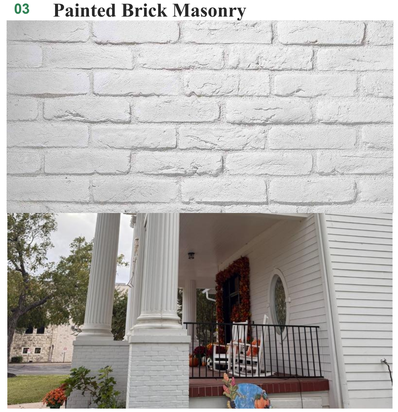
Select your texture

All samples are shipped in Hardie® Plank Select Cedarmill® texture. Dream Collection® c only available in the United States.



Horizontal fiber-cement lap siding with a 5.25-inch profile to match the primary residence. Pool House and Outdoor Living Pavilion.

03 Painted Brick Masonry



f. Use of Brick & Block

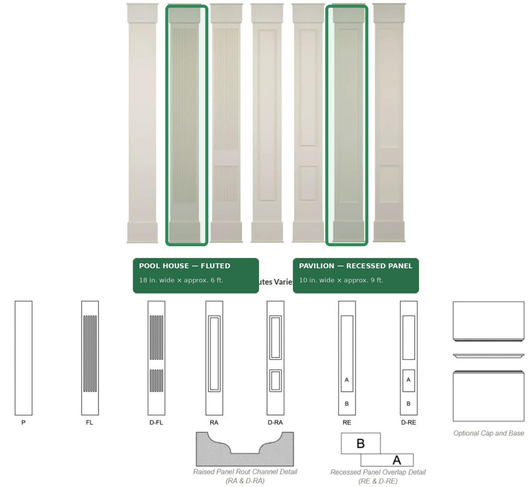
- Brick is encouraged, but the style of brick should be similar to the brick already found in the neighborhood, and should be no larger than 2 2/3" X 8" with mortar joints no larger than 1/4".
- Brick should not be used on upper floors unless brick is found on the floors below.

Finish reference:

Painted brick at the primary residence. New brick knee walls and column pedestals will match this appearance.

Neighborhood-compatible brick, no larger than approximately 2 2/3 x 8 inches, with mortar joints no larger than 1/4 inch. Painted to match the primary residence and used at knee walls and column pedestals.

04 Selected Column Profiles



Pool House: FL fluted profile, approximately 18 inches wide x 6 feet tall. Pavilion: RE recessed-panel profile, approximately 10 inches wide x 9 feet tall. Both sit on painted-brick pedestals.

05 Clopay Classic Steel Garage Doors

Clopay Classic Steel — design configuration



Colonial 509 windows

Decorative Insert Series Windows



Colonial 509

Traditional short panel

Traditional Short Panel
2 and 1-layer doors

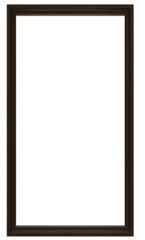
Traditional short-panel design with Colonial 509 window inserts and white finish. Pool House cart-garage door and replacement door at the existing detached garage.

06 Exterior Openings & Lighting



GAS SCONCE

18-inch Georgetown Copper natural-gas wall sconce.



PELLA RESERVE

Traditional picture window. White exterior and no grilles.



STAINED GLASS

Design reference for a custom accent window. Final artwork to be confirmed.

PELLA® LIFESTYLE SERIES

Four-Panel Wood Sliding Patio Door



PELLA LIFESTYLE

Four-panel wood sliding patio door, painted white, at the Pool House multipurpose room.

BRYANT BOYD
ARCHITECT★DESIGN-BUILD

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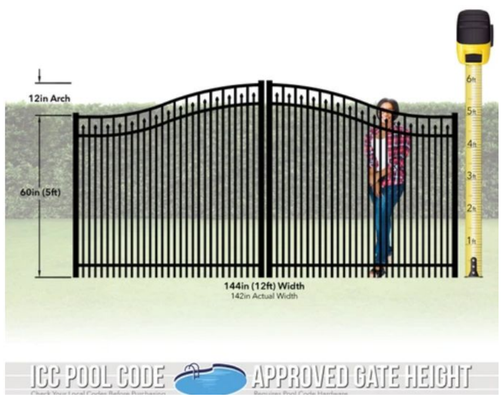
SITE WALLS
FENCING & GATES

IRVINE RESIDENCE
308 E. UNIVERSITY AVENUE GEORGETOWN HARC

01 Existing Stone Wall & New Sliding Vehicular Gate



EXISTING CONDITION



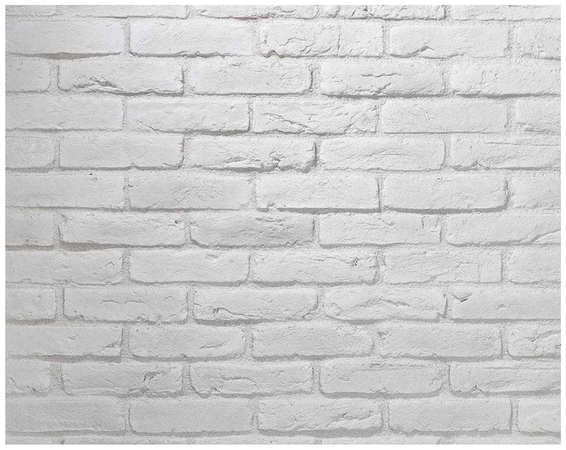
GATE DESIGN REFERENCE



PROPOSED VIEW FROM 13TH STREET LOOKING NORTH

The deteriorated left stone column adjacent to the garage will be removed. It is crumbling and traps water against the garage corner, contributing to wood rot. The right stone column and adjoining stone wall will remain. A new dark powder-coated metal sliding gate with vertical pickets and a gentle arched profile will be installed behind the retained column and wall.

02 Painted-Brick Parking & Mechanical Yard Screen Wall



PAINTED-WHITE BRICK REFERENCE



PROPOSED SCREEN WALL AND DOUBLE GATE

New painted-white brick wall separating the parking and mechanical yard from the residential backyard. The wall will be approximately 4 feet high and no taller than the existing stone perimeter wall. Brick texture and finish will coordinate with the primary residence and accessory structures. The wall will screen parked vehicles and mechanical equipment from public view along Elm Street. The adjoining double gate will use a dark metal finish coordinated with the vehicular gate.

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

Address: 308 E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 126387
2016 Preservation Priority: Low
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042839

Construction Date: 2009 ☑ Actual ☐ Estimated Source: WCAD

Latitude: 30.632881 Longitude -97.674353

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: 126387	☐ High	☐ Medium	☑ Low
Explain: As a 2009 reconstruction of an historic house, the resource has integrity, but not significance				
2007 Survey	ID: 296	☐ High	☐ Medium	☑ Low
1984 Survey	ID: 205	☑ High	☐ Medium	☐ Low

General Notes: Per "Images of America: Georgetown," this is a 2009 reconstruction of the c1891 Booty House, which was "lost to fire" in 2006. (Notes from 2007 Survey: burned down 2006; fire demolished '84 ID# 205)

Recorded by: CMEC Date Recorded 3/4/2016

*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: Southwest

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:	308 E University Ave	2016 Survey ID:	126387
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction South



Outlook

FW: [EXTERNAL] 308 E University Ave

From Georgetown Planning <planning@georgetowntexas.gov>
Date Mon 9/28/2026 8:29 AM
To Madelyn Allen <Madelyn.Allen@georgetowntexas.gov>

From: Jim Golden <jhgolden0807@yahoo.com>
Sent: Saturday, September 26, 2026 3:14 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 308 E University Ave

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

Project Case # - 2026-43-COA.

I fully support the proposed work at 308b E University Ave. The owners are doing a great job renovating and making necessary updates to the property.

