

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas February 12, 2026

The Georgetown Historic and Architectural Review Commission will meet on February 12, 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 Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the January 22, 2026, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

1.B 216-224 W 8TH ST (2026-3-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature, for the property located at 216-224 W 8TH ST, bearing the legal description of 0.2983 acres, Lot 6-7 (PTS), Block 50, Georgetown City Of (2026-3-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.C 1606 S. Austin Avenue (2025-66-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines, for the property located at 1606 S. Austin Avenue, bearing the legal description of .308 acres, Block 78(PT), Lost Addition (2025-66-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.D **403 S. Myrtle Street (2025-58-COA)**

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade and a 3'-9" encroachment into the required side setback and 17'-11" encroachment into the required front setback, for the property located at 403 S. Myrtle Street, bearing the legal description of .16 Acres out of Block 14, Lot 7, Glasscock Addition (2025-58-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

1.E **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
February 12, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the January 22, 2026, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Dunlop, Planning Department

ATTACHMENTS:

[01.22.2026 HARC Minutes Final.pdf](#)

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

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

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, 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

Moved by Sydney Lemanski; seconded by Heather Smith to Approve the minutes from the December 11, 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, Phil Rotheram

Voting Against: None

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

Moved by Phil Rotheram; seconded by Heather Smith to Approve the minutes from the January 8, 2026, 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, Phil Rotheram

Voting Against: None

Allyson liams shared that item 1.D would be tabled for the meeting as there was a notification error. The item is anticipated to be presented at the February 26, 2026, HARC meeting.

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

Iiams presented the staff report for item 1.C.

Alternate Commissioner Rotheram inquired about possible grants that would assist with the cost of windows. Iiams explained that the Preservation Georgetown Grant has limited funding and acknowledged that the City of Georgetown has a Historic tax exemption program. Iiams did note that this project would not rise to that specific level though.

Commissioner Hein referred to design guidelines 3.2.B, 3.5.N, and the comparable cost of restoration and replacement as his reasons to support denying the request.

Chair Cash clarified that the sides of the home that aren't within HARC's purview have had the windows replaced with Fibrex windows. Chair Cash shared difficulty with this case with regard to the lack of consistency in decisions for replacement or repair of windows. Chair Cash acknowledged that if there was a motion to approve the request, she would like to see a condition to paint the trim of the windows to match the other windows.

Commissioner Lemanski acknowledged that the code was the consistent factor and explained that situations that call for the replacement of aluminum windows with fibrex windows would be more appropriate than replacing wood windows with fibrex windows. Commissioner Lemanski shared that she would be more comfortable in approving the request had it been a replacement with a wood window.

Iiams acknowledged that the projects along Austin Avenue that received approval were given a lower quote than the newer windows that were also fibrex. Discussion on cost estimates and HARC's purview.

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 Phil Rotheram to Deny the request based on Design Guideline 3.2.B which stated that deteriorated building materials should be repaired rather than replaced, whenever possible.

Commissioner Lemanski noted that the fibrex window material did not meet Design Guideline 3.5.H which stated that new materials should have a demonstrated durability in the Central Texas climate.

With no further discussion, the commission voted on the motion.

Motion Approved: 4- 3

Voting For: Evan Hein, Linda Burns, Sydney Lemanski, Phil Rotheram

Voting Against: Stuart Garner, Wendy S Cash, Heather Smith

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

Please note that this item was not discussed during the meeting. However, the commission voted to postpone the item. The results follow.

Moved by Sydney Lemanski; seconded by Linda Burns to Continue the item.

Motion Approved: 7- 0

Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram

Voting Against: None

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 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) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Commissioner Smith was recused from the item due to a conflict of interest.

Iiams presented the staff report.

Kris Johnston, applicant, approached the podium to address the commission and acknowledged that the November 20, 2025, conceptual review allowed the applicant to take the feedback and return to HARC with 30/34 complying criteria. Johnston shared data from previous HARC meetings in which 4 infill projects since 2022 have been approved or approved with conditions. Johnston referred to design guideline 3.5.H and explained that they have made modifications to the front elevation on South College Street in which all windowsills were at the same height. Johnston added that they adjusted the sill heights of the windows on 7th Street with the exception of the bay window. Johnston referred to design guideline 3.5.H.1 and explained that they intend to add synthetic cedar shake to the roof. Johnston requested that they install mature landscaping throughout the lot including 12 72-inch box oaks and highlighted the stone planter at the corner of 7th Street and South College Street. Johnston explained that the limestone will be used from the existing retaining wall that dated back to the original building. Johnston referred to criteria 2 from section 3.13.030 of the UDC and proposed to set back the structure 3 feet on South College Street. Johnston referred to design guideline 3.5.C.3.b and provided data that shared that 18/24 houses in the surrounding block are wider than they are tall.

Tommy Dunn, owner, approached the podium to address the commission and shared that he and his family fell in love with the Georgetown community. Dunn expressed that they wanted to raise their family here and shared their family's involvement in Georgetown.

Chair Cash opened the public hearing.

Ruth Gordon, 1007 South College Street, approached the podium to address the commission and noted that she was speaking on behalf of her son Eric Gordon who owns the house at 1007 South College Street. Gordon was told that once the original home on the property was demolished, the lot would be divided into 3 lots of equal sizes. Gordon believed that new construction should respect the scale of neighboring structures and noted that 803 South College Street was the largest home in the area. Gordon referred to Appendix C, number 9 which states the size, scale, and features should be to protect the integrity of the historic area and its environment. Gordon believed that a house this size would not meet the intent. Gordon questioned what would happen with the 3 trees that were currently on the lot. Gordon referred to design guideline 3.4.A and noted that the new structure would not respect neighboring structures based on scale and height. Gordon referred to design guideline 3.4.C.3 and believed that the looming would affect the 4 units surrounding the property. Gordon believed that looming should also apply to new construction.

Liz Weaver, 1221 South Main Street, approached the podium to address the commission and questioned whether the proposed planter would be allowable with the city's code of obstruction of view. Weaver shared that the proposed project in comparison with other homes in Georgetown was not comparable. Weaver explained that the general feel of the proposal was not like what is in Old Town. Weaver referred to design guideline 3.5.A.2 and explained that the proposal was not in context to the area. Weaver highlighted the differences between the proposal and the Leavell home. Weaver shared that the side of the proposed home was comparable to 10-11 motel rooms in length. Weaver shared that there would be over 9,000 square feet in living space under the roof which would not be comparable to the surrounding structures. Weaver concluded that the overall character of the old town historic overlay district would not be protected.

Carla Schaefer, 603 East 7th Street, approached the podium to address the commission and shared her conversation with the applicant. Schaefer explained that Old Town structures may have multiple stories but noted that this proposed structure would be sprawling. Schaefer believed that the closed design did not fit with the scale or appropriateness of the character of Old Town. Schaefer explained that corner lots have multiple entries to the front door and highlighted that the proposed structure would only have one entry with the other side of the home closed off. Schaefer did not believe that an 8-foot stone wall was acceptable and believed that appropriateness was non-existent.

Angela Litterski, 603 East 8th Street, approached the podium to address the

commission and shared disappointment in the color of the original home which led to her questioning the purpose of HARC if color was not a regulated design. Litterski emphasized the community feeling and questioned the decision to demolish the previous structure on the property.

Paul Litterski, 603 East 8th Street, approached the podium to address the commission and expressed concerns that the proposed structure would not fit the character of the neighborhood. Litterski noted that the Leavell house was one of the primary homes in the area that was restored to its historic significance and explained that the owner restored it over time. Litterski could not find the height of the fence in between his home and the proposed and asked for clarification.

Danni Babik, 1008 East University Avenue, approached the podium to address the commission and believed that the proposed home was inappropriate with the scale, mass, and height. Babik highlighted that multiple homes in the area are similar in size and questioned what would happen if the owners decided to sell the home. Babik hoped the commission would deny the request based on scale, mass, height, and inappropriate style.

Larry Brundidge, 908 South Pine Street, approached the podium to address the commission and explained the dimensions of his home and property. Brundidge acknowledged that some people would like privacy and believed that they have the right to it. Brundidge believed that the proposed home had masking mass and appropriate materials. Brundidge noted that there will be 8 matured oak trees and shared that in his experience, oak trees increase the perception of depth which would help mask that side of the building. Brundidge recommended approval.

Chair Cash closed the public hearing.

Commissioner Hein referred to the comments about the demolition and the pretense of 3 lots and asked for context on this point. Iiams explained that there was a likelihood that when the demolition was done, there was discussion about dividing the lot into 3. Iiams continued to explain that no one is held to the verbal statement of future actions and that the property owners have every right to do what they wish for the property. Johnston explained that the previous owner intended to subdivide and replat the property.

Commissioner Hein asked if the stone wall and fencing were a part of the application. Iiams confirmed that the stone wall and fencing would be part of the request but explained that they are outside of the guidelines. Iiams shared that the building official would need to review the 8-foot retaining wall. Johnston explained that the fence between the homes on 8th Street and this structure was proposed as 8 feet, whereas the fence on Walnut Street was proposed as 6 feet. Johnston added that the front picket fence will be 4 feet tall. Iiams explained that the fence on the front and along 7th Street would be the guidelines and the code. Discussion on fencing height and a triple frontage lot.

Commissioner Lemanski asked if the applicant considered breaking up the structure instead of one continued structure. Johnston explained that it was discussed relocating the garage, but the accessibility and usability did not seem appropriate from a design standpoint.

Chair Cash shared that she spent a lot of time driving around the area and believed that the commission would have to review the request holistically. Chair Cash felt that the mass and scale appeared to be out of character with the neighborhood.

Commissioner Hein believed that the side of the home that would be over 100 feet appears to be misaligning the perception of mass and scale from the commission and staff. Commissioner Hein believed that breaking the structure would allow it to be more in keeping with the neighborhood. Johnston explained that it would create a more detached look and uninviting accessibility. Johnston highlighted that there were multiple lots on the block that have a higher floor to area ratio than the proposed lot. Commissioner Hein recommended postponing the item if there were still concerns from the commission. liams explained that the applicant preferred approval or denial and was not open to postponement.

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

Moved by Evan Hein; seconded by Phil Rotheram to Deny the request as presented under guidelines 3.5.A.1 and 3.5.A.2.

Commissioner Rotheram wished to add design guideline 3.5.C. Commissioner Hein withdrew the motion with the agreement of the commission and made a new motion.

Moved by Evan Hein; seconded by Phil Rotheram to Deny the request based on design guidelines 3.5.A which reference respect to historic styles and 3.5.C, referring to massing, scale and form.

Motion Approved: 7- 0

Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram

Voting Against: None

1.F [Discussion Items](#)

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

liams asked that the commission vote to table item 1.D. Please see this item number above for the results of the vote.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
February 12, 2026

SUBJECT:

216-224 W 8TH ST (2026-3-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature, for the property located at 216-224 W 8TH ST, bearing the legal description of 0.2983 acres, Lot 6-7 (PTS), Block 50, Georgetown City Of (2026-3-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting HARC approval to remove and replace existing exterior commercial store front doors and jambs due to wood deterioration, weathering, and age-related damage. The replacement of the doors and jambs to match existing size, location, material, profile, and appearance.

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 five and partially complies with one of the eight criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. Two of the eight criteria were not applicable to the proposed project.

Public Comments:

As required by the Unified Development Code (UDC), three signs were posted on-site, and number 66 letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received zero written comments in favor and zero in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Hunter Gould, Planning Department

ATTACHMENTS:

[Exhibit 1 - Location Map](#)

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

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

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

[Exhibit 5 - Existing Context Photos.pdf](#)

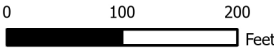
[2026-3-COA HARC Presentation.pdf](#)
[2026-3-COA HARC Staff Report.pdf](#)

Location

2026-3-COA

Exhibit #1

-  Site
-  Parcels



Dream Solutions, LLC

Tony Lozano

Owner

Cell#512-591-6021

Allison Lozano

Office manager

Cell#512-591-6066



office@dreamsolutionstx.com www.dreamsolutionstx.com

Property Owners: John Hoyt & Susan Hoyt

**Project address: 216,218,220,222,224 West 8th Street
Georgetown, TX 78626**

Letter of Intent:

Proposed Scope of Work. Includes properties
216,218,220,222,224 West 8th Street Georgetown.

*Remove and replace existing exterior commercial store front doors and jambs due to wood deterioration, weathering, and age-related damage. The replacement of doors and jambs to match existing in size, location, material, profile, and appearance. Custom measured to fit existing. No changes will be made to the rough opening, door width, door height, door headers. Work is limited to like-for-like replacement of deteriorated components to restore proper function, safety, and appearance of the store front. No structure modifications, no alteration to the building façade, and no change to historic

character will occur. Replacement work is being completed to preserve the existing storefront and prevention of further deterioration.

- *Remove and replace existing windowsill and trims exterior and interior due to weather and age related damages. Wooden materials to match existing materials, size, like-to-like.

- *Paint exterior new windowsill, trim, and interior/exterior of doors and door jambs. Using X1 solid color Sherwin Williams Sealskin SW7675 in high grade paint materials including to caulk and seal as needed.

- *Install of new door hardware Schlage F60 V Cam 716 ACC Camelot Front Entry Handle set with Accent Lever, Deadbolt, aged bronze.

- * Future proposed work to install new light fixtures. Update existing exterior light fixtures. 14” outdoor goose neck. Wall mount. Black.

Summary: Work includes removal and replace of doors and jambs to all 5 store fronts (218 we will make back to original with door unit, it is currently walled up.) Remove and replace with new sills to all store front windows on left and right side of door unit (NOT replacing windows, trims only that are damaged). Paint all new materials (excluding interior windowsills). Install of new door hardware to all door units to match existing. Future proposed project to install new exterior goose neck lights at each store front where lighting is existing (update exterior light fixtures).

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

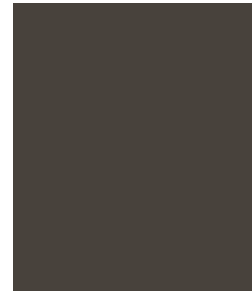
Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 216 West 8th Street Georgetown, TX

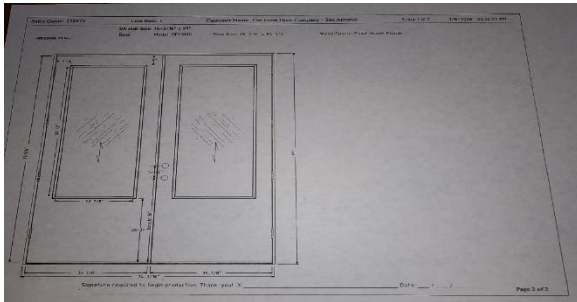
Existing property photo

216 W8th Street

Paint color: SW7675



Door CAD:



Door Hardware:



Exterior light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

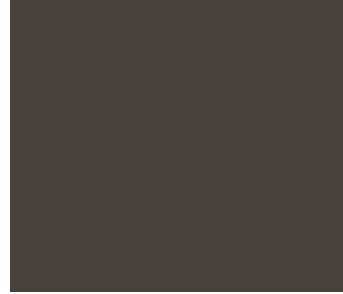
Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 218 West 8th Street Georgetown, TX

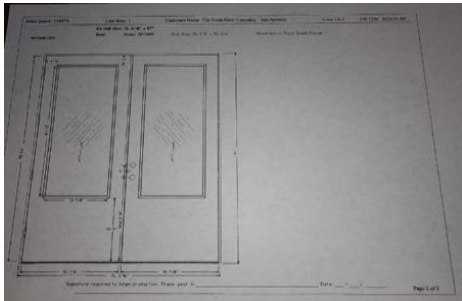
Existing property photo



Paint color: SW7675



Door CAD:



Door Hardware:



Exterior Light:



Remove closed in door unit. Install of new door and jamb. Remove and replace windowsills on left and right of door unit. Paint new doors, jambs, sills, trim. Install new door hardware. Install new exterior light fixture.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

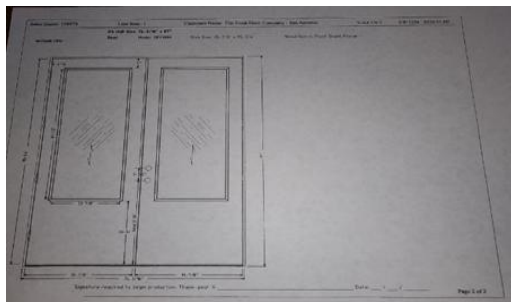
Conceptual Plan: 220 West 8th Street Georgetown, TX

Existing photo:

Paint color: SW7675



Door Cad:



Door hardware:



Ext light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 222 West 8th Street Georgetown, TX

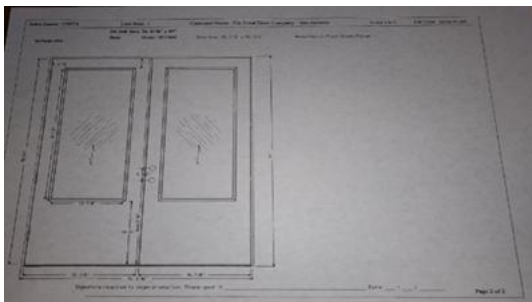
Existing Photo:



Paint color: SW7675



Door CAD:



Door Hardware:



Ext Light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 224 West 8th Street Georgetown, TX

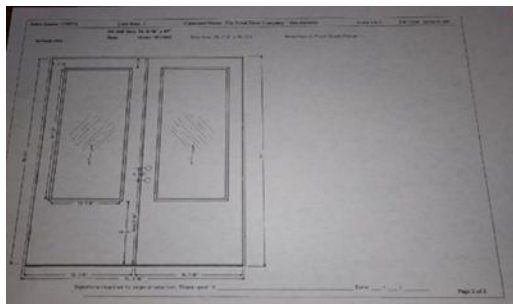
Existing Photo:



Paint Color: SW 7675



Door CAD:



Door Hardware:



Ext Light:



Remove and replace door and jamb, remove and replace damaged windowsills on left and right windows of door unit, paint new doors, jambs, sills, trims. Install new hardware, install new exterior light.

Dream Solutions, LLC

Project: 216, 218, 220, 222, 224 West 8th Street Georgetown, TX 78626

Property Owners: John Hoyt & Susan Hoyt

Conceptual Plan: 216 to 224 West 8th Street Georgetown, TX

Existing Photo:



Paint Color: Paint Selection

Sherwin Williams Seal Skin

SW 7675

Sealskin

SW 7675

Sherwin-Williams Sealskin (SW 7675) is a deep and luxurious paint color that adds a sophisticated touch to any room, creating a cozy and inviting atmosphere. It is suitable for both interior and exterior projects and can serve as a versatile backdrop that complements various hues.



Door Hardware:

Schlage F60 V CAM 716 ACC Camelot Front entry handle set with deadbolt.

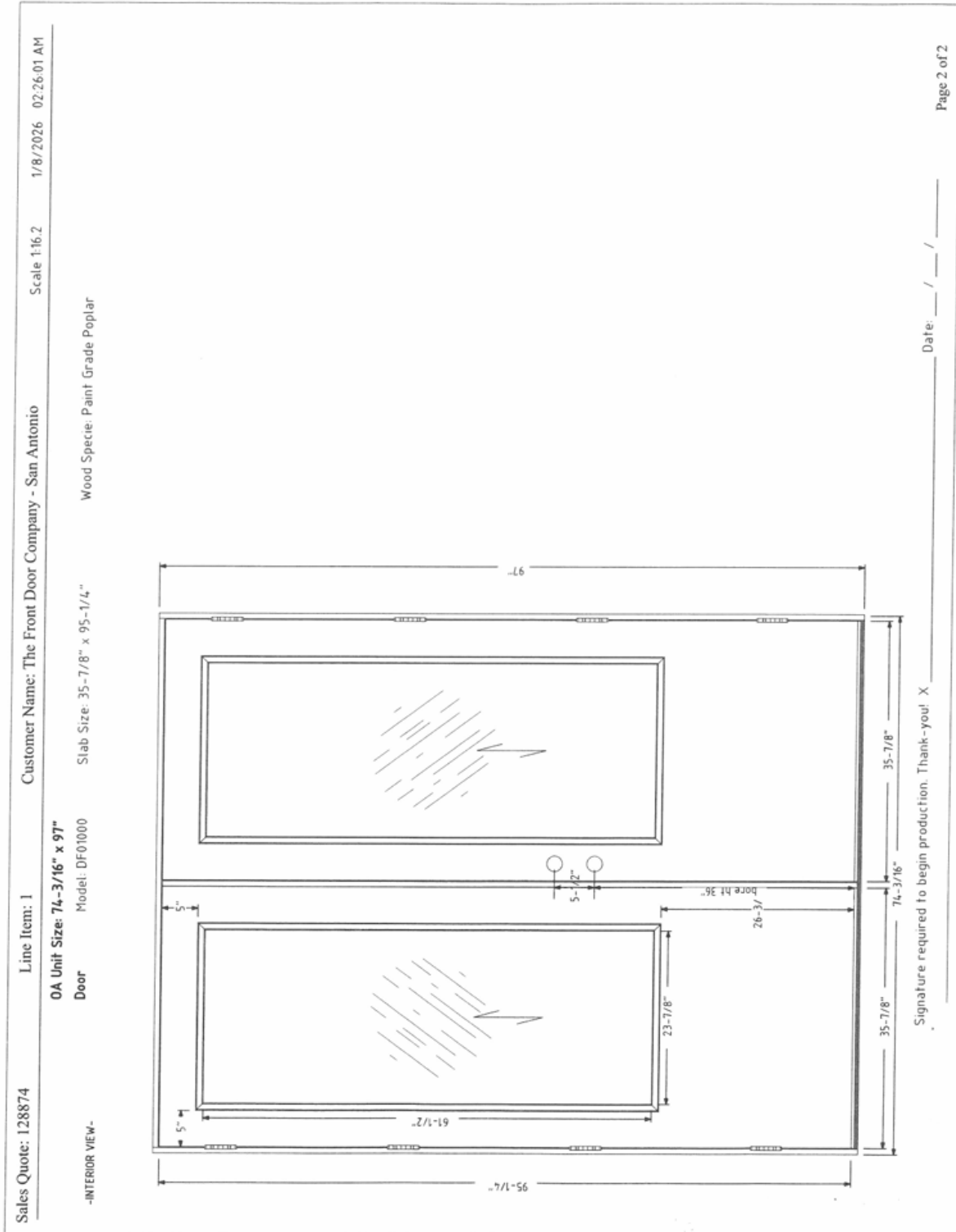


Exterior Light Fixture:

Goalplus 14' Outdoor Gooseneck light fixture.



