

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas March 11, 2026

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

Agenda Notice

This meeting is taking place in lieu of the March 12, 2026 meeting due to a conflicting event.

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 February 26, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

1.B 701 S. College (2026-7-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2026-7-COA) -- 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
March 11, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the February 26, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[02.26.2026 HARC Minutes Final.pdf](#)

**Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, February 26, 2026**

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

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The following Members were in attendance:

Present were: Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Waldo Swoboda

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 February 12, 2026, meeting of the Historic and Architectural Review Commission -- Shelly Holcomb, Planning Specialist

Moved by Sydney Lemanski; seconded by Stuart Garner to Approve the minutes from the February 12, 2026 meeting of the Historic and Architectural Commission.

Motion Approved: 5- 0

Voting For: Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Waldo Swoboda

Voting Against: None

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

Allyson Iiams presented the staff report for item 1.B.

Commissioner Garner asked for clarification about the archaeological value criteria from the Unified Development Code and why it does not comply in this specific case. Iiams clarified that it could have been deemed “not applicable” rather than “does not comply”. Iiams stated that in this case, it simply means staff is not aware of any archaeological value at this property, therefore that specific section was labeled does not comply.

The applicant Michael Seago, 601 S Church Street, approached the podium. The applicant shared that he has owned the house for 12 years and throughout the last 7 years he has been the primary resident as prior to that it was used for long and short-term rentals. Improvements have been made to the property such as protecting the wooden floors. Rezoning is wanted by the applicant due to the block changing over time. The applicant feels that due to these changes in the years past, it no longer feels like a true residence as there is increased noise, increased traffic, inadequate parking and a lack of privacy. The neighboring property has already been rezoned to mixed use. The applicant felt that since he was the only property on the block that was not mixed use, he was going to apply for the rezoning to be consistent with the rest of the block. Seago asked the committee to consider giving a recommendation of approval to change his property from residential to mixed use.

Chair Cash reminded the committee of the purview and asked if there were any questions.

Commissioner Burns asked staff if there was any difference in the protection of the structures between the two different districts.

Iiams answered that regardless of the district, it would have to meet design guidelines and would argue that in many ways, the Downtown design guidelines are more stringent than the Oldtown design guidelines and that they are very thoughtful in the way they are laid out with residential character in mind.

Commissioner Swoboda asked for the plaque on the building to be clarified and what significance it had.

liams explained that it was a historic plaque that Preservation Georgetown has put in place to acknowledge the importance of the site's history.

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

Chair Cash stated she has spent a lot of time looking over this property and that the request seems reasonable as properties near have already been rezoned.

Chair Cash mentioned there were two options for the committee, one being a recommendation for approval and the contrary being a recommendation for denial and that either recommendation would be given to City Council.

Moved by Stuart Garner; seconded by Sydney Lemanski to Approve the recommendation to change from Old Town Overlay District to Downtown District.

Motion Approved: 5- 0

Voting For: Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Waldo Swoboda

Voting Against: None

1.C Discussion Items

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

liams reviewed that this same case will be going before Planning and Zoning and then to City Council. The Historical and Architectural Review Committee meeting on March 12th has been moved to March 11th.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
March 11, 2026

SUBJECT:

701 S. College (2026-7-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2026-7-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC conceptual review for new infill construction.

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 3, partially complies with 2, does not comply with 0 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 3 of the 8 criteria were not applicable to the proposed project.

Public Comments: As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (41 notices), and 3 signs were posted on-site. To date, staff has received 1 written comments in favor and 0 in opposition to the request

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

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

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

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

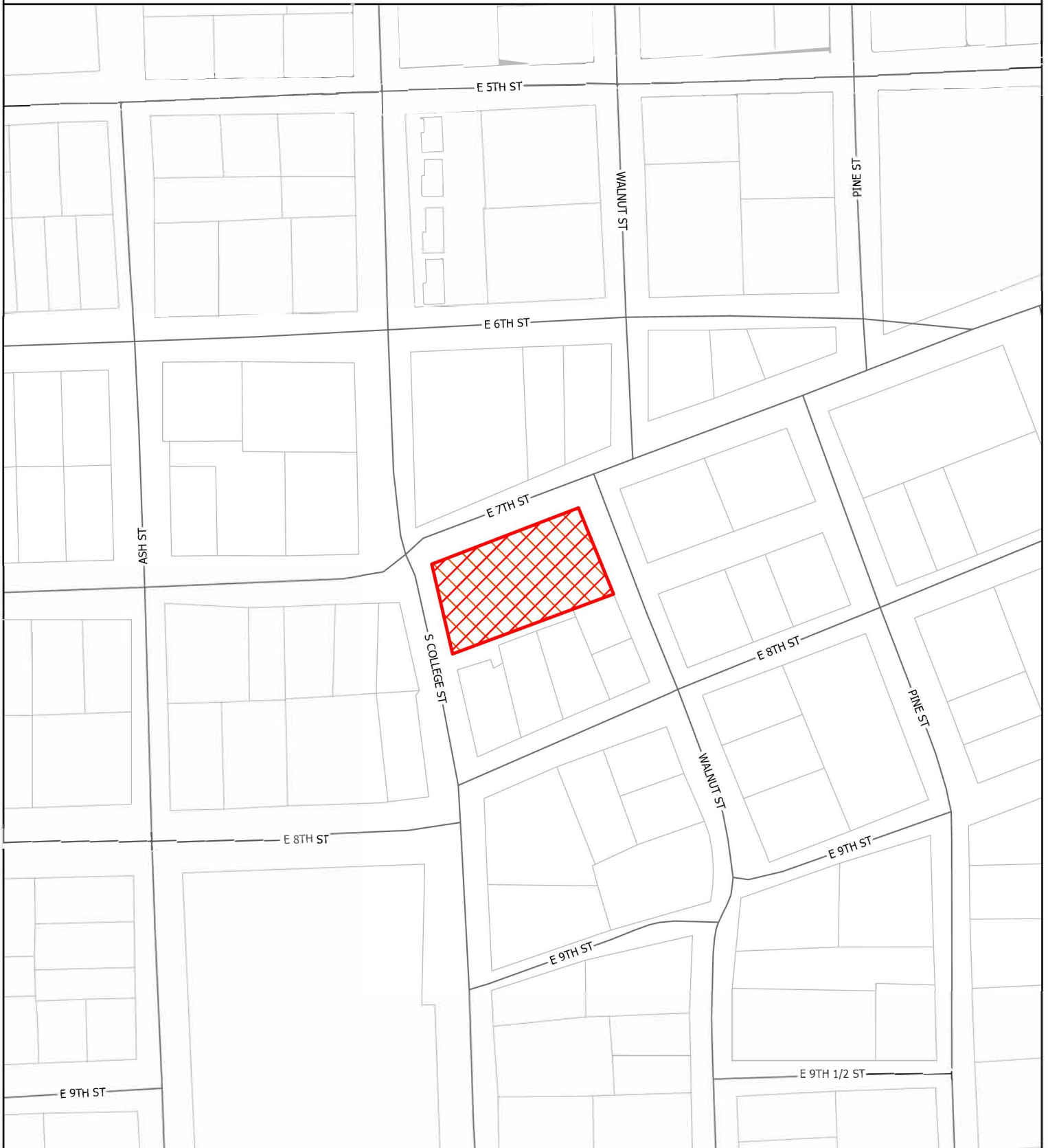
[Exhibit 4 - Public Comment.pdf](#)

[2026-7-COA HARC Presentation.pdf](#)

[2026-7-COA HARC Staff Report.pdf](#)

Notice Map

2026-7-COA



 Site
 Parcels



0 100 200
Feet

701 S Church St

Georgetown, TX 78626

RE: Letter of Intent Rev2 02.20.26

Project Description

- Gabriel CC Interests intends to construct a new single-family home for Tommy & Ashley Dunn at 701 S Church St. The home will be built on the vacant lot, .56 acres, at the above-mentioned address.
- The proposed home is a 6049 -conditioned SF, two-story single-family home.
- There will be a wrap around patio at the front door facing the street on S College that wraps to the 7th street elevation.
- Careful consideration was given to blending this new residence with the surrounding community and following HARC guidelines.
 - The two-story portion of this house was aligned along the College St frontage of the property. There are several two-story structures within a block of this house.
 - i. John Leavell, one block over.
 - ii. 603 7th St has a two-story garage structure fronting College.
 - iii. 510 E 7th St is a two-story structure directly across College.
 - iv. 706 College is a two-story structure directly across College, among others in the near vicinity.
 - The remainder of the house that fronts all of 7th and all of Walnut is designed as single story.
 - The design layout is intended to look like a rectangle from all street faces. Looking from College, it appears rectangle, looking from 7th it appears as a rectangle, looking from walnut it appears rectangle with a small L for the garage unit.
 - We have relocated the garage unit to the property line on the Walnut side on the S property line. We have relocated the greenhouse to the 7th and Walnut corner. This provides a nice architectural view on the corner and shortens the overall length of the building on the 7th St elevation.
 - We have removed the picket fence on the 7th St property line to allow for a more open, inviting view
 - We removed the screened in portion of the front porch on the 7th street corner to allow for more open view of the patio.

- Site Layout

- The building set back was pushed back 3' on the south college façade. This change is to allow our elevation from the building set back line to be in compliance with elevation requirements of code on all (3) sides, negating the need for a variance.
- The front entry way is designed to be on the street frontage of College St.
 - i. College was chosen as the front of this property for several reasons.
 1. The original house that was on this property originally fronted College
 2. College is the more trafficked roadway of the (3) street fronts that this property encompasses. For this reason, College makes the most sense for the front façade.
 3. There are several two-story homes and structures that front College St.
 - a. The John Leavell house,
 - b. 603 7th st has a two-story garage that fronts College St
 - c. 510 E 7th is a two-story residence directly across College
 - d. 706 College St is a two-story structure directly across College
 - ii. The front entry has a large, covered patio that wraps from the College St side to the 7th street frontage.
 - iii. There is an existing rock retaining wall at the corner of College and 7th from the original structure. The intent is to utilize this existing retaining wall to create a planter bed. Stone will be added to this wall to match the existing stone from the original home site.



- Garage will be enclosed by a 5' wrought iron fence.

- The structure is two stories with a maximum ridge height of 29'7" AFF

- Roofing Materials

- The roof material will be a majority of synthetic cedar shakes.
- The front patio will have a metal roof.

- Windows

- Windows will be Weathershield wood windows with metal clad exterior.

