

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas April 23, 2026

The Georgetown Historic and Architectural Review Commission will meet on April 23, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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

Public Wishing to Address the Board

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

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

At the time of posting, no one had signed up to speak on an item not posted on the agenda.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the April 9, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

1.B 509 S Myrtle Street, (2025-51-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 as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-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 _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
April 23, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the April 9, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[04.9.2026 HARC Minutes Final.pdf](#)

Minutes of the Historic and Architectural Review Commission City of Georgetown, Texas Thursday, April 9, 2026

The Georgetown Historic and Architectural Review Commission met on Thursday, April 9, 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, Heather Smith, Linda Burns, Sydney Lemanski, Crystal Wetter, Phil Rotheram

Public Wishing to Address the Board

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At the time of posting, no one had signed up to speak on an item not posted on the agenda.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the March 11, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

Moved by Sydney Lemanski; seconded by Heather Smith to approve the

minutes from the March 11, 2026 HARC meeting.

Motion Approved: 7- 0

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

Voting Against: None

1.B [1000 S. Austin Avenue, \(2026-6-COA\)](#)

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 1000 S. Austin Ave, bearing the legal description 0.16 Acres, Block 64 (PT), Lost Addition. -- Anish D'Souza, Associate Planner.

Anish D'Souza, Associate Planner, presented the staff report.

Commissioner Burns asked for clarification on replacing a historical architectural feature with a non-historical architectural feature.

D'Souza clarified that he was referring to the EV charging units as they are not historic but meant to represent a historic aesthetic.

Chair Cash asked staff to review the three items that are in HARC's purview for this case.

Staff shared that the request includes façade rehabilitation, removal of non-historic materials, and window and store-front modifications.

Applicant, Kevin Stotz, approached the dais along with Sean Eubanks, the architect. He stated he has owned the building for 19 years and over the course of the years it hasn't been given much attention. To match neighboring owned buildings, he is trying to bring this building up to speed. His goal is to bring in some foot traffic from downtown to have a place that fits a spot for citizens to spend some time and bring Georgetown outside of the square. He feels this building is the worst looking building on the block and hopes to address that with a restoration.

Commissioner Garner asked a question to staff about the approval criteria and asked if there were any areas that do not comply.

Staff shared that in all areas of applicable criteria, it complies.

Chair Cash opened and closed the public hearing as no one signed up to speak on this item.

Chair Cash shared this would be an interesting project and would be a nice improvement to the building.

Moved by Phil Rotheram; seconded by Linda Burns to approve as presented by the applicant.

Motion Approved: 7- 0

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

Voting Against: None

1.C 205 E. University Avenue, (2026-4-COA)

Public Hearing and possible action on a request for a demolition that results in the loss in the total square footage of the existing structure and demolition of street facing facade for a Medium Priority resource in the Downtown Historic Overlay District for the property addressed at 205 E. University Avenue, bearing the legal description of 1.322 Acres of Block 23, Lot 1-8, Glasscock Addition (2026-4-COA) -- Allyson Iiams, Preservation and Redevelopment Program Manager

Allyson Iiams presented the staff report.

Applicant, John Duke, approached the dais. He stated this project was about preserving and extending the life of this building in a way it will last for the next several decades. The building has experienced prolonged water intrusion, deterioration of the façade systems including issues with the roof windows and exterior materials. Prior alterations that have been made to the building have only trapped moisture and accelerated the deterioration process. The applicant stated that to make this a lasting structure, it cannot continue to be patched or layer over failing systems and feels the only approach is to remove the compromised façade and rebuild. Duke stated that it was important to note this was not a full demolition as the primary structure and the building's defining shape will remain intact. What will be removed are elements that no longer perform and no longer contribute to the building's integrity. It was shared that staff have noted that due to deterioration, deferred maintenance, and prior alterations, the building has experienced a loss of significance under the guidelines. The applicant believes that this project's approach reflects good stewardship of the assets, respect for the district, and a commitment to doing work the right way rather than the easy way.

Commissioner Rotheram asked how long the demolition is expected to take.

The applicant stated that interior demolition has started and the current plan is to hold off on the exterior demolition until there is a full site permit, however he anticipates the exterior demolition to take a couple months.

Commissioner Rotheram asked what the outside would look like after and during demolition.

The applicant stated that during demolition, it would look like there has been brick removed with exploratory openings. The building does have asbestos on the outside and the extent of that is being determined. Once the demo is fully completed, it will appear as a concrete frame by itself.

Chair Cash asked the demolition subcommittee to share their experience when they visited the site.

Commissioner Lemanski shared that at their visit to this site there were clear signs of water intrusion and the façade is very damaged and would be difficult to repair without a demolition. Lemanski stated that the committee recommended approval of the demolition.

Chair Cash opened the public hearing.

Liz Weaver, 1221 S Main, approached the dais. Weaver shared her thoughts on the building and the project and was in favor of the approval.

Chair Cash closed the public hearing.

Moved by Linda Burns; seconded by Phil Rotheram to approve as presented to include the 2 full years to complete the demolition.

Motion Approved: 7- 0

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

Voting Against: None

1.D [509 S. Myrtle Street, \(2025-51-COA\)](#)

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA)--Allyson Iiams, Preservation & Redevelopment Program Manager

Allyson Iiams presented the staff report.

Chair Cash asked staff for feedback on the purpose of the conceptual presentation and what is asked of the commission.

Iiams shared this was an opportunity to provide feedback to the applicant before a legislative review.

Commissioner Burns asked if the community had been notified about the plans of this project.

Iiams shared that for conceptual reviews, public notices are not sent.

Applicant, Deborah Saenz, who is the architect of the project, approached the dais. She shared that the house is unique and quaint with the objective of the project being to provide additional living space as it is a very small house, however, without altering the existing structure significantly. The applicant stated that looking at the conceptual model, at the rear, you could see that the low sloped roofs occur to minimize the impact on the existing gabled structure. She stated there was a location of the existing

shed structure at the rear corner that is sinking into the yard and the garage of it was unable to be used for parking. The shed is hoped to become a more usable space. Due to this, the plan is to increase the shed to a 1.5 story structure along with having garage storage. The setback has also been adjusted in the plans to allow for maintenance behind the shed as it is currently up against the property line and makes it difficult to get behind it.

Commissioner Burns asked for clarification on the shed and if the intent was to demolish the structure and to build something that no longer looks like a shed.

Saenz stated that the plan is to remove a portion of the footprint of the shed, remodel it, and add onto it. The portions that are closest to the property lines will be removed as well as the portion that is closest to the street.

Commissioner Burns asked if it would remain a shed or be turned into something different.

The applicant shared that it was going to remain a shed and that there was a back portion that would act as a storage area. The front area would have stairs leading to more storage. The applicant reviewed the site plan showing the existing shed, what would be demolished, what would be remodeled, and what would be added on and attempted to explain the full features of the project including the shed and carport area.

Commissioner Lemanski asked for clarification on why they are planning to remodel portions of the shed and not planning to demolish the shed and start with something new.

The applicant stated this choice was made primarily to maintain the setbacks.

Commissioner Lemanski brought up a concern of the structure being built higher along with windows. She also feels skeptical on how much of the shed could be retained during construction and had questions about the review process and if it considered the rules and regulations that apply.

The applicant stated the review process had considered all rules and regulations and clarified where windows were being proposed versus not proposed. She stated the window was up high and above the finished floor height, but if it needed to be removed, that would not be an issue.