Door Cad:



TEXAS HISTORICAL COMMISSION

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

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

SECTION 1

Basic Inventory Information

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

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

Latitude: 30.63644

Longitude -97.678656

Current/Historic Name None/None

Stylistic Influence(s)* ☒ None Selected

- | | | | | |
|--|--|---|---|---|
| ☐ Log traditional | ☐ Shingle | ☐ Gothic Revival | ☐ Pueblo Revival | ☐ International |
| ☐ Greek Revival | ☐ Romanesque Revival | ☐ Tudor Revival | ☐ Spanish Colonial | ☐ Post-war Modern |
| ☐ Italianate | ☐ Folk Victorian | ☐ Neo-Classical | ☐ Prairie | ☐ Ranch |
| ☐ Second Empire | ☐ Colonial Revival | ☐ Beaux Arts | ☐ Craftsman | ☐ Commercial Style |
| ☐ Eastlake | ☐ Renaissance Revival | ☐ Mission | ☐ Art Deco | ☐ No Style |
| ☐ Queen Anne | ☐ Exotic Revival | ☐ Monterey | ☐ Moderne | ☐ Other: |

Plan*

- ☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☒ Other: One-Part Commercial Block

Priority: 2016 Survey ID: 126345 ☒ High ☐ Medium ☐ Low

Explain: Excellent and/or rare example of its type or style, and/or has significant associations; retains sufficient integrity

2007 Survey ID: 199 ☒ High ☐ Medium ☐ Low

1984 Survey ID: 93 ☒ High ☐ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 3/3/2016

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



Photo direction: Southeast

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

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

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

Additional Photos

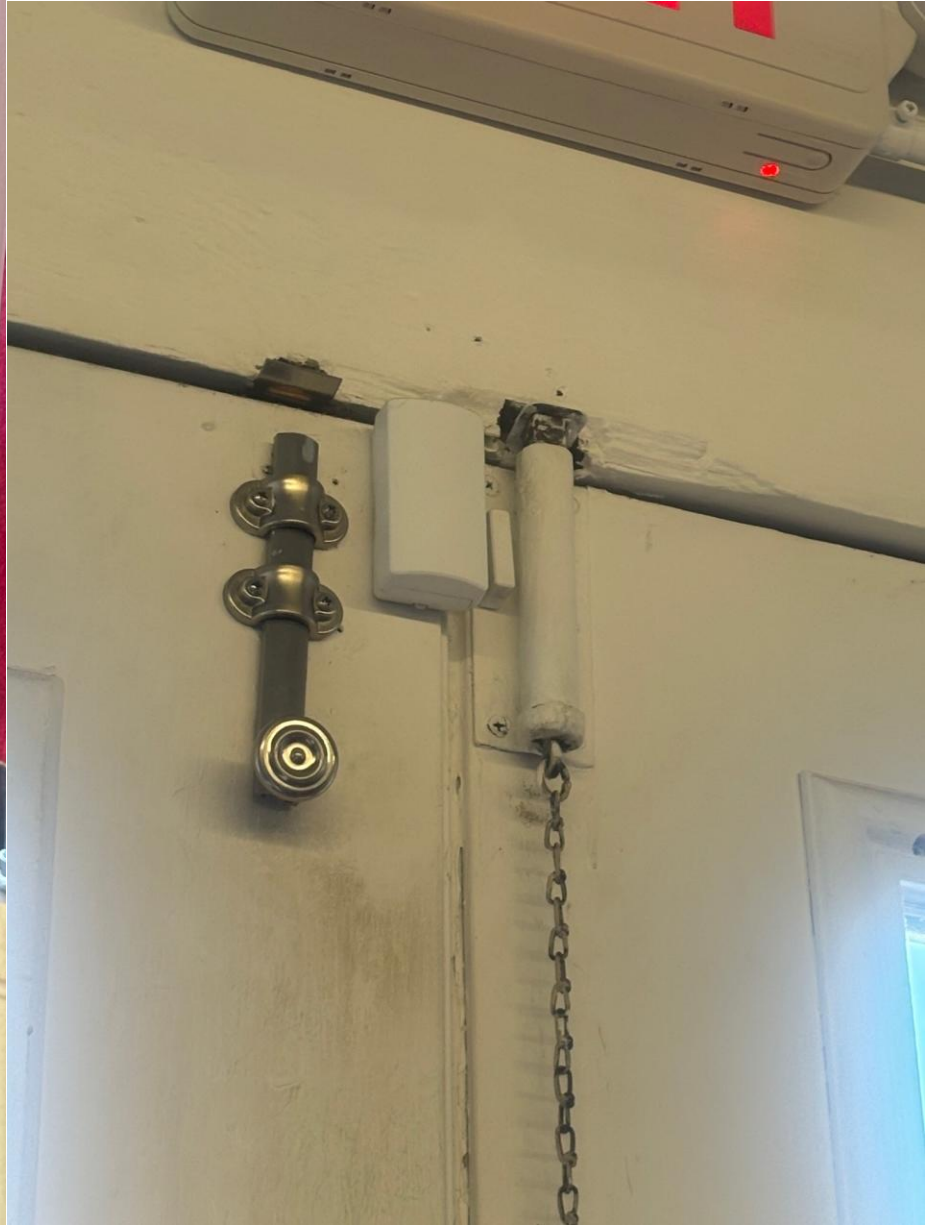
Photo Direction Southwest





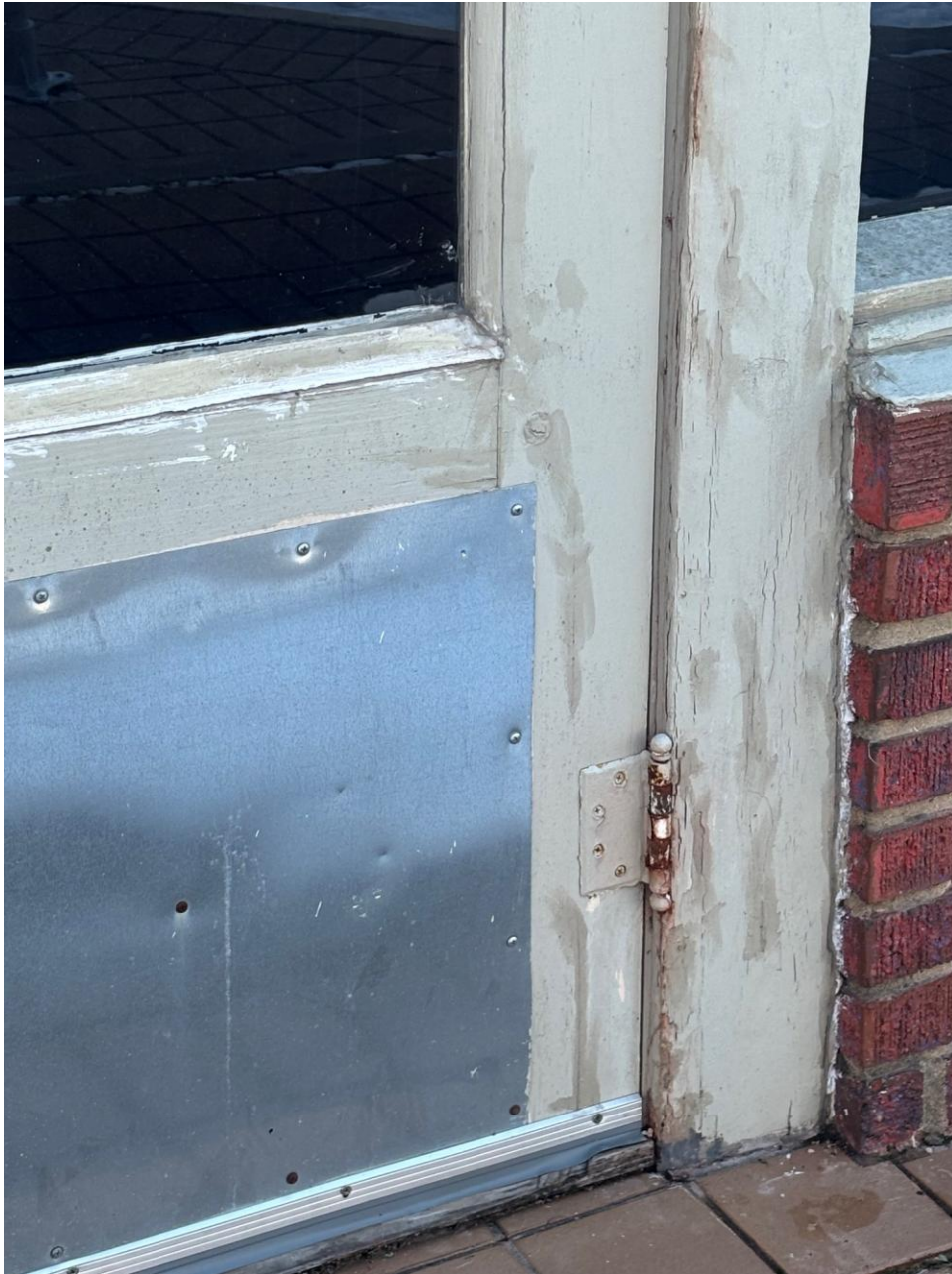


















216, 218, 220, 222, 224 West 8th Street 2026-3-COA

February 12, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2026-3-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature, for the property generally located at 214-224 W 8TH ST, bearing the legal description of 0.2983 acres, Lot 6-7 (PTS), Block 50, Georgetown City Of (2026-3-COA) –Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

HARC:

- ✓ • Replacing a historic architectural feature with a non-historic architectural feature

HPO:

- ✓ • Exterior lighting that is attached to the building or structure
- ✓ • Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

No COA Required:

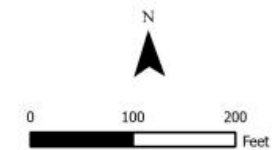
- New door hardware

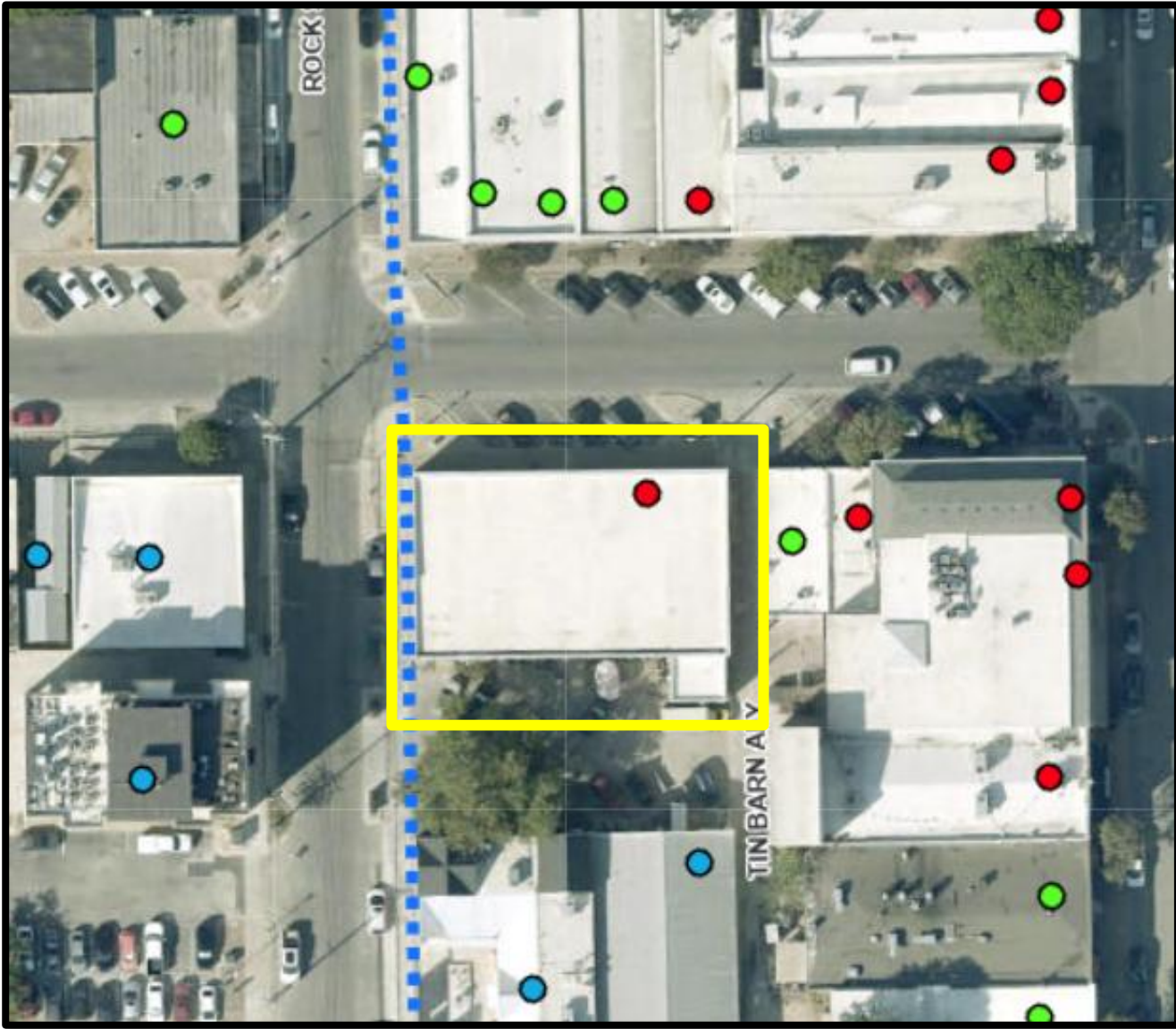
Location

2026-3-COA

Exhibit #1

 Site
 Parcels





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



1984 Survey



Current Context



Current Context



Façade Comparison

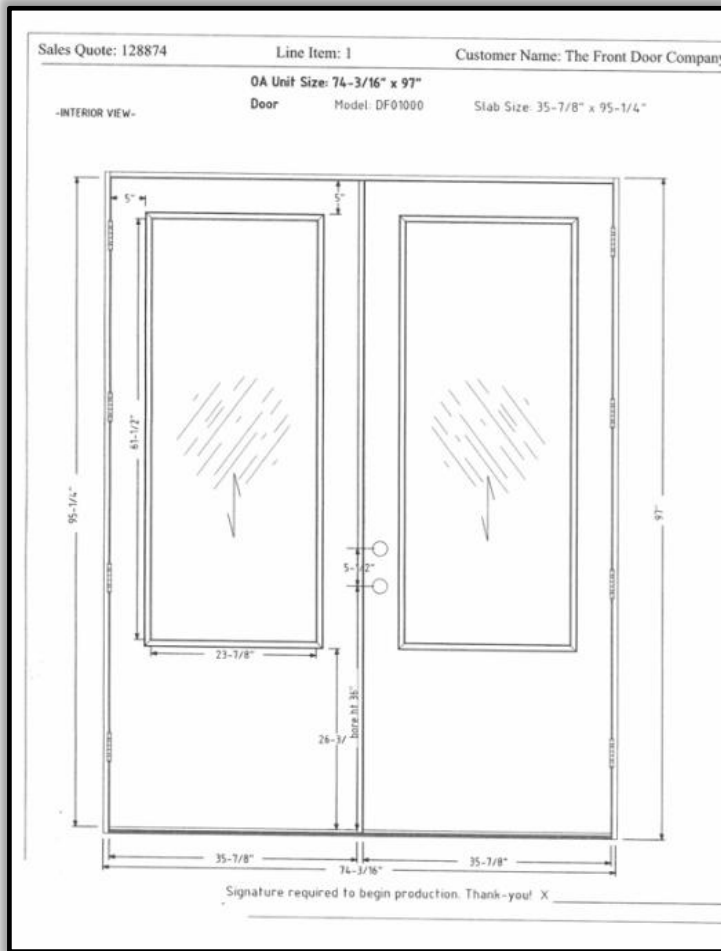
Current Day



1984 HRS

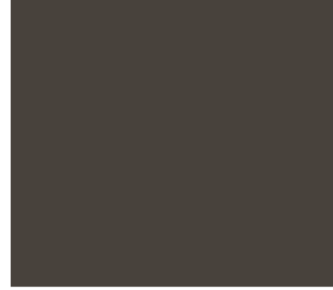


Plans and Specifications - Elevations



Paint Grade Poplar Wood Doors
Slab Size: 35-7/8" x 95-1/4"
Window Size: 23-7/8" x 61-1/2"

Paint Color: SW 7675



Paint for doors and trim

Door Hardware:



Schlage F60 V Cam 716 ACC Camelot Front Entry Handle set with Accent Lever, Deadbolt, aged bronze

Exterior Light:



14" outdoor goose neck in black

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	COMPLIES
2. Compliance with applicable design standards of this Code;	COMPLIES
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	PARTIALLY COMPLIES
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	COMPLIES
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	COMPLIES
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	NOT APPLICABLE
7. The overall character of the applicable historic overlay district is protected; and	COMPLIES
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	NOT APPLICABLE

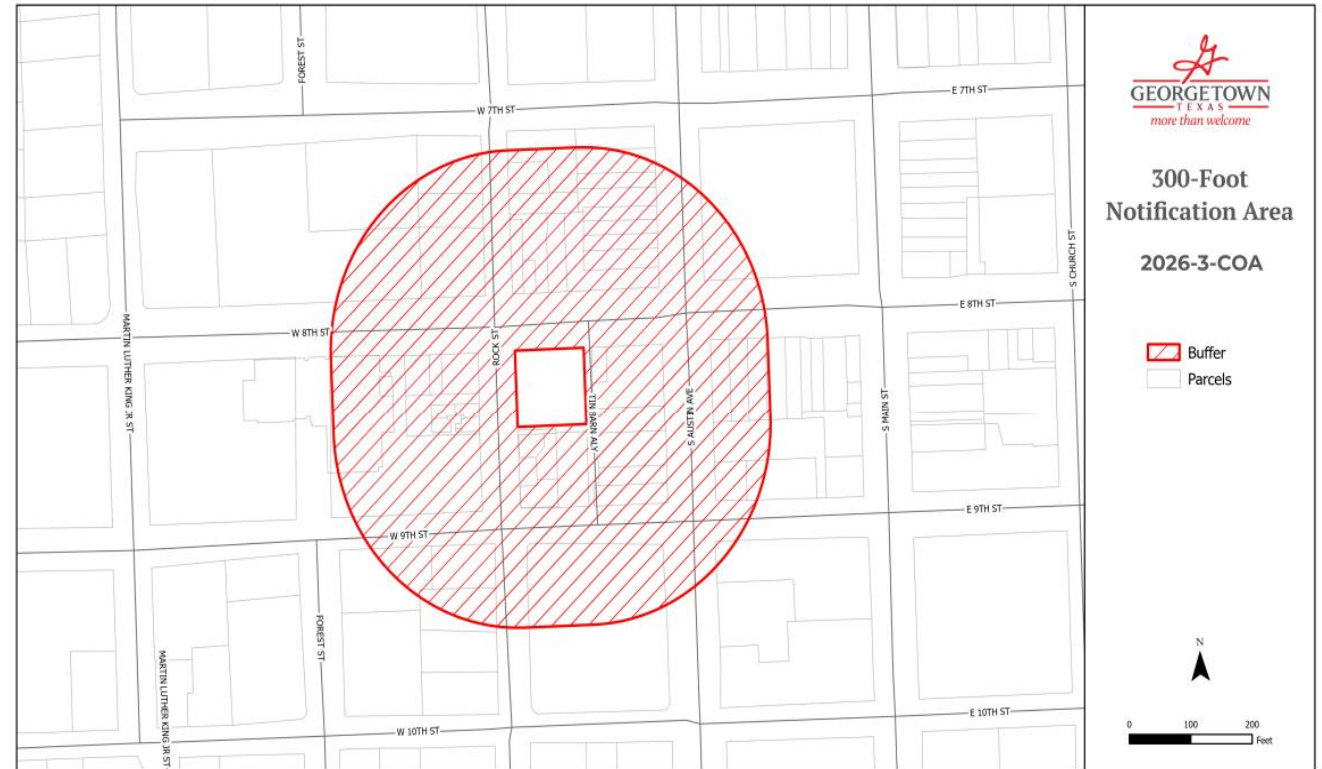
Design Guideline Compliance

Staff have determined that the proposed project complies with **18 of the 21** applicable Historic District Design Guidelines in **Chapter 1**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
B.1 When deterioration occurs, repair the material and any related areas. It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.	Does Not Comply	The request is for complete replacement of the wood trim and doors. These materials have been repaired many times throughout the years, but have not been adequate in preserving the materials.

Public Notification

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



Staff Recommendation

Based on the findings listed above, staff recommend **APPROVAL** of the request. The request generally complies with the Historic Design Guidelines for the Historic Overlay District.

Generally, preservation over replacement of deteriorated materials is recommended. However, the subject property shows significant signs of deterioration and has undergone various interventions to repair deterioration throughout the years. The full replacement of the wood trim and doors will allow for a more cohesive design across the façade and contribute to the integrity of the structure.

HARC Motions to Consider

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



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: February 6, 2026

File Number: 2026-3-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature, for the property located at 214-224 W 8TH ST, bearing the legal description of 0.2983 acres, Lot 6-7 (PTS), Block 50, Georgetown City Of (2026-3-COA) –Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: *Hoyt 216 to 224 West 8th Street Georgetown, TX 78626*

Applicant: *Dream Solutions, LLC, c/o Anthony Lozano*

Property Owner: *John Hoyt*

Property Address: *216, 218, 220, 222, 224 West 8th Street*

Legal Description: *0.2983 acres, Lot 6-7 (PTS), Block 50, Georgetown City Of*

Historic Overlay: *Downtown Area 1*

Case History: *N/A*

Prior COA Denials: *N/A*

Prior COA Approvals: *N/A*

HISTORIC CONTEXT

Date of Construction: *Estimated 1920*

Historic Resources Survey Level of Priority: *High*

National Register Designation: *Williamson County Courthouse*

Texas Historical Commission Designation: *N/A*

Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- Replacing a historic architectural feature with a non-historic architectural feature (replacement of front doors)

HPO:

- Exterior lighting that is attached to the building or structure
- Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

STAFF ANALYSIS

Planning Department Staff Report

Historic and Architectural Review Commission

Present Property Description: The subject property is located at 216, 218, 220, 222, 224 West 8th Street within the Downtown Area 1 Overlay. The subject property is improved with a high priority resource, with an estimated construction date of 1920. The Historic Resource Survey indicates that it is an excellent or rare example of its type or style and has significant associations while retaining sufficient integrity. The building is constructed of brick and features painted wood doors and trim.

The property shows evidence of multiple repairs of the wood trim and doors. The original structure had 5 sets of doors, whereas the existing context only features 4 sets of doors, with one set of doors being enclosed with windows. The existing doors vary slightly in appearance, with different hardware, hardware placement, and hinges. The existing light fixtures vary in style and are not placed uniformly across the façade.

Requested Changes:

Within HARC Scope

- Remove and replace existing exterior commercial store front doors and jambs due to wood deterioration, weathering, and age-related damage. The replacement of the doors and jambs will match existing size, location, material, profile, and appearance.

Within HPO Scope

- Remove and replace existing windowsill and trims exterior and interior due to weather- and age-related damages. The proposed wooden materials are meant to match existing materials, and size, like-to-like.
- Paint exterior new windowsill, trim, and interior/exterior of doors and door jambs. Specifications: X1 solid color Sherwin Williams Sealskin SW7675 in high grade paint materials including to caulk and seal as needed.
- Installation of new door hardware. Specifications: Schlage F60 V Cam 716 ACC Camelot Front Entry Handle set with accent lever and deadbolt in aged bronze.
- Future proposed work to replace existing exterior light fixtures with wall mounted 14" outdoor goose neck fixtures in black.

Justification for Requests: The applicant has indicated that the trim around the windows and the doors are deteriorated beyond further repair. The need for replacement is made evident by splits, cuts, and gaps in materials which are threatening the safety and efficiency of the building. Previous attempts have been made to mediate damage by patching in wood or utilizing sealants. Unfortunately, these repairs have been unsuccessful in maintaining the integrity of the façade long term. Ultimately, the applicant desires to establish consistency across the building, and protect the historic character of the property by replacing these materials with in-kind materials.

Technical Review: A thorough review of the application materials has been conducted to determine whether the request fulfills requirements of the Unified Development Code and design guidelines for Downtown Area 1. Additionally, a site visit was conducted to inspect the level of deterioration of the

Planning Department Staff Report

Historic and Architectural Review Commission

trim and doors, this step was crucial in understanding the nature of the request and ensuring that due diligence was done to protect this high priority resource.

Per the applicant: No changes will be made to the rough opening, door width, door height, door headers. Each door is made from paint grade poplar wood, with the slab size being 35-7/8" x 95-1/4". The doors will also have 23-7/8" x 61-1/2" glass windowpanes. Work is limited to like-for-like replacement of deteriorated components to restore proper function, safety, and appearance of the store front. There are no intended structural modifications to the building nor any alterations to the building façade. Replacement work is being completed to preserve the existing storefront and to prevent further deterioration.

DESIGN GUIDELINE COMPLIANCE

Staff have determined that the proposed project complies with 18 of the 22 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 ONE – DOWNTOWN AREA ONE	
A.1 Avoid removing or altering any significant architectural detail.	Partially Complies. The doors of the façade are being removed; however, a like-for-like replacement has been proposed. This replacement will be consistent with the style of doors documented in the 1984 Historic Resources Survey. This will allow for all of the doors to be consistent in design and form.
A.2 Do not remove or alter architectural details that are in good condition or that can be repaired in place.	Complies. Only deteriorated materials are being replaced in full; other details will remain unchanged.
A.4 Protect and maintain significant stylistic elements.	Complies. The proposed changes are consistent with the existing conditions and architectural style of the structure.
A.5 Employ treatments such as rust removal, caulking, limited paint removal, and reapplication of paint.	Complies. The applicant has detailed that appropriate measures will be taken to ensure longevity of new materials, including painting and

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER ONE – DOWNTOWN AREA ONE	
	caulking. Additionally, these efforts will aid in the protection of existing windows.
1.2.B Deteriorated architectural materials should be repaired rather than replaced.	
B.1 When deterioration occurs, repair the material and any related areas. It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.	Does Not Comply. The request is for complete replacement of the materials, justified by the fact that they have been repaired multiple times over a decade. These repairs have not provided enough structural integrity for the material, so a full replacement of the doors and trim is being requested.
B.2 Repair or replace only those features that are deteriorated.	Complies The applicant is requesting only to replace the doors which have deteriorated beyond repair. However, while the deteriorated trim around the windows will be replaced, the windows will remain intact.
B.3 Patch, piece-in, splice, consolidate, or otherwise upgrade existing materials, using recognized preservation methods as identified in the Department of the Interior’s Historic Preservation Briefs, located online at http://www.nps.gov/hps/tps/.	Complies. Over time, there have been efforts to repair these features. There are cuts, gaps, and splits throughout the doors which have been patched. These repairs have proved insufficient to protect the historic character of the building.
B.4 Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair. Special masonry repair components may be used.	Partially Complies. The request is for full replacement, not for repair. While these repairs have been necessary, the quality of the repairs has created inconsistencies across the façade. The replacement of these features will bring cohesiveness to the building, bringing it back to its original character.
B.6 Protect features that are adjacent to the area being worked on.	Complies. The applicant is limited the scope of work to the wood trim and doors.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER ONE – DOWNTOWN AREA ONE	
B.7 When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.	Complies The applicant will restore the deteriorated materials while minimizing damage to the historic brick and windows.
1.2.C. Replace original architectural details and materials that have deteriorated beyond repair or are missing.	
C.1 Replacement should occur only if the existing historic material cannot be reasonably repaired.	Complies. There have been extensive and varied repairs made to the trim and doors throughout the years. These repairs have contributed to a need for full replacement to restore consistency in the façade.
C.2 Remove only the portion which is deteriorated and must be replaced.	Partially Complies. While only the doors and trim will be replaced, it will include all wood trim and every door. This is necessary to restore consistency to the façade.
C.3 If architectural features are damaged or missing, replace with the same material as the original when feasible and the materials are available.	Complies. The wooden doors will be swapped out with a like-for-like replacement, utilizing paint grade poplar wood.
C.5 Replacement of missing or deteriorated details shall be based on original features. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.	Complies. The proposed doors are the same size and scale and are stylistically aligned with the doors observed in the 1984 Historic Resources Survey. The doors will be constructed of paint grade poplar wood.
C.6 When inadequate information exists to allow for accurate reconstruction, use a simplified interpretation of the original. The new element should still relate in general size, shape, scale, and finish.	Complies. The current doors at the property are similar in style. The proposed doors for each storefront will be identical and match the style of the current doors. The size and scale of the proposed doors will remain unchanged.
1.3.D Lighting The character of lighting design and level of intensity of the resulting illumination are key considerations. Traditionally, lights were	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER ONE – DOWNTOWN AREA ONE	
simple in character and were used to highlight entrances, walkways, and signs. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low in intensity, and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused light should be continued. Use lighting for the following: • To accent architectural details • To accent building entrances • To accent signs • To illuminate building façades • To illuminate sidewalks and pedestrian routes • To illuminate parking and service areas • To illuminate a state or national flag	
D.4 Minimize the visual impacts of architectural lighting.	Complies. The proposed fixtures are appropriately scaled and do not detract from the architectural significance of the building.
a. All exterior light sources should have a low level of luminescence.	Complies. The light is only meant to illuminate the doorway and does not offer a high level of luminescence.
c. A lamp that conveys the color spectrum similar to daylight is preferred. A color temperature range of 2700K- 3000K is appropriate.	Complies. The proposed light temperature for the bulbs is 3000k.
d. Lighting fixtures should be appropriate to the building and its surroundings in terms of style, scale, and intensity of illumination. Brass fixtures are not appropriate.	Complies. The light fixtures are similar in style to others seen within the Downtown Area 1 overlay.
e. Wall-mounted light fixtures should not extend above the height of the wall to which they are mounted.	Complies. The light will not extend above the top of the building.
f. Lighting that changes color, or creates motion is not appropriate.	Complies. The light does not change in color or move.

Planning Department Staff Report

Historic and Architectural Review Commission

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 five out of eight* of these criteria; note that two of these criteria were not applicable to the scope of work.