- Windows of front facing College St make up approximately 30.5% of the overall front façade. Front Façade is 1293 SF excluding roof area. Window Area is 395 SF
- Exterior Façade Materials
 - Horizontal siding will make up most of the exterior veneer.
 - Accents of Board and Batton
 - Accents of real wood cedar shake (painted) at gables.
 - Accents of Brick
 - Exterior windows are wood with metal-clad exterior by Weather shield.
 - Painted Wood front door.
- Photos of Site



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

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LEGAL DESCRIPTION

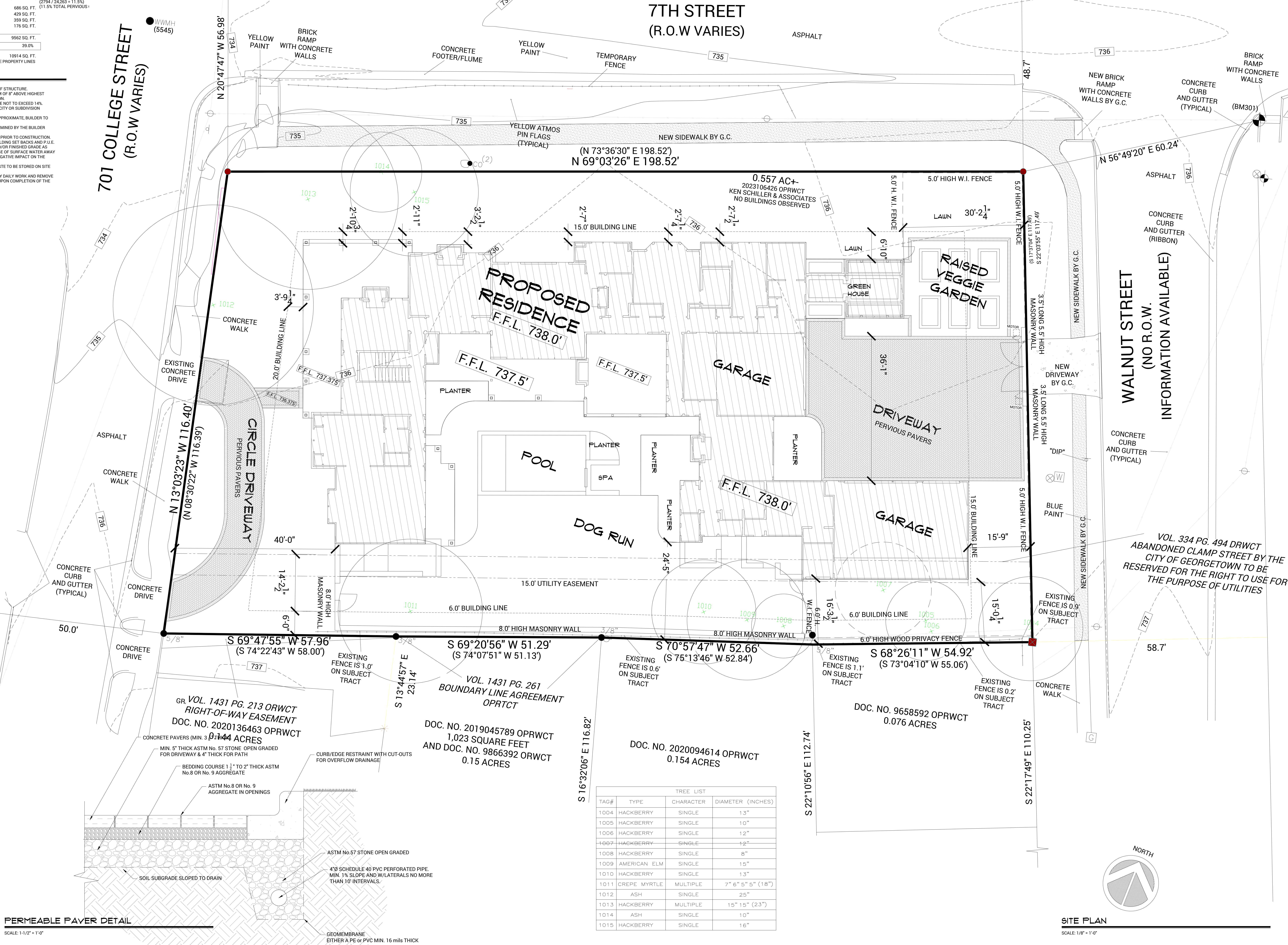
701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NPS/SALVIA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)
IMPERVIOUS COVER	
FOUNDATION	7912 SQ. FT. (719 SQ. FT.)
CIRCULAR DRIVEWAY - (PERVIOUS)	(56 SQ. FT.)
PATH - (PERVIOUS)	(2017 SQ. FT.) (2794 SQ. FT. TOTAL)
MOTOR COURT - (PERVIOUS PAVERS)	(686 SQ. FT.) (2794 / 24,263 = 11.5%)
POOL DECK	429 SQ. FT.
HVAC AND POOL EQUIP. SLABS	359 SQ. FT.
GREEN HOUSE & PORCHES	176 SQ. FT.
BOUNDARY MASONRY WALL FOOTINGS	
TOTAL:	9562 SQ. FT.
PERCENT IMPERVIOUS:	39.0%
MAX. IMPERVIOUS COVER FOR SITE (45%) =	10914 SQ. FT.
* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES	

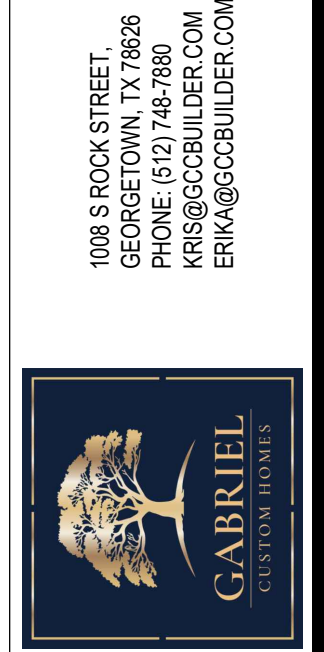
SITE PLAN NOTES:

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



AS1.0

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



- DESIGNED BY
SHAWN F. HOOD
- REVISIONS
- | | |
|------------------|-------------------------------------|
| PRELIMINARY SET | ☐ |
| REVIEW SET | ☐ |
| PERMIT SET | ☒ |
| BID SET | ☐ |
| CONSTRUCTION SET | ☐ |

DESIGNED BY
SHAWN F. HOOD
DESIGN: PLANNING
CONSULTATION

Office: 512-751-9884 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

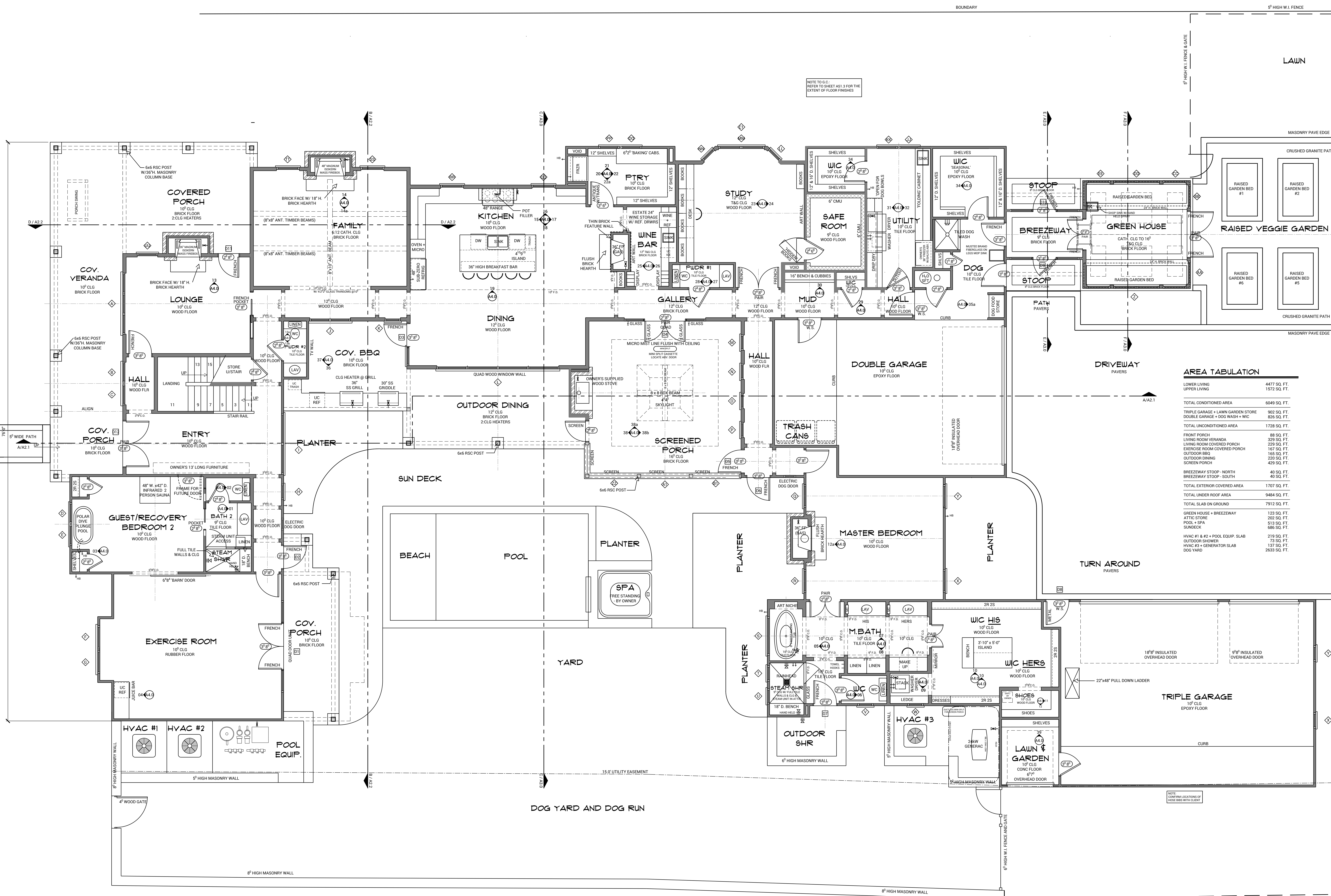
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PRELIM	REV. 1	2025.06.10
REV. 1	REV. 2	2025.08.05
REV. 2	REV. 3	2025.08.05
REV. 3	REV. 4	2025.10.16
REV. 4	REV. 5	2025.10.25
REV. 5	REV. 6	2025.10.25
REV. 6	REV. 7	2025.11.07
REV. 7	REV. 8	2025.12.15
REV. 8	REV. 9	2026.01.13
REV. 9	REV. 10	2026.02.18

CODE REVIEW
2021 IBC BUILDING CODE
2021 IBC PLUMBING CODE
2021 IBC MECHANICAL CODE
2021 IBC ELECTRICAL CODE
2021 IBC FIRE AND LIFE SAFETY CODE



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LOWER FLOOR PLAN

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

A1.0

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

1036 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: (512) 746-7980
KRS@GCCBUILDER.COM
ERIKKA@GCCBUILDER.COM

AREA TABULATION	
LOWER LIVING	4477 SQ. FT.
UPPER LIVING	1572 SQ. FT.
TOTAL CONDITIONED AREA	
6049 SQ. FT.	
TRIPLE GARAGE + LAWN GARDEN STORE	92.0 SQ. FT.
DOUBLE GARAGE + DOG WASH + HIC	826.0 SQ. FT.
TOTAL UNCONDITIONED AREA	
1728 SQ. FT.	
FRONT PORCH	
180 SQ. FT.	
SCREENED PORCH + GRAND	88.0 SQ. FT.
LIVING ROOM COVERED PORCH	229.0 SQ. FT.
PERGOLAS	167.0 SQ. FT.
OUTDOOR BBQ	163.0 SQ. FT.
SCREENED COVERED PORCH	229.0 SQ. FT.
SCREEN PORCH	429.0 SQ. FT.
BREEZEWAY STOP - NORTH	
40.0 SQ. FT.	
BREEZEWAY STOP - SOUTH	
40.0 SQ. FT.	
TOTAL EXTERIOR COVERED AREA	
1707 SQ. FT.	
TOTAL UNFINISHED AREA	
9484 SQ. FT.	
TOTAL SLAB ON GROUND	
7912 SQ. FT.	
GREEN HOUSE + BREEZEWAY	
123.0 SQ. FT.	
ATTIC STORE	20.0 SQ. FT.
POOL + SPA	680.0 SQ. FT.
SUNDECK	
HVAC #2 + POOL EQUIP. SLAB	218.0 SQ. FT.
OUTDOOR SHOWER	73.0 SQ. FT.
HVAC #3 + GENERATOR SLAB	137.0 SQ. FT.
YARD SCRAP	2633 SQ. FT.