Commissioner Lemanski asked for clarification on the setback encroachment as she stated it seems that they already have that.

liams clarified that where the portion of the shed being removed along the rear and side of the property, the shed is coming away from the property line just enough to meet building code. Currently the shed is 2 feet from the property line, but it is being

moved to 3 feet from the property line to meet building code, thus, requiring the setback modification for the project.

The applicant stated that it is being brought in to allow someone to be able to get behind it as it is currently very narrow and impossible to get back there to do any sort of maintenance. She shared that the goal here is to allow a minimum 3 feet between the property line and the structure.

Chair Cash asked for clarification on the setback modification.

liams clarified that this project does need a setback modification as the existing structure is located within the setback and is a non-conforming structure as it exists today. Because they are making significant modifications to the structure, they now need to bring it to building code which says it has to be 3 feet from the property line. The shed is being modified to bring it in to the 3 feet, but because of the significant modifications to the structure, it does require a setback modification. The setback modification comes from the changes to the structure.

Commissioner Burns asked about the possibility of it being attached to the back of the garage and staying within the setbacks.

The applicant stated that they could do that, but it would potentially increase the floor area ratio and cover more of the property.

Commissioner Burns stated that looking at the photos, it appears as if it could be moved over within the setbacks and that it would not be any different.

Saenz shared that if they were to connect the carport structure to the shed, they would still fall within the 6-foot setback and they were not sure if it would be too much of a request versus having an accessory structure being only 3 foot.

Commissioner Rotheram asked if they left the setback as is if they would need anything.

liams clarified that building code does exist, but with the significant change in the structure permitting would not issue a permit based on the existing setback.

Chair Cash opened the public hearing.

Liz Weaver, 1221 S Main, approached the dais. Weaver began by reading a blurb of an email from a neighbor who lives across the street from this proposed project. The email stated that the neighbors had asked about the project and concluded that it includes a garage apartment, including a master suite bedroom plus bathroom. She feels as if the shed is a garage apartment and being used as a residential space per the property owner and neighbor's conversation about the project. Weaver shared that the shed is in terrible shape and questions if it even has a proper foundation, thus, needing to be called a demolition project. Weaver's request to HARC is to tell the applicant this needs

to be a demolition project and conform with the setbacks.

Chair Cash closed the public hearing.

Commissioner Burns asked if HARC considered the shed a demolition, if the project would have to go to the demolition subcommittee.

Liams clarified that it would not have to go to demolition subcommittee as it is not a contributing structure, so it does not require a special COA to demolish. She also noted that in staff's review of the setback request, staff felt the shed structure could be placed somewhere else on the property to eliminate the need for a rear setback modification, though the side setback will be needed for the carport.

The commission then took time to provide feedback on each question presented about the project.

Q1-Is the appearance of a flat roof form on the south addition appropriate?

Commissioner Smith shared this does not bother her. She asked if there was a way to add interest or elevation to it, but shared it is not a top priority.

Chair Cash asked for clarification on the staff concern regarding this item.

Liams shared that the staff's concern was that the roof pitch does not meet design guidelines.

Commissioner Lemanski shared that she feels like it looks disjointed from the rest of the house, but she sees why it was done.

Chair Cash summarized that feedback on the question is that if something could be altered, it would be much appreciated.

Q2-Are the setback modifications for both the carport and the shed in keeping with the adopted approval criteria?

Commissioner Burns shared that the carport is fine, but the shed needs to be demolished and relocated on the property.

Commissioner Smith shared that there are concerns about remodeling versus demolition based on the shed's poor condition.

Q3-Does the set back from the main building of the proposed side additions create enough of a differentiation from the historic structure?

Commissioner Garner input that if they were to remove the front gable on the front of the garage, it would not be an issue as it would be very much differentiated and that

currently it looks busy.

liams asked for clarification on if the setback for the shed or the overall massing of the shed was the bigger concern.

Commissioner Garner shared that the massing was not an issue as it was so far back.

Commissioner Lemanski stated that the concern was the neighbors on either side of the shed and adding an additional story while not backing it off the property line.

liams asked about a single-story shed and if it were to remain in this general location, if the commission would then feel comfortable with the setback requests. The commission said yes.

Commissioner Lemanski shared that she could do without the gable on the carport.

Commissioner Garner asked staff for the purpose of the boundary setbacks.

Haley Webre, Planner, stated that with the 1.5 stories being proposed on the project, the main concern from staff in leaving them where they are was due to the heightened structure. If they wanted to go higher, it seems that pulling the shed off the property lines would be more appropriate.

The commission shared that if the building were to go up, the setback should be at the 6 foot.

It was brought to clarification that the code states the side setback is 6 foot and the rear is 10 foot. Both the side and the rear are looking at being 3 feet, which causes a significant encroachment.

Chair Cash consolidated the feedback from staff. The consensus is that the commission would prefer either the shed be demolished and rebuilt somewhere else within the setback requirements or that it be kept a single story. If it needs to go to the second story, it should comply with all setbacks. The preference is that it is a lower structure.

1.E Discussion Items

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

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
April 23, 2026

SUBJECT:

509 S Myrtle Street, (2025-51-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) --Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

The applicant proposes additions on both sides of the historic structure, along with the removal of the existing accessory structure on the northeast corner of the property to construct a new single-story accessory building.

The existing shed is currently located 1'-8" from the side property boundary, and 2'-2" from the rear property boundary. The proposed shed will lessen the setback encroachment and is proposed at 3" from both the side and rear property lines.

The new additions will be visible from Myrtle Street. The shed, as updated since the Conceptual Review, will still be visible from Myrtle, but has much less visual impact on the streetscape than previously shown.

Staff's Analysis:

In accordance with UDC Section 3.13.030, staff has determined that the applicant has met 6 out of 7 applicable criteria. Staff has also determined that the proposed project complies with 20 of the 23 applicable Historic District Design Guidelines in Chapter 3 as outlined in the Staff Report.

Additionally, in accordance with UDC Section 3.13.030.D, HARC must also consider approval criteria for two setback modifications. Staff has determined that the applicant has met 5 out of 9 applicable criteria.

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 1 sign was posted on-site. To date, staff has received 1 written comment in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[2025-51-COA - Staff Presentation.pdf](#)

[2025-51-COA - Staff Report.pdf](#)

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

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

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

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

[Exhibit 5 - Public Comment.pdf](#)

509 S Myrtle Street 2025-51-COA

April 23, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2025-51-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 as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

HARC:

- ✓ New building construction (shed)
- ✓ Addition that adds to an existing street facing façade
- ✓ Exception on a side setback to allow for a 3' setback pursuant to Section 4.08 of this Code
- ✓ Exception the side setback to allow for a 3' setback pursuant to Section 4.08 of this Code