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 applicant submitted material samples and a thorough letter of intent which allowed staff to understand the reasons behind the request.
2. Compliance with applicable design standards of this Code;	Complies The requested changes call for a like-for-like replacement of historic features concerning both materials, scale and style.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies While the applicant does intend to replace the doors, they are doing so after years of ongoing maintenance and repairs. Additionally, in an effort to maintain other historic architectural elements such as the windows, additional maintenance to the window trim is being undertaken as part of the proposed project to ensure features are preserved. 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,

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial 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;	Complies The requested change is generally consistent with the Design Guidelines for Area 1 in that repairs that have occurred overtime have resulted in an inconsistent appearance across the front of the façade. Existing materials have deteriorated and been patched substantially over time and now require full replacement.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The requested change does not disrupt the historic value of the building and helps to maintain the building's character through a renewed uniformity in architectural features.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable There is no new addition or building proposed with this scope of work.
7. The overall character of the applicable historic overlay district is protected; and	Complies The request is consistent with the style of the building and the appropriate design guidelines, thus protecting the overall character of the Downtown Area 1 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 The proposed scope of work does not include any signage.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommend **APPROVAL** of the request. The request generally complies with the Historic Design Guidelines for the Historic Overlay District.

Generally, preservation over replacement of deteriorated materials is recommended. However, the subject property shows significant signs of deterioration and has undergone various interventions to

Planning Department Staff Report

Historic and Architectural Review Commission

repair deterioration throughout the years. The full replacement of the wood trim and doors will allow for a more cohesive design across the façade and contribute to the integrity of the structure.

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

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Historic Resource Surveys
Exhibit 5 – Photos of Existing Context
Exhibit 6 – Public Comments

SUBMITTED BY

Hunter Gould, Associate Planner

City of Georgetown, Texas
Historic and Architectural Review Commission
February 12, 2026

SUBJECT:

1606 S. Austin Avenue (2025-66-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines, for the property located at 1606 S. Austin Avenue, bearing the legal description of .308 acres, Block 78(PT), Lost Addition (2025-66-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting HARC approval for a new fence that is inconsistent with the overlay district's characteristics and applicable guidelines (sections of front and side fence returns proposed at 8'-0" in height and 100% opaque at 1606 S. Austin Ave.).

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 3, does not comply with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 3 of the 8 criteria were not applicable to the proposed project.

Public Comments:

As required by the Unified Development Code (UDC), number (1) sign(s) was/were posted on-site, and number (32) letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Hunter Gould, Planning Department

ATTACHMENTS:

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

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

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

[Exhibit 4 - Historic Resource Surveys.pdf](#)

[2025-66-COA HARC Staff Report.pdf](#)

[2025-66-COA HARC Presentation.pdf](#)

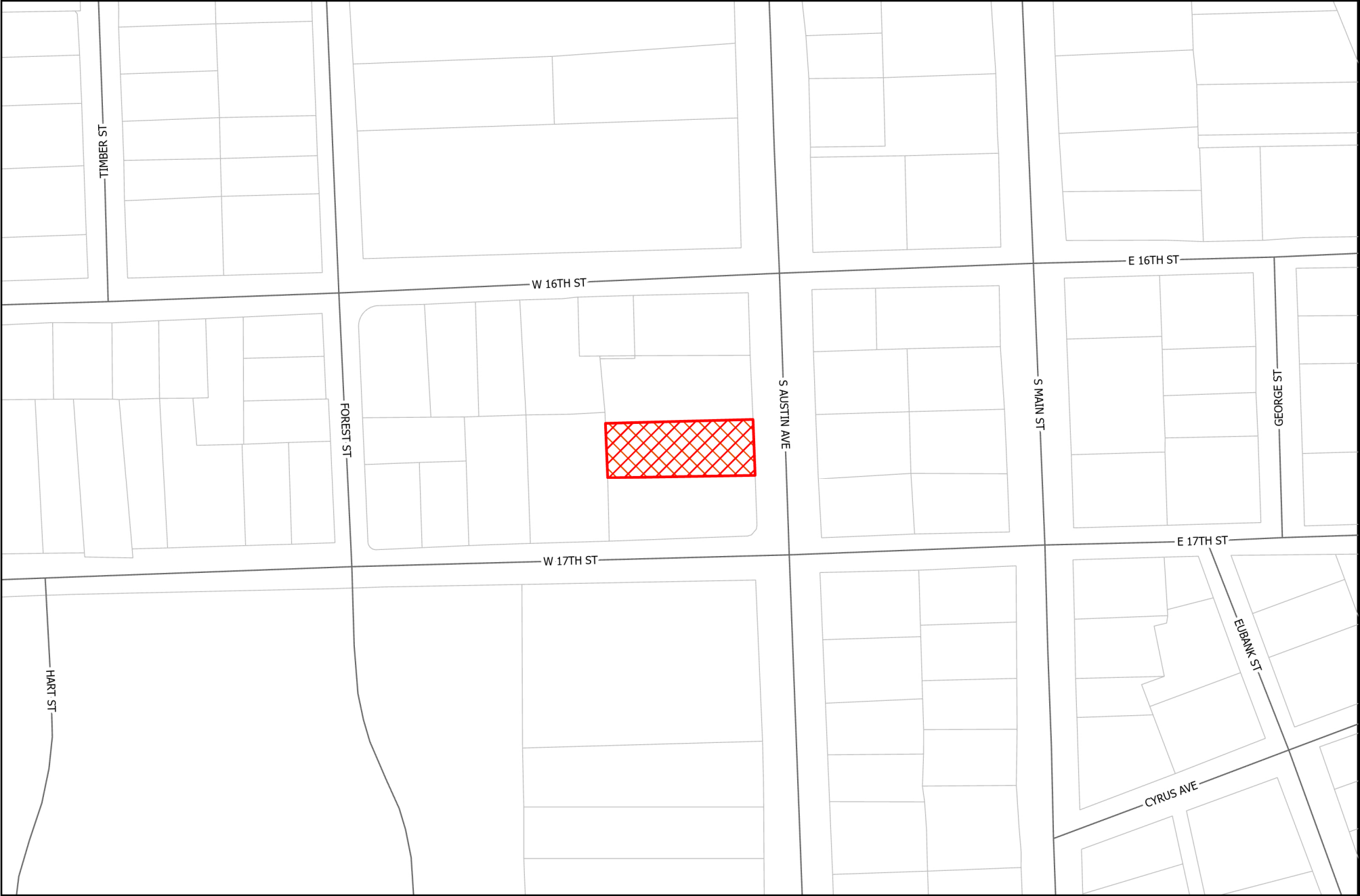
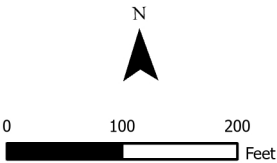


Location

2025-66-COA

Exhibit #1

-  Site
-  Parcels





Tony Perez
Sagamore Fence & Deck, LLC
6550 FM-1105
Georgetown, TX 78626
Re: 1606 S. Austin Ave; Fence Installation Project
Cammy Wade Residence

To Whom It May Concern:

Our company has been contracted by Cammy Wade, who resides at the above-listed address, to complete updates to the wood fencing on her property. She has previously been approved for an 8-foot wood fence along the backline and both sidelines. She would now like to raise her existing 6-foot front returns to 8 feet in height to ensure consistent privacy and security.

The front returns total approximately 36 linear feet of wood fencing. Increasing these sections to 8 feet in height will allow them to match the remainder of the fence line, creating a cohesive design and providing the level of screening appropriate for the property.

Please do not hesitate to contact me with any questions or if additional information is needed regarding this request.

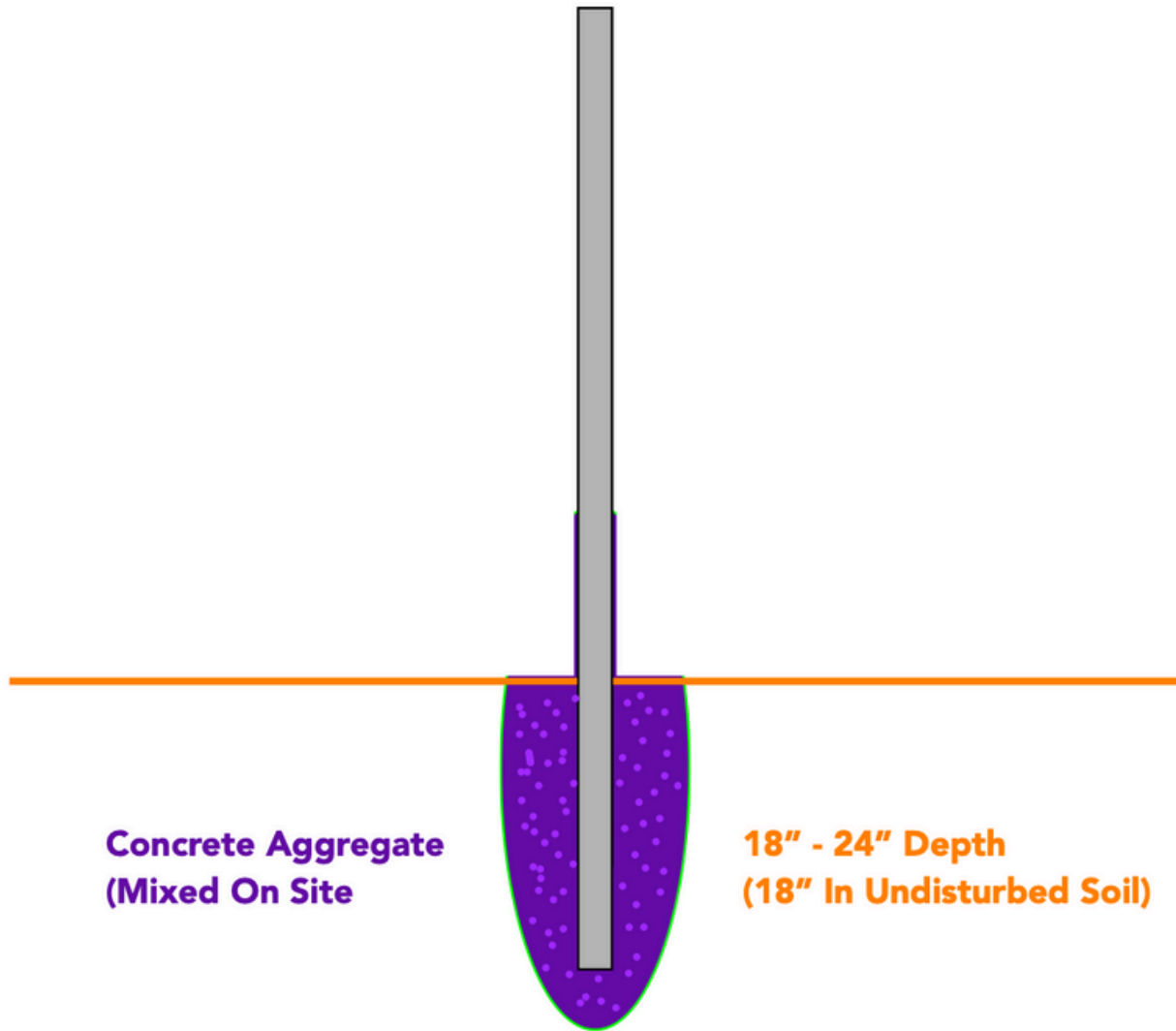
Sincerely,
Tony Perez

A handwritten signature in dark ink, appearing to read "Tony Perez", is placed below the typed name.

Managing Member
Sagamore Fence & Deck, LLC



FOOTER DIAGRAM



BEING 0.309 OF AN ACRE OF LAND, OUT OF AND A PART OF THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NO. 558, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 0.308 ACRE TRACT CALLED PART OF BLOCK 78, OUT OF THE LOST ADDITION TO THE CITY OF GEORGETOWN, AS CONVEYED TO CHRISTOPHER N. WADE, ET UX, AND RECORDED IN DOCUMENT NO. 2021047502, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 250696

DRAWN: RCG

F.C.: CC

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0293F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

EVAN P. HEIN, ET UX
(0.39 OF AN ACRE)
#2018051501
O.P.R.W.C.

ALFREDO VENCES, ET UX
(0.298 OF AN ACRE)
V.1994/P.90
O.R.W.C.

In order of preference:

Top preference-
Green Lines from 6' to 8'

Both sides (10' / 27')
and left return (23') by
main bedroom)

Both sides to 8' while
front returns remain 6'

North side (27')
increased to 8' only

LEE H. MCINTOSH
(0.353 OF AN ACRE)
#2023030567
O.P.R.W.C.

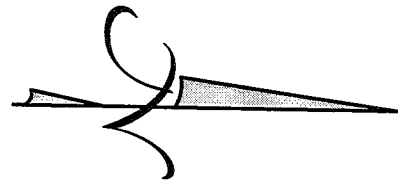
0.309 OF AN ACRE
CHRISTOPHER N. WADE,
ET UX
(0.308 OF AN ACRE)
#2021047502
O.P.R.W.C.

KAYLA HEINEN, ET VIR
#2007009096
O.P.R.W.C.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1" PIPE FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
///	PAVEMENT
■	FENCE POST
XX	CHAIN LINK FENCE
— —	PLASTIC FENCE
—//—	WOOD FENCE
—E—	OVERHEAD UTILITY LINES
AC	AIR CONDITIONER
△	GAS METER
⊗	IRRIGATION CONTROL VALVE
WM	WATER METER
()	RECORD INFORMATION
CONC.	CONCRETE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

Scale: 1" = 20'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.



PAGE 3 OF 3

EXHIBIT TO ACCOMPANY FIELD NOTES

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT.

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

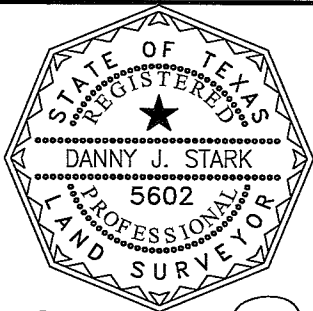
—A Land Surveying Firm—

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

(512) 930-1600 www.texas-ls.com

TBPELS LAND SURVEYING FIRM NO.10056200

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Witness my hand and seal this the 24th Day of September, 2025 A.D.

TEXAS HISTORICAL COMMISSION

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

Address: 1606 S Austin Ave 2016 Survey ID: 124325 A
 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: R043247

Construction Date: 1930 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.629603 Longitude -97.678241

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: 124325 A ☐ High ☒ Medium ☐ Low

Explain: Despite some alterations, property is significant and contributes to neighborhood character

2007 Survey ID: 480a ☐ High ☒ Medium ☐ Low

1984 Survey ID: 383 ☐ High ☒ Medium ☐ Low

General Notes: (Notes from 2007 Survey: awnings added; side carport)

Recorded by: CMEC

Date Recorded 2/20/2016

*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.



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:	1606 S Austin Ave	2016 Survey ID:	124325 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction



Photo Direction



Photo Direction



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1606 Austin Ave 2016 Survey ID: 124325 B
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Geographic Location

Latitude: 30.629634 Longitude: -97.678397

Current/Historic Name: None/None

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R043247

Construction Date: 1940 ☐ Actual ☒ Estimated Source: 2007 survey

Stylistic Influence(s)

- | | | | | |
|--|--|---|---|--|
| ☐ Log traditional | ☐ Shingle | ☐ Gothic Revival | ☐ Pueblo Revival | ☐ International |
| ☐ Greek Revival | ☐ Romanesque Revival | ☐ Tudor Revival | ☐ Spanish Colonial | ☐ Post-war Modern |
| ☐ Italianate | ☐ Folk Victorian | ☐ Neo-Classical | ☐ Prairie | ☐ Ranch |
| ☐ Second Empire | ☐ Colonial Revival | ☐ Beaux Arts | ☐ Craftsman | ☐ Commercial Style |
| ☐ Eastlake | ☐ Renaissance Revival | ☐ Mission | ☐ Art Deco | ☒ No Style |
| ☐ Queen Anne | ☐ Exotic Revival | ☐ Monterey | ☐ Moderne | ☐ Other |

Plan ☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow
☐ Shotgun ☐ Irregular ☐ Four Square ☒ Rectangular ☐ Other

Priority: 2016 Survey ID 124325 B ☐ High ☐ Medium ☒ Low
 Explain: Upon reevaluation, the resource does not have sufficient significance for medium priority.
 2007 Survey ID 480b ☐ High ☒ Medium ☐ Low
 1984 Survey ID Not Recorded ☐ High ☐ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 2/20/2016



Note: See additional photo(s) on page 2

HISTORIC RESOURCES SURVEY FORM

Address: 1606 Austin Ave
 City: Georgetown
 County: Williamson

2016 Survey ID: 124325 B
 2016 Preservation Priority: Low
 Local District: Old Town District

Additional Photos

Photo Direction





Historic & Architectural Review Commission Planning Department Staff Report

Report Date: January 28, 2026

File Number: 2025-66-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1606 S Austin Ave, bearing the legal description of 0.308 acres, Block 78 (PT), Lost Addition (2025-66-COA) -- Anish D'Souza, Associate Planner

AGENDA ITEM DETAILS

Project Name: Cammy Wade - Fence Extension
Applicant: Sagamore Fence & Deck
Property Owner: WADE, CHRISTOPHER N & CAMMY L
Property Address: 1606 S Austin Ave
Legal Description: 0.308 Acres, Block 78(PT), Lost Addition
Historic Overlay: Old Town Historic Overlay District
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: Medium Priority and Low Priority
National Register Designation: This is a contributing structure located in the Belford Historic District
Texas Historical Commission Designation: N/A
Notable Property Owners/Events: N/A

APPLICANT'S REQUEST

HARC:

- ✓ New fence that is inconsistent with the overlay district's characteristics and applicable guidelines (sections of front and side fence returns proposed at 8'-0" in height and 100% opaque at 1606 S. Austin Ave.).

STAFF ANALYSIS

Present Property Description:

Planning Department Staff Report

Historic and Architectural Review Commission

The subject property is located at 1606 S. Austin Avenue, within the Old Town Historic Overlay District and within the Belford Historic District. The property is approximately 0.308 acres in size and is improved with a medium-priority home constructed in 1930 and a low-priority garage constructed in 1940, as identified in the Texas Historic Commission Resources Survey. The 2016 Historic Resources Survey does not identify a specific architectural style for the improvements.

Requested Changes:

The applicant has previously received approval for an 8'-0" tall wood fence along the rear and side property lines of the subject property. The applicant now proposes to increase the height of the existing 6'-0" front fence returns and sections on the side fence returns to 8'-0", totaling approximately 73 linear feet, in order to match the height of the remainder of the fence line. The proposed fence returns will be constructed of wood picket fencing consistent with the existing fence on the property and will remain 100% opaque. Approval of a Certificate of Appropriateness is required to allow for the proposed fence height and opacity at the front fence return locations, which are visible from the public right-of-way within the Old Town Historic Overlay District.

Justification for Requests:

The applicant intends to increase the height of the existing 6'-0" front fence returns to 8'-0" in order to match the height of the previously approved fencing along the rear and side property lines. The applicant states that the proposed change is intended to provide consistent privacy, security, and a cohesive fence design across the property.

Technical Review:

The subject property is located within the Old Town Historic Overlay District. Pursuant to UDC Section 8.07.040.C, fences located outside of the rear yard are generally limited to a maximum height of six feet (6'-0"), unless specific allowances are met or an alternative fence is approved through a Certificate of Appropriateness. The applicant proposes to increase the height of the existing front fence returns and sections of the side fence returns from 6'-0" to 8'-0". The proposed fence height exceeds the maximum allowable height for fences in this location within the historic overlay district and does not meet the by-right exceptions outlined in the UDC. Therefore, the requested fence height requires review and approval by HARC.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *0 of the 1* 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:

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.3.G Fences & Retaining Walls	
c. Side yard fencing A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards. Side yard fences erected to the street side of the building line and within the side street setback may be of any of the above materials not over four (4) feet in height. Side yard fences behind the building may be built to a height of six (6) feet. The fence can be constructed as a privacy fence from wood.	Partially Complies The constructed 8'-0" tall side and front fence returns exceed the maximum height allowed for side yard fencing located forward of the building line within the Old Town Historic Overlay District. The fence is compliant with the Historic District Design Guidelines in terms of materials in that it is a wood privacy fence with vertical pickets.

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 submitted application is complete with sufficient information for staff's review
2. Compliance with applicable design standards of this Code;	Does Not Comply The fence exceeds the maximum allowable height for a residential fences located outside of the rear yard.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable The project scope is for a fence that will not impact the existing structure.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
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 fence complies in terms of its material; however, the fence exceeds the maximum allowable height for fences within the street side yard by 2'-0".
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies The constructed fence obscures a low priority contributing garage from view of the public right-of-way. The constructed fence does not impact the character-defining features of the primary historic residence.
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.
7. The overall character of the applicable historic overlay district is protected; and	Partially Complies The constructed front fence returns do not impact the character-defining façade of the primary historic residence and are limited to the side of the property. However, the fencing would screen a low-priority contributing garage. The location and extent of the fence are not anticipated to adversely affect the overall character of the Old Town Historic Overlay District or the surrounding streetscape.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable Signage is not included with this request.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL WITH CONDITIONS** of the request. The proposed fencing is consistent with the Old Town Historic Overlay District Design Guidelines in terms of material, as it is a wood fence with vertical pickets, and does not impact the character-defining façade of the primary historic residence or its ability to contribute to the Old Town Historic Overlay District. The fencing primarily screens a low-priority contributing garage and is located along the side of the property, limiting its visual impact on the surrounding streetscape. While the requested fence height exceeds the by-right standards of the Unified Development Code and Historic Design

Planning Department Staff Report

Historic and Architectural Review Commission

Guidelines, staff finds that the overall character of the district can be maintained with the appropriate modifications.

Staff recommends approval subject to the following condition(s):

- The fence segment adjacent to the garage shall either remain at a maximum height of six feet (6'-0"), or be modified to incorporate a design with at least fifty percent (50%) transparency

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

ATTACHMENTS

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

SUBMITTED BY

Anish D'Souza, Associate Planner

1606 S. Austin Avenue 2025-66-COA

January 28, 2026 | Historic & Architectural Review Commission

Anish D'Souza, Associate Planner

Item Under Consideration

2025-66-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1606 S Austin Ave, bearing the legal description of 0.308 acres, Block 78 (PT), Lost Addition (2025-66-COA) -- Anish D'Souza, Associate Planner

Item Under Consideration

HARC:

- ✓ New fence that is inconsistent with the overlay district's characteristics and applicable guidelines (sections of front and side fence returns proposed at 8'-0" in height and 100% opaque at 1606 S. Austin Ave.).

