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

The Georgetown Historic and Architectural Review Commission will meet on January 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.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

1.B Meeting Minutes

Consideration and possible action to approve the minutes from the January 8, 2026, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

1.C 1103 S. Walnut Street (2025-45-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.D 601 Church Street (2025-10-REZ)

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Old Town Overlay zoning district to the Downtown Overlay zoning district, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.E 701 S. College (2025-57-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2025-57-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.F Discussion Items

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

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____

Robyn Densmore, City Secretary

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

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Dunlop, Planning Department

ATTACHMENTS:
12.11.2025 HARC Minutes Final Updated.pdf

Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, December 11, 2025

The Georgetown Historic and Architectural Review Commission met on Thursday, December 11, 2025 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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The following Members were in attendance:
Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda

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.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the November 20, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Moved by Linda Burns; seconded by Evan Hein to Approve the minutes from the November 20, 2025, meeting of the Historic and Architectural Review Commission.

Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

1.B 708 S. Austin Avenue, (2025-41-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 for the property located at 708 S Austin Ave, bearing the legal description .7 Acres out of Lot 4, Block 41, City of Georgetown (2025-41-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

John Montgomery, applicant, approached the podium to address the commission and provided examples of plastic or internally illuminated signs within the downtown area. Montgomery shared that many of the signs have vinyl material which would be considered plastic and prohibited. Montgomery provided staff with a list of failed businesses over the last 10 – 15 years within the area and highlighted that signage was a very important aspect. Montgomery highlighted that the current sign size was 25 square feet and their proposed size was 18.6 square feet with the only difference being the shape, design, and illumination. Montgomery highlighted that the trees block the signage from both directions of Austin Avenue.

Commissioner Swoboda asked if there was a difference between signage externally illuminated versus internally illuminated. Montgomery explained that an internally illuminated sign is fully exposed versus a portion of it seen via a beam of light. Commissioner Swoboda acknowledged that the request was only for a sign on top of the canopy and inquired about possible signage underneath the canopy. Montgomery shared that the owners were not interested in signage underneath the canopy but have mentioned the possibility of a logo on a window. Commissioner Swoboda believed that a large sign could be detrimental to the face of the historic building.

Commissioner Hein shared no concern with the design as it was smaller than the previous sign and expressed support with the request.

Commissioner Garner inquired about guidelines with regard to internal level of lighting. Beams explained that internal illumination within area 1 would not be appropriate. Beams explained that area 2 calls for a warm white light that is similar to daylight. Beams added that generally staff understood the guideline as having 2000 Kelvin with regard to color temperature. Commissioner Hein requested details with regard to the strength of the illumination of signs in the area. Beams shared that a google search shows that a soft white light is 2700 to 3000 Kelvin.

Commissioner Lemanski shared no concern with the internal illumination pending research of brightness and believed that the size was considerably larger for the area. Commissioner Lemanski described that covering up historic architecture with a sign

would be a balancing act.

Chair Cash opened the public hearing.

Michael Price, 100 Shiner Lane, approached the podium to address the commission and expressed support for the sign. Price highlighted that the trees continue to grow in the area and that having signs that can be seen can be difficult. Price shared that in reviewing signs in the area he noted some backlit acrylic signs. Price questioned a lit sign on the side of the Juliet restaurant that was not in the overlay. Price believed that there were several circumstances that warrant the sign's size and illumination.

Dale Illig, 707 South Rock Street, approached the podium to address the commission and expressed excitement for the restaurant. Illig shared excitement for the authentic quality food.

Chair Cash closed the public hearing.

Commissioner Hein explained that cases brough forth to HARC may not meet all applicable design guidelines, so the commission must make their best judgement for individual cases. Commissioner Hein saw the request as an improvement over the current state and explained that the applicant could resurface the current sign which is much larger.

With no further discussion, Chair Cash asked for a motion from the dais.

Moved by Evan Hein; seconded by Sydney Lemanski to Approve as presented with the condition that the applicant use soft white lighting not to exceed 3500 Kelvin in brightness.

Chair Cash expressed concern with the illumination as it is not allowed in area 1.

Commissioner Garner inquired about limitations for brightness.

Allyson Iiams, Preservation and Redevelopment Manager, explained that the guidelines state that there should be halo lighting and noted that there isn't anything specific about the level of intensity.

After the conclusion of discussion, the commission proceeded to vote on the motion.

Motion Approved: 5- 2
Voting For: Evan Hein, Stuart Garner, Heather Smith, Linda Burns, Sydney Lemanski
Voting Against: Wendy S Cash, Waldo Swoboda

1.C 1103 S. Walnut Street (2025-45-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) -- Olivia Beams, Historic and Downtown Planner

Allyson Iiams presented the staff report.

Jill Schneider, owner, approached the podium to address the commission and acknowledged that the current windows are original to the home. Schneider shared concern with regard to safety, efficiency, and usability of the current windows. Schneider explained that she chose Anderson Windows because the fibrex windows were highly recommended for their quality, sustainability, and look to the current windows.

Jake Guy, Renewal by Anderson, approached the podium to address the commission and highlighted that the company started in 1903. Guy shared that in 1991 the company created windows that look like wood windows but cannot rot. The creation was made of composite material that is 40% wood and 60% polymer. Guy explained that there are mortise and tenon joints in the corners that mimic a real wood window. Guy explained that replacement projects include an insert frame window, which does not require the removal of the existing siding. Guy explained that this process will help keep the original structures intact.

Commissioner Swoboda liked the product and believed it should be used in the historical area with the condition that HARC would have to reconsider high priority projects in which wood would be preferred.

Commissioner Burns asked if the owner considered repairing only the front windows since that is within HARC's purview.
Schneider explained that she did not have a restoration company review the windows, but had more than 5 companies provide bids for window materials from vinyl to aluminum to wood clad of upwards of $80,000.

Commissioner Hein highlighted that the design guidelines make it clear that repair is preferred and asked for the lifespan of fibrex windows. Guy explained that there is a 20-year warranty. Commissioner Hein said that he would like to see the front windows repaired rather than replaced. Schneider noted that the current windows were single panes and explained that efficiency would be very noticeable. Schneider shared that she would like to replace all windows with same material.

Commissioner Smith agreed that the preference is to repair and noted that it is difficult to make a decision if an applicant does not prepare a repair quote for HARC. Beams explained that staff suggests applicants to reach out to a restoration company to review the feasibility of restoration when they issue comments on a request. Beams explained that replacement and repair are two different scopes of work which does not allow staff to require applicants to provide a quote before being brought forth to HARC.

Chair Cash opened the public hearing.

Peter Dana, 1101 Walnut Street, approached the podium to address the commission and shared that he considered the windows on his home identical to those of the

windows of the home in question. Dana shared that he was in favor of the request and explained that there would not be a noticeable difference except for a slight tint on the window. Dana highlighted the large variation of homeowners in Old Town and noted that some may not be able to afford wood windows. Dana believed that the request would be a good solution to a problem and that the windows selected would be energy efficient.

Chris Sundgren, 1206 South College Street, approached the podium to address the commission and shared that the windows on his home were in the same condition as the ones on the home in question. Sundgren shared that he recently replaced 15 out of 19 windows with fibrex windows and noted that it made a noticeable difference. Sundgren acknowledged that the glazing on the original windows on the side of his home had been removed by hail. Sundgren believed that the preservation of the home is more important than the rot, decay, and lack of affordability for original materials. Sundgren noticed a large temperature difference with the installation of fibrex windows.

Chair Cash closed the public hearing.

Commissioner Burns shared that Preservation Georgetown gives grants for windows.

Commissioner Lemanski did not agree that the fibrex windows look exactly like traditional wood windows. Commissioner Lemanski agreed with Commissioner Hein in that HARC's goal was to preserve architectural features that add depth to the profile of historic homes. Commissioner Lemanski shared that she did not want to stand in the way of the energy efficiency concerns and those being able to repair their windows.

Commissioner Hein explained that there are options to insulate the original windows as well as the grant opportunity that Commissioner Burns mentioned. Commissioner Hein highlighted that HARC's purview is the front façade and commented that the owner could replace the windows that are not within their purview.

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

Moved by Evan Hein; seconded by Linda Burns to Postpone to Date Certain to the January 22nd HARC meeting so that applicant can provide a detailed estimate on restoring the 6 front windows of the home.
Motion Postpone to Date Certain: 5- 2
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski
Voting Against: Heather Smith, Waldo Swoboda

1.D 801 E. University Avenue, (2025-48-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) an addition to a street-facing façade and a setback reduction to allow for a 1'-8'' encroachment into the required 15' street-side setback for the property located at 801 E. University Avenue, bearing the legal description of .2199 Acres out of the southwest part of Block 4, Snyder Addition (2025-48-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Travis Adams, applicant, approached the podium to address the commission and explained that he was available to address the commission's questions.

Chair Cash opened the public hearing.

Peter Dana, 1101 Walnut Street, approached the podium to address the commission and explained that he was not aware of the addition to the property. Dana shared that he initially supported the request because an 11% encroachment was not significant but wished he had done more research on the actual request as he would have a different view of the project.

Chair Cash closed the public hearing and asked for a motion from the dais.

Moved by Linda Burns; seconded by Heather Smith to Approve as presented.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

Short recess at 7:50 PM. The meeting resumed at 7:56 PM.

1.E 911 Wesleyan Drive, (2025-49-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 911 Wesleyan Drive bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2025-49-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Commissioner Garner asked for the meaning of the reasonable rate of return. Beams explained that staff interpreted the reasonable rate of return for remodeling the structure as it is an income producing structure. Beams shared that the design guidelines are more tailored towards commercial buildings or single-family residences rather than this unique property.

Trent Jacobs, Director of Project Management for Southwestern University, approached the podium to address the commission and shared that the university recently created the campus architect position in which the University is retooling the system of managing facilities. Jacobs shared that one of the biggest challenges the university has faced has been student retention. Jacobs highlighted a 25% turnover or lack of retention due to first-year experience in the dorms which resulted in the assessment of the university's dorms. Jacobs acknowledged that it is not easy to calculate the reasonable rate of return for just one building on the university's campus because of the assessment of actual rental space of the dorms versus the four-year tuition funds that would be received. Jacobs explained that the dorms for younger students were more traditional with dorm rooms and shared communal spaces. Jacobs highlighted that Ruter Hall lacks ADA accessibility and explained that the building would not be able to be used as offices because it is surrounded by other residence halls. Jacobs spoke about a possible remodel which would result in less beds per floor.

Commissioner Hein asked for the construction cost of new residence hall constructed adjacent to Ruter Hall.

Commissioner Swoboda asked for the plan of the salvaged material if the commission included it as part of the condition of approval. Jacobs explained that the university has a salvage yard which would be available to the developers of the SU 560 program.

Jacobs answered Commissioner Hein's previous question regarding the cost of the new residence hall and shared that it would be roughly $17 million with 46 beds per floor. Commissioner Hein highlighted that the new dorm per bed would be more expensive than the cost of the renovation and explained that his calculations came to be $123,000 per bed for the new dorm versus $120,000 for the renovation. Jacobs noted that the new dormitory will have more amenities than Ruter Hall. Commissioner Hein explained that it was difficult to see financial hardship as the reason for demolition with comparison to the cost of the new dormitory. Commissioner Hein continued to explain that there was nothing that stood out as unusual with Ruter Hall as buildings of this age across campuses can be brought up to modern standards.

Commissioner Lemanski shared her thoughts from the demolition subcommittee meeting. Commissioner Lemanski highlighted that in order to rehabilitate the building it would have to be disassembled to its stubs and rebuilt. Commissioner Lemanski questioned whether this process would leave an appropriate portion of the original building.

Chair Cash opened and closed the public hearing with no speakers coming forth and asked for a motion from the dais.

Moved by Linda Burns; seconded by Stuart Garner to Approve with the following conditions that staff recommended:

1) An archival record of the building and the property must be prepared and provided to the city prior to the issuance of the Certificate of Appropriateness for the demolition and relocation of the buildings in compliance with Design Guidelines 4.4 and 4.5.
2) A salvage plan indicating the stone veneer and lintel of the building will be salvaged and reused for Southwestern University's use is to be provided to the city prior to issuance of the Certificate of Appropriateness

Commissioner Swoboda wished to amend the motion.

Moved by Waldo Swoboda; seconded by Evan Hein to Amend that part of the conditional approval was to have the lintel with Martin Ruter name be established in the landscaping on the site to memorialize his name.

Commissioner Swoboda withdrew the amendment. Commissioner Lemanski wished to amend the original motion.

Moved by Sydney Lemanski; seconded by Heather Smith to Amend the motion so that part of the condition of approval was to have the lintel with Ruter's name remain on the building site and be memorialized in the landscaping in some way.
Motion Approved with amendment: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

Before the vote on the original motion, Commissioner Hein stated that structures appear to not be in horrible conditions and reiterated that the request did not align with the design guidelines. Commissioner Hein explained that despite their appearance, similar buildings are rehabilitated across the country with no economic hardship to the university.

Motion Approved: 6- 1
Voting For: Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: Evan Hein

1.F Discussion Items

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

There were no discussion items.

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

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

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the January 8, 2026, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Dunlop, Planning Department

ATTACHMENTS:
01.08.2026 HARC Minutes Final.pdf

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

The Georgetown Historic and Architectural Review Commission met on Thursday, January 8, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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The following Members were in attendance:
Present were: Evan Hein, Stuart Garner, Wendy S Cash, Sydney Lemanski, Crystal Wetter, Waldo Swoboda, Phil Rotheram

Public Wishing to Address the Board

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1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Commissioner Hein wished to revise the statement noted in the last paragraph of item 1.E. He explained that his statement was that the structure appeared to not be in horrible condition. Commissioner Hein requested to add the confirmation that the per unit cost of the renovation was less than the per unit cost of the rebuild which was $118,000 versus $124,000. Commissioner Hein commented that the criteria to approve the demolition was not confirmed and asked if it needed to be stated within the notes or the motion.

Allyson Iiams, Preservation and Redevelopment Manager, acknowledged that the application was submitted under the economic hardship request. Iiams explained that there was no specific need to state the reason for the request within the motion as HARC voted on the motion being as presented with some additional conditions.

Short discussion on how to make a procedural change to cite the specific criteria for demolition within the motion.

Moved by Evan Hein; seconded by Stuart Garner to Postpone to Date Certain the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission to the January 22, 2026, HARC meeting.
Motion Postpone to Date Certain: 6- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Sydney Lemanski, Crystal Wetter, Waldo Swoboda
Voting Against: None

Chair Cash announced that item 1.D will be moved to the beginning of the agenda and the meeting continued in the following order: 1.B, 1.C, and 1.E. Please see notes on item 1.D below.

1.B 1318 E. University (2025-44-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and a 3'-0'' encroachment into the required side setback for the property located at 1318 E University, bearing the legal description of .95 Acres out of Block 12, Outlot Division B (2025-44-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Richard Will, applicant, approached the podium to address the commission and provided thanks to the city staff with ease of the application process. Will acknowledged that there were a large monarch tree and additional trees on site that they were trying to avoid damage.

Chair Cash opened and closed the public hearing with no speakers coming forth. Chair Cash asked for a motion from the dais.

Moved by Stuart Garner; seconded by Evan Hein to Approve as presented.
Motion Approved: 6- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Sydney Lemanski, Crystal Wetter, Waldo Swoboda
Voting Against: None

1.C 602 S. College (2025-40-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an addition that creates a new, or adds to, an existing street facing facade for the property located at 602 S. College bearing the legal description of .428 Acres out of parts of lots 1, 2, 7, and 8, Block 35, Glasscock Addition (2025-40-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Richard Elsasser, applicant, approached the podium to address the commission and provided his background with architecture. Elsasser shared that the massing and deterioration of the original facade doesn't happen because of the south facing dormer. Elsasser explained that the basis of the dormer was because the upper-level bedroom was the main bedroom on the home with a planned attached restroom. Elsasser explained that the planned restroom was located over the existing plumbing from the first floor and noted that the International Building Code, IBC, requires a habitable bedroom on the 2nd floor. Elsasser highlighted that the only window in the master bedroom did not meet code requirements for second means of egress in case of an emergency. Elsasser explained that the egress window would have a sill height of less than 40 inches which is required by the IBC. Elsasser noted that the shorter windows were added to prevent looming with the dormer. Elsasser explained that the design was 20% under the code for dormer height and noted that only a shed dormer would accommodate the height needed. Elsasser did not believe that the original facades were totally protected and not altering the original historic structure.

Commissioner Swoboda asked if there was a way that the shed dormer could be in compliance with the design guidelines. Beams explained that the design guidelines require a dormer to occupy less than 60% of the roof plane if it faces a side roof line or is on a side roof line. Beams explained that the proposal currently meets those design guidelines and so reducing the size of the dormer would be to the applicant's detriment. Beams explained that there could be opportunity to shift the dormer to the other façade to keep alterations to the property all on one side. Beams acknowledged that she was unsure about how the roof line of the dormer would impact ceiling height. Commissioner Swoboda suggested for three windows of the same size, blackened two-thirds up with the remainder clear and a double studded wall. Commissioner Swoboda inquired about the discrepancies with the images submitted for the wood garage door that was represented without windows. Elsasser explained that the garage door will have windows. Commissioner Swoboda asked if the garage door would be painted white. Elsasser confirmed that it would be painted white. Commissioner Hein asked if the color of the garage door was within HARC's purview. Beams explained that the design guidelines state that exposed wood would not be appropriate and added that there were no specific guidelines for new garages.

Commissioner Garner highlighted that the design guidelines note that additions must be distinguished from the original structure and asked how that impact would have this case. Beams explained that the dormer was found to comply because the addition was distinct from the historic structure given that most craftsmen homes did not traditionally have a dormer.

Commissioner Lemanski agreed with Commissioner Swoboda in that she would like to see three equal sized windows on the dormer. Commissioner Lemanski highlighted a shed dormer on the back porch which would meet both criteria for making the proposed dormer distinguishable and similar to that of the historic structure. Commissioner Lemanski concluded with a comment that the proposed dormer was set back enough that it preserved the front façade.

Chair Cash opened the public hearing.

Carla Schafer, 603 East 7th Street, approached the podium to address the commission and acknowledged that the owners have provided genuine concern in restoring the structure. Schafer noted that the dormer would be barely visible from 42 feet on South College Street and highlighted that the garage was set below street level. Schafer explained that neighboring properties typically have more than 1 structure on the lot which was typical in that era. Schafer believed that the dormer and garage are within the guidelines and appropriate to the 1920s era. Schafer concluded with support of the request.

Chair Cash closed the public hearing.

Chair Cash asked for clarification on a false window and how it would appear from the street.

Commissioner Hein shared no concern with the windows on the dormer as they were presented in the design from the applicant and shared preference with the pattern.

Commissioner Swoboda recommended 3 transom windows with a fixed panel and blackened bathroom window blackened, another blackened window for the 2nd window where toilet would be placed, and a casement that still meets the requirement for the 3rd window. Elsasser noted that the windows would be flashed from the outside in, noted as spandrel glass, and usually black in color when the sunlight reflects it. Commissioner Swoboda acknowledged that the dormer would be visible on South College Street and believed that it would be important to keep the windows the same size. Commissioner Hein explained that his point was that the pattern was used across additions to homes in Old Town, especially when there was a bathroom, and added that HARC approved windows of similar patterns on the sides of homes.

Commissioner Lemanski suggested that the commission consider flexibility with regard to the size of the far-right window as a means of egress. Elsasser explained that code required the window to be 30 inches wide, have a sill height of 40 inches above the floor, and meet 22 ½ square feet of glazed area. Elsasser noted that a roof window could not be used as an egress access window.

Chair Cash asked for a motion from the dais.

Moved by Stuart Garner; seconded by Evan Hein to Approve the plans including the dormer.

Commissioner Lemanski suggested that the commission not to be specific with regard to the garage since it was not within HARC's purview. Commissioner Hein and Chair Cash agreed.

With no further discussion, Commissioner Swoboda moved to amend the motion.

Moved by Waldo Swoboda; seconded by Sydney Lemanski to Amend that the dormer has 3 equally sized windows, and equally detailed apart from the egress window.
Motion Amended: 5- 1
Voting For: Stuart Garner, Wendy S Cash, Sydney Lemanski, Crystal Wetter, Waldo Swoboda
Voting Against: Evan Hein

The commission proceeded to vote on the original motion.

Motion Approved: 6- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Sydney Lemanski, Crystal Wetter, Waldo Swoboda
Voting Against: None

1.D 701 S. College (2025-57-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2025-57-COA) -- Olivia Beams, Historic and Downtown Planner

Commissioner Swoboda recused himself from this item.

Olivia Beams explained that the applicant has requested to postpone the item to the January 22, 2026, HARC meeting. Notice letters will not be sent out again and the signs will remain on the property.

Chair Cash opened the public hearing.

Angela Litterski, 603 East 8th Street, approached the podium to address the commission and noted that the proposal was a 10,000 square foot home. Litterski shared that her home was 1,700 square feet and acknowledged that there was not such a thing as a 10,000 square foot home with a swimming pool in Old Town. Litterski shared concern with the water restrictions and explained that she was not sure how someone could justify having a swimming pool in their backyard. Litterski commented that the home did not make sense as a single-family housing unit. Litterski believed that home to be inappropriate for Old Town.

Liz Weaver, 1221 South Main Street, approached the podium to address the commission and explained that during the conceptual review there was concern with the 7th street side of the house. Weaver acknowledged that HARC requested 3D renderings and believed that they were disingenuous. Weaver explained that the side of the renderings show trees that obscure the side of the house and noted that the trees do not exist currently. Weaver encouraged HARC to request that the applicant provide renderings to have all trees removed to re-evaluate the renderings.

Chair Cash closed the public hearing.

Commissioner Hein acknowledged concerns regarding the mass and scale of the request and asked that the applicant remove the trees from the renderings. Commissioner Hein explained that he had requested the applicant provide renderings with respect to neighboring structures at the last meeting and reiterated the request for the next meeting.

Commissioner Lemanski inquired about the purview HARC has with regard to the size of the building. Beams explained that HARC has applicability over floor to area ratio and noted that it is limited to 0.45. Beams noted that the request met the limitation. Beams continued to explain that the Design Guidelines mentions general size as massing and scale and provided examples of appropriate ways to inquire about it.

Moved by Evan Hein; seconded by Sydney Lemanski to Postpone to Date Certain to the January 22, 2026, HARC meeting.
Motion Postpone to Date Certain: 5- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Sydney Lemanski, Crystal Wetter
Voting Against: None

Commissioner Swoboda returned to the dais after the vote of this item.

1.E Discussion Items

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

Iiams shared that Olivia Beams accepted a new position with another city and, therefore, would no longer be working with the City of Georgetown.

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

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

SUBJECT:
1103 S. Walnut Street (2025-45-COA)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC approval for the replacement of a historic architectural feature with a non-historic architectural feature. 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 1, partially complies with 2, does not comply 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. 3 of the 8 criteria were not applicable to the proposed project. Public Comments: 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 (55 notices), and 1 signs were posted on-site. To date, staff has received 1 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
Exhibit 1 - Location Map.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 4 - Historic Resources Survey.pdf
Exhibit 5 - Public Comment.pdf
Exhibit 6 - Project Quotes.pdf
2025-45-COA HARC Staff Report.pdf
2025-45-COA HARC Presentation.pdf



GEORGETOWN TEXAS
more than welcome

Location

2025-45-COA

Exhibit #1

Site
Parcels

N

0 100 200 Feet

Subject: Letter of Intent for Windows and Door Replacement 1103 S Walnut Street

To Whom It May Concern:

This is a letter to communicate my intent to replace the windows and doors at 1103 S Walnut Street. The 1103 South Walnut Street Window and Door Replacement project is a project to completely replace the original 1940's single pane windows that are broken, sealed shut and have wood rot internally and externally. The energy, safety and curb appeal will increase dramatically with this investment project. The windows I have chosen are the Renewal By Andersen, Fibrex Windows in the color white. This is a like for like replacement keeping the integrity of the historical look of the wood windows with a material that is energy efficient, stable in extreme temperatures and resistant to moisture. I also plan to replace the front entry door with a like for like door in the same color, white.

I look forward do a positive reply to move forward with my investment project.

Sincerely,

Jill Elise Schneider

TEXAS HISTORICAL COMMISSION

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

Address: 1103 Walnut St | 2016 Survey ID: 125964
City: Georgetown | 2016 Preservation Priority: Medium
County: Williamson | Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R047411

Construction Date: 1930 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.633843 Longitude -97.67071

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: 125964	☐ High	☑ Medium	☐ Low
Explain:	Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character				
	2007 Survey	ID: 1070	☐ High	☑ Medium	☐ Low
	1984 Survey	ID: 710	☐ High	☐ Medium	☑ Low

General Notes: (Notes from 2007 Survey: None)

Recorded by: CMEC Date Recorded 4/21/2016

*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

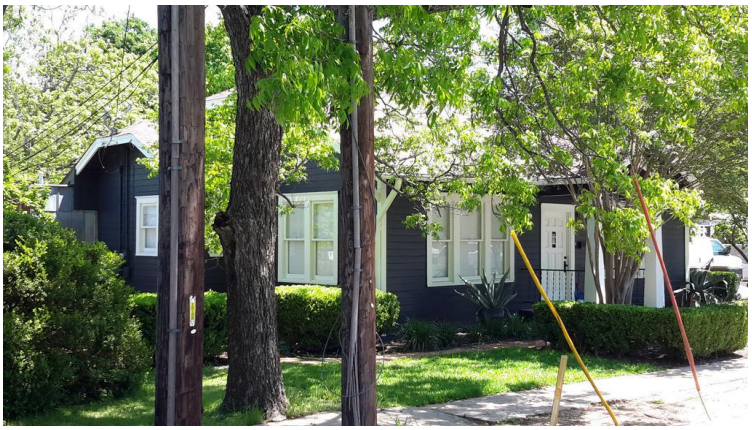
Note: See additional photo(s) on following page(s)

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

Address:	1103 Walnut St	2016 Survey ID:	125964
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Southeast



GEORGETOWN
TEXAS

RECEIVED
DEC 01 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 1103 Walnut Street

Project Case #: 2025-45-COA HARC Date: 12.11.2025 Case Manager: Olivia Beams

Name of Respondent: GRETCHEN JOHNSTON
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 1102 Pine St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact Olivia Beams directly."

BARRON RESTORATIONS
HISTORIC WOOD & STEEL WINDOW RESTORATIONS

Daniel Sidler
214-810-0232
daniel@barronrestorations.com

Rocky B Littlefield
512-656-8935
rocky@barronrestorations.com

www.barronrestorations.com

Attention:
Jill Scheider
1103 Walnut Street
Georgetown TX 78626
512.739.7446
jilleschneider@gmail.com

Job Description: Window & Jamb Restoration

DATE: 2026.01.13

PROPOSAL: 967

Jamb Restoration - On site
Remove sashes, scrape jambs free of excess paint and repair small rot or damage, ensure pulleys are cleaned, tuned and functional, install Sampson Spot Cord to weights. Prime and paint jambs with 2 coats premium water-based acrylic paint, cover opening with 1/2" plywood. Mill new parting bead and interior stop. Re-install sashes and ensure smooth operation.

Window Sash Restoration - In shop
Remove glass, all existing putty and paint, sand smooth, repair all damage with epoxy or wood to match, prime with oil-based primer, clean and bed original glass & finish glaze with linseed oil putty. Apply 2 coats premium water-based acrylic paint. Bulb weatherstripping at meeting rail and lower sash as needed, caulk exterior parting bead and interior stop. Clean and lacquer existing hardware.
Does Not include new hardware.

Description	Qty	Unit Price	Cost
1/1 Style, 1st floor (23” x 60” and 29” x 60”)	6	$1975.00	$11850.00
Travel to G’town	4	$50.00	$200.00
Sill replacement, as needed		$375.00	
Rail replacement, as needed		$275.00	
Please move all furniture at least 5 feet from the window so we can set up containment.			
			$12,050.00

Old buildings are full of surprises and we are able to anticipate most of the issues that will arise; however, there are occasionally things that come up that could not have been anticipated and will require extra work. The time and cost of this proposal may require some changes as the project moves forward.

SCOPE FOR WORK - Interior stop to blind stop. Does not include stool, apron or casing. **Warranty voided should anyone but Barron work on windows/ doors. Warranty good on labor for one year after completion of work.

Estimate valid for 20 days. Subject to fluctuations of material costs.

**** Includes one color paint. Ad $100 per additional color.**

Sign:_____ Date:_____

Installation Invoice

Jill Schneider
1103 S Walnut Street
Georgetown, TX 78626
H: (512)739-7446

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Base Unit Installation Charges, Full Frame & EJ Frame			
Base Unit Installation Charges, Insert Frame & Base Frame			
Install Double-Hung Window-DG (Base Frame), 80-89.99 UI	4	$120.00	$480.00
Install Double-Hung Window-DG (Base Frame), 90-99.99 UI	11	$120.00	$1,320.00
Install Double-Hung Window-DG (Base Frame), 70-79.99 UI	1	$120.00	$120.00
Install Casement Window (Base Frame), 70-79.99 UI	2	$120.00	$240.00
Install Casement Window (Base Frame), 50-59.99 UI	1	$120.00	$120.00
Base Unit Installation Charges, Patio Doors			
Base Unit Installation Charges, Entry Doors			
Construction Charges			
Lead Safe Work Practice Charge (Must Have Install Pics), JOB	19	$50.00	$950.00
Int. Stops/Jam Extensions/Quarter Rounds, JOB	19	$30.00	$570.00
Ext. Trim, JOB	1	$30.00	$30.00
Trip Charge (50-100 Miles), JOB	1	$50.00	$50.00

SUBTOTAL	**$ 3,880.00**

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *December 5, 2025*
File Number: *2025-45-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for *the* replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) –Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name: *1103 South Walnut Street Window & Door Replacement*
Applicant: *Jill Schneider*
Property Owner: *Jill Schneider*
Property Address: *1103 Walnut Street*
Legal Description: *1862 Acres out of the western part of Block 2, Snyder Addition*
Historic Overlay: *Old Town*
Case History: *N/A*
Prior COA Denials: **N/A**
Prior COA Approvals: **N/A**

HISTORIC CONTEXT

Date of Construction: *1930*
Historic Resources Survey Level of Priority: *N/A*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Replacement of a historic architectural feature with a non-historic architectural feature (street-facing windows and front door)

STAFF ANALYSIS

Present Property Description:
The subject property is located at the midblock of Walnut Street, between E. 11th Street and E. University Avenue, within the Old Town Overlay. The structure was designated by the 2016 Historic Resources Survey as being a Medium Priority Resource, stating that the structure "retains a relatively high degree of integrity; property is significant and contributes to neighborhood character". The

structure was not noted as having a stylistic influence. However, it has 1-over-1 double hung wood windows, beveled wood siding, a single bay porch, tapered columns and a beveled wood door with a small window in the center of it. The Historic Resources Survey does not note any alterations. However, in reviewing the imagery, a metal awning and the original wood screens were removed between the 1984 Survey and the 2007 Survey.

Windows are fundamental to a historic home's architectural style and character. They help define the period and design language of the structure, from the shape and size of the window openings to the details of the framing and the patterns of the panes. The windows of historic homes are defined by being wood in construction and double hung. The wood utilized in the construction of the windows was likely old-growth Longleaf Pine, which is not an available material today. Historic windows were created with the ability to be repaired and can last for hundreds of years if maintained. The subject property's current windows contribute to the overall aesthetic and tell a story of the era and design trends of the time.

Requested Changes:
The applicant has requested to replace all of the historic windows and doors on the property with new, non-historic materials.

Justification for Requests:
As stated in the applicant's letter of intent, the windows are "sealed shut and have wood rot internally and externally" and the replacement windows will be "energy efficient, stable in extreme temperatures and resistant to moisture."

Technical Review:
The applicant has requested to replace their windows and doors with new Fibrex windows and a fiberglass door. The selected replacements will be manufactured by Renewal By Andersen, which manufactures windows and doors to custom fit the existing openings in a home. These materials are warrantied by Andersen for 20 years. Fibrex is a relatively new material that was invented in 1992. It is made with 40% wood fiber and 60% plastic. Fibrex is intended to be more durable than vinyl but low maintenance. The replacement windows will be a 1-over-1 style and double hung. The applicant intends to replace all of the windows and doors on the property, but only the front six windows and front door are reviewed through the Certificate of Appropriateness process.

As stated in the applicant's Letter of Intent, there is some wood rot on the bottom sash of the windows, many of the windows are painted shut, and some of the window sash cords are torn. The issues noted with the subject property's windows are common issues with historic windows, and repairs can oftentimes be made in place to get the windows into working order. The National Park Service has several resources related to the repair and replacement of historic windows. As stated by the National Park Service in their article *Evaluating Historic Windows for Repair or Replacement,* "Repair should be the first option considered. Repair can include renewal of finishes, material repair using epoxies,

replacement of component parts and additions such as weather stripping. While it may be possible to repair even severely deteriorated windows, repair of deterioration beyond a certain level is not practical or reasonable and replacement becomes the appropriate treatment.". The windows have not been assessed for repair by a restoration professional, so it is unclear whether the repair of the wood rot is feasible. When replacing historic windows, the National Park Service stated in their article, *Replacement Windows that Meet the Standards* that there is a hierarchy of windows, and that "Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal)."

Additionally stated in the National Park Service article, *Weatherization of Historic Buildings: Repair and Upgrade Windows and Doors*, "The common misconception that replacing windows will save as much as 50% in energy costs is simply not true. The windows in many historic buildings have functioned for more than 100 years and, with regular maintenance, will usually survive longer and work better than any replacement window. A replacement window does not generally pay for itself in a reasonable length of time. Unlike historic windows, new window assemblies cannot be repaired; they can only be replaced once again. The sustainable choice is to repair historic windows whenever possible.".

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 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.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.	**Does Not Comply** The applicant intends to replace original materials.
3.2.E Original building materials that have deteriorated beyond repair should be replaced in kind.	**Does Not Comply** The applicant has chosen a window type that is not an in-kind match. The 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.	chosen are not a match in terms of visual aspects or materials. The original windows are wood, while the new windows are wood fiber and plastic.
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.	
c. Do not use synthetic materials, such as aluminum, vinyl siding, or panelized brick, as replacements for primary building materials on an historic structure.	
3.5.G. Doors & Windows	
G.1 Front Doors	
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	**Complies** There will be some glass on the upper portion of the door, similar to the historic door.
G.2 Windows	**Complies** The applicant has proposed to replace the existing windows on the street-facing façade of the original home. They will be symmetrical with even sill heights.
a. Windows should generally comprise 30-45% of the front façade.	
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	
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.	
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.	**Partially Complies** The applicant has selected Fibrex window sashes. The Guidelines state that windows *should* be made of wood or aluminum-clad wood or fiberglass clad wood. Fibrex windows do contain wood in their material

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	makeup, and the selected window profiles are designed to mimic historic wood windows. Additionally, the original windows are 1-over-1, making the impact of replacement windows less noticeable than a more detailed window.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	**Complies** The windows selected have clear, non-tinted glass.
3.5.H Exterior Building Materials Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.	
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** The replacement windows will be a 1-over-1 style and double hung, with real wood texture.
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	**Does Not Comply** The applicant has proposed Fibrex windows and a fiberglass and Fibrex door. These materials were invented in 1992, so they were not predominantly used in Old Town. Additionally, the windows and doors have about a 20-year lifespan, while wood can last for hundreds of years if maintained.
3.5.N Energy Efficiency	
N.1 Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.	**Does Not Comply** The applicant states that the new windows will maximize energy efficiency. However, the new windows will be removing a historic feature that is integral to the character defining façade of the home. Staff acknowledges that new windows may
N.2 Maximizing energy efficiency should in no case be motivation to demolish a historic, contributing, or potentially contributing	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
structure, or to change a structure in such a way that its historic features are modified or removed.	help with energy efficiency, however there are alternative options to increase efficiency such as the installation of storm window.

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 1 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** The application was complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;
2. Compliance with applicable design standards of this Code;	**Not Applicable** Window selection is not regulated by the Unified Development Code.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Does Not Comply** The applicant does not comply with any of the applicable Secretary of the Interior's Standards. The following are the applicable standards: Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial

SECTION 3.13.030 CRITERIA	FINDINGS
	evidence.
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 windows selected will impact the character defining façade of the home. The material of the proposed windows does not comply with guidelines recommendations, however the size, form, and appearance will meet design guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Does Not Comply** The architectural integrity of the structure will be impacted by this window and door selection.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Not Applicable** No new buildings or additions are proposed with the request.
7. The overall character of the applicable historic overlay district is protected; and	**Partially Complies** The character of the district is not overly impacted by the type of windows selected, however, the windows selected will alter the home's ability to contribute to the 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 new signage is proposed with the request.

STAFF RECOMMENDATION

For this application, staff is not making a formal recommendation in an effort to seek guidance from the Historic and Architectural Review Commission (HARC) regarding the use of Fibrex window material.

To summarize the findings listed in the Staff Report above, repair of historic windows is preferrable to replacement. However, repair is not always practical in residential settings due to a limited number of knowledgeable contractors and restoration professionals. While the Design Guidelines note that wood window products are recommended, there is also an emphasis placed on maintaining appropriate dimensions, profiles, color, and appearance. Many Fibrex products meet those criteria for dimensionality.

In accordance with the Unified Development Code, replacement windows can be approved on Low and Medium priority resources without the additional requirement of a Certificate of Appropriateness if they meet all of the Design Guidelines. There have been several projects over recent years that have

received approval for Fibrex windows, and this request is consistent with those past approvals. However, this material is not consistent with the Design Guidelines in its lack of proven durability, and depending on the product selected, its form.

To best guide future applicants, Staff would appreciate clear direction from HARC regarding the Commission's priorities and expectations for this material moving forward.

Guidance on this case will assist staff in establishing a more consistent and fair review process for future applications involving similar window materials.