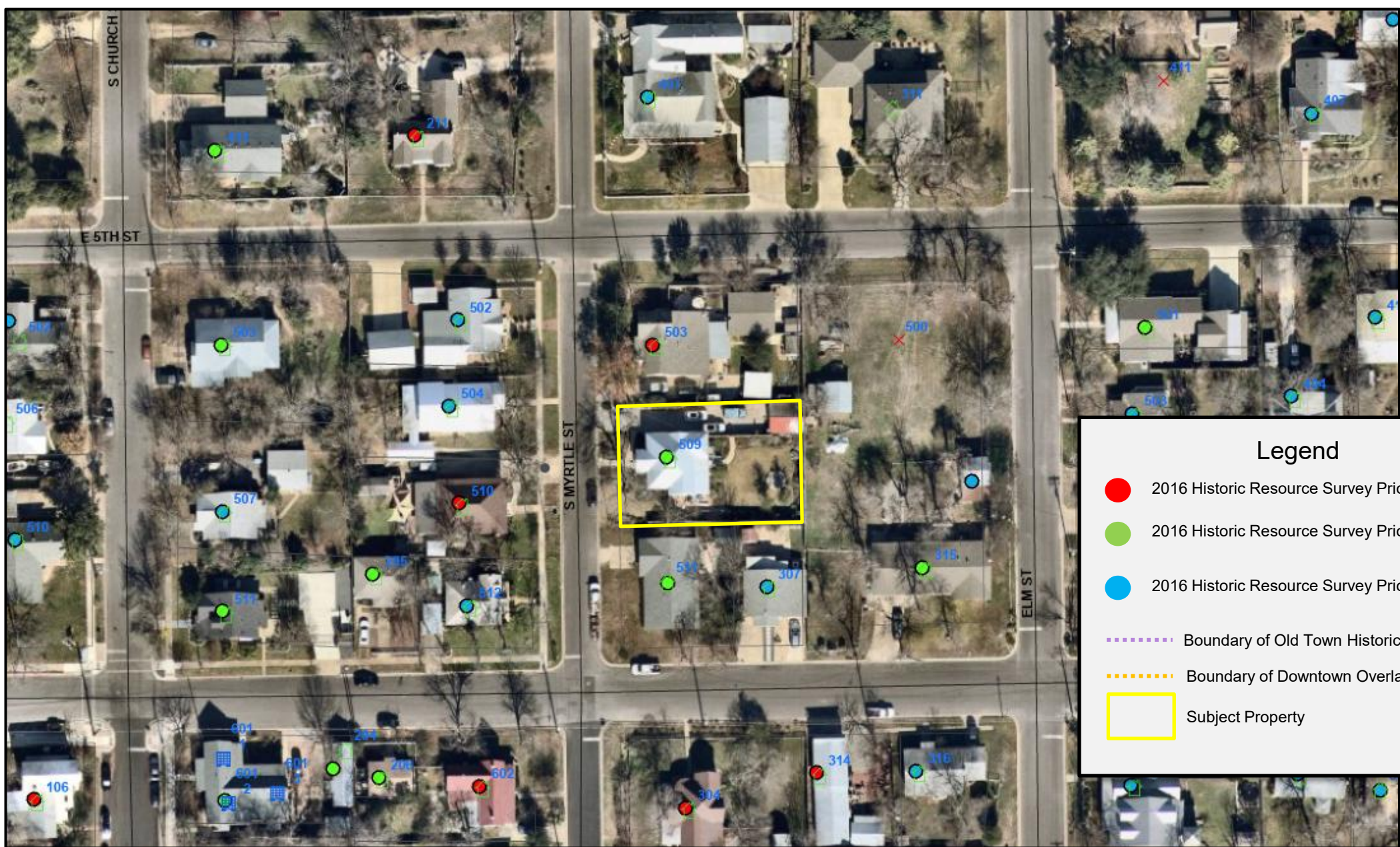
HPO:

- ✓ Fence replacement

Case History

At HARC's last meeting on April 9, 2026, HARC reviewed the proposed request and provided the following feedback:

- The shed should either be completely demolished and rebuilt somewhere else on the property outside of the required setbacks or if the shed is kept as a single story, then the setback modifications are more appropriate.
- Carport setback as presented is less of a concern since the carport height is low and is open-air within the required setback.
- The setback of both additions from the front façade of the existing house alleviate concerns of differentiating the additions from the original structure.
- The roof gable on the carport can be removed. Setback from front façade achieves differentiation guidelines.
- Window should match existing windows in size and mullions. If the shed is lowered to only 1 story or is moved to another location on the property outside of side and rear setbacks, and the window is subsequently not visible from the street, then the window can remain as presented.