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

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REVISION:	
#	DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19
REV. 6c	2026.01.13
REV. 6d	2026.01.16
REV. 7	2026.01.28
REV. 8	2026.02.03
REV. 9	2026.02.18

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



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

☐ PRELIMINARY SET
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☐ CONSTRUCTION SET



1008 S ROCK STREET,
GEORGETOWN, TX 79626
PHONE: (512) 745-7830
KRIS@GCCBUILDER.COM
ERIKAG@GCCBUILDER.COM

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A1.2



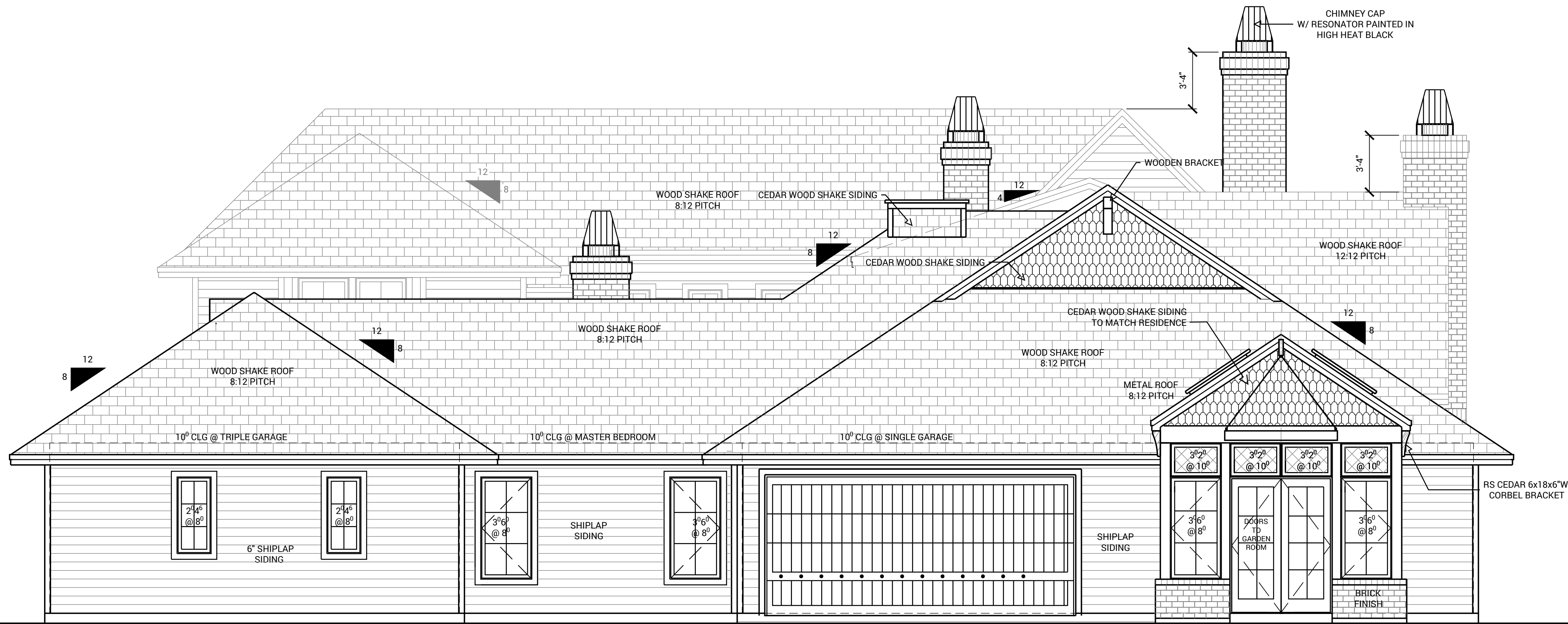
AREA TABULATION		
LOWER LEVEL	4477 SQ. FT.	
UPPER LEVEL	1972 SQ. FT.	
TOTAL CONDITIONED AREA		
TRIPLE GARAGE + LAWN GARDEN STORE	6049 SQ. FT.	
TRIPLE GARAGE + TOYS WASH + WWC	829 SQ. FT.	
TOTAL UNCONDITIONED AREA		
FRONT PORCH	88 SQ. FT.	
LIVING ROOM VERANDA	329 SQ. FT.	
EXPENSE ROOM COVERED PORCH	127 SQ. FT.	
OUTDOOR BBQ	165 SQ. FT.	
OUTDOOR DINING	230 SQ. FT.	
SCREEN PORCH	429 SQ. FT.	
BREEZEWAY STOOD - NORTH	40 SQ. FT.	
BREEZEWAY STOOD - SOUTH	40 SQ. FT.	
TOTAL EXTERIOR COVERED AREA		
TRAIL UNDER ROOF AREA	1707 SQ. FT.	
TOTAL UNDER ROOF AREA		
TRAIL UNDER ROOF AREA	9484 SQ. FT.	
TOTAL SLAB ON GROUND		
GREEN HOUSE + BREEZEWAY	7912 SQ. FT.	
GREEN HOUSE + TRIC STORE	123 SQ. FT.	
POOL + SPA	519 SQ. FT.	
POOL + SPA	686 SQ. FT.	
HYAC #1 & #2 - QUOT. SLAB	213 SQ. FT.	
OUTDOOR SHOWER	73 SQ. FT.	
SLAB - GENERATOR SLAB	13 SQ. FT.	
DOG YARD	2633 SQ. FT.	

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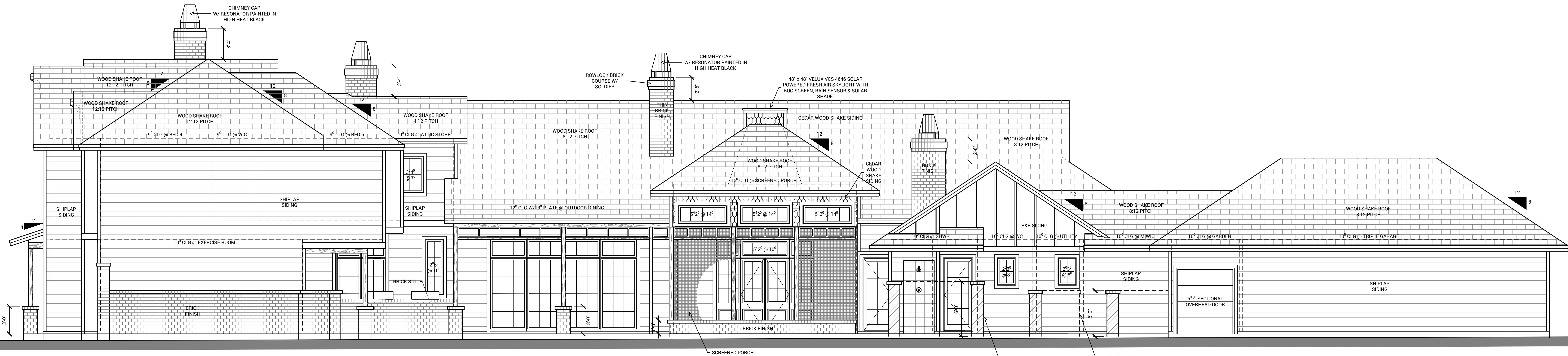
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

A2.0

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Georgetown, Williamson County, TX

1008 ROCK STREET,
GEORGETOWN, TEXAS 78626
PHONE: 512.751.6864
KINGSCOURT@SHAWNHOOD.COM
SHAWN@SHAWNHOOD.COM



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

DESIGNED BY
Shawn F. Hood, Inc.
DESIGN
PLANNING
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Office: 512.751.6864 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

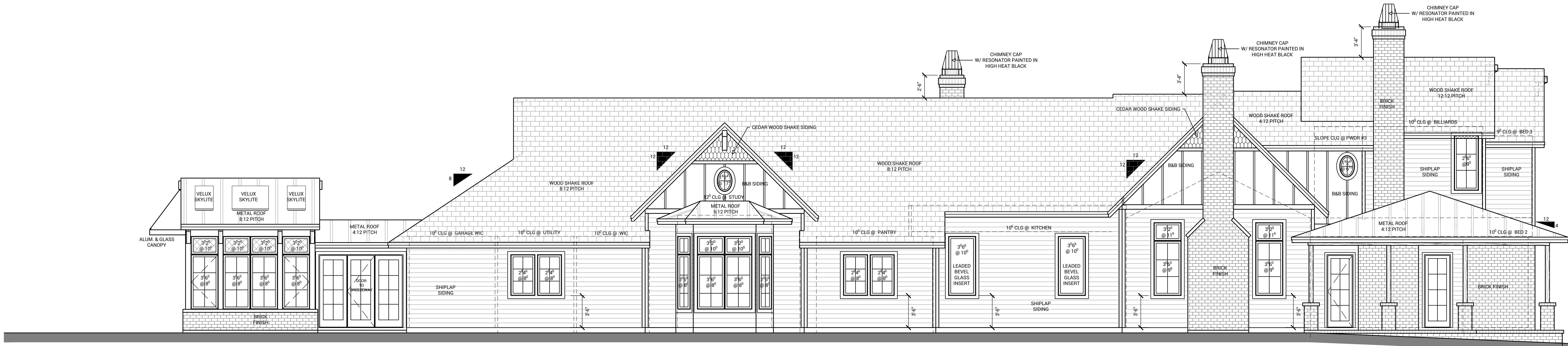
#	REVISION	DATE
PRELIM	2025.06.10	
REV. 1	2025.08.05	
REV. 2	2025.09.25	
REV. 3	2025.10.16	
REV. 4	2025.10.20	
REV. 5	2025.12.04	
REV. 6	2025.11.07	
REV. 6a	2025.12.09	
REV. 6b	2025.12.19	
REV. 6c	2026.01.13	
REV. 6d	2026.01.16	
REV. 7	2026.01.16	
REV. 8	2026.02.03	
REV. 9	2026.02.18	

