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

The Georgetown Historic and Architectural Review Commission will meet on February 26, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaisor prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the February 12, 2026, meeting of the Historic and Architectural Review Commission -- Shelly Holcomb, Planning Specialist

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

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

1.C Discussion Items

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

Adjournment

Certificate of Posting

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

_____

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
February 26, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the February 12, 2026, meeting of the Historic and Architectural Review Commission -- Shelly Holcomb, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Shelly Holcomb, Planning Department

ATTACHMENTS:
02.12.2016 HARC Minutes Final.pdf

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

The Georgetown Historic and Architectural Review Commission met on Thursday, 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 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, Waldo Swoboda, Phil Rotheram

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.

1. 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

Moved by Phil Rotheram; seconded by Stuart Garner to Approve approve the minutes from the January 22, 2026, meeting of the Historic and Architectural Review Commission.

Motion Approved: 5- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Waldo Swoboda, Phil Rotheram
Voting Against: None

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 Iiams presented the staff report for item 1.B.

Commissioner Swoboda inquired about the species of windows that were going to be used. Iiams clarified that the windows would not be replaced in full but instead would be replacing the trim around the windows. Commissioner Swoboda then asked if the doors would be swinging in or out. Iiams stated that they swing out currently but would be adjusted to swing in as that is preferable to the applicant. Fire code was then asked about; Chair Cash stated it was not in the purview of HARC.

Tony Lozano, the contractor, approached the podium. He described the conditions of the building next to the project location. He explained a wood material would be used around the windows to match neighboring properties. He explained doors being changed to swing in would prohibit people being hit with the doors that are walking by. Commissioner Swoboda asked about the proportion as what is currently there. Lozano stated that the proportions would remain the same and said it would match the law office down the street. His goal is to have the windows all look the same as the buildings surrounding through a clean and safe project.

Commissioner Hein asked for confirmation about doors and trim being the sole project and no windows being changed. Lozano clarified that there is no plan to change the windows unless issues happen with glass being broken during the construction.

Commissioner Rotheram asked staff a question about the current context versus the 1984 survey. It was stated the top windows seemed to have changed over time and was curious what the change was as they do not look even and hopes the plan is to make them even. Lozano stated it’s the same, but that it is possible the color of the photo was making it not appear level.

Commissioner Rotheram asked the plan for the brick work on the front as it is mismatched and stands out. The contractor stated there was no plan for that as the focus was on the door.

Chair Cash stated that she drove by and looked at the doors and the trim and is in favor of the project.

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

Moved by Evan Hein; seconded by Stuart Garner to Approve the request as presented.
Motion Approved: 5- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Waldo Swoboda, Phil Rotheram
Voting Against: None

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 Iiams presented the staff report for item 1.C.

Applicant Cammy Wade approached the podium. Wade stated that the garage is a structure that sits low and takes on water. Attempts have been made to fix that but have been unsuccessful. The applicant states that the fence is set way back. Wade has tried to obscure the fence, but the house next to her imposes on the fence. The lights shine into her bedroom. The 8 feet of fence would allow extra privacy, security, and prevent lights from shining in. Written consent has been given by neighbors.

On the north side, when doing dishes, neighbors can see directly in the house. The fence would again allow for privacy. The applicant requests 8 feet on all four sides.

Loren Albanese, fencing sales manager for the project, approached the podium and reiterated that privacy would be much appreciated by his client and that the fence would alleviate these issues.

Wade added that neighbors have 8-foot fences that are not permitted and that she has done all the steps properly to follow the guidelines.

Commissioner Swoboda commented that he approves and feels the 8-foot fence is perfectly acceptable.

Albanese clarified on the kind of material that will be used on the fence and that it would be durable and look appealing.

Chair Cash asked a question to staff about the guidelines on the return across the front not allowing more than 6 feet. Iiams stated the specific code for historic overlays prevents shielding historic structures.

Chair Cash asked for clarification on the staff recommendation about approving with conditions. Iiams reviewed the meaning of the approval with conditions from staff.

Commissioner Hein commented that he was familiar with the house and that he would be in favor of approving.

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

Moved by Evan Hein; seconded by Stuart Garner to Approve the request as presented by applicant.
Motion Approved: 5- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Waldo Swoboda, Phil Rotheram
Voting Against: None

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
Iiams presented the staff report.

Commissioner Hein asked about the material of the windows and what the current house has. It was confirmed that the existing windows were wood.

Commissioner Swoboda asked about the floor plan sizes showing differing dimensions according to the historical content and the height of the door.

The applicant, Colin Cauley, approached the podium and shared that he has a growing family and feels they need a larger house to accommodate.
Chair cash asked about adjustments that had been made to the plan.

Allyssa Cauley, applicant, approached the stand and stated that some of the changes that had been adjusted on the plan were the front windows to make the panes more in line with neighboring properties. She also stated that the setback was pushed back to align with fire code.

Commissioner Rotherman asked about the plans for a painted front door versus wood.
It was stated this was not in the purview.

Chair cash opened the public hearing.

Alton Martin, 407 S. Myrtle St., approached the podium to address the commission and state that this project would be a vast improvement to the street. Martin stated that houses were built before setbacks came to be and also that the doors have screens so you would not be able to tell that the front day was painted instead of wood. He is in favor.

Liz Weaver, 1221 S. Main, approached the podium to address the commission and stated the door is probably best to paint. She presented a slideshow to share the history of the house. Weaver is in favor of this project.

Chair Cash closed the public hearing.

Commissioner Hein shared that he agrees the project would be a huge improvement to the neighborhood.

Chair Cash asked for clarification on the staff's approval with conditions of the project.

Commissioner Hein stated that he was indifferent to the door but asked for clarification on the setback needing to be clearly outlined.

Chair Cash asked why the staff is asking for the door to be painted instead of wood. Iiams presented that the guidelines referring to exposed wood caused this recommendation.

Chair Cash asked for a motion from the dais.

Moved by Stuart Garner; seconded by Phil Rotheram to Approve with conditions as presented by staff..
Motion Approved: 5- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Waldo Swoboda, Phil Rotheram
Voting Against: None

1.E Discussion Items

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager
Iiams presented that the scheduled March 12th HARC meeting has conflicting time with The State of our City event and will be looking to cancel and reschedule.

Adjournment

These minutes were approved at the meeting of _____

_____
Chair

_____
Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
February 26, 2026

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

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

ITEM SUMMARY:
Overview of Applicant's Request: The Applicant is requesting HARC recommendation for approval for the property to be rezoned to the Downtown historic zoning overlay district. The subject property is currently located within the Old Town historic zoning overlay district.