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 (55 notices), and 1 sign were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Historic Resource Surveys
Exhibit 5 – Public Comments

SUBMITTED BY

Olivia Beams, Historic and Downtown Planner

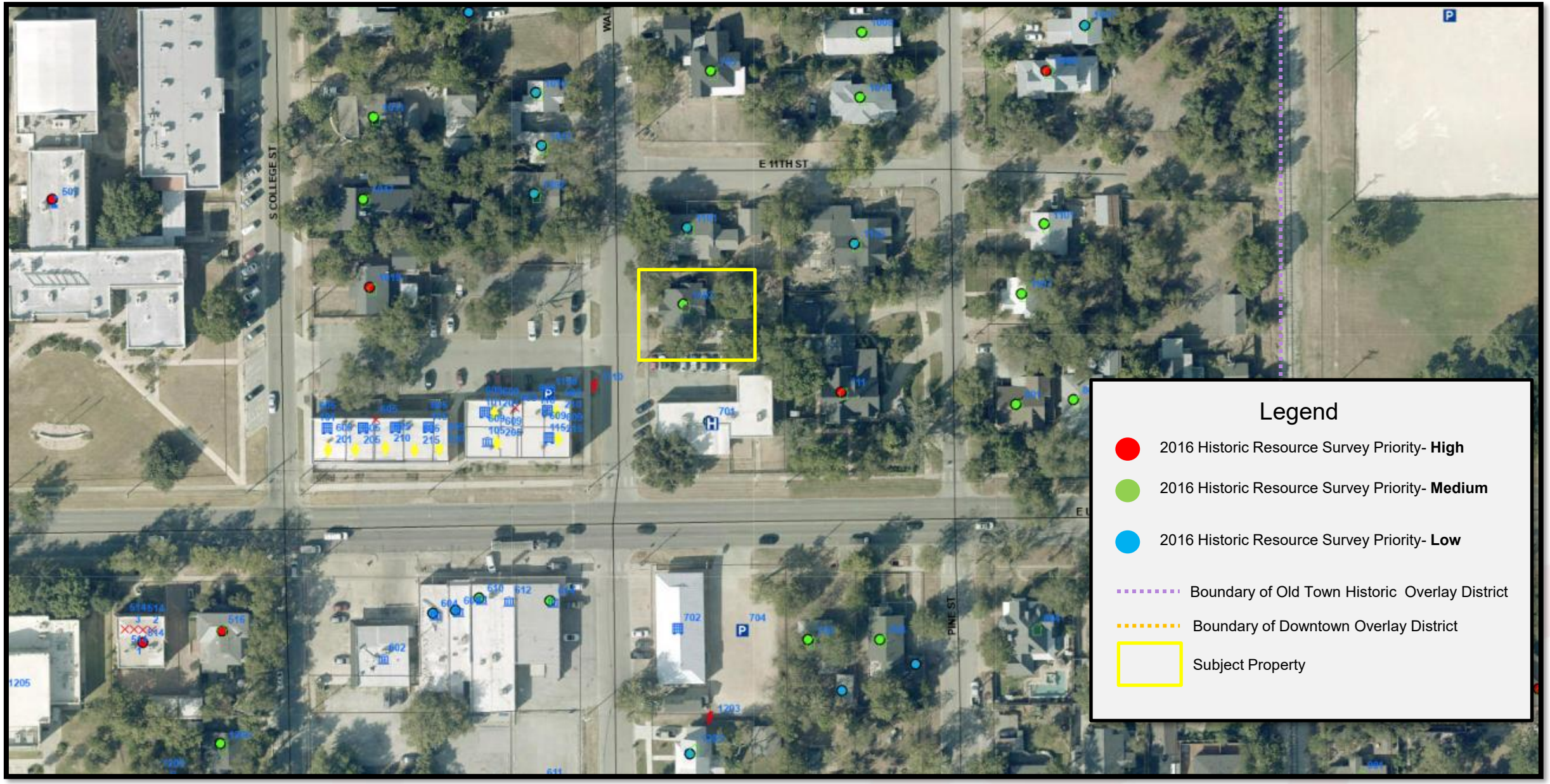
1103 Walnut Street
2025-45-COA

December 11, 2025 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2025-45-COA
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) –Olivia Beams, Historic and Downtown Planner


E 11TH ST
S COLLEGE ST
PINE ST
Legend
2016 Historic Resource Survey Priority- High
2016 Historic Resource Survey Priority- Medium
2016 Historic Resource Survey Priority- Low
Boundary of Old Town Historic Overlay District
Boundary of Downtown Overlay District
Subject Property

2016 Survey





Applicant Provided Photos





Note: Additional images were provided in the application, but the images were not of the front windows that are under consideration.

Plans and Specifications – Materials



Fiberglass door





Fibrex windows

Fibrex Windows



Before example



After example

Applicant provided exhibit

Fibrex Windows





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;	Not Applicable
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Does Not Comply
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;	Does Not comply
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

Design Guideline Noncompliance

Staff has determined that the proposed project complies with ***4 of 9*** applicable Historic District Design Guidelines in ***Chapter 3.*** A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline
3.2.B Deteriorated building materials should be repaired rather than replaced, whenever possible.
3.2.E Original building materials that have deteriorated beyond repair should be replaced in kind.
G.3 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.
3.5.H Exterior Building Materials H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.
3.5.N Energy Efficiency

Fibrex Window Examples in Old Town



1227 S Church Street



411 East 10th Street

Fibrex Window Examples in Downtown



Window Repair Quote

Anderson Windows (New)

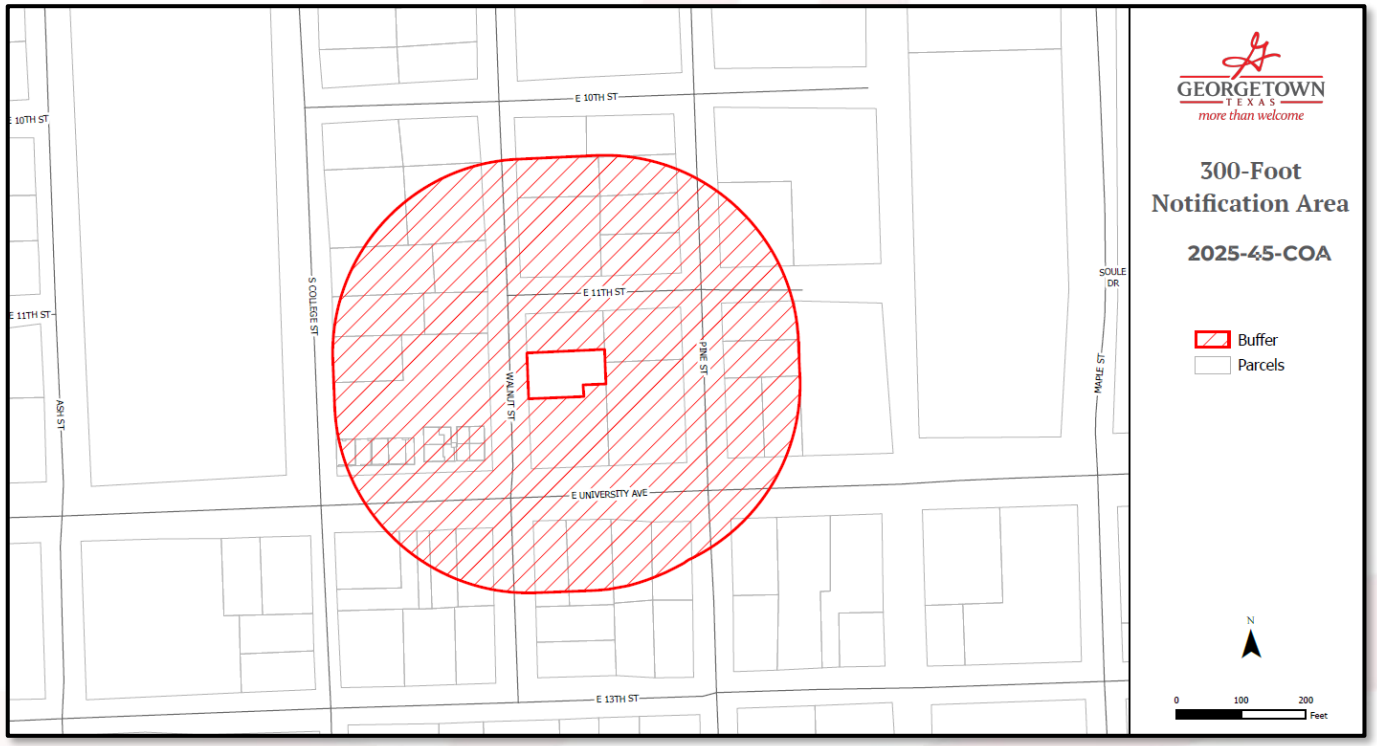
- **Project Cost:** $1,225
- **Project Turnaround:** ASAP

Barron Restorations (Restoration)

- **Project Cost:** $12,050 + extra costs for ropes, trim, rot, etc.
- **Project Turnaround:** Approx. 3 months

Public Notification

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



Staff Recommendation

Staff is not making a formal recommendation at this time and is seeking guidance from HARC on the use of Fibrex window material. While the Design Guidelines recommend wood windows, they also emphasize maintaining appropriate dimensions, profiles, color, and appearance.

Several projects in recent years have been approved with Fibrex windows, and this request is consistent with those. Staff is seeking direction from HARC to help establish a clear and consistent review standard.

HARC Motions to Consider

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

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

SUBJECT:
601 Church Street (2025-10-REZ)

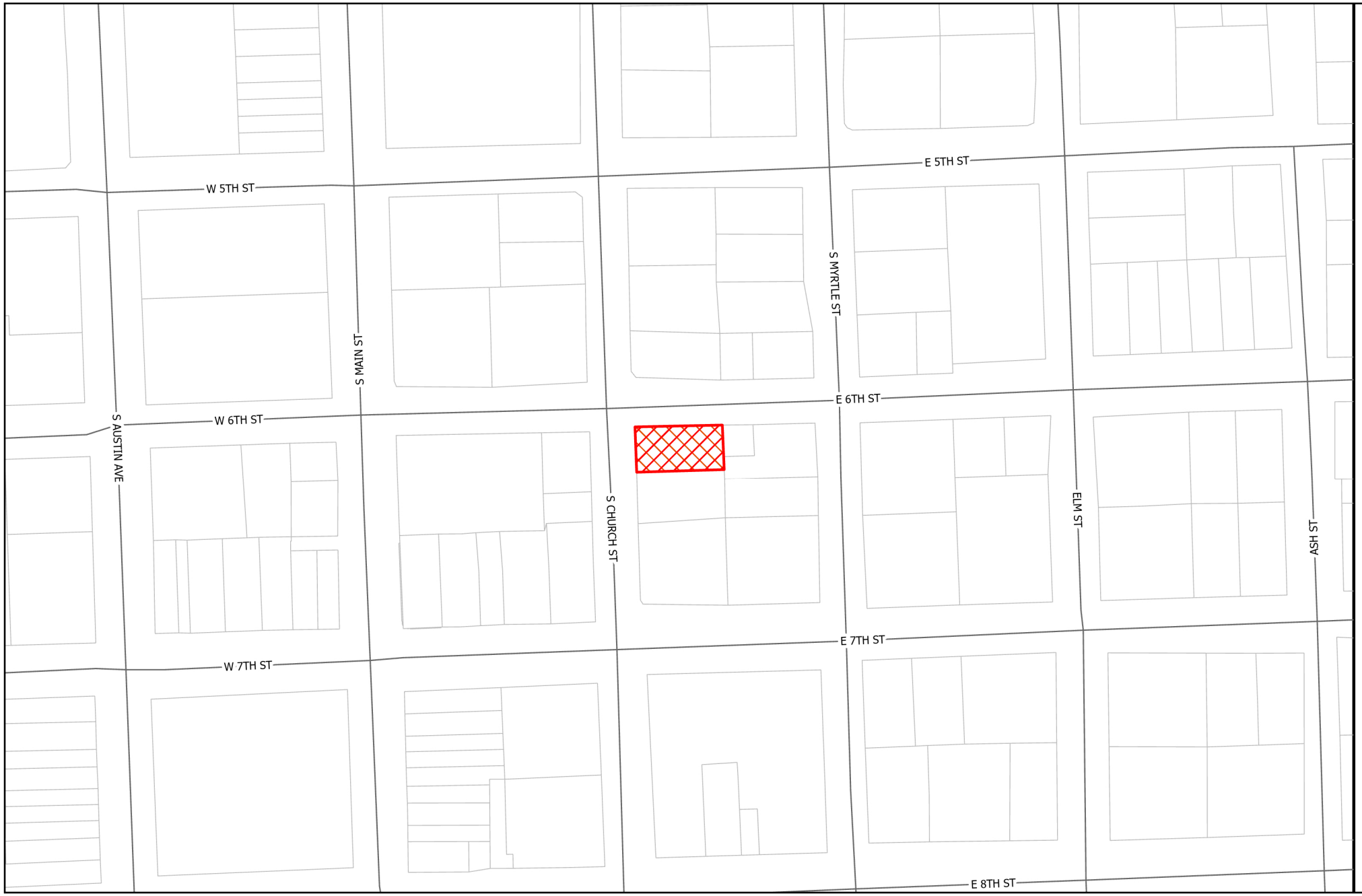
SUGGESTED ACTION:
Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Old Town Overlay zoning district to the Downtown Overlay zoning district, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC recommendation for approval for the property to be rezoned to the Downtown historic zoning overlay district. The subject property is currently located within the Old Town historic zoning overlay district. Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has found that it meets two of the criteria established in UDC Section 3.06.060 for the adoption of a Historic Overlay District. Public Comments: As required by the Unified Development Code (UDC), 2 signs were posted on-site, and 38 letters were mailed to property owners within a 300-foot radius of the subject property, and noticed was posted in the Sun News on January 4, 2026. As of the publication date of this report, staff has received 6 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
Exhibit 1 - Location Map.pdf
Exhibit 2 - Historic Resource Survey.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Public Comments.pdf
2025-10-REZ HARC Staff Report.pdf
2025-10-REZ HARC Staff Presentation.pdf



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Location

2025-10-REZ

Exhibit #1

Site
Parcels

N

0 100 200
Feet

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

Address: 601 S Church St
City: Georgetown
County: Williamson
2016 Survey ID: 124248 A
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042454

Construction Date: 1880 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.638161 Longitude -97.675853

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: 124248 A	☐ High	☑ Medium	☐ Low
Explain: Despite some alterations, property is significant and contributes to neighborhood character				
2007 Survey	ID: 830	☐ High	☑ Medium	☐ Low
1984 Survey	ID: 539	☑ High	☐ Medium	☐ Low

General Notes: (Notes from 2007 Survey: porch, siding, windows and door replaced with vinyl)

Recorded by: CMEC Date Recorded 3/2/2016

*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:	601 S Church St	2016 Survey ID:	124248 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

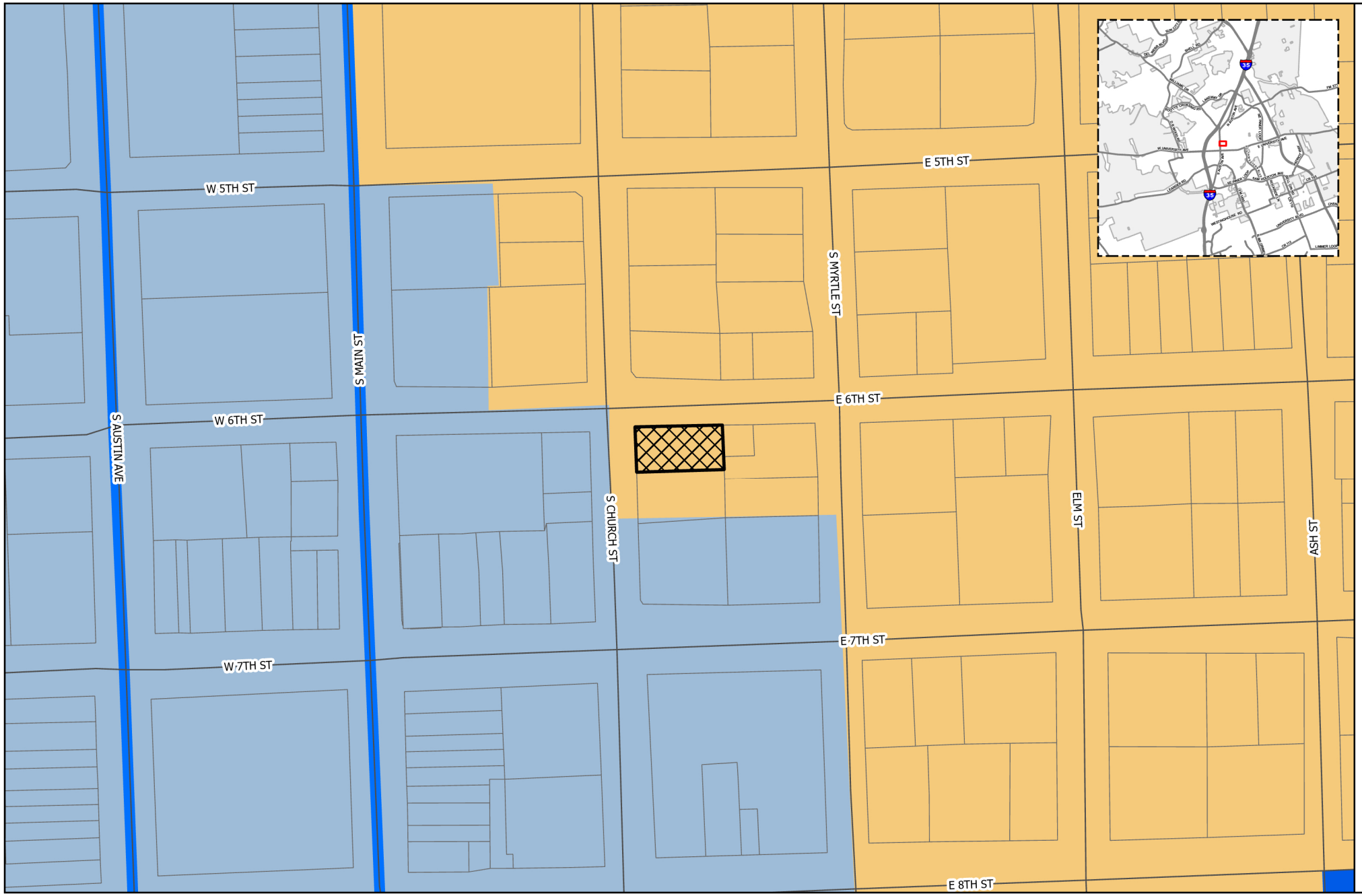
Photo Direction Southeast



Photo Direction Southeast

Abcillary





GEORGETOWN TEXAS
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Future Land Use/ Future Mobility Plan

2025-10-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

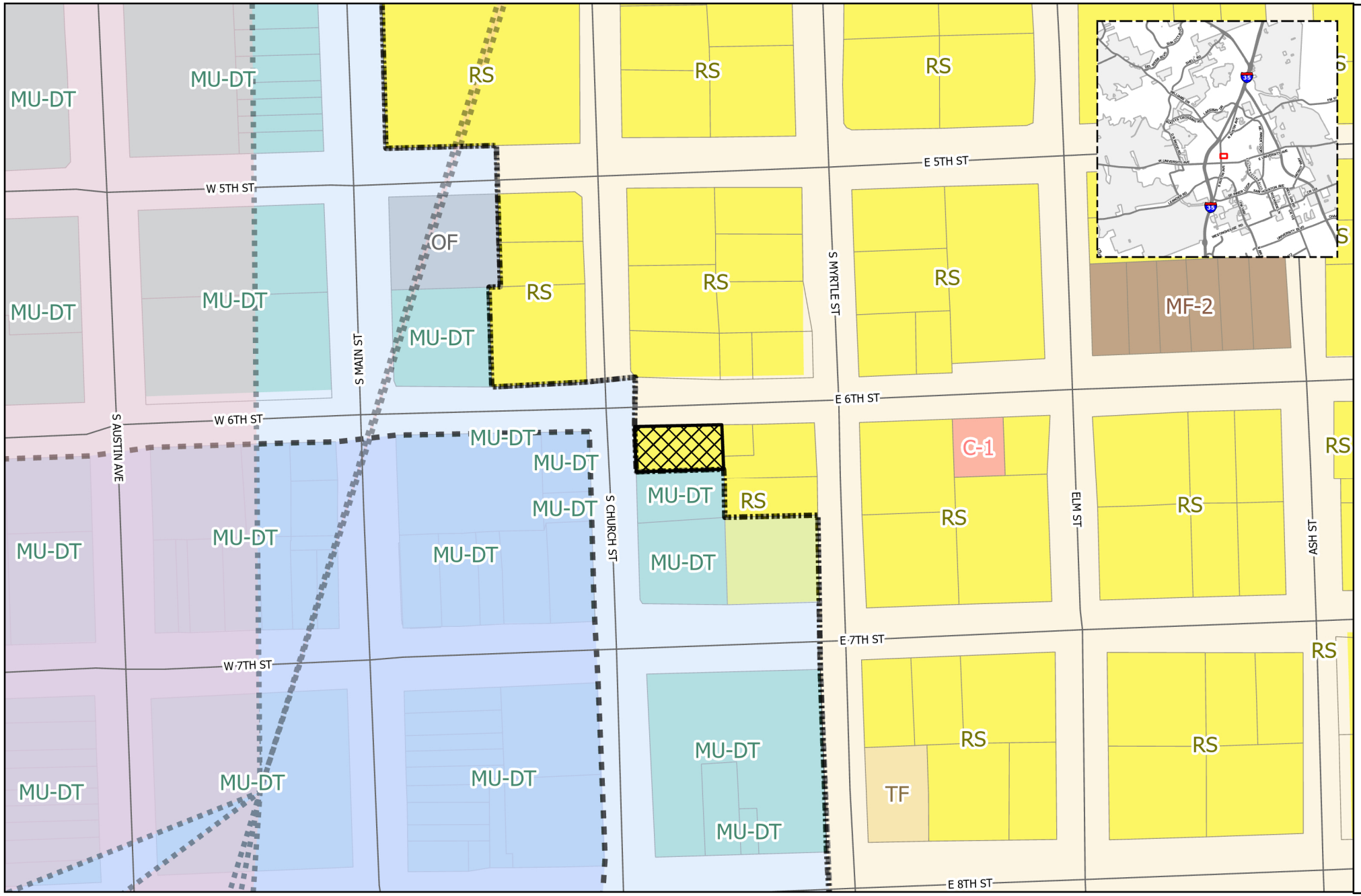
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

N

0 100 200 Feet



GEORGETOWN
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Zoning

2025-10-REZ

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels

Zoning

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse

N

0 100 200 Feet

Prepared by Matkin Hoover Engineering & Surveying

1701 Williams Drive, Georgetown, Tx 78628

Phone: 830-249-0600 Email: Regan@matkinhoover.com

Historic Summary — 601 S Church Street, Georgetown, Texas

601 S Church Street is Lot 8, Block 11 of the Glasscock Addition, a nineteenth-century neighborhood that forms part of the Old Town fabric southeast of the Square. The principal structure dates to about 1930, was built by an unknown builder, and has functioned as a small residential building, later operating as a modest multi-unit configuration consistent with surrounding patterns. The property lies within the City's historic context, area, and aligns with the scale, setbacks, and rhythms typical of Old Town. Sanborn Fire Insurance maps covering Georgetown in 1910 and 1916 document the Church Street blocks within the historic Glasscock Addition, helping to confirm development patterns immediately preceding the reported construction date of the current house. These sheets serve as the baseline for determining whether a structure stood on Lot 8 prior to 1930.

The primary structure at 601 S Church Street is characteristic of Georgetown's early twentieth-century residential building stock. It is a modest, one-story, L-shaped wood frame structure with horizontal siding, a composition shingle roof in a dark gray-black tone, and a small front porch. The house is painted a muted green with red doors. Decorative columns with vertical fluting and a simple diamond motif at the capital define the porch entry. The primary door is centered between two windows and is framed by carved wood trim that matches the porch columns, with a more detailed lintel above. The structure includes multiple exterior entry doors, as well as some light ornamentation. The north elevation of the main structure shows paired attic doors with decorative detailing. Two accessory structures sit to the east. The larger accessory structure is clad in wood sheathing, has a small covered entry, and includes two decorative doors at the north end that mirror the attic doors on the primary structure. The smaller accessory structure is clad in metal siding with a metal roof. Both accessory structures are painted to match the main house, which keeps a consistent appearance across the site.

The structure is associated with early-twentieth-century resident and civic organizer Mattie Rouser, who lived in the home. Rouser is noted locally for World War I home-front organizing, where she organized the collection of over 5,000 pounds of nut shells used to make charcoal gas mask filters, and for commissioning a downtown commercial building known as the Rouser Building. Records from the 1920s list her ownership of other lots in Block 11 of the Glasscock Addition.

City records from 1922 list “Mrs. Mattie Rouser” among Church Street property owners in a paving assessment ordinance, showing her presence and investment on Church Street during this period. Local history writing also associates Rouser with “601 S Church Street” in neighborhood memory. The 601 S Church parcel lies inside Georgetown’s Old Town Historic Overlay. Work on the exterior and site now follows the City’s Historic District Design Guidelines and Old Town Overlay map, which guide alterations, additions, and new work to maintain district character.

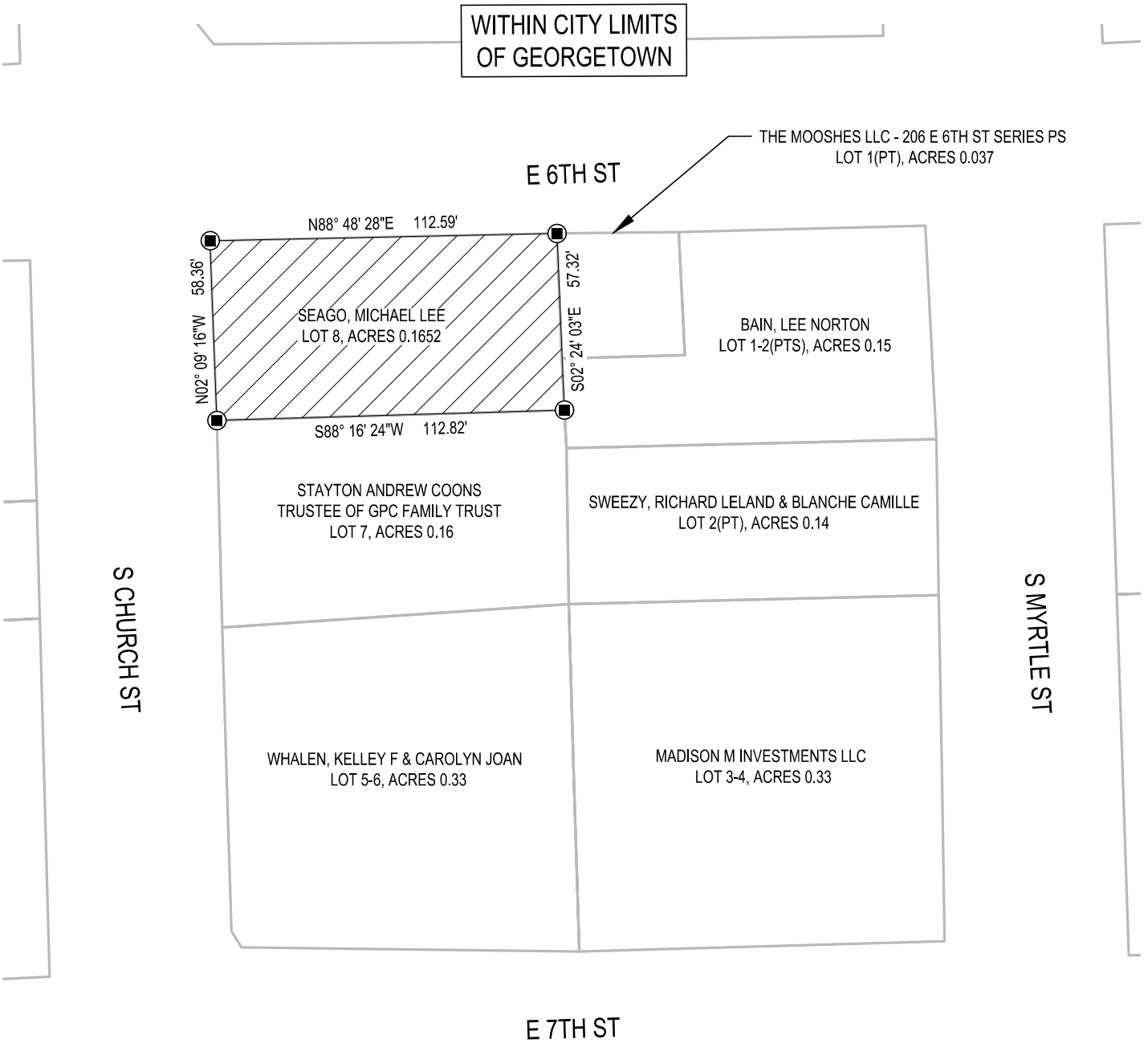
The property, now owned and meticulously cared for by Michael Seago, functions as a small multi-unit residential structure, in which he resides as his primary residence. He intends to oversee the gradual transition of the property from a non-conforming multifamily use under the Residential Single-Family zoning to a permitted use under the proposed Mixed Use Downtown zoning.

Mattie Rouser: 601 Church Street



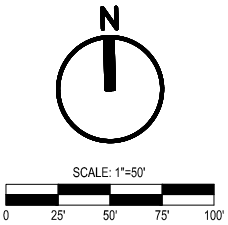
Mattie was a realtor and mom who really went the extra mile to help soldiers in WWI. She led Georgetown's campaign during WWI to gather nut shells that were used to make charcoal that was used to protect troops wearing gas masks.

She rallied adults and kids to gather a total of over 5,000 pounds shipped to help our soldiers! And she organized the town's children to collect tin cans and newspapers for the war effort, and enrolled them in "The Knights and Ladies of the Clean Plate." By not wasting food, she taught them, more food could be shipped to the soldiers and starving people in Europe.



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, AND BEING LOT 8 IN BLOCK 11 OF THE GLASSCOCK ADDITION TO THE CITY OF GEORGETOWN, TEXAS, THE SAME PROPERTY DESCRIBED IN A DEED FROM P. B. CATO AND WIFE, JOHNNIE CATO, TO NOEL DANIELS BY DEED DATED OCTOBER 17, 1950, RECORDED IN VOLUME 365, PAGE 163, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

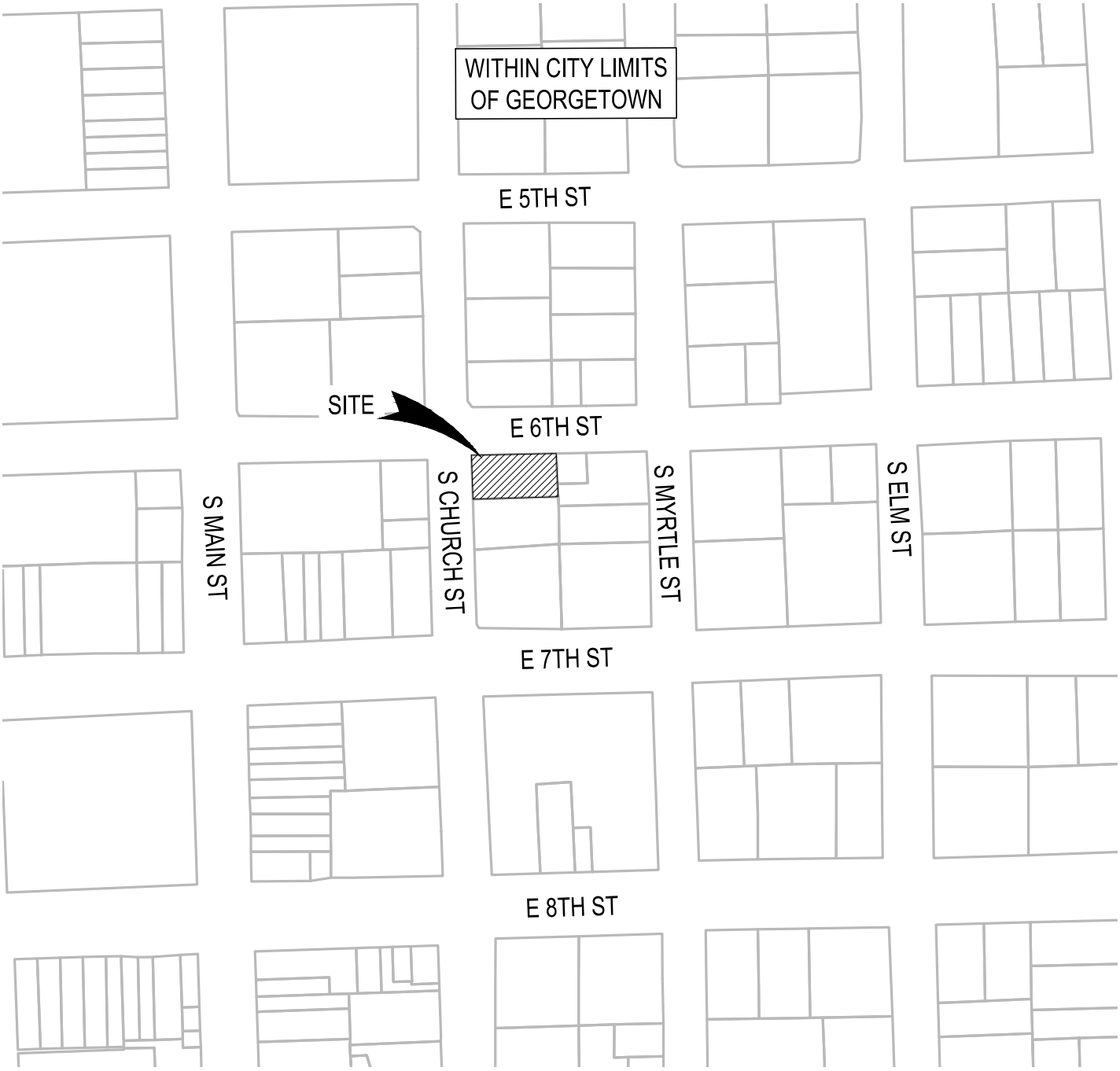


MATKINHOOVER
ENGINEERING & SURVEYING
BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

GLASSCOCK ADDITION, BLOCK 11 LOT 8 PROPERTY SKETCH
FOR
601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

JOB NO.	3550.00
DRAWN	JA
DESIGNED	HS
CHECKED	HS
SHEET ID	
SHEET #	1.0

G:\PROJECTS\3550 - 601 S Church St\Exhibits\FIG 1.0 - Property Sketch.dwg

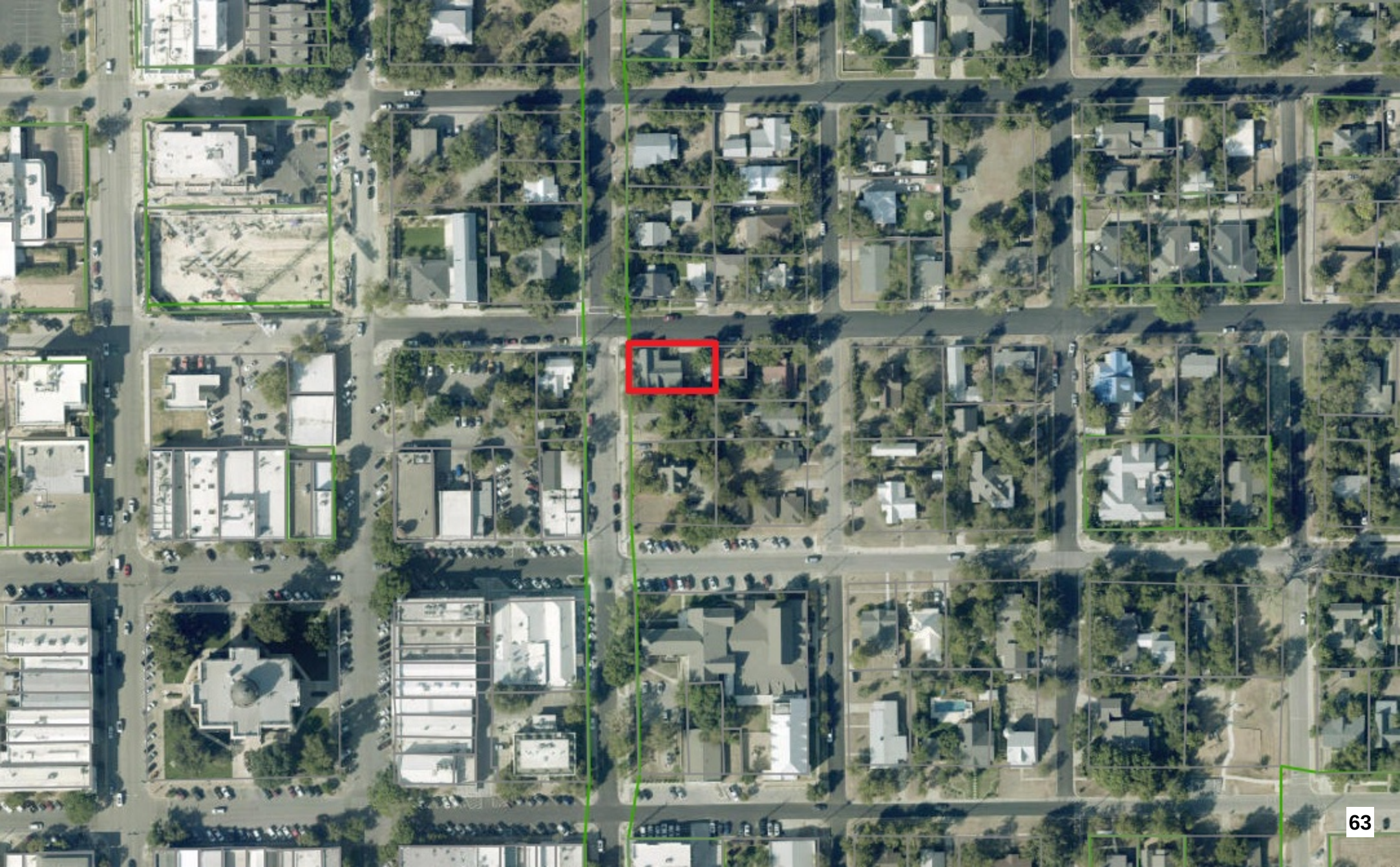


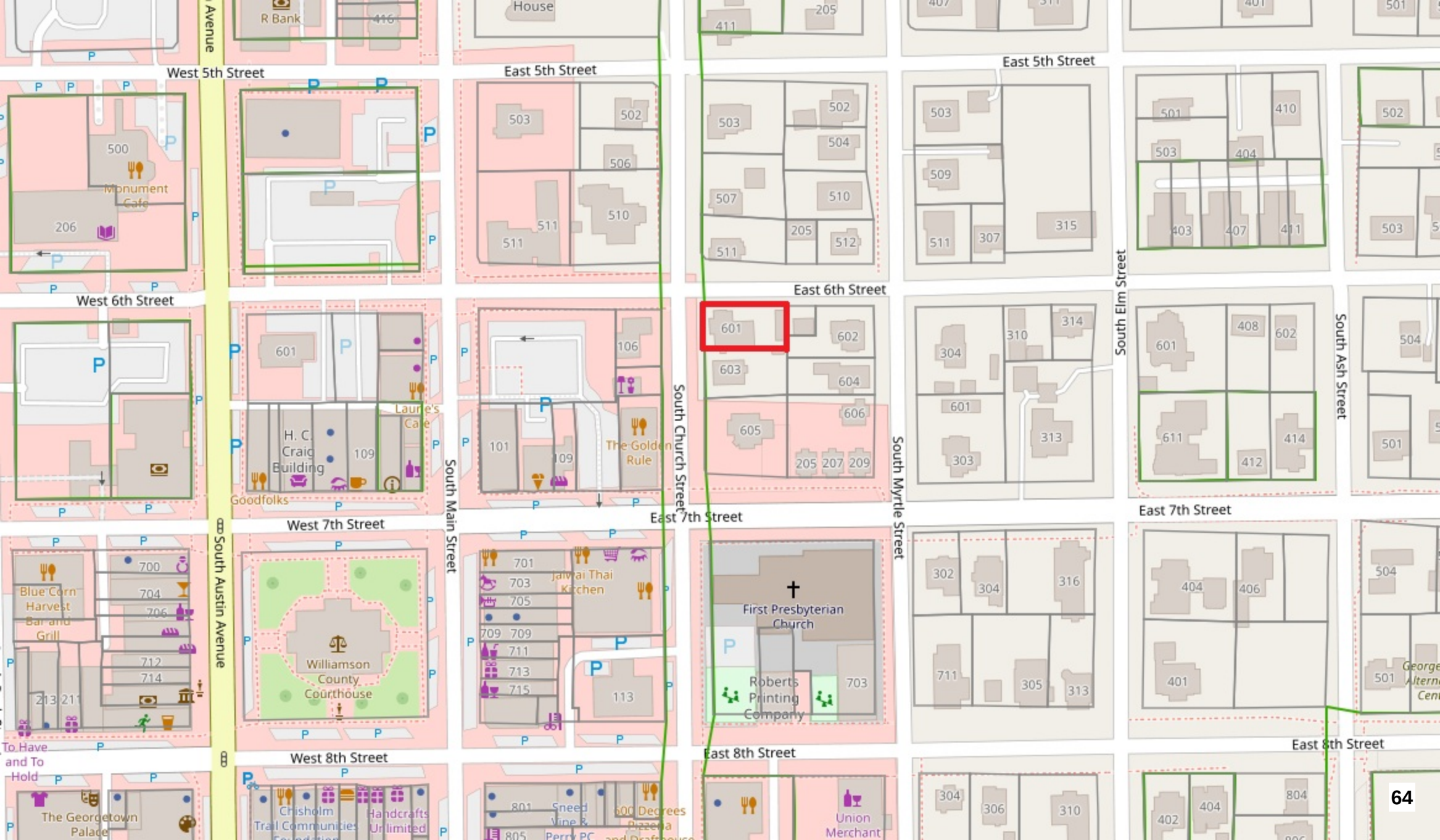
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TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

LOCATION MAP
FOR
601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

JOB NO.	3550.00
DRAWN	JA
DESIGNED	HS
CHECKED	HS
SHEET ID	
SHEET #	1.0

G:\PROJECTS\3550 - 601 S Church St\Exhibits\FIG 2.0 - Location Map.dwg




West 5th Street
East 5th Street
West 6th Street
East 6th Street
West 7th Street
East 7th Street
West 8th Street
East 8th Street
South Austin Avenue
South Main Street
South Church Street
South Myrtle Street
South Elm Street
South Ash Street
Monument Cafe
Laurie's Cafe
H. C. Craig Building
Goodfolks
The Golden Rule
Williamson County Courthouse
Jaiwai Thai Kitchen
First Presbyterian Church
Roberts Printing Company
Blue Corn Harvest Bar and Grill
To Have and To Hold
The Georgetown Palace
Chisholm Trail Communities
Handcrafts Unlimited
Sneed Vine & Perry PC
600 Degrees Pizzeria and Drafthouse
Union Merchant
R Bank
House


601

601

1

2


FIRE LANE NO PARKING
TOW AWAY ZONE






601
C. 1880
MATTIE AUSTIN HOUSE








C. 1880
MATTIE ROUSSER HOUSE

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: EDWARD RICHARDS
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: Edward Richards I OBJECT: _____

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: JAG El Rio, LLC / Anne Giddings, member
(Please print name)

Signature of Respondent: Anne Giddings
(Signature required for protest)

Address of Respondent: 606 Church St., Georgetown, TX
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

We own the property on the opposite side of the street (same block). We believe the zoning of this property should be the same as ours -- consistent on the block.