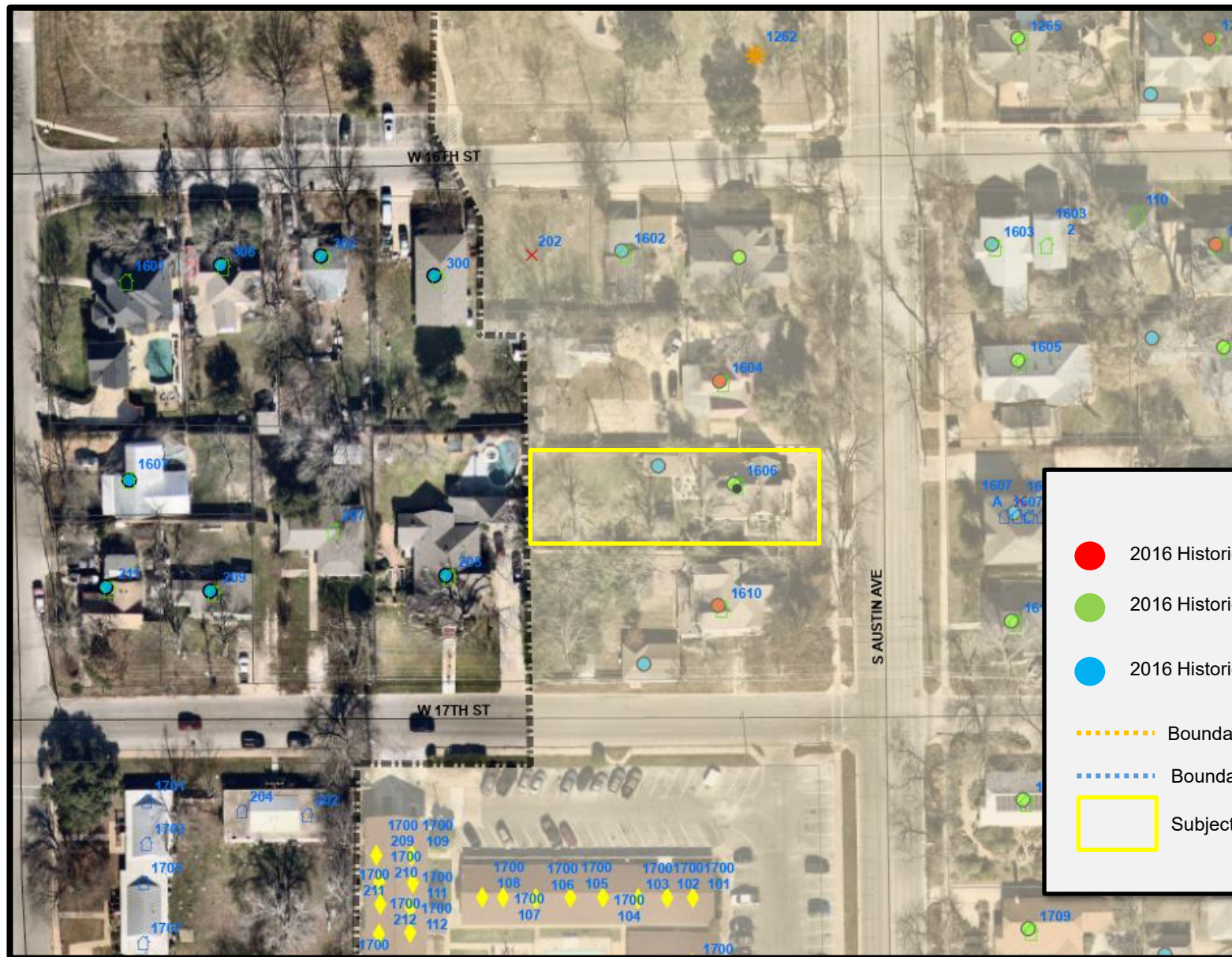
Location

2025-66-COA

Exhibit #1

 Site
 Parcels





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

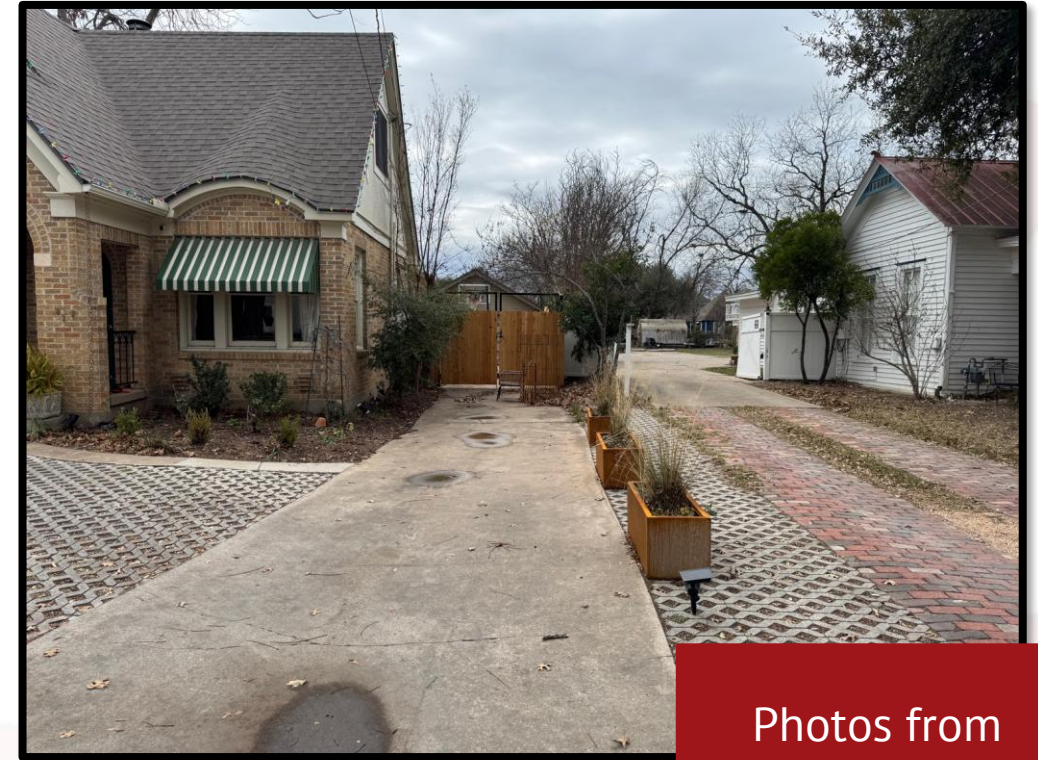
2016 Survey



2016 Survey

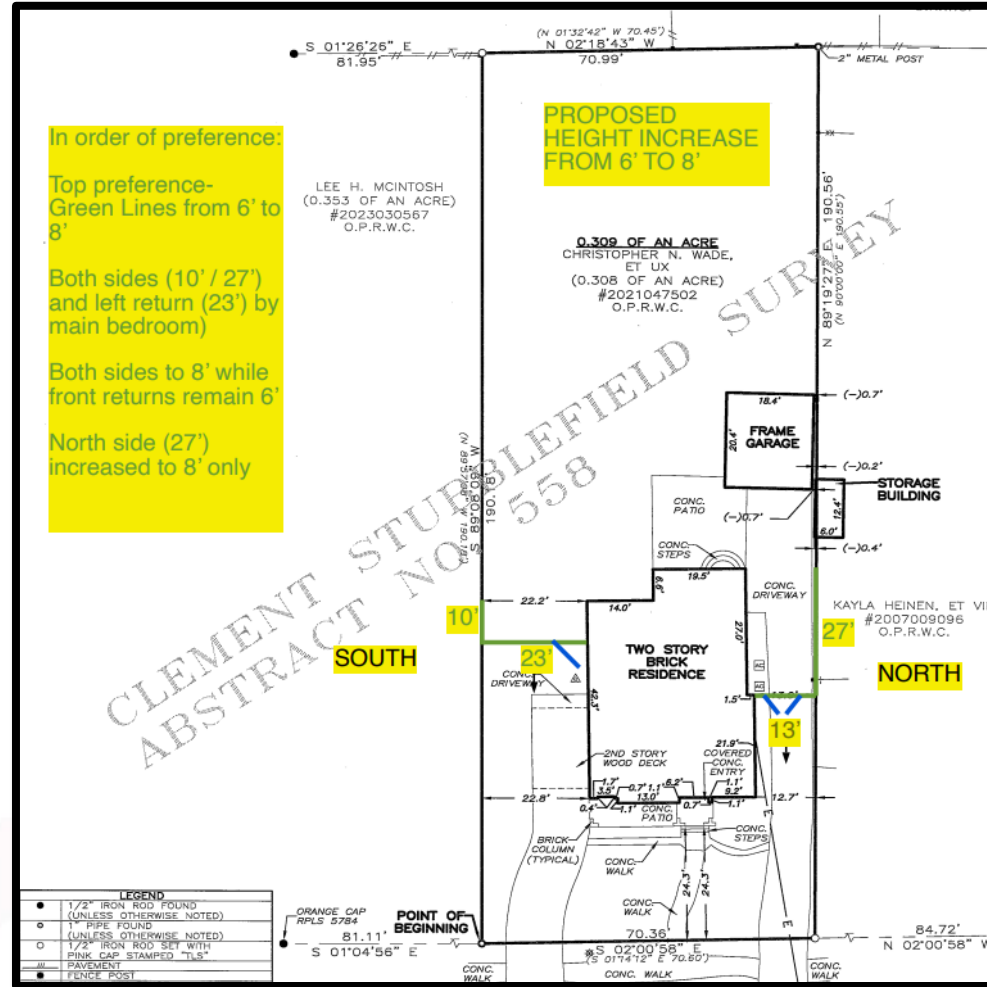


Current Context

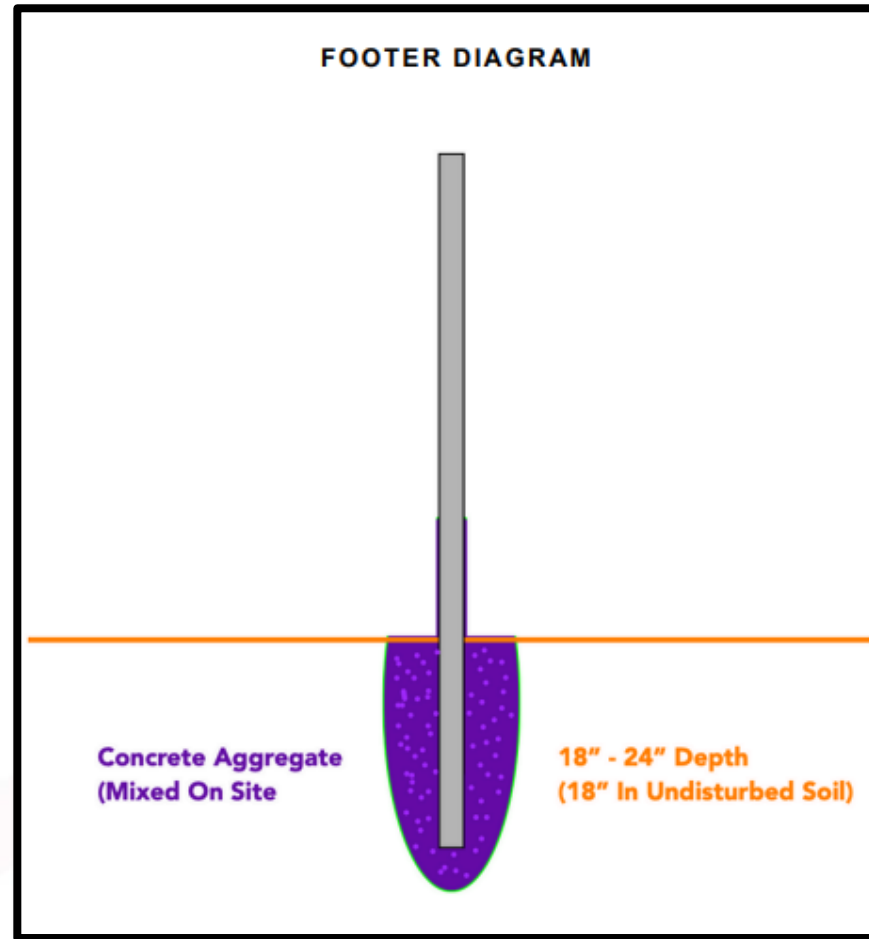


Photos from
January 2026

Plans and Specifications – Site Plan

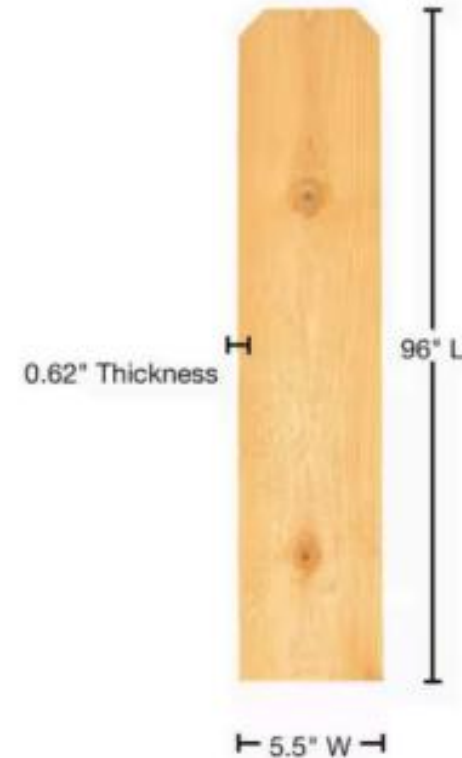


Plans and Specifications - Elevations



Plans and Specifications – Materials

Alta Forrest Products
– Western Red Cedar
#2 Pickets



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;	Does Not Comply
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;	Partially Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Partially Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Design Guideline Compliance

Staff has determined that the proposed project complies with **0 of the 1** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
3.3.G.1.c. Side yard fencing A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards. Side yard fences erected to the street side of the building line and within the side street setback may be of any of the above materials not over four (4) feet in height. Side yard fences behind the building may be built to a height of six (6) feet. The fence can be constructed as a privacy fence from wood.	Partially Complies	The constructed 8'-0" tall side and front fence returns exceed the maximum height allowed for side yard fencing located forward of the building line within the Old Town Historic Overlay District. The fence is compliant with the Historic District Design Guidelines in terms of materials in that it is a wood privacy fence with vertical pickets.

Public Notification

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



Staff Recommendation

Based on the findings listed above, staff recommends ***APPROVAL WITH CONDITIONS*** of the request. The proposed fencing is consistent with the Old Town Historic Overlay District Design Guidelines in terms of material, as it is a wood fence with vertical pickets, and does not impact the character-defining façade of the primary historic residence or its ability to contribute to the Old Town Historic Overlay District. The fencing primarily screens a low-priority contributing garage and is located along the side of the property, limiting its visual impact on the surrounding streetscape. While the requested fence height exceeds the by-right standards of the Unified Development Code and Historic Design Guidelines, staff finds that the overall character of the district can be maintained with the appropriate modifications.

Staff recommends approval subject to the following condition(s):

- The fence segment adjacent to the garage shall either remain at a maximum height of six feet (6'-0"), or be modified to incorporate a design with at least fifty percent (50%) transparency

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
February 12, 2026

SUBJECT:

403 S. Myrtle Street (2025-58-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade and a 3'-9" encroachment into the required side setback and 17'-11" encroachment into the required front setback, for the property located at 403 S. Myrtle Street, bearing the legal description of .16 Acres out of Block 14, Lot 7, Glasscock Addition (2025-58-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for an addition that creates a new, or adds to an existing street facing facade and a 3'-9" encroachment into the required side setback and 17'-11" encroachment into the required front setback.

Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 4, partially complies with 2, does not comply with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 1 of the 8 criteria were not applicable to the proposed project.

Public Comments: As required by the Unified Development Code (UDC), 1 sign was posted on-site, and 33 letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[2024-58-COA HARC Staff Report.pdf](#)

[2025-58-COA HARC Presentation.pdf](#)

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

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

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

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



Historic & Architectural Review Commission Planning Department Staff Report

Report Date: January 29, 2026

File Number: 2025-58-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade and a 3'-9" encroachment into the required side setback and 17'-11" encroachment into the required front setback, for the property located at 403 S. Myrtle Street, bearing the legal description of .16 Acres out of Block 14, Lot 7, Glasscock Addition (2025-58-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: 2025-104-Cauley
Applicant: McKay Vassaur Total Construction, c/o Jeff Vassaur
Property Owner: Alissa Cauley
Property Address: 403 S. Myrtle Street
Legal Description: .16 Acres out of Block 14, Lot 7, Glasscock Addition
Historic Overlay: Old Town Historic Overlay District
Case History: N/A
Prior COA Denials: N/A
Prior COA Approvals: N/A

HISTORIC CONTEXT

Date of Construction: 1935
Historic Resources Survey Level of Priority: Low
National Register Designation: N/A
Texas Historical Commission Designation: N/A
Notable Property Owners/Events: N/A

APPLICANT'S REQUEST

HARC:

- ✓ An addition that creates a new, or adds to an existing street facing façade
- ✓ A setback exception to allow a 3'-9" encroachment into the required side setback and a 17'-11" encroachment into the required front setback

HPO:

- ✓ Addition of a non-street facing façade
- ✓ Addition of a porch, patio, or deck (front porch)
- ✓ Replacing a historic architectural feature with a non-historic architectural feature

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

Present Property Description:

The subject property is a .16 acre lot located at the midblock of South Myrtle Street, between 4th and 5th Streets in the Old Town Overlay District. The property is improved with a Low Priority Resource constructed in 1935 that is 1,090 square feet in size. The Historic Resource Survey states that the home, “lacks integrity,” and does not list a stylistic influence.

The subject structure is a one-story building with a pyramidal hipped roof clad in composition shingles. Two small shed-style dormers are present on the north and east elevations. Exterior walls are clad in horizontal siding, and features four modest double hung windows in a one over one configuration on the street facing façade. The primary façade faces south, where the porch has been reconfigured to incorporate an open-sided carport.

Requested Changes:

The applicant has requested to construct two additions to the structure, with one located at the rear elevation, and the other located on the south elevation, both located near the rear of the home. Additionally, the application has requested to reconfigure the front façade with the addition of a front porch.

Justification for Requests:

The applicant desires additional living space, and would also like to reorient the front door to face the street.

Technical Review:

The proposal includes reconfiguring the primary façade by shifting it from the south elevation to the front elevation with the addition of a new porch and front door. The proposed porch will be 85 square feet in area, measuring 16’-7” in width and 5’- 10” in depth. As part of this reconfiguration, the existing windows on the front elevation will be replaced with two large single-pane windows and a mahogany front door with glass panels.

The proposed work includes the addition of approximately 1,155 square feet of air-conditioned space, along with the 85-square foot porch, resulting in a total of 1,240 square feet of new construction. One of the proposed additions will be visible from South Myrtle Street. Collectively, the additions will increase the overall size of the structure by approximately 106%.

Two additions are proposed, both located toward the rear of the home and designed to create a small interior courtyard at the rear of the structure. The first addition, located along the east elevation on the non-street-facing façade, will encompass approximately 630 square feet. The second addition, totaling approximately 525 square feet, will be located on the south elevation behind the existing carport.

Planning Department Staff Report

Historic and Architectural Review Commission

Materials and Remodel

Hardie siding is proposed for the exterior walls of the additions, installed in a horizontal board-and-batten configuration. All roof surfaces will be finished with composite shingles to remain consistent with the existing structure. A mahogany front door with glass panel detailing is proposed on the front façade. New window openings associated with the additions will feature white, double-hung fiberglass windows in a one-over-one configuration.

Expansion of a Non-Conforming Structure

In accordance with Chapter 14 of the Unified Development Code, “A Nonconforming Structure is one that does not meet the setbacks, height limitations, material requirements, or articulation as required by this Code. Those Nonconforming Structures lawfully constructed and existing on the effective date or applicability of this Code or any amendment thereto shall be considered Legal Nonconforming Structures.”. The subject structure is considered to be a Nonconforming Structures, as it encroaches into the side setback by 3’-9” and the front setback by 13’-2”, as stated by the Unified Development Code, “If such expansion or enlargement is in excess of 100 percent (100%) of the size of the existing structure, all provisions of this Code shall be applicable to the existing structure or structures as well as any new construction on the lot or parcel.”.

The proposed addition is 106% of the size of the existing Nonconforming Structure. Therefore, the requirements of the Unified Development Code and Residential Single Family zoning district apply to the structure. For the existing structure to continue to meet the Unified Development Code following the expansion of the structure, the Historic Architecture Review Commission must approve a setback encroachment, both for the new addition to encroach into the street-side setback and for the existing structure to continue its encroachment.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 25 of the 35 applicable Historic District Design Guidelines in Chapter 3 as detailed 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.	Partially Complies The new porch addition will be in alignment with the porch located on the structure to the south and will be out of alignment with the porch located on the structure to the north on the same block face.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	Staff acknowledges that the subject structure and the structure to the south share a similar setback.
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 proposed porch addition is small in scale and appropriately sized for the home. It is proposed to be 85 square feet in area, measuring 16'-7" in width and 5'- 10" in depth. Styling of the proposed porch is minimal, which remains consistent with the existing structure.
3.4.A Maintain the Established Pattern of Lot Development.	Complies The reorientation of the front porch and front door to the street facing façade will establish a similar configuration to neighboring structures, which all feature a street facing porch.
A.1 Respect and maintain the traditional relationship of a structure to the street and to neighboring properties.	
A.2 Respect and maintain the common orientation of structures, and the established configuration of open space.	
3.4.B Primary Entrances	
B.1 The front door should face the street to maintain the pattern of the neighborhood.	Complies The proposed reorientation of the structure will establish a street facing front door.
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.	
3.5.C Massing, Scale and Form	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 proposed additions will not exceed the height of the historic structure, and feature similar materials that maintain a sense of scale.
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 immediate neighborhood is generally characterized by single story homes with varying widths. The proposed additions will not increase the width of the historic structure and carport.
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.	Complies The proposed additions will create a U-shaped form, as the home will be centered around a small courtyard. 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.	Partially Complies The front façade is wider than it is tall, with a height of approximately 19’-4” and a width of approximately 54”. However, given the placement of proposed addition on the south façade, located behind the existing carport, less of a visual impact is created. Further, the structures to the north and east of the subject property have similar proportions in that they are wider than they are tall, thus the proposed

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	additions are in line with the context of the block face.
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 historic structure features a pyramidal roof, the proposed front porch addition includes an open gable street facing design. The proposed rear addition includes a gable roof line that will tie into the rear of the existing structure. The second addition proposed for the south elevation will create the appearance of a cross gable roof form.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	Partially Complies The roof pitch of the proposed rear addition and front porch addition is 6:12. Whereas the roof pitch of the proposed street facing addition is 4:12. Staff acknowledges that the lowered pitch on the proposed street facing elevation helps the addition remain subordinate to the historic structure which has a roof pitch of 6:12.
E.4 The following materials may be acceptable depending on the building style. ✓ Dimensional asphalt shingle roofs that emulate wood shingles. ✓ Real clay tile roofs ✓ Slate tiles ✓ Terra-cotta tiles ✓ Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans. ✓ Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles	Does not Comply The proposed roof material for the additions is composite shingle which is not in keeping with the design guidelines. However, staff acknowledges that the composite shingle was selected to match the roof material of the historic structure.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.	
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	Complies Overhangs are approximately 18" wide.
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 reorientation of the porch to the front façade will allow it to become a character defining feature.
F.2 Location Porches should be located and accessible from the first floor of the structure.	Complies
F.3 Porch Size Porches should at least cover half of the first-floor façade facing the street horizontally.	Does not Comply The street facing façade, including the proposed addition will be approximately 54' wide. The front porch addition is proposed at 16'-7" wide. The porch covers 31% of the street facing façade horizontally. Staff acknowledges that the proposed street facing addition is setback from the primary structure by 12'-8". However, if only the width of the existing structure were considered, the porch addition would still not meet the guideline with approximately 43% of the façade covered 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.	Does not Comply The proposed porch depth is 5'10". Staff acknowledges that the existing encroachment of the historic into the front setback of the property of 13'-2" does limit the ability to expand the porch width.
F.5 Porches Bulk	

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 proposed porch will appear added on to the existing structure.
F.6 Porch Roofs A minimum of 60% of the front porch should be covered by a roof or a trellis.	Complies The proposed porch will be completely covered by a roof.
F.7 Porch Railings	
a. There is a porch railing unique to Old Town that is composed of 4X4 painted wood balustrades spaced 6 inches apart with a top and bottom rails of 2X6’s laid flat. This railing detail may be duplicated on all but the Victorian buildings.	Complies The railings will be made out of wood and will be approximately 26” in height with approximately 2” of space between balusters.
b. Otherwise railings should be made of wood and should not exceed thirty-six inches in height measured from the floor of the porch. The baluster spacing should be continuous between columns. Balusters should be composed of 50% or less opaque material. Spacing between balusters should be no less than 2”.	
F.8 Porch Steps Front stairs should appear as one set of stairs even if there’s more than one housing unit in the structure.	Complies
F.9 Open Porch The front porch should be open and not enclosed by any materials except screens.	Complies The proposed porch addition is open air.
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 proposed porch addition is raised above grade by , and is at the same level as the first floor.
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 height is approximately 11’-1”.
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	Complies The proposed porch addition includes 6” wood columns which visually appear to support the porch roof.

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial.	
F.14 Painted Wood All exposed wood used for porches should be painted, not stained. The exception is that floor decking can be stained.	Complies The porch will be painted to match the rest of the trim on the home.
3.5.G. Doors & Windows	
G.1 Front Doors	
a. The front door should be prominent and face the street.	Complies By reorienting the primary façade, the front door will face the street.
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 mahogany front door will include glass panel detailing.
G.2 Windows	
a. Windows should generally comprise 30-45% of the front façade.	Does not Comply The front façade will be comprised of approximately 11% windows. However, staff acknowledges that the proposed street facing addition will not include windows due to its placement behind the existing carport.
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	Partially Complies The windows on the front elevation are slightly wider than they are tall, at approximately 4'-11" tall and 5'7" wide. The windows on the proposed street facing façade generally comply with the guidelines with two sets of windows at 4'-7" tall and 2'-7" wide. One set of windows at 5'-7" tall and 2'-8" wide. One window that will be located above the bathtub is 3'-7" tall and 1'-1" wide.
c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or	Complies

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.	All windows proposed for the street facing façade have the same sill height.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	Complies The proposed windows on the street facing façade are laid out symmetrically, are the same size, and located equidistant from the front door.
e. Gang windows together rather than using one large single pane window. Ganged windows should be separated by a no less than 7" wide trim piece.	Partially Complies The windows on the front façade will be large single panes of glass. The windows on the proposed street facing addition will be ganged together.
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	Does Not Comply The proposed windows will be a fiberglass material.
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.	
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	
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.	Complies The new additions will be comprised of hardie siding, and wood which are in keeping with those materials seen in the area.
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	Complies Materials were selected to be similar to the existing structure.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.3 Wood siding, brick, and stone should be detailed to provide a human scale.	
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.5 Historic building materials of existing buildings should be maintained and respected when additions are proposed.	

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 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 is complete with sufficient information for staff's review.
2. Compliance with applicable design standards of this Code;	Does Not Comply The proposed additions are 106% larger than the historic structure, requiring that the historic structure be brought into compliance of the UDC. A side setback exception of 3'-9" and front setback exception of 17'-11" is required for the historic structure and proposed additions to come into compliance with the UDC.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies There are two applicable Secretary of Interior's Standards related to additions, Standards 9 and 10. The request does not

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	meet Standard 9, but does meet Standard 10. Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed project will reorient the front porch and front door to face the street. However, the historic structure is noted as having a south-facing porch and primary entrance in the Historic Resource Survey. Staff acknowledges this orientation is generally inconsistent with the rest of the Old Town Overlay District, where the Design Guidelines recommend locating porches and front doors on the front façade. The proposed additions are differentiated from the existing structure through a change in roof form and roof pitch. The historic structure features a pyramidal roof form, the 2 additions and front porch addition feature a gable roof form. The proposed street facing addition has a roof pitch of 4'-12", which allows it to remain subordinate to the historic structure has a 6'-12" pitch. Additionally, the proposed

Planning Department Staff Report

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SECTION 3.13.030 CRITERIA	FINDINGS
	rear addition is inset from the historic structure by 1'-3" which creates differentiation between the addition and the historic structure.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The proposed design generally complies with the Design Guidelines in that the proposed front porch addition will reorient the front door and porch to face the street, the additions will be differentiated from the historic structure, and the proposed materials are similar to those found on the historic structure.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies Each of the proposed additions will be located near the rear of the structure, allowing them to minimally impact the street facing façade. The location of the proposed additions near the rear of the façade, will allow the pyramidal roof form to remain a key architectural feature of the home. However, the one over one, double hung windows located on the street facing façade will be replaced with large casement windows which is not in keeping with the design of the historic structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The proposed additions are compatible with the surrounding area in that the houses in the general area are of varying sizes and shapes, with porches generally located along the street facing façade. The two other homes along the same block face as the subject property also appear to feature additions that vary the general shape of the structures, and appear longer than they are wide.

Planning Department Staff Report

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SECTION 3.13.030 CRITERIA	FINDINGS
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed street facing addition is setback from the front of the historic structure by approximately 12'-8", and is placed behind the existing carport allowing it to minimally impact the historic structure from the street. The proposed porch addition is in keeping with the overall character of 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 Signage is not included with this request.