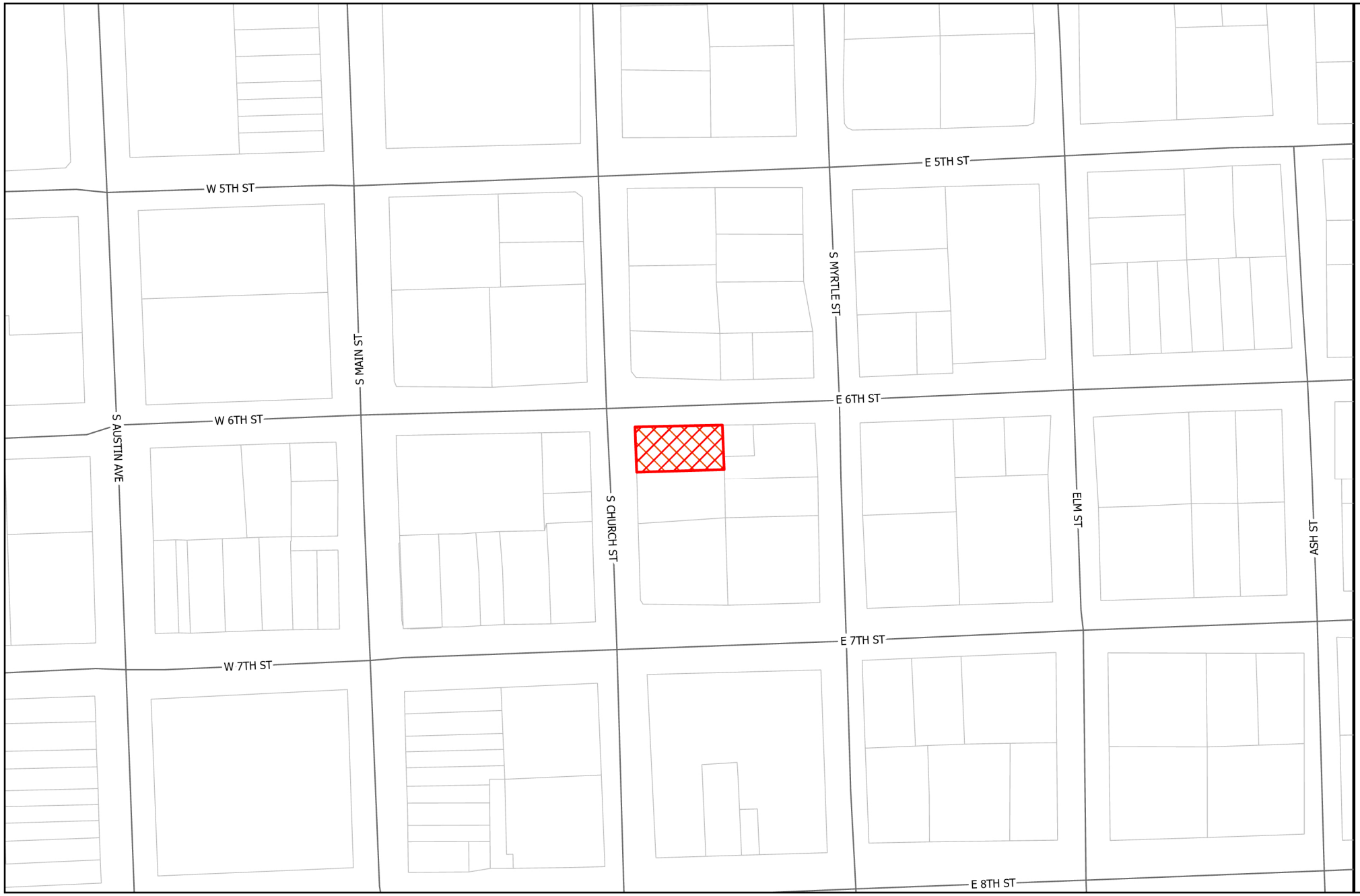
Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has found that it meets three of the criteria established in UDC Section 3.06.060 for the adoption of a Historic Overlay District.

Public Comments: As required by the Unified Development Code (UDC), 2 signs were posted on-site, and 38 letters were mailed to property owners within a 300-foot radius of the subject property, and noticed was posted in the Sun News on February 11, 2026. As of the publication date of this report, staff has received 9 written comments in favor and 3 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:
Allyson Iiams, Planning Department

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



GEORGETOWN
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Location

2025-10-REZ

Exhibit #1

Site
Parcels

N

0 100 200 Feet

TEXAS HISTORICAL COMMISSION

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

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

SECTION 1

Basic Inventory Information

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

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

Latitude: 30.638161 Longitude -97.675853

Current/Historic Name None/None

Stylistic Influence(s)* ☑ None Selected

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

Plan*

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☑ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☐ Other:

Priority: **2016 Survey** ID: 124248 A ☐ High ☑ Medium ☐ Low

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

2007 Survey ID: 830 ☐ High ☑ Medium ☐ Low

1984 Survey ID: 539 ☑ High ☐ Medium ☐ Low

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

Recorded by: CMEC Date Recorded 3/2/2016

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

Photo direction: East

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

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

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

SECTION 1

Basic Inventory Information

Owner/Address SEAGO, MICHAEL LEE, 601 S ELM ST, , GEORGETOWN,TX 78626

Current/Historic Name: None/None

Latitude: 30.638219 Longitude -97.675624

Legal Description (Lot/Block): GLASSCOCK ADDITION, BLOCK 11, LOT 8, ACRES .1652 WCAD ID: R042454

Addition/Subdivision: S3677 - Glasscock Addition

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☑ Local: Old Town District ☐ Other

Architect: Builder:

Construction Date: 1930 ☑ Actual ☐ Estimated Source: WCAD

Function

Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Recorded by: CMEC Date Recorded 3/2/2016

Photo direction: Southeast

Note: See additional photo(s) on page 4

HISTORIC RESOURCES SURVEY FORM

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

SECTION 2

Architectural Description

General Architectural Description:
One-story ancillary dwelling unit with a rectangular plan and a side-gabled roof with exposed rafter tails. It is clad in board-and-batten, and has a projecting entry stoop with a shed roof canopy and a single front door.

☑ Additions, modifications: Windows replaced, door replaced, porch rails added, shed roof canopy supports replaced, present barn door replaced a window, faux hay loft opening added, roof material replaced (per comparison with 1984 survey photo)

☐ Relocated

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:

Structural Details

Roof Form
☑ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials
☐ Wood shingles ☐ Tile ☐ Composition shingles ☑ Metal ☐ Asphalt ☐ Other:

Wall Materials
☐ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☑ Other: Wood Siding: Board-and-Batter

Windows
☐ Fixed ☐ Wood sash ☑ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☑ Other: Vinyl

Doors (Primary Entrance)
☑ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

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

Chimneys
Specify # 0 ☐ Interior ☐ Exterior ☑ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES
Form: ☑ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☐ Other

Support ☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☑ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☐ Other:

Materials: ☐ Metal ☑ Wood ☐ Fabric ☐ Other:

# of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☑ Unknown

Ancillary Buildings
Garage Barn Shed Other:

Landscape/Site Features
☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

HISTORIC RESOURCES SURVEY FORM

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

SECTION 3

Historical Information

Associated Historical Context:

- ☐ Commerce
- ☐ Immigration/Settlement
- ☐ Religion/Spirituality
- ☐ Communication
- ☐ Law/Government
- ☐ Science/Technology
- ☐ Agriculture
- ☐ Education
- ☐ Military
- ☐ Social/Cultural
- ☐ Architecture
- ☐ Exploration
- ☐ Natural Resources
- ☐ Transportation
- ☐ Arts
- ☐ Health
- ☐ Planning/Development
- ☐ Other

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

Level of Significance: ☐ National ☐ State ☐ Local

Integrity: ☑ Location ☑ Design ☐ Materials ☐ Workmanship ☑ Setting ☐ Feeling ☑ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☑ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☑ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☐ Yes ☑ No ☐ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Documentation details

2007 ID:	Not Recorded	1984 ID:	539
2007 Survey Priority:	Not Recorded	1984 Survey Priority:	Not Recorded

General Notes: Building photo-documented in 1984 as a residential outbuilding of 1984 Site 539 but no priority was assigned

Questions?