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Michael Scalco
(Please print name)

Signature of Respondent: [signature]
(Signature required for protest)

Address of Respondent: 601 S. Church St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

This is the last property on this block that is not mixed use or commercial.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Stephanie Williams
(Please print name)

Signature of Respondent: Stephanie Williams
(Signature required for protest)

Address of Respondent: 205 East 6th Street Georgetown TX 78626
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

I am in FAVOR!

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GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

CITY OF GEORGETOWN
PLANNING DEPARTMENT
JAN 07 RECD
RECEIVED

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Bill Russell
(Please print name)

Signature of Respondent: Bill Russell
(Signature required for protest)

Address of Respondent: 315 E 6th
(Address required for protest)

I am in FAVOR: ✓ (yes) I OBJECT: _____

Additional Comments:

Everything on this block of Church is office or Commercial. Across the street is a restaurant Golden Rule. It is more connected to down town than to the residential neighborhood.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
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JAN 14 RECD
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Harley Coons
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 609 S church st
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

the entire block is already covered in commercial properties making residential living difficult.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
TEXAS

RECEIVED
JAN 15 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Trang Nguyen
(Please print name)

Signature of Respondent: [signature]
(Signature required for protest)

Address of Respondent: 404 S. Lynnwood Trl, Cedar Park TX 78613
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

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Planning and Zoning Commission
Planning Department Staff Report

Project Name:	601 S. Church Street
Project Location:	601 S. Church Street, within City Council district No. 6.
Total Acreage:	.16 Acres
Legal Description:	.1652 Acres out of Lot 8, Block 11, Glasscock Addition
Applicant:	Matkin Hoover c/o Ryan Egan
Property Owner:	Michael Seago
Request:	Zoning Map Amendment to rezone the subject property from the Residential Single Family zoning district to the Mixed-Use Downtown zoning district.
Case History:	This is the first public hearing of this request.



Overview of Applicant's Request

The applicant is requesting approval of a zoning map amendment (rezoning) to rezone the subject property from the Residential Single-Family (RS) zoning district to the Mixed-Use Downtown (MU-DT) zoning district, which also requires the subject property to be rezoned to the Downtown historic zoning overlay district. The subject property is currently located within the Old Town historic zoning overlay district.

Site Information

Location:
The subject property is located at the southeast corner of S. Church Street and W. 6th Street. The property is located in the Old Town Overlay, on the western edge of Downtown Area 1. The property is within a historically mixed-use area, with commercial uses to the south and west of the property, and residential uses to the north and east of the property.

Physical and Natural Features:
The subject property is .16 Acres and is improved with two Medium Priority Historic Resources. The Historic Resources Survey estimates that the primary structure was constructed in 1880 and that the secondary structure was constructed in 1930.

Future Land Use and Zoning Designations:
The subject property has a Mixed Density Neighborhood Future Land Use designation and is currently zoned Residential Single Family (RS). It is also located within the Old Town Historic Overlay zoning district.

There are two land use policies of the 2030 Plan relevant to the review of the requested rezoning based on the site's Future Land Use designation, the location of the subject property, the existing improvements on the property, and features of the surrounding area. They are included in their entirety below, with the related key points underlined for emphasis. The applicability of each policy is explained in detail in the approval criteria section of this report.

LU.1 Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

- Placement of more intense uses near the center of the area where services and transportation networks are more established; less intense uses are located towards the periphery. More intense uses may be those that generate more traffic and allow for a higher density of residential or commercial space.

LU.4 Encourage redevelopment in target areas

- Redevelopment is the clearing of land and construction of new buildings, the conversion of existing buildings to a different use, or a combination of the two. Redevelopment in target areas is encouraged in a variety of ways including: small area planning, intentional infrastructure investment, and/ or specialized development standards.

LU.6 Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.

- Uses appropriate in historic neighborhoods may include commercial and other neighborhood

supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources.

Surrounding Properties:
The subject property is located along the boundary line between the Downtown and Old Town historic zoning overlay districts, within the Old Town Overlay district. Surrounding properties include single-family detached structures on the north, south, east, and west sides of the property.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Use
North	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
East	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
South	Mixed Use Downtown (MU-DT)	Special Area	Single-family, Detached
West	Mixed Use Downtown (MU-DT)	Special Area	Single-family, Detached (Short term rental)



Property History:
This is the first development application for the subject property.

Comprehensive Plan Guidance

Future Land Use Map:
Mixed-Density Neighborhood (MDN)

This category includes a range of single-family and medium-density housing types. Medium-density housing options are consistent with and complementary to the traditional single-family neighborhood with an emphasis on connectivity. This future land use area supports a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike or on foot with access to neighborhood amenities including schools and parks (see Objective 2.3 of the Parks and Recreation Master Plan). Development standards for medium-density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

DUA: 5.0 minimum

Target Ratio: 25% detached residential (5-7 units)

45% moderate density residential (townhomes, duplexes, cottage court)

30% non-residential

Primary Use: Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes, townhomes, and duplexes

Secondary Uses: Limited neighborhood-serving retail and service uses, office, civic, institutional, parks, and open space

The Mixed-Density Neighborhood designation has been applied to the majority of the Old Town Overlay District because this historic residential area has a mix of home types and limited, neighborhood-scale commercial development, although the primary residential type is single-family homes. Commercial areas, churches, and school campuses – which have a different designation as Institutional – are primarily located along major roadways such as University Avenue and Austin Avenue, although they may also be located in transition areas, such as the transition from the Old Town Overlay District to the Downtown Overlay District. The Future Land Use Map's Mixed-Density Neighborhood in which the subject property is located comprises approximately 657 acres of primarily residential use, with a relatively small percentage of commercial uses relative to the target ratio of 80% residential and 20% nonresidential. As the subject property's size is approximately .16 acres, however, the proposed zoning change's impact to the target ratio is minimal – less than one hundredth of a percent.

Other Master Plans:
Downtown Master Plan

The City of Georgetown has updated and adopted its Downtown Master Plan as of May 28, 2024. This strategic document aims to guide the city's decisions, programming, and reinvestment efforts over the next decade, focusing on preserving Georgetown's unique character amidst ongoing growth and development.

Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property is located directly adjacent to the urban core of downtown, which provides a high level of street and pedestrian infrastructure connectivity. The property fronts on S. Church Street, which is a Local Street, between E. 7th Street, which is a Minor Collector, and E. 6th Street, which is a Local Road.

S. Church Street – Local Street
Local streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets.

A Traffic Impact Fee (TIF) will be assessed and required at the Site Development Plan, should the property redevelop, per the average daily trips generated by development based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

Downtown Overlay District

The City of Georgetown recognizes that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. Historic overlay districts are created to:

- Protect and enhance the landmarks and districts which represent distinctive elements of Georgetown's historic, architectural, and cultural heritage;
- Foster civic pride in the accomplishments of the past;
- Protect and enhance Georgetown's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- Insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city; and
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation and preservation.

The Downtown Overlay District is intended to protect the aesthetic and visual character of the Town Square and downtown Georgetown through the establishment of two distinct zones, designated as Area 1 (Town Square Historic District) and Area 2 (remainder of the Downtown Overlay District). The standards for reviewing projects in the Downtown Overlay District include application of the Downtown and Old Town Design Guidelines through the Certificate of Appropriateness application process.

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.060 for the adoption of a Historic Overlay District, as outlined below:

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA	
1. Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation.	**Complies**
The subject property is located directly east of the Downtown Square, and directly north of the Downtown Area 2 boundary. The subject property is characteristic of twentieth century vernacular architecture, with its bungalow plan and Craftsman style influences. The structure has a side gable roof and horizontal wooden siding. These features are all characteristic of twentieth century construction in Georgetown.	
2. Occurrence of a notable historical event at the structures, sites or area.	**Does Not Comply**
Upon the review of resource survey data and historical newspaper archives, it was determined that the subject property is not known to have had the occurrence of a notable historical event.	
3. Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation.	**Complies**
According to the Williamson County Appraisal District records, Block 11 of the Glasscock Addition was purchased by Levi Pennington in 1877. Levi Pennington was the county clerk for 20 years, and elected as Chief Patriarch of Hubbard Encampment for the Odd Fellows. His daughter, Mattie Rouser inherited the land after his death. Mattie Rouser, who built 700 S. Austin Avenue, which is the current home to Quenans Jewelers on the Square. Mattie also played an important role in Georgetown's war efforts during World War I. According to Williamson County Public Records, the subject property was purchased by George L. Rouser in 1944. George L. Rouser Sr. and George L. Rouser Jr. owned the subject property until 1948. George L. Rouser Jr. was the grandson of George L. Rouser Jr. was a graduate of Georgetown High School and Southwestern University, where he received his Bachelor of Science. During World War II, George was one of the scientists involved in the development of the atomic bomb as part of the Manhattan Project. The Pennington-Rouser family contributed to the early history of Georgetown in many ways and played an important role in the development of the City and Nation through their contributions to the efforts in World Wars I and II, and their role in developing the Georgetown Square.	

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA	
4. Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to: **a. Scale of buildings and structures typical of the area;** **b. Architectural style of the buildings and structures;** **c. Architectural period of the buildings and structures;** **d. Building materials typical of the area;** **e. Colors and textures used in the buildings and structures typical of the area;** **f. Typical relationships of buildings in the area to the street;** **g. Setbacks and other physical patterns of buildings in the area;** **h. Typical patterns of rooflines of buildings in the area; or** **i. Typical patterns of porch and entrance treatments of buildings in the area.**	**Complies**
5. Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.	**Does Not Comply**
The subject property is not anticipated to yield archaeological value.	

In summary, the request to include the subject property within the Downtown Overlay District is generally consistent with the approval criteria for a historic overlay district, complying with three of the five criteria for approval. The structure is significant because of its architectural design and materials, and for its association with notable Georgetown residents, George L. Rouser, Levi Pennington, and Mattie Rouser. By continuing the subject property's inclusion in the Downtown Overlay district, the Design Guidelines and Certificate of Appropriateness application review process will remain in place to protect the structure and provide guidance for any proposed future exterior changes to the property.

Meetings Schedule

January 22, 2026 – Historic and Architectural Review Commission
February 17, 2026 – Planning and Zoning Commission
March 10, 2026 – City Council First Reading of the Ordinance
March 24, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (38 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (January 4, 2026 and 2 signs were posted on-site. To date, staff has received 7 written comments in favor, and 0 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Historic Resource Survey
Exhibit 3 – Future Land Use Map
Exhibit 4 – Zoning Map
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments

601 S Church Street
2025-10-REZ

January 22, 2026 | Historic Architecture Review Commission

GEORGETOWN
TEXAS

Item Under Consideration

2025-10-REZ

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Old Town Overlay zoning district to the Downtown Overlay zoning district, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

UDC Direction

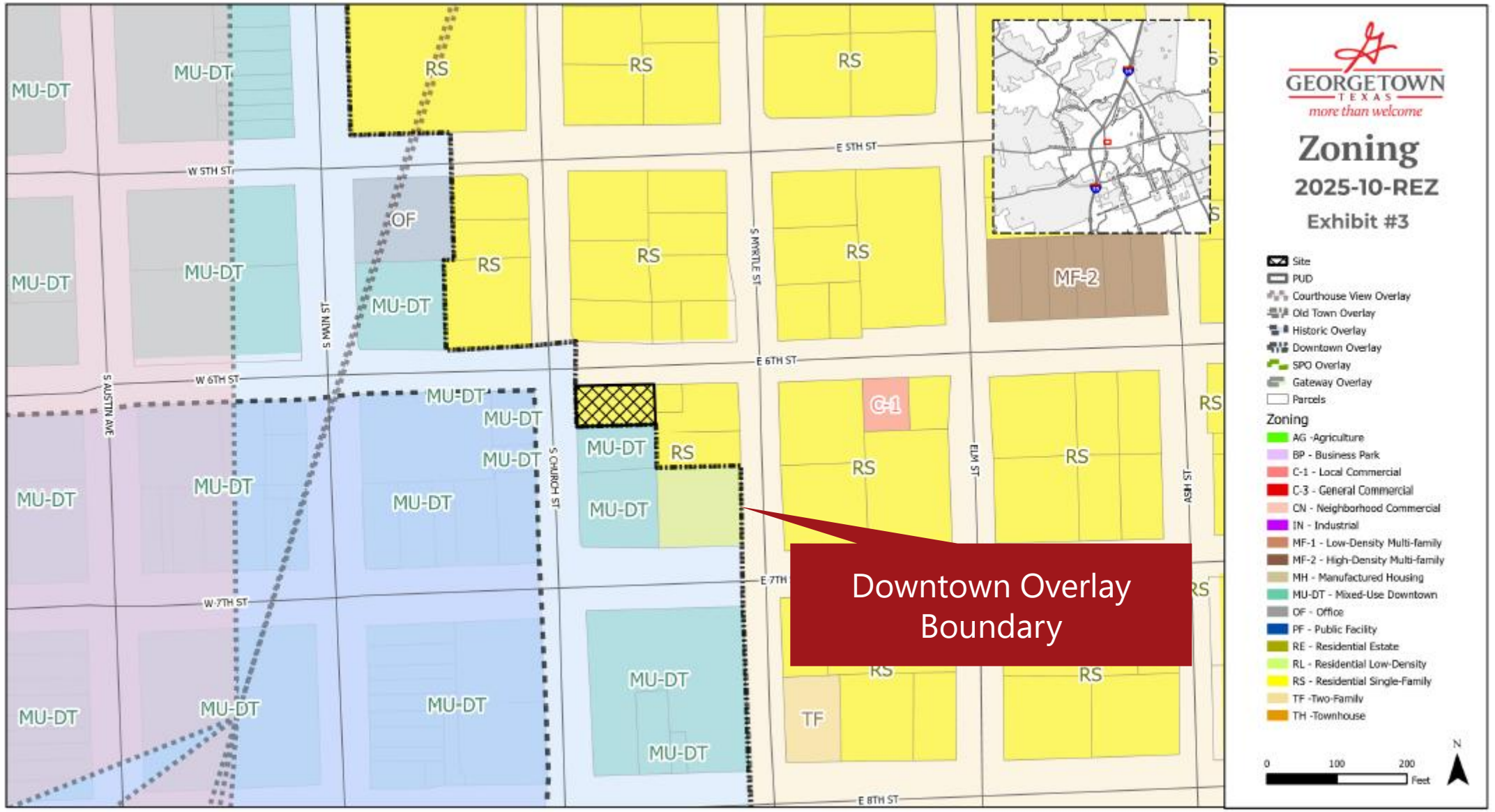
HARC

- Responsible for making a recommendation to City Council on the rezoning of the property from the Old Town to Downtown Overlay

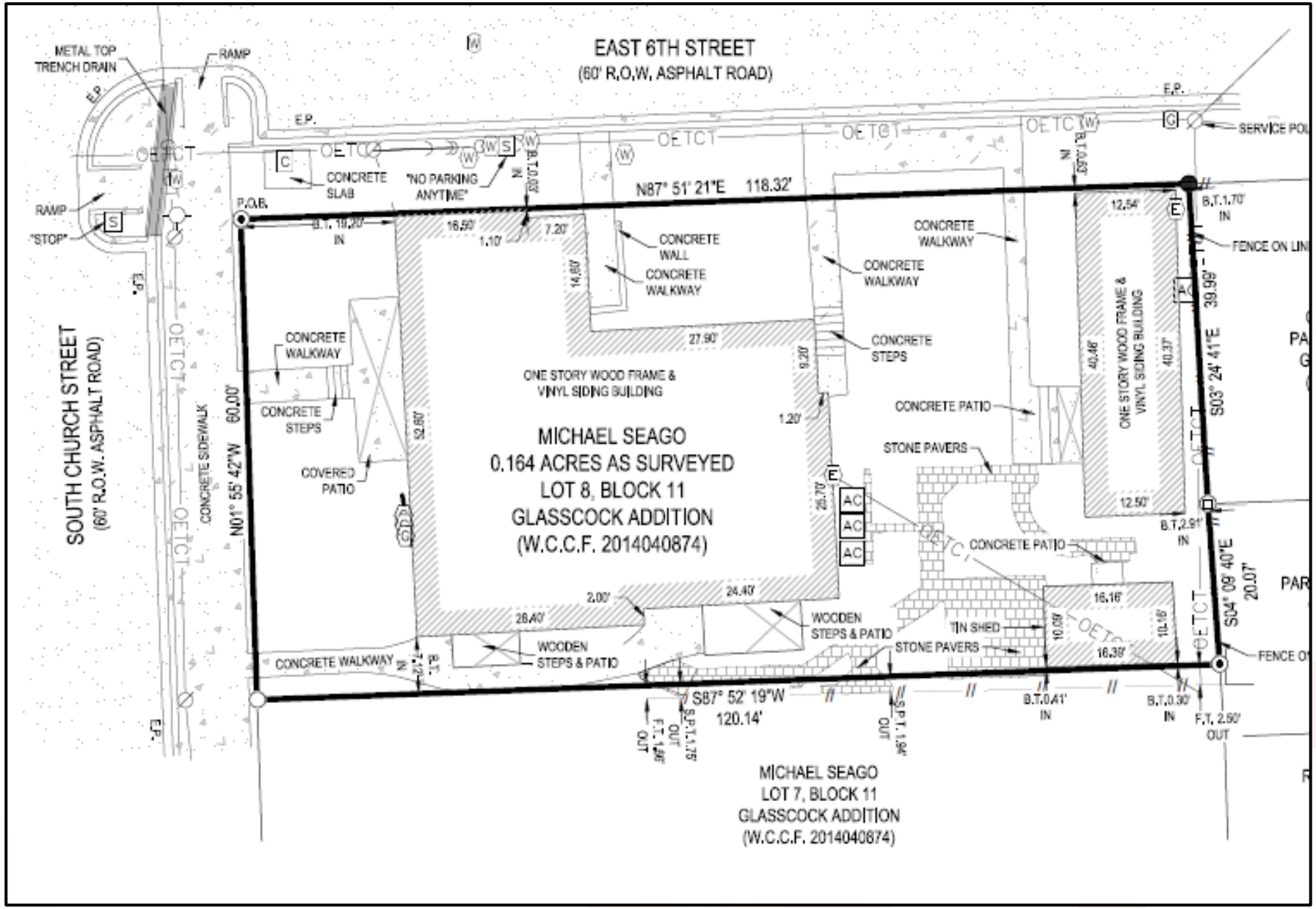
P&Z

- Responsible for making a recommendation to City Council on the rezoning of the property from the Residential Single Family zoning district to the Mixed-Use Downtown zoning district


Single Family, Detached
Similar project, rezoned 2025
Golden Rule Restaurant
Williamson County Courthouse
W 5TH ST
E 5TH ST
W 6TH ST
E 6TH ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
ASH ST
ELM ST
E 7TH ST
E 8TH ST
GEORGETOWN
TEXAS
more than welcome
Aerial
2025-10-REZ
Site
N
0
100
200
Feet


GEORGETOWN
TEXAS
more than welcome
Zoning
2025-10-REZ
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
0
100
200
Feet
N
Downtown Overlay Boundary
E 5TH ST
W 5TH ST
W 6TH ST
E 6TH ST
W 7TH ST
E 7TH
E 8TH ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
S MYRTLE ST
ELM ST
ASH ST
MU-DT
RS
OF
MF-2
C-1
TF

Site Plan


EAST 6TH STREET
(60' R.O.W. ASPHALT ROAD)
SOUTH CHURCH STREET
(60' R.O.W. ASPHALT ROAD)
METAL TOP TRENCH DRAIN
RAMP
"STOP"
CONCRETE SLAB
"NO PARKING ANYTIME"
P.O.B.
N87° 51' 21"E 118.32'
CONCRETE WALKWAY
CONCRETE WALL
CONCRETE STEPS
CONCRETE PATIO
STONE PAVERS
ONE STORY WOOD FRAME & VINYL SIDING BUILDING
COVERED PATIO
MICHAEL SEAGO
0.164 ACRES AS SURVEYED
LOT 8, BLOCK 11
GLASSCOCK ADDITION
(W.C.C.F. 2014040874)
N01° 55' 42"W 60.00'
CONCRETE SIDEWALK
S03° 24' 41"E 39.99'
S04° 09' 40"E 20.07'
S87° 52' 19"W 120.14'
WOODEN STEPS & PATIO
TIN SHED
FENCE ON LIN
SERVICE POL
MICHAEL SEAGO
LOT 7, BLOCK 11
GLASSCOCK ADDITION
(W.C.C.F. 2014040874)

Current Context







added.

Geo. L. Rouser, Jr., Gets AEC Fellowship

George L. Rouser, Jr., son of Mr. George L. Rouser of Georgetown and Temple, has been granted a fellowship from the Atomic Energy Commission to study physiology at Vanderbilt University.

The AEC fellowship program includes fellowships in medicine, agriculture, and the physical sciences. Fellows are selected by special boards set up within the National Research Council of the National Academy of Sciences.

George graduated from Georgetown High School in the class of '41, and received his B.S. degree from Southwestern University.

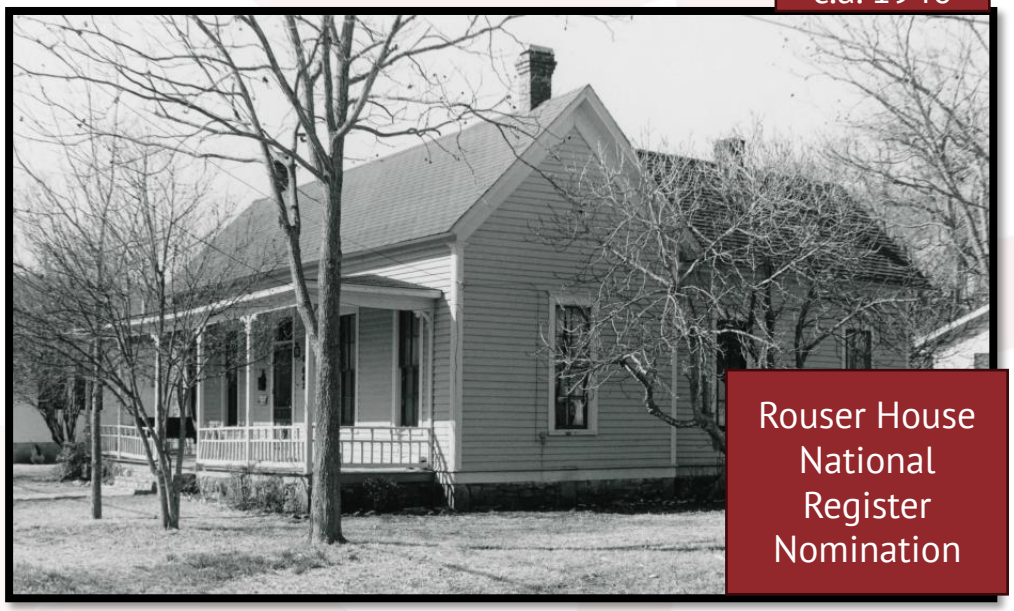
During the war he was in the service and was one of the scientists engaged in atomic energy operations at Oak Ridge, Tenn. Following his discharge he was an instructor in the Science department of Southwestern for a time before leaving for further study.

SAVE PEACH SEED AND HELP THOSE WHO FACE GAS ATTACKS ON BATTLEFIELD

Mrs. Mattie Rouser and the members of the Children's Patriotic Society (Knights of the Clean Plate) are conducting a campaign for peach seed to send to the Government to be used in war work, and are appealing to every one to save the seed of peaches, plums and prunes, and hulls of walnuts, hickory nuts pecans and butter nuts. These seeds and hulls are used by the Government in the manufacture of gas masks for the soldiers who are in France and the seed that you save may be the means of saving the life of an American or Allied soldier. The seed are burned in kilns and the charcoal left from the seed is used as a filter for the air that has been poisoned by the gas attacks of the Huns. Save the seed and notify Mrs. Rouser or some member of the children's society, and they will call for them. Those bringing seed to town leave at the home of Mrs. Rouser.



700 S. Austin Avenue c.a. 1940



Rouser House National Register Nomination

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation;	X		
Occurrence of a notable historical event at the structures, sites or area;			X
Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation	X		

Approval Criteria – UDC Section 3.06.030

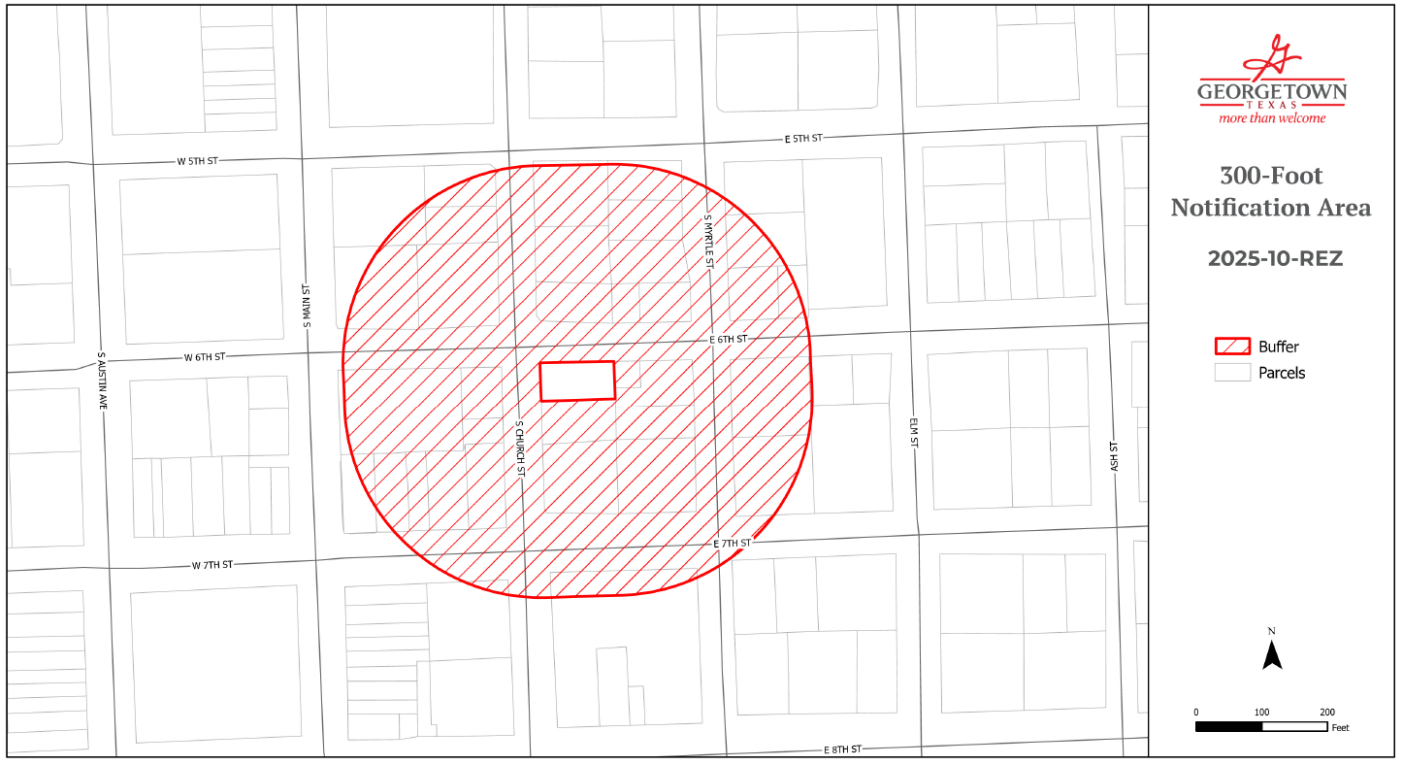
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to: Scale of buildings and structures typical of the area; Architectural style of the buildings and structures; Architectural period of the buildings and structures; Building materials typical of the area; Colors and textures used in the buildings and structures typical of the area; Typical relationships of buildings in the area to the street; Setbacks and other physical patterns of buildings in the area; Typical patterns of rooflines of buildings in the area; or Typical patterns of porch and entrance treatments of buildings in the area.	X		

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.			X

Public Notifications

- 38 property owners within the 300' buffer
- Notice in Sun News on January 4, 2026
- 2 signs posted on the property
- To date, staff has received:
  - 7 written comments IN FAVOR
  - 0 written comments OPPOSED



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Old Town Overlay zoning district to the Downtown Overlay zoning district, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

- Per UDC Section 3.06.020.E, the Historic and Architecture Review Commission shall hold a Public Hearing… and make a recommendation to the City Council.

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

SUBJECT:
701 S. College (2025-57-COA)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2025-57-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC conceptual review for new infill construction and an exception on building height.

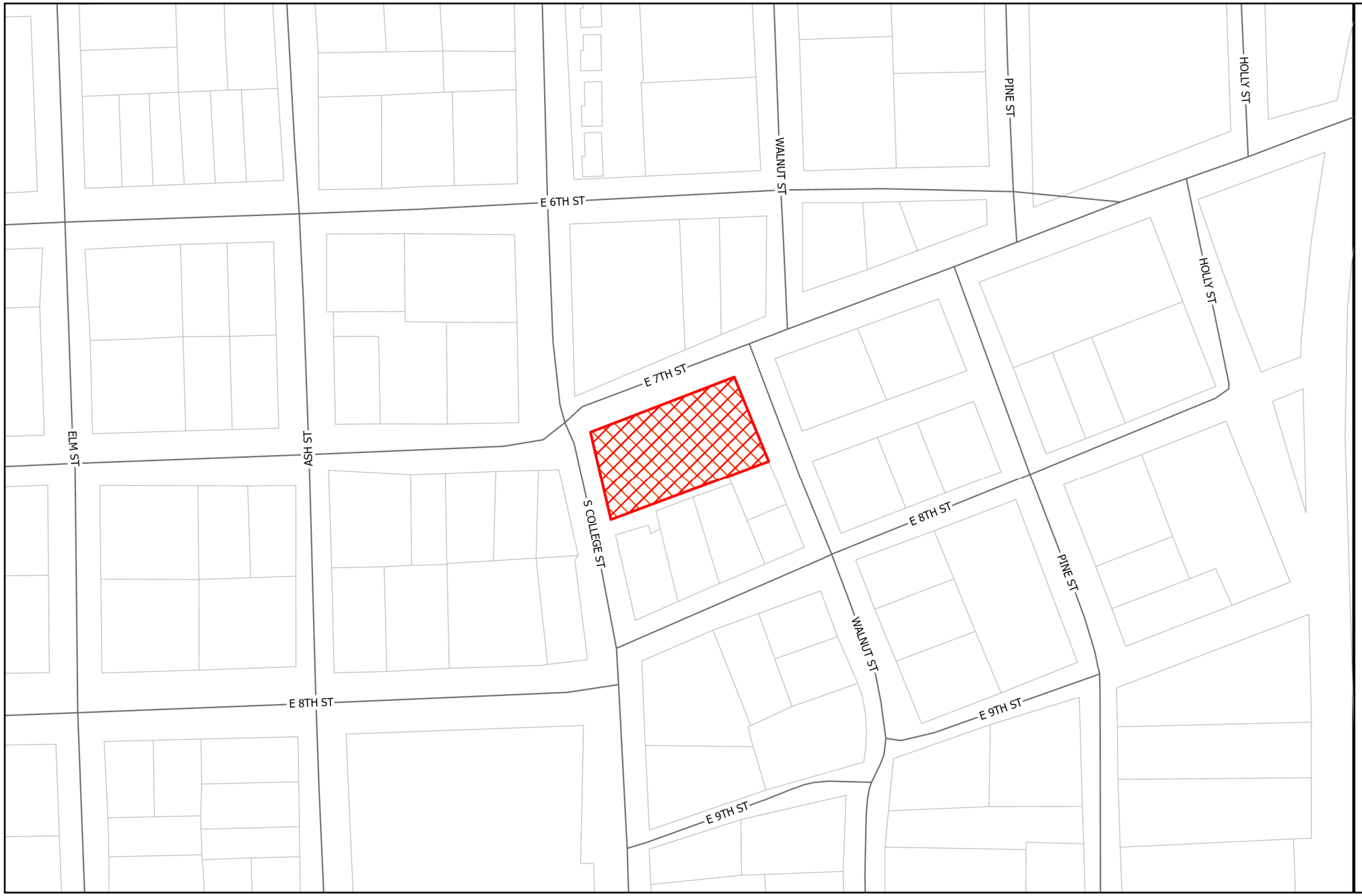
Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 2, partially complies with 3, does not comply with 0 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 3 of the 8 criteria were not applicable to the proposed project.

Public Comments: 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 (41 notices), and 3 signs were posted on-site. To date, staff has received 0 written comments in favor and 4 in opposition to the request

FINANCIAL IMPACT:

SUBMITTED BY:
Allyson Iiams, Planning Department

ATTACHMENTS:
Exhibit 1 - Location Map.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 3 - Plans and Specifications.pdf
Exhibit 4 - Conceptual Review Plans and Specifications.pdf
Exhibit 5 - Public Comments.pdf
2025-57-COA HARC Staff Report 1-14.pdf
2025-57-COA HARC Presentation.pdf



GEORGETOWN
TEXAS
more than welcome

Location

2025-57-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

701 S Church St

Georgetown, TX 78626

RE: Letter of Intent Rev1 12.19.25

Project Description

- Gabriel CC Interests intends to construct a new single-family home for Tommy & Ashley Dunn at 701 S Church St. The home will be built on the vacant lot, .56 acres, at the above-mentioned address.
- The proposed home is a 5970-conditioned SF, two-story single-family home.
- There will be a wrap around patio at the front door facing the street on S College that wraps to the 7th street elevation.
- Careful consideration was given to blending this new residence with the surrounding community and following HARC guidelines.
    - The two-story portion of this house was aligned along the College St frontage of the property. There are several two-story structures within a block of this house.
        i. John Leavell, one block over.
        ii. 603 7th St has a two-story garage structure fronting College.
        iii. 510 E 7th St is a two-story structure directly across College.
        iv. 706 College is a two-story structure directly across College, among others in the near vicinity.
    - The remainder of the house that fronts all of 7th and all of Walnut is designed as single story.
    - The design layout is intended to look like a rectangle from all street faces. Looking from College, it appears rectangle, looking from 7th it appears as a rectangle, looking from walnut it appears rectangle with a small L for the garage unit.

- Site Layout
    - The front entry way is designed to be on the street frontage of College St.
        i. College was chosen as the front of this property for several reasons.
            1. The original house that was on this property originally fronted College
            2. College is the more trafficked roadway of the (3) street fronts that this property encompasses. For this reason, College makes the most sense for the front façade.
            3. There are several two-story homes and structures that front College St.

a. The John Leavell house,
b. 603 7th st has a two-story garage that fronts College St
c. 510 E 7th is a two-story residence directly across College
d. 706 College St is a two-story structure directly across College

ii. The front entry has a large, covered patio that wraps from the College St side to the 7th street frontage.

iii. There is an existing rock retaining wall at the corner of College and 7th from the original structure. The intent is to utilize this existing retaining wall to create a planter bed. Stone will be added to this wall to match the existing stone from the original home site.

1. 

- Garage will face rear of property and will be enclosed by a 6' brick veneer wall.
- The structure is two stories with a maximum ridge height of 29'7" AFF

- Roofing Materials
  - The roof material will be a majority of synthetic cedar shakes.
  - The front patio will have a metal roof.
- Windows
  - Windows will be Weathershield wood windows with metal clad exterior.
  - Windows of front facing College St make up approximately 30.5% of the overall front façade. Front Façade is 1293 SF excluding roof area. Window Area is 395 SF

- Exterior Façade Materials
  - Horizontal siding will make up most of the exterior veneer.
  - Accents of Board and Batton
  - Accents of real wood cedar shake (painted) at gables.
  - Accents of Brick
  - Exterior windows are wood with metal-clad exterior by Weather shield.
  - Painted Wood front door.

- Photos of Site





701 S Church St

Georgetown, TX 78626

Changes made from first submittal

- Aligned all sill heights on College St Façade
- College St Façade (front) has 30.5% windows. Note on cover page
- Ridge height from Finished Floor is 29’7”
- Added landscaping plan
    - Mature Oak trees are being installed along the 7th st frontage. Trees will be 25’-30’ at top of canopy at time of planting.
    - Utilize old retaining wall from previous structure at corner of 7th and college as planter bed. We will add on to this wall utilizing similar materials.

GENERAL NOTES

LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7575 SQ. FT.	
CIRCULAR DRIVEWAY - (PERVIOUS)	(719 SQ. FT.)	
PATH - (PERVIOUS)	(36 SQ. FT.)	
MOTOR COURT - (PERVIOUS PAVERS)	(2125 SQ. FT.)	(2880 SQ. FT. TOTAL) (2880 / 24,263 = 11.8%) (11.8% TOTAL PERVIOUS COVER)
POOL DECK	686 SQ. FT.	
HVAC AND POOL EQUIP.SLABS	456 SQ. FT.	
GLASS HOUSE,PORCH & STORE	239 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	9203 SQ. FT.	
PERCENT IMPERVIOUS:	37.9%	
MAX. IMPERVIOUS COVER FOR SITE (45%) =	10914 SQ. FT.	

* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

GENERAL NOTES

1. SHAWN F. HOOD, DESIGNER, ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN PLANS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
5. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF ALL SOLID FRAMING, COLUMNS, BEAMS, AND OTHER STRUCTURAL MEMBERS.
6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF GOOD QUALITY AND MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
7. ALL ANGLES SHOWN ON PLAN ARE 45 DEGREE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED.
9. ALL WINDOW SIZES ARE NOMINAL ROUGH OPENINGS. VERIFY SIZES WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
10. ALL WINDOWS ARE DIMENSIONED TO THE CENTER OF THE ROUGH OPENING UNLESS NOTED OTHERWISE.
11. WEATHER STRIP ALL ATTIC ACCESS DOORS.
12. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
13. PROVIDE ATTIC VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3'-0" ABOVE EAVE OR CORNICE JOIST. APPLY ALL VENTS TO REAR OF RESIDENCE.
14. PROVIDE A MINIMUM OF ONE (1) S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
15. FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
16. PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONCEALED SPACES, I.E.: SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
17. DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1,000 S.F. EACH FOR FIRESTOPS.
18. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS AND MASONRY WALLS.
19. PROVIDE VACUUM BREAKERS AT ANY WATER SUPPLY OUTLET WITH A HOSE CONNECTION AT OUTLETS WHICH COULD BE SUBMERGED AND ARE NOT PROTECTED BY AN AIR GAP.
20. PROVIDE 2x6 PLUMBING WALLS AT INTERIOR TOILET, WASHER & DRYER, WATER HEATER AND WATER SOFTENER LOCATIONS.
21. PROVIDE 2x6 STUDS (OR DBL. 2x4 @ 12"O.C) AT ALL WALLS ABOVE 10' IN HEIGHT.
22. CONTRACTOR SHALL CONSULT WITH A QUALIFIED PROFESSIONAL FOR ENGINEERED ROOF TRUSS LAYOUTS, DESIGNS, AND SHOP DRAWINGS.

SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

SLAB AND FOUNDATION NOTES:

1. THE G.C. SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS PRIOR TO STARTING THE WORK. ANY DISCREPANCIES, CONFLICTS OR NON-COMPLIANCE IN THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
2. THE G.C. ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE CONTRACTOR WITHOUT CONTACTING THE DESIGNER, THE G.C. WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
3. FINAL LOCATION OF THE RESIDENCE AND FINISHED FLOOR ELEVATION TO BE VERIFIED BY THE G.C. AND APPROVED IN WRITING BY THE OWNER PRIOR TO SLAB FORMWORK BEING ERECTED
4. MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 24" UNLESS NOTED OTHERWISE BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
5. THE G.C. SHALL VERIFY ALL LOCATIONS OF ELECTRICAL/DATA/PHONE FLOOR PLUGS WITH THE OWNER PRIOR TO THE SLAB POUR.
6. PROVIDE A 20"x20"x2" DROPPED SLAB UNDER THE WASHER. SLOPE TILE TO DRAIN.
7. G.C. TO PROVIDE A DRAIN @ THE ICE MAKER.
8. U.N.O. DRYER VENT TO BE VENTED DIRECTLY THROUGH THE WALL TO OUTSIDE, OTHERWISE DOWN THROUGH THE SLAB AND OUT TO THE SIDE OF THE FOUNDATION. CLARIFY PRIOR TO SLAB POUR.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". U.N.O.. G.C. IS TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISHED FLOORING TO MAINTAIN MINIMUM DROP.

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
2. THE G.C. IS TO PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR CLOSET RODS MEDICINE CABINETS AND ANY OTHER ITEMS AS MAY BE REQUIRED.
3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
4. APPLIANCES SHOWN DO NOT NECESSARILY REFLECT THE ACTUAL SIZE AND TYPE OF APPLIANCE SELECTED. G.C. TO VERIFY WITH THE OWNER AND INTERIOR DESIGNER FOR ACTUAL APPLIANCE SIZE AND TYPE BEFORE COMMENCING THE JOB.
5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

WALL FRAMING NOTES

TABLE 1: EXTERIOR & LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x6	1'-0"	18'-0"
2x6	1'-4"	14'-0"
2x8	1'-0"	22'-0"
2x8	1'-4"	18'-1"

1. ONLY ONE BOTTOM AND TWO TOP HORIZONTAL WALL PLATES ARE PERMITTED. MAX. STUD HEIGHT IS MEASURED BETWEEN WALL PLATES.
2. ONLY TRUSSES OR OUTLOOK LADDER FRAMING FOR GABLE CONFIGURATIONS PLACED PERPENDICULAR TO WALL TOP PLATES AND FASTENED USING SIMPSON L50 CLIPS (OR APPROVED EQUAL) ARE ACCEPTABLE. DRYWALL CEILINGS ARE NOT ACCEPTABLE FOR LATERAL SUPPORT
3. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.
4. OSB OR PLYWOOD SHEATHING IS REQUIRED FOR EXTERNAL OR LOADBEARING TALL WALLS.

TABLE 2: INTERIOR NON-LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x4	1'-0"	18'-0"
2x4	1'-4"	14'-0"
2x6	1'-0"	22'-0"
2x6	1'-4"	18'-1"

1. NON-LOADBEARING TALL WALLS MAY BE CONSIDERED LATERALLY SUPPORTED AT THE TOP IF THEY ARE SECURED TO A ENGINEERED TRUSS FLOOR SYSTEM AS PER APPROVED TRUSS SUPPLIER
2. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.

WINDOW & DOOR GENERAL NOTES

1. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL WINDOWS ABOVE BATH TUBS TO BE TEMPERED. ANY WINDOW AT STAIRWAY HAVING A SILL HEIGHT BELOW 36" TO BE TEMPERED. WINDOW MANUFACTURER TO VERIFY ALL TEMPERED WINDOW LOCATIONS AS PER CODE. SHOWER AND BATH TUB GLAZING SHALL BE TEMPERED.
2. WINDOW MANUFACTURER & THE G.C. TO VERIFY EGRESS-ABLE WINDOWS AS PER APPLICABLE CODE.
3. NOTE TO G.C.: ALL INTERNAL DOORS TO BE STAIN FINISHED

ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT EACH BEDROOM AND LEVEL AS PER CODE AND ON A CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES. THE CONTRACTOR IS TO PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.
3. WALL SWITCHES, KITCHEN SPLASH OUTLETS, AND GARAGE OUTLETS LOCATED AT 42" AFF UNLESS NOTED OTHERWISE. NO SWITCHES ARE TO BE LOCATED WITHIN A 5'-0" RADIUS OF A BATH TUB.
4. HEIGHT OF FLOOR & PHONE OUTLETS TO BE 12" FROM F.F.L. TO BOTTOM OF OUTLET. TYPICAL U.N.O.
5. PROVIDE LIGHT AND OUTLET AT HVAC LOCATIONS FOR SERVICE.
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR SPACES AND OTHER "WET" AREAS.
7. PROVIDE WEATHERPROOF OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS SWITCHED AS INDICATED. VERIFY LOCATIONS WITH OWNER.
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO SLAB POUR.
10. CONSULT WITH OWNER FOR DIMMER AND RHEOSTAT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES. ALLOW FOR 30" CLEARANCE AROUND PANEL. TOP OF PANEL TO BE 72" U.N.O.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ANY AND ALL METAL OBJECTS WITHIN 5'-0" OF A POOL MUST BE GROUNDED (BONDED) WITH THE POOL & POOL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STATUES, ETC.

ELECTRICAL LEGEND:

SINGLE POLE SWITCH
THREE WAY SWITCH
FOUR WAY SWITCH
AIR PRESSURE SWITCH
WALL OUTLET DUPLEX (120V)
WALL OUTLET FOURPLEX
WALL OUTLET (240V)
WALL OUTLET (WEATHERPROOF) — WP
WALL OUTLET (GROUND FAULT INTERRUPT)
JUNCTION BOX — J
SPEAKER — S
TELEPHONE / DATA OUTLET
TELEVISION OUTLET — TV
SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNT)
PUSH BUTTON — PB
DOOR BELL CHIMES
LED SPOT LIGHT
FLOOR PLUG
WALL MOUNTED FAN (84" HIGH)
CEILING FAN
CEILING FAN / LIGHT
WALL MOUNT LIGHT
STAIR RISER LED LIGHT
SURFACE MOUNT LIGHT
RECESSED CAN LIGHT
FLUSH MOUNTED LED DISK LIGHT
RECESSED LIGHT FIXTURE (VAPOR PROOF) — VP
ADJUSTABLE EYEBALL LIGHT
FLOOD LIGHTS
INFRARED
SECURITY CAMERA
LIGHT / VENT / HEATER — HEAT
FLUORESCENT LIGHT (UNDER CABINET)
4' LED LIGHT
FLUSH MOUNT HEATER MODEL: WD6024

LANDSCAPING LEGEND

CONCRETE DRIVEWAY
MULCH BED
PAVED DRIVEWAY
NATIVE LAWN
BULL ROCK CONSTRUCTION ENTRANCE (TEMP.)
SOD
STONE 'RED' CARPET
PERENNIALS
LANDSCAPE BED W/ PLANTS
CRUSHED GRANITE

TRENCHES

TEL — TEL
CATV — CATV
ELEC — ELEC
WATER — WATER
SEWER — SEWER — SEWER — SEWER

SITE PLAN LEGEND

	COTTON GIN SPINDLE FOUND
M	MAG NAIL FOUND
	1/2" ROD FOUND
	METAL FENCE
	WIRE FENCE
AE	ACCESS ESMT
PUE	PUBLIC UTILITY ESMT
( )	RECORD INFORMATION
	UTILITY POLE
	STREET LIGHT
OH	OVERHEAD UTILITY LINE(S)
WM	WATER METER
	FIRE HYDRANT
	WATER VALVE
CO	CLEAN OUT
G	GAS METER
T	TELEPHONE
CTV	CABLE/TV
TF	TRANSFORMER ON CONCRETE
(+)	INSIDE OF SUBJECT BOUNDARY
(-)	OUTSIDE OF SUBJECT BOUNDARY
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY
O.S.S.F.	ON SITE SEWAGE FACILITY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TREE TO REMAIN
TREE TO BE REMOVED
770 MAJOR CONTOUR
771 MINOR CONTOUR

WALL LEGEND

STONE VENEER WALL 2x6 STUDS
STONE VENEER WALL 2x4 STUDS
BRICK VENEER WALL 2x6 STUDS
BRICK VENEER WALL 2x4 STUDS
2x4 STUD WALL
2x6 STUD WALL

PAIR $3^0 8^0$ — PASSIVE — ACTIVE
DOOR SIZE $2^0 8^0$ — 2'-0" WIDE x 8'-0" HIGH

AREA TABULATION

LOWER LIVING	4448 SQ. FT.
UPPER LIVING	1572 SQ. FT.
TOTAL CONDITIONED AREA	6020 SQ. FT.
TRIPLE GARAGE	1063 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1570 SQ. FT.
FRONT PORCH	83 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
EXERCISE ROOM COVERED PORCH	167 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	220 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	32 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1557 SQ. FT.
TOTAL UNDER ROOF AREA	9147 SQ. FT.
TOTAL SLAB ON GROUND	7575 SQ. FT.
GREEN HOUSE	123 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	77 SQ. FT.
ATTIC STORE	202 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	686 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	73 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2736 SQ. FT.

TYPICAL ABBREVIATIONS

A
ABV — ABOVE
ADJ — ADJUSTABLE
AFF — ABOVE FLOOR FINISH
APPROX. — APPROXIMATELY
APPL — APPLIANCE
ARCH — ARCHED

B
BFS — BUILDER'S FIRST SOURCE

C
CLG — CEILING
C.O. — CASED OPENING
COL. — COLUMN
CMU — CONCRETE MASONRY UNIT
CONC. — CONCRETE
CSMT — CASEMENT

D
DBL. — DOUBLE
DISP. — DISPOSAL
DW — DISH WASHER
D/L — DIVIDED LIGHTS

E
EXT. — EXTERNAL

F
F.D — FURR DOWN
F.F.L. — FINISHED FLOOR LEVEL
FG — FIXED GLASS
FREZ — FREEZER

G
G.C. — GENERAL CONTRACTOR
G.F.I. — GROUND FAULT INTERRUPT

H
HB — HOSE BIB
HDR — HEADER
HVAC — HEATING/VENTILATION AIR CONDITIONING
HDR. HGT — HEADER HEIGHT
Hgt — HEIGHT
HORTZ — HORIZONTAL

I
INT. — INTERNAL

L
LAV — LAVATORY
LIN — LINEN

M
MAX. — MAXIMUM
MIN. — MINIMUM
MTL — METAL

N
N.T.S. — NOT TO SCALE

O
O.C. — ON CENTER
OPNG — OPENING

P
PL — PLATE HEIGHT

R
REF — REFRIGERATOR
RSCEDAR — ROUGH SAWN CEDAR

S
SHLVS — SHELVES
SIM. — SIMILAR
SDL — SIMULATED DIVIDED LITE
SNGL — SINGLE
SQ. FT. — SQUARE FOOT
S. F. — SQUARE FOOT
C.O. — SHEET ROCK OPENING
S/R RET. — SHEET ROCK RETURN

T
TYP. — TYPICAL
TRANS — TRANSOM
TRPL — TRIPLE
TBD — TO BE DETERMINED
TDL — TRUE DIVIDED LITES

U
UNO — UNLESS NOTED OTHERWISE

W
WC — WATER CLOSET
W.I. — WROUGHT IRON
WIC — WALK IN CLOSET
W/ — WITH
W/O — WITHOUT
W.S. — WEATHER STRIP

SHEET INDEX

C0.1 COVER SHEET

ARCHITECTURAL

AS1.0 SITE PLAN
AS1.2 SLAB PLAN - DIMENSIONED
AS1.3 FLOOR PLANS - FINISHED FLOOR FINISHES
A1.0 LOWER FLOOR PLAN
A1.1 LOWER FLOOR PLAN - DIMENSIONED
A1.2 UPPER FLOOR PLAN
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A2.0 FRONT & REAR ELEVATIONS
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A2.2 SECTION 'A' & 'B' & 'C' & INTERNALS

STRUCTURAL

A3.0 ROOF PLAN

ELECTRICAL

A5.0 ELECTRICAL PLAN - LOWER LEVEL
A5.1 ELECTRICAL PLAN - UPPER LEVEL

CABINETRY

A4.0 INTERNAL ELEVATIONS

DETAILS

A6.0 DETAIL SHEET



NOTE: COLLEGE STREET FACADE EXCLUDING THE ROOF AREA IS APPROXIMATELY 1,293 SQ. FT. AND THE TOTAL WINDOW AREA IS 395 SQ. FT. REPRESENTING 30.5% OF THE FRONT FACADE

FRONT ELEVATION

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

WINDOW SCHEDULE: The Dunn Residence

Andersen Windows: Low **E** SmartSun Glass (366) **HARDWARE & COLOR:** Owner to Select

	BRAND	SIZE	STYLE	HEADER HGT.	AREA
A.	Andersen 400 WOOD	2860 FG	(6-Lite) Trpl. Window	8'-0" Hdr. Hgt.	50 sq. ft
	Andersen 400 WOOD	2820 FG Trans. Mulled	(2-Lite) Trpl. Window	10'-0" Hdr. Hgt.	17 sq. ft
B.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
	Andersen 400 WOOD	2820 FG	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
C.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
	Andersen 400 WOOD	2820 FG	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
D.	Andersen 400 WOOD	2860 CSMT Temp	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
E.	Andersen 400 WOOD	2860 CSMT Temp	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
F.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
G.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
H.	Andersen 400 WOOD	2040 FG	(4-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
I.	Andersen 400 WOOD	4080 FG Mulled	(12-Lite) Twin Window	10'-0" Hdr. Hgt.	64 sq. ft
J.	Andersen 400 WOOD	2860 FG	(6-Lite) Twin Window	8'-0" Hdr. Hgt.	34 sq. ft.
	Andersen 400 WOOD	2820 FG Trans Mulled	(2-Lite) Twin Window	10'-0" Hdr. Hgt.	11 sq. ft
K.	Andersen 400 WOOD	2060 FG	(6-lite) Sngl. Window	10'-0" Hdr. Hgt.	12 sq. ft.
L.	Andersen 400 WOOD	4080 FG	(12-lite) Quad. Window	8'-0" Hdr. Hgt.	128 sq. ft.
	Andersen 400 WOOD	4020 FG Trans. Mulled	(3-Lite) Quad. Window	10'-0" Hdr. Hgt.	32 sq. ft
M.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
N.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
O.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
P.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
Q.	Andersen 400 WOOD	3060 CSMT	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft.
R.	Andersen 400 WOOD	3060 CSMT	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft.
S.	Andersen 400 WOOD	5050 FG Temp	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	25 sq. ft.
T.	Andersen 100 FIBREX	2030 FG Temp	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft.
U.	Andersen 100 FIBREX	2030 FG Temp	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft
V.	Andersen 400 WOOD	2030 FG	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft
W.	Andersen 400 WOOD	2030 FG	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft
X.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
Y.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
Z.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
AA.	Andersen 100 FIBREX	3080 FG	(8-Lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft
	Andersen 100 FIBREX	3020 Hopper Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
BB.	Andersen 100 FIBREX	3080 FG	(8-Lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft
	Andersen 100 FIBREX	3020 Hopper Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
CC.	Andersen 100 FIBREX	3080 FG	(8-Lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft
	Andersen 100 FIBREX	3020 Hopper Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
DD.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
EE.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
FF.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
GG.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
HH.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
II.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
JJ.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
KK.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
LL.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
MM.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
NN.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
OO.	Andersen 400 WOOD	2840 FG	(9-Lite) Sngl. Window	8'-0" Hdr. Hgt.	11 sq. ft
PP.	Andersen 400 WOOD	2060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	12 sq. ft
	Andersen 400 WOOD	2020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	4 sq. ft
QQ.	Andersen 400 WOOD	3060 FG	(6-Lite) Twin Window	8'-0" Hdr. Hgt.	36 sq. ft
	Andersen 400 WOOD	3020 FG Trans Mulled	(2-Lite) Twin Window	10'-0" Hdr. Hgt.	12 sq. ft
RR.	Andersen 400 WOOD	2060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	12 sq. ft
	Andersen 400 WOOD	2020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	4 sq. ft
SS.	Andersen 400 WOOD	2840 FG	(9-Lite) Sngl. Window	8'-0" Hdr. Hgt.	11 sq. ft
TT.	Andersen 400 WOOD	2840 FG	(9-Lite) Sngl. Window	8'-0" Hdr. Hgt.	11 sq. ft
UU.	Andersen 400 WOOD	3066 FG	(1-Lite w/ leaded bevel glass insert inside) Sngl. Window	10'-0" Hdr. Hgt.	20
VV.	Andersen 400 WOOD	3066 FG	(1-Lite w/ leaded bevel glass insert inside) Sngl. Window	10'-0" Hdr. Hgt.	20
WW.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
	Andersen 400 WOOD	3020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
XX.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
	Andersen 400 WOOD	3020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
YY.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
ZZ.	Andersen 400 WOOD	5420 FG	(4-Lite) Sngl. Window	14'-0" Hdr. Hgt.	11 sq. ft
A1.	Andersen 400 WOOD	5420 FG	(4-Lite) Sngl. Window	14'-0" Hdr. Hgt.	11 sq. ft
B1.	Andersen 400 WOOD	5420 FG	(4-Lite) Sngl. Window	14'-0" Hdr. Hgt.	11 sq. ft
C1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	17'-3" Hdr. Hgt.	6 sq. ft
D1.	Andersen 400 WOOD	2860 FG Mulled	(6-Lite) Trpl. Window	9'-0" Hdr. Hgt.	50 sq. ft
E1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
F1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
G1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
I1.	Andersen 400 WOOD	2860 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
J1.	Andersen 400 WOOD	2860 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
K1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
L1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
M1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	7-8" Hdr. Hgt.	18 sq. ft
N1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	7'-8" Hdr. Hgt.	18 sq. ft
O1.	Andersen 400 WOOD	2040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	8 sq. ft
P1.	Andersen 400 WOOD	2040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	8 sq. ft
Q1.	Andersen 400 WOOD	3040 FG	(6-Lite) Twin Window	7'-0" Hdr. Hgt.	24 sq. ft
R1.	Andersen 400 WOOD	3040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	12 sq. ft
S1.	Andersen 400 WOOD	3040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	12 sq. ft
T1.	Andersen 400 WOOD	3040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	12 sq. ft
U1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	6'-10" Hdr. Hgt.	4 sq. ft
V1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
W1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	13'-0" Hdr. Hgt.	4 sq. ft
X1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	12'-3" Hdr. Hgt.	4 sq. ft

NOTE: FULL DIVIDED LIGHTS

DOOR SCHEDULE: The Dunn Residence

Andersen "E" Series Doors: Low **E** SmartSun Glass (366) **HARDWARE & COLOR:** Owner to Select

	BRAND	SIZE	STYLE	HDR. HGT.	AREA	SWING
1.	Andersen **E** WOOD	3080 Quad. Door Fr.	(1-Lite)	8'-0"	96 sq. ft.	(O/X/X/O)
2.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
3.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite) (X/O)	8'-0"	24 sq. ft.	LH-out
	Andersen **E** WOOD	2680 LSL Sngl. Wdw	(8-Lite)	8'-0"	21 sq. ft.	FG
	Andersen **E** WOOD	5620 Sngl. Trans. Wdw	(5-Lite)	10'-0"	11 sq. ft.	FG
4.	Andersen **E** WOOD	2880 Quad. ¾ Glass Door	(6-Lite)	8'-0"	90 sq. ft.	(O/X/X/O)
	Andersen **E** WOOD	2820 Sngl. Trans. Wdw	(2-Lite)	10'-0"	6 sq. ft.	FG
	Andersen **E** WOOD	5420 Sngl. Trans. Wdw	(4-Lite)	10'-0"	11 sq. ft.	FG
	Andersen **E** WOOD	2820 Sngl. Trans. Wdw	(2-Lite)	10'-0"	6 sq. ft.	FG
5.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
6.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
7.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	LH in
8.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
11.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	LH in
12.	Andersen **E** WOOD	2880 Sngl. Door Fr.	(1-Lite)	8'-0"	22 sq. ft.	LH in
13.	Andersen **E** WOOD	3080 Dbl. ¾ Glass Door	(6-Lite)	8'-0"	48 sq. ft.	RH Active
	Andersen **E** WOOD	6020 Sngl. Trans. Wdw	(4-Lite)	10'-0"	12 sq. ft.	FG

Lumber Yard Series Doors: Smooth Steel Insul. Door w/W.S. **HARDWARE & COLOR:** In & Out

	BRAND	SIZE	STYLE	AREA	SWING
10.	**BFS** (Paint to match Andersen Windows)	3080	Sngl. Solid Slab Steel 8'-0"	24 sq. ft.	RH-in

C0.1

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GABRIEL CUSTOM HOMES

PRELIMINARY SET ☐
REVIEW SET ☐
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CONSTRUCTION SET ☐

DESIGNED BY
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REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19

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2021 IECC ENERGY CONS. CODE
GEORGETOWN CODE OF ORDINANCES

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LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

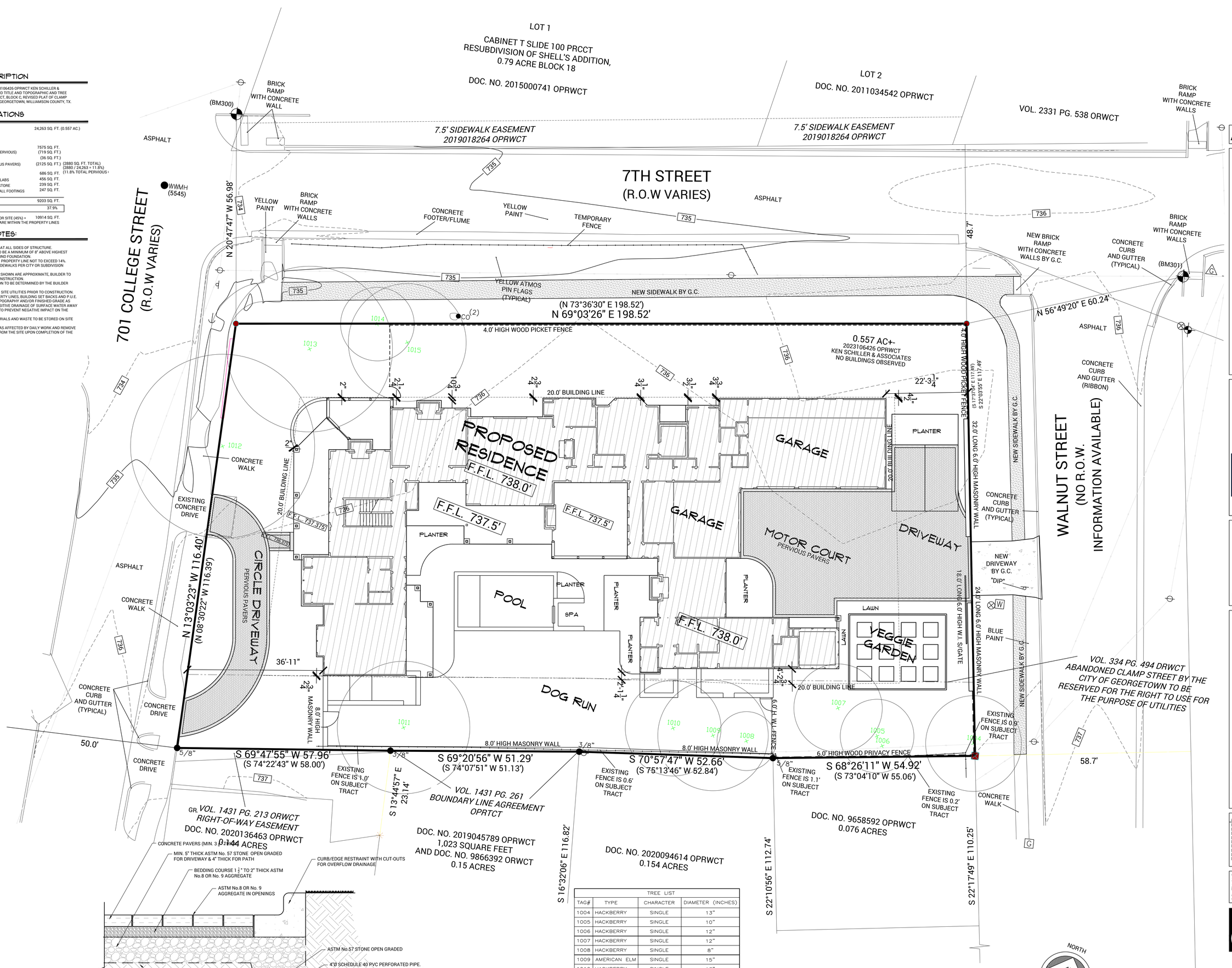
SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7575 SQ. FT.	
CIRCULAR DRIVEWAY - (PERVIOUS)	(719 SQ. FT.)	
PATH - (PERVIOUS)	(36 SQ. FT.)	
MOTOR COURT - (PERVIOUS PAVERS)	(2125 SQ. FT.)	(2880 SQ. FT. TOTAL) (2880 / 24,263 = 11.8%)
POOL DECK	686 SQ. FT.	(11.8% TOTAL PERVIOUS)
HVAC AND POOL EQUIP.SLABS	456 SQ. FT.	
GLASS HOUSE,PORCH & STORE	239 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	9203 SQ. FT.	
PERCENT IMPERVIOUS:	37.9%	

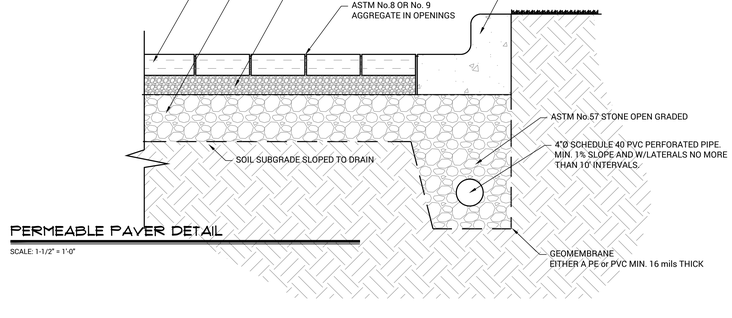
MAX. IMPERVIOUS COVER FOR SITE (45%) = 10914 SQ. FT.
* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.



TREE LIST			
TAG#	TYPE	CHARACTER	DIAMETER (INCHES)
1004	HACKBERRY	SINGLE	13"
1005	HACKBERRY	SINGLE	10"
1006	HACKBERRY	SINGLE	12"
1007	HACKBERRY	SINGLE	12"
1008	HACKBERRY	SINGLE	8"
1009	AMERICAN ELM	SINGLE	15"
1010	HACKBERRY	SINGLE	13"
1011	CREPE MYRTLE	MULTIPLE	7" 6" 5" 5" (18")
1012	ASH	SINGLE	25"
1013	HACKBERRY	MULTIPLE	15" 15" (23")
1014	ASH	SINGLE	10"
1015	HACKBERRY	SINGLE	16"



PERMEABLE PAVER DETAIL
SCALE: 1-1/2" = 1'-0"

SITE PLAN
SCALE: 1/8" = 1'-0"

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AS1.0

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

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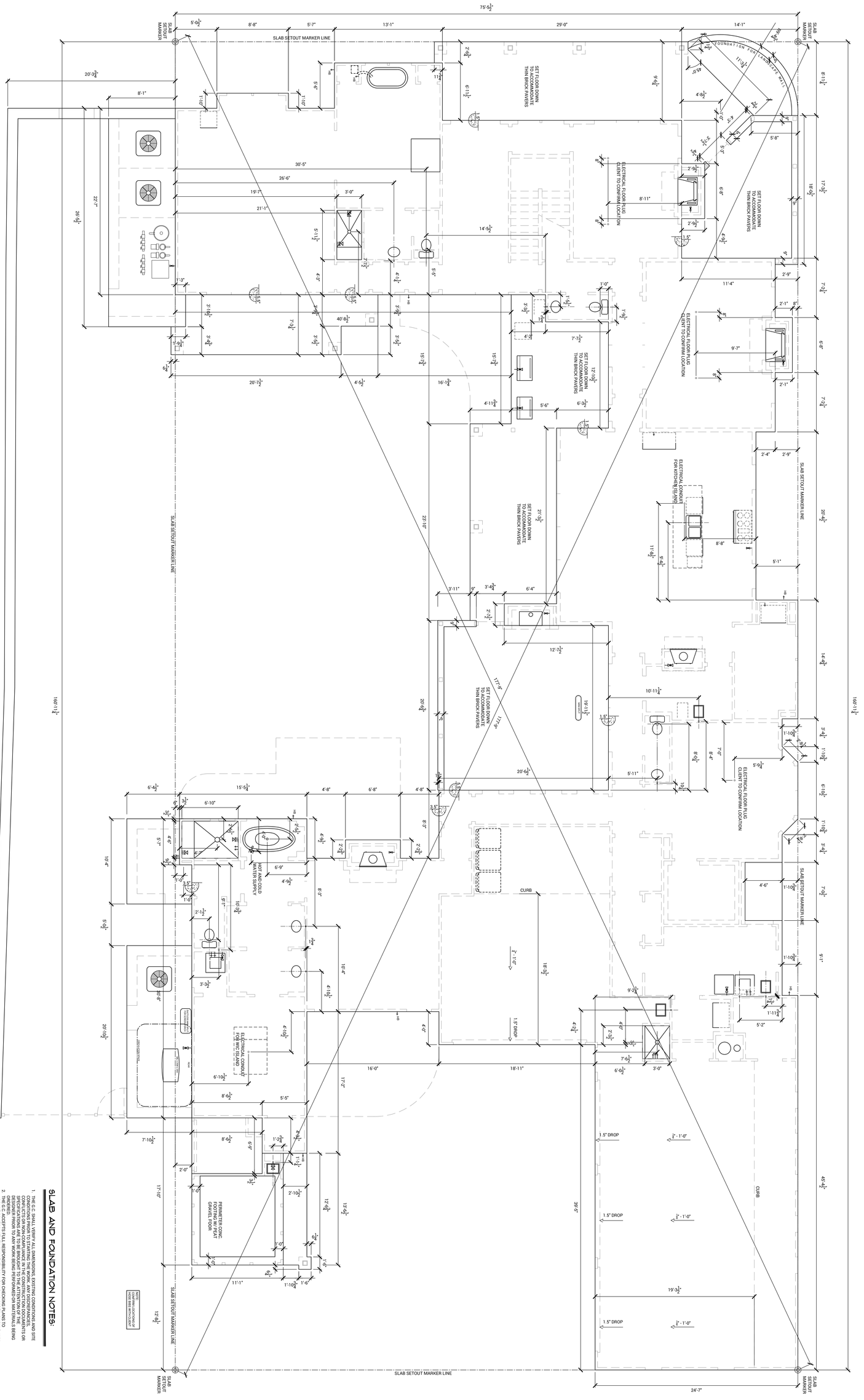
DESIGNED BY
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REVISION:	
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REV. 6b	2025.12.19

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SLAB AND FOUNDATION NOTES:

1. THE G.C. SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS, CONFLICTS OR NON-COMPLIANCE IN THE CONSTRUCTION DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER/ENGINEER DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
2. THE G.C. ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CONFLICTS BE DISCOVERED, THE G.C. SHALL NOTIFY THE DESIGNER/ENGINEER CONTACTING THE DESIGNER, THE G.C. WILL ACCEPT FULL LIABILITY FOR ALL MATERIALS AND LABOR INSTALLED PRIOR TO NOTIFICATION.
3. FINAL LOCATION OF THE RESIDENCE AND FINISHED FLOOR ELEVATION TO BE VERIFIED BY THE G.C. AND APPROVED IN WRITING BY THE OWNER
4. MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 24" UNLESS NOTED OTHERWISE ON PLANS. ALL FOUNDATIONS TO BE STEPPED TO FOLLOW GRADE.
5. THE G.C. SHALL VERIFY ALL LOCATIONS OF ELECTRICAL/DATA/PHONE EQUIPMENT AND METER LOCATIONS WITH THE OWNER.
6. PROVIDE 1.5% SLOPE AT TROWELED SLAB UNDER THE WASHER. SLOPE TILE TO DRAIN.
7. PROVIDE FOR A DRAIN IN THE #3 BAMER
8. U.N.O. DRYER VENT TO BE VENTED DIRECTLY THROUGH THE WALL TO THE EXTERIOR. ROUTE DRYER VENT AS SHORT AND STRAIGHT OUT TO THE SIDE OF THE FOUNDATION. CLARIFY PRIOR TO SLAB POUR.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR AT ANY DOOR OPENING SHALL BE A MINIMUM OF 4" UNLESS NOTED FOR DECK CONSTRUCTION AND FINISHED FLOORING TO MAINTAIN MINIMUM DROP.

SLAB PLAN - DIMENSIONED

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

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- ☐ PRELIMINARY SET
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The Dunn Residence

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AS1.2

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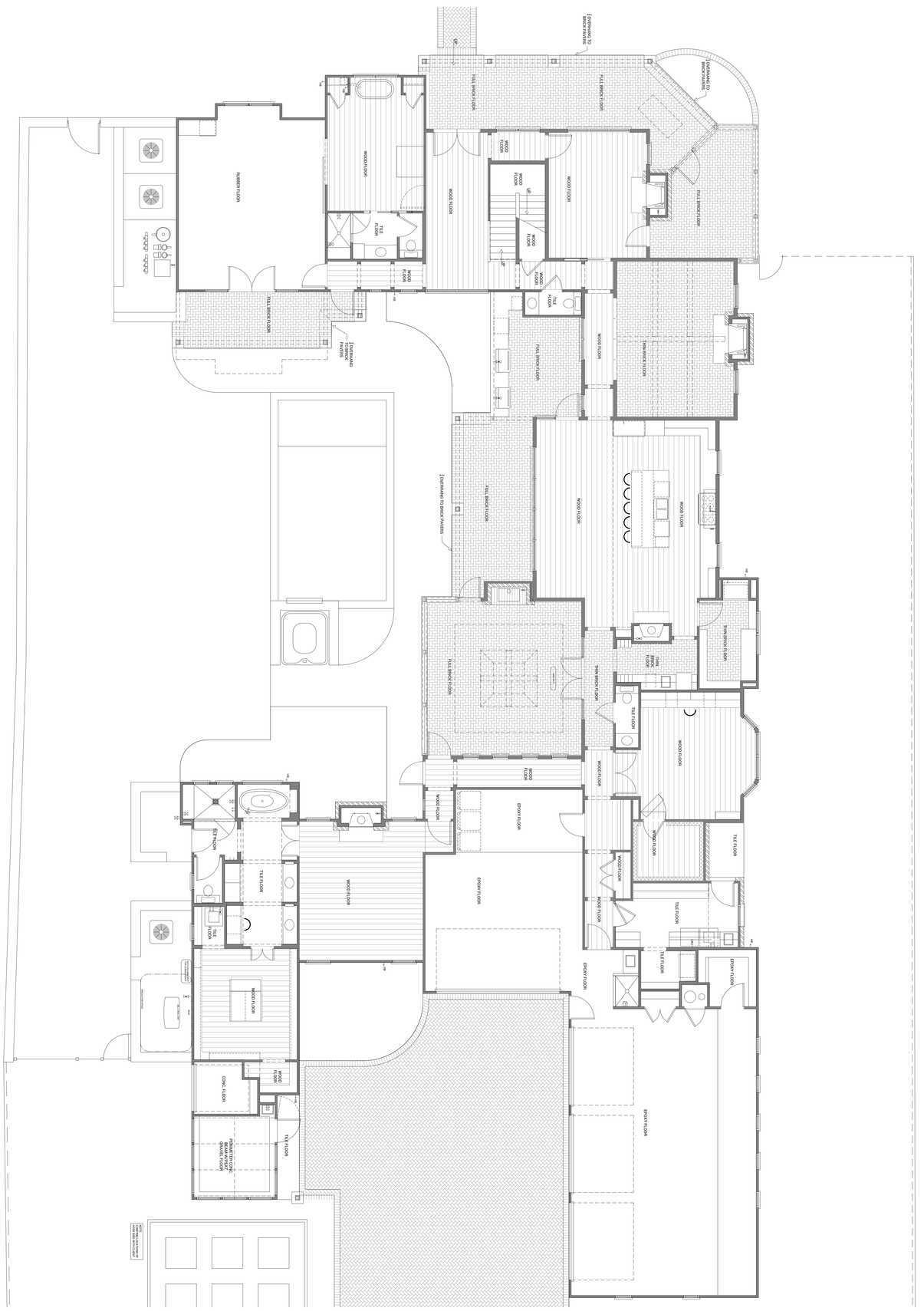
UPPER FLOOR PLAN - FLOOR FINISHES

SCALE 3/16" = 1'-0"



LOWER FLOOR PLAN - FLOOR FINISHES

SCALE 3/16" = 1'-0"



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AS1.3

6' HIGH WOOD PICKET FENCE

6' HIGH WOOD PICKET FENCE

6' HIGH WOOD PICKET FENCE & GATE

6' HIGH WOOD PRIVACY FENCE

6' HIGH MASONRY WALL

6' HIGH W.I. FENCE AND GATE

6' WOOD GATE

LOWER FLOOR PLAN

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

AREA TABULATION

LOWER LIVING	4448 SQ. FT.
UPPER LIVING	1572 SQ. FT.
TOTAL CONDITIONED AREA	6020 SQ. FT.
TRIPLE GARAGE	1065 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1570 SQ. FT.
FRONT PORCH	83 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LOWER EXERCISE ROOM PORCH	167 SQ. FT.
EXERCISE ROOM COVERED PORCH	167 SQ. FT.
OUTDOOR BBQ	155 SQ. FT.
OUTDOOR DINING	255 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	32 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1557 SQ. FT.
TOTAL UNDER ROOF AREA	9147 SQ. FT.
TOTAL SLAB ON GROUND	7575 SQ. FT.
GREEN HOUSE	173 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	77 SQ. FT.
POOL	2000 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	666 SQ. FT.
HYDRO-AIR + POOL EQUIP. SLAB	213 SQ. FT.
OUTDOOR SHOWER	77 SQ. FT.
HVAC #3 + GENERATOR SLAB	154 SQ. FT.
DOG YARD	2709 SQ. FT.