CODE REFERENCE
2021 IBC BUILDING CODE
2021 IBC
ENERGY CODE
GEORGETOWN
CODE OF ORDINANCES



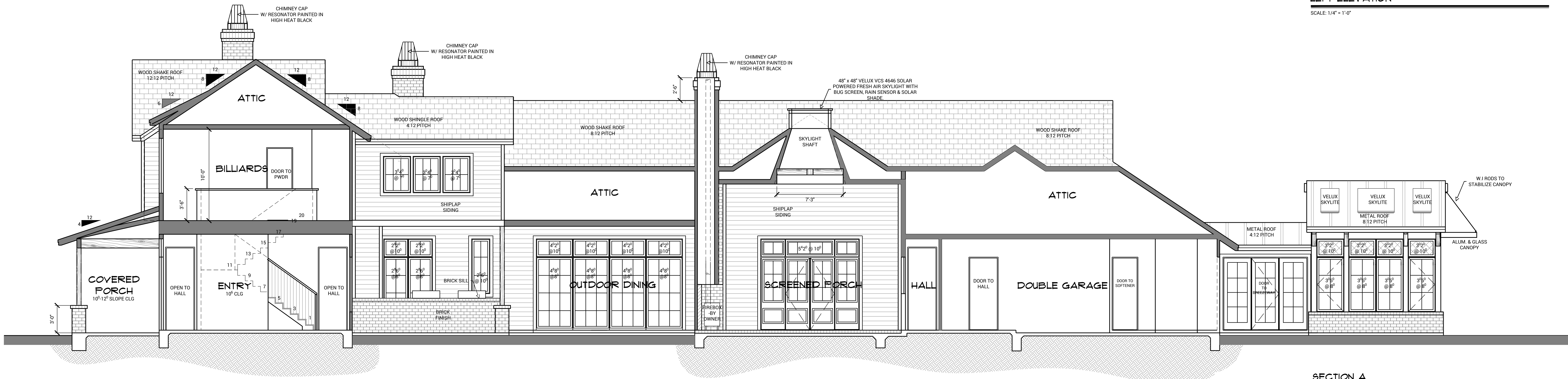
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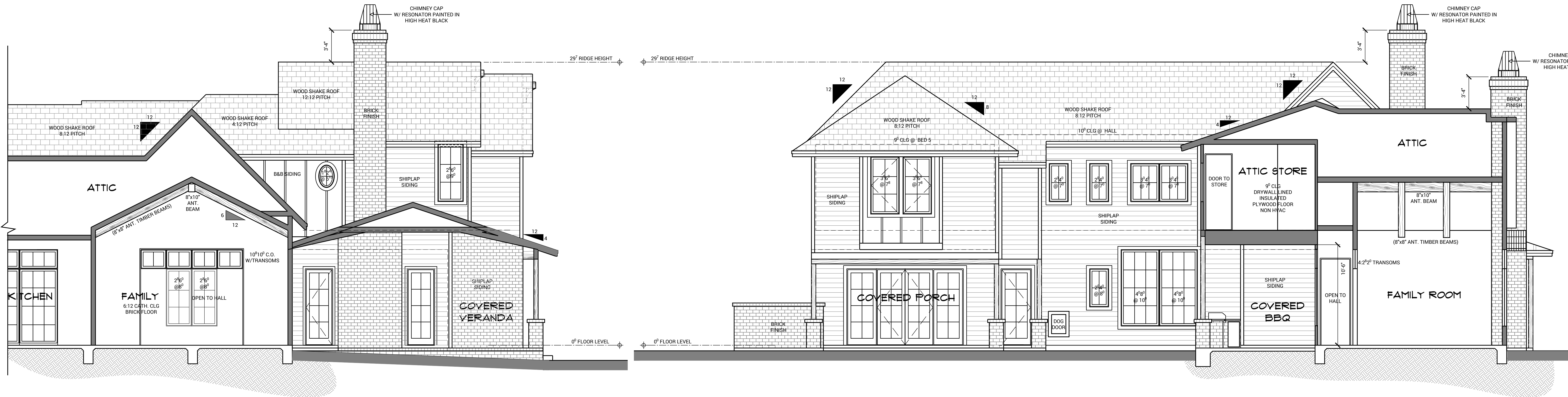
LEFT ELEVATION