Contact Survey Coordinator
History Programs Division, Texas Historical Commission
512/463-5853
history@thc.state.tx.us

TEXAS HISTORICAL COMMISSION
real places telling real stories

HISTORIC RESOURCES SURVEY FORM

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

Additional Photos

Photo Direction South

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

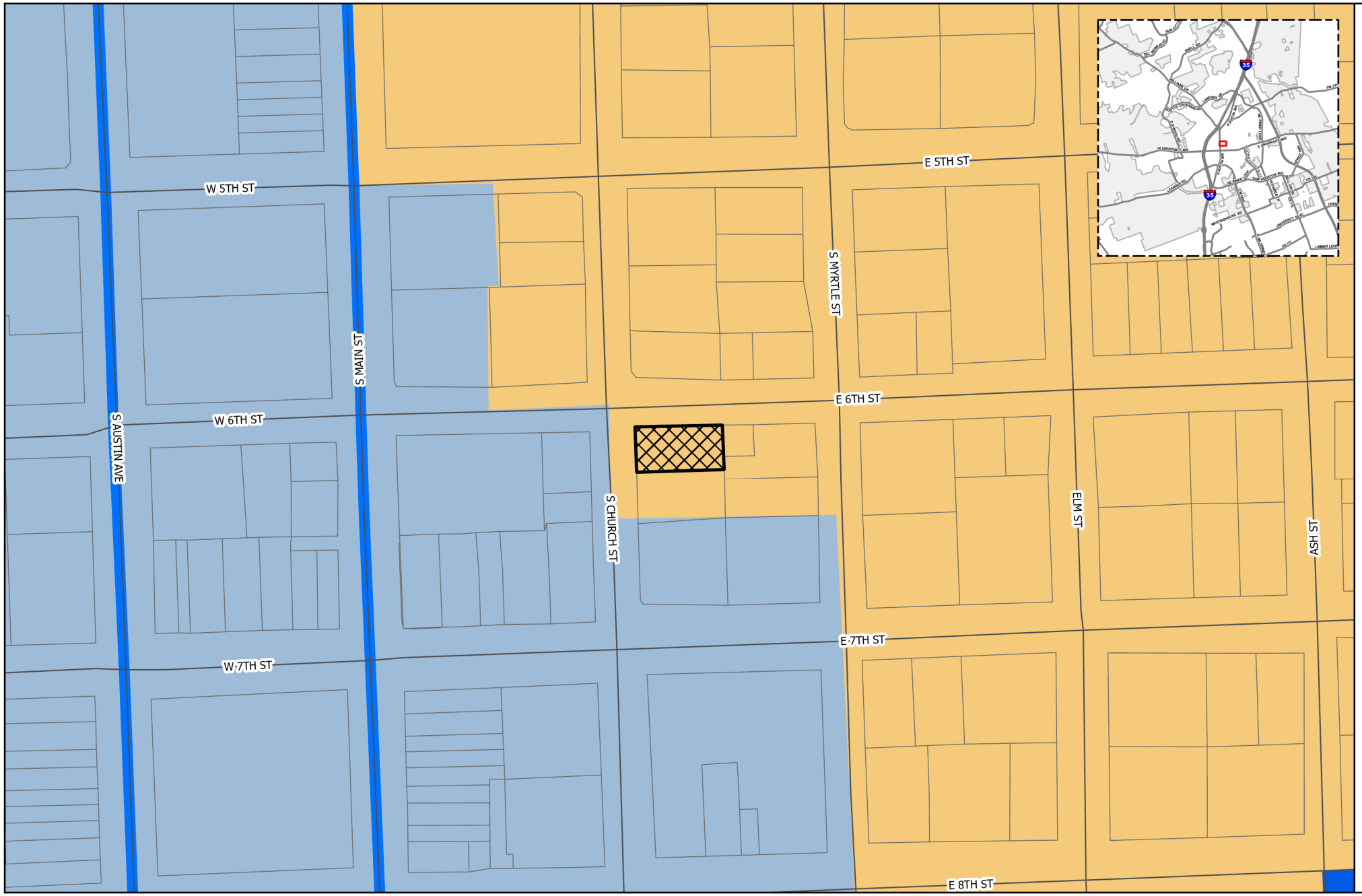
Address:	601 S Church St	2016 Survey ID:	124248 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Southeast

Photo Direction Southeast

Abcillary



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Future Land Use/ Future Mobility Plan

2025-10-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

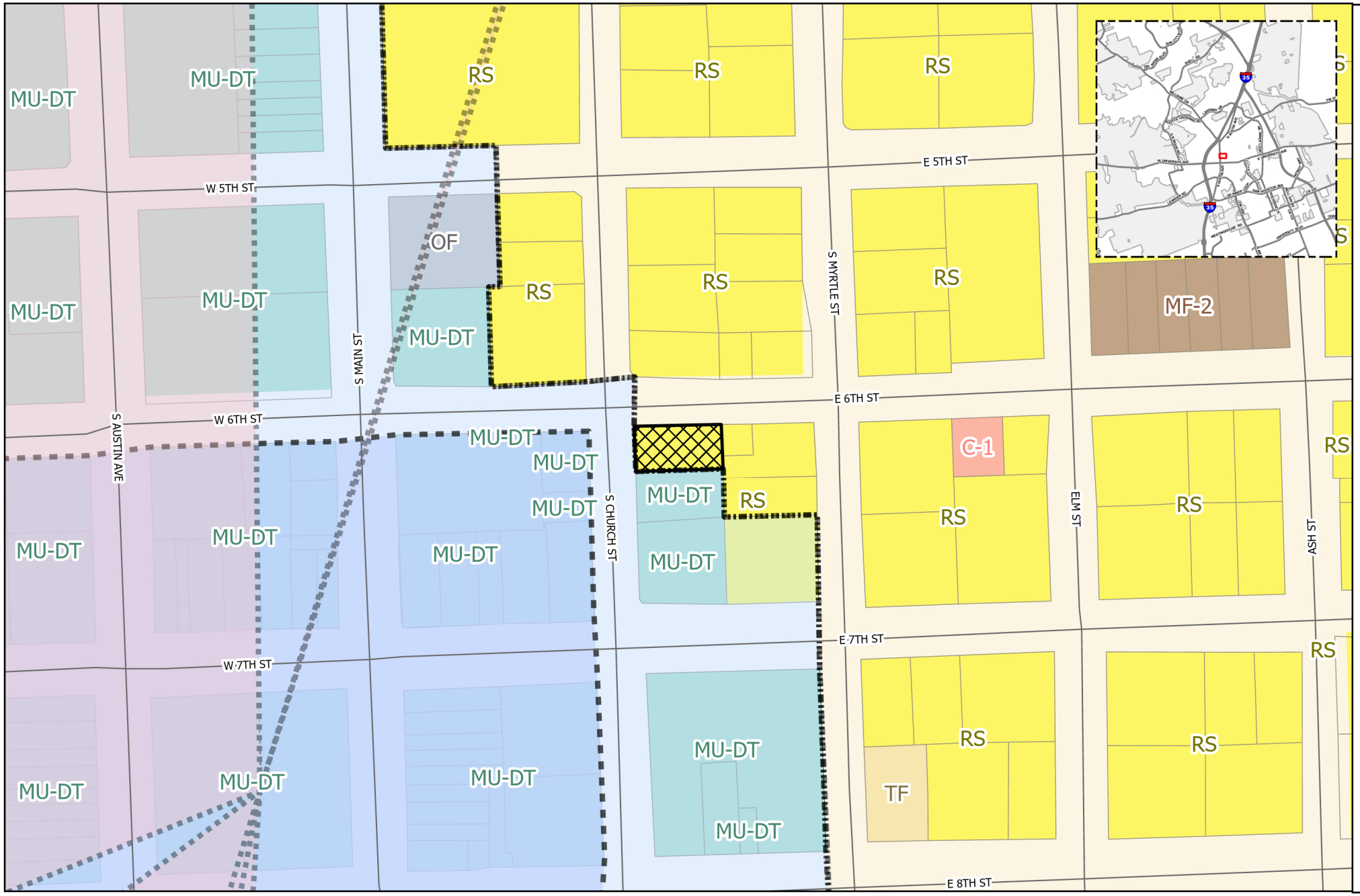
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