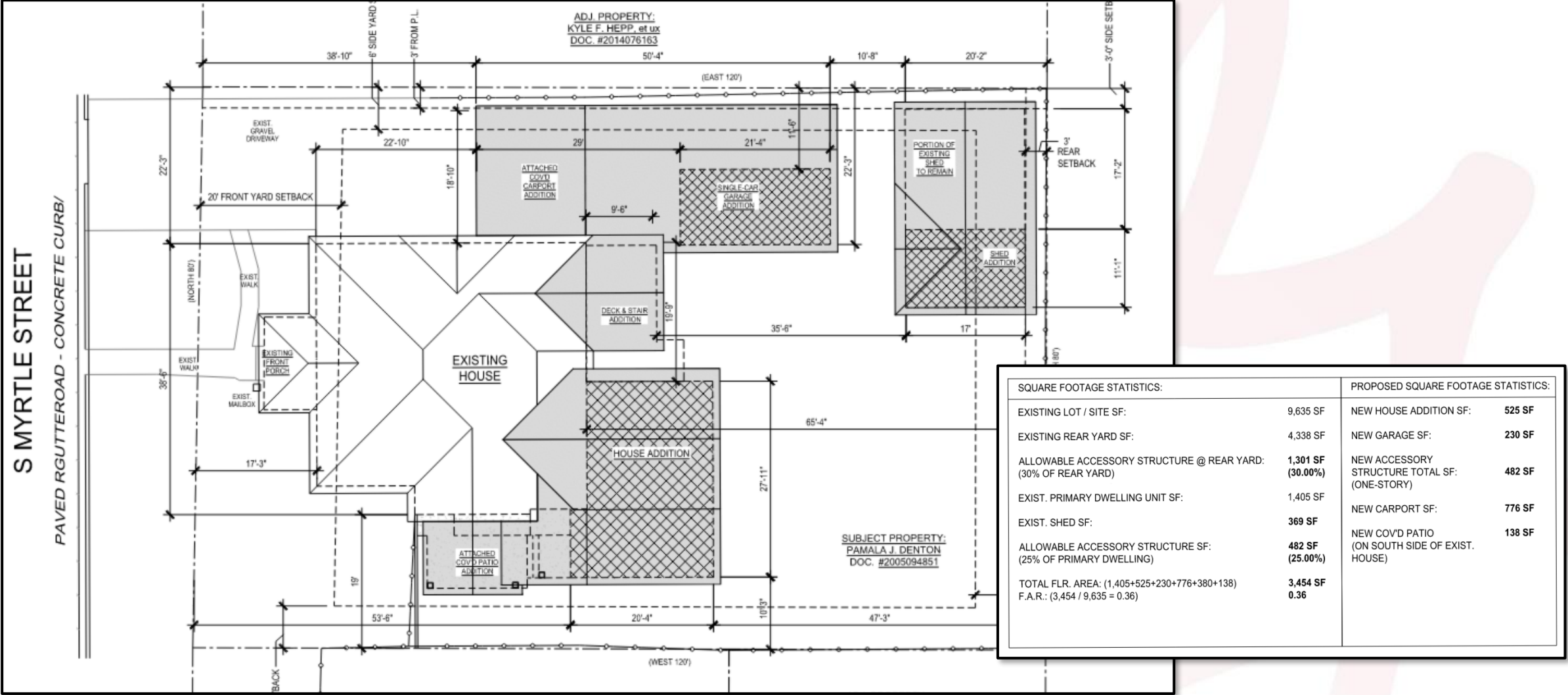
Legend

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

Current Context

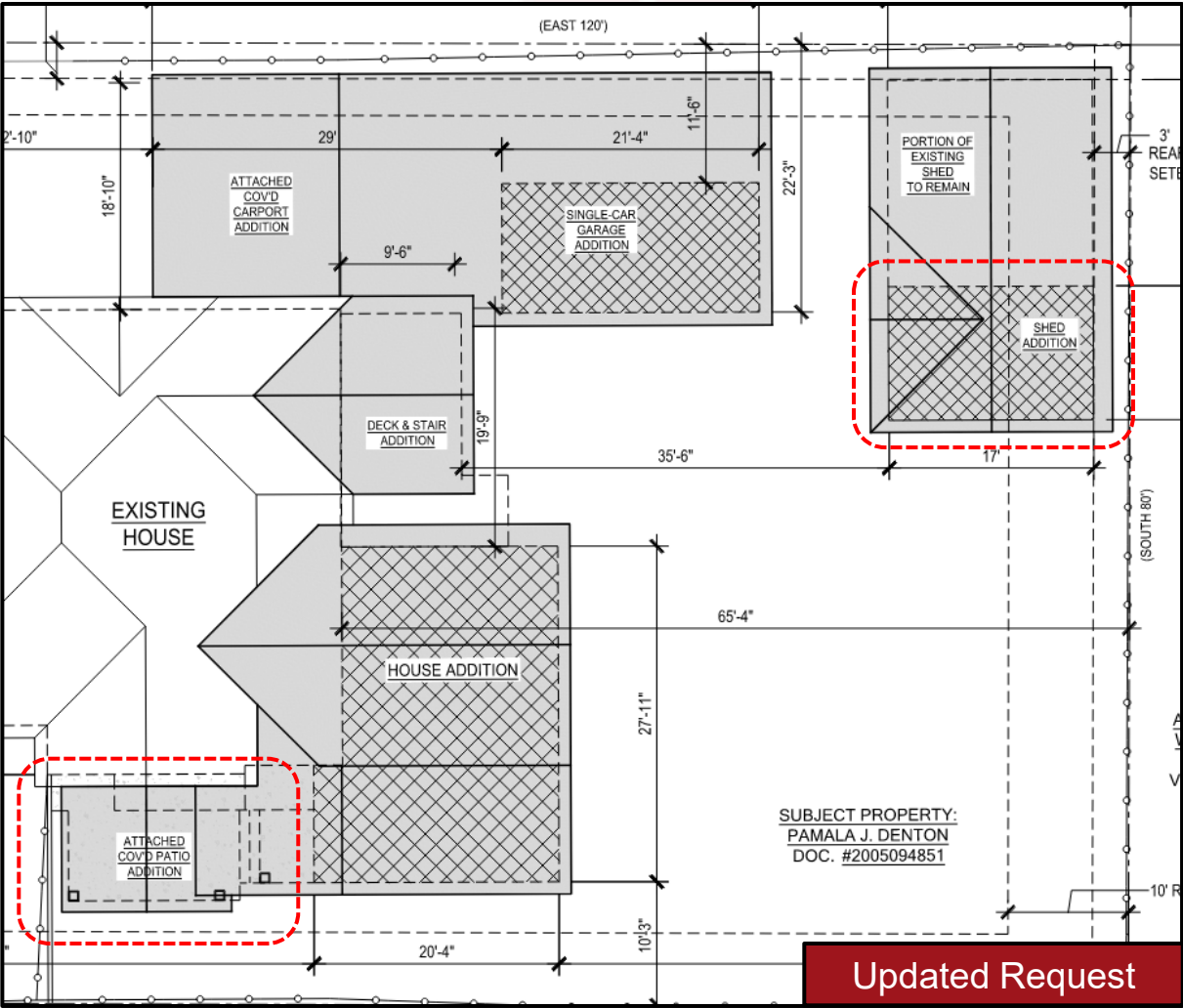
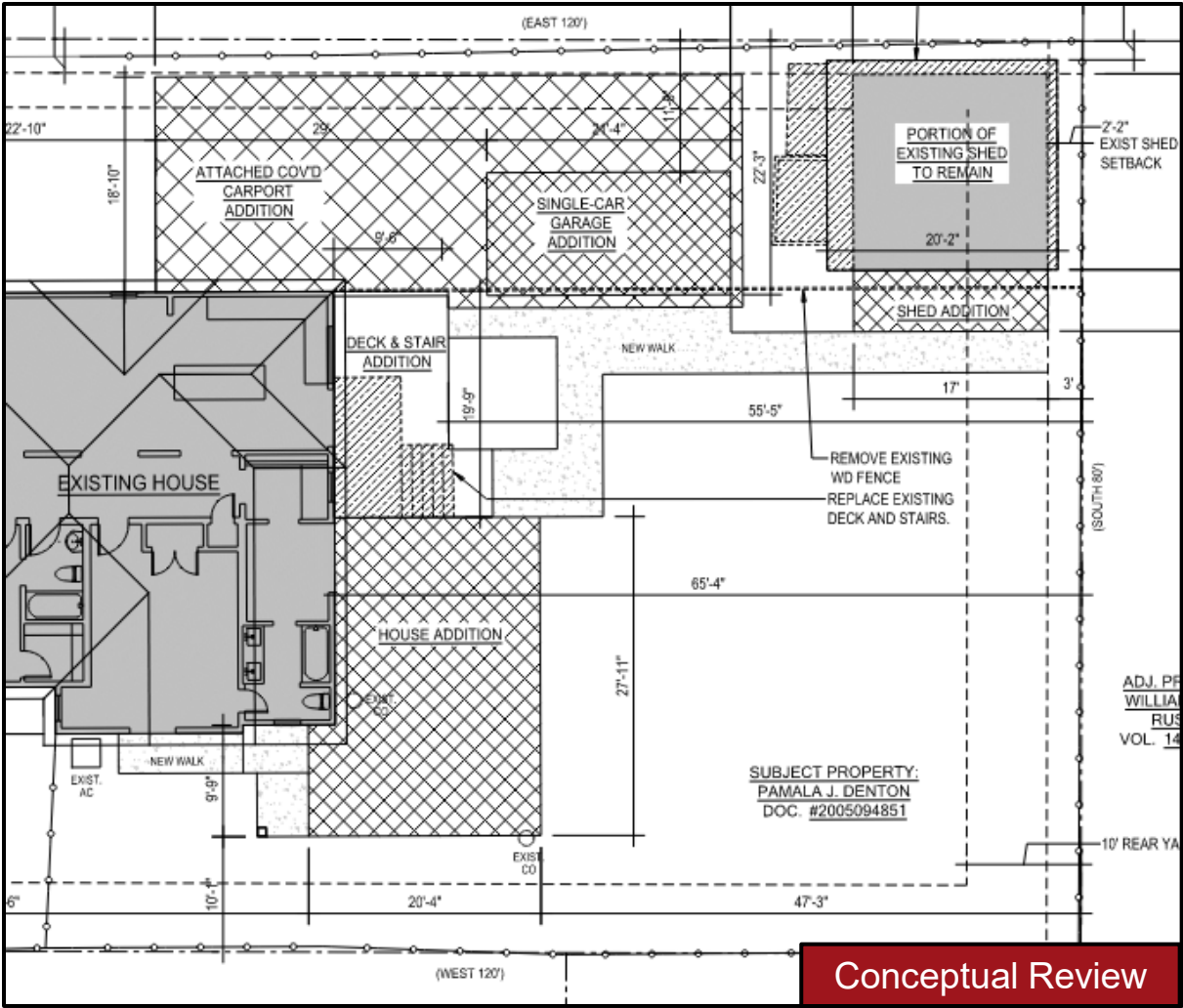