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



SECTION A

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



SECTION B

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

A2.1

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

100 S. ROCK STREET
SUITE 200
HOUSTON, TEXAS 77006
PHONE: (713) 428-7880
EMAIL: SHAWN@SHAWNHOOD.COM



PRELIMINARY SET
REVIEW SET
PERMIT SET
BID SET
CONSTRUCTION SET

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

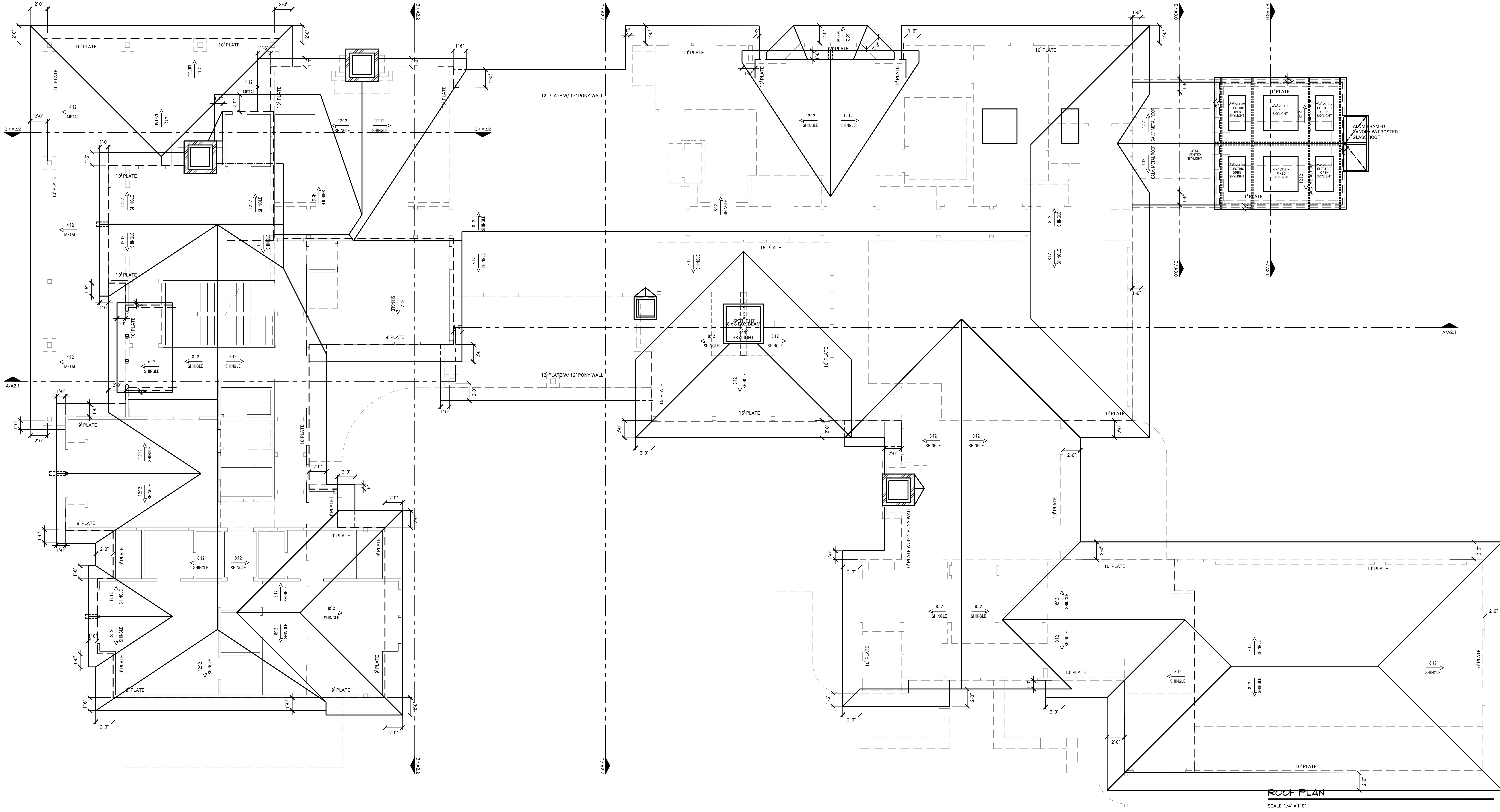
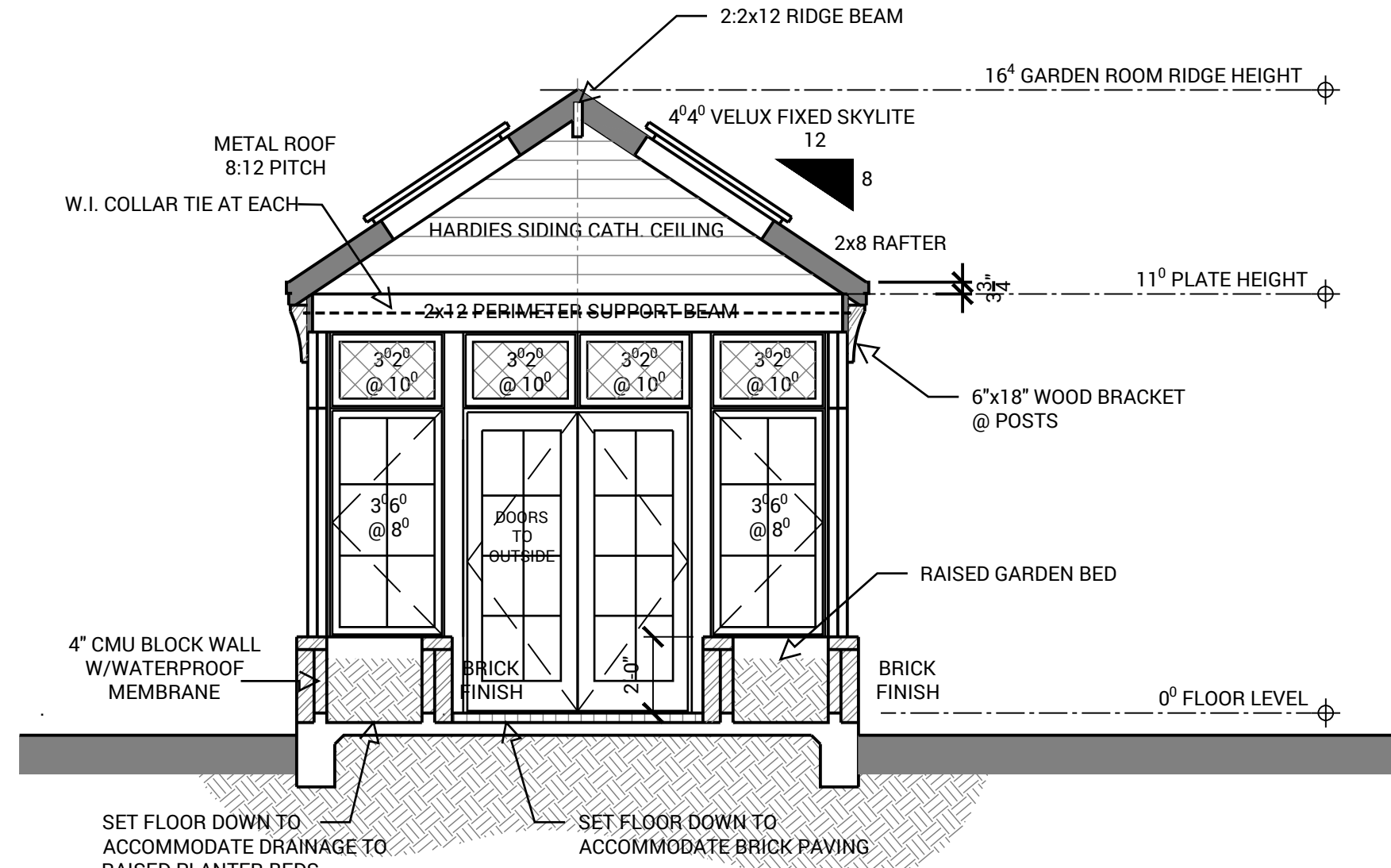
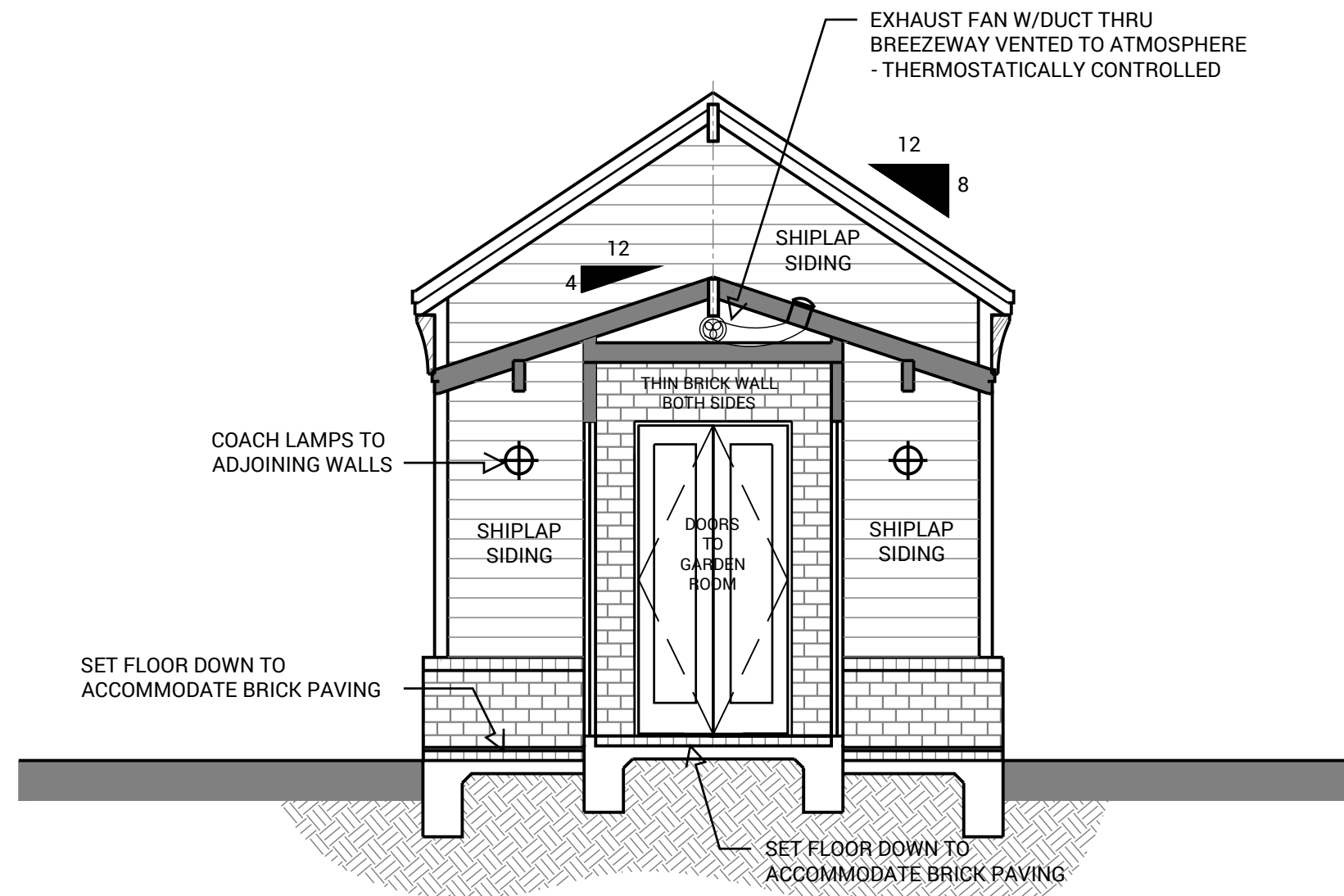
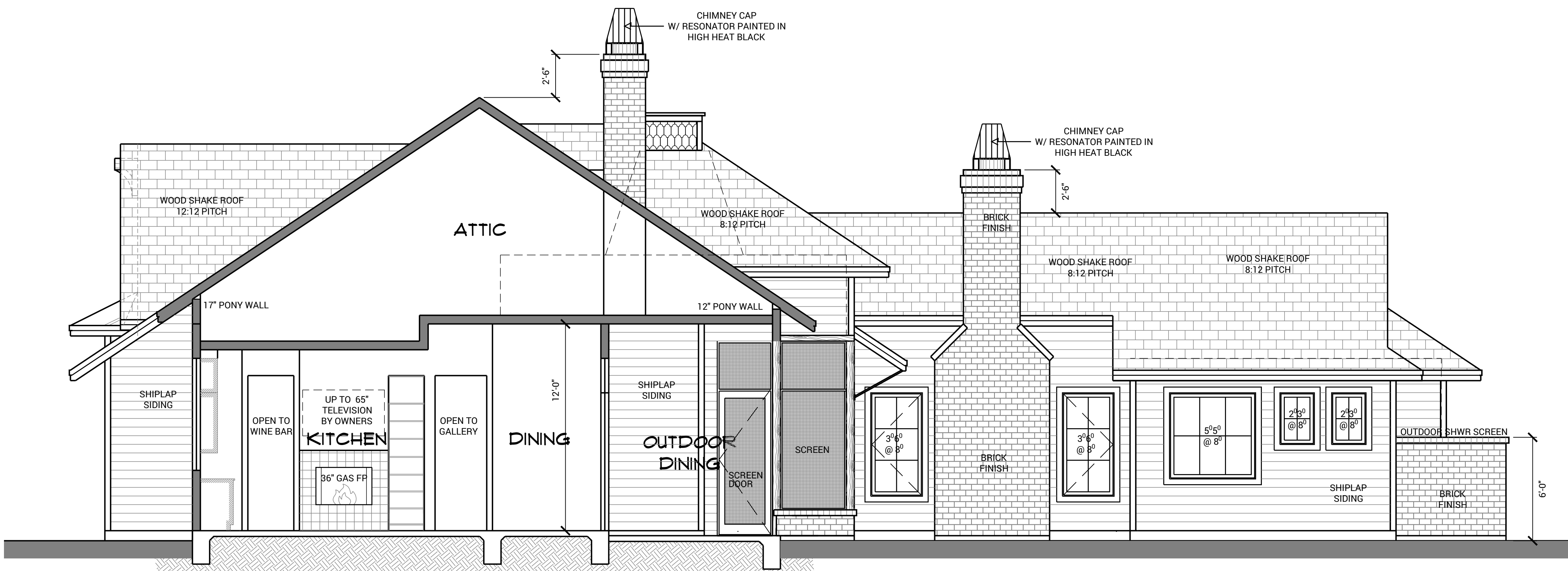
#	REVISION	DATE
1	PRELIM	2025-06-10
2	REV 1	2025-08-05
3	REV 2	2025-09-25
4	REV 3	2025-10-15
5	REV 4	2025-10-25
6	REV 5	2025-11-05
7	REV 6	2025-12-05
8	REV 7	2026-01-05
9	REV 8	2026-01-15
10	REV 9	2026-02-15
11	REV 10	2026-02-25

CODE REVIEW
2021 IBC BUILDING CODE
2021 IBC ENERGY CODE
GEORGETOWN
CODE OF ORDINANCES



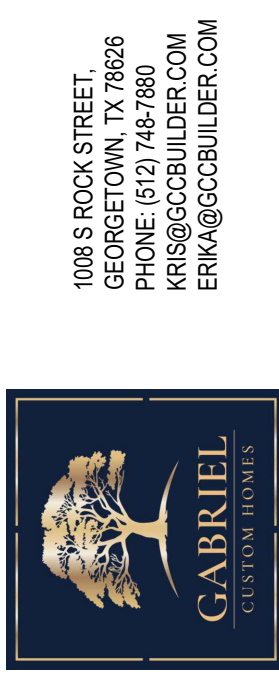
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A3.0

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



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

DESIGNED BY
Shawn F. Hood • DESIGN
• PLANNING
• CONSULTATION
Office: 512.751.9864 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

#	REVISION	DATE
PRELIM	2025.06.10	
REV 1	2025.08.05	
REV 2	2025.09.05	
REV 3	2025.10.16	
REV 4	2025.10.24	
REV 5	2025.11.01	
REV 6	2025.12.02	
REV 7	2026.01.01	
REV 8	2026.02.16	

CODE REVIEW
2021 IRC BUILDING CODE
2021 IRC ENERGY CODE
2021 IRC CODE OF ORDINANCES



[EXTERNAL] 2026-7-COA Neighbor Comment



Trenton Jacobs

To Allyson Iiams

Retention Policy COG 4 Year Permanently Delete (4 years, 2 months)

Expires 4/30/2030

You replied to this message on 3/2/2026 3:01 PM.

Summarize



Mon 3/2/2026 12:35 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.

We love that there will be a high-quality infill house in the neighborhood. We just wanted to share a couple of comments for our future neighbors:

1. We wouldn't recommend having a golf-cart garage. Driving golf carts in Old Town is illegal and we've seen people get ticketed!
2. Try not to align your front door facing west down 7th St. Doing so creates a Feng-Shui "poison dart." There's a reason the previous house on the lot was demolished. You should research the history of the house that faces west down 8th St. (803 College). It has a similar "poison-dart" orientation and has had quite a tumultuous history.

Just thought you'd want to know.