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

N

0 100 200 Feet



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Zoning

2025-10-REZ

Exhibit #3

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

Zoning

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

0 100 200 Feet

N

Prepared by Matkin Hoover Engineering & Surveying

1701 Williams Drive, Georgetown, Tx 78628

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

Historic Summary — 601 S Church Street, Georgetown, Texas

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

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

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

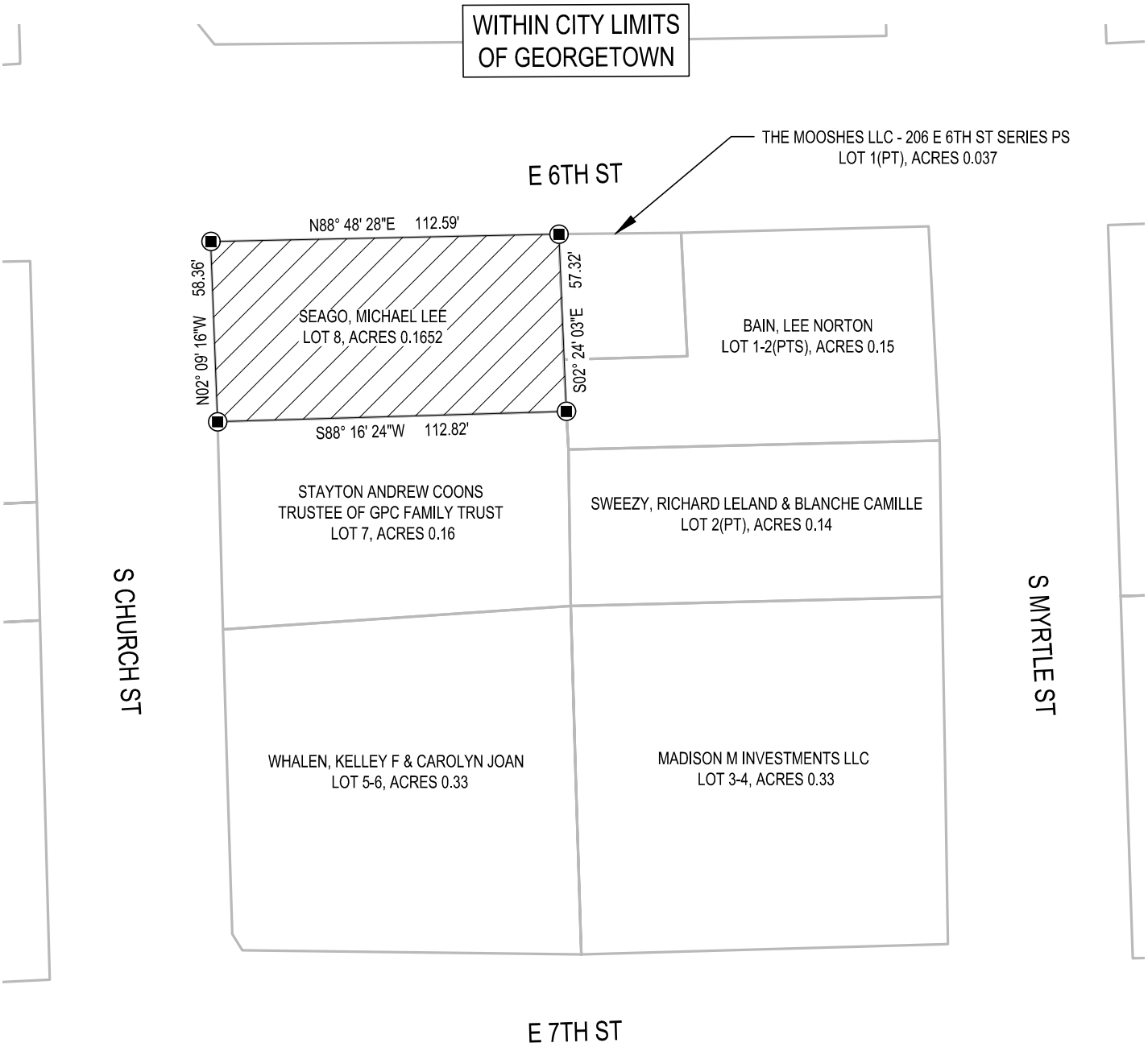
City records from 1922 list “Mrs. Mattie Rouser” among Church Street property owners in a paving assessment ordinance, showing her presence and investment on Church Street during this period. Local history writing also associates Rouser with “601 S Church Street” in neighborhood memory. The 601 S Church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

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

Mattie Rouser: 601 Church Street

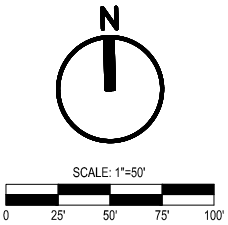
Mattie was a realtor and mom who really went the extra mile to help soldiers in WWI. She led Georgetown's campaign during WWI to gather nut shells that were used to make charcoal that was used to protect troops wearing gas masks.

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



LEGAL DESCRIPTION:

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



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

MATKINHOOVER ENGINEERING & SURVEYING

BOERNE | GEORGETOWN | SPRING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000

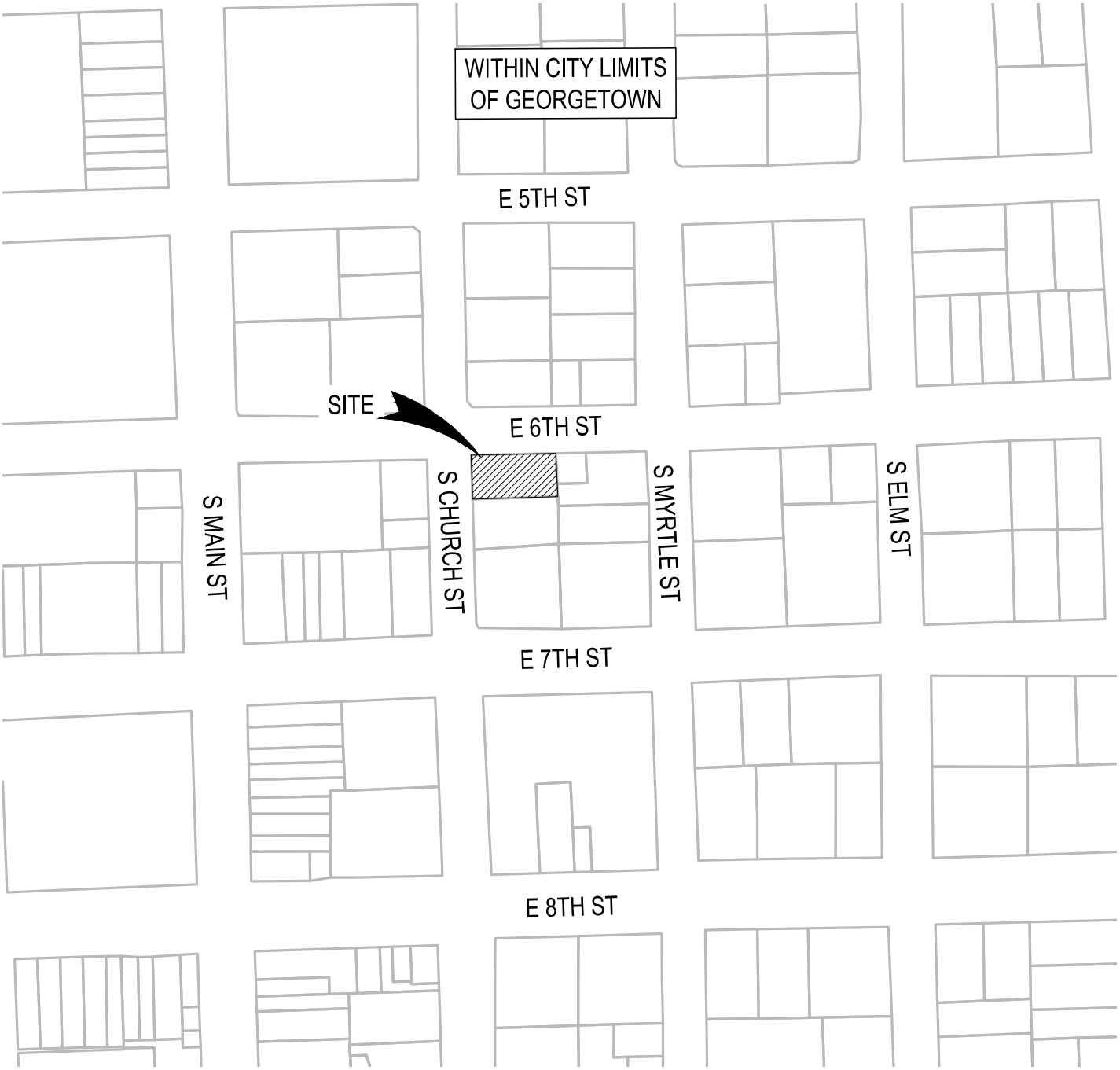
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