Plans and Specifications – Site Plan



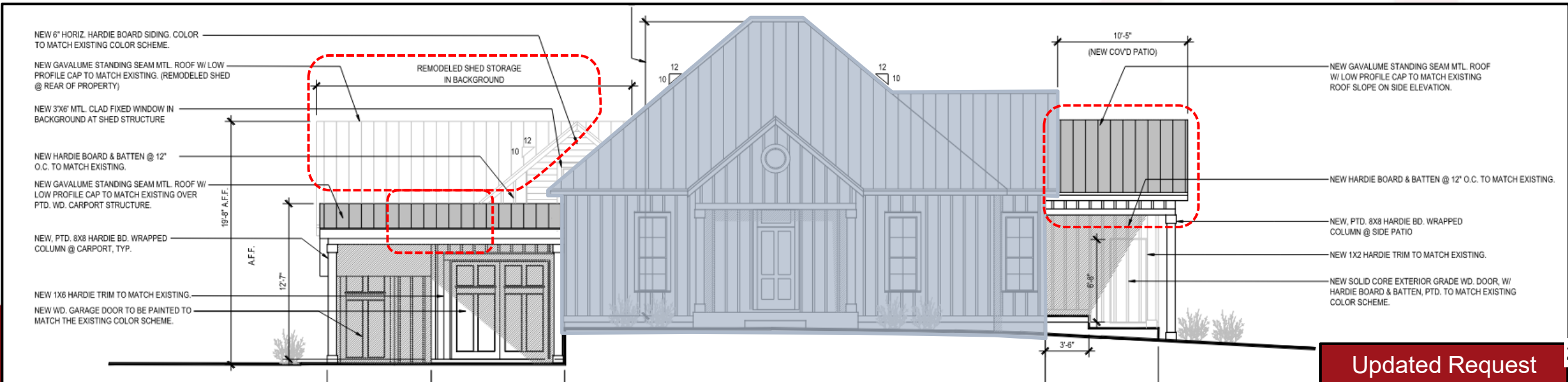
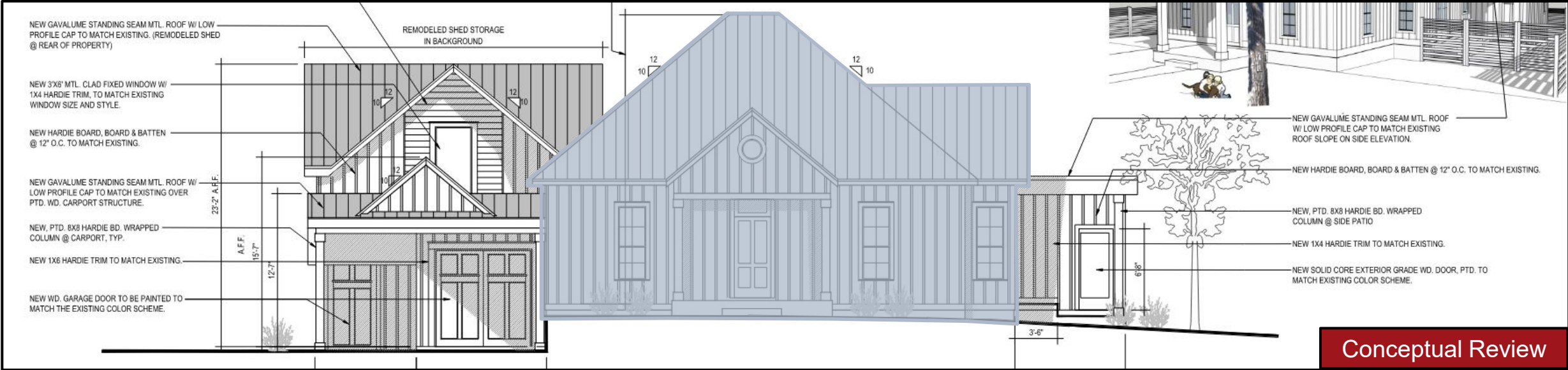
Plans and Specifications – Site Plan

Before and After



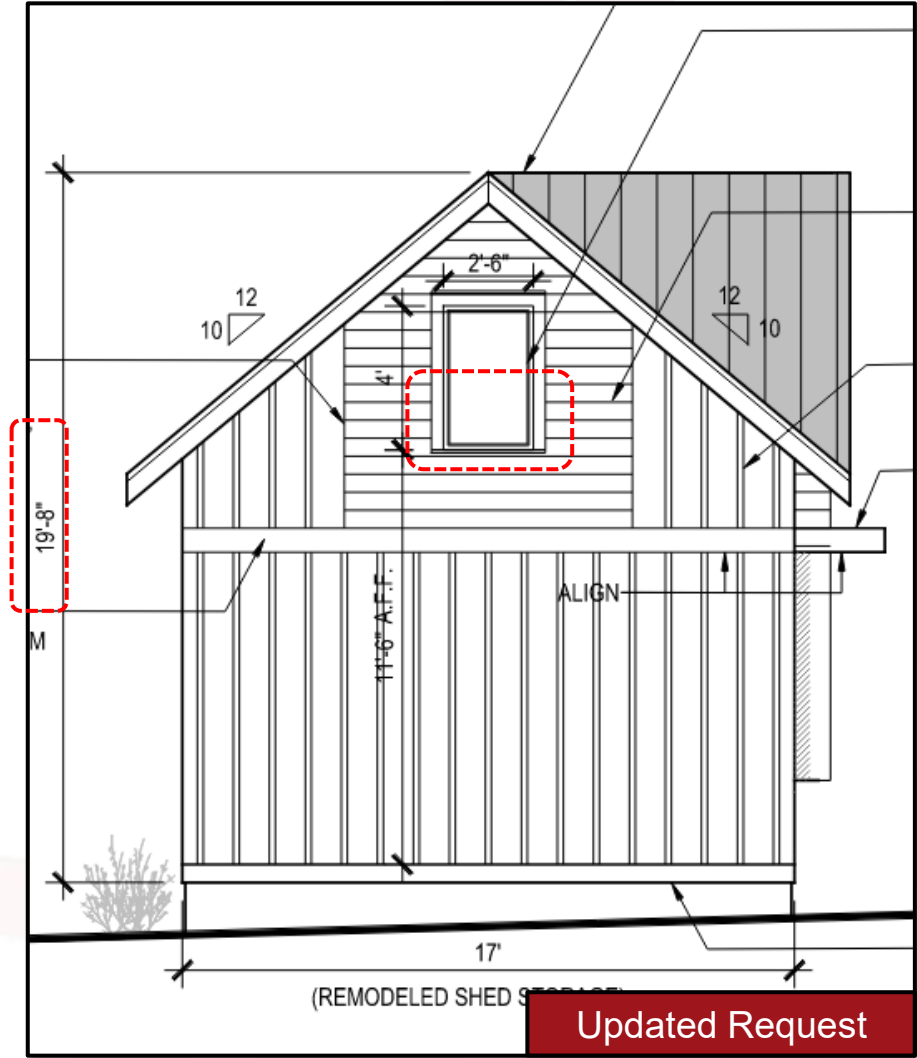
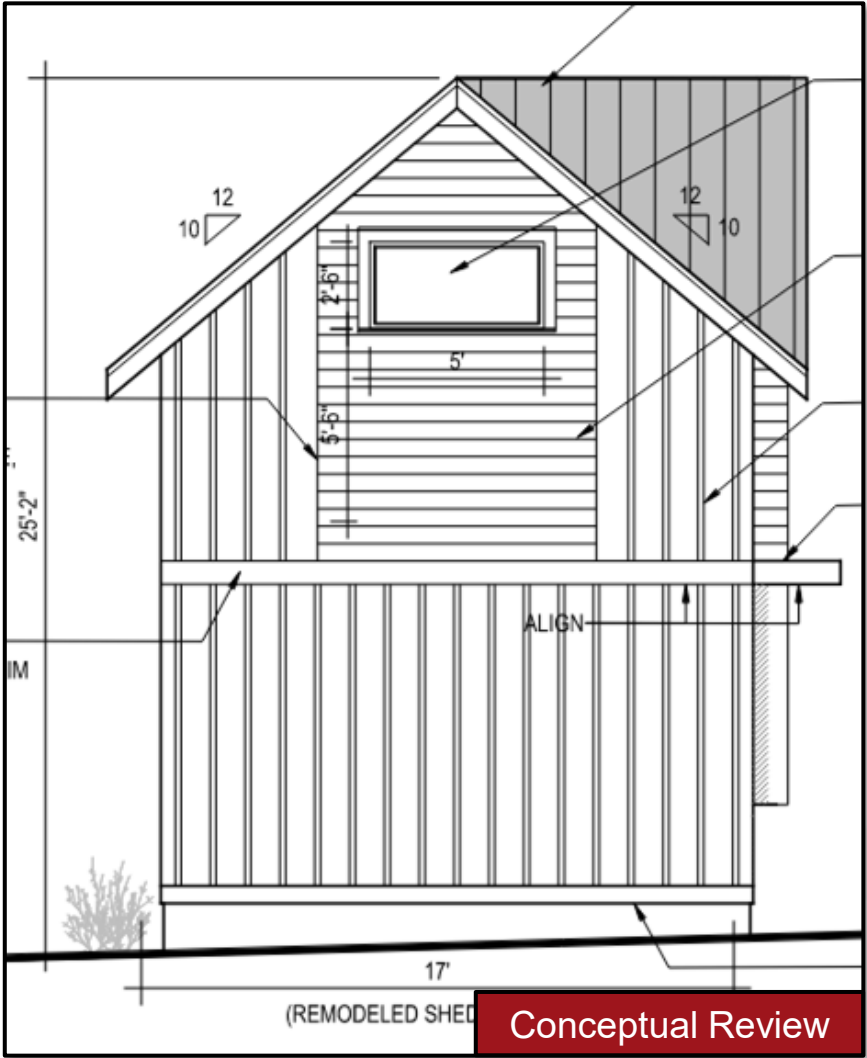
Plans and Specifications – Site Plan