Thank you,

James H Golden
1312 S Elm St, Georgetown

Sent from my iPad

City of Georgetown, Texas
Historic and Architectural Review Commission
October 22, 2026

SUBJECT:
1706 S. Main Street, (2025-53-COA)

SUGGESTED ACTION:
Conceptual review on a request for a Certificate of Appropriateness (COA) for the restoration of historic architectural features, demolition that results in the reduction or loss in the total square footage of the existing structure, and an addition that creates a new, or adds to an existing street facing façade for the property located at 1706 S. Main Street, bearing the legal description of .1976 Acres of Block 1, Lot 2-3(PTS), Montgomery Addition to Georgetown (2025-53-COA)

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC approval for a new signage that is inconsistent with an approved Master Sign Plan.

Staff's Analysis: Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff have determined that the proposed request complies with 5, and partially complies with 2 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:
Allyson Iiams, Planning Department

ATTACHMENTS:
2025-53-COA Staff Report.pdf
Exhibit 1 - Location Map.pdf
2025-53-COA Staff Presentation.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 3 - Plans and Specifications.pdf
Exhibit 4 - Supporting Documentation.pdf
Exhibit 5 - Historic Resource Surveys.pdf
Exhibit 6 - Design Guideline Analysis.pdf
Exhibit 7 - Demolition Subcommittee Findings.pdf
Exhibit 8 - Public Comments.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *October 15, 2026*
File Number: *2025-53-COA*

AGENDA ITEM DESCRIPTION

Conceptual review on a request for a Certificate of Appropriateness (COA) for the restoration of historic architectural features, demolition that results in the reduction or loss in the total square footage of the existing structure, and an addition that creates a new, or adds to an existing street facing façade for the property located at 1706 S. Main Street, bearing the legal description of .1976 Acres of Block 1, Lot 2-3(PTS), Montgomery Addition to Georgetown (2025-53-COA)

AGENDA ITEM DETAILS

Project Name:	*HARC – 1706 S. Main Street*
Applicant:	*Tejo Custom Homes, c/o Josh Inscoe*
Property Owner:	*Tejo Custom Homes, c/o Josh Inscoe*
Property Address:	*1706 S. Main Street*
Legal Description:	*0.2983 Acres of Lot 6-7(PTS), Block 50, City of Georgetown*
Historic Overlay:	*Old Town*
Case History:	*Demolition Subcommittee Meeting on 12/5/2025 to discuss the relocation of the existing structure.*

HISTORIC CONTEXT

Date of Construction:	*1920*
Historic Resources Survey Level of Priority:	*Primary Structure: Medium Priority ; Secondary Structure (Garage) – Low Priority*
National Register Designation:	*Belford District*
Texas Historical Commission Designation:	*N/A*

APPLICANT'S REQUEST

- ✓ Restoring historic architectural features (windows, siding, railing, door)
- ✓ Demolition that results in the reduction or loss in the total square footage of the existing structure (rear portion of structure)
- ✓ Addition that creates a new, or adds to an existing street facing façade (rear portion of structure)

STAFF ANALYSIS

The applicant has proposed the restoration of the front (45%) of the existing home. This portion of the project will include restoration of existing siding, and patching in siding where needed using materials to be removed from the rear portion of the structure. In addition, the windows and front door will be restored. The shingles will be replaced, and the applicant has noted their intent to replace with Design

Guideline compliant materials. The entry railing will be restored, and missing railing will be replaced in-kind.

The applicant has proposed the removal of the rear (65%) of the existing home. An addition will be placed in the existing footprint of the area to be removed and is intended to be a reconstruction at a slightly larger scale. The applicant proposes to create a second story on the new addition. It will feature a front facing gable roof form that mimics the slope of the existing roof form, as well as a cross gable roof form. The applicant intends to utilize milled siding to match the existing siding, and wood windows to match the existing windows.

ADDITIONAL CONTEXT

The applicant initially requested the relocation of the primary structure, and demolition of the accessory structure in October 2025. The Demolition Subcommittee met on-site in December 2025 to review this request, which noted loss of architectural significance as the reason for the request. This request was reviewed by the Demolition Subcommittee as Demolition that results in the reduction or loss in the total square footage of the existing structure. The Subcommittee recommended denial of the request. They found that because the structure is located in the Belford District and is on Main Street it would negatively impact the character of the district were it to be removed. They were of the opinion that the structure could be preserved in whole or in part. Additionally, they noted that the foundation would require leveling, and that some materials would need to be replaced due to exterior deterioration.

The attached public comment is related to the original proposal for relocation and demolition.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *4 of the 9* applicable Historic District Design Guidelines in *Chapter* 3 as detailed in the attached Design Guideline Analysis.

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, 3 criteria are not applicable.

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**
2. Compliance with applicable design standards of this Code;	**Complies**

SECTION 3.13.030 CRITERIA	FINDINGS
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Partially Complies** The applicant has proposed preservation of the front portion of the historic structure. However, while the applicant's intent is to reconstruct the rear portion of the structure, the means of achieving this is through the demolition of the rear of the home.
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 applicant is proposing preservation and restoration of 45% of the existing structure to include the primary, character defining façade. However, the applicant also proposes the removal of the rear of the structure, to be replaced with an addition that while placed to the rear of the primary façade will not be discernable from the historic portion of the home.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** The character defining façade will remain in place and be fully restored. The proposed addition will feature similar building materials and be placed in the footprint of the existing structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** The proposed addition will be located at the rear of the portion of the structure to remain in place. It will share a similar roof form to what exists presently, and will be compatible to surrounding properties.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** The primary character defining façade will remain and be fully restored to its original condition. While there is a partial demolition being proposed, the new addition will be placed in the existing footprint. The final product will be similar in context to surrounding structures.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable**

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Supporting Documentation
Exhibit 5 – Historic Resource Surveys
Exhibit 6 – Design Guidelines Analysis
Exhibit 7 – Demolition Subcommittee Findings
Exhibit 8 – Public Comments

SUBMITTED BY

Allyson Iiams, Assistant Planning Director



GEORGETOWN TEXAS
more than welcome

Location

2025-53-COA

Exhibit #1

Site
Parcels

N

0 100 200 Feet

1706 S. Main Street
2025-53-COA

October 22, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Assistant Planning Director

Item Under Consideration

2025-53-COA

Conceptual review on a request for a Certificate of Appropriateness (COA) Restoring historic architectural features, demolition that results in the reduction or loss in the total square footage of the existing structure, and an addition that creates a new, or adds to an existing street facing façade for the property located at 1706 S. Main Street, bearing the legal description of .1976 Acres of Block 1, Lot 2-3(PTS), Montgomery Addition to Georgetown (2025-53-COA)

Item Under Consideration

- ✓ Restoring historic architectural features (windows, siding, railing, door)
- ✓ Demolition that results in the reduction or loss in the total square footage of the existing structure (rear portion of structure)
- ✓ Addition that creates a new, or adds to an existing street facing façade (rear portion of structure)