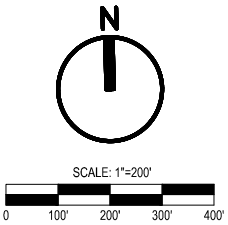
GLASSCOCK ADDITION, BLOCK 11 LOT 8 PROPERTY SKETCH

FOR

601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

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





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

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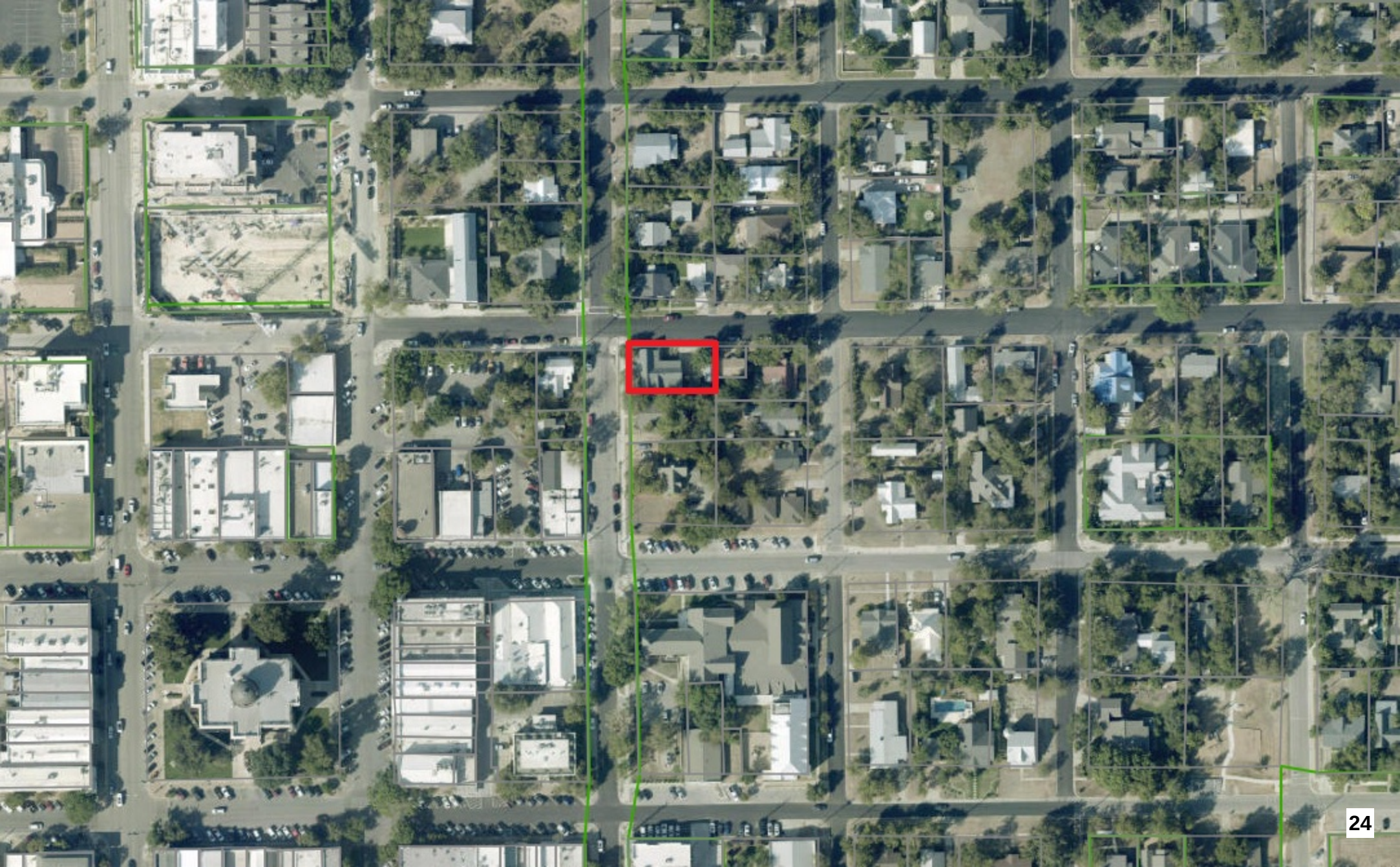
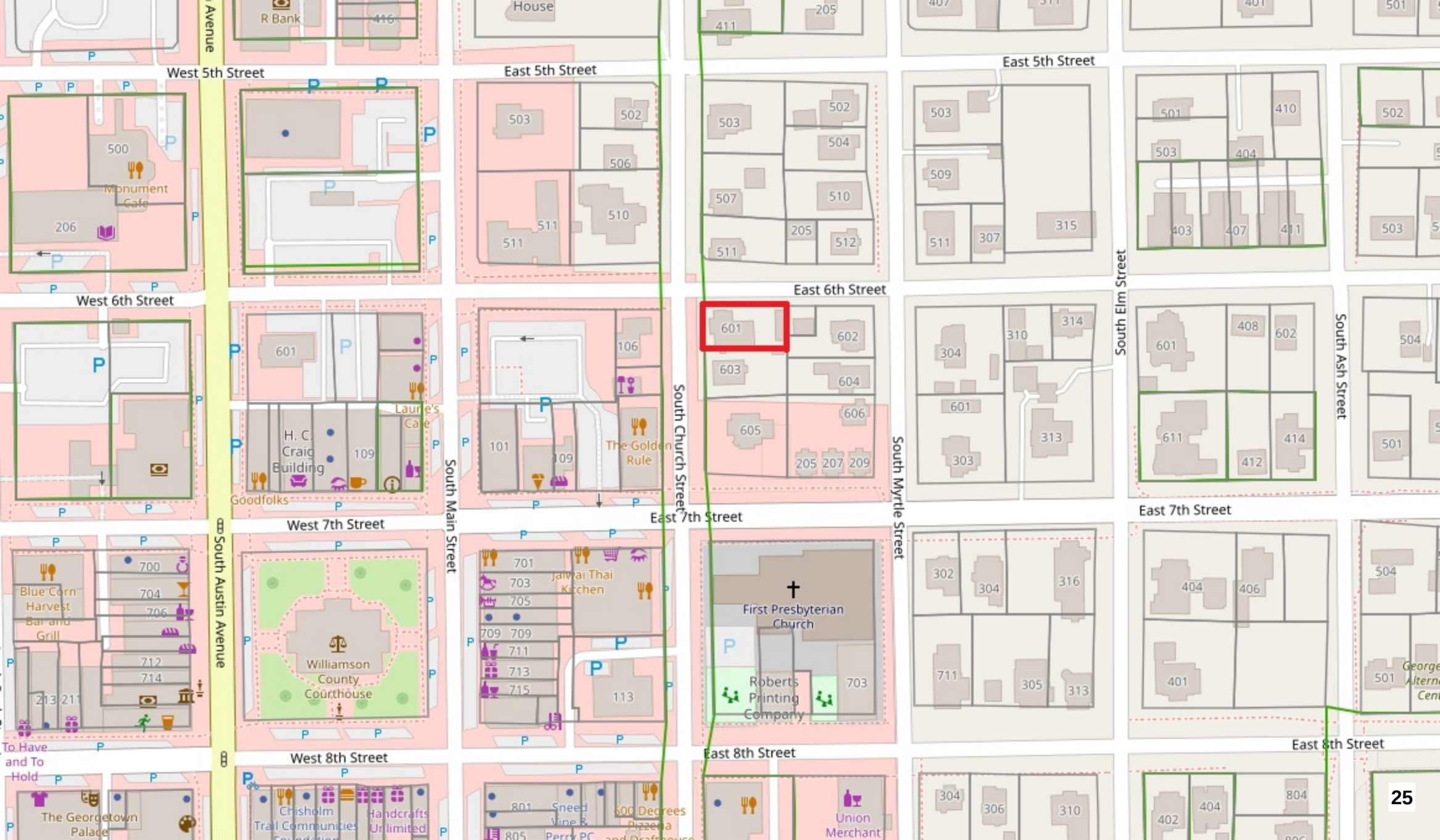
ENGINEERING
& SURVEYING
BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