Sincerely,

Trent & Allison Jacobs

504 E 7th St.

701 S. College 2026-7-COA

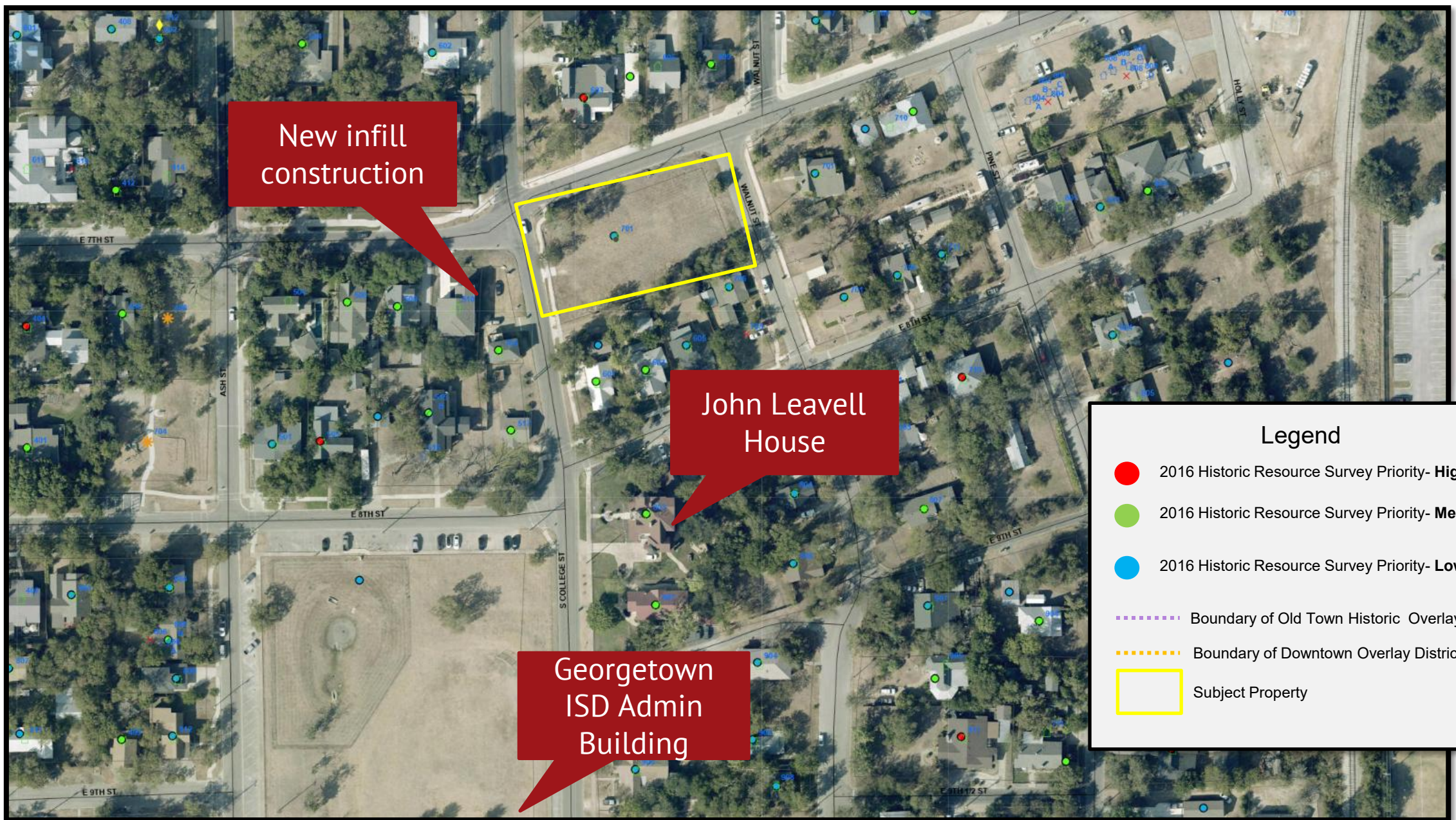
March 11, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation and Redevelopment Program Manager

Item Under Consideration

2025-57-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition. (2026-7-COA)– Allyson Iiams, Preservation & Redevelopment Program Manager