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USE IECC
COST BE BUILDING CODE
2021 IFC
2021 IFGC
2021 IPC
2021 IMC
2020 NEC
CITY OF GEORGETOWN CODE OF ORDINANCES

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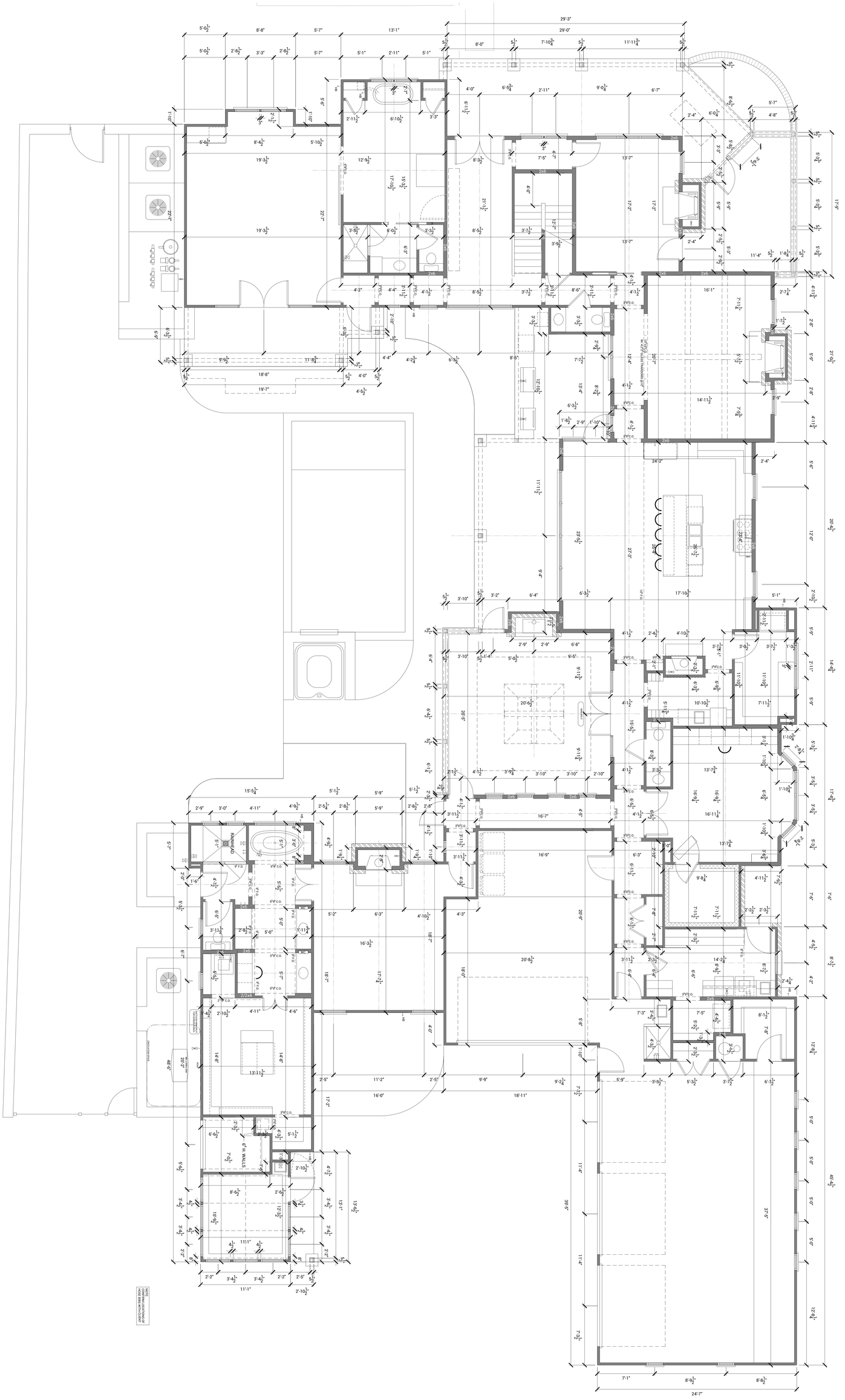
CABRILL CUSTOM HOMES

A1.0

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A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

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DIMENSIONED LOWER FLOOR PLAN

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

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SHEET	A1.1
DRAWING	2025 BUILDING CODE
DATE	2025 12 19

REVISION	DATE
PRELIM	2025 06 10
REV. 1	2025 08 25
REV. 2a	2025 09 25
REV. 3	2025 10 25
REV. 4	2025 11 07
REV. 5	2025 11 24
REV. 6	2025 12 03
REV. 6a	2025 12 19

DESIGNED BY

Shawn F. Hood: DESIGN / PLANNING / CONSULTATION

Office: 512-751-9864 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

- [ ] PRELIMINARY SET
- [ ] REVIEW SET
- [x] PERMIT SET
- [ ] BID SET
- [ ] CONSTRUCTION SET

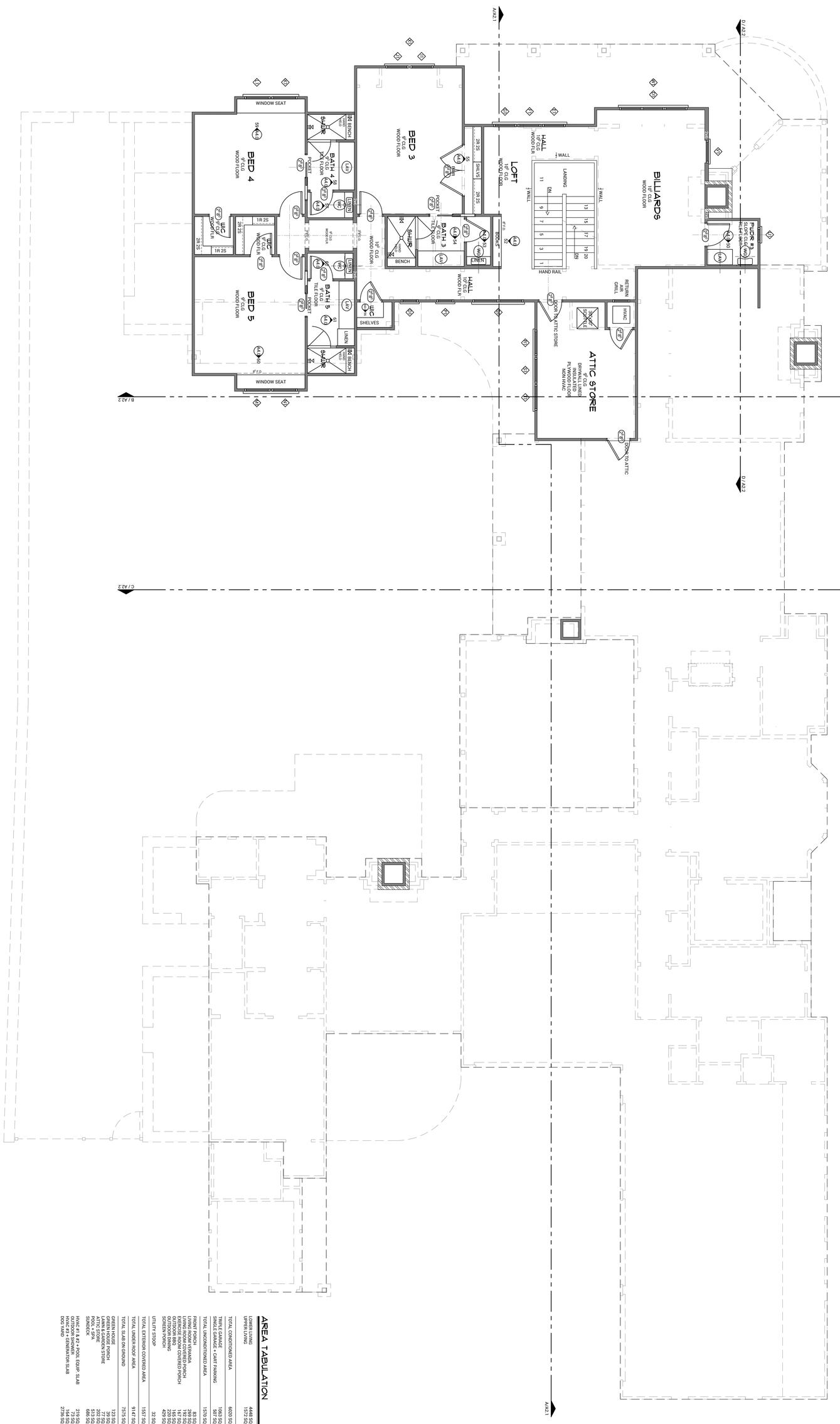
GABRIEL CUSTOM HOMES

1008 S ROCK STREET,
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The Dunn Residence

A New Custom Home @ 701 S. College Street,
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AREA TABULATION

LOWER LIVING	4448 SQ. FT.
UPPER LIVING	1577 SQ. FT.
TOTAL CONDITIONED AREA	6025 SQ. FT.
SINGLE GARAGE + CART PARKING	1805 SQ. FT.
TOTAL UNCONDITIONED AREA	1370 SQ. FT.
PORCH	89 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
KITCHEN COVERED PORCH	165 SQ. FT.
OUTDOOR BBQ	222 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	32 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1357 SQ. FT.
TOTAL UNDER ROOF AREA	9147 SQ. FT.
TOTAL SLAB ON GROUND	7577 SQ. FT.
GREEN HOUSE	125 SQ. FT.
GARDEN HOUSE	96 SQ. FT.
LAWN & GARDEN STORE	77 SQ. FT.
POOL	207 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	686 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
GENERATOR SLAB	72 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2739 SQ. FT.

UPPER FLOOR PLAN

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

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CODE REVIEW
2021 IRC BUILDING CODE
2021 IECC
2020 NEC
CITY OF GEORGETOWN, TX
CODE OF ORDINANCES

#	REVISION	DATE
	PRELIM	2025.06.10
REV. 1		2025.08.05
REV. 2a		2025.09.25
REV. 3		2025.10.03
REV. 4		2025.10.15
REV. 5		2025.11.24
REV. 6		2025.12.02
REV. 6a		2025.12.19

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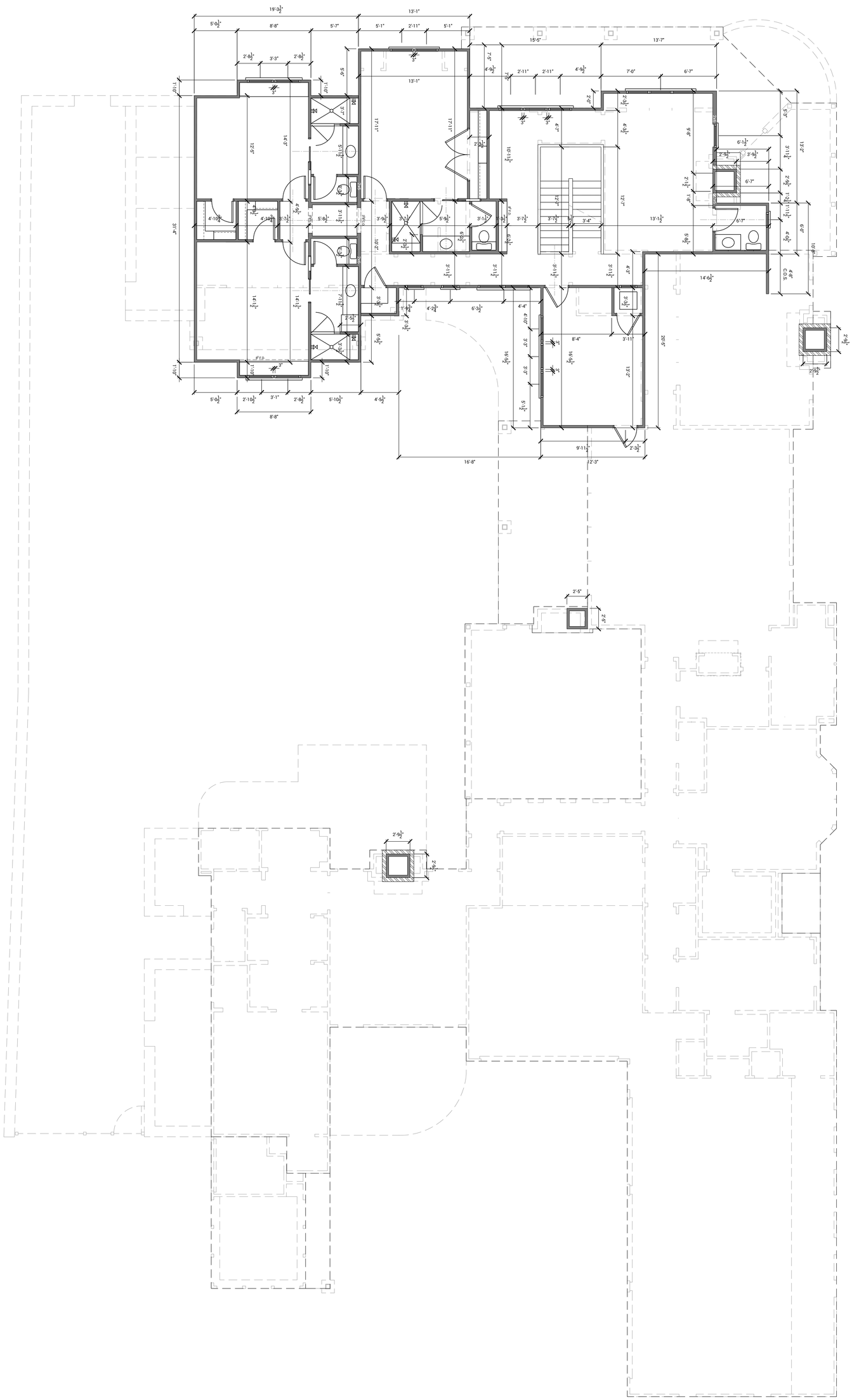
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The Dunn Residence
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A1.2

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DIMENSIONED UPPER FLOOR PLAN

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

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CODE REVIEW
2021 IRC, BUILDING CODE
2021 IECC, ENERGY CODE
LOCAL GOVERNMENT
CODE & ORDINANCES

#	REVISION	DATE
	PRELIM 1	2025.06.10
	REV 1	2025.08.15
	REV 2a	2025.09.25
	REV 3	2025.10.15
	REV 4	2025.10.30
	REV 5	2025.11.07
	REV 6a	2025.11.24
	REV 6b	2025.12.02

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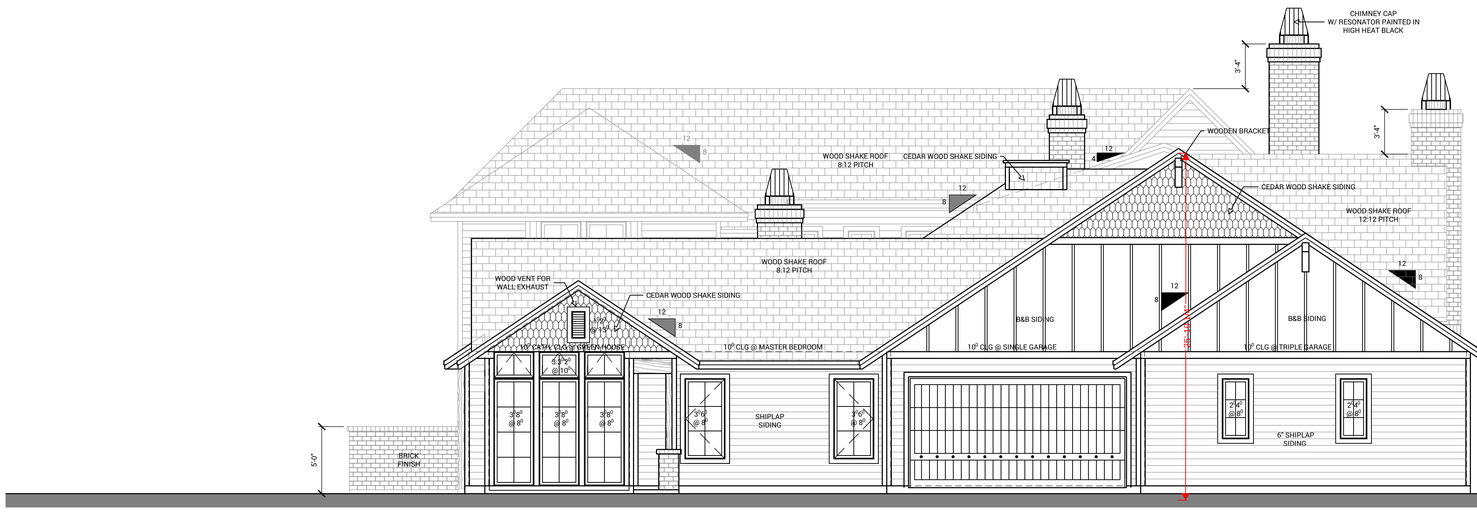
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NOTE: COLLEGE STREET FACADE EXCLUDING THE ROOF AREA IS APPROXIMATELY 1,293 SQ. FT. AND THE TOTAL WINDOW AREA IS 395 SQ. FT. REPRESENTING 30.5% OF THE FRONT FACADE

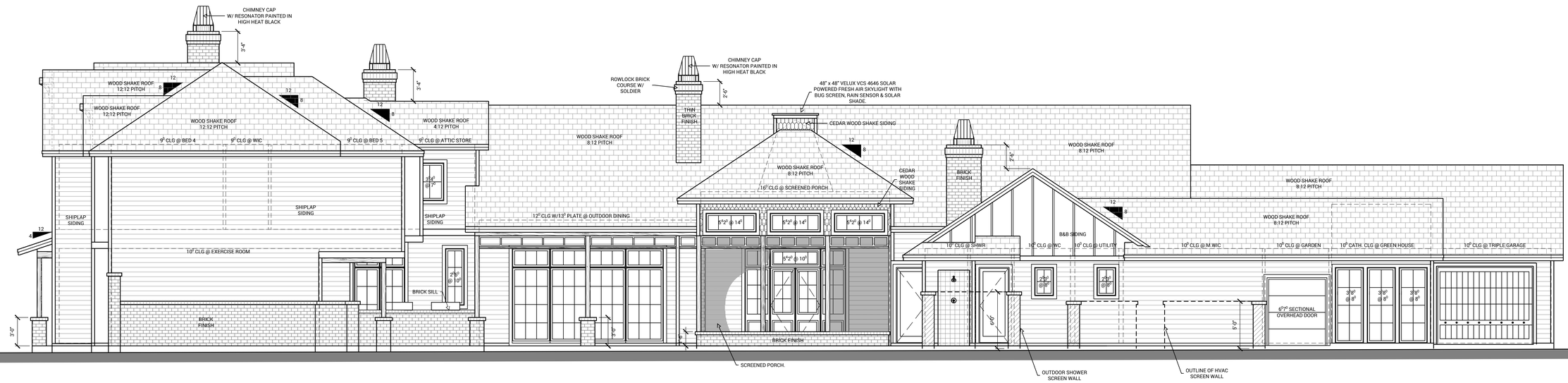
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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A2.0

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GABRIEL CONSTRUCTION

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#	REVISION:	DATE
PRELIM		2025.06.10
REV. 1		2025.08.05
REV. 2a		2025.09.25
REV. 3		2025.10.16
REV. 4		2025.10.20
REV. 5		2025.10.24
REV. 6		2025.11.07
REV. 6a		2025.12.02
REV. 6b		2025.12.19

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

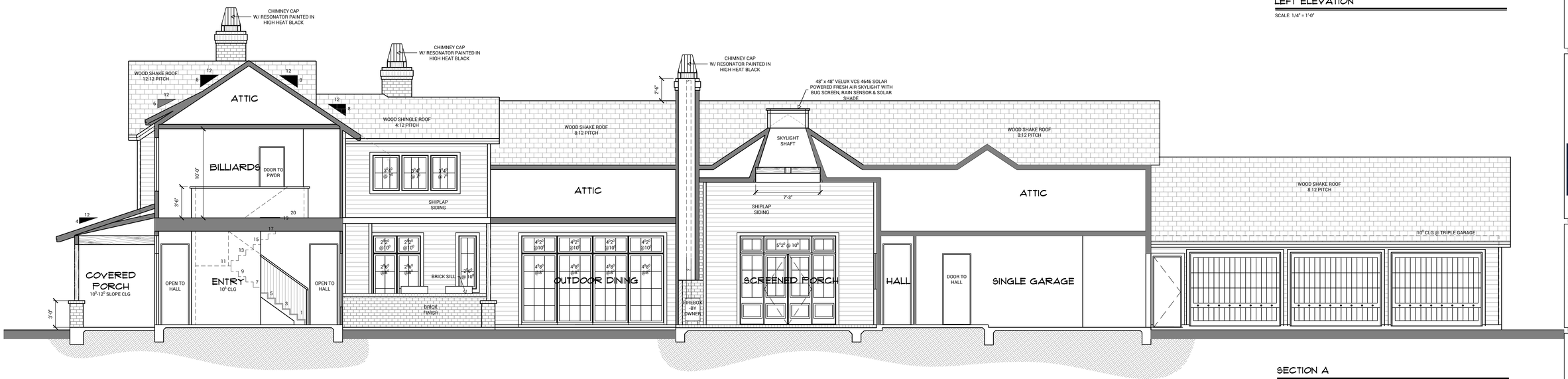
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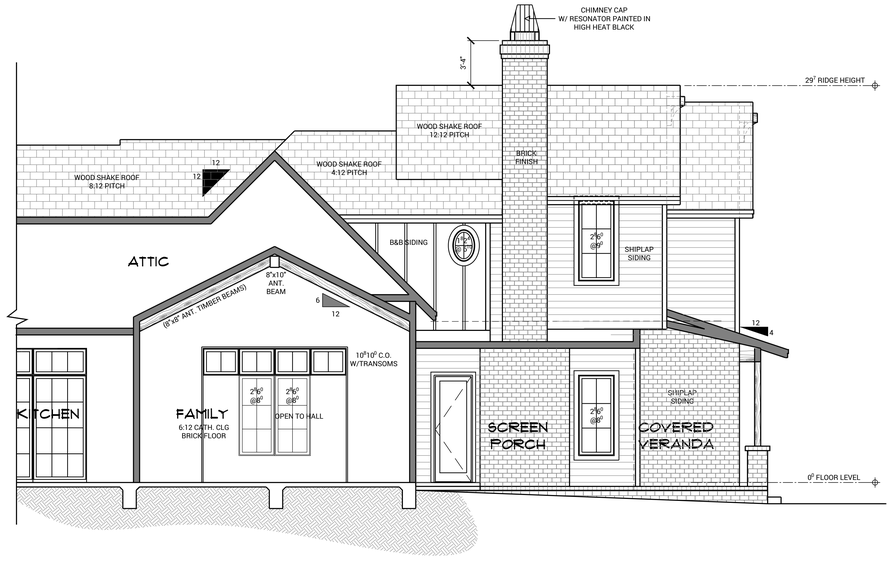
LEFT ELEVATION

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



SECTION A

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



SECTION D

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



SECTION B

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

A2.1

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GEORGETOWN, TEXAS 78626
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ERIK@CABRIELBUILDER.COM

GABRIEL
CUSTOM HOMES

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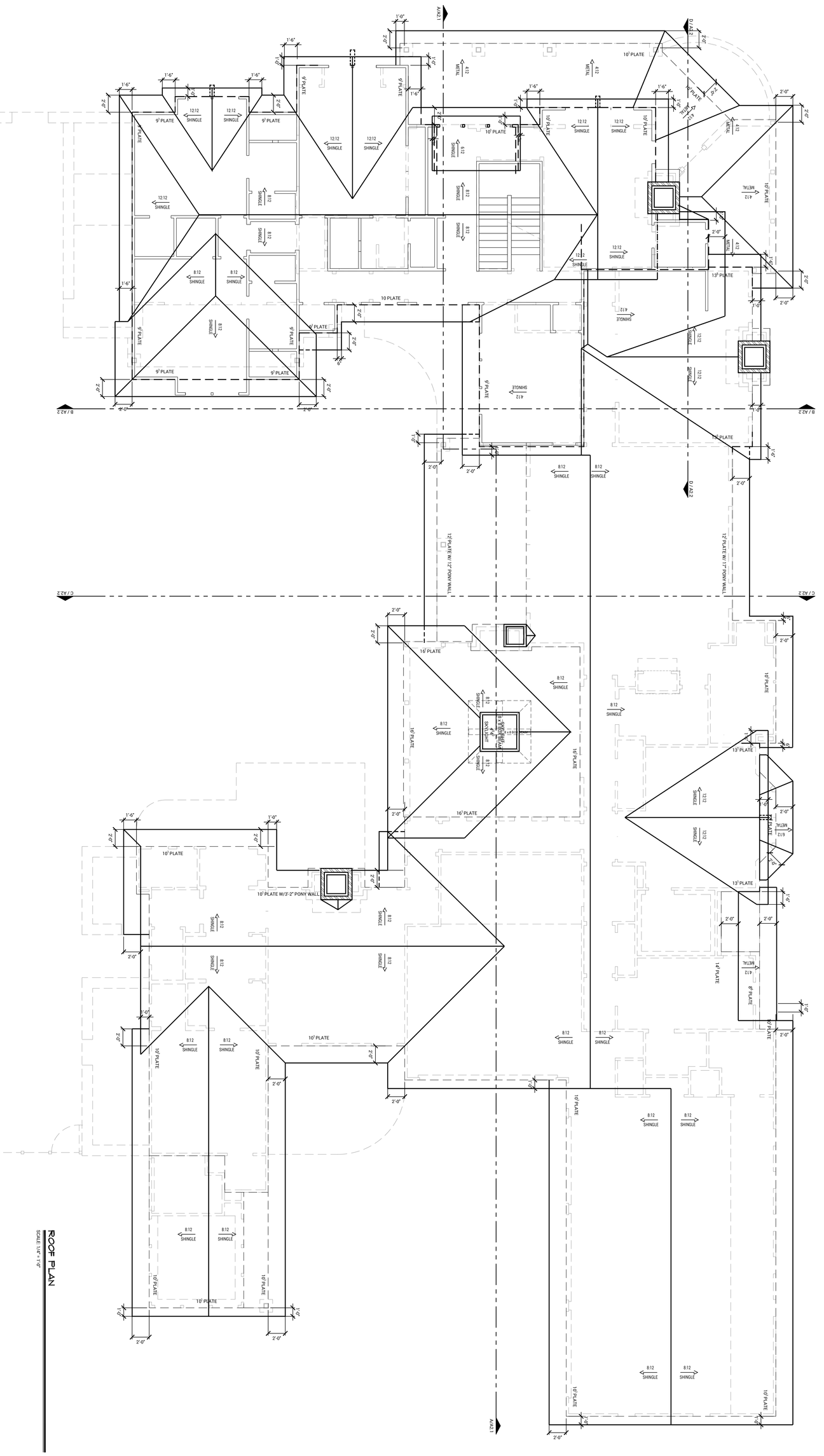
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Office: 512-751-4994

#	REVISION: DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.26
REV. 3	2025.10.16
REV. 4	2025.10.20
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REV. 6	2025.11.03
REV. 6a	2025.12.02
REV. 6b	2025.12.19

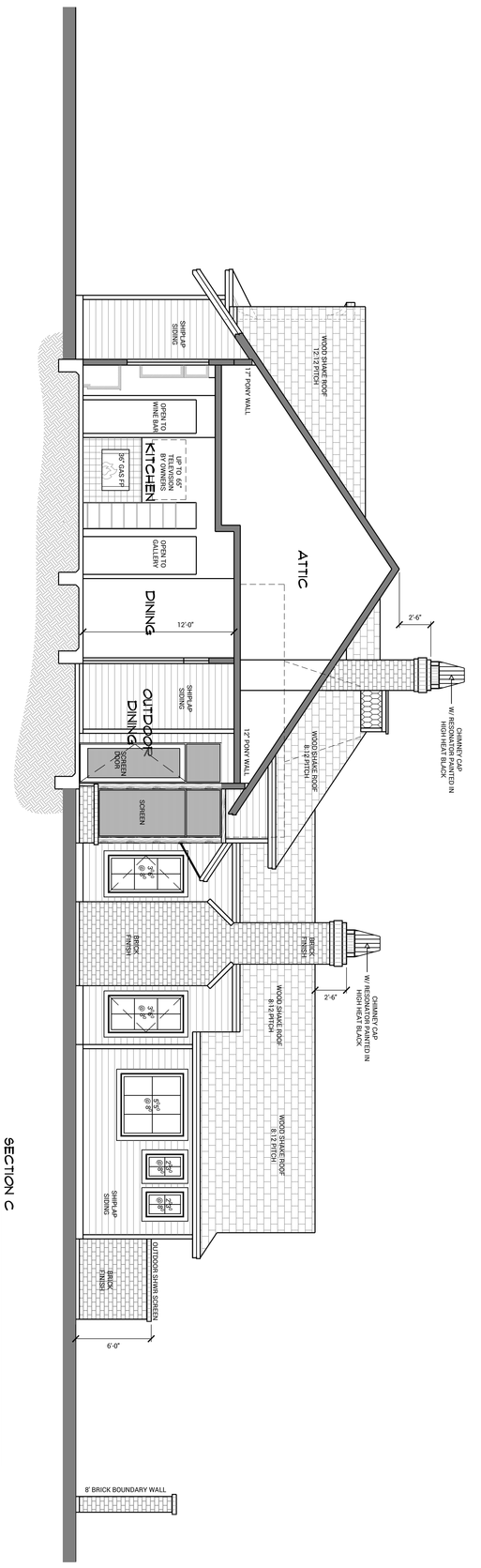
CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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



SECTION C
SCALE: 1/4" = 1'-0"

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CODE & ORDINANCES	2021 IRC, IBC, IMC, IPC, IECC, NEC, IFGC, IEBC, IFC, IPMC, IRC, IBC, IMC, IPC, IECC, NEC, IFGC, IEBC, IFC, IPMC
REVISION	DATE
PRELIM	2025.05.10
REV 1	2025.05.25
REV 2a	2025.08.08
REV 3	2025.10.16
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REV 6a	2025.12.02
REV. 6b	2025.12.19

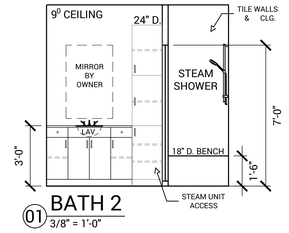
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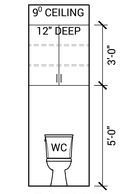
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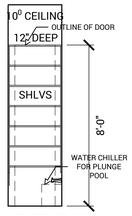
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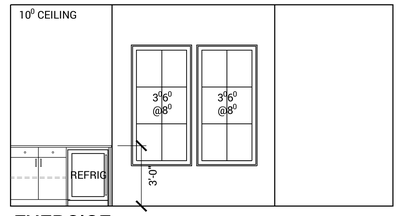
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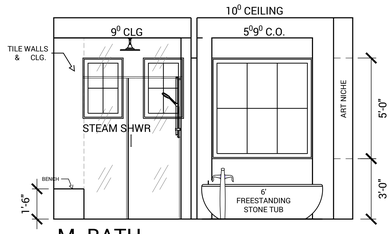
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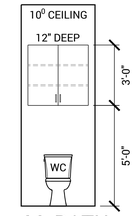
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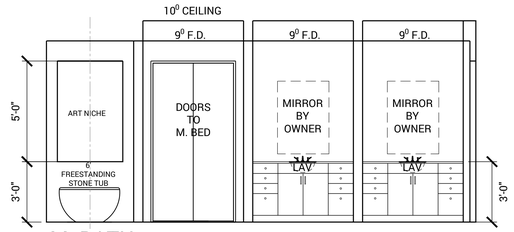
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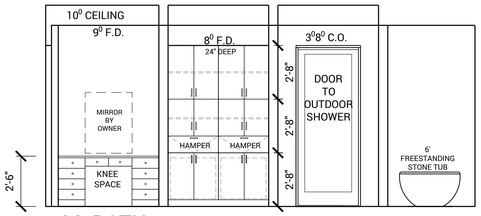
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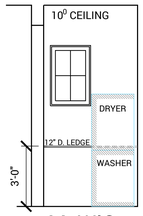
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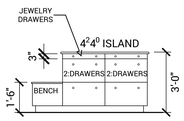
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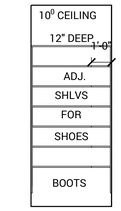
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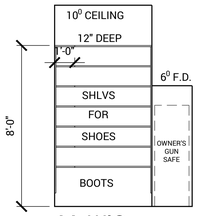
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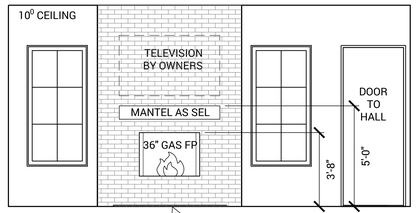
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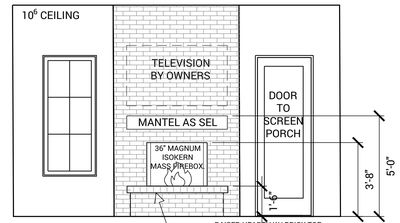
11 M. WIC
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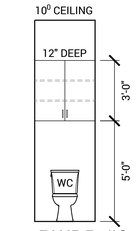
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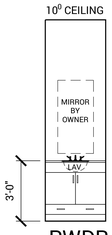
12a M. BEDROOM
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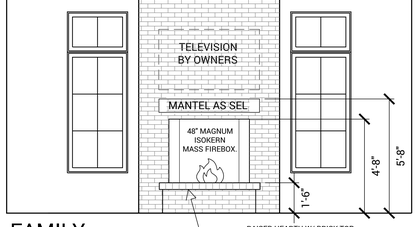
13 LIVING
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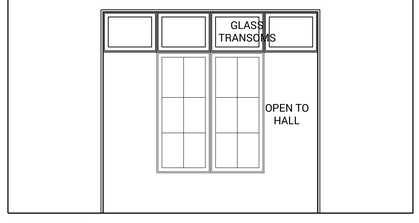
13a PWDR #2
3/8" = 1'-0"



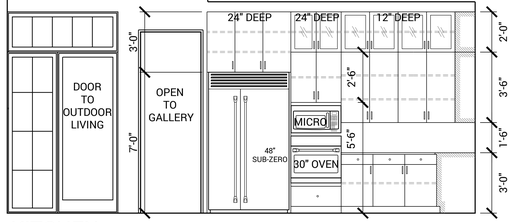
13b PWDR #2
3/8" = 1'-0"



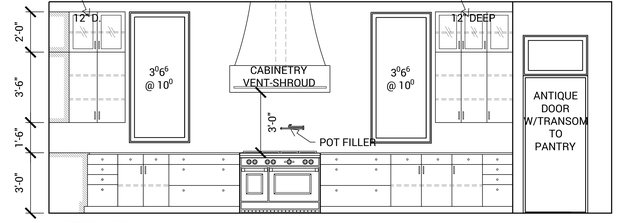
14 FAMILY
3/8" = 1'-0"



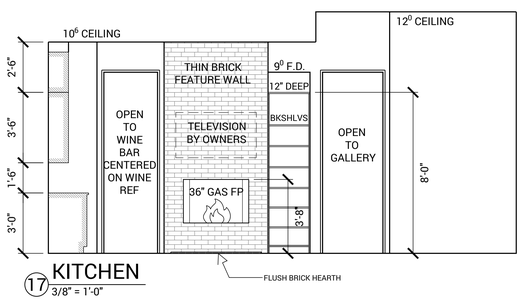
14a FAMILY
3/8" = 1'-0"



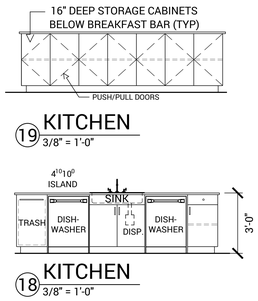
15 KITCHEN
3/8" = 1'-0"



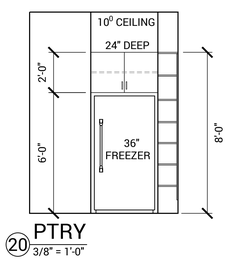
16 KITCHEN
3/8" = 1'-0"



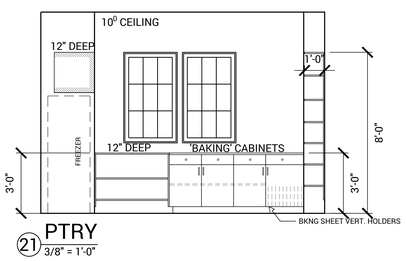
17 KITCHEN
3/8" = 1'-0"



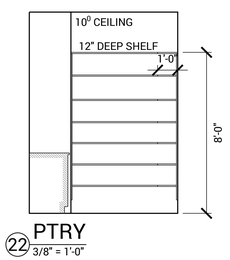
18 KITCHEN
3/8" = 1'-0"



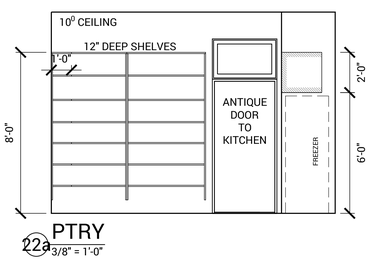
20 PTRY
3/8" = 1'-0"



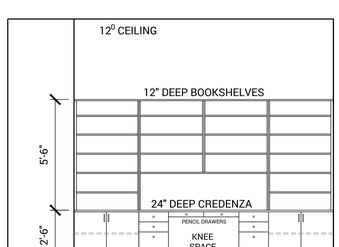
21 PTRY
3/8" = 1'-0"



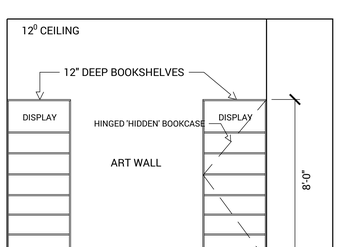
22 PTRY
3/8" = 1'-0"



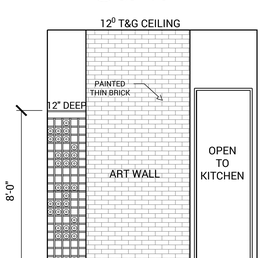
22a PTRY
3/8" = 1'-0"



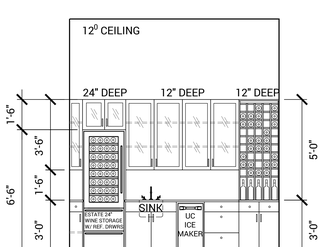
23 STUDY
3/8" = 1'-0"



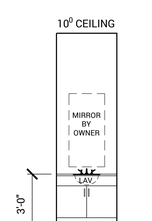
24 STUDY
3/8" = 1'-0"



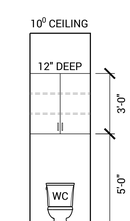
25 WET BAR
3/8" = 1'-0"



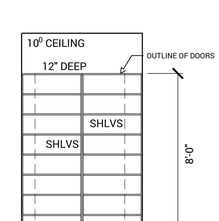
26 WET BAR
3/8" = 1'-0"



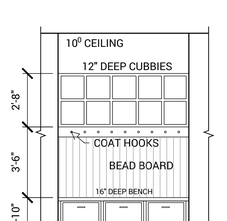
27 PWDR #1
3/8" = 1'-0"



28 PWDR #1
3/8" = 1'-0"



29 HALL WIC
3/8" = 1'-0"



30 MUD
3/8" = 1'-0"

SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
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3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
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5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

A4.0

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KRIS@GCCBUILDER.COM
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GABRIEL CUSTOM HOMES

PRELIMINARY SET
☐ REVIEW SET
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☐ CONSTRUCTION SET

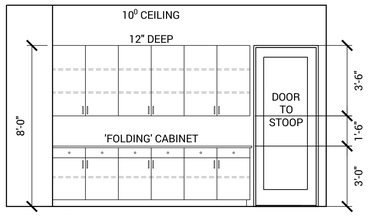
DESIGNED BY
Shawn F. Hood, PLLC
DESIGN • PLANNING • CONSULTATION
812 Main Street Georgetown, TX 78626
Office: 512-751-8864 Email: shawnhood@shawnhood.com

#	REVISION: DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19

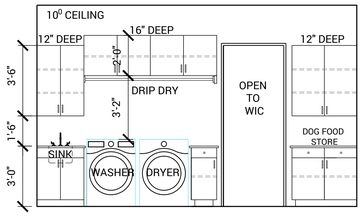
CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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Copyright 2025

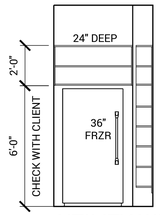
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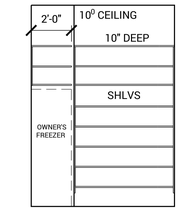
31 UTILITY
3/8" = 1'-0"