Before and After



Plans and Specifications – Site Plan

Before and After



Plans and Specifications – Materials



Exterior Siding:

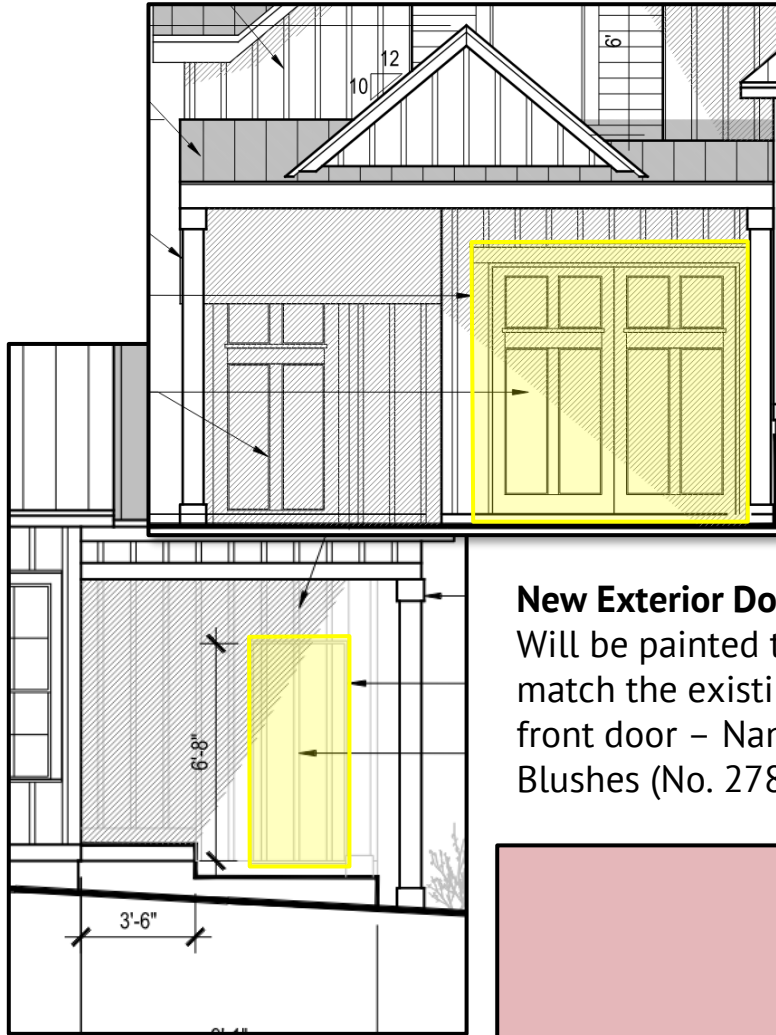
Vertical Hardie Panel
'Select Cedarmill' or 'Sierra 8' texture
12" width
White Satin Enamel paint and primer



Exterior Accent Siding:

Horizontal lap siding
Accent on shed
'Select Cedarmill' texture
5" exposure
Arctic White color

Plans and Specifications – Materials



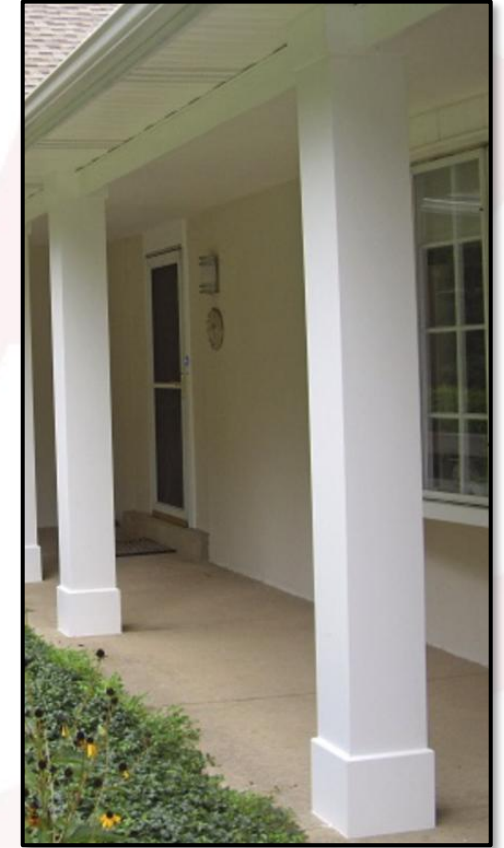
New Exterior Doors:
Will be painted to
match the existing
front door – Nancy's
Blushes (No. 278)