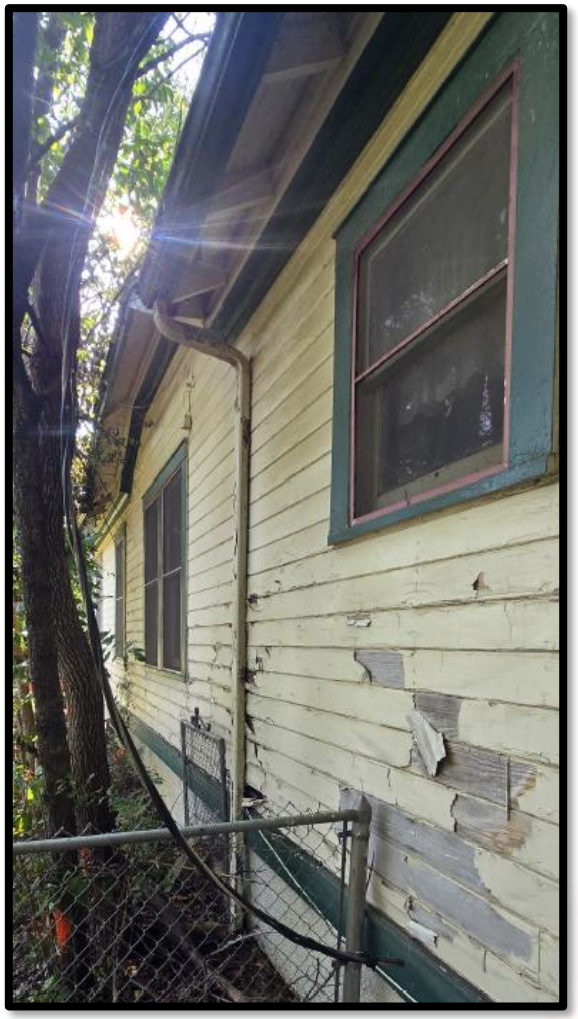
Legend

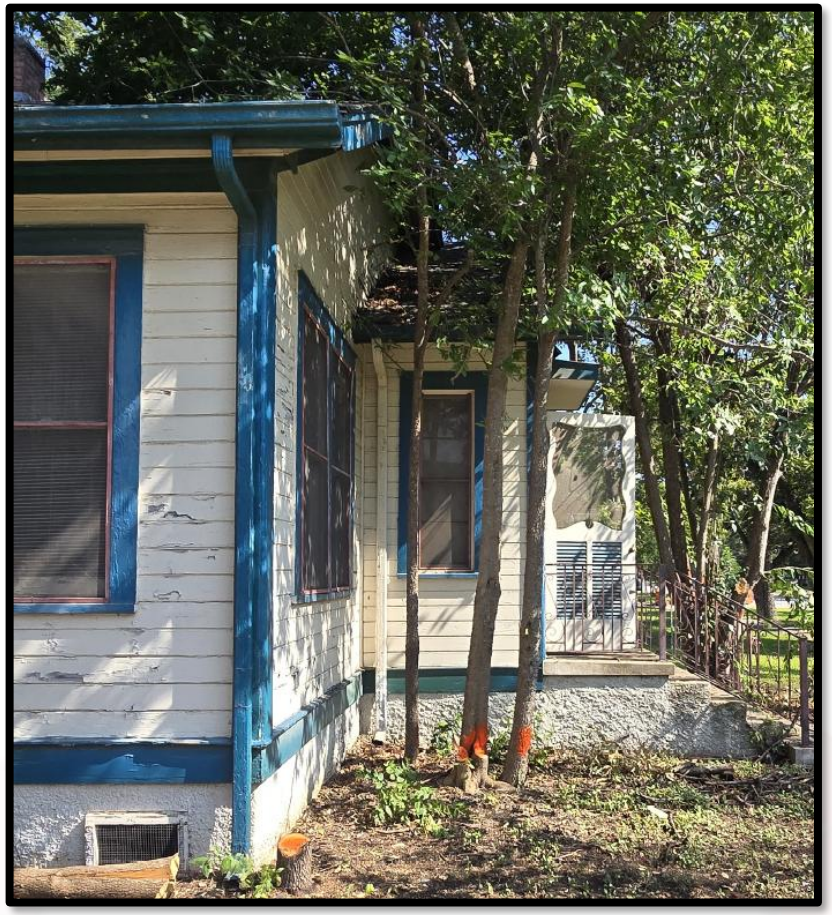
- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- Boundary of Old Town Historic Overlay District
- Boundary of Downtown Overlay District
- Subject Property