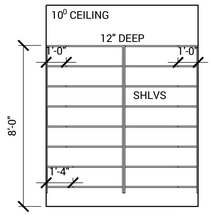
32 UTILITY
3/8" = 1'-0"



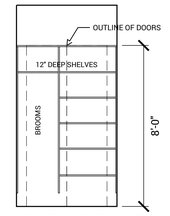
33 UTILITY WIC
3/8" = 1'-0"



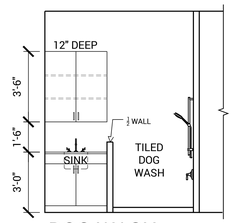
33a UTILITY WIC
3/8" = 1'-0"



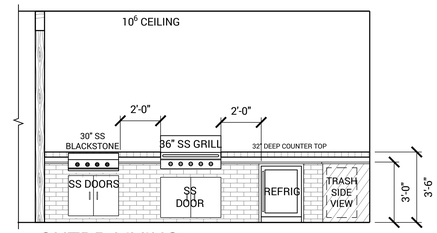
34 GARAGE WIC
3/8" = 1'-0"



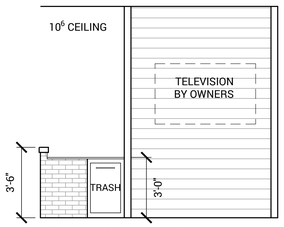
35 GARAGE CLST
3/8" = 1'-0"



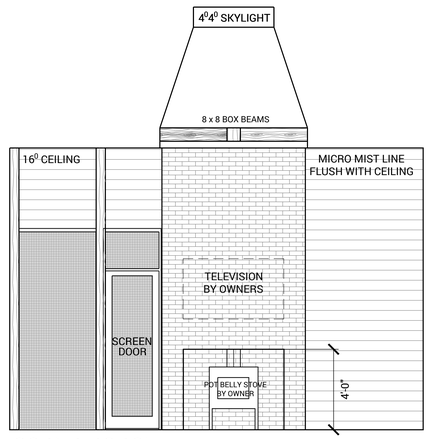
35a DOG WASH
3/8" = 1'-0"



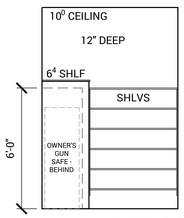
36 OUTDR LIVING
3/8" = 1'-0"



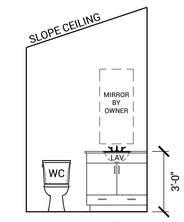
37 OUTDR LIVING
3/8" = 1'-0"



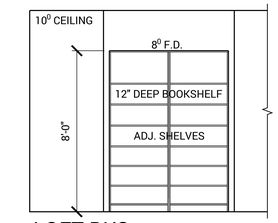
38 SCRND PORCH
3/8" = 1'-0"



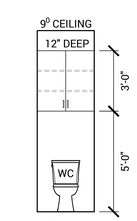
39 LAWN & GARDEN
3/8" = 1'-0"



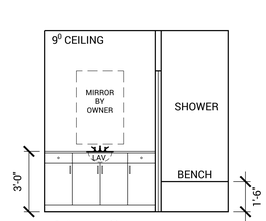
50 PWDR #3
3/8" = 1'-0"



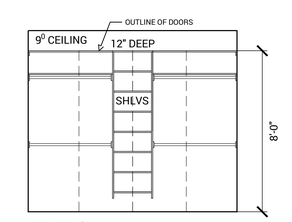
52 LOFT BKS
3/8" = 1'-0"



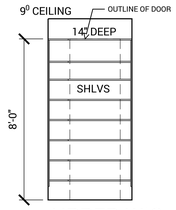
53 BATH 3
3/8" = 1'-0"



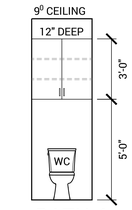
54 BATH 3
3/8" = 1'-0"



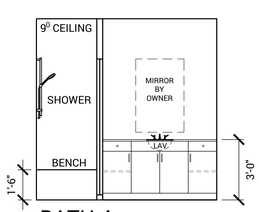
55 BED 3
3/8" = 1'-0"



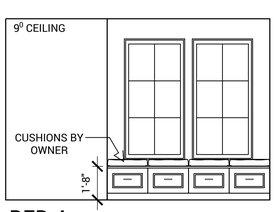
56 UPPER WIC
3/8" = 1'-0"



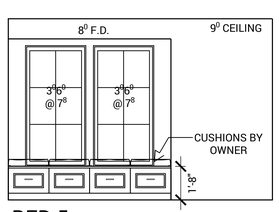
57 BATH 4
3/8" = 1'-0"



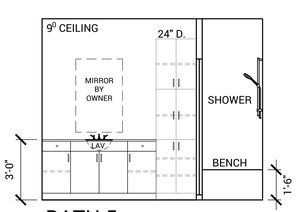
58 BATH 4
3/8" = 1'-0"



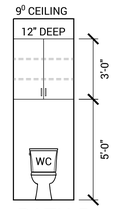
59 BED 4
3/8" = 1'-0"



60 BED 5
3/8" = 1'-0"



61 BATH 5
3/8" = 1'-0"



62 BATH 5
3/8" = 1'-0"

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A4.1

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Georgetown, Williamson County, TX

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GEORGETOWN, TX 78626
PHONE: (512) 635-3636
KRIS@GCCBUILDER.COM
ERIK@GCCBUILDER.COM

GABRIEL CUSTOM HOMES

PRELIMINARY SET
☐ REVIEW SET
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☐ BID SET
☐ CONSTRUCTION SET

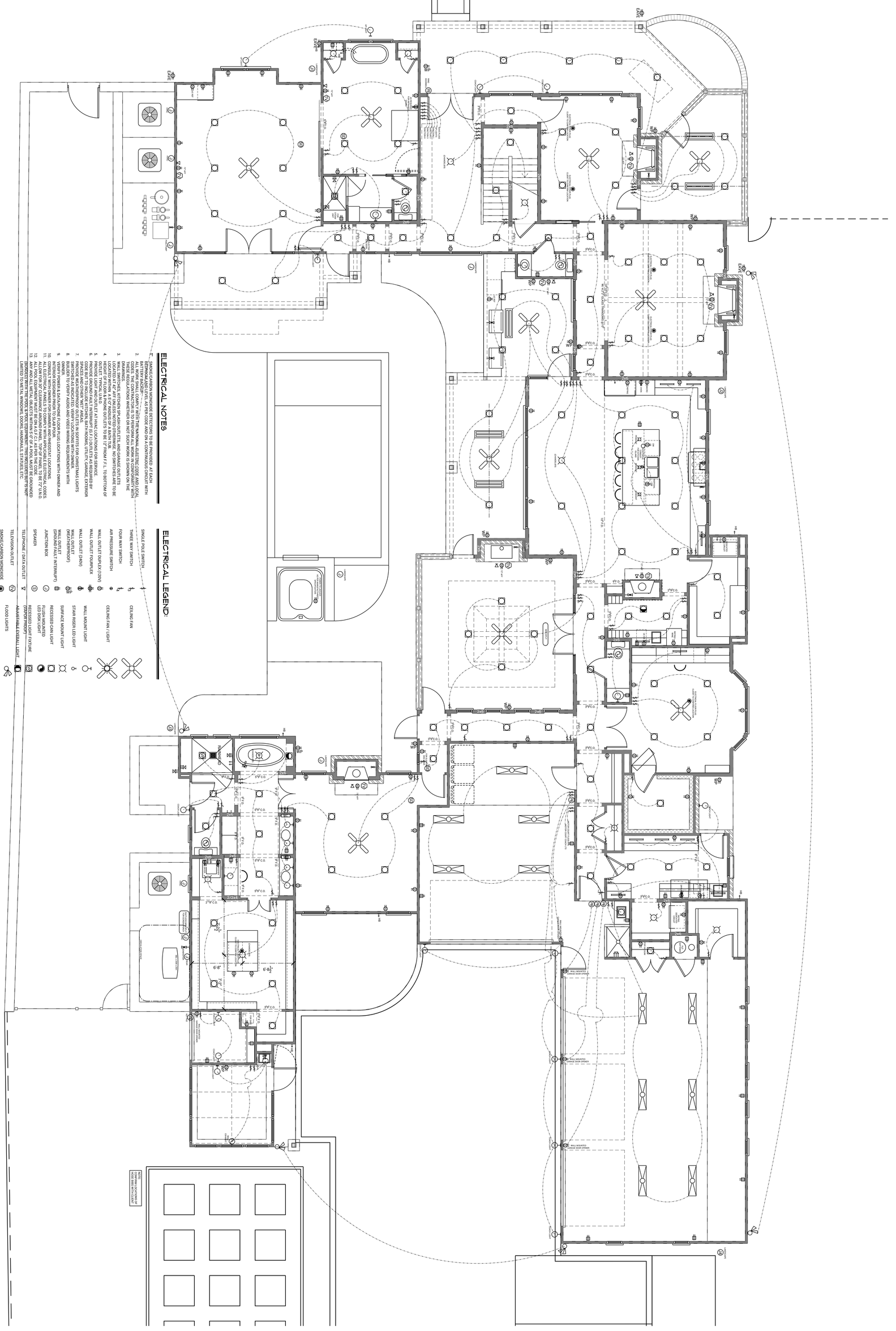
DESIGNED BY
Shawn F. Hood
DESIGN
PLANNING
CONSULTATION
812 Main Street Georgetown, TX 78626
Email: shawnhood@shawnhood.com
Office: 512-751-8864

REVISION: #	DATE
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REV. 2a	2025.09.25
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CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES. THE CONTRACTOR IS TO PERFORM ALL WORK IN CONFORMITY WITH REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.
3. WALL SWITCHES, KITCHEN SPLASH OUTLETS, AND GARAGE OUTLETS LOCATED WITHIN A 5'-0" RADIUS OF A BATH TUB.
4. HEIGHT OF ALL WALL OUTLETS TO BE 12" FROM F.F.L. TO BOTTOM OF OUTLET. TYPICAL U.N.O.
5. ALL OUTLETS IN KITCHEN, BATHROOMS, AND GARAGE TO BE GFCI.
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR
7. PROVIDE WEATHERPROOF OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO SLAB POUR.
10. ALL LIGHTING TO BE CONTROLLED BY ENERGY EFFICIENT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ANY AND ALL METAL OBJECTS WITHIN 5'-0" OF A POOL MUST BE GROUNDED

GROUNDING WITH #8 COPPER WIRE. POOL WATER MUST BE ELECTRICALLY LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STATUES, ETC.

ELECTRICAL LEGEND:

SINGLE POLE SWITCH		CEILING FAN	
THREE WAY SWITCH		CEILING FAN / LIGHT	
FOUR WAY SWITCH		WALL MOUNT LIGHT	
AIR PRESSURE SWITCH		STAIR RISER LED LIGHT	
WALL OUTLET DUPLEX (120V)		SURFACE MOUNT LIGHT	
WALL OUTLET FOURPLEX		RECESSED CAN LIGHT	
WALL OUTLET (240V)		FLUSH MOUNTED LED DISK LIGHT	
WALL OUTLET (WEATHERPROOF)		RECESSED LIGHT FIXTURE (VAPOR PROOF)	
WALL OUTLET (GROUND FAULT INTERRUPT)		AAAAHHAAE EYEBALL LIGHT	
JUNCTION BOX		FLOOD LIGHTS	
SPEAKER		INFRARED	
TELEPHONE / DATA OUTLET		SECURITY CAMERA	
TELEVISION OUTLET		LIGHT / VENT / HEATER	
SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNT)		FLUORESCENT LIGHT (UNDER CABINET)	
PUSH BUTTON		4' LED LIGHT	
DOOR BELL CHIMES		FLUSH MOUNT HEATER MODEL YKW024	
LED SPOT LIGHT			
FLOOR PLUG			
WALL MOUNTED FAN (84" HIGH)			

LOWER LEVEL
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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CODE REVIEW
2021 IRC BUILDING CODE
2021 IECC ENERGY CONS. CODE
CITY OF GEORGETOWN CODE OF ORDINANCES

#	REVISIONS	DATE
	PRELIM	2025.06.10
	REV. 1	2025.06.25
	REV. 2a	2025.09.19
	REV. 3	2025.10.20
	REV. 4	2025.11.07
	REV. 5	2025.11.24
	REV. 6a	2025.12.10

DESIGNED BY
Shawn F. Hood: • DESIGN • PLANNING • CONSULTATION
Office: 512-751-9864 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

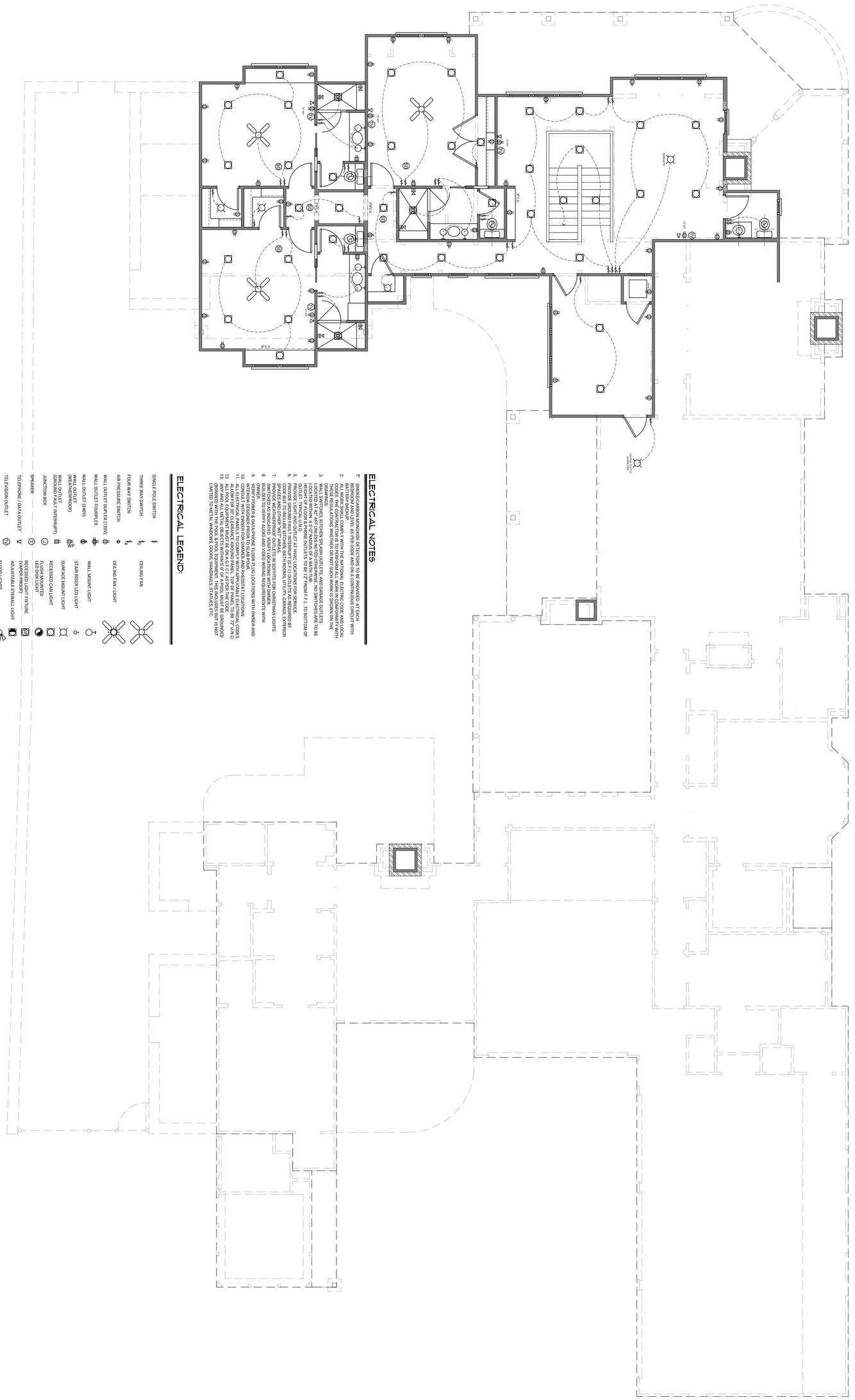
☐ PRELIMINARY SET
☐ REVIEW SET
☒ PERMIT SET
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The Dunn Residence
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

A5.0

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ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT EACH BEDROOM AND LEVEL AS PER CODE AND ON A CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES AND ORDINANCES. ELECTRICAL CONTRACTOR SHALL VERIFY ALL WORK IS SHOWN ON THESE PLANS. LOCATIONS OTHER THEN SHOWN OR NOTED ON THE DRAWINGS.
3. ALL RECEPTACLES, KITCHEN GFA AND OUTLETS, AND GARAGE OUTLETS LOCATED AT 42" AFF UNLESS NOTED OTHERWISE. NO SWITCHES ARE TO BE HEIGHT OF FLOOR & PHONE OUTLETS TO BE 12" FROM F.F. L TO BOTTOM OF OUTLET. TYPICAL U.N.O.
4. PROVIDE GFCI OUTLET AT HVAC LOCATIONS FOR SERVICE.
5. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE IN KITCHEN, BATHROOMS, UTILITY, GARAGE, EXTERIOR SPACES AND OTHER "WET" AREAS.
6. CONTRACTOR TO VERIFY ALL LOCATIONS OF SWITCHES, OUTLETS, AND SWITCHES AS INDICATED. VERIFY LOCATIONS WITH OWNER.
7. SWITCHES AS INDICATED. VERIFY LOCATIONS WITH OWNER.
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND CONSULT WITH OWNER FOR DIMMER AND THREESTAT LOCATIONS.
10. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES.
11. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL AND TIMER.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ALL WORK PERFORMED BY CONTRACTOR SHALL BE PERFORMED BY LICENSED (BONDED) WITH THE POOL & POOL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STAIRS, ETC.

ELECTRICAL LEGEND:

SINGLE POLE SWITCH	$\$$	CEILING FAN	
THREE WAY SWITCH	$\$_3$	CEILING FAN / LIGHT	
FOUR WAY SWITCH	$\$_4$	CEILING FAN / LIGHT	
AIR PRESSURE SWITCH	$\$_P$	WALL MOUNT LIGHT	
WALL OUTLET DUPLEX (120V)		WALL MOUNT LIGHT	
WALL OUTLET FOURPLEX		STAIR RISER LED LIGHT	
WALL OUTLET (240V)		SURFACE MOUNT LIGHT	
WALL OUTLET (WEATHERPROOF)		RECESSED CAN LIGHT	
WALL OUTLET (GROUND FAULT INTERRUPT)		FLUSH MOUNTED LED DESK LIGHT	
JUNCTION BOX	J	RECESSED LIGHT FIXTURE (VAPOR PROOF)	
SPEAKER	S	ADJUSTABLE EYEBALL LIGHT	
TELEPHONE / DATA OUTLET	TV	FLOOD LIGHTS	
TELEVISION OUTLET	TV	INFRARED	
SMOKE/CARBON MONOXIDE DETECTOR (HARD WIRED AND BATTERY BACK UP)		SECURITY CAMERA	
PUSH BUTTON		LIGHT / VENT / HEATER	
DOOR BELL CHIMES		HEAT	
LED SPOT LIGHT		FLUORESCENT LIGHT (UNDER CABINET)	
FLOOR PLUG		4" LED LIGHT	
WALL MOUNTED FAN (SF HVDI)		FLUSH MOUNT HEATER MODEL W30024	

UPPER LEVEL

ELECTRICAL PLAN

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

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2021 IRC BUILDING CODE
2021 IRC RESIDENTIAL CODE
2021 IECC ENERGY CONS. CODE
CODE OF ORDINANCES

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REV. 5		2025.11.07
REV. 6		2025.11.07
REV. 6b		2025.12.19

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The Dunn Residence

A New Custom Home @ 701 S. College Street,
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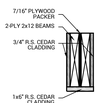
A5.1

GENERAL NOTES:

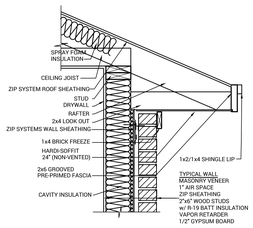
1. Install finish material in accordance with published standards for the specific material. Fastening system of the finish must be through the continuous insulation and into the framing.
2. Installation of continuous insulation shall meet the requirements of the Foam Sheathing Committee's Document **TER 1205-05 (latest version) Construction Details for the Use of Foam Plastic Insulating Sheathing (FPIS) in Frame Construction.**
3. Install continuous insulation with the fasteners framing members. Size, type, and spacing of fasteners as required by foam insulation manufacturer.
4. Cavity insulation omitted from box header for clarity.
5. Provide air/water barrier compatible with selected finish material.
6. Wrap window rough opening with appropriate flexible flashing.
7. Check with Underwriters Laboratories for specific air/water barrier systems.
8. Follow SFIA **Technical Guide for Framing Products** for specific depth, thickness, and spacing of structural studs and boxed header.
9. Protect corner of interior gypsum panels with appropriate corner reinforcement.
10. Consult with specialty structural engineer for structural stud and boxed header design.
11. Check with local codes and mechanical engineer for vapor retarder type and location.
12. Maintain a minimum 3" flexible flashing return unto each adjacent surface.

DISCLAIMER: These details must not be used without a complete evaluation by the owner's design professional to verify validity of the design.

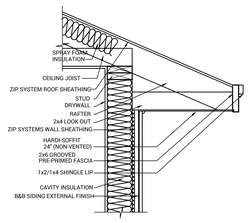
A5 GENERAL NOTES
SCALE: 1" = 1'-0"



A4 VERANDA/PORCH SUPPORT BEAM R.S. CEDAR WRAP DETAIL
SCALE: 1" = 1'-0"

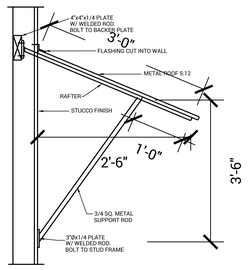


A3 ROOF SOFFIT DETAIL - MASONRY
SCALE: 1" = 1'-0"

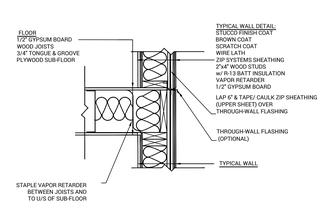


A2 ROOF SOFFIT DETAIL - B & B
SCALE: 1" = 1'-0"

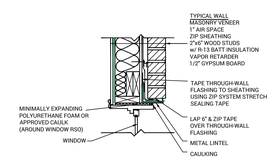
A1
SCALE: 1" = 1'-0"



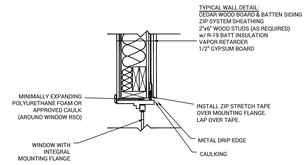
B5 CANOPY DETAIL - STUCCO VENEER
SCALE: 1" = 1'-0"



B4 SUB-FLOOR/CEILING DETAIL - STUCCO VENEER
SCALE: 1" = 1'-0"

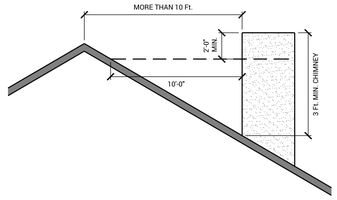


B3 WINDOW HEAD DETAIL - MASONRY
SCALE: 1" = 1'-0"

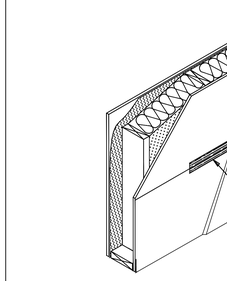


B2 WINDOW HEAD DETAIL - B&B
SCALE: 1" = 1'-0"

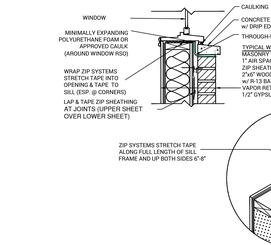
B1
SCALE: 1" = 1'-0"



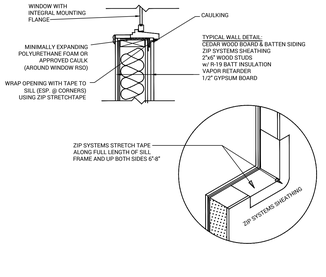
C5 CHIMNEY MIN. HEIGHT DETAIL - MORE THAN 10'-0"
SCALE: 1" = 1'-0"



C4 TYPICAL WALL ISOMETRIC DETAIL - B&B
SCALE: 1" = 1'-0"

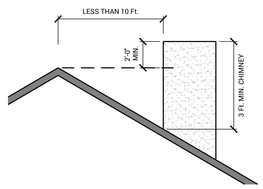


C3 WINDOW SILL DETAIL - MASONRY
SCALE: 1" = 1'-0"

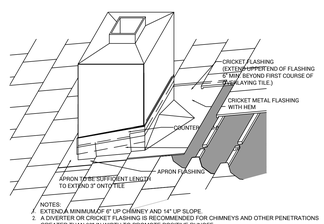


C2 WINDOW SILL DETAIL - B&B
SCALE: 1" = 1'-0"

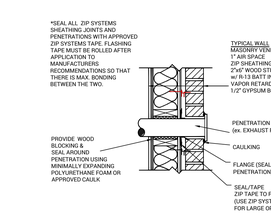
C1
SCALE: 1" = 1'-0"



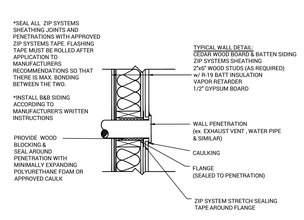
D5 CHIMNEY MIN. HEIGHT DETAIL - LESS THAN 10'-0"
SCALE: 1" = 1'-0"



D4 CHIMNEY FLASHING JUNCTION
SCALE: 1" = 1'-0"

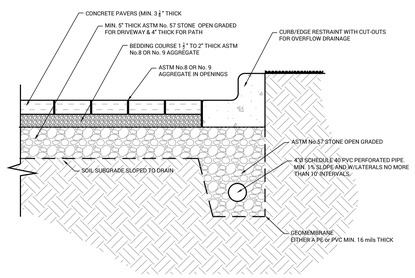


D3 WINDOW PENETRATION DETAIL - MASONRY
SCALE: 1" = 1'-0"



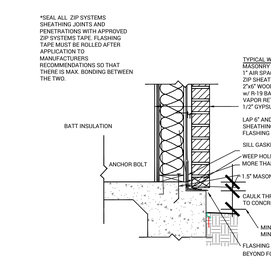
D2 WINDOW PENETRATION DETAIL - B&B
SCALE: 1" = 1'-0"

D1
SCALE: 1" = 1'-0"

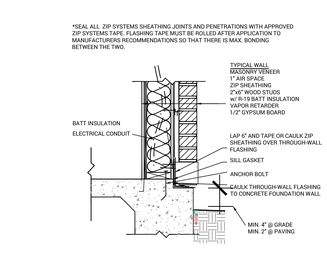


E5
SCALE: 1" = 1'-0"

E4 PERMEABLE PAVER DETAIL - VEHICULAR
SCALE: 1" = 1'-0"



E3 FOUNDATION FLASHING DETAIL - MASONRY
SCALE: 1" = 1'-0"



E2 UPLIGHT DETAIL - MASONRY
SCALE: 1" = 1'-0"

E1
SCALE: 1" = 1'-0"

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A6.0

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ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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element 321

IMAGINE • DESIGN • CREATE

DESIGN
PREPARED
FOR:

Dunn Residence

Exterior

BM
Swiss Coffee



Composite
Cedar Shake Roof



Galvanized Metal
Accent Room

Copper Gas Lanterns



Exterior Window
Color



Leaded Glass
Accent Windows



Weather Shield
Wood Clad Window
Color: Arcadian Green

Hardie
Lap Siding



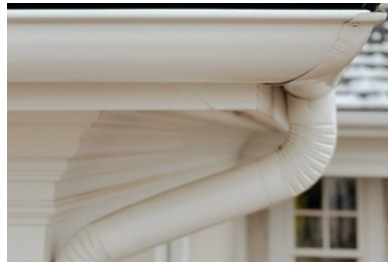
Deco Cedar
Shake Siding
(To be painted)





White Oak Wood
Garage Doors

Half Round Gutters
w/ Round Downspouts



Reclaimed
Old Chicago Brick

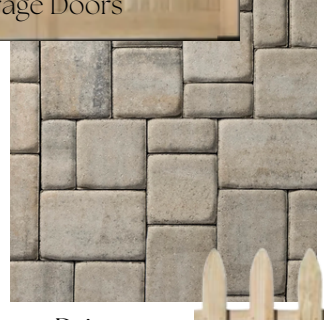




Tapered Hardie Columns
w/ Washed Brick Base



Painted Entry Doors
w/ Custom Molding



Driveway
Pavers

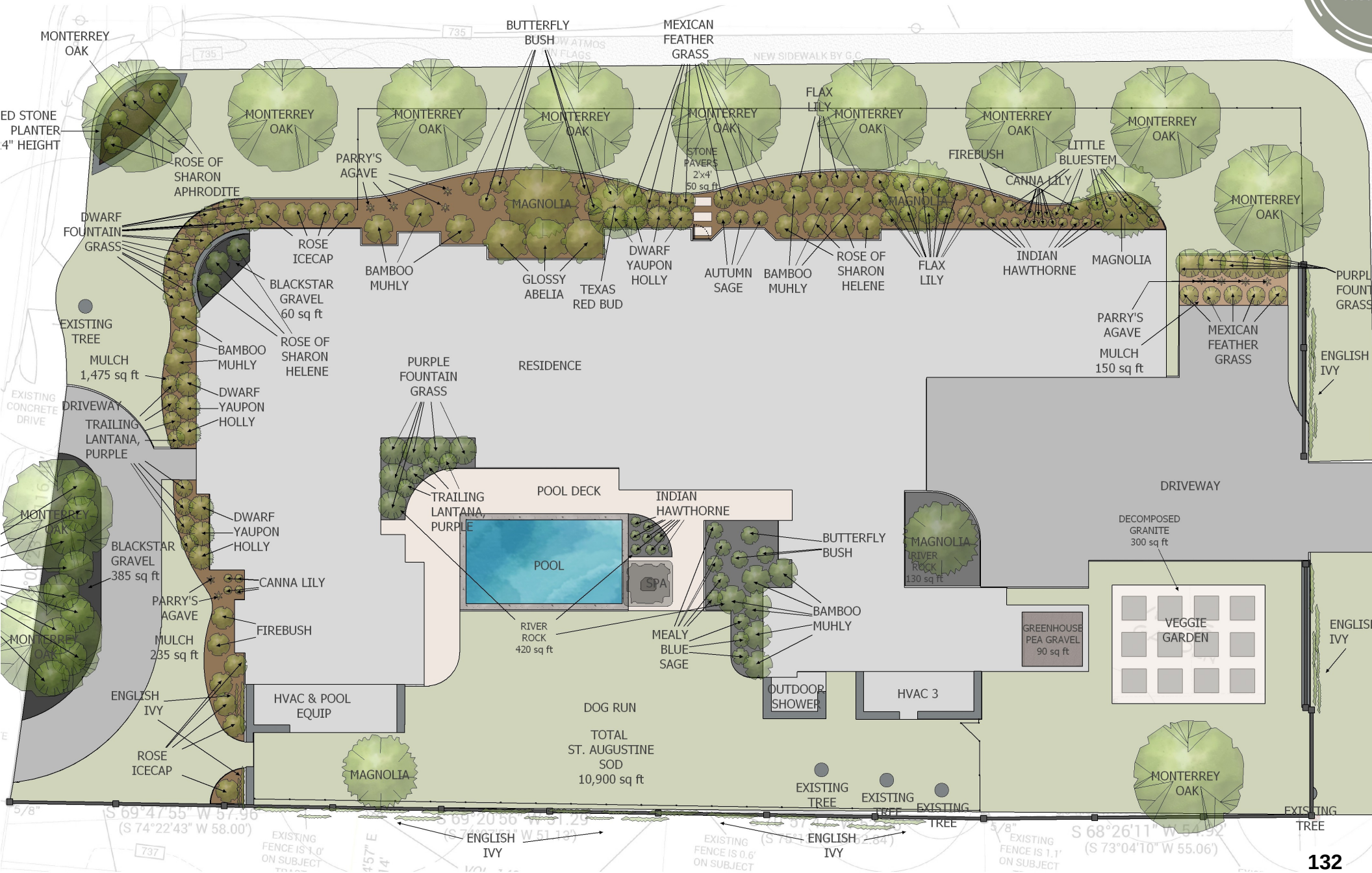
Fencing



element 321
IMAGINE • DESIGN • CREATE

(12) 60" Box Oak Trees
Planted at 25' - 30' to top of canopy

Dunn Residence
Landscape Design V2



GENERAL NOTES

LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7546 SQ. FT.	
CIRCULAR DRIVEWAY (PERVIOUS)	359 SQ. FT.	
PATH (PERVIOUS PAVERS)	20 SQ. FT.	
MOTOR COURT (PERVIOUS PAVERS)	1072 SQ. FT.	(1451 SQ. FT. TOTAL) (5.9% TOTAL PERVIOUS COVER)
POOL DECK	741 SQ. FT.	
HVAC AND POOL EQUIP.SLABS	459 SQ. FT.	
GLASS HOUSE,PORCH & STORE	244 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	10,688 SQ. FT.	
PERCENT IMPERVIOUS:	44.1%	

* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 ¾ DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

GENERAL NOTES

1. SHAWN F. HOOD, DESIGNER, ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN PLANS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
5. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF ALL SOLID FRAMING, COLUMNS, BEAMS, AND OTHER STRUCTURAL MEMBERS.
6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF GOOD QUALITY AND MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
7. ALL ANGLES SHOWN ON PLAN ARE 45 DEGREE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED.
9. ALL WINDOW SIZES ARE NOMINAL ROUGH OPENINGS. VERIFY SIZES WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
10. ALL WINDOWS ARE DIMENSIONED TO THE CENTER OF THE ROUGH OPENING UNLESS NOTED OTHERWISE.
11. WEATHER STRIP ALL ATTIC ACCESS DOORS.
12. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
13. PROVIDE ATTIC VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3'-0" ABOVE EAVE OR CORNICE JOIST. APPLY ALL VENTS TO REAR OF RESIDENCE.
14. PROVIDE A MINIMUM OF ONE (1) S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
15. FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
16. PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONCEALED SPACES, I.E.: SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
17. DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1,000 S.F. EACH FOR FIRESTOPS.
18. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS AND MASONRY WALLS.
19. PROVIDE VACUUM BREAKERS AT ANY WATER SUPPLY OUTLET WITH A HOSE CONNECTION AT OUTLETS WHICH COULD BE SUBMERGED AND ARE NOT PROTECTED BY AN AIR GAP.
20. PROVIDE 2x6 PLUMBING WALLS AT INTERIOR TOILET, WASHER & DRYER, WATER HEATER AND WATER SOFTENER LOCATIONS.
21. PROVIDE 2x6 STUDS (OR DBL. 2x4 @ 12"O.C) AT ALL WALLS ABOVE 10' IN HEIGHT.
22. CONTRACTOR SHALL CONSULT WITH A QUALIFIED PROFESSIONAL FOR ENGINEERED ROOF TRUSS LAYOUTS, DESIGNS, AND SHOP DRAWINGS.

SLAB AND FOUNDATION NOTES:

1. THE G.C. SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS PRIOR TO STARTING THE WORK. ANY DISCREPANCIES, CONFLICTS OR NON-COMPLIANCE IN THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
2. THE G.C. ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE CONTRACTOR WITHOUT CONTACTING THE DESIGNER, THE G.C. WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
3. FINAL LOCATION OF THE RESIDENCE AND FINISHED FLOOR ELEVATION TO BE VERIFIED BY THE G.C. AND APPROVED IN WRITING BY THE OWNER PRIOR TO SLAB FORMWORK BEING ERECTED
4. MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 24" UNLESS NOTED OTHERWISE BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
5. THE G.C. SHALL VERIFY ALL LOCATIONS OF ELECTRICAL/DATA/PHONE FLOOR PLUGS WITH THE OWNER PRIOR TO THE SLAB POUR.
6. PROVIDE A 20"x20"x2" DROPPED SLAB UNDER THE WASHER. SLOPE TILE TO DRAIN.
7. G.C. TO PROVIDE A DRAIN @ THE ICE MAKER.
8. U.N.O. DRYER VENT TO BE VENTED DIRECTLY THROUGH THE WALL TO OUTSIDE, OTHERWISE DOWN THROUGH THE SLAB AND OUT TO THE SIDE OF THE FOUNDATION. CLARIFY PRIOR TO SLAB POUR.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". U.N.O.. G.C. IS TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISHED FLOORING TO MAINTAIN MINIMUM DROP.

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
2. THE G.C. IS TO PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR CLOSET RODS MEDICINE CABINETS AND ANY OTHER ITEMS AS MAY BE REQUIRED.
3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
4. APPLIANCES SHOWN DO NOT NECESSARILY REFLECT THE ACTUAL SIZE AND TYPE OF APPLIANCE SELECTED. G.C. TO VERIFY WITH THE OWNER AND INTERIOR DESIGNER FOR ACTUAL APPLIANCE SIZE AND TYPE BEFORE COMMENCING THE JOB.
5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

WALL FRAMING NOTES

TABLE 1: EXTERIOR & LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x6	1'-0"	18'-0"
2x6	1'-4"	14'-0"
2x8	1'-0"	22'-0"
2x8	1'-4"	18'-1"

1. ONLY ONE BOTTOM AND TWO TOP HORIZONTAL WALL PLATES ARE PERMITTED. MAX. STUD HEIGHT IS MEASURED BETWEEN WALL PLATES.
2. ONLY TRUSSES OR OUTLOOK LADDER FRAMING FOR GABLE CONFIGURATIONS PLACED PERPENDICULAR TO WALL TOP PLATES AND FASTENED USING SIMPSON L50 CLIPS (OR APPROVED EQUAL) ARE ACCEPTABLE. DRYWALL CEILINGS ARE NOT ACCEPTABLE FOR LATERAL SUPPORT
3. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.
4. OSB OR PLYWOOD SHEATHING IS REQUIRED FOR EXTERNAL OR LOADBEARING TALL WALLS.

TABLE 2: INTERIOR NON-LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x4	1'-0"	18'-0"
2x4	1'-4"	14'-0"
2x6	1'-0"	22'-0"
2x6	1'-4"	18'-1"

1. NON-LOADBEARING TALL WALLS MAY BE CONSIDERED LATERALLY SUPPORTED AT THE TOP IF THEY ARE SECURED TO A ENGINEERED TRUSS FLOOR SYSTEM AS PER APPROVED TRUSS SUPPLIER
2. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.

WINDOW & DOOR GENERAL NOTES

1. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL WINDOWS ABOVE BATH TUBS TO BE TEMPERED. ANY WINDOW AT STAIRWAY HAVING A SILL HEIGHT BELOW 36" TO BE TEMPERED. WINDOW MANUFACTURER TO VERIFY ALL TEMPERED WINDOW LOCATIONS AS PER CODE. SHOWER AND BATH TUB GLAZING SHALL BE TEMPERED.
2. WINDOW MANUFACTURER & THE G.C. TO VERIFY EGRESS-ABLE WINDOWS AS PER APPLICABLE CODE.
3. NOTE TO G.C.: ALL INTERNAL DOORS TO BE STAIN FINISHED

ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT EACH BEDROOM AND LEVEL AS PER CODE AND ON A CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES. THE CONTRACTOR IS TO PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.
3. WALL SWITCHES, KITCHEN SPLASH OUTLETS, AND GARAGE OUTLETS LOCATED AT 42" AFF UNLESS NOTED OTHERWISE. NO SWITCHES ARE TO BE LOCATED WITHIN A 5'-0" RADIUS OF A BATH TUB.
4. HEIGHT OF FLOOR & PHONE OUTLETS TO BE 12" FROM F.F.L. TO BOTTOM OF OUTLET. TYPICAL U.N.O.
5. PROVIDE LIGHT AND OUTLET AT HVAC LOCATIONS FOR SERVICE.
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR SPACES AND OTHER "WET" AREAS.
7. PROVIDE WEATHERPROOF OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS SWITCHED AS INDICATED. VERIFY LOCATIONS WITH OWNER.
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO SLAB POUR.
10. CONSULT WITH OWNER FOR DIMMER AND RHEOSTAT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES. ALLOW FOR 30" CLEARANCE AROUND PANEL. TOP OF PANEL TO BE 72" U.N.O.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ANY AND ALL METAL OBJECTS WITHIN 5'-0" OF A POOL MUST BE GROUNDED (BONDED) WITH THE POOL & POOL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STATUES, ETC.