Roof:
Standing seam metal roof
1" tall seams
16" wide panels
Will match existing



Carport Columns:
Hardie trim wrapped
'Cedarmill' finish
White color to match existing house



Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	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

Design Guideline Compliance

Staff has determined that the proposed project complies with **20 of the 23** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding
C.3 Form 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.	Does Not Comply
3.5.E Roof 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.	Partially Complies
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	Does Not Comply

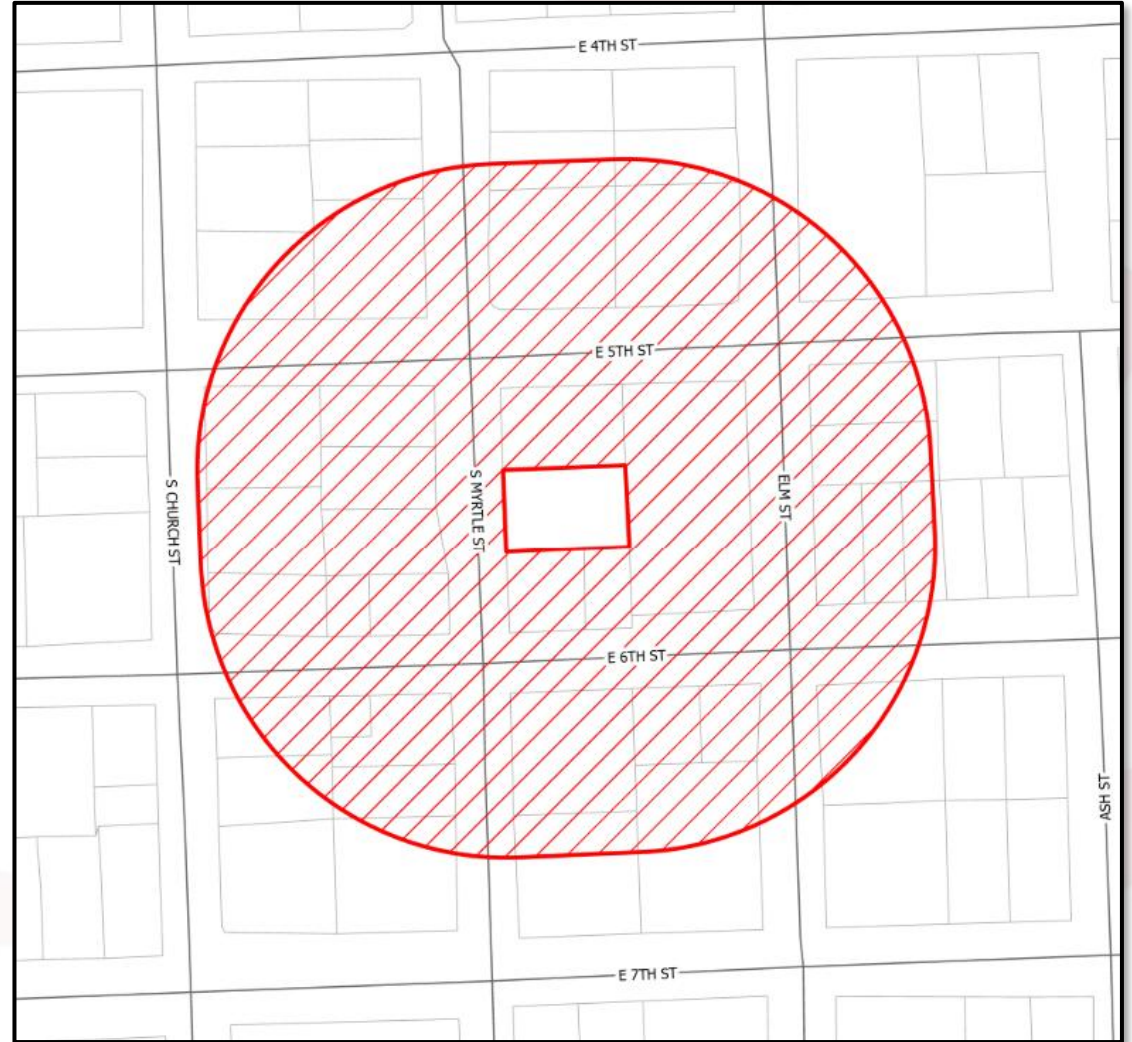
Approval Criteria – UDC Section 3.13.030.D

Building Setback Modification

Criteria	Staff's Finding
1. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies
2. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Partially Complies
3. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies
4. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Not Applicable
5. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable
6. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Complies
7. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Does Not Comply
8. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies
9. The size of the proposed structure compared to similar structures within the same block;	Does Not Comply
10. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies
11. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies
12. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable

Public Notification

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



Staff Recommendation

Based on the findings listed above, staff recommends ***APPROVAL WITH CONDITIONS*** of the request. The condition being that the massing of the north façade of the accessory structure be reduced.

Overall, the request generally complies with the Design Guidelines, however the north façade of the accessory structure reaches 21 feet in height at the peak of the gabled roof. This is a substantial change from the existing 12-foot-tall shed. Further, the existing north façade of the shed reaches 7 feet in height. The remaining 5 feet in height comes from the roof which slopes away from the property line.

HARC Motions to Consider

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

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Planning Department Staff Report

Report Date: April 17, 2026

File Number: 2025-51-COA

AGENDA ITEM DESCRIPTION

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: *HARC-509 S Myrtle Street*
Applicant: *Deborah Saenz*
Property Owner: *Tammy Kress*
Property Address: *509 S Myrtle Street, Georgetown, TX 78626*
Legal Description: *Parts of Lots 6-7, Block 15 of the Glasscock Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *This case went to HARC on April 9, 2026, for a Conceptual Review.*
Prior COA Denials: *N/A*
Prior COA Approvals: *2022-16-COA*

HISTORIC CONTEXT

Date of Construction: *1910*
Historic Resources Survey Level of Priority: *Medium Priority*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New building construction (shed)
- ✓ Addition that adds to an existing street facing facade
- ✓ Exception on a side setback to allow for a 3' setback pursuant to [Section 4.08](#) of this Code
- ✓ Exception the side setback to allow for a 3' setback pursuant to [Section 4.08](#) of this Code

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STAFF ANALYSIS

Present Property Description:

The subject property is located at the mid-block of S Myrtle Street between 5th and 6th Streets, within the Old Town Overlay District. The subject property is improved with a Medium Priority Resource constructed in 1910. The Historic Resources Survey does not note a stylistic influence, but the structure is consistent with a modest vernacular residential form, with a simple front gabled-roof and rectangular massing.

Requested Changes:

The applicant proposes additions on both sides of the historic structure, along with the removal of the existing accessory structure on the northeast corner of the property to construct a new single-story accessory building.

The existing shed is currently located 1'-8" from the side property boundary, and 2'-2" from the rear property boundary. The proposed shed will lessen the setback encroachment, and is proposed at 3" from both the side and rear property lines.

The new additions will be visible from Myrtle Street. The shed, as updated since the Conceptual Review, will still be visible from Myrtle, but has much less visual impact on the streetscape than previously shown.

Justification for Requests:

The applicant desires additional space, and a more functional shed.

Technical Review:

The applicant has requested 2 additions to the primary structure, the replacement of a non-contributing accessory structure, and 3 setback modifications.