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

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	Complies The historic home encroaches into the setback of the Residential Single Family Zoning district, and this portion of the request is not solely a matter of convenience.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies The historic structure encroaches into both the front and side setbacks.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies There are several homes in the area, particularly along S. Myrtle and 4 th Streets that appear to encroach into the setbacks. Additionally, the historic portion of the property encroaches into the front and side setbacks.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies The other structures along the block face also appear to encroach in the front and side setbacks at varying degrees.
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	The proposed scope of work is for a new addition.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable The proposed scope of work is for a new addition.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Not Applicable The proposed scope of work is for a new addition.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Does Not Comply The proposed encroachment is for an addition that will be 106% of the size of the existing structure.
i. The size of the proposed structure compared to similar structures within the same block;	Partially Complies There are a mix of sizes of structures within the same block. The other structured located on the same block face are similar in size to the size of the subject structure if the proposed additions are approved.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies The proposed encroachment is within the street and side setback which does not impact adjacent properties, due to the fact that the historic structure is already located within these setbacks.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies Their appears to be adequate space for maintenance with the proposed additions.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL WITH CONDITIONS** of the request that include the following scopes of work: An addition that creates a new, or adds to an existing street facing façade, and a setback exception to allow a 3'-9" encroachment into the required side setback and a 17'-11" encroachment into the required front setback

Planning Department Staff Report

Historic and Architectural Review Commission

Staff recommends the following conditions:

1. That the front door be painted.
2. That the proposed windows on the street facing façade be replaced with two sets of double hung, one over one style windows that are ganged together.

The proposed additions will be distinguishable from the original structure and allow the pyramidal roof form to remain a key architectural feature. Additionally, the reorientation of the front door and front porch will reinforce the existing rhythm of the block, while enhancing the neighborhood charm and help to foster neighborly connections which are key aspect to the Design Guidelines for the Old Town Overlay.

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 (33 notices), and one (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

Allyson Iiams, Preservation and Redevelopment Program Manager

403 S. Myrtle Street 2025-58-COA

January 29, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2025-58-COA

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade and a 3'-9" encroachment into the required side setback and 17'-11" encroachment into the required front setback, for the property located at 403 S. Myrtle Street, bearing the legal description of .16 Acres out of Block 14, Lot 7, Glasscock Addition (2025-58-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

HARC:

- ✓ An addition that creates a new, or adds to an existing street facing façade
- ✓ A setback exception to allow a 3'-9" encroachment into the required side setback and a 17'-11" encroachment into the required front setback

HPO:

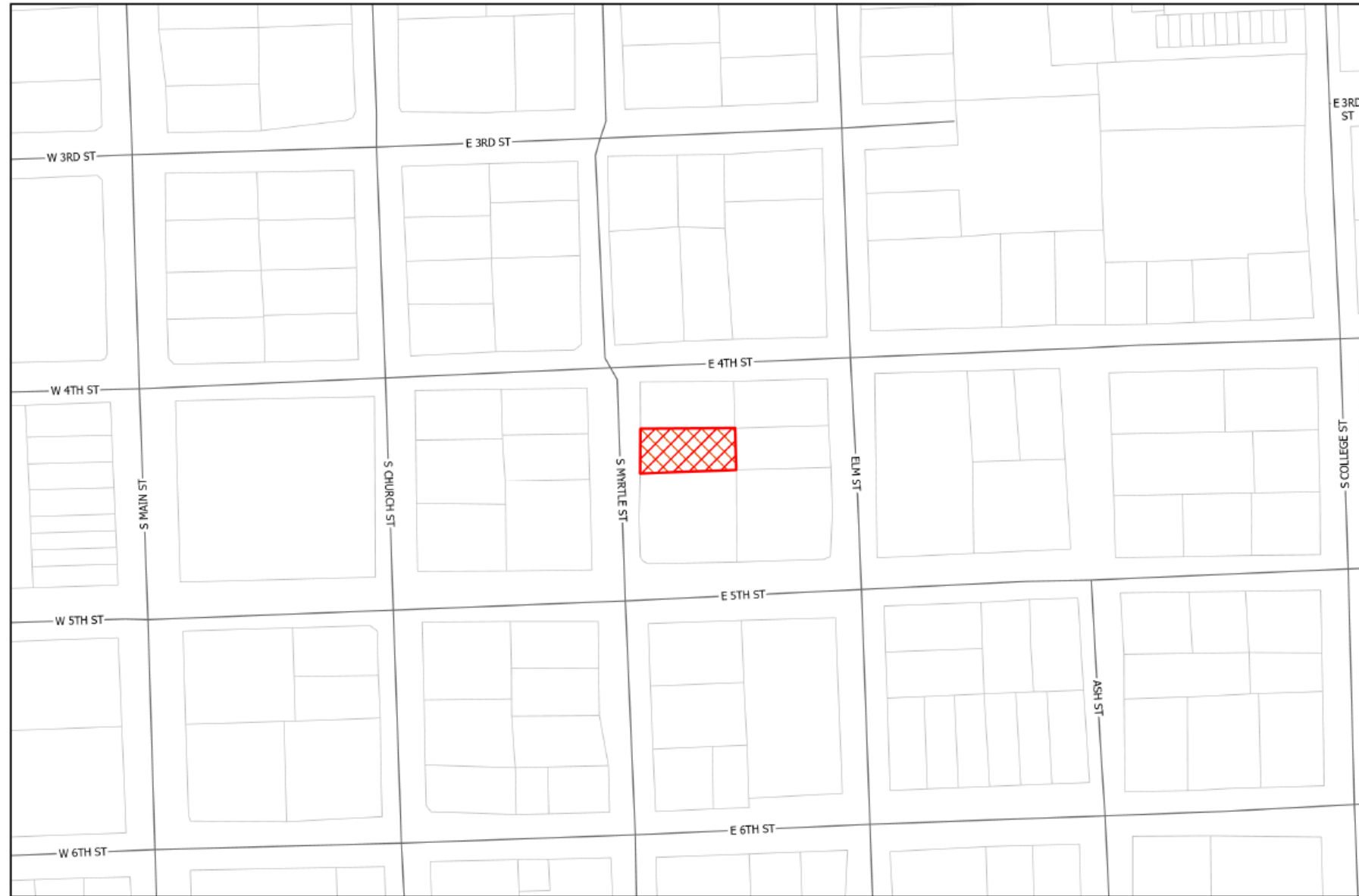
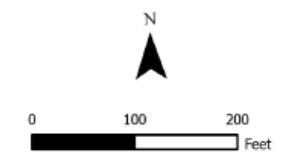
- ✓ Addition of a non-street facing façade
- ✓ Addition of a porch, patio, or deck (front porch)
- ✓ Replacing a historic architectural feature with a non-historic architectural feature

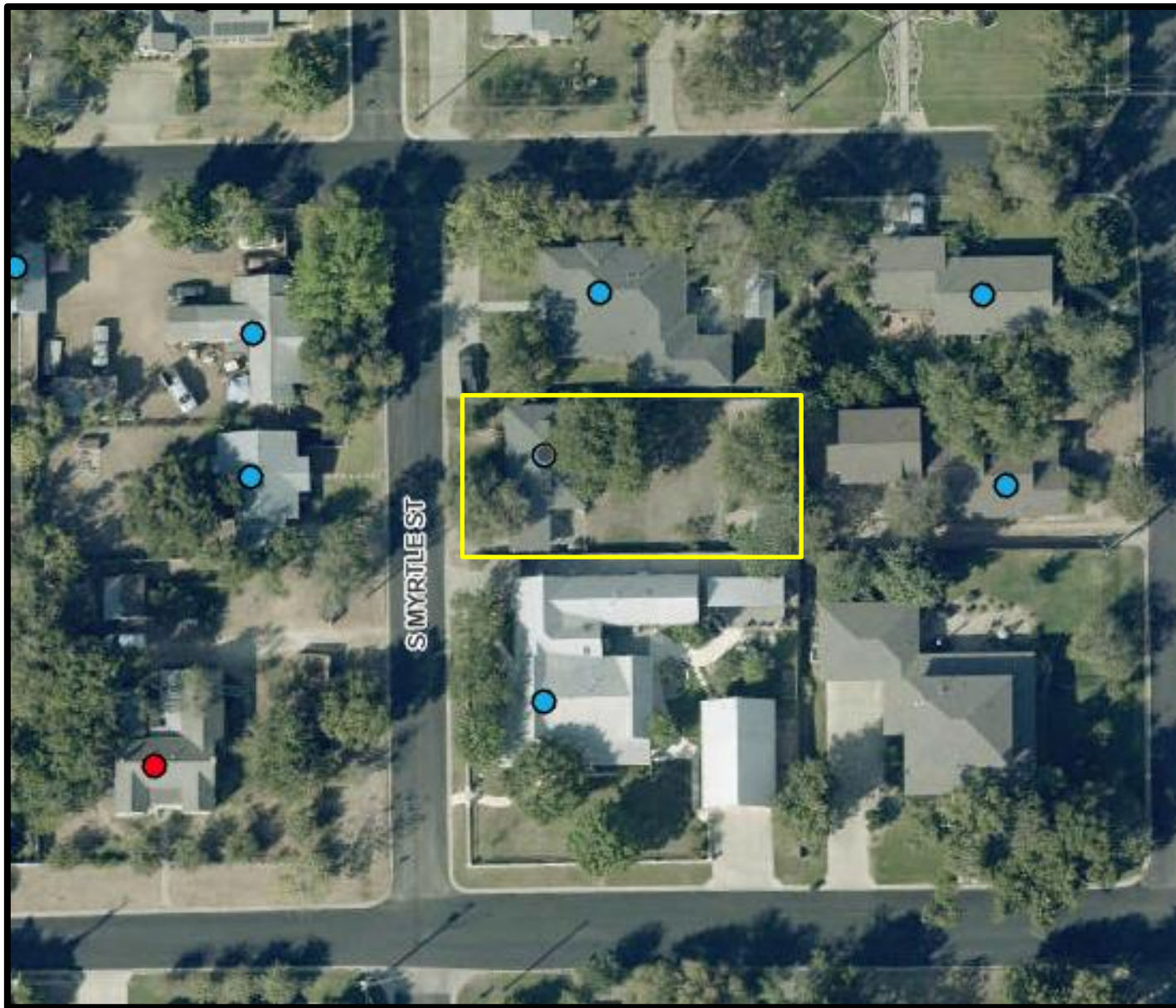
Location

2025-58-COA

Exhibit #1

-  Site
-  Parcels





Legend

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

2016 Survey



Current Context



Myrtle Street Facade

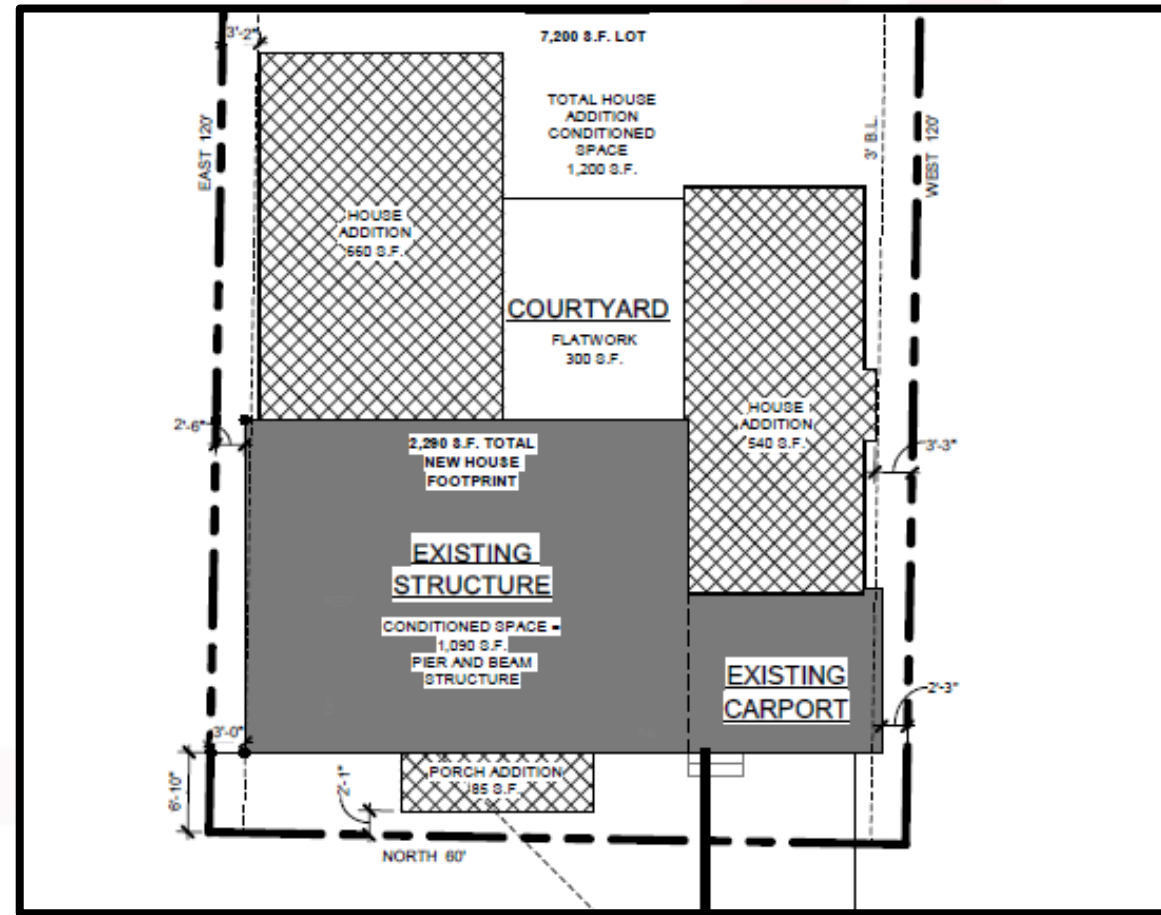
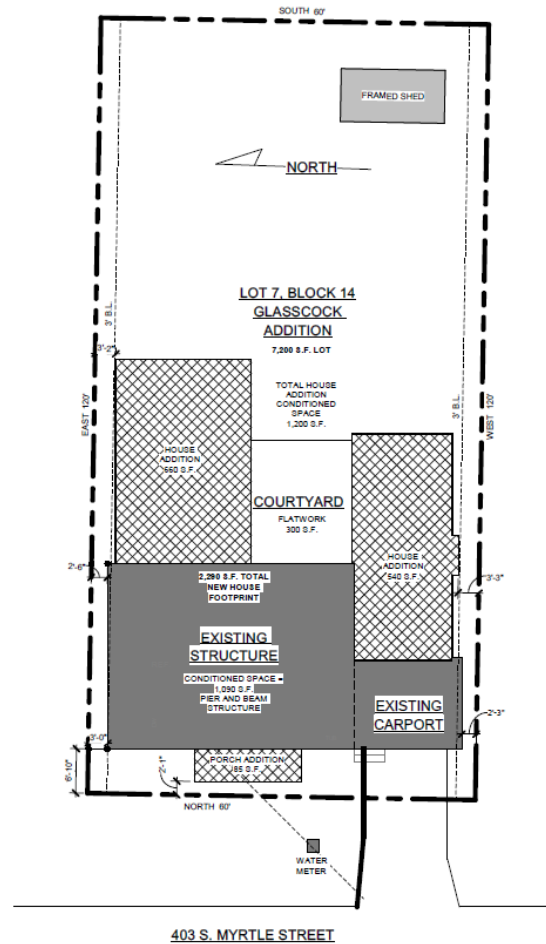
South Facade



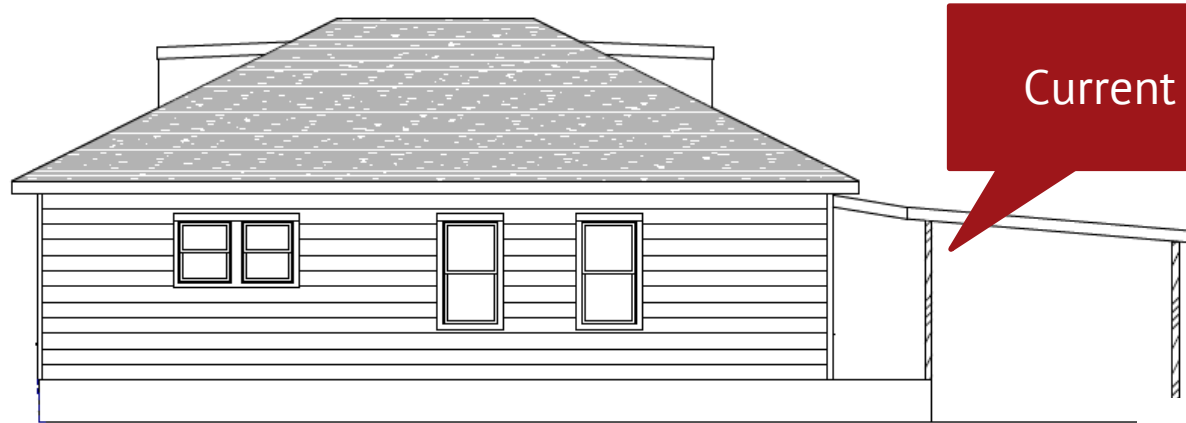
Rear Facade



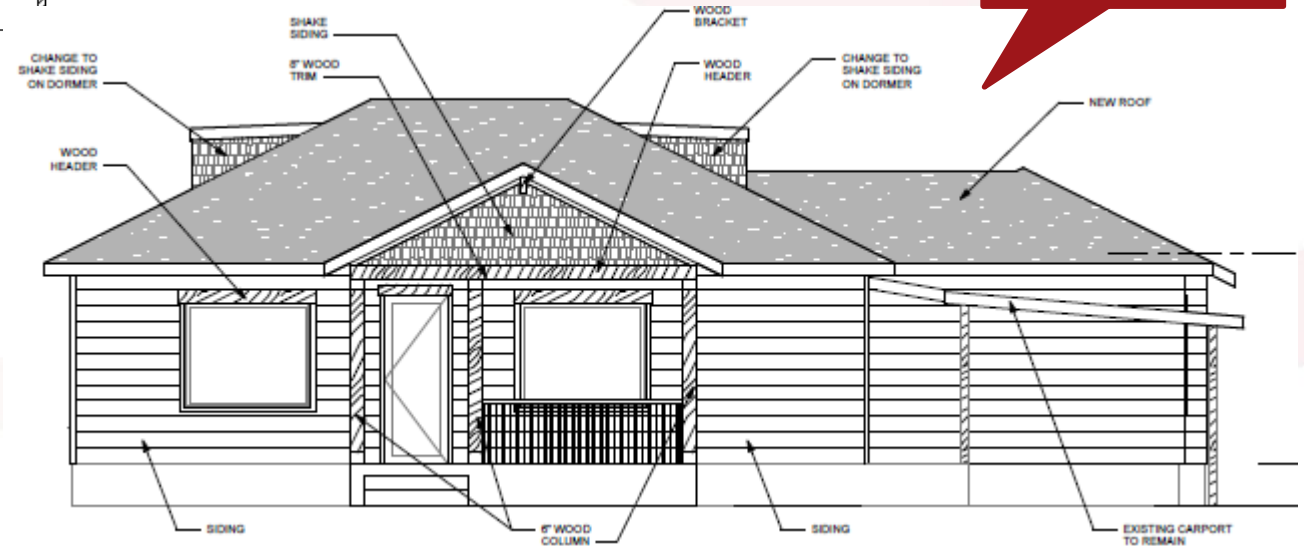
Plans and Specifications – Site Plan



Plans and Specifications – Front Elevation

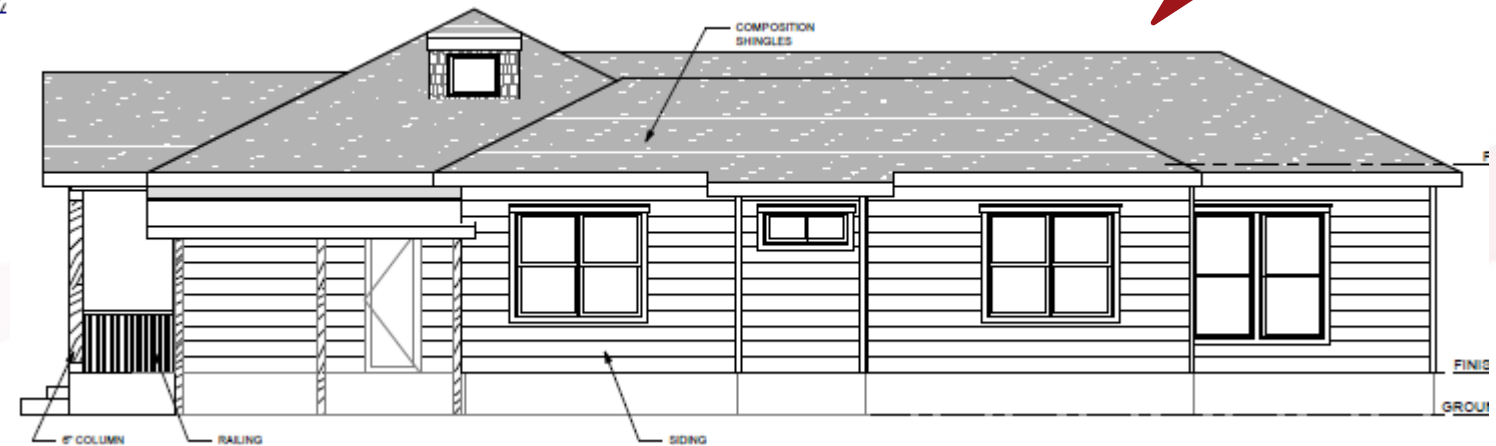
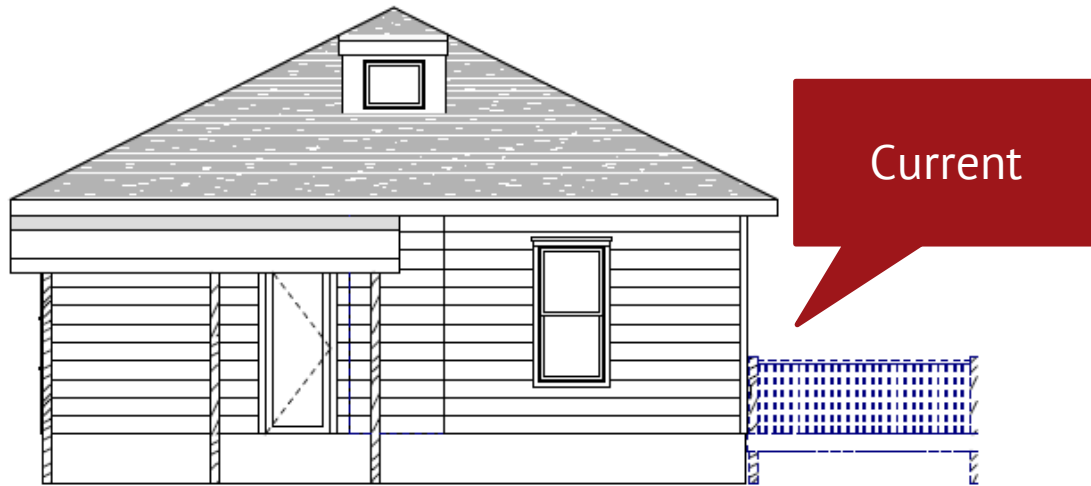


Current

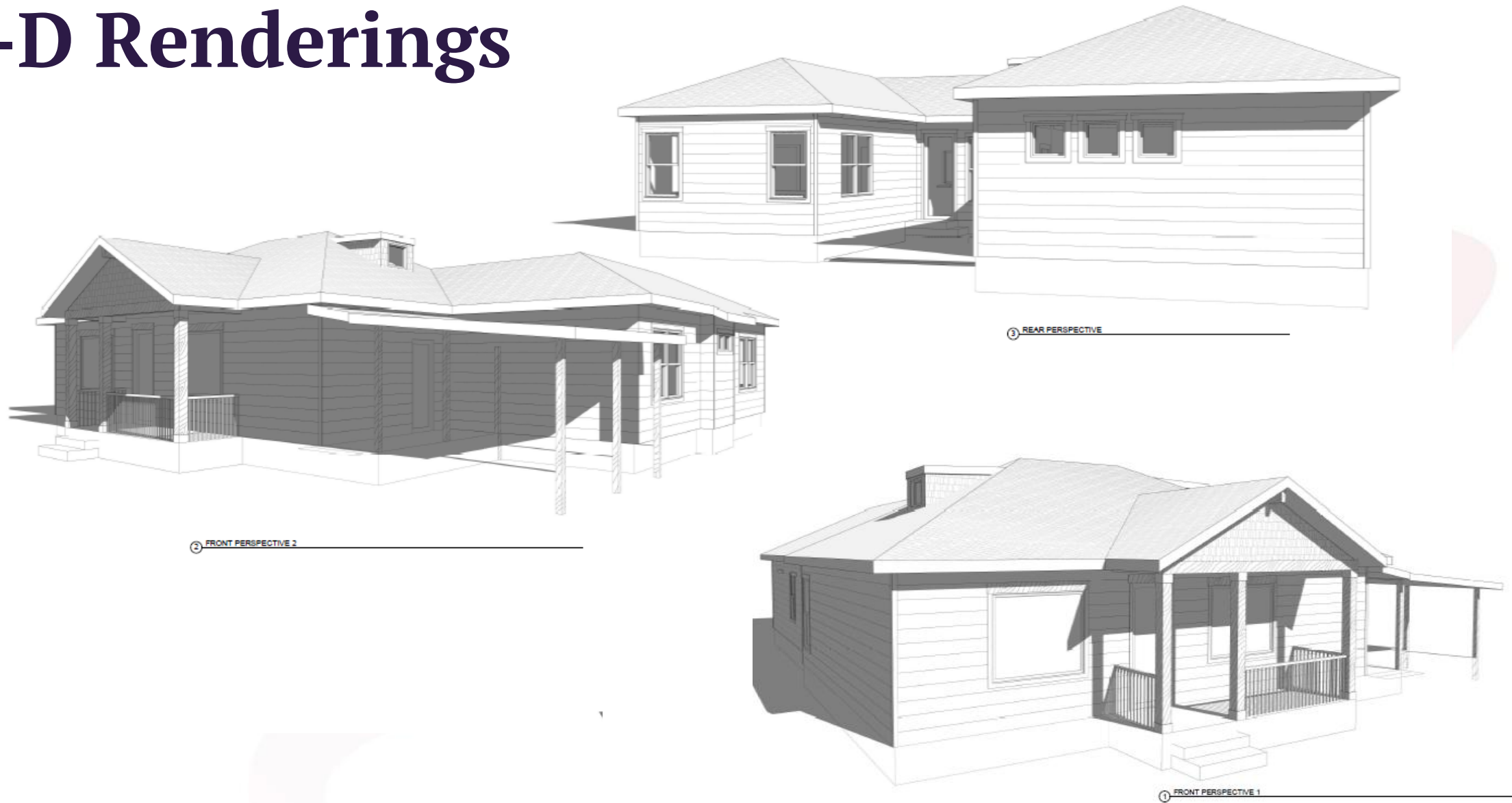


Proposed

Plans and Specifications – South Elevation



3-D Renderings



Plans and Specifications – Materials



Mahogany Front Door
with glass panel features



Composition Roof Shingle
to match current roof



Exterior Siding - Color to match
current home, seen in photo



ing windows, white frames to match current windows
Dual pane low-e smartsun standard Argon Fill Stainless Glass/Grille
Spacer, auto-lock, Anderson 100 Series, Half screen, fiberglass

PURE WHITE SW 7005

Trim color to match current trim

Neighboring Context



401 S. Myrtle

300 E. 5th



Neighboring Property Setback Context



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;	Does Not Comply
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
a. Whether the proposed setback encroachment is solely a matter of convenience;	Complies
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Complies
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Not Applicable
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Does Not Comply
i. The size of the proposed structure compared to similar structures within the same block;	Partially Complies
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable

Design Guideline Compliance

Staff has determined that the proposed project complies with **25 of 35** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline

3.5.E.4 Roof Materials

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.