Current Context



S. College
Street View

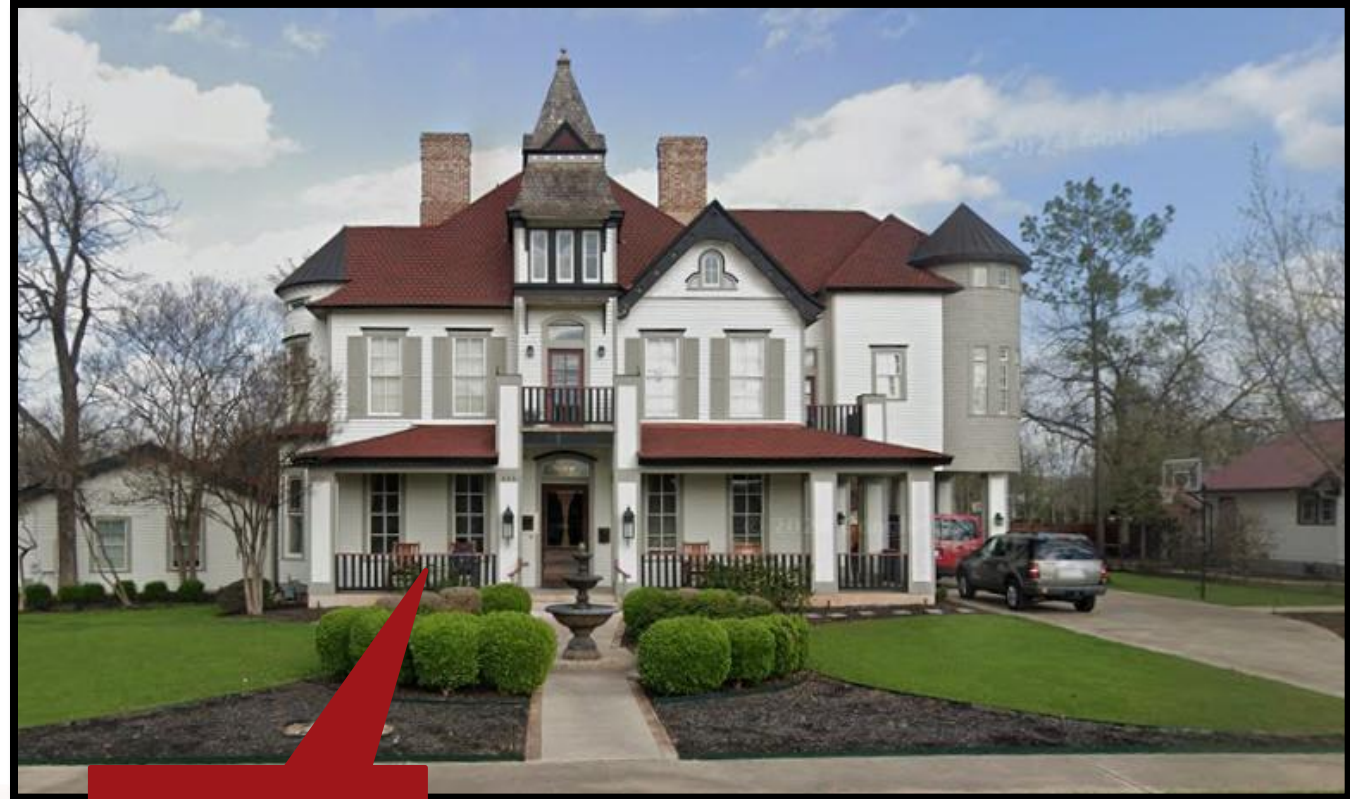


Walnut Street
View

Adjacent Height Context



510 E. 7th



803 S. College
(John Leavell
House)

Shared Block Context

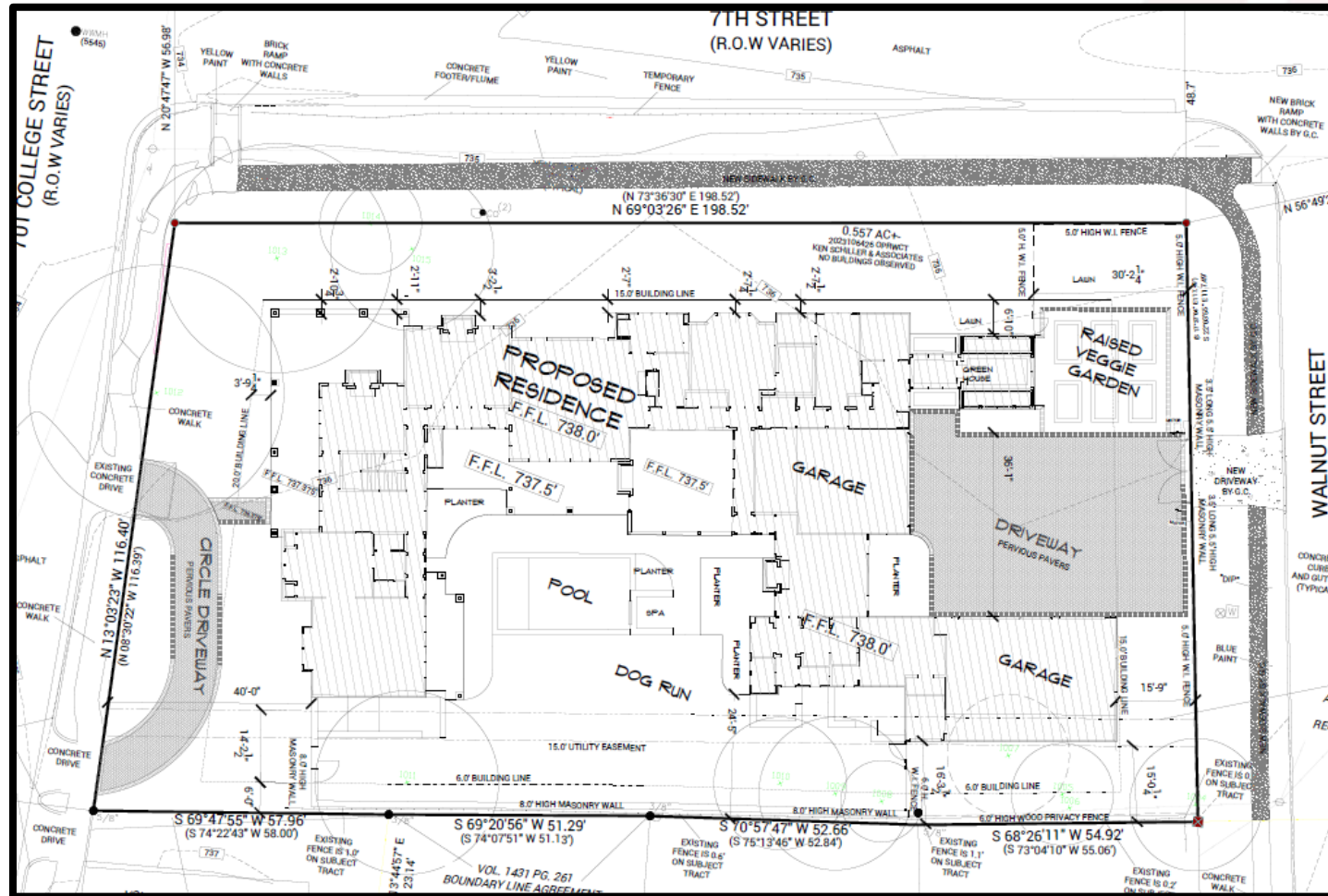


601 E. 8th



603 E. 8th

Plans and Specifications – Site Plan



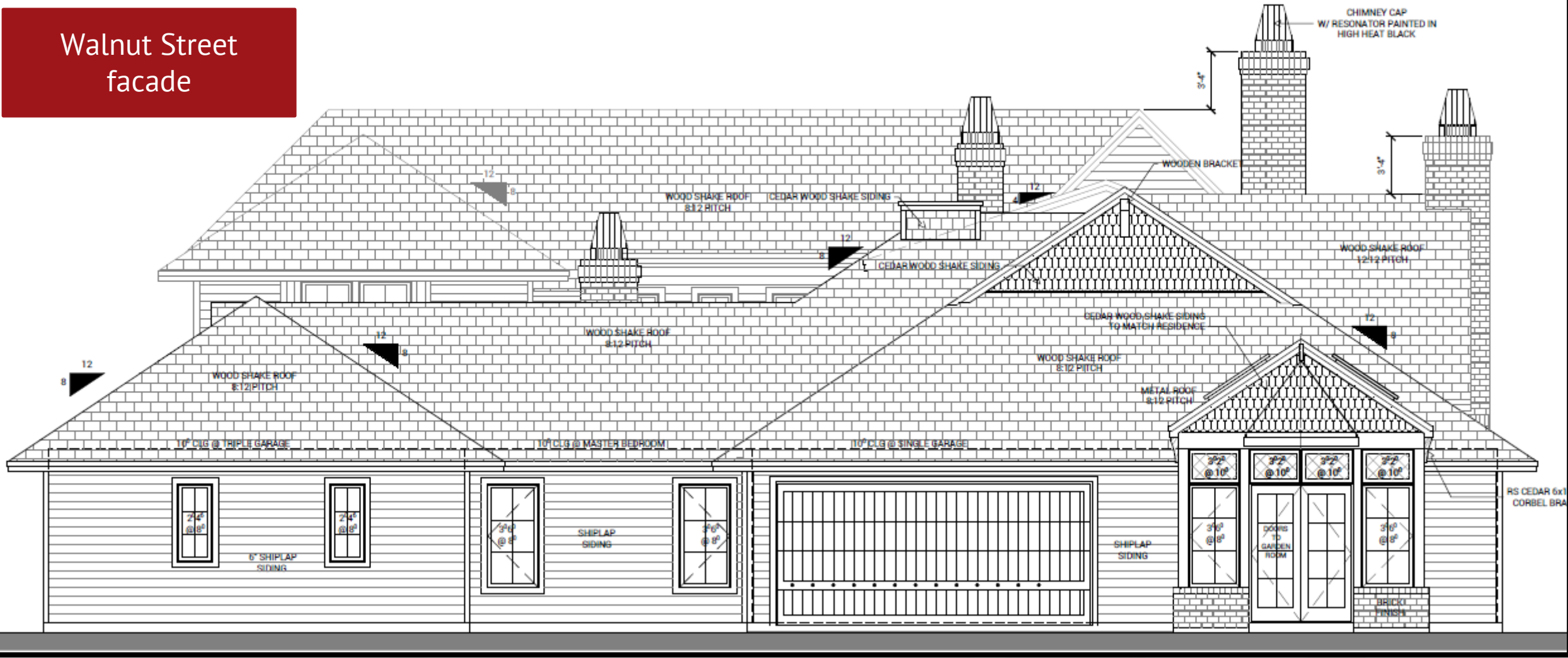
Plans and Specifications - Elevations

College Street facade



Plans and Specifications - Elevations

Walnut Street facade



Plans and Specifications – Elevations

Updated Plans
7th Street



2025-57-COA
Plans 7th Street



3-D Renderings College Street



Updated Design
Rendering



2025-57-COA
Rendering

3-D Renderings 7th Street



2025-57-COA
Rendering



Updated Design
Rendering

3-D Renderings Walnut Street



Updated Design
Rendering



2025-57-COA
Rendering

3-D Renderings Walnut & 7th



Updated Design
Rendering



2025-57-COA
Rendering

Birds Eye View

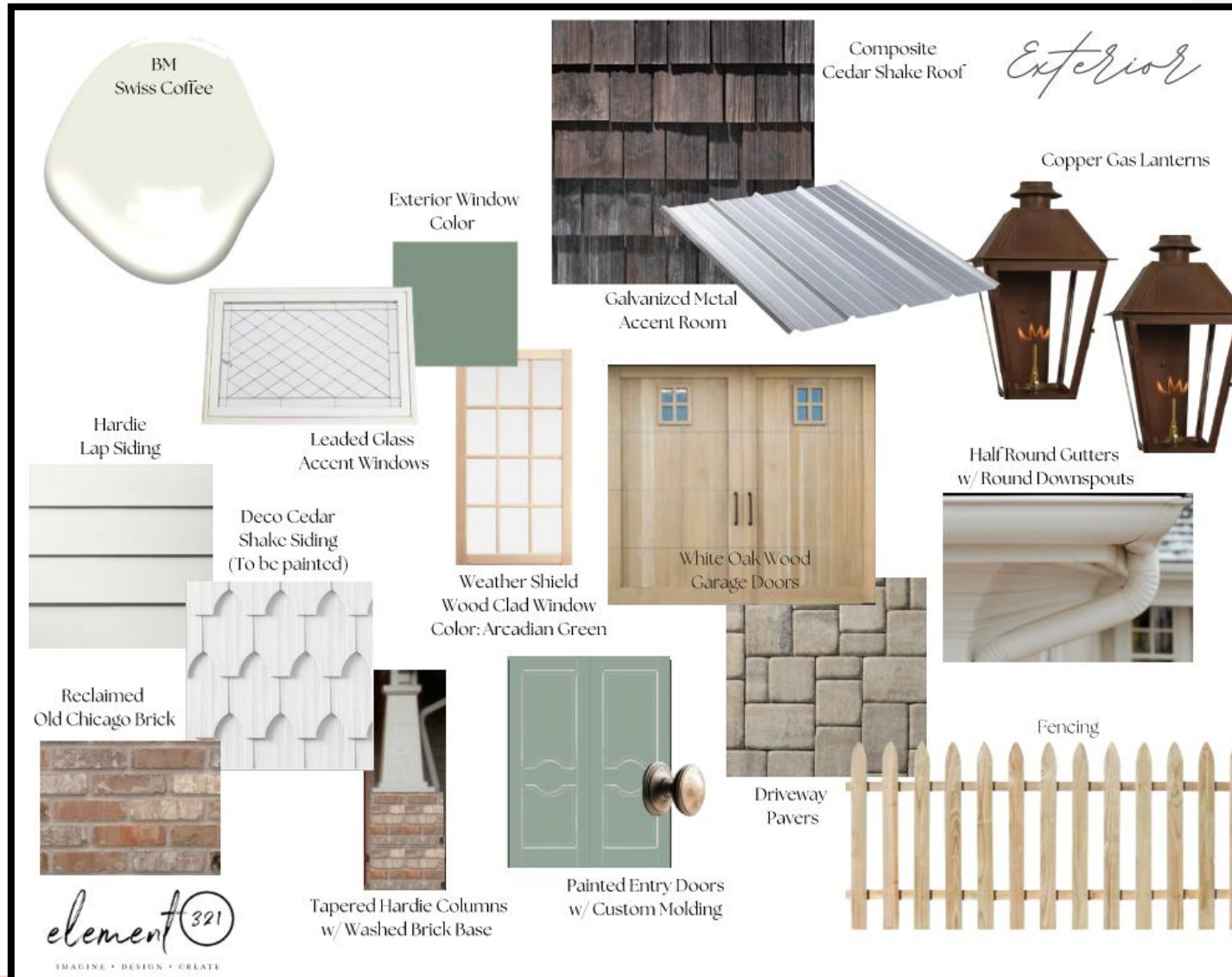


Updated Design
Rendering



2025-57-COA
Rendering

Plans and Specifications – Materials



Approval Criteria – UDC Section 3.13.030

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

Public Notification

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



Staff Recommendation

- Based on the findings listed in the staff report, staff recommends **APPROVAL WITH CONDITIONS** of the request with the following scope of work: new infill construction at the property located at 701 S College Street.

Staff recommends the following condition:

- That all exposed wood be painted.

HARC Motions to Consider

- Approve
- Deny
- Approve with conditions
- Postpone



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: January 16, 2026

File Number: 2026-7-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition. (2026-7-COA)– Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: *Dunn Residence*
Applicant: *Gabriel CC Interests, LLC c/o Kristopher Johnston*
Property Owner: *Thomas J. & Ashley W. Dunn*
Property Address: *701 S. College*
Legal Description: *0.5569 acres out of Block C, Clamps Addition.*
Historic Overlay: *Old Town Historic Overlay*
Case History: *N/A*
Prior COA Denials: 2025-57-COA (New Infill Construction)
Prior COA Approvals: 2020-19-COA (Demolition of a low priority resource)

HISTORIC CONTEXT

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

APPLICANT'S REQUEST

HARC:

- ✓ New building construction (new residence)

STAFF ANALYSIS

Present Property Description:

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

Planning Department Staff Report

Historic and Architectural Review Commission

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

Requested Changes:

The applicant has requested to construct a new residential single-family structure. It will contain 6,049 square feet of air-conditioned interior space, 1,728 square feet of garage space, and 1,707 square feet of exterior covered space (such as covered porches).

Justification for Requests:

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

Technical Review:

The proposed structure has 6,049 square feet of air conditioned interior space, 1,728 square feet of garage space, and 1,707 square feet of exterior covered space (such as covered porches), bringing the total square footage to 9,484 square feet. The front façade is approximately 29'-7" in height at its tallest point, measured from grade to the top of the gable. The front facade is approximately 74'-8" wide, while the width of the lot is approximately 116'. The home will span about 63% of the lot frontage. The home will have a gabled roof, with lower cross gables, ranging in pitch from 4:12, 6:12, 8:12, and 12:12.

The home will feature an approximately 46' wide front porch that is about 9'-0" deep. The porch will feature wooden columns with brick piers in a wrap around style. Nine street-facing windows are proposed on the front façade of the first floor of the home, with five windows measuring 2'-8" in width and 6'-0" in height. The remaining two first floor windows will measure 2'-8" in width and 6'-0" in height. There will be ten windows located on the upper story of the front facade. Eight of the upper story windows will measure 2'-8" in width and 6'-0" in height. The remaining two windows on the upper story of the front façade will measure 3'-0" in width and 6'-0" in height.