Current Context



Current Context





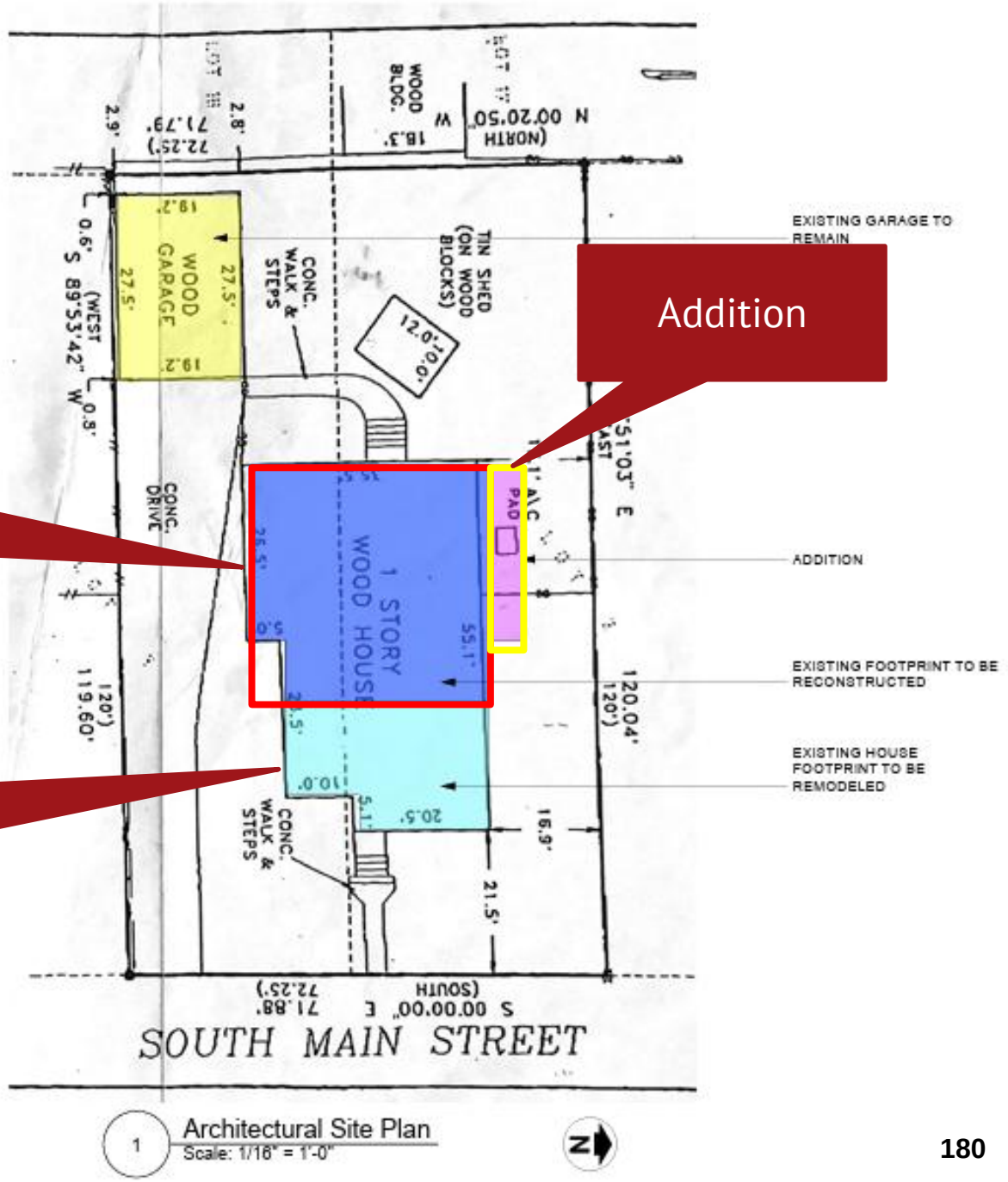




Plans and Specifications

Area to be demolished & rebuilt in existing footprint

Area to be restored



Elevations



Area to be demolished & rebuilt in existing footprint

Area to be demolished with new addition added near rear

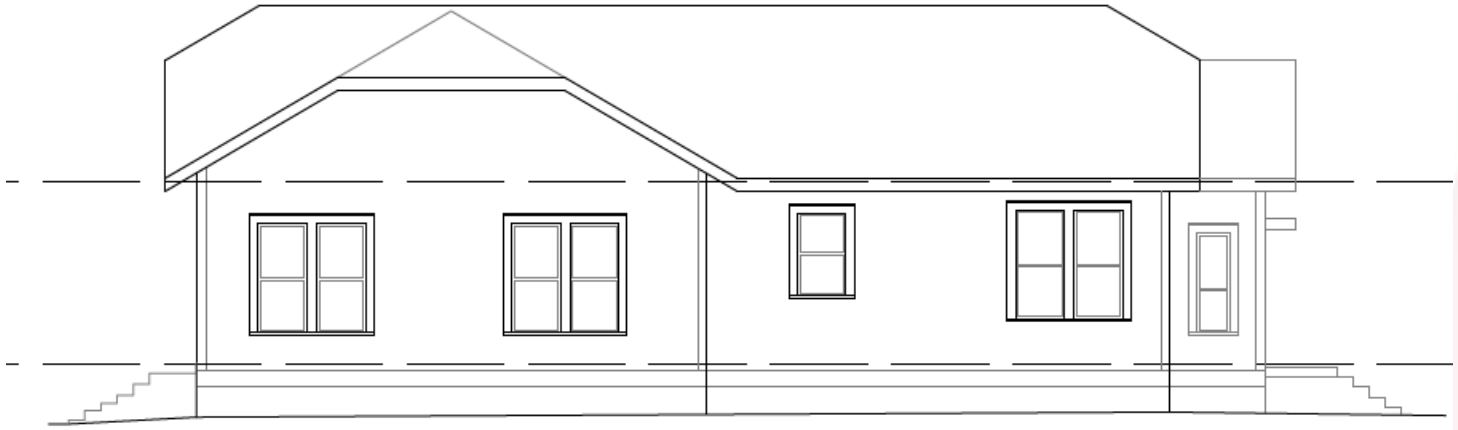


Existing

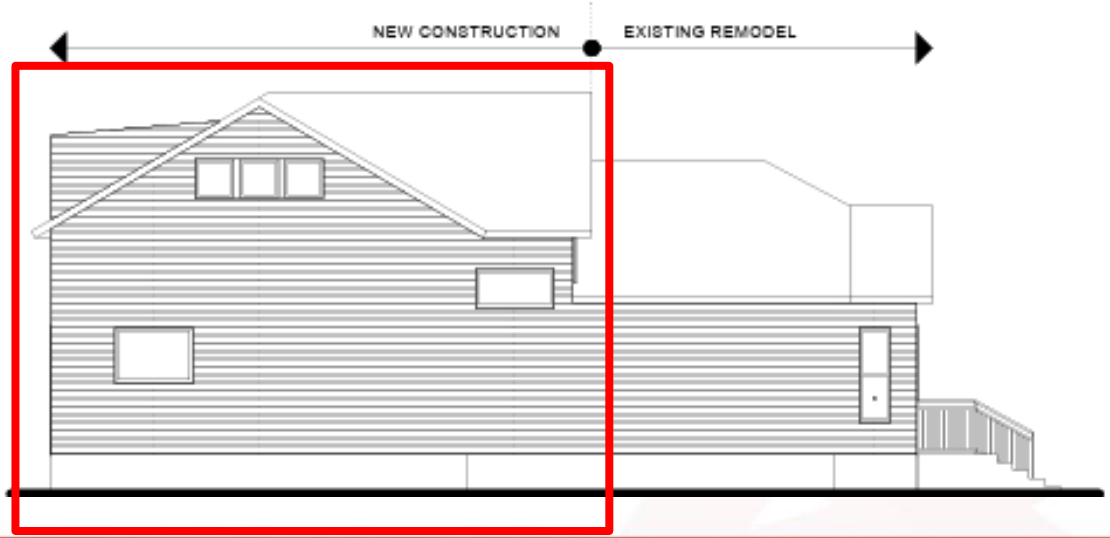


Proposed

Elevations



Existing



Area to be demolished & rebuilt in existing footprint.

Proposed

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;	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	Partially 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

Questions for HARC

- Are there concerns about the proposed demolition?
- Are there concerns about the addition not being differentiated from the historic structure?
- Should the clipped cross-gable roof form be reintroduced in the addition?
- Is there any other feedback for the applicant?

1706 S. Main

RE: Remodel and addition

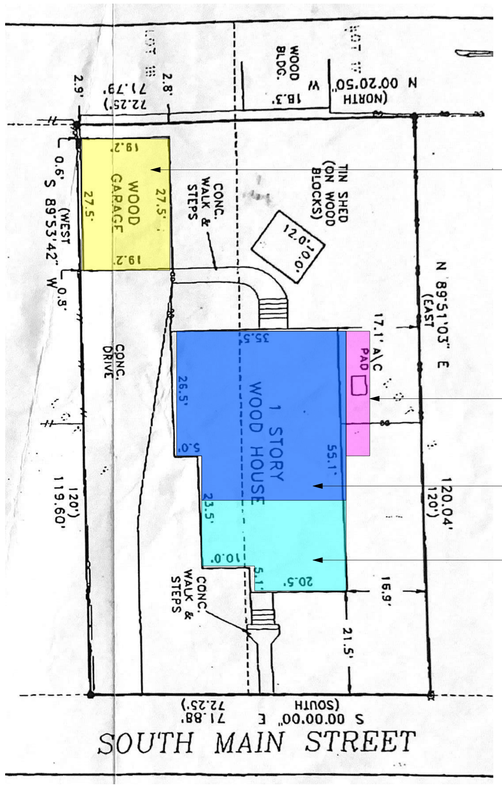
We propose to maintain the front ~45% of the existing house as is. This means we will restore the existing siding. Where the siding is currently rotted; we will take the siding from the rear of the house so the patch is an exact match. We will restore the existing windows and front door. We will keep the existing entry railing and replace the missing rail with an exact match. We will restore the existing front door. The shingles will be replaced and will stay within the parameters of the historical designs.

The new portion of the home is designed to look as if it has been there all along. We will have the siding milled to match the existing siding, if an exact match does not already exist. We will use the Pella wood windows to match the existing windows.

The garage will stay in its current location. It will receive new paint and a new roof.

1706 S. MAIN

PROPOSED REMODEL, RECONSTRUCTION AND ADDITION TO THE EXISTING HOUSE



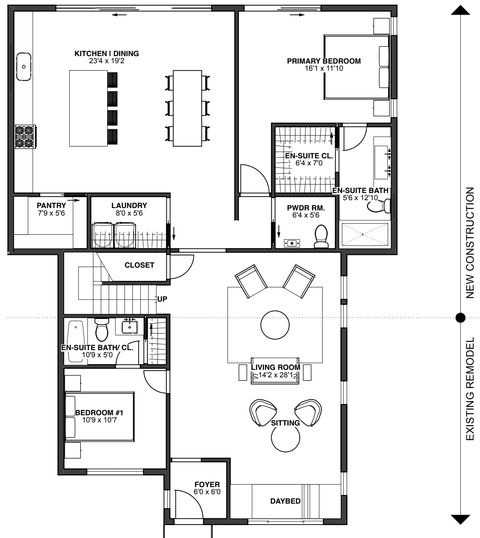
EXISTING GARAGE TO REMAIN

ADDITION

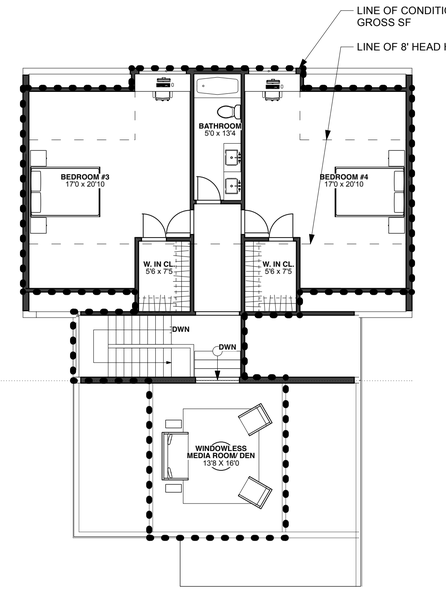
EXISTING FOOTPRINT TO BE RECONSTRUCTED

EXISTING HOUSE FOOTPRINT TO BE REMODELED

1 Architectural Site Plan
Scale: 1/16" = 1'-0"



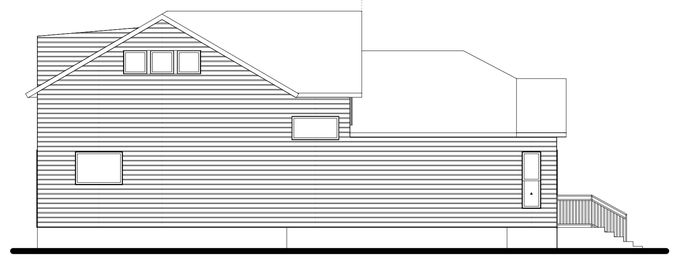
2 Proposed First Floor **1,892** GROSS SF (139 SF WAS ADDED)
Scale: 1/8" = 1'-0"