3.5.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.

G.2.a. Windows

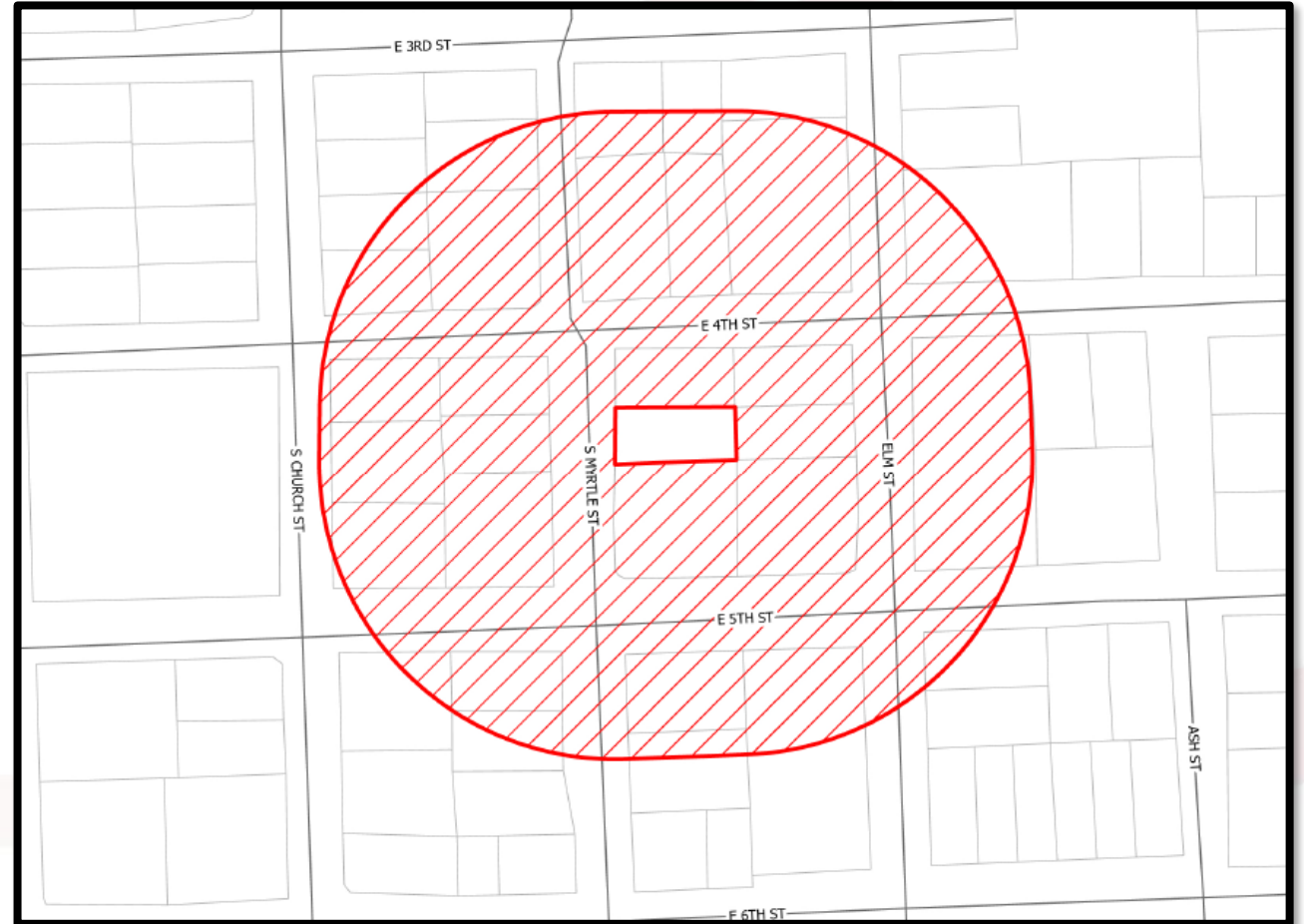
Windows should generally comprise 30-45% of the front façade.

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.

Public Notification

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



Staff Recommendation

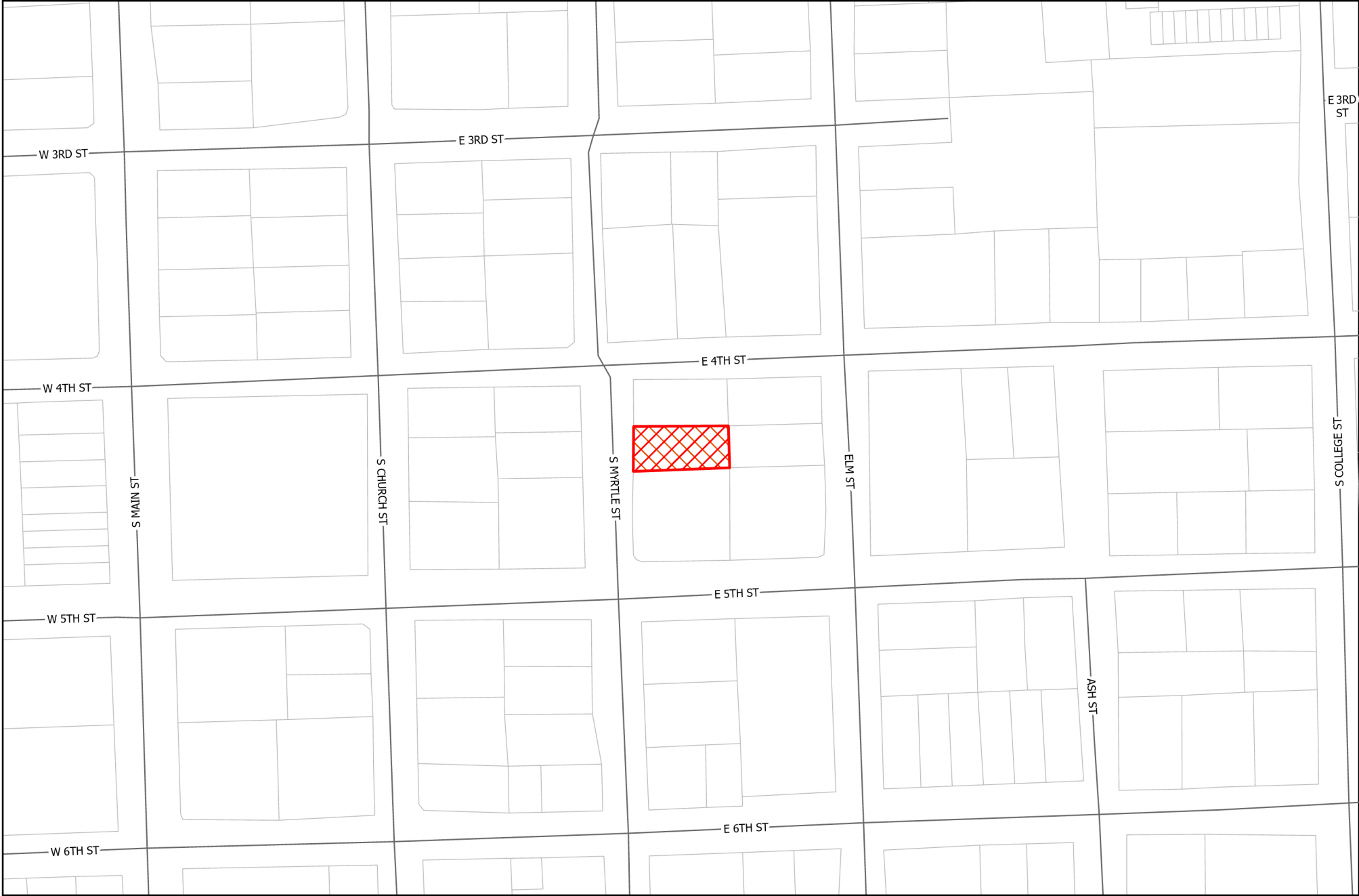
Based on the findings listed above, staff recommends **APPROVAL WITH CONDITIONS** of the request that include the following scopes of work: An addition that creates a new, or adds to an existing street facing façade, and a setback exception to allow a 3'-9" encroachment into the required side setback and a 17'-11" encroachment into the required front setback

Staff recommends the following conditions:

- That the front door be painted.
- That the proposed windows on the street facing façade be replaced with two sets of double hung, one over one style windows that are ganged together.

HARC Motions to Consider

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

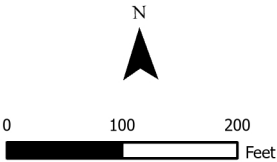


Location

2025-58-COA

Exhibit #1

-  Site
-  Parcels



Letter of Intent for Historic Review

McKay Vassaur Custom Builders
15161 Ronald Reagan Blvd 412
Leander, Tx 78641
512-578-6016
office@mckayvassaur.com

10/17/2025

Historic and Architectural Review Commission
City of Georgetown

Subject: 403 S Myrtle

Dear Historic and Architectural Review Commission,

This letter serves as a formal notification of our intent to submit an application for historic review for the property located at 403 S Myrtle, Georgetown, TX 78626, legally described as S3677 - Glasscock Addition, Block 14, Lot 7, on behalf of our clients Alissa Osgood and Collin Cauley. According to the 2016 Historic Zoning District Survey, this house is classified as a low priority structure.

The purpose of this application is that we are proposing adding approximately 1180 square feet to the back end of the home, and to reestablish a front porch on the primary facade. The existing home is positioned sideways, offering no defined front facade. The proposed design reorients the structure by adapting the side elevation as the new front. The addition of two windows, a front door, and a porch will create a more balanced, historically appropriate street presence consistent with neighboring architecture.

Per Design Guidelines, 3.4.B.1 "The front door should face the street to maintain the pattern of the neighborhood". Our proposal aligns with the standard by orienting the front door toward the street, preserving the neighborhood's architectural pattern and reinforcing the rhythm of the block.

In accordance with Design Guidelines in document 3.5.F.1 the porch enhances the neighborhood's charm and fosters neighborly connections. We understand the importance of preserving the historic character of Georgetown and are committed to working with the Commission to ensure our project adheres to the city's historic preservation guidelines and design standards.

Our proposed project will retain the home's existing siding, while the additions will feature similar, though not identical, smooth Hardie siding. This approach ensures the addition

complements the original structure while remaining visually distinct, consistent with Section K.7.C. The roofing material will remain unchanged and match the composition shingle the home currently has (K.7.B.). The front door will contain some glass to be in character with the style of the home and all new windows will reflect the proportions and detailing of the existing units.

We are also requesting a front setback modification. The proposed adjustment is a thoughtful design decision intended to enhance both the home and the surrounding streetscape, rather than a matter of convenience. The existing home was built prior to current setback regulations and already sits near the established line. The addition of a front porch would extend the structure modestly closer to the street while remaining comfortably set back from the sidewalk. This placement is consistent with the setback of nearby homes, many of which sit at similar distances. The porch's scale is modest and proportionate to the home, and it will feature columns and railings in a simple Craftsman style, consistent with the home's architectural character, ensuring the addition feels cohesive and historically appropriate. By creating a defined entry and a welcoming facade, the porch will strengthen the home's connection to the street, promote neighborhood interaction, and enhance curb appeal. Additionally, the addition will not require the removal of any large trees or significant landscape features, preserving the existing character and natural beauty of the lot. Overall, this addition offers meaningful architectural and community value while respecting the historic context of the block. We respectfully request approval of this setback modification, as it will enhance both the home's design integrity and the visual harmony of the neighborhood.

We have attached all appropriate documents.

Attachments:

- Plan Set

SHEET LIST	
Sheet Number	Sheet Name
A1	FLOOR PLAN (DEMO)
A2	ELEVATIONS (DEMO)
A3	FLOOR PLAN (NEW CONDITIONS) / SITE PLAN
A4	ROOF PLAN (NEW CONDITIONS)
A5	ELEVATIONS (NEW CONDITIONS)
A6	ELECTRICAL PLAN / CABINET DETAILS
A7	PERSPECTIVES

○

- Project Visualization (Separate from plan set)
- Survey (Separate from plan set)
- Current home photos
- Neighboring homes

Homeowner's Statement:

In 2020, Collin and I purchased our first home in the heart of Old Town in Georgetown. We felt like we had struck gold - Old Town's walkable streets, vibrant community, and charming character were everything we had ever dreamed of in a place to call home. Five years later, our love for this neighborhood has only deepened. We cherish the warmth of our neighbors, our daily strolls to the bustling square, and the joy of supporting the local businesses that make downtown so special. Raising our son here, surrounded by this incredible community, has been a blessing beyond measure, and with our daughter arriving early next year, our hearts are full as our family grows.

When we first bought our home, we knew it held endless potential. The previous owners left behind notes about the renovations they had completed and their unfulfilled dreams for expanding the house before they had to move. At just over 1,000 square feet, our cozy home has served us well, but with our growing family, we're ready to create more livable space to nurture our children and make lasting memories. We feel so fortunate to have found custom home builders whose craftsmanship and expertise align perfectly with our vision for a warm, welcoming home that honors Old Town's unique character.

One quirk of our home has always stood out: it lacks a true front entrance facing the street. Our current entry is tucked away on the side, often leaving delivery drivers puzzled and even our dear friends chuckling as they search for the door. I'll never forget the day I first drove by 403 S. Myrtle to see the house when it was for sale - I completely missed it, driving right past because there's no clear facade welcoming you from the street. For us, adding a front porch is not just about convenience; it is about embracing the soul of Old Town. We dream of sipping coffee on a porch that invites neighbors to stop by for a chat, a space that reflects the bungalow and craftsman charm of our home and blends seamlessly with the neighborhood's timeless aesthetic.

We are endlessly grateful to be part of a community that values historic preservation as much as we do. Old Town's charm, with its tree-lined streets and historic homes, is unlike anywhere else, and we feel so lucky to call it home. Our hope is to expand our house thoughtfully, preserving the character that makes Old Town so special while creating a space where our family can thrive for years to come. Georgetown is our forever home, and we're committed to contributing to the beauty and spirit of this remarkable community.

Thank you for your consideration.

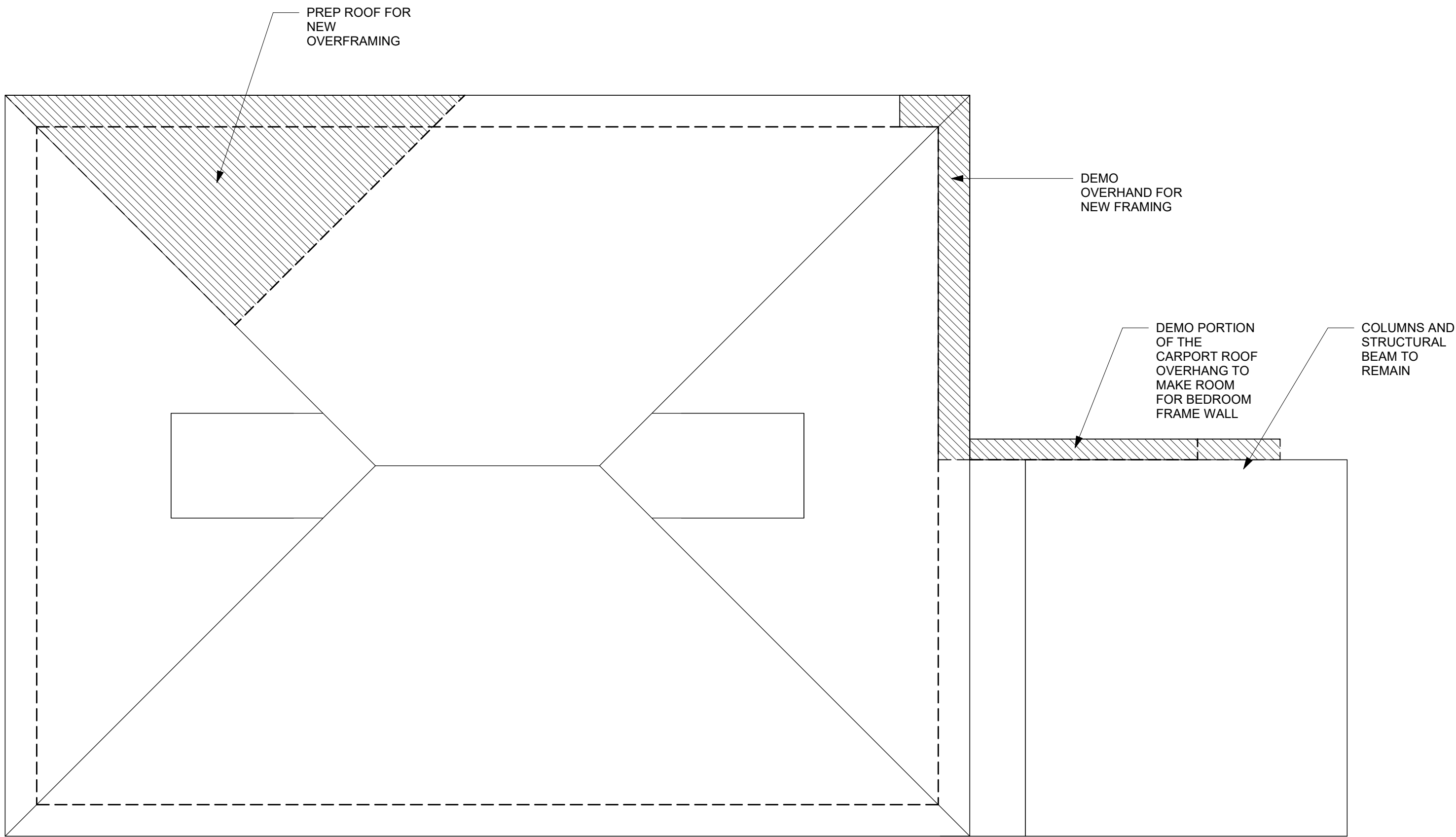
The Cauley Family

We appreciate the Commission's time and consideration of this application. We look forward to working collaboratively to ensure that the proposed improvements maintain the historic character of the neighborhood while accommodating the needs of the homeowners. Please do not hesitate to contact us if any additional information or clarification is needed.

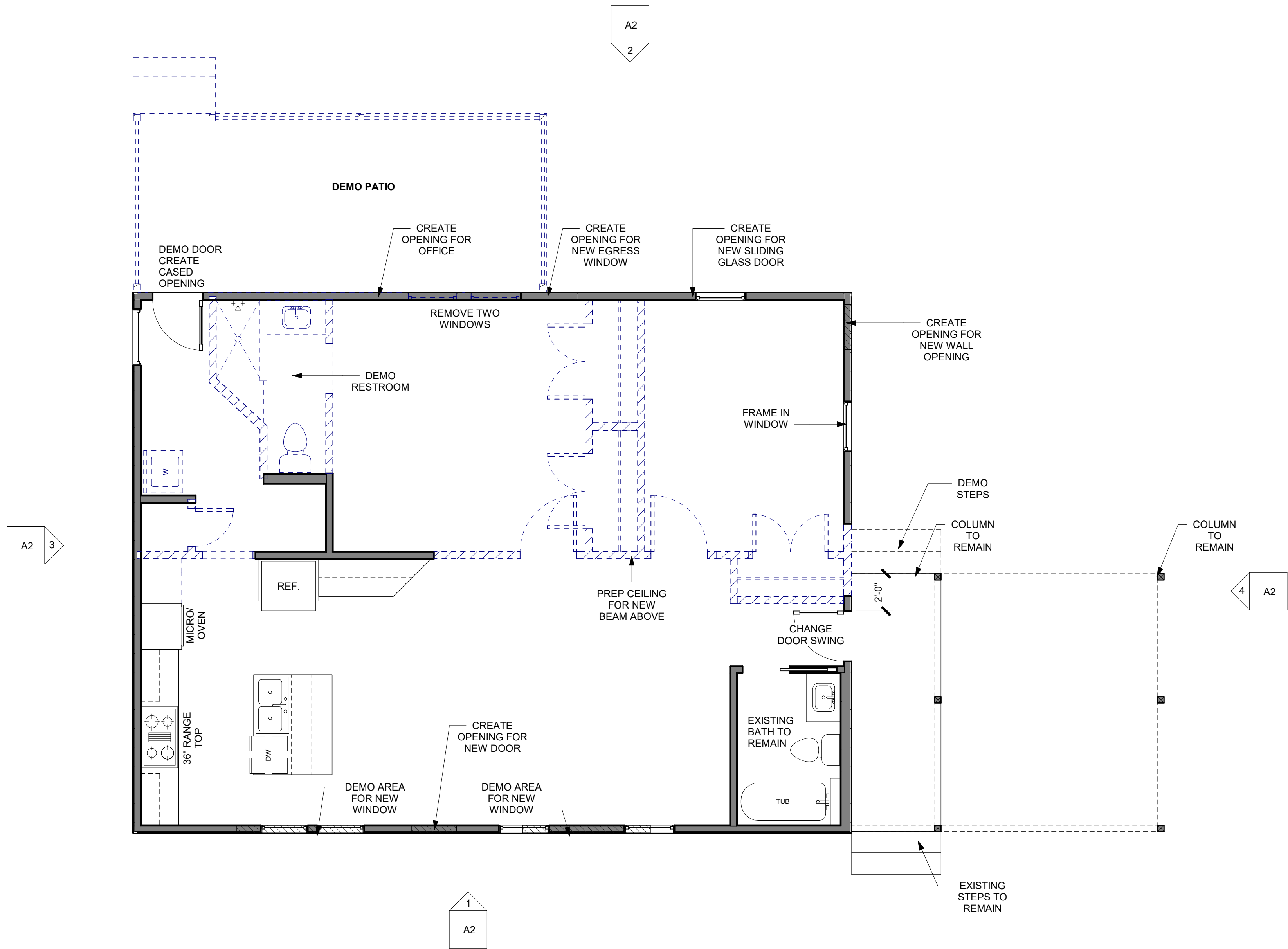
Sincerely,

Felicia Fife

McKay Vassaur Custom Builders



2 ROOF PLAN (DEMO)
1/4" = 1'-0"



1 FLOOR PLAN (DEMO)
1/4" = 1'-0"

WALL LEGEND	
	AREA OF DEMO
	EXISTING TO REMAIN

SHEET LIST	
Sheet Number	Sheet Name
A1	FLOOR PLAN (DEMO)
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A3	FLOOR PLAN (NEW CONDITIONS) / SITE PLAN
A4	ROOF PLAN (NEW CONDITIONS)
A5	ELEVATIONS (NEW CONDITIONS)
A6	ELECTRICAL PLAN / CABINET DETAILS
A7	PERSPECTIVES



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403 S. MYRTLE (REMODEL)