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

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




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

601

601
1
2

FIRE LANE NO PARKING
TOW AWAY ZONE

204

601
c.1880
MATTIE BUSTER HOUSE

C. 1880
MATTIE ROUSSER HOUSE

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: 601 S Church Street

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

Name of Respondent: EDWARD RICHARDS
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: Edward Richards I OBJECT: _____

Additional Comments:

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

GEORGETOWN
TEXAS

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Project Name/Address: 601 S Church Street

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

Name of Respondent: Michael Scaico
(Please print name)

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

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

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

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

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GEORGETOWN
TEXAS

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Project Name/Address: 601 S Church Street

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

Name of Respondent: Stephanie Williams
(Please print name)

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

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

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:
I am in FAVOR!

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

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

RECEIVED
JAN 07 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

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

Name of Respondent: Bill Russell
(Please print name)

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

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

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

Additional Comments:

Everything on this block of Church is office or commercial. Across the street is a restuyant Golden rule. It is more connected to downtown than to the residuental neighborhood.

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

GEORGETOWN
TEXAS

RECEIVED
JAN 14 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address: 601 S Church Street

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

Name of Respondent: Harley Coons
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 609 S Church St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

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

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GEORGETOWN
TEXAS

RECEIVED
JAN 15 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

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Project Name/Address: 601 S Church Street

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

Name of Respondent: Trang Nguyen
(Please print name)

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

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

I am in FAVOR: X I OBJECT: _____

Additional Comments:

_____

_____

_____

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

GEORGETOWN
TEXAS

Planning Department
City of Georgetown

1 of 2

1

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: ~~_____~~
(Signature required for protest)

I own 502 S. Church ST

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments: I AM 100% For this C.

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

(2)

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: Rezone/601 S Church Street

Project Case #: 2025-10-REZ P&Z Date: 3/3/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: Cle
(Signature required for protest)

Address of Respondent: 304 Sutton Place & own 502 S. Church
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments:

I AM 100% For this Zoning Amendment.

CL

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

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Project Name/Address: 601 S Church Street

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

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

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

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

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

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

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

GEORGETOWN
TEXAS

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Project Name/Address: 601 S Church Street

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

Name of Respondent: Katy Bohls
(Please print name)

Signature of Respondent: Katy Bohls
(Signature required for protest)

Address of Respondent: 511 S Main St AND 601 S Elm St
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

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GEORGETOWN
TEXAS

CITY OF GEORGETOWN
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Project Name/Address: 601 S Church Street

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

Name of Respondent: Julie Faircloth
(Please print name)

Signature of Respondent: Julie Faircloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:
Neighborhood is Residential. Further Creep of Commercial Business is a disruption to our lifestyle.

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Project Name/Address: 601 S Church Street

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

Name of Respondent: DENNIS MUSSELT
(Please print name)

Signature of Respondent: Dennis Musselt
(Signature required for protest)

Address of Respondent: 504 S. MYRTLE ST.
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

No NEW Commercial

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From: Elizabeth Mussett [redacted]
Sent: Thursday, January 15, 2026 4:32 PM
To: Georgetown Planning <planning@georgetown.org>
Subject: [EXTERNAL] Project Case #: 2025-10-REZ HARC DATE: 1.22.2026 case Manager: Allyson Liams

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

Project Case #: 2025-10-REZ HARC DATE: 1.22.2026 case Manager: Allyson Liams

Good Afternoon,

I am writing to express my objection to rezoning the lot located at 601 S Church St.

I live at 507 S Church St, close to the lot in question, with my husband and 3 year old son.

We are very worried about the creep of downtown into our neighborhood and the potential for this lot to become commercial. We love and support our local businesses on our beautiful square but
have concerns regarding safety, traffic, and increases in noise and littering. We have lived here for 10 years now and hope to continue to live here for a long time. We are

asking your help to preserve the neighborhood.

Thank you so much for your time and consideration!

Elizabeth Mussett

[redacted]

[EXTERNAL] Comments on Project Case #: 2025-10-REZ

Summarize

Reply | Reply All | Forward

EM [redacted]

To Georgetown Planning; Allyson liams

Wed 2/18/2026 3:04 PM

Retention Policy COG 4 Year Permanently Delete (4 years) Expires 2/17/2030

You replied to this message on 2/18/2026 3:31 PM.

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

Project Case #: 2025-10-REZ HARC DATE: 2/26/2026 Case Manager: Allyson Liams

I have been informed this HARC date was moved and was unsure if I needed to resend my comments for consideration. I have included them below again just in case. Thank you!

Good Afternoon,

I am writing to express my objection to rezoning the lot located at 601 S Church St.

I live at 507 S Church St, close to the lot in question, with my husband and 3 year old son.

We are very worried about the creep of downtown into our neighborhood and the potential for this lot to become commercial. We love and support our local businesses on our beautiful square but
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Thank you so much for your time and consideration!