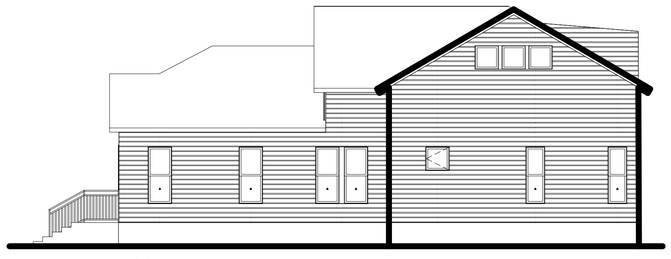
3 Proposed Second Floor **1,335** GROSS SF
Scale: 1/8" = 1'-0"



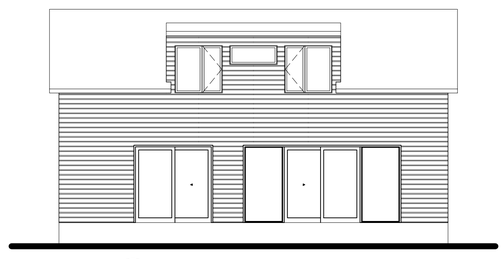
4 Street Front Elevation– East
Scale: 1/8" = 1'-0"



5 Side Elevation– South
Scale: 1/8" = 1'-0"



6 Side Elevation– North
Scale: 1/8" = 1'-0"



7 Rear Elevation– West
Scale: 1/8" = 1'-0"

mad works
architecture +
Michael Diani, RA
info@mad-works.com
512. 829.7295
1006 Olive St.
Austin, TX 78702
www.mad-works.com
NY | NJ | TX

THIS ITEM IS NOT VALID WITHOUT A LICENSED ARCHITECT'S ORIGINAL SIGNATURE.
MICHAEL DIANI REGISTERED ARCHITECT 20318 STATE OF TEXAS

8/31/26

CLIENT:
Andrew Milam
Parkside Homes
parksidehomestx@gmail.com

BUILDER:
To be Determined

STRUCTURAL ENGINEER:
To be Determined

SURVEYOR:
To be Determined

MEP ENGINEER:
To be Determined

CIVIL ENGINEER:
To be Determined

LANDSCAPE ARCHITECT:
To be Determined

CONSULTANT:
To be Determined

LEGAL DESCRIPTION:
Subdivision: Montgomery Add

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1706 S. MAIN
1706 S. MAIN ST.
GEORGETOWN, TX 78626

DESIGN OPTIONS

ISSUED FOR REVIEW
PRINT 11X17 DRAWINGS AT 50%. MEASURES AT 1/2 SCALE SHOWN

ISSUE DATE	SET

Sht-3

Option B

PRINTED 8/31/26

Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

Authorization by Property Owner(s)

I, Joshua Inscoe, swear and affirm that I am
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at 1706 S. Main Street, Georgetown, TX 78626, as shown in the records
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize _____ to submit this application and serve
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature: _____ Date: 7/25/25
(property owner's signature)



¼"= 1'–0" @24X36
⅛"= 1'–0" @11X17

4 2 0 4
SCALE IN FEET

REFERENCES: Border_Base.dwg Border_TitleBlock_Text
Jul 17, 2025 - 8:16am $(GETVAR,??) /tmp/AcPublish_1043/1706 S Main St Georgetown.dwg LAYOUT: 1 USER:

ATXCAD
DRAFTING AND DESIGN SERVICES
AUSTIN TEXAS WWW.ATXCAD.COM 512.588.4938

188

NO.	REVISION	BY	DATE

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE
0 1"

1706 S MAIN ST GEORGETOWN

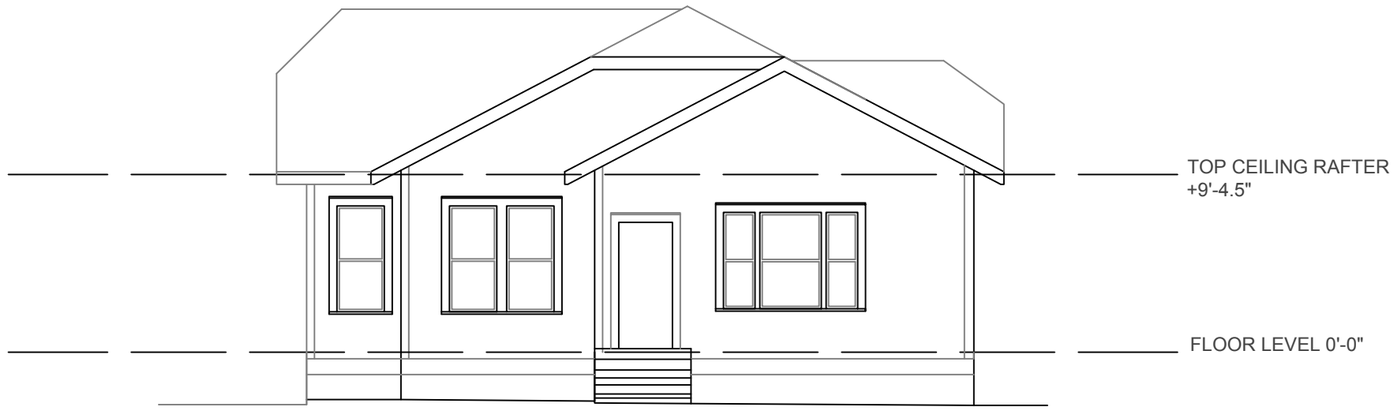
EXISTING PLANS

Date: JULY 2025
Designed:
Drawn: GMC
Reviewed: GMC
ATXCAD Proj. No.

SHEET 1
SHEET 1 OF 3



SOUTH ELEVATION



WEST ELEVATION

¼"= 1'–0" @24X36
⅛"= 1'–0" @11X17

4 2 0 4
SCALE IN FEET

REFERENCES: Border_Base.dwg Border_TitleBlock_Text
Jul 17, 2025 - 8:16am $(GETVAR,??) /tmp/AcPublish_1043/1706 S Main St Georgetown.dwg LAYOUT: 2 USER:

ATXCAD
DRAFTING AND DESIGN SERVICES
AUSTIN TEXAS WWW.ATXCAD.COM 512.588.4038

NO.	REVISION	BY	DATE

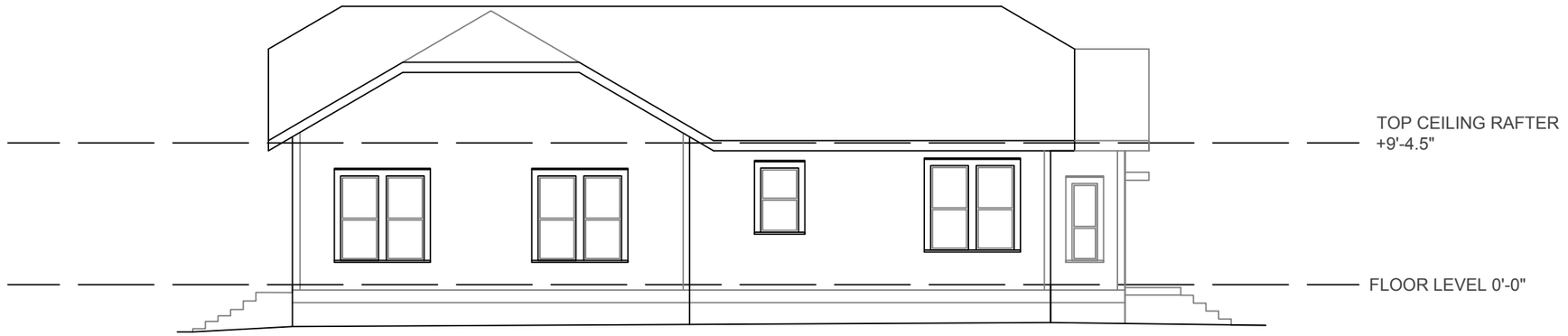
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE
0 1"

1706 S MAIN ST GEORGETOWN

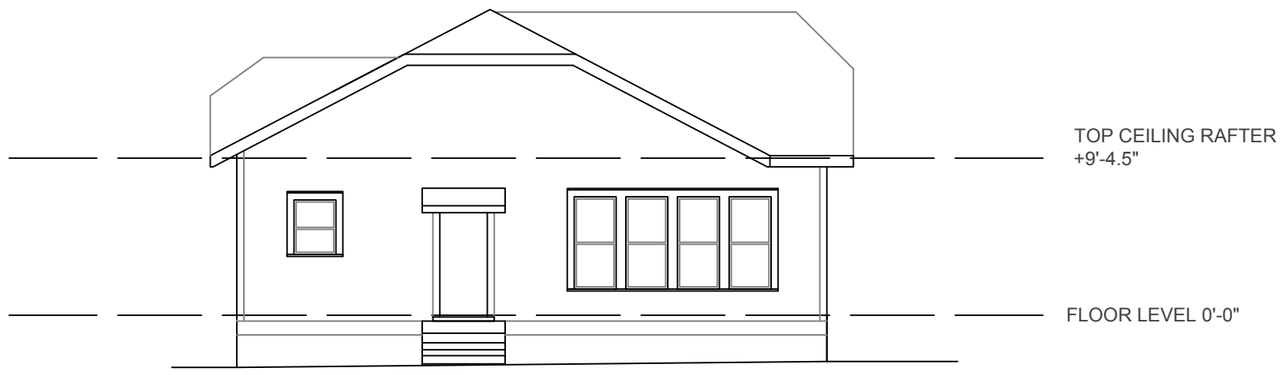
ELEVATIONS

Date: JULY 2025
Designed:
Drawn: GMC
Reviewed: GMC
ATXCAD Proj. No.

SHEET 2



NORTH ELEVATION



EAST ELEVATION

¼"= 1'–0" @24X36
⅛"= 1'–0" @11X17

4 2 0 4
SCALE IN FEET

REFERENCES: Border_Base.dwg Border_TitleBlock_Text
Jul 17, 2025 - 8:16am $(GETVAR,??) /tmp/AcPublish_1043/1706 S Main St Georgetown.dwg LAYOUT: 3 USER:

ATXCAD DRAFTING AND DESIGN SERVICES
AUSTIN TEXAS WWW.ATXCAD.COM 512.588.4038

190

NO.	REVISION	BY	DATE

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE
0 1"

1706 S MAIN ST GEORGETOWN

ELEVATIONS

Date: JULY 2025
Designed:
Drawn: GMC
Reviewed: GMC
ATXCAD Proj. No.

SHEET 3

SHEET 3 OF 3




1706



























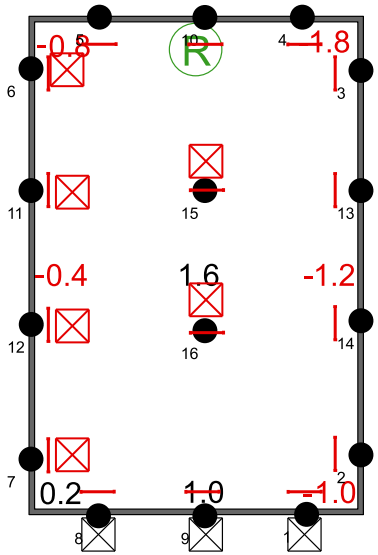


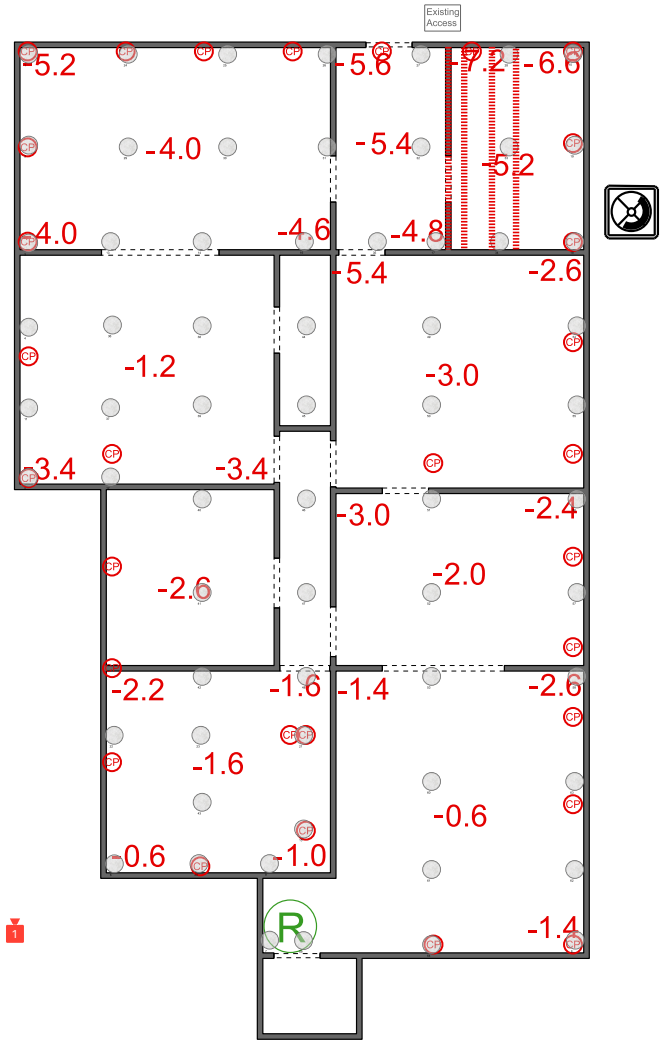

Carrier





Foundation Levels





Legend

- Angle Iron
- Cedar Post Removal
- Existing Access
- Existing Beam location
- Existing Cedar Post
- Existing Pad and Block
- Exterior Breakout

Gutters ☐ Yes ☐ No ☐ Partial

INSPECTION DATE 08-22-25

PROJECT

Joshua Inscoe | Revive ATX LLC
1706 South Main Street
Georgetown, TX 78626
301-639-2856


1706



1-2













2-1



2-2



2-4



2-5



2-6



3-3



4-1



4-3



5-2



5-3



6-2



6-3



7-1



7-2



8-1



8-2



8-3



10-2



10-6



11-2



11-4



12-1



13-2

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

Address: 1706 Main St
City: Georgetown
County: Williamson
2016 Survey ID: 124326 A
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R043393

Construction Date: 1924 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.628872 Longitude -97.677189

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: 124326 A ☐ High ☑ Medium ☐ Low
Explain: Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

2007 Survey ID: 526a ☐ High ☑ Medium ☐ Low
1984 Survey ID: 440 ☐ High ☑ Medium ☐ Low

General Notes: (Notes from 2007 Survey: porch enclosed ca. 1950)

Recorded by: CMEC Date Recorded 3/14/2016

*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:	1706 Main St	2016 Survey ID:	124326 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction West