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AIR PRESSURE SWITCH
- WALL OUTLET DUPLEX (120V)
- WALL OUTLET FOURPLEX
- WALL OUTLET (240V)
- WALL OUTLET (WEATHERPROOF)
- WALL OUTLET (GROUND FAULT INTERRUPT)
- JUNCTION BOX
- SPEAKER
- TELEPHONE / DATA OUTLET
- TELEVISION OUTLET
- SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNT)
- PUSH BUTTON
- DOOR BELL CHIMES
- LED SPOT LIGHT
- FLOOR PLUG
- WALL MOUNTED FAN (84" HIGH)
- CEILING FAN
- CEILING FAN / LIGHT
- WALL MOUNT LIGHT
- STAIR RISER LED LIGHT
- SURFACE MOUNT LIGHT
- RECESSED CAN LIGHT
- FLUSH MOUNTED LED DISK LIGHT
- RECESSED LIGHT FIXTURE (VAPOR PROOF)
- ADJUSTABLE EYEBALL LIGHT
- FLOOD LIGHTS
- INFRARED
- SECURITY CAMERA
- LIGHT / VENT / HEATER
- FLUORESCENT LIGHT (UNDER CABINET)
- 4' LED LIGHT
- FLUSH MOUNT HEATER MODEL: WD6024

LANDSCAPING LEGEND

- CONCRETE DRIVEWAY
- MULCH BED
- PAVED DRIVEWAY
- NATIVE LAWN
- BULL ROCK CONSTRUCTION ENTRANCE (TEMP.)
- SOD
- STONE 'RED' CARPET
- PERENNIALS
- LANDSCAPE BED W/ PLANTS
- CRUSHED GRANITE

TRENCHES

TEL TEL
CATV CATV
ELEC ELEC
WATER WATER
SEWER SEWER SEWER SEWER

SITE PLAN LEGEND

- COTTON GIN SPINDLE FOUND
- MAG NAIL FOUND
- 1/2" ROD FOUND
- METAL FENCE
- WIRE FENCE
- AE ACCESS ESMT
- PUE PUBLIC UTILITY ESMT
- ( ) RECORD INFORMATION
- UTILITY POLE
- STREET LIGHT
- OH OVERHEAD UTILITY LINE(S)
- WM WATER METER
- FIRE HYDRANT
- WV WATER VALVE
- CO CLEAN OUT
- GAS METER
- T TELEPHONE
- CTV CABLE/TV
- TF TRANSFORMER ON CONCRETE
- (+) INSIDE OF SUBJECT BOUNDARY
- (-) OUTSIDE OF SUBJECT BOUNDARY
- B.L. BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY
- O.S.S.F. ON SITE SEWAGE FACILITY
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- TREE TO REMAIN
- TREE TO BE REMOVED
- 775 MAJOR CONTOUR
- 775 MINOR CONTOUR

WALL LEGEND

- STONE VENEER WALL 2x6 STUDS
- STONE VENEER WALL 2x4 STUDS
- BRICK VENEER WALL 2x6 STUDS
- BRICK VENEER WALL 2x4 STUDS
- 2x4 STUD WALL
- 2x6 STUD WALL

AREA TABULATION

LOWER LIVING	4410 SQ. FT.
UPPER LIVING	1547 SQ. FT.
TOTAL CONDITIONED AREA	5957 SQ. FT.
TRIPLE GARAGE	1107 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1614 SQ. FT.
FRONT PORCH	79 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
EXERCISE ROOM COVERED PORCH	145 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	220 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	23 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1522 SQ. FT.
TOTAL UNDER ROOF AREA	9093 SQ. FT.
TOTAL SLAB ON GROUND	7546 SQ. FT.
GREEN HOUSE	123 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	83 SQ. FT.
ATTIC STORE	202 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	741 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	76 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2743 SQ. FT.



TYPICAL ABBREVIATIONS

A		I	
ABV	ABOVE	INT.	INTERNAL
ADJ	ADJUSTABLE	L	
AFF	ABOVE FLOOR FINISH	LAV	LAVATORY
APPROX.	APPROXIMATELY	LIN	LINEN
APPL	APPLIANCE		
ARCH	ARCHED	M	
		MAX.	MAXIMUM
B		MIN.	MINIMUM
BFS	BUILDER'S FIRST SOURCE	MTL	METAL
C		N	
CLG	CEILING	N.T.S.	NOT TO SCALE
C.O.	CASED OPENING		
COL.	COLUMN	O	
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CONC.	CONCRETE	OPNG	OPENING
CSMT	CASEMENT		
D		P	
DBL.	DOUBLE	PL	PLATE HEIGHT
DISP.	DISPOSAL		
DW	DISH WASHER	R	
D/L	DIVIDED LIGHTS	REF.	REFRIGERATOR
		RSCEDAR	ROUGH SAWN CEDAR
E			
EXT.	EXTERNAL	S	
		SHLVS	SHELVES
F		SIM.	SIMILAR
F.D	FURR DOWN	SDL	SIMULATED DIVIDED LITE
F.F.L.	FINISHED FLOOR LEVEL	SNGL	SINGLE
FG	FIXED GLASS	SQ. FT.	SQUARE FOOT
FREZ	FREEZER	S. F.	SQUARE FOOT
		C.O.	SHEET ROCK OPENING
G		S/R RET.	SHEET ROCK RETURN
G.C.	GENERAL CONTRACTOR	T	
G.F.I.	GROUND FAULT INTERRUPT	TYP.	TYPICAL
		TRANS	TRANSOM
H		TRPL	TRIPLE
HB	HOSE BIB	TBD	TO BE DETERMINED
HDR	HEADER	TDL	TRUE DIVIDED LITES
HVAC	HEATING/VENTILATION AIR CONDITIONING	U	
HDR. HGT	HEADER HEIGHT	UNO	UNLESS NOTED OTHERWISE
Hgt	HEIGHT		
HORTZ	HORIZONTAL	W	
		WC	WATER CLOSET
		W.I.	WROUGHT IRON
		WIC	WALK IN CLOSET
		W/	WITH
		W/O	WITHOUT
		W.S.	WEATHER STRIP

SHEET INDEX

C0.1 COVER SHEET

ARCHITECTURAL
A$1.0 SITE PLAN
A$1.2 SLAB PLAN - DIMENSIONED
A1.0 LOWER FLOOR PLAN
A1.1 LOWER FLOOR PLAN - DIMENSIONED
A1.2 UPPER FLOOR PLAN
A1.3 UPPER FLOOR PLAN - DIMENSIONED
A2.0 FRONT & REAR ELEVATIONS
A2.1 LEFT & RIGHT ELEVATIONS
A2.2 SECTION 'A' & 'B' & 'C' & INTERNALS

STRUCTURAL
A3.0 ROOF PLAN

ELECTRICAL
A5.0 ELECTRICAL PLAN - LOWER LEVEL
A5.1 ELECTRICAL PLAN - UPPER LEVEL

CABINETRY
A4.0 INTERNAL ELEVATIONS

DETAILS
A6.0 DETAIL SHEET



FRONT ELEVATION

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

C0.1

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: (512) 635-3222
KRS@GCBUILDER.COM
ERIKA@GCBUILDER.COM

PRELIMINARY SET
REVIEW SET
PERMIT SET
BID SET
CONSTRUCTION SET

DESIGNED BY
Shawn F. Hood: DESIGN. PLANNING. CONSULTATION
812 Main Street Georgetown, TX 78626
Email: shawnhood@shawnhood.com
Office: 512-751-9864

REVISION:

#	DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

Shawn F. Hood
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SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7545 SQ. FT.	
CIRCULAR DRIVEWAY (PERVIOUS)	359 SQ. FT.	
PATH (PERVIOUS PAVERS)	20 SQ. FT.	
MOTOR COURT (PERVIOUS PAVERS)	1072 SQ. FT.	(1451 SQ. FT. TOTAL) (5.9% TOTAL PERVIOUS COVER)
POOL DECK	741 SQ. FT.	
HVAC AND POOL EQUIP.SLABS	459 SQ. FT.	
GLASS HOUSE,PORCH & STORE	244 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	10,688 SQ. FT.	
PERCENT IMPERVIOUS:	44.1%	

* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
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LOT 1
CABINET T SLIDE 100 PRCCT
RESUBDIVISION OF SHELL'S ADDITION,
0.79 ACRE BLOCK 18
DOC. NO. 2015000741 OPRWCT

LOT 2
DOC. NO. 2011034542 OPRWCT

VOL. 2331 PG. 538 ORWCT

7.5' SIDEWALK EASEMENT
2019018264 OPRWCT

7.5' SIDEWALK EASEMENT
2019018264 OPRWCT

701 COLLEGE STREET
(R.O.W VARIES)

7TH STREET
(R.O.W VARIES)

WALNUT STREET
(NO R.O.W.
INFORMATION AVAILABLE)

BRICK RAMP WITH CONCRETE WALLS

(BM300)

WWMH (5545)

ASPHALT

YELLOW PAINT

CONCRETE FOOTER/FLUME

TEMPORARY FENCE

N 20°47'47" W 56.98'

NEW BRICK RAMP WITH CONCRETE WALLS BY G.C.

CONCRETE CURB AND GUTTER (TYPICAL)

(BM301)

YELLOW ATMOS PIN FLAGS (TYPICAL)

NEW SIDEWALK BY G.C.

(N 73°36'30" E 198.52')
N 69°03'26" E 198.52'

N 56°49'20" E 60.24'

CO (2)

4.0' HIGH WOOD PICKET FENCE

0.557 AC+-
2023106426 OPRWCT
KEN SCHILLER & ASSOCIATES
NO BUILDINGS OBSERVED

48.7'

22'-10 1/4"

20.0' BUILDING LINE

PROPOSED RESIDENCE
F.F.L. 938.0'

F.F.L. 937.5'

F.F.L. 937.0'

GARAGE

PLANTER

CONCRETE WALK

EXISTING CONCRETE DRIVE

CIRCULAR DRIVEWAY
PERVIOUS PAVERS

N 13°03'23" W 116.40'
(N 08°30'22" W 116.39)

MOTOR COURT
PERVIOUS PAVERS

DRIVEWAY

4.0' HIGH WOOD PICKET FENCE

(S 17°37'24" E 117.49')
S 22°03'55" E 117.49'

32.0' LONG 6.0' HIGH MASONRY WALL

NEW SIDEWALK BY G.C.

CONCRETE CURB AND GUTTER (RIBBON)

CONCRETE CURB AND GUTTER (TYPICAL)

NEW DRIVEWAY BY G.C. "DIP"

POOL

SPA

DOG RUN

F.F.L. 938.0'

LAWN

YEGGIE GARDEN

18.0' LONG 6.0' HIGH W.I. GATE

24.0' LONG 6.0' HIGH MASONRY WALL

BLUE PAINT

16'-2 1/4"

4'-2 1/4"

4'-2 3/4"

8.0' HIGH MASONRY WALL

6.0' H W.I. FENCE

6.0' HIGH WOOD PRIVACY FENCE

EXISTING FENCE IS 0.9' ON SUBJECT TRACT

VOL. 334 PG. 494 DRWCT
ABANDONED CLAMP STREET BY THE CITY OF GEORGETOWN TO BE RESERVED FOR THE RIGHT TO USE FOR THE PURPOSE OF UTILITIES

58.7'

50.0'

S 69°47'55" W 57.96'
(S 74°22'43" W 58.00')

S 69°20'56" W 51.29'
(S 74°07'51" W 51.13')

S 70°57'47" W 52.66'
(S 75°13'46" W 52.84')

S 68°26'11" W 54.92'
(S 73°04'10" W 55.06')

EXISTING FENCE IS 1.0' ON SUBJECT TRACT

EXISTING FENCE IS 0.6' ON SUBJECT TRACT

EXISTING FENCE IS 1.1' ON SUBJECT TRACT

EXISTING FENCE IS 0.2' ON SUBJECT TRACT

S 13°44'57" E
23.14'

VOL. 1431 PG. 261
BOUNDARY LINE AGREEMENT
OPRTCT

GR. VOL. 1431 PG. 213 ORWCT
RIGHT-OF-WAY EASEMENT
DOC. NO. 2020136463 OPRWCT
0.144 ACRES

DOC. NO. 2019045789 OPRWCT
1,023 SQUARE FEET
AND DOC. NO. 9866392 ORWCT
0.15 ACRES

DOC. NO. 2020094614 OPRWCT
0.154 ACRES

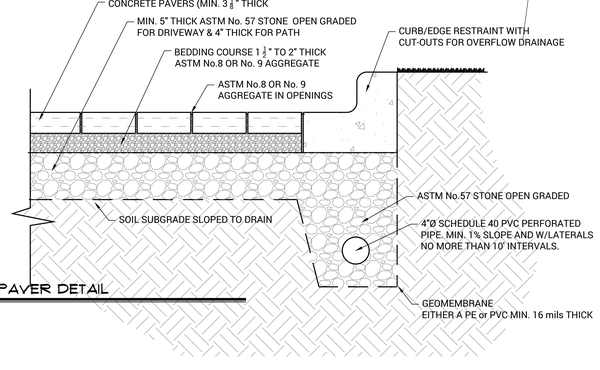
DOC. NO. 9658592 OPRWCT
0.076 ACRES

S 16°32'06" E 116.82'

S 22°10'56" E 112.74'

S 22°17'49" E 110.25'

TREE LIST			
TAG#	TYPE	CHARACTER	DIAMETER (INCHES)
1004	HACKBERRY	SINGLE	13"
1005	HACKBERRY	SINGLE	10"
1006	HACKBERRY	SINGLE	12"
1007	HACKBERRY	SINGLE	12"
1008	HACKBERRY	SINGLE	8"
1009	AMERICAN ELM	SINGLE	15"
1010	HACKBERRY	SINGLE	13"
1011	CREPE MYRTLE	MULTIPLE	7" 6" 5" 5" (18")
1012	ASH	SINGLE	25"
1013	HACKBERRY	MULTIPLE	15" 15" (23")
1014	ASH	SINGLE	10"
1015	HACKBERRY	SINGLE	16"



PERMEABLE PAVER DETAIL
SCALE: 1-1/2" = 1'-0"

NORTH

SITE PLAN
SCALE: 1/8" = 1'-0"

AS1.0

The Dunn Residence
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: 512.635.1888
KRIS@GOCBUILDER.COM
ERIKA@GOCBUILDER.COM

☐ PRELIMINARY SET
☒ REVIEW SET
☐ ☐ PERMIT SET
☐ BID SET
☐ ☐ CONSTRUCTION SET

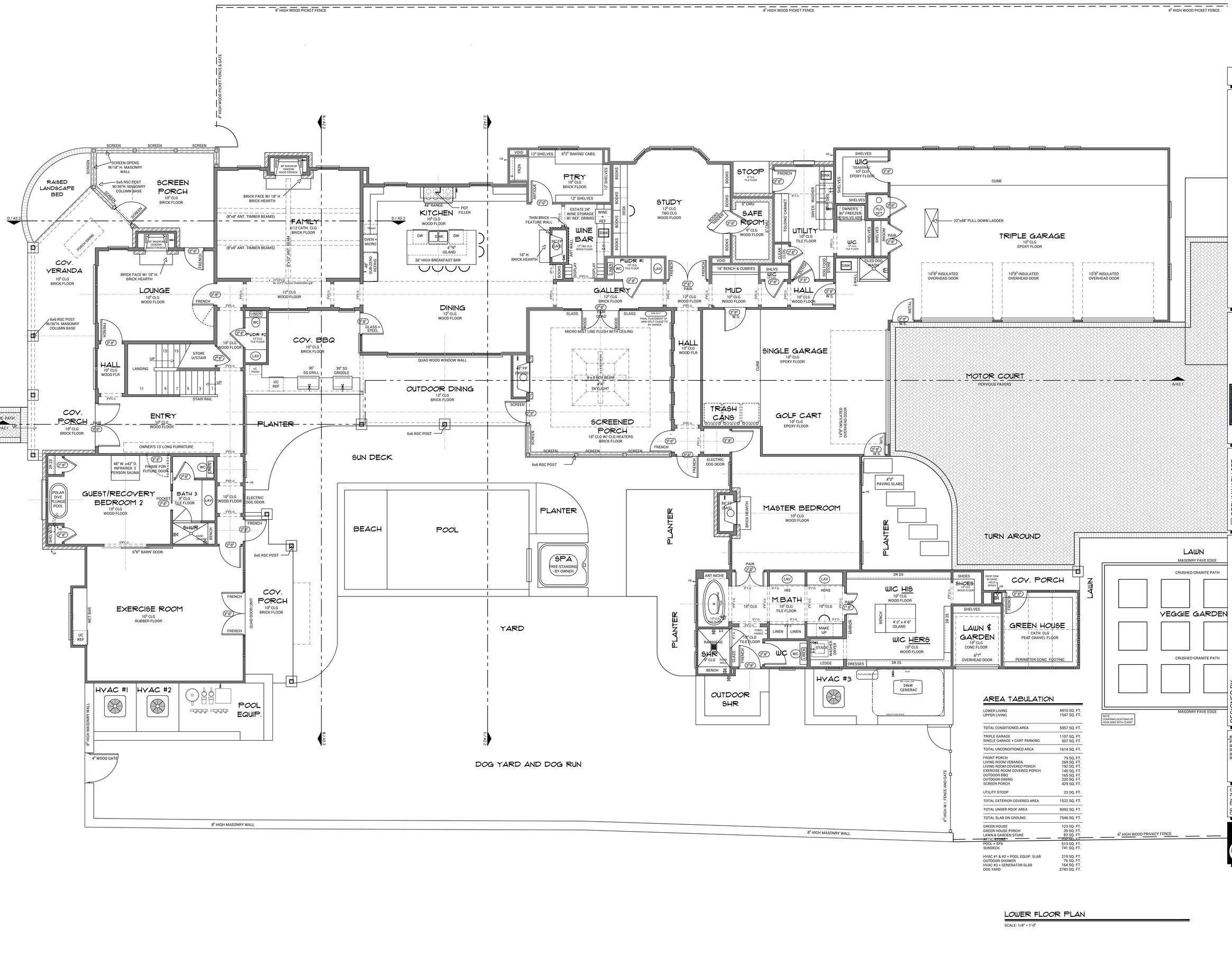
DESIGNED BY
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• DESIGN
• PLANNING
• CONSULTATION
812 Main Street, Georgetown, TX 78626
Email: shawnhood@shawnhood.com
Office: 512-757-8884

REVISION:		
#	DATE	
PRELIM.	2025.06.10	
REV. 1	2025.08.05	
REV. 2a	2025.09.25	
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CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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AREA TABULATION

LOWER LIVING	4410 SQ. FT.
UPPER LIVING	1547 SQ. FT.
TOTAL CONDITIONED AREA	5957 SQ. FT.
TRIPLE GARAGE	1107 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1614 SQ. FT.
FRONT PORCH	79 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
EXERCISE ROOM COVERED PORCH	145 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	220 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	23 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1522 SQ. FT.
TOTAL UNDER ROOF AREA	9093 SQ. FT.
TOTAL SLAB ON GROUND	7546 SQ. FT.
GREEN HOUSE	123 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	83 SQ. FT.
ATTIC STORE	107 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	741 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	76 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2743 SQ. FT.

LOWER FLOOR PLAN

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

A1.0

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

109 S BROCK STREET
GEORGETOWN, TX 78626
PHONE: (512) 746-3826
ROGER@GCDBUILDER.COM
ERIKA@GCDBUILDER.COM
GABRIEL CUSTOM HOMES

☐ PRELIMINARY SET
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☐ ☐ PERMIT SET
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☐ ☐ CONSTRUCTION SET

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Shawn F. Hood
• DESIGN
• PLANNING
• CONSULTATION
812 Main Street Georgetown, TX 78626
Email: shawnhood@shawnhood.com
Office: 512-751-9894

NOTE:
CONFIRM LOCATIONS OF HOSE BIBS WITH CLIENT

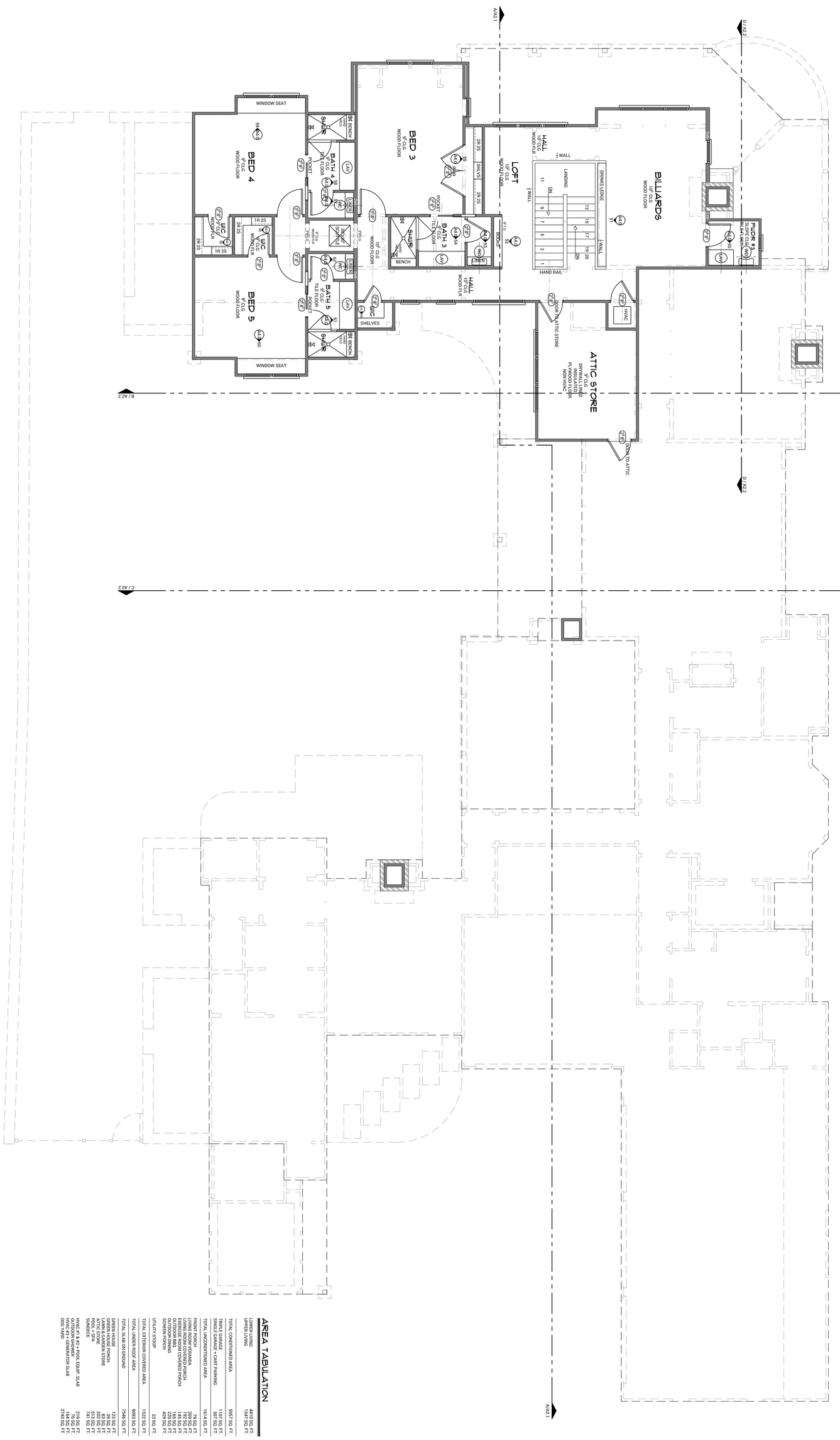
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AREA TABULATION

LOWER LIVING	4410 SQ. FT.
UPPER LIVING	1547 SQ. FT.
TOTAL CONDITIONED AREA	5957 SQ. FT.
TRIPLE GARAGE + CART PARKING	1107 SQ. FT.
TOTAL UNCONDITIONED AREA	1614 SQ. FT.
PORCH	74 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
BILLIARDS ROOM COVERED PORCH	141 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	255 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	23 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1522 SQ. FT.
TOTAL UNDER ROOF AREA	9093 SQ. FT.
TOTAL SLAB ON GROUND	7546 SQ. FT.
GREEN HORSE	123 SQ. FT.
GABLE ROOF PORCH	89 SQ. FT.
LAWN & GARDEN STORE	205 SQ. FT.
POOL + SPA	313 SQ. FT.
SUNDECK	741 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	76 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2743 SQ. FT.

UPPER FLOOR PLAN

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

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2018 IECC
2021 IBC, BUILDING CODE
GEORGETOWN, CODE
CODE & ORDINANCES

No.	REVISION:	DATE
	PRELIM	2025.06.10
	REV. 1	2025.06.16
	REV. 2a	2025.06.25
	REV. 3	2025.10.20

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GABRIEL CUSTOM HOMES

1008 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: (512) 745-7880
KRIS@GCCBUILDER.COM
ERIKA@GCCBUILDER.COM

The Dunn Residence

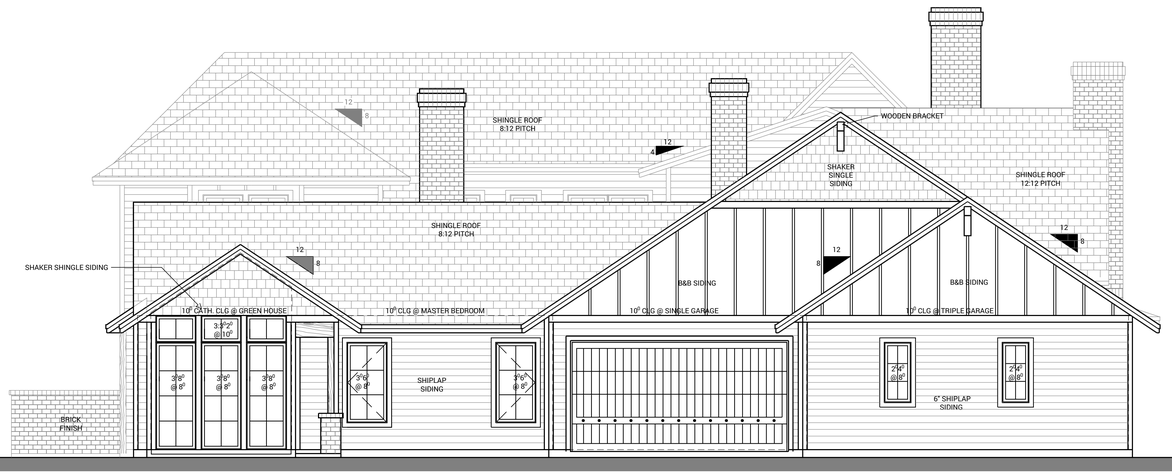
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

A1.2



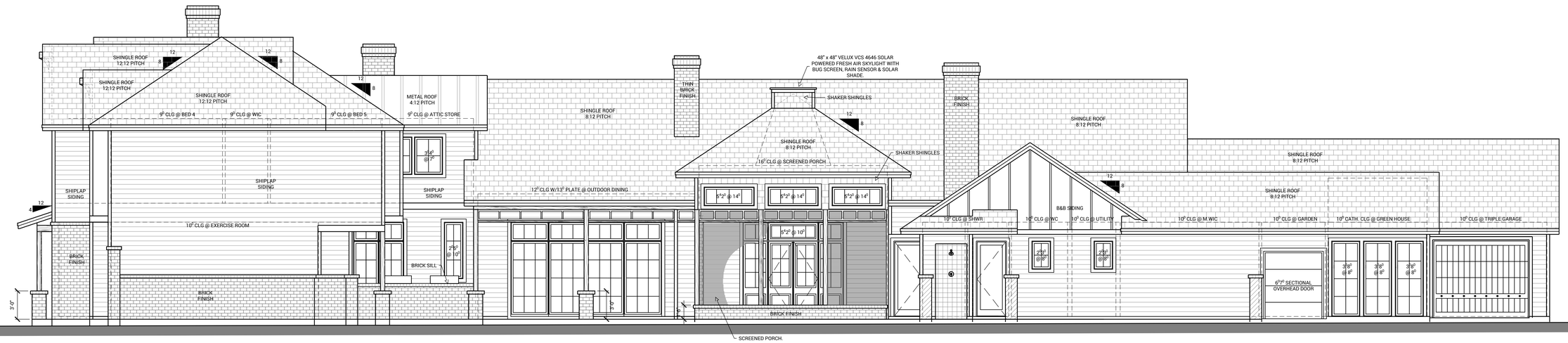
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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A2.0

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET
GEORGETOWN, TX 78626
PHONE: (512) 746-7880
KRISB@CGBUILDER.COM
BSIM@CGCONSULTANT.COM

GABRIEL CUSTOM HOMES

- ☐ PRELIMINARY SET
- ☒ REVIEW SET
- ☐ PERMIT SET
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- ☐ CONSTRUCTION SET

DESIGNED BY
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Office: 512-751-9864 Email: shawnhood@shawnhood.com

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PRELIM.		2025.06.10
REV. 1		2025.08.05
REV. 2a		2025.09.25
REV. 3		2025.10.16
REV. 4		2025.10.20

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LEFT ELEVATION

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



SECTION A

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



SECTION D

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



SECTION B

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

A2.1

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET
GEORGETOWN, TEXAS 78626
PHONE (512) 746-7866
FRED@CODEBUILDER.COM
ERIN@CODEBUILDER.COM

GABRIEL CUSTOM HOMES

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☐ CONSTRUCTION SET

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Shawn F. Hood: DESIGN PLANNING CONSULTATION
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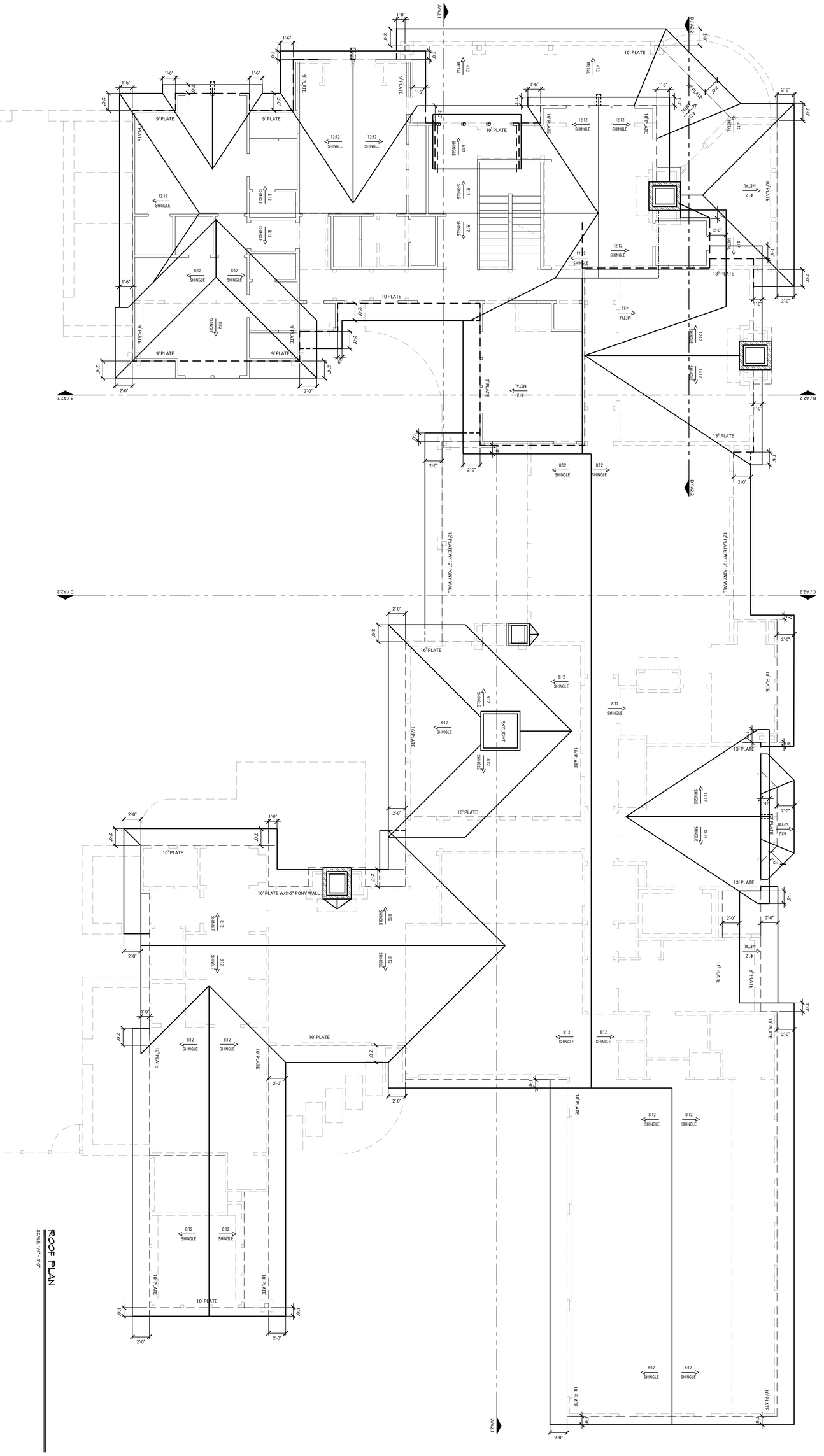
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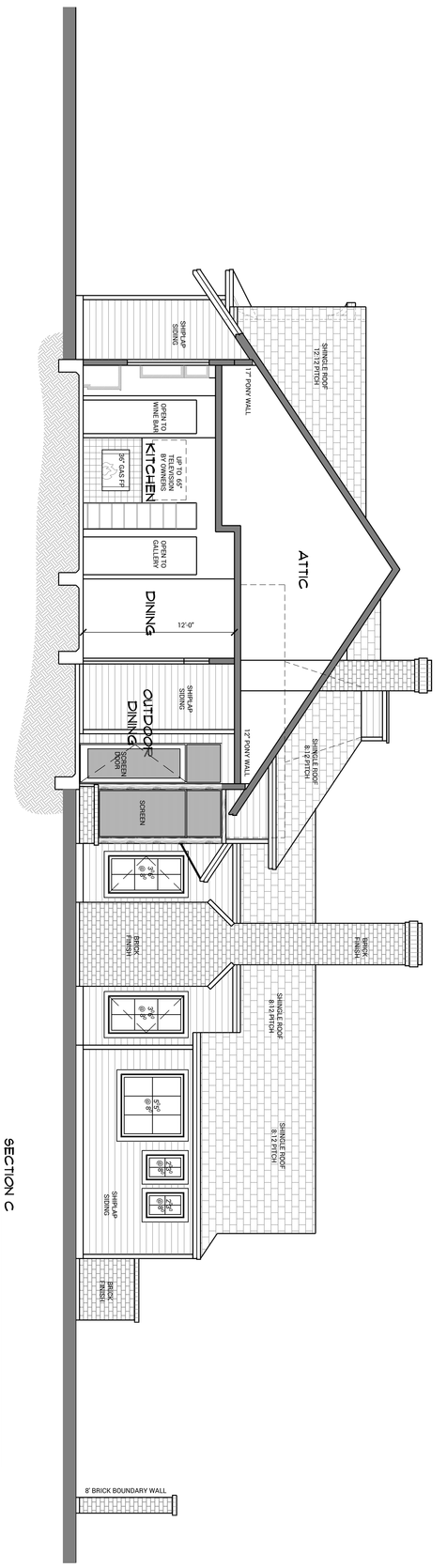
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ROOF PLAN

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



SECTION C

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

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2021 IRC, IBC/IMC CODE
2021 IECC
2021 IFC
2020 NEC
GEORGETOWN, TEXAS CODE OF ORDINANCES

REV	REVISION:	DATE
PRELIM		2025.05.10
REV. 1		2025.05.25
REV. 2a		2025.08.25
REV. 3		2025.10.16
REV. 4		2025.10.20

DESIGNED BY

Shawn F. Hood: DESIGN PLANNING CONSULTATION

Office: 512-751-9864 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

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GABRIEL CUSTOM HOMES

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KRIS@GCCBUILDER.COM
ERIKA@GCCBUILDER.COM

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

A3.0

Olivia Beams

From: Liz Weaver <lizcweaver@msn.com>
Sent: Sunday, January 4, 2026 11:14 PM
To: Historic; Georgetown Planning
Subject: [EXTERNAL] Public Feedback - 701 S College Street proposed house
Attachments: House sizes with legend.jpg

[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.

I am writing to object to the plan for the house proposed for 701 S College Street. My objection centers around two areas:

1. Mass and scale. The structure is huge (75' across the front and 160' down the north side) and is completely out of scale with the neighborhood. The plan presented to you at the conceptual review was similar in size, and they've made no appreciable progress toward making it more reasonable. It is completely out of scale with the surrounding houses in the neighborhood, despite the Leavell House being trotted out as a comparison. The Leavell house is a goose among the ducklings, a situation resulting from the time it was built. When that house was originally built in the 1880s and enlarged in 1890, its location was adjacent to up-and-coming Southwestern University, which lay directly across College Street. It is easy to envison Mr. Leavell choosing the site because of the prestigious location. When Southwestern relocated its campus in the late 1890s, it left the Leavell house high and dry, and many of the subsequent grand homes were built closer to the new campus along University. This neighborhood is comprised mostly of houses between 1000 and 3000 square feet.
2. Design. In the Conceptual Review presentation, staff indicated that the neighborhood is a mix of architectural styles. I agree with that statement, but it's not a justification for all those styles to be tossed together in one structure.

During the conception review, one or more of the HARC commissioners requested 3D renderings to help assess the appearance, mass, and scale of the proposed project. In the agenda packet for the upcoming meeting, you have been provided with renderings of only the front and rear, omitting the grossly long north side. Given that this side was one of the significant areas of concern, it is reasonable for you to ask that this third rendering be provided at the upcoming meeting, if not before, so you can properly evaluate the project. I have done some research, trying to equate a 160' structure to something I can picture in my mind. The best I can come up with is this: A typical motel room (think Motel 6) is 12-14' wide. If you divide the 160' by 14', giving the house the benefit of the doubt, you wind up with the side of the house being as long as a string of 11-12 motel rooms in one, long, unbroken row.

Attached is a digital copy of a graphic you received during the conceptual review. That was something I researched, trying to get a grip on the house sizes in the neighborhood. If it appears that I was "cherry picking" regarding which houses I labeled, you're correct. Since I'm pretty familiar with the area, I was looking for the big ones.

I am sending this directly via blind copy to those commissioners for whom I have email addresses, and I am also sending it to the email address provided for public comment. Given the early cutoff for the agenda (over a week prior to your meeting), combined with the significant delay in having the project information properly posted on the city's Public Notice map, it wasn't feasible to get something submitted in time to have it included with the public comments attached to your agenda. I am not anticipating any sort of reply comment from you.

As always, thanks for all you do for Georgetown.