GORGETOWN, TEXAS

25-045

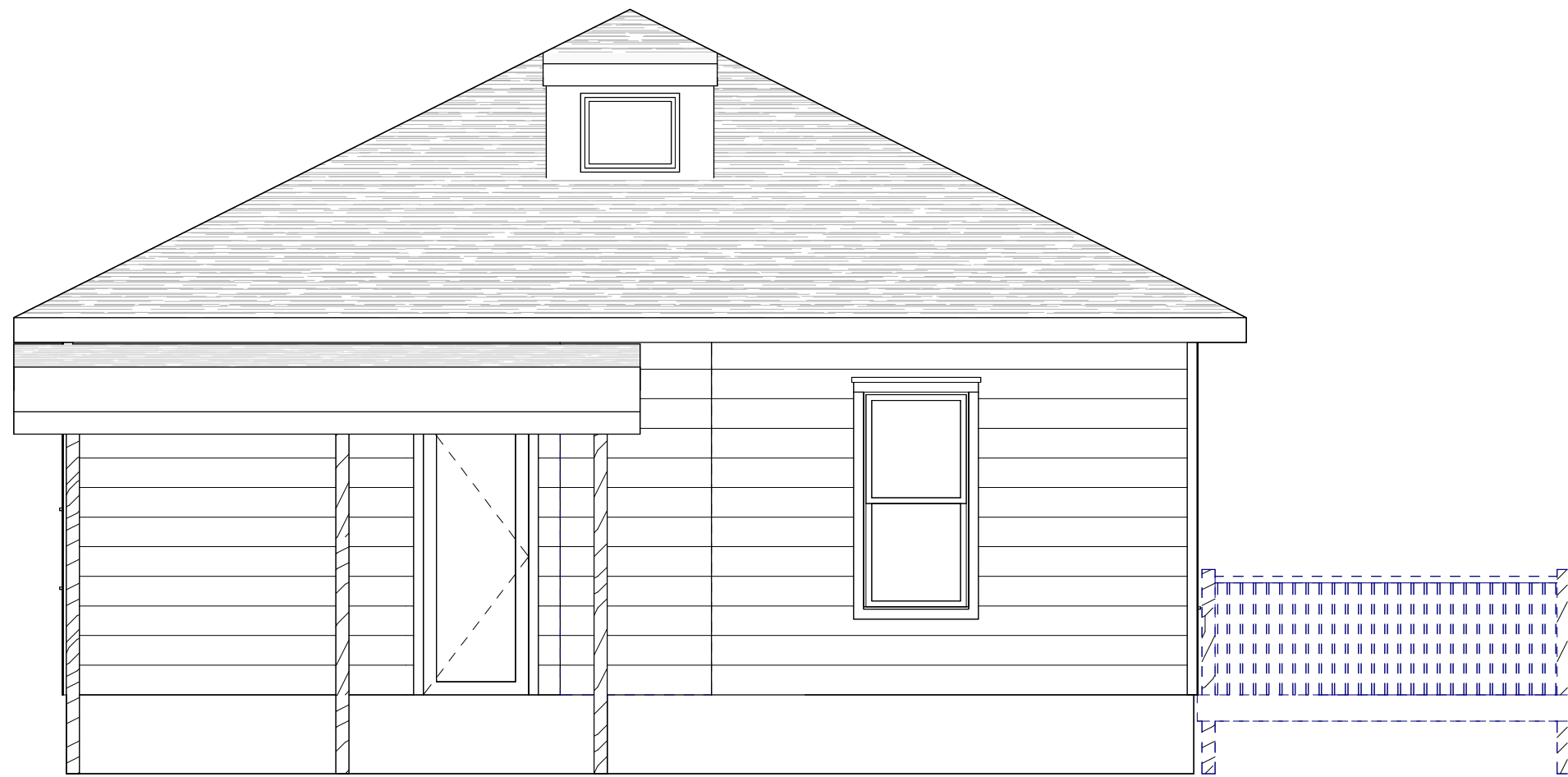
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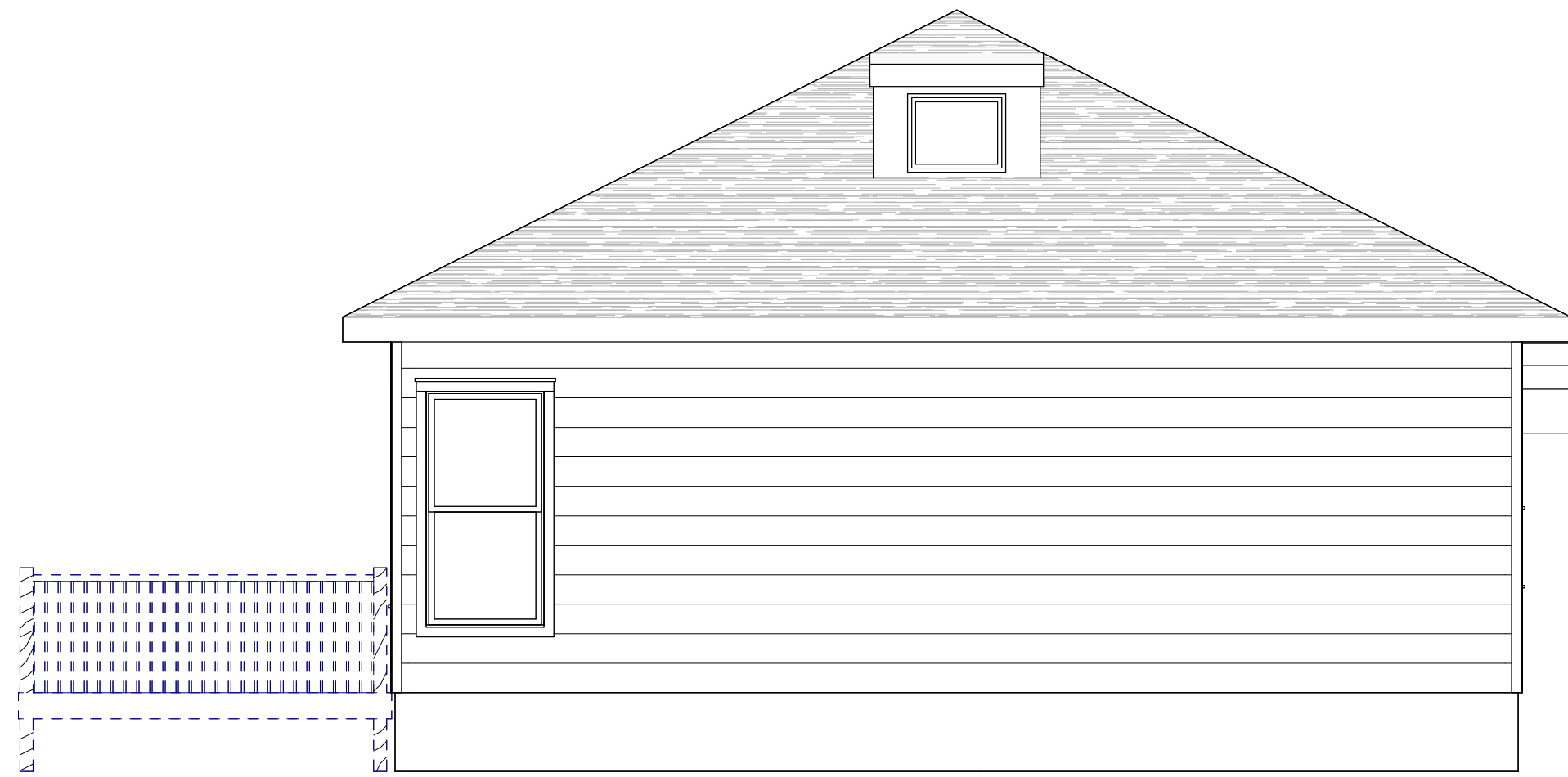
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DATE: 01-28-2026
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FLOOR PLAN (DEMO)

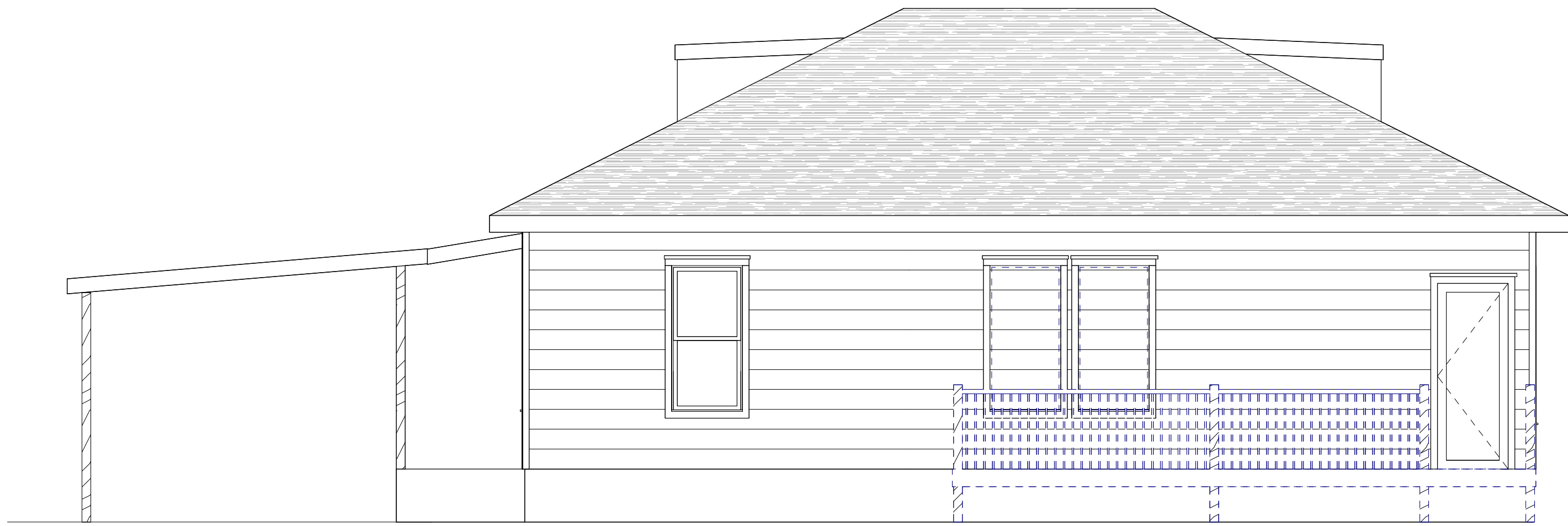
A1



④ RIGHT ELEVATION (DEMO)
1/4" = 1'-0"



③ LEFT ELEVATION (DEMO)
1/4" = 1'-0"



② REAR ELEVATIONS (DEMO)
1/4" = 1'-0"



① FRONT ELEVATION (DEMO)
1/4" = 1'-0"



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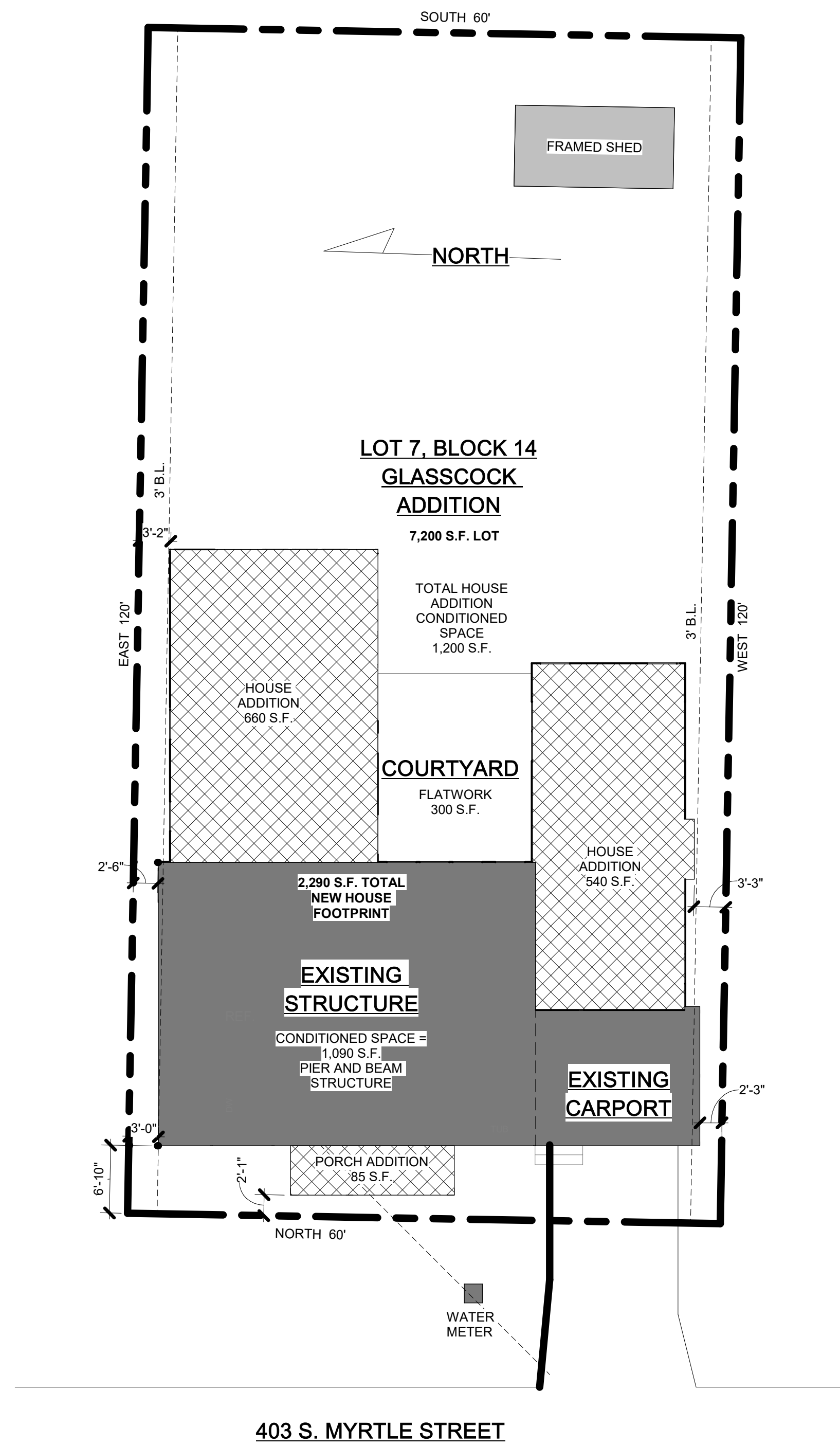
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PRESENTATION

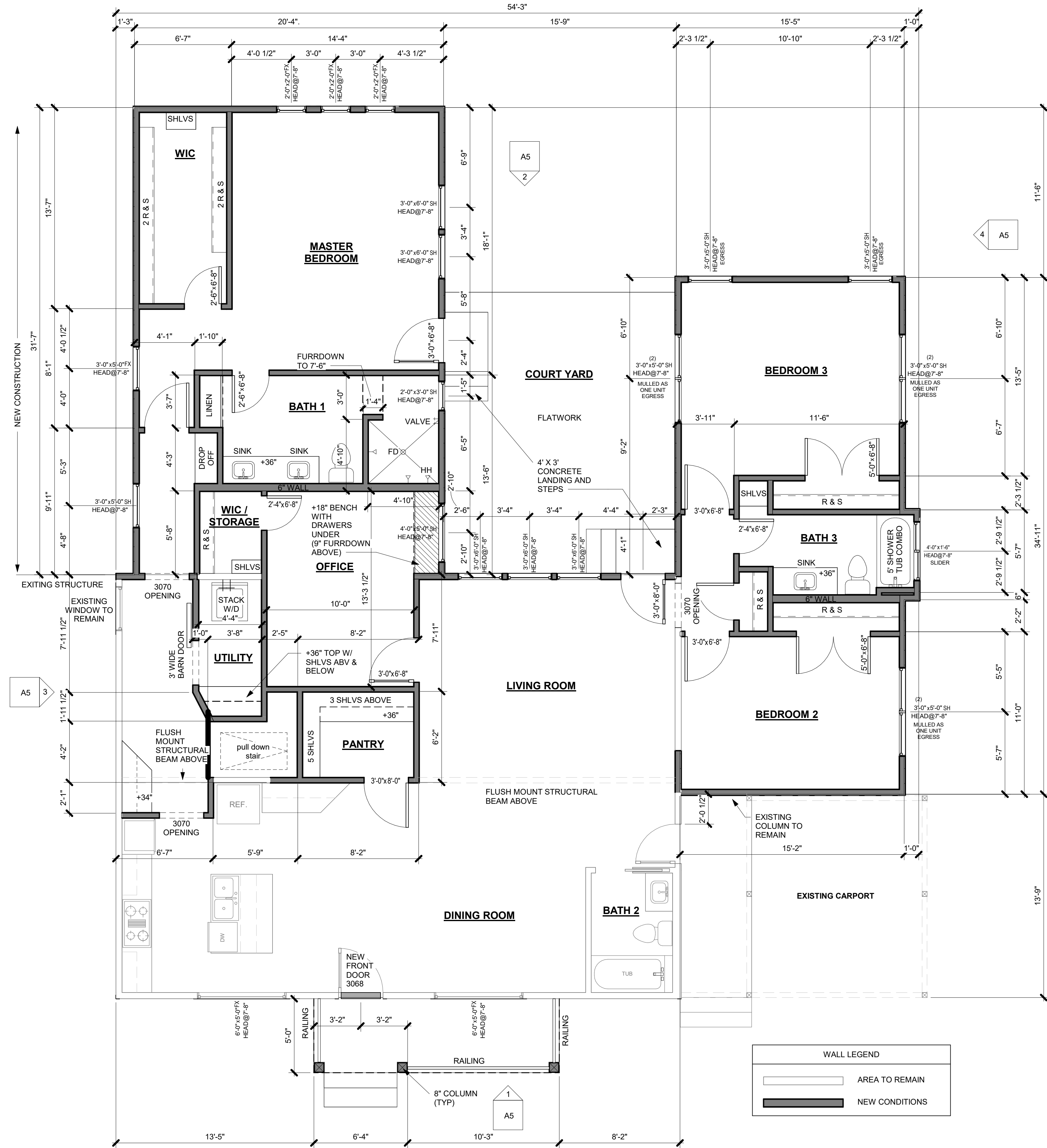
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ELEVATIONS (DEMO)

A2



1 SITE PLAN
1" = 10'-0"



2 FLOOR PLAN (NEW CONSTRUCTION)
1/4" = 1'-0"



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FLOOR PLAN (NEW CONDITIONS) / SITE PLAN

A3



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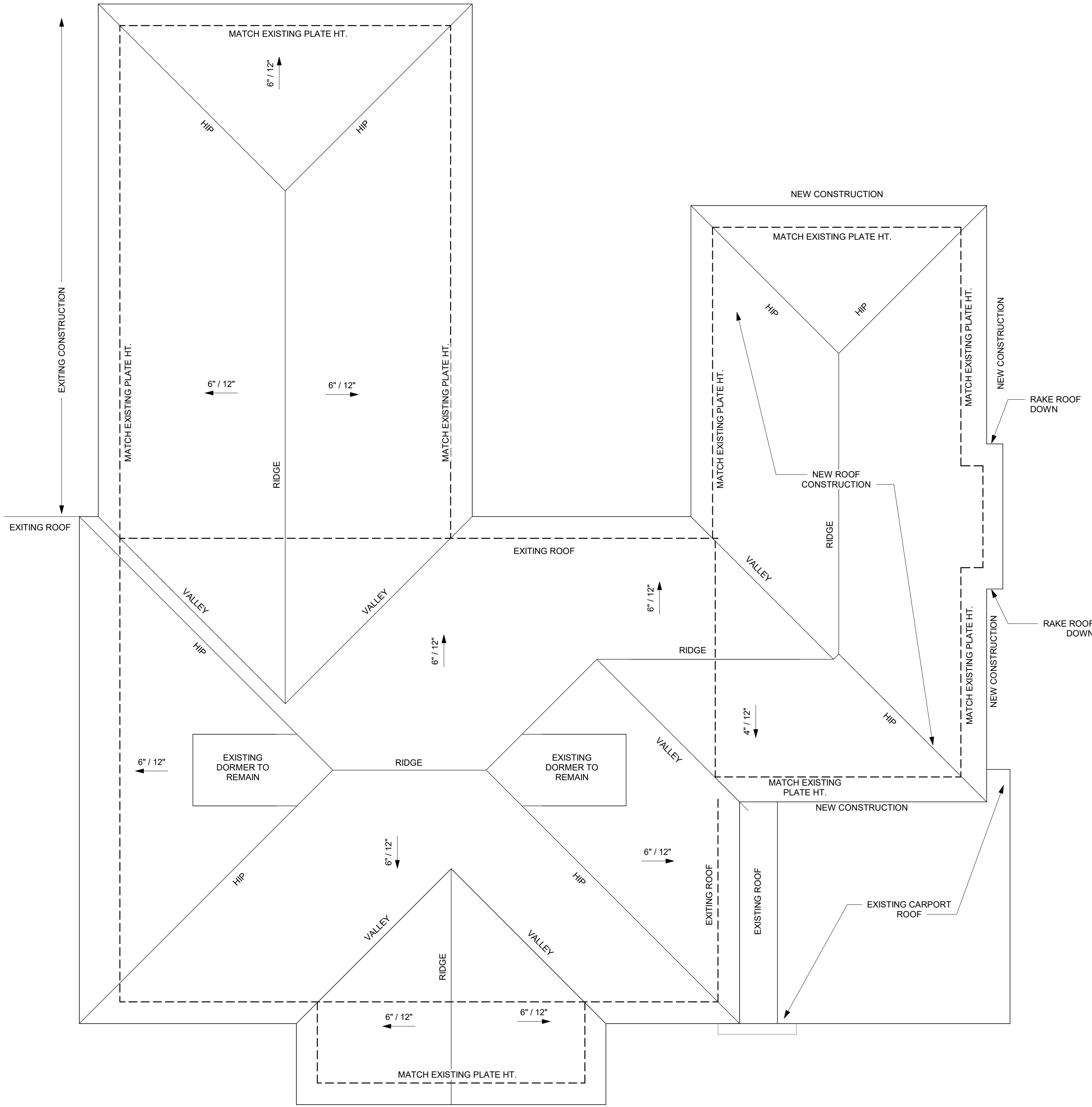
REVISION:

PRESENTATION

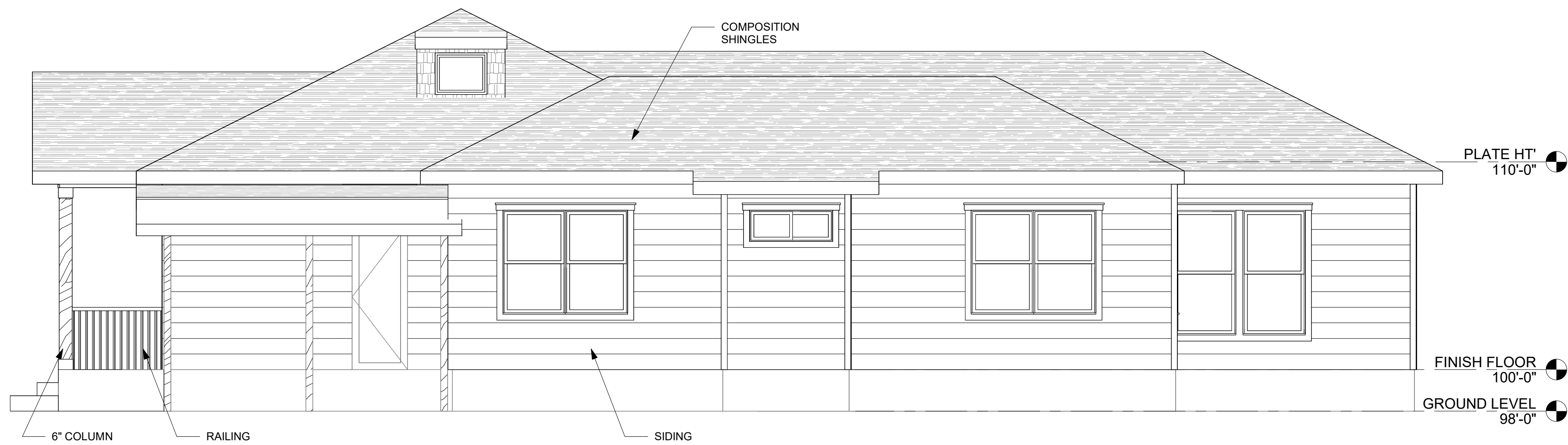
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ROOF PLAN (NEW CONDITIONS)

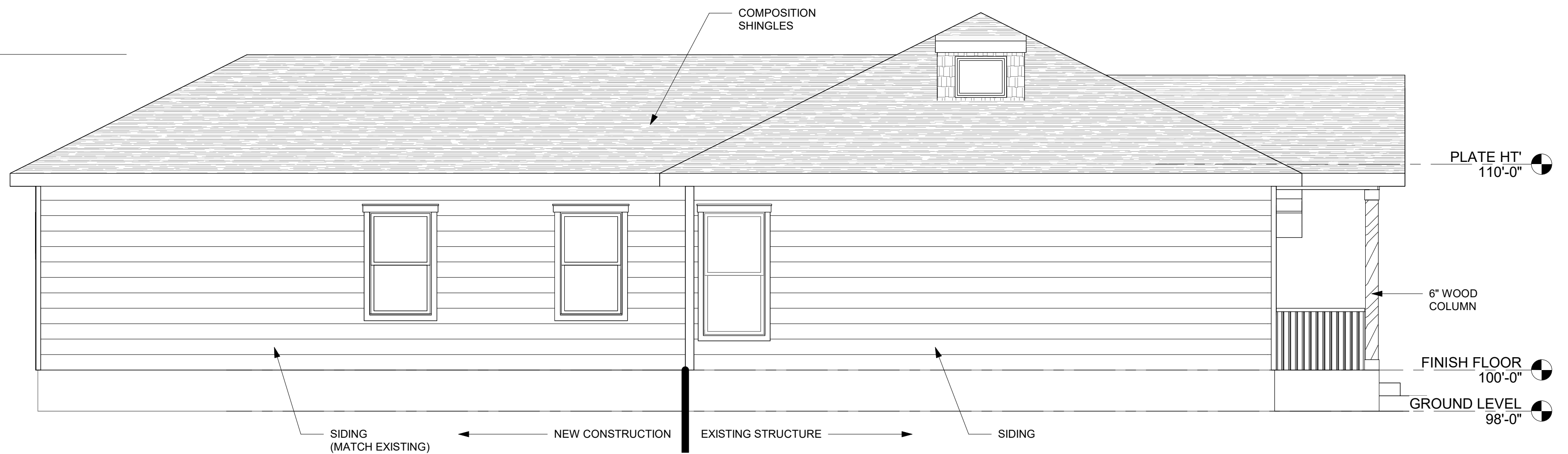
A4



1 ROOF PLAN (NEW CONDITIONS)
1/4" = 1'-0"



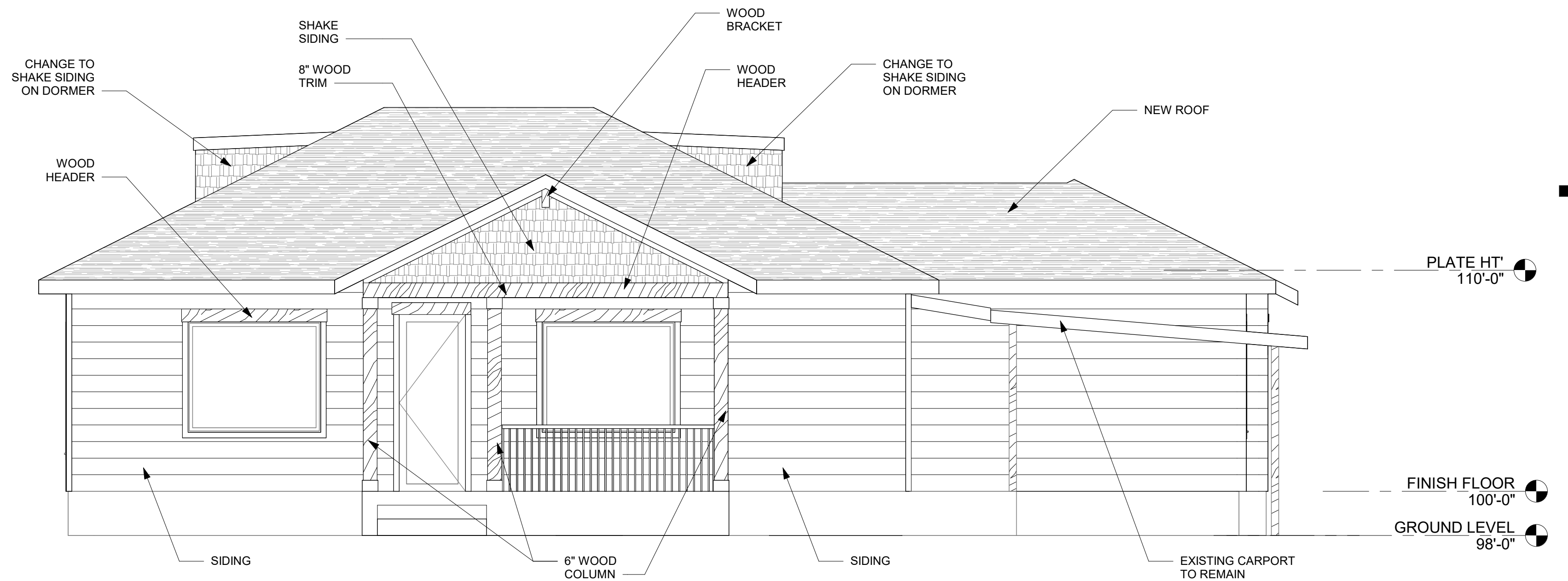
④ RIGHT ELEVATION (NEW CONDITIONS)
1/4" = 1'-0"