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1706 Main St
City: Georgetown
County: Williamson
2016 Survey ID: 124326 B
2016 Preservation Priority: Low
Local District: Old Town District

SECTION 1

Basic Inventory Information

Geographic Location
Latitude: 30.62877 Longitude -97.677352
Current/Historic Name: None/None

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R043393

Construction Date: 1920 ☐ Actual ☑ Estimated Source: Sanborn maps / Visual estimate

Stylistic Influence(s)

☐ 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 ☐ Other

Priority:					
	2016 Survey	ID 124326 B	☐ High	☐ Medium	☑ Low
	Explain:	Property lacks significance			
	2007 Survey	ID 526b	☐ High	☑ Medium	☐ Low
	1984 Survey	ID Not Recorded	☐ High	☐ Medium	☐ Low

General Notes:

Recorded by: CMEC Date Recorded 3/14/2016



Photo direction: Southwest

Note: See additional photo(s) on page 2

HISTORIC RESOURCES SURVEY FORM

Address:	1706 Main St	2016 Survey ID:	124326 B
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction West



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.	**Partially Complies** The applicant is proposing the repair of the existing primary façade materials but also proposes the removal and reconstruction of the rear portion of the structure which will result in the removal of exterior materials.
A.1 Maintain existing wall materials and textures.	
a. Remove only those materials that are deteriorated and must be replaced.	
b. Avoid rebuilding a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that is no longer historic.	
3.2.C Repair deteriorated primary building materials by patching, piecing-in, consolidating, or otherwise reinforcing the materials.	**Partially Complies** The applicant is proposing the repair of the existing primary façade materials by piecing in materials from the rear of the structure. However, the applicant does intend to remove all building materials at the rear of the structure.
C.1 Avoid the removal of damaged materials that can be repaired.	
C.2 Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair. Also, special masonry repair components may be used.	
3.2.E Original building materials that have deteriorated beyond repair should be replaced in kind.	**Complies** The applicant proposes replacing original materials on the front portion of the structure, including the siding, shingles, and railing with similar materials.
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.	
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	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
should be wood or fiber cement. It should match the original in size, the amount of exposed lap, and finish.	
C.3 Looming guidelines	
a. When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.	**Partially Complies** While for this conceptual review, the applicant has not provided exact measurements, the windows on the sides of the second story appear to be at an appropriate sill height. The windows on the rear of the structure do not appear to be at an appropriate sill height.
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.	
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.	**Complies** The addition will be placed at the rear of the structure, with a roof form that is similar to the existing structure. While the proposed addition does create a second floor, it does not visually overwhelm the portion of the structure to remain in place. The front portion of the structure to be restored.
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.	
b. Avoid alterations that would damage historic features.	
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.	
d. New additions should not obscure or demolish character defining features of the	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
original structure. An addition to the front of a building is usually inappropriate. For example, loss or alteration of a porch should be avoided.	
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.	**Does Not Comply** The proposed addition will not be distinguishable from the original structure. However, the intent of the applicant is to effectively reconstruct the rear of the home in a slightly larger scale, including similar materials to the portion of the structure to remain.
a. Creating a jog in the foundation between the original and new structures may help to define an addition.	
K.3 Location of Additions	
a. Additions should be located inconspicuously on the least character defining elevation.	**Partially Complies** The addition will be located at the rear of the portion of the existing structure to remain, and will be set back from the character defining façade. However, it will create a second story which will visually add to the character defining façade.
b. Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one story houses.	
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.	
e. An addition shall be set back from any primary, character-defining façade. If sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").	
K.4 The roof of a new addition shall be in character with that of the primary building.	**Complies** The roof form of the proposed addition includes a front gable, and cross gable. The front gable is similar in slope to that of the portion of the structure that is to be preserved.
a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.	
b. Repeat existing roof slopes and materials.	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
c. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar	
K.7 Exterior Materials of Additions	
a. The selection of exterior materials should be compatible with the primary building.	**Complies** The applicant is proposing materials that are similar to the portion of the primary structure that is to be preserved. Including milled siding to match the existing siding, and wood windows to match the existing windows.
b. Use the same siding and roof materials as used on the original structure if possible.	
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.	
K.8 The architectural features of existing buildings should be protected when additions are proposed.	

HISTORIC AND ARCHITECTURAL REVIEW COMMISSION
DEMOLITION SUBCOMMITTEE
REPORT AND RECOMMENDATION

FILE NUMBER:	**2025-53-COA**
MEETING DATE:	12/5/2025
MEETING LOCATION:	1706 S. Main Street
APPLICANT:	Parkside Homes, c/o Joshua Inscoe
SUBCOMMITTEE MEMBERS PRESENT:	Linda Burns, Sydney Lemanski, & Greg Holt
STAFF PRESENT:	Olivia Beams, Allyson Iiams, Erica Dunlop
OTHERS PRESENT:	Liz Weaver, Danni Babik, Josh Inscoe

COMMENTS

Applicant:

- Noted that the structure has remained vacant for some time. He stated that there was a water leak that caused significant interior damage and damaged some of the pier and beam foundation. The garage is located on the property line, and the intent is to remove the garage and used it's materials to make repairs to the home once relocated.

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?

- The foundation needs to be leveled, replace piers, and repair areas of roof. Repair foundation of garage.

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, it could be recognized. It seems interior may have been reconfigured slightly.

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

- Yes

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

- Yes

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

- Yes, it's a Belford home in the Belford District, which features wood siding and wood windows which appear to be original.

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

- The front door, some of the siding, windows, interior flooring, and bathtub.

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

- Yes, some because of the builder and location.

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

- It would impact the character of the district.

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

- Losing an asset. Being located on Main Street which is a prominent area of Old Town it would impact the character of the area.

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

- Losing an asset. Being located on Main Street which is a prominent area of Old Town it would impact the character of the area.

What has been the impact of any previous inappropriate alterations?

- No evidence of inappropriate alterations.

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

- **Yes**

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

- N/A

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?

-

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

-

SUBCOMMITTEE RECOMMENDATION

☐ Approval
☐ Approval with Conditions:
☒ Disapproval

Subcommittee Chair Signature (or representative) Date

From: Liz Weaver
To: Historic; Georgetown Planning
Subject: [EXTERNAL] 1706 S Main Street - public comment
Date: Wednesday, November 26, 2025 1:28:41 PM

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

It is my understanding that the current owner of the property has applied to relocate this house out of the Belford Historic District to some location outside Georgetown. I don't know a lot of detail about the reasons for the application, but I do have personal knowledge of the house and its condition.

The house became empty a couple of years ago, following the death of the owner, Mr. Jason Gait. He owned the house for a number of years prior to that, and it appears he did little maintenance on the home. Following his death, the house was vacant as an heir was located and the courts ground through their probate process. The heir Jaime Gait, the son of Jason, subsequently cleaned out the house and sold it, after the estate was settled.

During that process, I had the opportunity to go through the house. It was in surprisingly good shape, given the lack of maintenance. Does it need a serious updating? Definitely, but that's not unusual for a house of its age. As part of our inspection of the house, my husband went partially under the front portion, looking for evidence of prior alteration. He found none, answering a question about whether the house had originally had a porch.

The house retains its original look, and the garage appears to be original to the building of the home also. It was built during the depression era, during the 1930s, when there was not much building going on in Georgetown. Another thing that is pretty unique about this property, from an historic standpoint, is the presence of the double garage. That was quite a departure from the typical, small, single structures of the day. I suspect it was because the original owners of the home, the Roland Freund family, were from a family who had an auto dealership in town. The home has a high degree of significance, both as an example of its time period and as a part of the Belford Historic District.

The current owner purchased this home back in the late summer of 2025. Just this past week, the week of November 17-21, they decided to put some plastic on the roof, apparently to cover some leaks. Why they didn't do that at the time of purchase, we may never know.

I'm also attaching a photo of the house as it appeared in 1984, in the Historic Resources Survey.