Elizabeth Mussett

[redacted]

601 S Church Street
2025-10-REZ

February 26, 2026 | Historic Architecture Review Commission

GEORGETOWN
TEXAS

Item Under Consideration

2025-10-REZ

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

UDC Direction

HARC

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

P&Z

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

GEORGETOWN TEXAS
more than welcome

Aerial

2025-10-REZ

Site

N

0 100 200 Feet

GEORGETOWN TEXAS
more than welcome

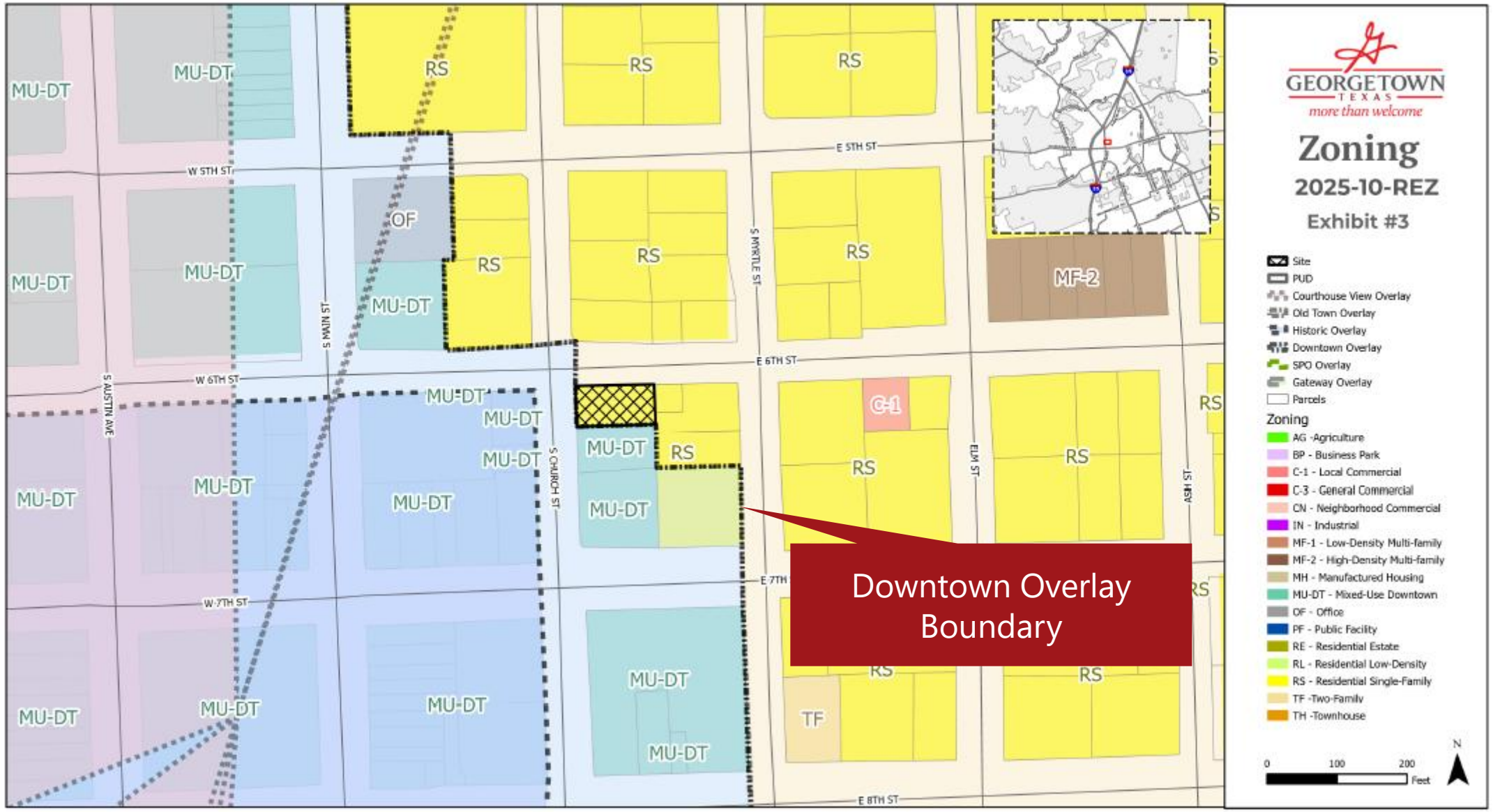
Aerial

2025-10-REZ

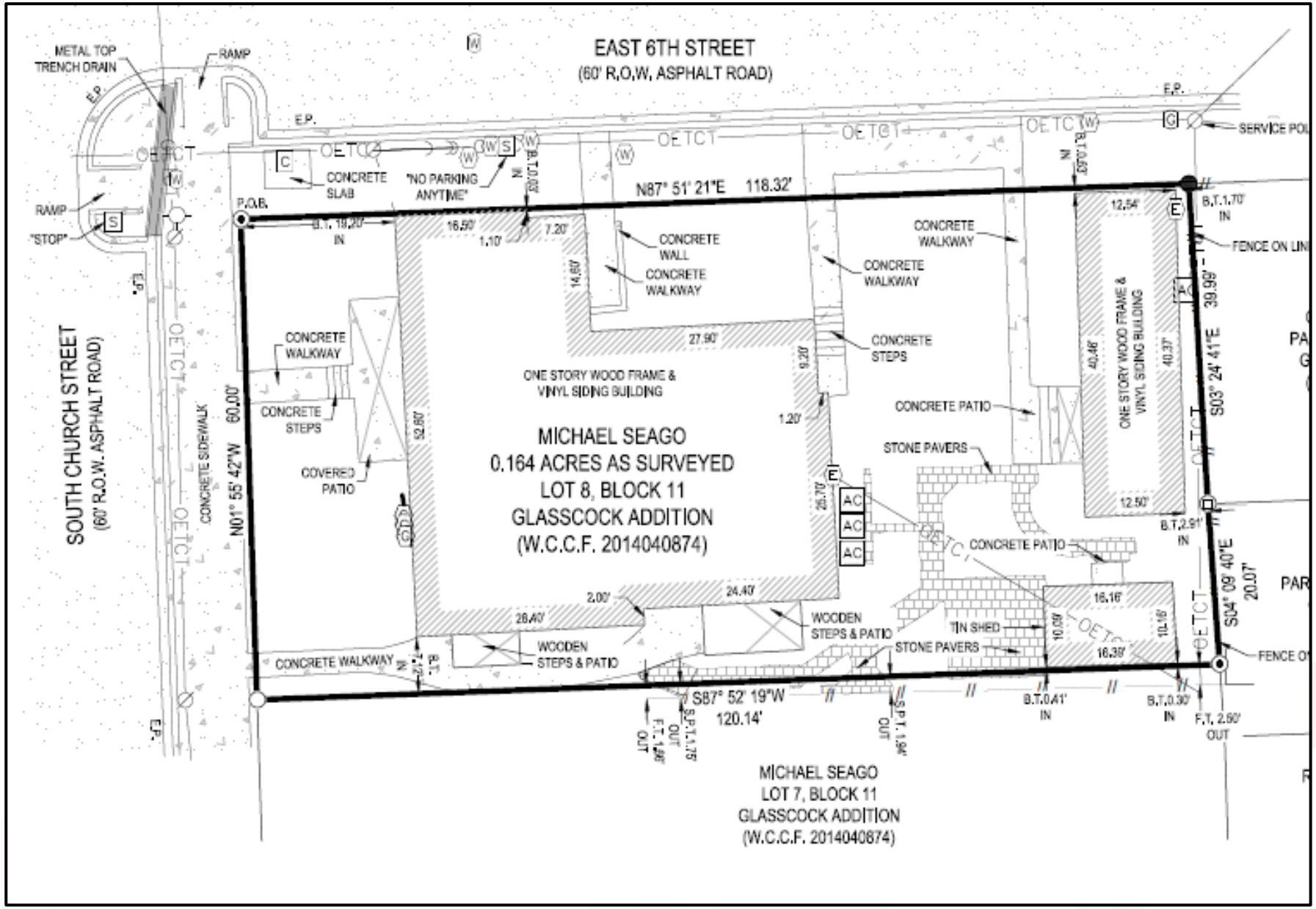
Site

N

0 100 200 Feet


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

Site Plan


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

Current Context

added.