Liz Weaver
1221 S Main St


E 6th St
E 6th St
E 7th St
2276
2936
955
952
1888
1496
2452
2191
Walnut St
Pine St
1556
Subject
E 7th St
1064
1344
E 8th St
2114
2099
2392
3109
1320
1148
259
1839
0
E 8th St
1394
1291
2189
720
1018
1994
1060
&
557
5967
S College St
Main St
E 9th St
1428
1768
E 9th St
E 9th St
1709
2443
2229
E 9th 1/2 St
Living area-
as per WCAD
over 5000
over 3000
over 2000
under 2000

GEORGETOWN
TEXAS

RECEIVED
JAN 06 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 701 S College

Project Case #: 2025-57-COA HARC Date: 1.8.2026 Case Manager: Olivia Beams

Name of Respondent: Susan Stone
(Please print name)

Signature of Respondent: S Stone
(Signature required for protest)

Address of Respondent: 507 S. Walnut
(Address required for protest)

I am in FAVOR: _____ I OBJECT: ✓

Additional Comments:
I'm not in favor of a 3 story home. Average 2 story is 25' so this seems too tall for our neighborhood.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact Olivia Beams directly."

GEORGETOWN
TEXAS

RECEIVED
JAN 08 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 701 S College

Project Case #: 2025-57-COA HARC Date: 1.8.2026 Case Manager: Olivia Beams

Name of Respondent: Brian Benedict
(Please print name)

Signature of Respondent: Brian Benedict
(Signature required for protest)

Address of Respondent: 603 E 7th St. Georgetown, TX 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

I am concerned about a building of this size being built across the street, primarily due to it's potential to be used as a multi-family residence and the subsequent increase in foot and vehicle traffic it entailed.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact Olivia Beams directly."

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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~~**Project Name/Address:**~~ 701 S College

Project Case #: 2025-57-COA HARC Date: 1.8.2026 Case Manager: Olivia Beams

Name of Respondent: Troy & Linda Brown
(Please print name)

Signature of Respondent: Troy Brown
(Signature required for protest)

Address of Respondent: 705 E. 8th ST.
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

over 35' is too tall for this neighborhood. It will make you feel boxed in when looking that way. At night its nice to glimpse the courthouse dome through the trees.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact Olivia Beams directly."

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *January 16, 2026*
File Number: *2025-57-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow for a maximum building height of 29'-7'' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition. (2025-57-COA)– Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name: *Dunn Residence*
Applicant: *Gabriel CC Interests, LLC c/o Kristopher Johnston*
Property Owner: *Thomas J. & Ashley W. Dunn*
Property Address: *701 S. College*
Legal Description: *0.5569 acres out of Block C, Clamps Addition.*
Historic Overlay: *Old Town Historic Overlay*
Case History: *N/A*
Prior COA Denials:
Prior COA Approvals: 2020-19-COA (Demolition of a low priority resource)

HISTORIC CONTEXT

Date of Construction: *N/A (New infill construction)*
Historic Resources Survey Level of Priority: *N/A (New infill construction)*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *In 2024, the historic structure on the lot was demolished under project number 2020-19-COA.*

APPLICANT'S REQUEST

HARC:

- ✓ New building construction (new residence)

STAFF ANALYSIS

Present Property Description:
The subject property is a .56 acre lot located within the northeast section of Old Town, just east of the Georgetown ISD Administration building. The subject property is currently unimproved but was the site of a Low Priority Resource constructed in 1885. This property was approved for demolition in 2020

and demolished in 2024. The subject property has three frontages, one on S. College Street, one on E. 7th Street, and one on Walnut Street.

Requested Changes:
The applicant has requested to construct a new residential single-family structure. It will contain 5,957 square feet of air-conditioned interior space, 1,614 square feet of garage space, and 1,522 square feet of exterior covered space (such as covered porches).

Justification for Requests:
The applicant intends to improve the property with a single-family home used as a primary residence.

November 20, 2025 Conceptual Review
On November 20, 2025, city staff and the applicant presented the project under consideration to HARC for conceptual review. The Commission provided feedback on the project without taking action. To summarize the Commission's feedback, they stated concerns about the mass and scale of the structure, concerns about the ratio of the height to width of the structure, concerns about the impact to 7th Street, and concerns about the complexity of the roofline.

In response to the feedback from the conceptual review, the applicant has made the following changes:

- Adjusted window sill heights on College Street façade.
- Adjusted window sizes so that the College Street façade is comprised of 30.5% windows.
- Lowered the roof ridgeline to be 29'-7''.
- Provided a landscape plan and 3-D renderings.

Technical Review:
The proposed structure has 5,957 square feet of air conditioned interior space, 1,614 square feet of garage space, and 1,522 square feet of exterior covered space (such as covered porches), bringing the total square footage to 9,093 square feet. The front façade is approximately 29'-7'' in height at its tallest point, measured from grade to the top of the gable. The front facade is approximately 74'-8'' wide, while the width of the lot is approximately 116'. The home will span about 63% of the lot frontage. The home will have a gabled roof, with lower cross gables, ranging in pitch from 4:12, 6:12, 8:12, and 12:12.

The home will feature an approximately 42' wide front porch that is about 7'-0'' deep. The porch will feature wooden columns, and a screened area at the corner of the structure. Nine street-facing windows are proposed on the front façade of the first floor of the home, with five windows measuring 2'-8'' in width and 6'-0'' in height. The remaining two first floor windows will measure 2'-8'' in width and 6'-0'' in height. There will be ten windows located on the upper story of the front facade. Eight of the upper story windows will measure 2'-8'' in width and 6'-0'' in height. The remaining two windows on the upper story of the front façade will measure 3'-0'' in width and 6'-0'' in height.

Materials

The exterior of the home will be constructed with cement fiber siding (Hardie board) with horizontal boards. The porch will feature hardie tapered columns with a stone pier at the base. The main roof material will be a shingle roof, with a standing seam metal section over the porch. Aluminum clad wood windows are proposed for the entire home.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *30 of the 34* 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.P Porches	
P.1 Front porches should align with front porches or building fronts on the same block face.	**Complies** The lot has three frontages: One on College Street, one on 7th Street, and one on Walnut. The applicant has proposed for the building to front on College Street. The previous structure fronted on College Street and there are other houses fronting College Street within a two block area.
P.2 Porches should be scaled to the front façade and, where, applicable, side street façade and should be of a style and materials compatible with the architectural style of the structure. Where an architectural style does not typically include a large front porch, the primary entrance should have a characteristic overhang or recessed entrance.	**Complies** The applicant has proposed a large front porch that spans more than half the front façade. It will be made of appropriate materials for new infill construction.
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	
D.2 It is preferred with an attached garage or carport that the garage entrance does not face	**Complies** The garage will be attached but facing

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
the street.	away from the street. The applicant has proposed a more than two car garage, but it is placed at the rear of the structure.
D.4 Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.	
3.5.A. Respect Historic Styles	
A.1 Building Form One of the most prominent unifying elements of the Old Town District is the similarity in building form. Generally, residential buildings are simple rectangular solids, either wider than they are deep or deeper than they are wide. Residential roof forms are pitched. These building form characteristics are important and should be preserved.	**Complies** The home will be 74'-8'' wide and 153'-7'' deep, including the attached garage, making the home deeper than it is wide. The roof form is pitched. Other form elements of the structure that are similar to traditional homes in Old Town are the inclusion of a deep front porch and windows that are taller than they are wide on the front façade.
A.2 Architectural Character There is a variety of architectural character in the Old Town area. There are simple vernacular farmhouses, Sears Roebuck kit houses, and Prairie style architecture as well as more elaborate Victorians. 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** This section of College Street is characterized by a variety of architectural styles, including several bungalows, Victorian, and new infill construction. These homes are a variety of heights, and have several unifying elements including large windows and large front porches. The proposed structure includes several architectural elements that are present in this section of S. College Street including a deep front porch and substantial porch columns. The proposed structure is also consistent in height with the surrounding neighborhood, in that it will be two stories, which is comparable to other homes on the street The structure is larger than the others on the shared block, which are single story bungalows. However, there are several large structures in a one-block radius such as the John Leavell house.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.C Massing, Scale and Form A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen traditionally in the neighborhood.	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	**Complies** The floor to floor height of the first story of the home will be 11′-0′′.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.	**Complies** The proposed structure is similar in height to other homes located along S. College Street. Homes also tend to be a single story or two stories. The home is most similar in size to the John Leavell house, which is one block south of the structure.
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.	**Partially Complies** The proposed structure has a U-shaped form proposed, as the home is centered around a pool and courtyard in the rear of the structure. The proposed roof form consists of overlapping gables and cross gables that include several roof plane changes throughout the proposed design. The street views, however, do provide rectangular views of the home with the U-shape only seen from an aerial view.
b. The proportions of the front façade should be taller than it is wide.	**Does Not Comply** The proposed home is approximately 74′-8′′ wide and 29′-7′′ tall, meaning that is more than twice as wide than it is tall.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	Considering the size of the lot this would be a difficult guideline to fully comply with. There are other homes that are wider than they are taller that became this way due to previous HARC approvals.
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 applicant has proposed a cross gable roof.
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 primary roof will have several different roof pitches, but the primary roofline is an 8:12 pitch.
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** The roof will primarily made of synthetic cedar shake, intended to mimic the appearance of real wood shingles. This is a new material, but does generally meet the intent of the Guideline in that it is intended to mimic the appearance of a traditional material. Additionally, the applicant has selected a standing seam metal roof above the front porch.
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	**Complies** The applicant has proposed 24 inch overhangs.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.F Porches	
F.1 Front porches contribute to the ambiance of the street and encourage social interaction. Porches are recommended as a character defining feature.	**Complies** The home will have a front porch that will contribute to the ambiance of the street as a character defining feature. The porch will be located on the first floor, will cover half of the façade, and is 9′ deep.
F.2 Location Porches should be located and accessible from the first floor of the structure.	
F.3 Porch Size Porches should at least cover half of the first-floor façade facing the street horizontally.	
F.4 Depth of Porch The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.	
F.5 Porches Bulk	
a. Porches should appear to be "added on to the building" rather than cut out of the building. In other words, porches should have their own roof that isn't integral to the rest of the building.	**Complies** The porch will be covered by its own roof that is "added on" to the front façade.
F.6 Porch Roofs A minimum of 60% of the front porch should be covered by a roof or a trellis.	**Complies** The entire porch will be completely covered by a roof.
F.9 Open Porch The front porch should be open and not enclosed by any materials except screens.	**Complies** The porch will be open.
F.10 Height of Porch Floor The floor of the front porch should be raised above grade and no lower than one step below the first floor.	**Complies** The floor of the porch will be raised one step above grade.
F.11 Porch Roof Height No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.	**Complies** The porch roof will be approximately 9′-0′′ when measured from the porch floor to the roof.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
F.12 Porch Columns Porch columns should visually be able to support the porch roof. If the porch roof and decorative elements like spindles are thin and delicate then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial.	**Complies** The applicant has proposed columns that will visually be able to support the roof.
F.13 Porch Foundation	
a. The porch must be supported by columns or foundation walls affixed to the ground. The columns should be no less than 18 inches by 18 inches.	**Complies** The porch will be supported by foundation walls that are affixed to the ground.
3.5.G. Doors & Windows	
G.1 Front Doors	
a. The front door should be prominent and face the street.	**Complies** The front door will remain prominent on the street-facing elevation as it will be centered on the open front porch and entirely visible from the street. No other doors are visible on the street-facing elevation.
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	**Complies** The proposed front door contains glass on the upper portion of the door.
G.2 Windows	
a. Windows should generally comprise 30-45% of the front façade.	**Complies** Windows comprise less than 30% of the front façade. The overall front façade, excluding the roof area is approximately 1,293 square feet and the total window area is 395 square feet representing 30.5% of the front façade.
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	**Complies** Seven windows proposed on the first floor of the front façade and six windows on the upper story are all twice as tall as they are wide.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.	All windowsills will be of equal height as per further discussions with applicant.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	**Partially Complies** The windows on the front façade are currently not laid out symmetrically. The smaller windows are spaced unevenly from the larger, main windows. However, after discussion with applicant, this will be addressed in final plans.
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. **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** The applicant has selected an aluminum clad wood window with dimensional muntins.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	**Complies** The selected windows are clear and will not have tinted glass.
3.5.H Exterior Building Materials Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.	
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	**Partially Complies** The applicant has proposed cement board vertical siding on the gable, which is not present elsewhere on the block, and is a modern design trend. The roof will be

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
building.	synthetic cedar shake, which is not a prevalent material in Old Town. While the applicant has proposed several modern materials for their project, the materials are compatible with other homes in the area. The Cement-fiber siding shares a similar texture and exposure to traditional wood siding. While the cedar shake roofing selected is a new material in the Old Town neighborhood, synthetic cedar shake shares several similar qualities to traditional roofing, such as texture and visual appearance. Further, the previous structure on the lot incorporated cedar shakes. The applicant has also requested to place cedar-shake style siding on the gables.
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	**Complies** The selected cementitious siding will have a smooth finish with a 6'' exposure.
b. Wood shingle in a vertical pattern with 3" to 7" reveal.	**Complies** The applicant has proposed a shingle-style siding on the gable of the home. The reveal will be 6''.
d. Combinations Creative combinations of the above are encouraged to recreate natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.	**Complies** The applicant has proposed a combination of cement board siding, and shingle. These materials will be placed in appropriate locations across the design.
e. Use of Wood Shingles Wood shingles should be used as second story cladding, on attic dormers, gable ends and porch roof gables.	**Complies** The applicant has proposed shingle siding as a decorative element on the gable ends.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.I Architectural Details & Features	**Complies** The architectural details proposed such as the dormers, front porch with columns and gable ends are appropriately scaled and in keeping with the architectural styles of the homes seen on this block.
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.	

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 2 out of 5* of the applicable 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 submitted plan set generally meets the design standards of the Residential Single Family zoning district. However, the request does not meet the standards of UDC Section 4.08, which calls for building height at the setback to be 15'. Changes have been proposed to meet this requirement, but staff has not received updated plans. Additionally, the applicant has proposed an 8' boundary wall between the subject property and the neighboring property, however, the applicant is not able to vary this requirement through the Certificate of Appropriateness process.

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;	**Not Applicable** The Secretary of Interior's standards do not apply to new infill construction.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Partially Complies** The proposed design does not comply with some Design Guidelines. The design of the home is not compliant with some Design Guidelines such as the irregular shape of the structure and width of the structure.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Not Applicable** The site is not currently improved, and the request is for infill construction.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** The home shares several elements with other properties in the surrounding neighborhood including the selection of a front porch as a character defining feature. The porch will be deep, with prominent columns, similar to other homes in the area. While the materials selected are newer, and not prevalent throughout Old Town, they are designed to be compatible with traditional materials.
7. The overall character of the applicable historic overlay district is protected; and	**Partially Complies** While elements of the design are in keeping with the Historic Overlay District, such as the inclusion of a prominent front porch, some elements are not compatible with the Old Town Historic Overlay District. These items include the home being 74'-8'' wide and 29'-7'' tall, making it much wider than it is tall. Again, staff acknowledges this is a difficult task with the size of the lot.
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 with the request.

In addition to the approval criteria listed above, HARC must also consider the following criteria for a request for COA for a building height modification:

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	**Not Applicable** The subject property is not in the Downtown historic district or a Courthouse view shed.
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	**Not Applicable** The subject property is not in the Downtown historic district
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	**Complies** Although the house is taller than others on the shared block, there are several other houses in the area that are two or three stories. These homes include the infill construction at 510 E. 7th Street and the John Leavell house. Additionally, many of the other adjacent homes encroach into the setback, while the proposed structure will meet the setback requirements of the Code. This will reduce the impact of the building height from the street.
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	**Not Applicable** The subject property is not in the Downtown historic district
e. The proposed project protects the historic buildings in the Downtown Overlay District.	**Not Applicable** The subject property is not in the Downtown historic district

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends ***DENIAL*** of the request. At the November 20 HARC meeting, the commission primarily expressed concern with the mass and scale of the building, particularly along 7th Street. The applicant has not addressed those concerns within their revised plans.

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 (41 notices), and 3 were posted on-site. To date, staff has received 0 written comments in favor and 4 in opposition to the request (Exhibit 5).

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Conceptual Review Plans and Specifications
Exhibit 5 – Public Comments

SUBMITTED BY

Edgar Garcia, Planning Director

701 S. College
2025-57-COA

January 22, 2026| Historic & Architectural Review Commission

Allyson Iiams, Preservation and Redevelopment Program Manager

GEORGETOWN TEXAS

Item Under Consideration

2025-57-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29’-7” pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition. (2025-57-COA)– Olivia Beams, Historic and Downtown Planner

Item Under Consideration

HARC:

- ✓ New building construction
- ✓ Exception on building height to allow fox a maximum building height of 29’-7” pursuant to Section 4.08 of the Unified Development Code

Case History

Conceptual Review – November 20, 2025

- The applicant received the following feedback:
- Concerns about the mass and scale of the structure
- Ratio of height to width of the structure
- Request for 3-D renderings
- Concerns about the impact to 7th Street
- Concerns about the complex roof line



Previous design

Conceptual Review



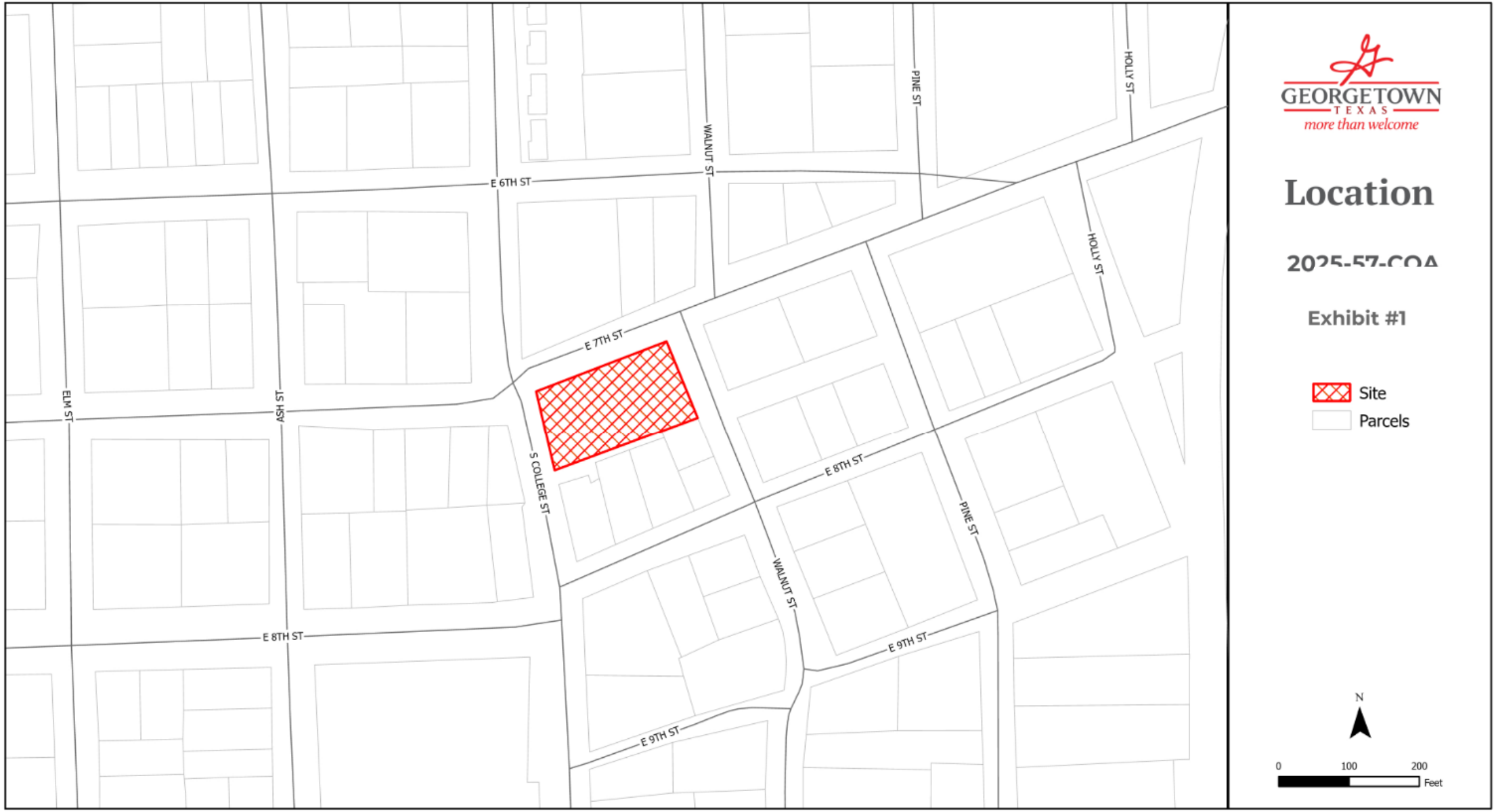
Conceptual

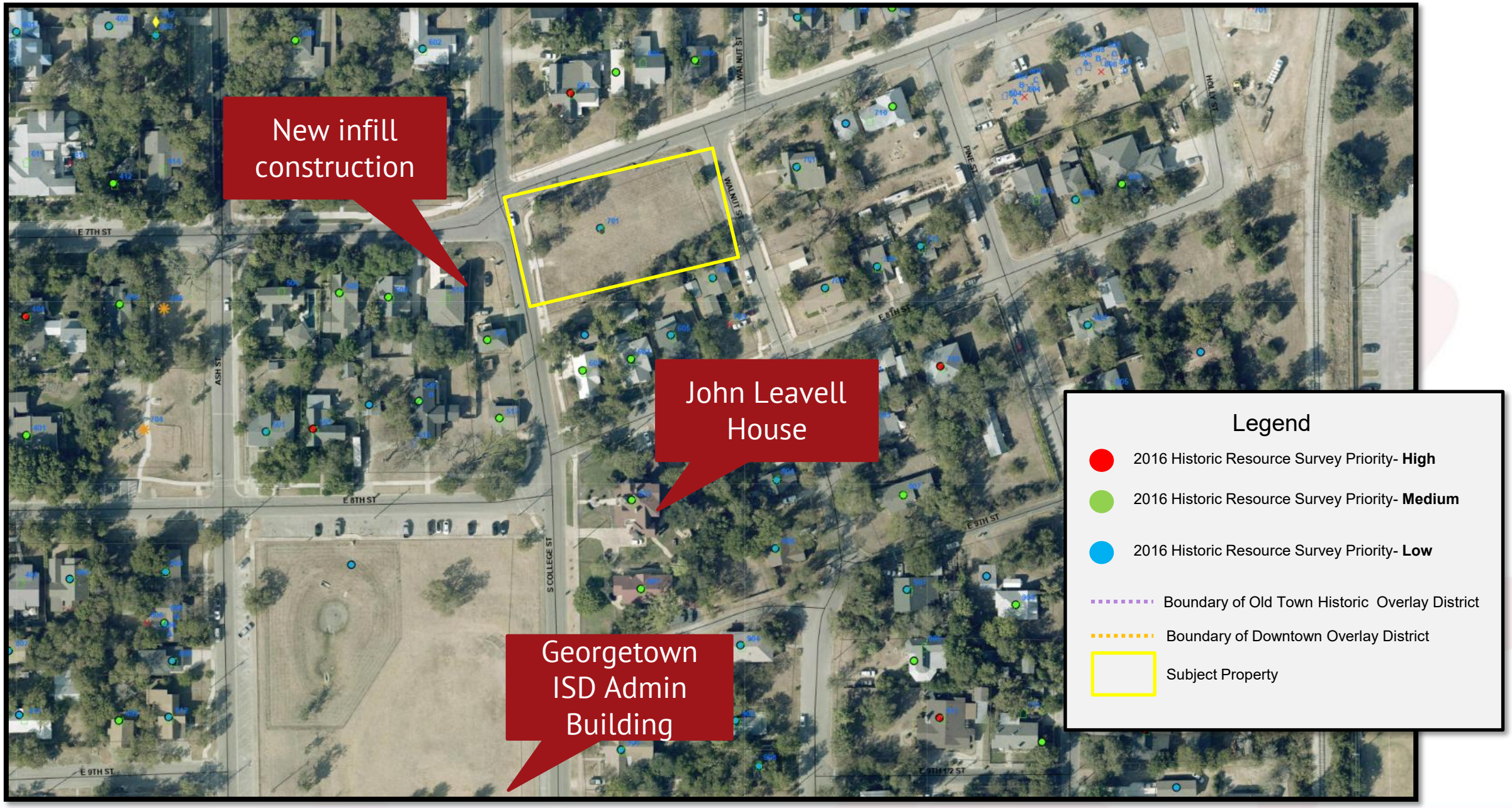


Legislative

Alterations following conceptual review:

- Adjusted window sill heights on College Street façade.
- Adjusted window sizes so that the College Street façade is comprised of 30.5% windows.
- Lowered the roof ridgeline to be 29'-7".
- Provided a landscape plan and 3-D renderings.


GEORGETOWN
TEXAS
more than welcome
Location
2025-57-COA
Exhibit #1
Site
Parcels
N
0
100
200
Feet
E 6TH ST
E 7TH ST
E 8TH ST
E 9TH ST
WALNUT ST
PINE ST
HOLLY ST
ELM ST
ASH ST
S COLLEGE ST


New infill construction
John Leavell House
Georgetown ISD Admin Building
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
E 7TH ST
E 8TH ST
E 9TH ST
E 9TH 1/2 ST
ASH ST
S COLLEGE ST
WALNUT ST
PINE ST
HOLLY ST

2016 Survey



Historic home (now demolished)

Current Context



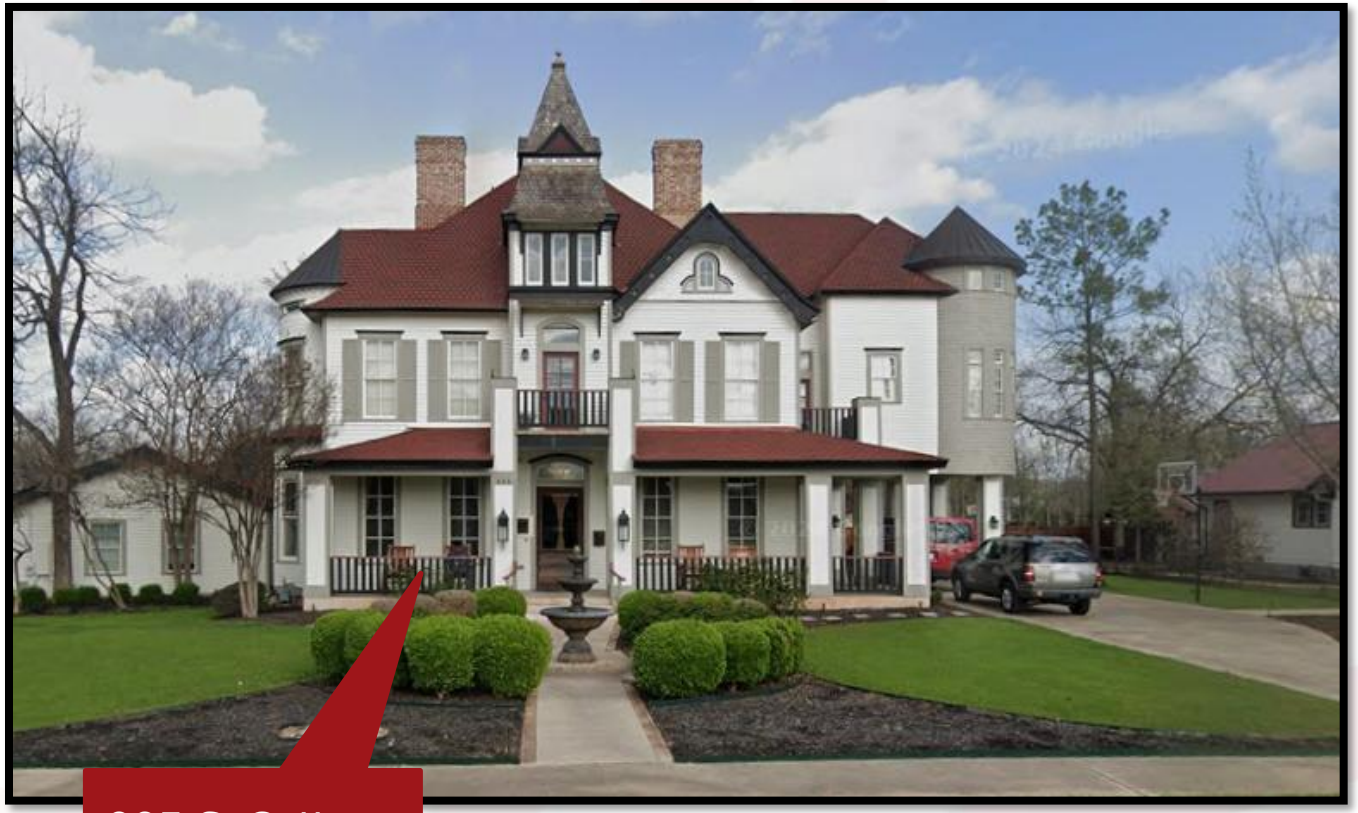
S. College Street View



Walnut Street View

Adjacent Height Context





Shared Block Context

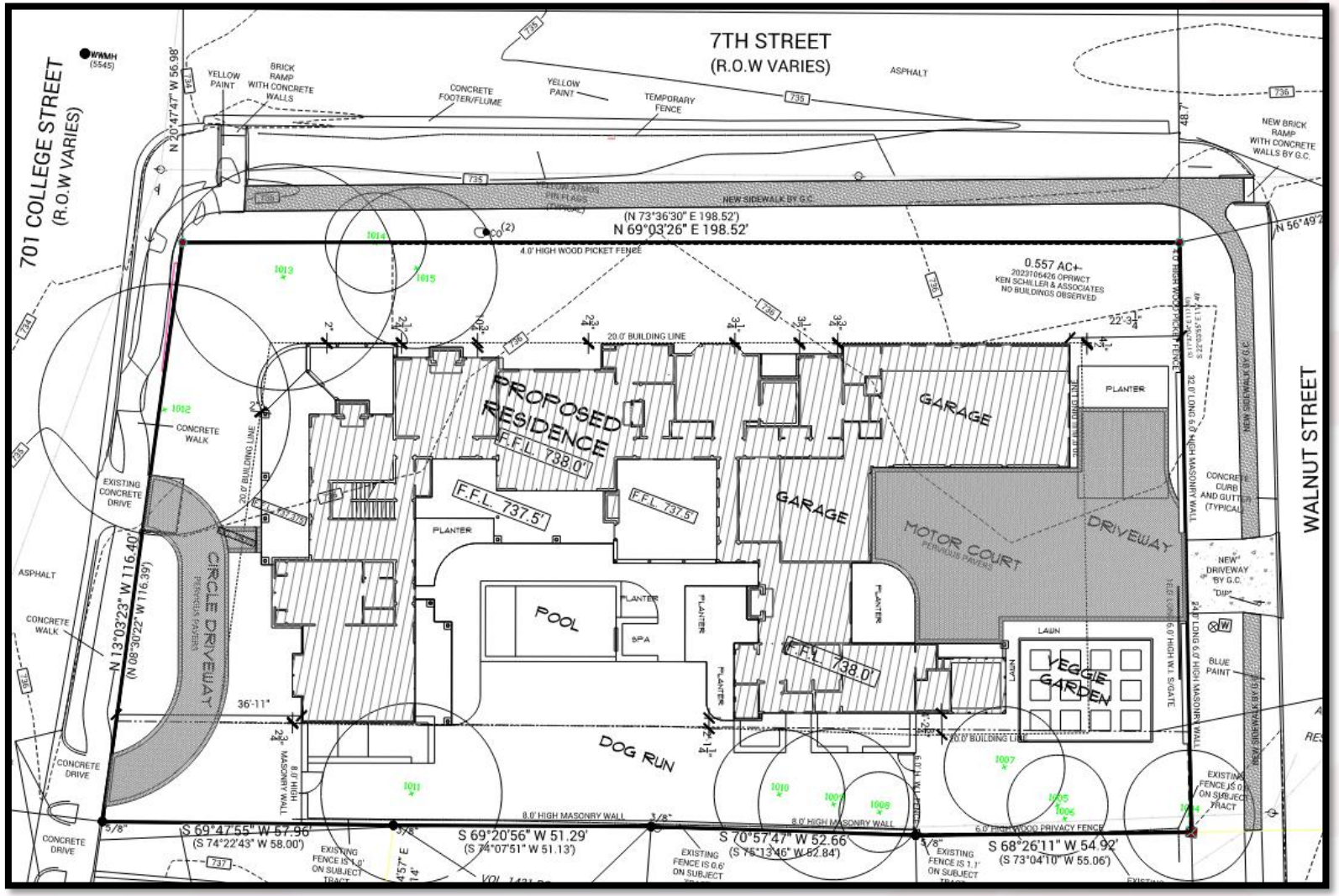


601 E. 8th



603 E. 8th

Plans and Specifications – Site Plan



Plans and Specifications - Elevations

College Street facade



Plans and Specifications - Elevations

Walnut Street facade



Plans and Specifications – Elevations



7th Street facade

Conceptual Review



Conceptual



Legislative

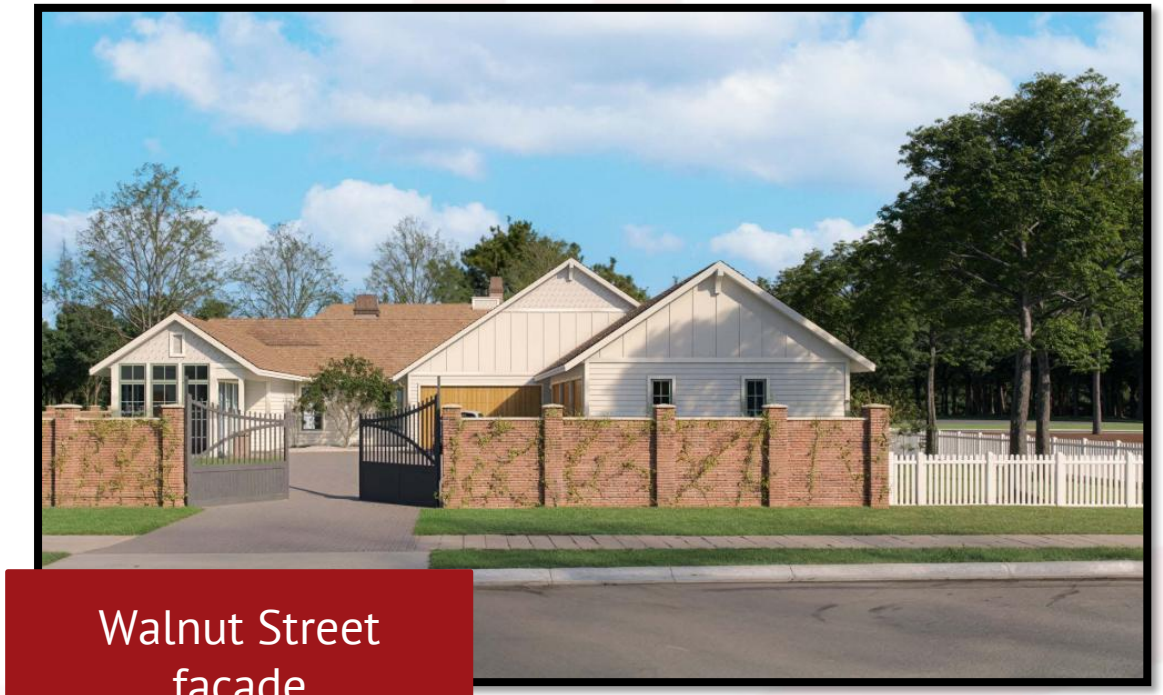
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- Lowered the roof ridgeline to be 29'-7".
- Provided a landscape plan and 3-D renderings.

3-D Renderings

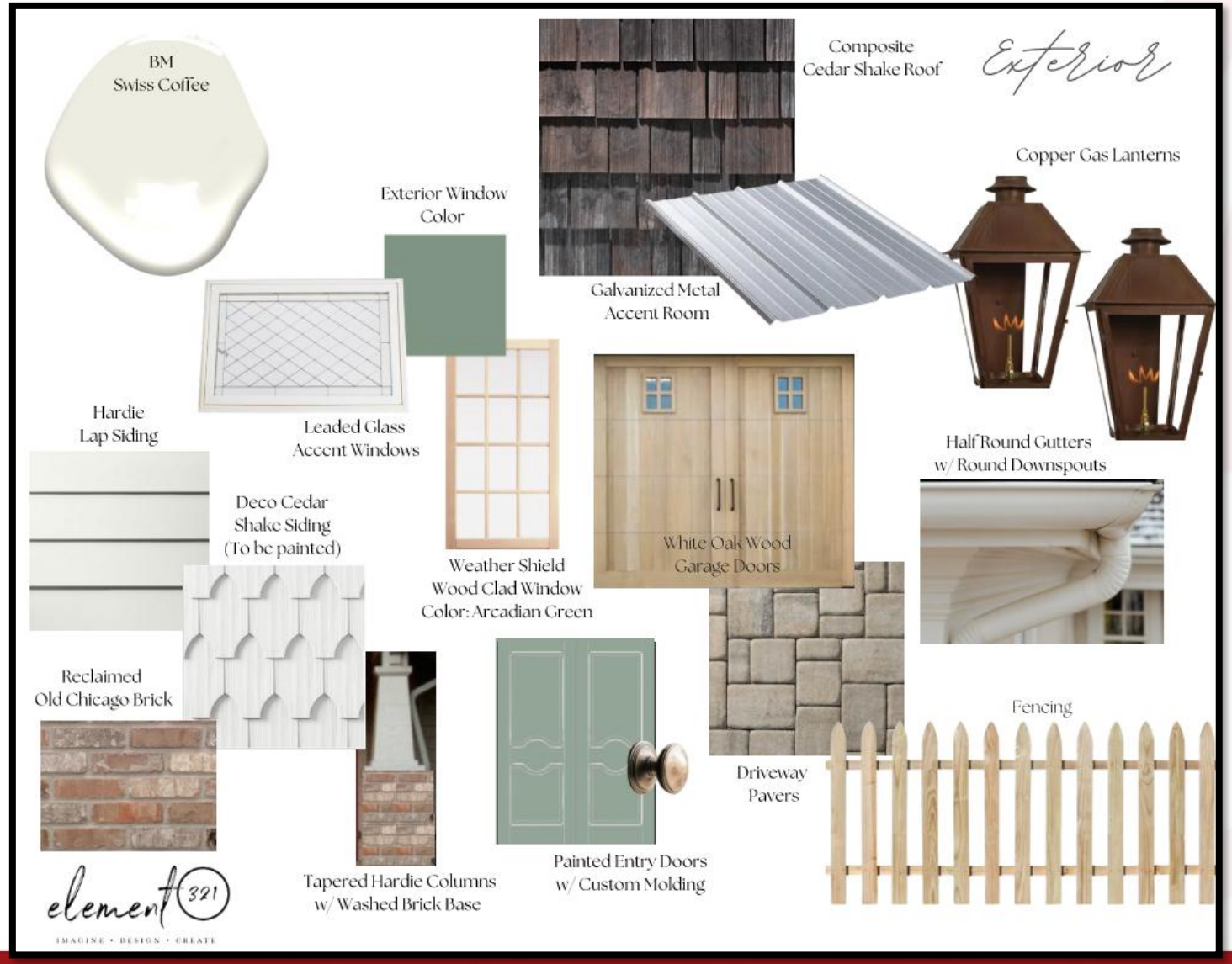


College Street facade



Walnut Street facade

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;	Partially Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Not Applicable
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

Approval Criteria – UDC Section 3.13.030.C Building Height Modification

Criteria	Staff's Finding
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected	Not Applicable
b. The character of the Downtown Overlay District and the Town Square Historic District will be defined, reinforced, and preserved;	Not Applicable
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent;	Complies
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	Not Applicable
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Not Applicable

Public Notification

- 41 notices mailed
- 3 signs posted
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 4 written comments OPPOSED



Staff Recommendation

Based on the findings listed in the staff report, staff recommends ***DENIAL*** of the request. At the November 20 HARC meeting, the commission primarily expressed concern with the mass and scale of the building, particularly along 7th Street. The applicant has not addressed those concerns within their revised plans.

HARC Motions to Consider

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

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

SUBJECT:
Discussion Items

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Dunlop, Planning Department

ATTACHMENTS:

N/A