③ LEFT ELEVATION (NEW CONDITIONS)
1/4" = 1'-0"



② REAR ELEVATION (NEW CONDITIONS)
1/4" = 1'-0"



① FRONT ELEVATION (NEW CONDITIONS)
1/4" = 1'-0"



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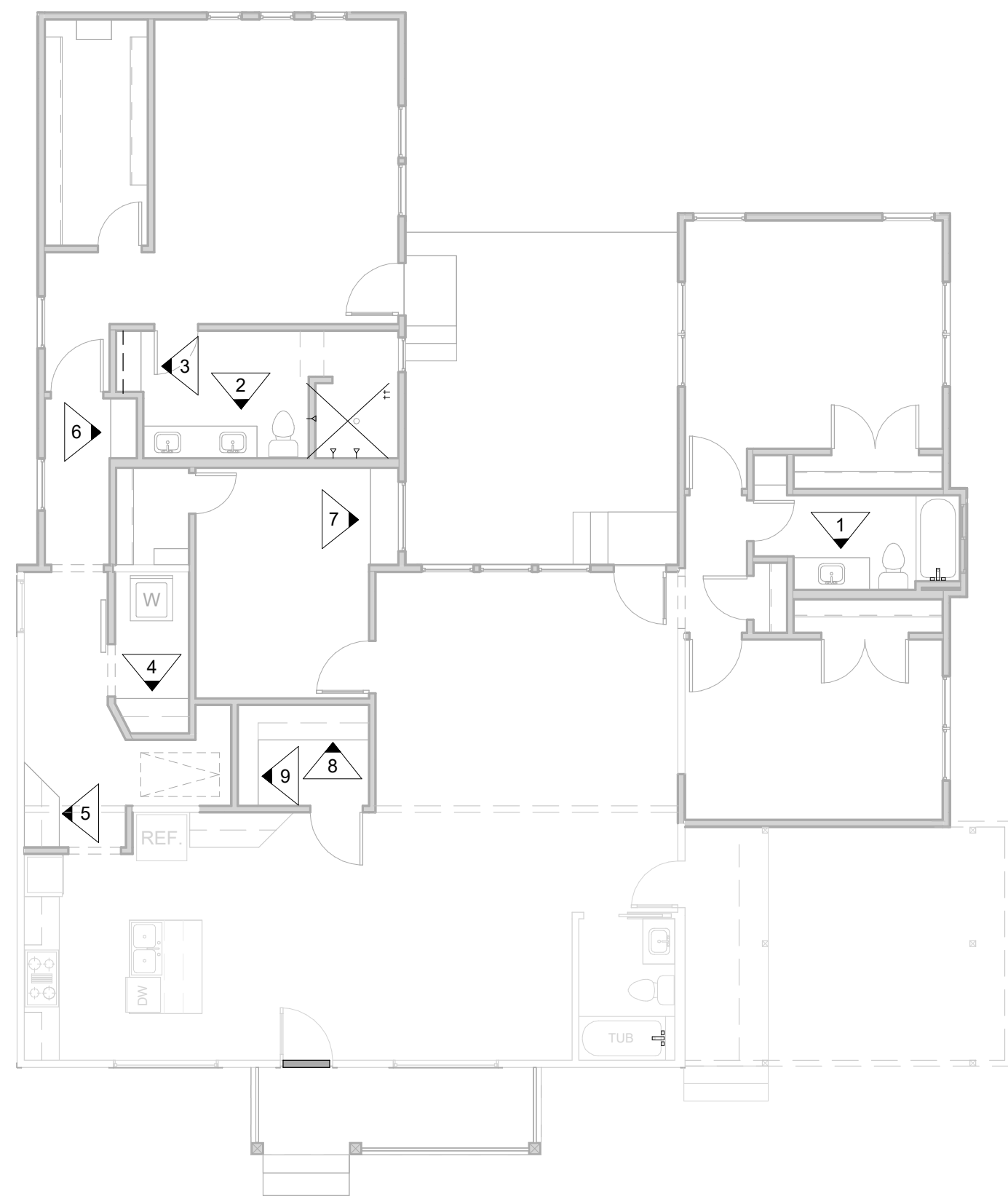
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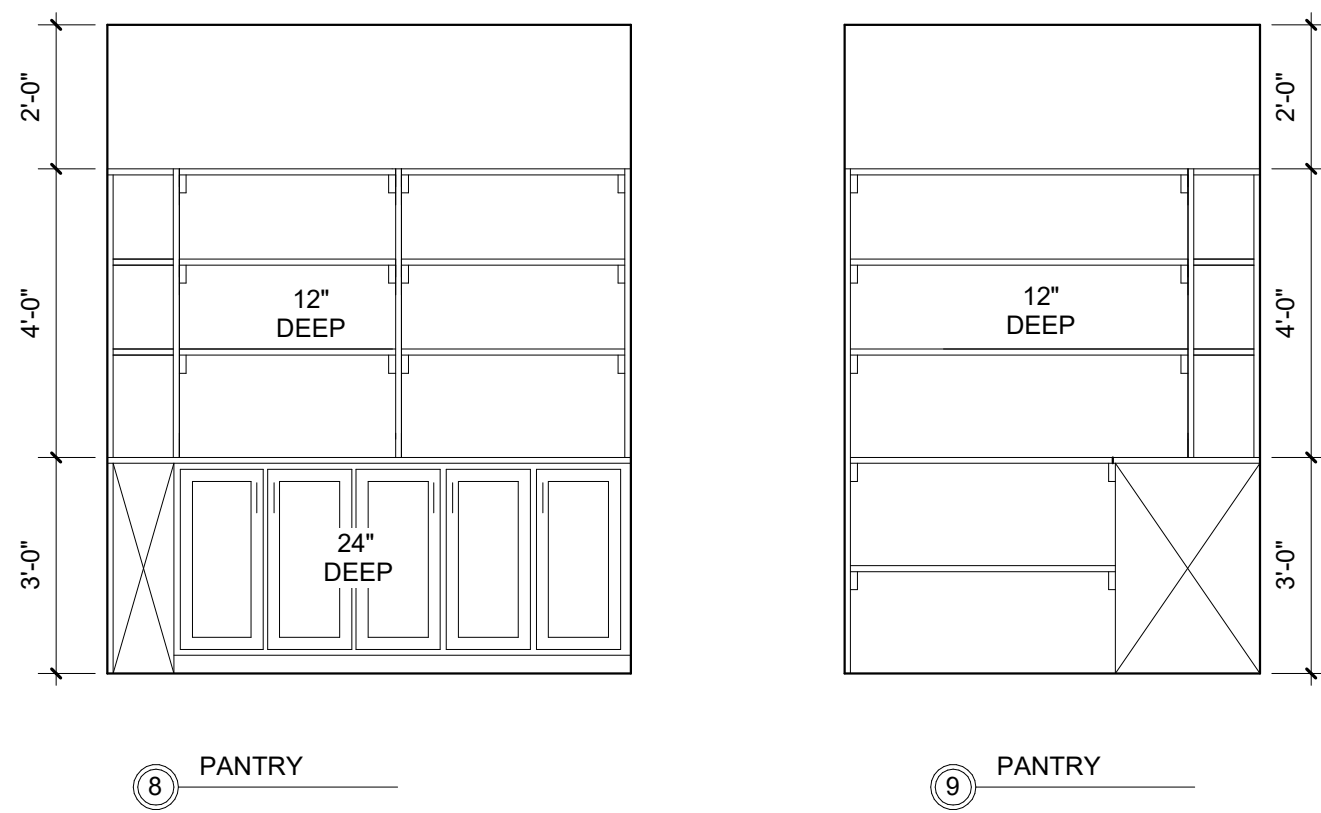
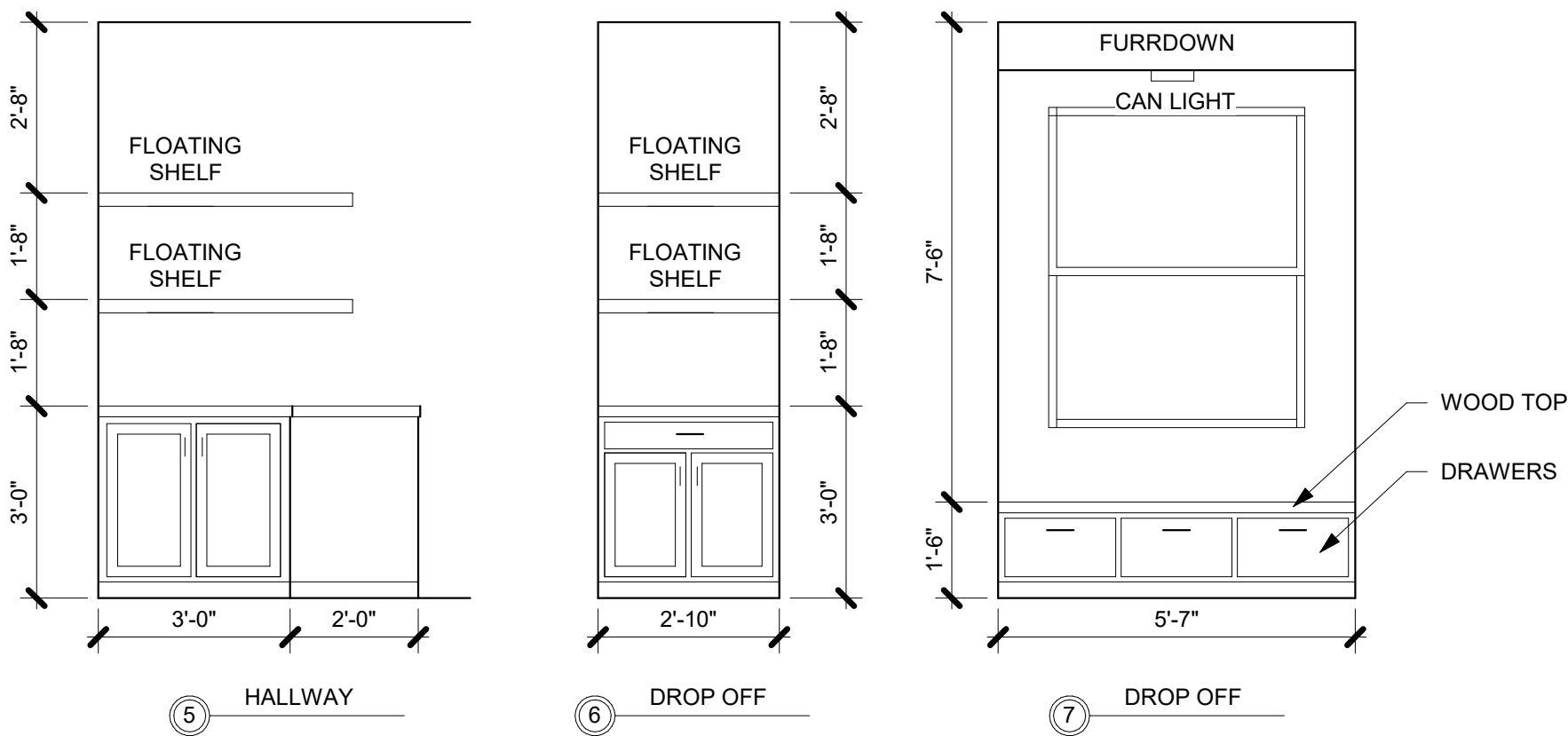
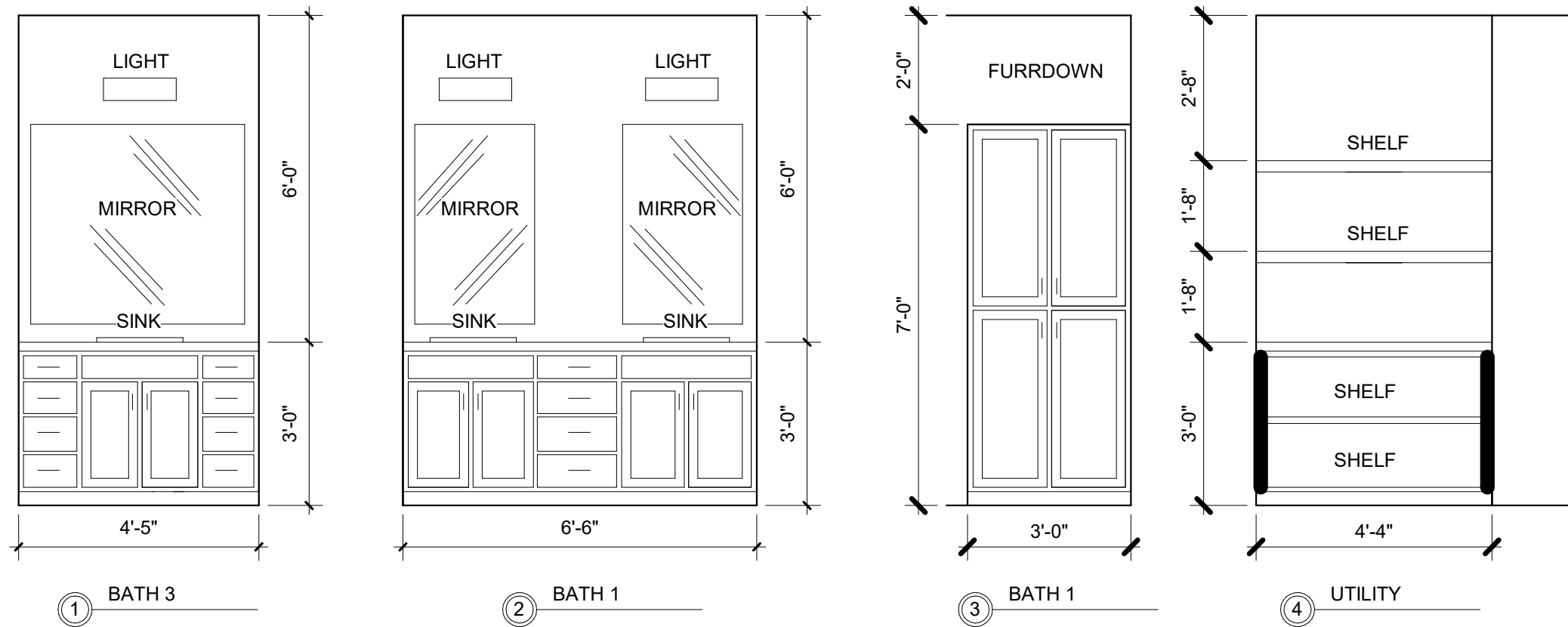
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DATE: 01-28-2026
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ELEVATIONS (NEW CONDITIONS)

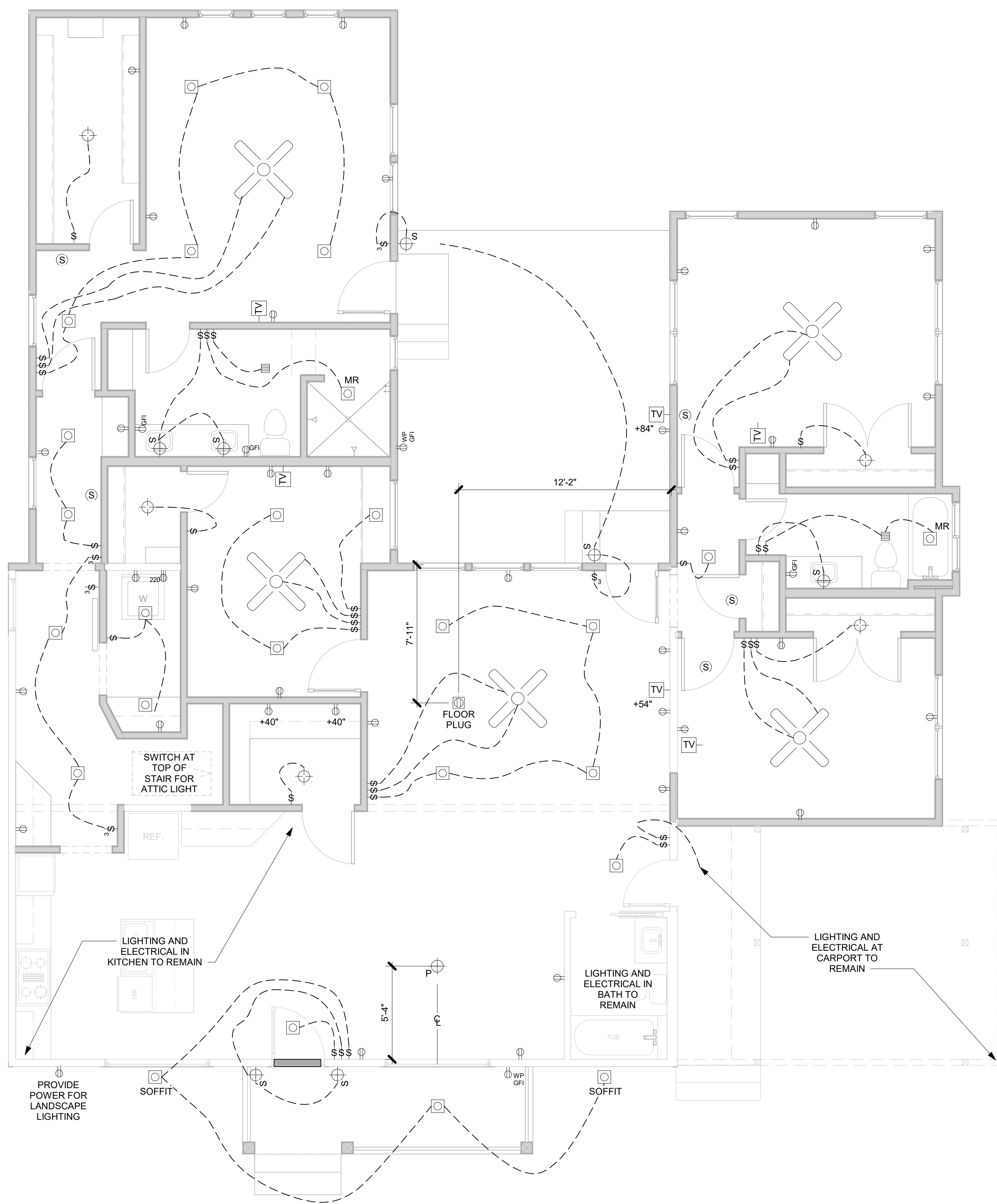
A5



2 MILLWORK PLAN
1/8" = 1'-0"



3 INTERIOR ELEVATIONS
3/8" = 1'-0"



1 ELECTRICAL PLAN (NEW CONSTRUCTION)
1/4" = 1'-0"

LEGEND

- 110 VOLT DUPLEX RECEPTACLE
- 110 VOLT DUPLEX WEATHERPROOF RECEPTACLE
- 110 VOLT DUPLEX RECEPTACLE HALF HOT
- 110 VOLT DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER
- 110 VOLT DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER & NIGHT LIGHT
- 220 VOLT RECEPTACLE
- CEILING RECEPTACLE
- TELEVISION CABLE
- FLOOR OUTLET
- CATS CABLE
- TELEPHONE OUTLET

- S SINGLE POLE SWITCH
- S₃ THREE WAY SWITCH
- S₄ FOUR WAY SWITCH
- S SMOKE DETECTOR
- ⊕ S WALL MOUNTED LIGHT FIXTURE / SCONCE
- ⊕ F FLUSH MOUNTED LIGHT FIXTURE
- ⊕ P CHANDELIER / PENDANT LIGHT
- ⊕ WW WALL WASH RECESSED
- ⊕ B DOOR BELL
- ⊕ MR WATER PROOF RECESSED LED LIGHT
- ⊕ R RECESSED LED LIGHT
- ⊕ FLOOR FLOOR OUTLET
- ⊕ CATS CATS CABLE
- ⊕ TEL TEL TELEPHONE OUTLET
- ⊕ CEILING CEILING FAN

- △ △ △ TRACK LIGHTING
- ⊕ FLOOD LIGHT

NOTE:

THIS ELECTRICAL PLAN IS A REPRESENTATION OF THE DESIGNER'S LIGHTING AND FIXTURE DESIGN. ALL BIDS AND ELECTRICAL INSTALLATIONS ARE TO BE GOVERNED BY CURRENT CODE REQUIREMENTS AS WELL AS ARCHITECT'S INTENT. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO BID AND INSTALL ELECTRICAL REQUIREMENTS FOR THIS PROJECT IN COMPLIANCE WITH ALL ADOPTED LOCAL CODES. NOTIFY DESIGNER AND BUILDER OF ANY CODE DISCREPANCIES IN THESE DRAWINGS PRIOR TO SUBMITTING FINAL BID.

PROVIDE GFI OUTLETS WHERE REQUIRED BY CODE.
PROVIDE SMOKE DETECTION SYSTEM AS REQUIRED BY CODE.



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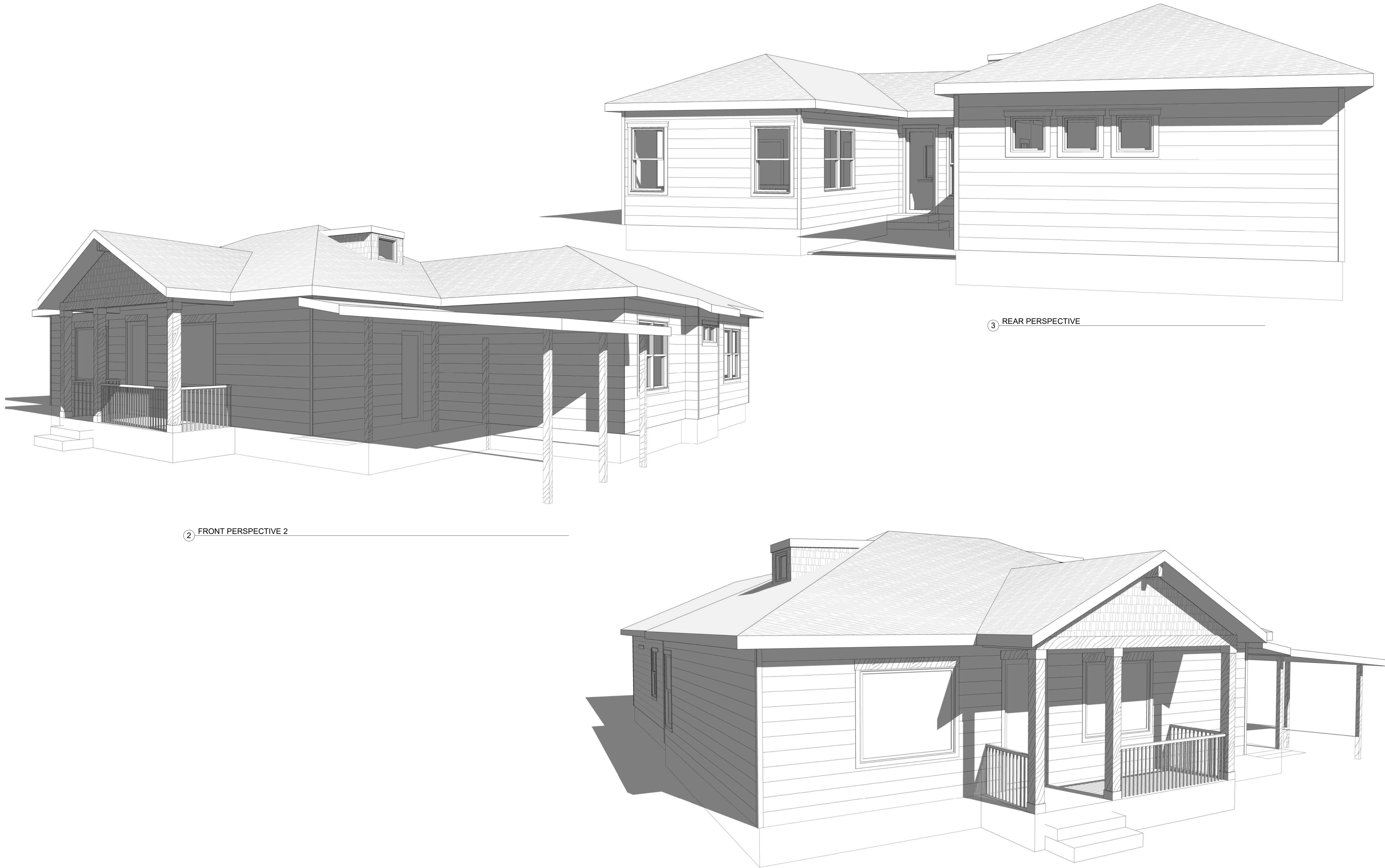
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ELECTRICAL PLAN /
CABINET DETAILS

A6



② FRONT PERSPECTIVE 2

③ REAR PERSPECTIVE

① FRONT PERSPECTIVE 1



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PERSPECTIVES

A7

TEXAS HISTORICAL COMMISSION

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

Address:	403 Myrtle St	2016 Survey ID:	125838
City:	Georgetown	2016 Preservation Priority:	Low
County:	Williamson	Local District:	Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042473

Construction Date: 1935 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.639701 Longitude -97.674964

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: 125838 ☐ High ☐ Medium ☒ Low

Explain: Property lacks integrity

2007 Survey ID: 856 ☐ High ☐ Medium ☒ Low

1984 Survey ID: 580 ☐ High ☐ Medium ☒ Low

General Notes: (Notes from 2007 Survey: porch enclosed)

Recorded by: CMEC

Date Recorded 3/1/2016

*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: Northeast

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: 403 Myrtle St

2016 Survey ID: 125838

City: Georgetown

2016 Preservation Priority: Low

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Southeast



Photo Direction East



City of Georgetown, Texas
Historic and Architectural Review Commission
February 12, 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