Materials

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

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 30 of the 34 applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.3.P Porches	
P.1 Front porches should align with front porches or building fronts on the same block face.	Complies The lot has three frontages: One on College Street, one on 7 th Street, and one on Walnut. The applicant has proposed for the building to front on College Street. The previous structure fronted on College Street and there are other houses fronting College Street within a two block area. The open L-shaped concept porch allows for the porch to contribute to the pedestrian environment along the 7 th Street façade.
P.2 Porches should be scaled to the front façade and, where, applicable, side street façade and should be of a style and materials compatible with the architectural style of the structure. Where an architectural style does not typically include a large front porch, the primary entrance should have a characteristic overhang or recessed entrance.	Complies The applicant has proposed a large front porch that spans more than half the front façade. It will be made of appropriate materials for new infill construction.
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	
D.2 It is preferred with an attached garage or carport that the garage entrance does not face the street.	Partially Complies Visually, there are two attached garages with three garage doors. One of the three garage doors will face Walnut Street. While the garage will allow for more than 2 vehicles, it is located behind the home.
D.4 Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.	
3.5.A. Respect Historic Styles	
A.1 Building Form One of the most prominent unifying elements of the Old Town District is the similarity in building form. Generally, residential buildings are simple rectangular solids, either wider than they are deep or deeper than they are wide.	Complies The home will be 74'-8" wide and 162'-2" deep, including the attached garage, making the home deeper than it is wide. The roof form is pitched.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
Residential roof forms are pitched. These building form characteristics are important and should be preserved.	Other form elements of the structure that are similar to traditional homes in Old Town are the inclusion of a deep front porch and windows that are taller than they are wide on the front façade.
A.2 Architectural Character There is a variety of architectural character in the Old Town area. There are simple vernacular farmhouses, Sears Roebuck kit houses, and Prairie style architecture as well as more elaborate Victorians. Additions to existing buildings should be respectful of a building's original style or design or in the case of subsequent renovations the period of significance and seek to not alter that significance. New construction should be sensitive to the character of the existing buildings in the area and any design should attempt to maintain a similar mass and scale and be in context to the area.	Complies This section of College Street is characterized by a variety of architectural styles, including several bungalows, Victorian, and new infill construction. These homes are a variety of heights, and have several unifying elements including large windows and large front porches. The proposed structure includes several architectural elements that are present in this section of S. College Street including a deep front porch and substantial porch columns. The proposed structure is also consistent in height with the surrounding neighborhood, in that it will be two stories, which is comparable to other homes on the street The structure is larger than the others on the shared block, which are single story bungalows. However, there are several large structures in a one-block radius such as the John Leavell house.
3.5.C Massing, Scale and Form A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen traditionally in the neighborhood.	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that	Complies The floor to floor height of the first story of the home will be 11'-0".

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.	Complies The proposed structure is similar in height to other homes located along S. College Street. Homes also tend to be both single story and two stories in this area.
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.	Partially Complies The proposed structure has a U-shaped form proposed, as the home is centered around a pool and courtyard in the rear of the structure. The proposed roof form consists of overlapping gables and cross gables that include several roof plane changes throughout the proposed design. Two of the street views do provide rectangular views of the home with the U-shape is only seen from the rear of the home.
b. The proportions of the front façade should be taller than it is wide.	Does Not Comply The proposed home is approximately 74'-8" wide and 29'-7" tall, meaning that is more than twice as wide than it is tall. Considering the size of the lot this would be a difficult guideline to fully comply with. There are other homes that are wider than they are taller that became this way due to previous HARC approvals.
3.5.E Roof	
E.1 Form The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.	Complies The applicant has proposed a cross gable roof.
E.3 Roof Pitch	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	The primary roof will have several different roof pitches, but the primary roofline is an 8:12 pitch.
E.4 The following materials may be acceptable depending on the building style. • Dimensional asphalt shingle roofs that emulate wood shingles. • Real clay tile roofs • Slate tiles • Terra-cotta tiles • Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans. • Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide. • Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	Complies The roof will primarily made of synthetic cedar shake, intended to mimic the appearance of real wood shingles. This is a new material, but does generally meet the intent of the Guideline in that it is intended to mimic the appearance of a traditional material. Additionally, the applicant has selected a standing seam metal roof above the front porch.
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	Complies The applicant has proposed 24 inch overhangs.
3.5.F Porches	
F.1 Front porches contribute to the ambiance of the street and encourage social interaction. Porches are recommended as a character defining feature.	Complies The home will have a front porch that will contribute to the ambiance of the street as a character defining feature. The porch will be located on the first floor, will cover half of the façade, and is 9' deep.
F.2 Location Porches should be located and accessible from the first floor of the structure.	
F.3 Porch Size Porches should at least cover half of the first-floor façade facing the street horizontally.	
F.4 Depth of Porch	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.	
F.5 Porches Bulk	
a. Porches should appear to be “added on to the building” rather than cut out of the building. In other words, porches should have their own roof that isn’t integral to the rest of the building.	Complies The porch will be covered by its own roof that is “added on” to the front façade.
F.6 Porch Roofs A minimum of 60% of the front porch should be covered by a roof or a trellis.	Complies The entire porch will be completely covered by a roof.
F.9 Open Porch The front porch should be open and not enclosed by any materials except screens.	Complies The porch will be open.
F.10 Height of Porch Floor The floor of the front porch should be raised above grade and no lower than one step below the first floor.	Complies The floor of the porch will be raised one step above grade.
F.11 Porch Roof Height No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.	Complies The porch roof will be approximately 9’-0” when measured from the porch floor to the roof.
F.12 Porch Columns Porch columns should visually be able to support the porch roof. If the porch roof and decorative elements like spindles are thin and delicate then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial.	Complies The applicant has proposed columns that will visually be able to support the roof.
F.13 Porch Foundation	
a. The porch must be supported by columns or foundation walls affixed to the ground. The columns should be no less than 18 inches by 18 inches.	Complies The porch will be supported by foundation walls that are affixed to the ground.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.G. Doors & Windows	
G.1 Front Doors	
a. The front door should be prominent and face the street.	Complies The front door will remain prominent on the street-facing elevation as it will be centered on the open front porch and entirely visible from the street. No other doors are visible on the street-facing elevation.
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	Complies The proposed front door contains glass on the upper portion of the door.
G.2 Windows	
a. Windows should generally comprise 30-45% of the front façade.	Complies Windows comprise 30.5% of the front façade. The overall front façade, excluding the roof area is approximately 1,293 square feet and the total window area is 395 square feet.
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	Complies Seven windows proposed on the first floor of the front façade and six windows on the upper story are all twice as tall as they are wide.
c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.	All windowsills will be of equal height as per further discussions with applicant.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	Complies With the exception of the windows located in the kitchen, windows facing the street are laid out symmetrically.
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.	The applicant has selected an aluminum clad wood window with dimensional muntins.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	Complies The selected windows are clear and will not have tinted glass.
3.5.H Exterior Building Materials Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.	
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	Partially Complies The applicant has proposed cement board vertical siding on the gable, which is not present elsewhere on the block, and is a modern design trend. The roof will be synthetic cedar shake, which is not a prevalent material in Old Town. While the applicant has proposed several modern materials for their project, the materials are compatible with other homes in the area. The Cement-fiber siding shares a similar texture and exposure to traditional wood siding. While the cedar shake roofing selected is a new material in the Old Town neighborhood, synthetic cedar shake shares several similar qualities to traditional roofing, such as texture and visual appearance. Further, the previous structure on the lot incorporated cedar shakes.
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	The applicant has also requested to place cedar-shake style siding on the gables.
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	Complies The selected cementitious siding will have a smooth finish with a 6" exposure.
b. Wood shingle in a vertical pattern with 3" to 7" reveal.	Complies The applicant has proposed a shingle-style siding on the gable of the home. The reveal will be 6".
d. Combinations Creative combinations of the above are encouraged to recreate natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.	Complies The applicant has proposed a combination of cement board siding, and shingle. These materials will be placed in appropriate locations across the design.
e. Use of Wood Shingles Wood shingles should be used as second story cladding, on attic dormers, gable ends and porch roof gables.	Complies The applicant has proposed shingle siding as a decorative element on the gable ends.
3.5.I Architectural Details & Features	Complies
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	The architectural details proposed such as the dormers, front porch with columns and gable ends are appropriately scaled and in keeping with the architectural styles of the homes seen on this block.
I.2 Use of appropriately scaled details is encouraged.	
I.3 Details should be consistent with the design and style of the building.	

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 2 out of 5* of the applicable criteria.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies The application has been marked as complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	Partially Complies The applicant has proposed an 8' boundary wall between the subject property and the neighboring property, however, the applicant is not able to vary this requirement through the Certificate of Appropriateness process.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable The Secretary of Interior's standards do not apply to new infill construction.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The project is in compliance with 30 of the 34 Historic Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Not Applicable The site is not currently improved, and the request is for infill construction.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies The home shares several elements with other properties in the surrounding neighborhood including the selection of a front porch as a character defining feature. The porch will be deep, with prominent columns, similar to other homes in the area. While the materials selected are newer, and not prevalent throughout Old Town, they are designed to be compatible with traditional materials. The home is wider than it is tall with a height of 29'-7", this is taller than many adjacent bungalows however, it does match the height of the structure located directly across College Street.
7. The overall character of the applicable historic overlay district is protected; and	Complies The project is generally consistent with design guidelines which were created to ensure the overall character of each historic

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	district be protected. While the overall massing of the structure does exceed that of surrounding structures in both width and length, it does also occupy a larger lot than that of surrounding structures. Additionally, Design Guidelines state that “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.” The structure is contemporary in nature, but has been designed to be compatible with traditional materials. The architectural details proposed such as the dormers, front porch with columns and gable ends are appropriately scaled and in keeping with the architectural styles of the homes seen on this block. While the structure exceeds the massing of adjacent bungalows, the larger lot size, stepped massing along 7 th Street, and prominent front porch held reduce the perceived scale from the public right-of-way.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable No signage is proposed with the request.

STAFF RECOMMENDATION

Based on the findings listed in the staff report, staff recommends **APPROVAL WITH CONDITIONS** of the request with the following scope of work: new infill construction at the property located at 701 S College Street.

Staff recommends the following condition:

1. That all exposed wood be painted.

The subject property is larger than many surrounding lots in Old Town, and its corner configuration allows the structure to orient its primary façade toward S. College Street while also addressing the additional street frontages.

Planning Department Staff Report

Historic and Architectural Review Commission

The proposed residence is larger than many surrounding homes on the immediate block, which are primarily single-story bungalows; however, two-story homes and larger historic structures are present within the broader surrounding area. The design incorporates architectural elements commonly found in the district, including a deep front porch, pitched roof forms, dormers, and vertically proportioned windows that help reinforce the residential character of the street. While the structure incorporates a rear courtyard configuration that results in a more complex overall building form, the street-facing elevations present a more traditional rectangular massing.

The project also proposes a combination of cementitious siding, shingle-style siding at the gables, synthetic cedar shake roofing, and a standing seam metal roof at the porch. Although some of these materials reflect contemporary construction practices, they are intended to emulate traditional materials and remain visually compatible with the architectural character of the district. Overall, the proposed project meets the majority of the applicable Historic District Design Guidelines, with areas of partial compliance relating primarily to building form complexity, garage orientation, and the use of some contemporary materials, and one guideline regarding front façade proportions not being met due to the width of the lot and resulting building frontage. While the structure exceeds the massing of adjacent bungalows, the larger lot size, stepped massing along 7th Street, and prominent front porch held reduce the perceived scale from the public right-of-way.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (41 notices), and 3 were posted on-site. To date, staff has received 0 written comments in favor and 4 in opposition to the request (Exhibit 5).

ATTACHMENTS

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

SUBMITTED BY

Allyson Iiams, Preservation & Redevelopment Program Manager

City of Georgetown, Texas
Historic and Architectural Review Commission
March 11, 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