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

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

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

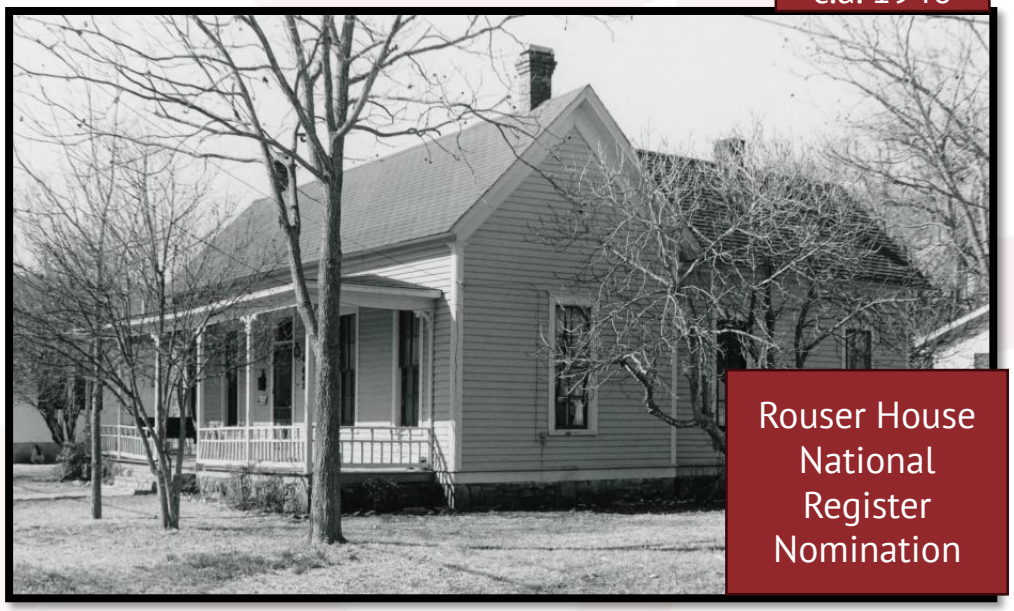
George graduated from Georgetown High School in the class of '41, and received his B.S. degree from Southwestern University.

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

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

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

700 S. Austin Avenue c.a. 1940



Rouser House National Register Nomination

Approval Criteria – UDC Section 3.06.030

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

Approval Criteria – UDC Section 3.06.030

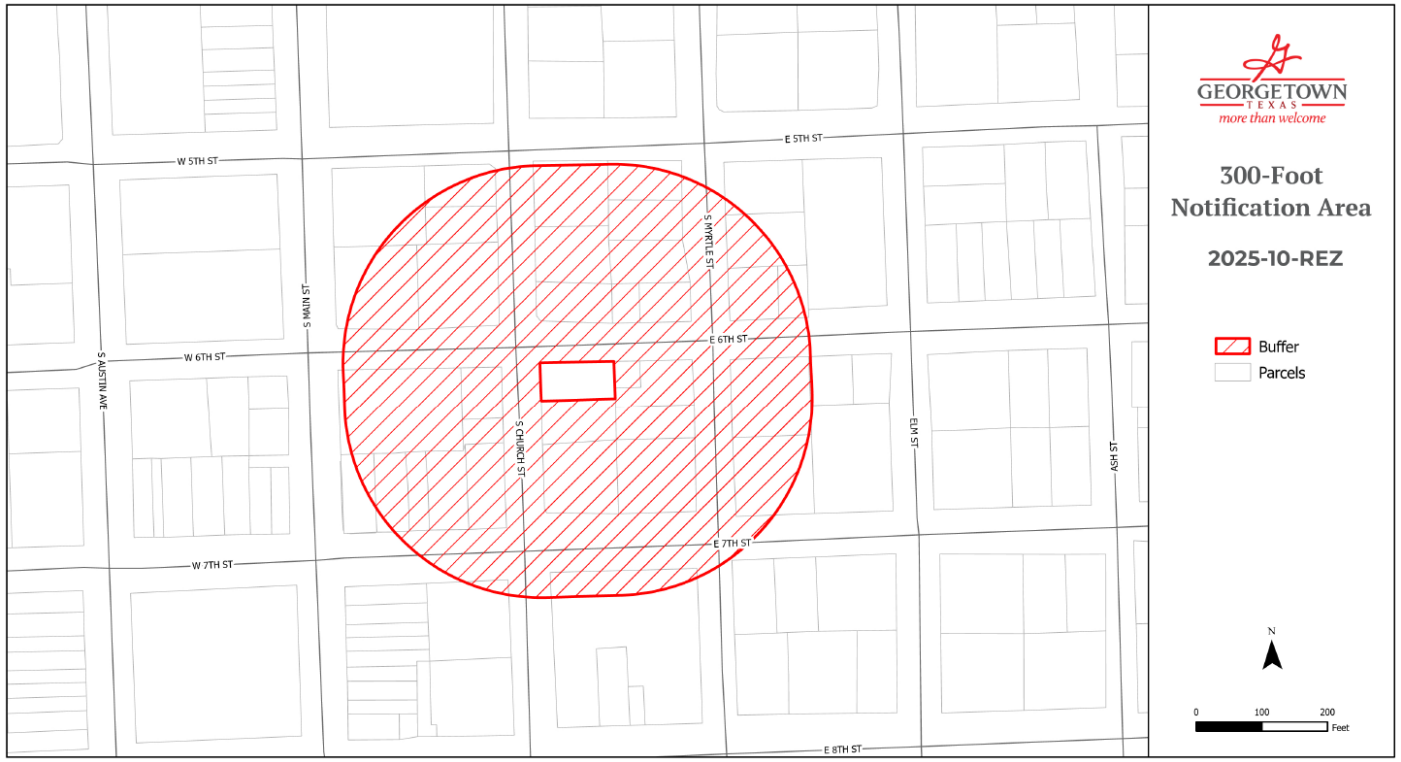
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman,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

Approval Criteria – UDC Section 3.06.030

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

Public Notifications

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



Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Residential single family zoning district and Old Town Overlay Historic Overlay District to the Mixed Use Downtown zoning district and Downtown Historic Overlay District, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager
- Per UDC Section 3.06.020.E, the Historic and Architecture Review Commission shall hold a Public Hearing… and make a recommendation to the City Council.

Planning and Zoning Commission
Planning Department Staff Report

Project Name: 601 S. Church Street
Project Location: 601 S. Church Street, within City Council district No. 6.
Total Acreage: .16 Acres
Legal Description: .1652 Acres out of Lot 8, Block 11, Glasscock Addition

Applicant: Matkin Hoover c/o Ryan Egan
Property Owner: Michael Seago

Request: Zoning Map Amendment to rezone the subject property from the Residential Single Family zoning district and Old Town Historic Overlay District to the Mixed-Use Downtown zoning district and Downtown Historic Overlay District.

Case History: This is the first public hearing of this request.

Overview of Applicant's Request

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

Site Information

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

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

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

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

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

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

LU.4 Encourage redevelopment in target areas

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

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

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

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

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

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

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

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

Comprehensive Plan Guidance

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

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

DUA: 5.0 minimum

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

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

30% non-residential

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

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

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

Other Master Plans:
Downtown Master Plan

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

Utilities

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

Transportation

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

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

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

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

Proposed Zoning district

Downtown Overlay District

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

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

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

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

Approval Criteria

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

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

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

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

Meetings Schedule

February 26, 2026 – Historic and Architectural Review Commission
March 3, 2026 – Planning and Zoning Commission
March 24, 2026 – City Council First Reading of the Ordinance
April 14, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (38 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (January 4, 2026 and 2 signs were posted on-site. To date, staff has received 9 written comments in favor, and 3 in opposition to the request (Exhibit 6).

Attachments

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

City of Georgetown, Texas
Historic and Architectural Review Commission
February 26, 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:
Allyson Iiams, Planning Department

ATTACHMENTS:

N/A