I am strongly opposed to the elimination of this house from Main Street. It needs to remain where it is and be restored.

Sincerely,
Liz Weaver
1221 S Main Street



1706 S Main St

Date	Buyer	Notes
8/3/1999	Gait, Jason	
11/23/1998	Voorhis, Douglas A & Kitty D	Being the same as in document 9869277
9/12/1978	Mathews, Simon E & Ruth P	Seller was Mae Freund, Ralph's widow
	Freund, Ralph A	Ralph was Roland's older brother by a year. Ralph owned the car dealership, and Roland worked on the cars.
6/1/1929	Freund, Roland R & Viola	Seller was Esther Munson. Insurance provision exists for this sale
7/6/1923	Munson, Wilmer	
8/17/1921	Swenson, H J	
4/6/1917	Langford, M L and Fisher, A S Jr	Larger tract
	Montgomery, Mrs Eliza	She inherited from her husband
	ML 7/167 between Belford and Wilmer Munson April 5, 1924	

	❁Research by Liz Weaver, 2025 lizweaverhistorian@gmail.com	

Notes

12/1/2025 - talked to Kitty Voorhis. They took the house largely back to original (stripped carpet out, etc) before selling to Gait. She could not been enclosed yet or not.

Price	Book/Page
	1999052164
85500	1998069277
	19787849DR
3490	300/637
4375	266/207
850	210/124
500	202/210
	168/119

: remember whether the back porch had

ROLAND R FREUND, ET AL TO AFFIDAVIT W K EWING CO., INC.

02439

STATE OF TEXAS,)
)
COUNTY OF TRAVIS.)

We, the undersigned owners and contractor, hereby certify that a certain mechanic's lien contract was entered into by and between us on the 12th day of August, 1937, and that such contract was signed, acknowledged and recorded prior to the furnishing of any material or labor of any kind whatsoever for the construction of the house called for under the mechanic's lien contract on the following described property:

A tract of land situated in the City of Georgetown, Williamson County, Texas, described as follows, to-wit:

Beginning at a point in the West line of Main Street in said city, 72 feet and 3 inches South from the Northeast corner of said tract conveyed by Mrs Eliza Montgomery to M L Langford and A S Fisher, Jr., said beginning point being also the Southeast corner of a tract conveyed by M L Langford and wife, to W E Behrens, by deed dated September 16, 1920; Thence South with the West line of said Main Street, 72 feet and 3 inches; Thence West 120 feet; Thence North 72 feet and 3 inches; Thence East 120 feet to the place of beginning; this being the same land deeded to Wilmer Munson by H J Swenson and wife, Esther Swenson, by deed dated July 6, 1923, and recorded in Vol 210, Page 124, of the Deed Records of Williamson County, Texas.

This affidavit is made by us, the undersigned, for the purpose of inducing W K Ewing Co., Inc., to purchase that certain note secured by the above mentioned mechanic's lien executed by the undersigned owners in favor of the undersigned contractor.

Witness our hands this the 22nd day of November, A D 1937.

Roland R Freund
Viola Freund, Owners

Frank Lunsford, Contractor.

STATE OF TEXAS,)
)
COUNTY OF WILLIAMSON.) Before me, the undersigned authority, on this day personally appeared Frank Lunsford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 29th day of November, A D 1937.

(L S)

Jno N Ellyson, Notary Public in and for Williamson County, Texas.

STATE OF TEXAS,)
)
COUNTY OF WILLIAMSON.) Before me, the undersigned authority, on this day personally appeared Roland R Freund and Viola Freund, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Viola Freund, wife of Roland R Freund, having been examined by me privily and apart from her husband, and having the same fully explained to her by me, she, the said Viola Freund, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 29th day of November, A D 1937.

(L S)

Jno N Ellyson, Notary Public in and for Williamson County, Texas.

Filed for record Nov 30, 1937, at 9 o'clock A M.
Recorded Nov 30, 1937, at 3:30 o'clock P M.

By Elizabeth Goerner Deputy.

D L Noble, Clerk, County Court, Williamson County, Texas.

Unofficial Document

0 - - - - - - - 0




MAY • 58

Fire Threatens Residence Area Tuesday Morning

Originating In Home of Roland Freund Flames Fanned by High Wind Scatter Firebrands Over Many Homes

Fire, of undetermined cause, originating in the home of Mr. and Mrs. Roland Freund Tuesday morning about two o'clock, brought the concentration of all the fire apparatus of the city into the area in South Main and Brushy streets and six streams of water were thrown by the two big pumpers proved their value by holding the loss to the house in which it originated and some damage to the home of Mrs. W. E. Behrens adjoining. The flames, fanned by a high wind blowing slightly from the southeast, covered a large residence district between Sixteenth and Eighth streets with burning firebrands which threatened greater damage.

The fire equipment reached the scene only after the burning home was wrapped in flames and for ten minutes all available streams were necessary on the adjoining property to save it from bursting into an inferno, but after watersoaking the half a dozen houses next door, and the laying of a large hose to which was connected a split nozzle, the single hose equipment was made available for the main fire and in thirty minutes it had been completely extinguished, though the coat dwelling had been so badly damaged it was a complete loss. Burning cinders covered the tops of and fell in the yards of some thirty or forty other residences in the area, but all were put out.

TAYLOR OFFERS HELP

The fire at one time attained such threatening proportions that the Fire Department at Taylor was called and requested to stand by in readiness for a while as aid appeared to be needed to prevent a serious conflagration. This the neighboring city readily agreed to do and was ready to come to the aid, but at the end of three-quarters of an hour the local department had the flames under control.

The loss to Mr. Freund was $5,000 or $6,000 and is covered by insurance. The home of Mrs. Behrens also suffered several hundred dollars damage, which is also covered by insurance.

The fire department is to be commended for its splendid work against monumental odds Tuesday morning.

Wilco Sun Apr 21, 1933—Page 1




MAY • 58

Fire Threatens Residence Area Tuesday Morning

Originating In Home of Roland Freund Flames Fanned by High Wind Scatter Firebrands Over Many Homes

Fire, of undetermined cause, originating in the home of Mr. and Mrs. Roland Freund Tuesday morning about two o'clock, brought the concentration of all the fire apparatus of the city into the area in South Main and Brushy streets and six streams of water were thrown by the two big pumpers proved their value by holding the loss to the house in which it originated and some damage to the home of Mrs. W. E. Behrens adjoining. The flames, fanned by a high wind blowing slightly from the southeast, covered a large residence district between Sixteenth and Eighth streets with burning firebrands which threatened greater damage.

The fire equipment reached the scene only after the burning home was wrapped in flames and for ten minutes all available streams were necessary on the adjoining property to save it from bursting into an inferno, but after watersoaking the half a dozen houses next door, and the laying of a large hose to which was connected a split nozzle, the single hose equipment was made available for the main fire and in thirty minutes it had been completely extinguished, though the coat dwelling had been so badly damaged it was a complete loss. Burning cinders covered the tops of and fell in the yards of some thirty or forty other residences in the area, but all were put out.

TAYLOR OFFERS HELP

The fire at one time attained such threatening proportions that the Fire Department at Taylor was called and requested to stand by in readiness for a while as aid appeared to be needed to prevent a serious conflagration. This the neighboring city readily agreed to do and was ready to come to the aid, but at the end of three-quarters of an hour the local department had the flames under control.

The loss to Mr. Freund was $5,000 or $6,000 and is covered by insurance. The home of Mrs. Behrens also suffered several hundred dollars damage, which is also covered by insurance.

The fire department is to be commended for its splendid work against monumental odds Tuesday morning.

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County Agent.

MR. AND MRS. FREUND ARE APPRECIATIVE

We desire to express our sincere appreciation to all neighbors and friends and especially the members of the local fire department for assistance rendered on the occasion of the fire which destroyed our home Tuesday morning. We thank you all.

Mr. and Mrs. Roland Freund.

City of Georgetown, Texas
Historic and Architectural Review Commission
October 22, 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