One addition, a carport and single-car garage, will be located near the rear of the structure, on the north side of the home and will encroach 3 feet into the required 6-foot side setback. The carport street-facing façade will feature vertical board-and-batten siding, Hardie board-wrapped columns, a standing seam metal roof, and painted wood doors for the garage portion.

The second addition, an extension of living space, is proposed on the south side of the home and it will be setback 16 feet behind the front façade of the existing home. It will include vertical board-and-batten siding, a standing seam metal roof, a painted wood door, and an additional gabled roof form that faces south and is placed under the existing south facing gable.

The applicant is also proposing the replacement of the existing shed with a single-story accessory structure. The footprint of the new structure will be 482 square feet. The roof of the structure will be partially visible from Myrtle Street and will feature a simplified front gable roof with a metal-clad, a mix of horizontal and vertical board-and-batten siding, and a standing seam metal roof.

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DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 20 of the 23 applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.4.B Primary Entrances	
B.3 When more than one door faces a street it is preferable that one door is more dominant than the other. For example, as you look at the building from the street, only one door is visible or parallel to the street. Secondary door may be located on a front façade wall if the wall is recessed 20' from the other front wall plane.	Complies The addition on the south side of the historic house will have a door facing Mrytle Street. This secondary door will be located 36 feet behind the front façade, and will be located behind a fence, allowing it to remain subordinate to the primary entrance.
3.4.C Relationship to Neighbors	
C.2 Rear yard setbacks In historic neighborhoods garages and other outbuildings were often placed 1- 2 feet off of the property line contrary to current codes. These structures should be retained and repaired rather than demolished as they create a unique historic character in the district.	Complies The existing accessory structure shed is not a contributing resource. The proposed replacement accessory structure will be placed 3' from the property line which is in keeping with the smaller setbacks of the existing shed while still meeting current building code requirements.
C.3 Looming guidelines	
a. When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.	Complies The shed will have 1 window located in the gable of the roof which is facing the neighbor to the north. However, the structure is 1-story so this window will not be accessible from inside the structure.
b. When an addition is made to an existing garage or accessory structure, or a new	

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
building added in the rear, the new windows and doors must face into the rear yard and not into the side or rear neighbor's property.	
3.4.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.	Complies The proposed carport and garage structure will be attached to the existing home. This addition will be located 22 feet behind the front façade.
D.3 If the garage is attached and the garage faces the street in front of the primary elevation they should be located behind the primary façade of the residence. The setback from the front façade should be no less than 15 feet.	
D.5 A driveway should lead directly from the street to the parking area.	
3.4.E Parking Configuration and Driveways Driveways and parking require a great extent of hard surface which can have a detrimental effect on the historic character of a district. Large expanses of concrete, brick or crushed granite are not part of the historic character.	Complies No change to existing drive. Previous widening has happened over time but not with this current request.
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	Complies The proposed accessory shed structure will be located in the rear yard of the property and is not attached to the historic home. The proposed accessory shed structure is in keeping with the style of the primary structure, particularly through the use of matching roof pitches, the gable roof form, and similar siding and roofing materials.
F.2 Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller and simpler) to the primary dwelling.	
F.3 Accessory structures should not be attached to the primary structure.	

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.C Massing, Scale and Form	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	Complies The proposed additions will not exceed the height of the historic home. The addition on the south side of the property will be approximately 15 feet from the base of the foundation to the highest portion of roof. The garage/carport addition will be just over 12 feet in height measured from the ground to the highest point of the roof.
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.	
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.	Does Not Comply The proposed additions will form a “U-shaped” layout, extending from both sides of the existing structure and resulting in a more complex roofline. The new additions flanking either side of the front façade will create a structure that is 65 feet in width with a total height of 24 feet. Notably, the new additions are set back at least 15 feet behind the front façade of the existing home, and just over 20 feet behind the existing front porch.
b. The proportions of the front façade should be taller than it is wide.	
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.	Partially Complies The existing structure has a roof pitch of 10:12 with a front gable. The proposed accessory shed structure and south addition have the same pitch. From the street view, the carport addition has a relatively flat roof form which is not in keeping with the design guidelines for roof pitch. However, staff does acknowledge that
E.3 Roof Pitch	

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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.	this roof form helps to differentiate the new carport from the existing home. The addition of the south side of the home includes a smaller gable that is oriented to the south. This gable is in keeping with the roof slope of the existing home.
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 applicant is proposing a standing seam metal roof to match the existing roof. The roof seams will be 1 inch tall, and the pans will be 16 inches wide.
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	Does Not Comply The proposed eaves on the shed and the south addition are 12 inches. While the proposed eaves do not meet guidelines, they are in keeping with the eaves on the historic structure.
3.5.G. Doors & Windows	
G.2 Windows	Not Applicable
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 accessory structure window that was previously shown during the Conceptual Review is now minimally visible from

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
the building. The exception is Modern Ranch houses.	Mrytle Street so these guidelines are no longer applicable.
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.	
f. A window should have trim that is at least 4.5" wide. The window should be recessed from the trim by at least 2".	
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness. b. Windows with muntins shall have dimensional muntins on the exterior of the glass and with a spacer inserted between the glass in insulated windows. Dimensional muntins on the interior are optional.	Not Applicable The accessory structure window that was previously shown during the Conceptual Review is now minimally visible from Mrytle Street so these guidelines are no longer applicable.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	
3.5.H Exterior Building Materials	
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	Complies The proposed exterior siding materials include primarily vertical board and batten to match the existing house. The selected siding will be Hardie Panel in a wood grain pattern with a 12-inch width exposure. Horizontal siding will be used as an accent on the shed structure. The proposed horizontal siding will have a 5-inch exposure.
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.3 Wood siding, brick, and stone should be detailed to provide a human scale.	

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
H.5 Historic building materials of existing buildings should be maintained and respected when additions are proposed.	
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).	
3.5.I Architectural Details & Features	
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	Complies The architectural details of the additions and the shed are in keeping with the style of the original house particularly through the use of board and batten siding and galvanized roof materials, and roof pitch.
I.2 Use of appropriately scaled details is encouraged.	
I.3 Details should be consistent with the design and style of the building.	
3.5.J Design of Garages and Accessory Buildings	
J.4 New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot.	Complies The proposed materials and style of the carport/garage addition and the shed are in keeping with the style of the existing home.
J.5 Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of masonry.	
3.5.K Additions	
K.1 Design alterations and additions to be compatible with the historic character of the property. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.	Complies The additions are in keeping with the original architecture of the existing house. The additions are proposed to be setback from the existing front façade by no less than 15 feet, as such, the visual impacts of the additions on the existing front façade will be minimized.
a. Minimize the visual impacts of an addition. New additions should not be so large as to overwhelm the original structure because of location, size, height or scale. It should be designed to remain subordinate to the main structure.	

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
d. New additions should not obscure or demolish character defining features of the original structure. An addition to the front of a building is usually inappropriate. For example, loss or alteration of a porch should be avoided.	The new additions will also not obscure or demolish any character-defining features of the original structure. The new additions will be small in scale and height, allowing them to be diminutive to the primary structure.
K.2 An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.	Complies The proposed additions extend from both sides of the original structure and are setback from the front façade allowing them to be interpreted as additions. The additions are also simpler in design than the existing home. This can be seen through the height of the structures, the simpler roof line of the carport addition, and the smaller gable roof line on the south addition.
a. Creating a jog in the foundation between the original and new structures may help to define an addition.	
b. Even applying new trim board at the connection point between the addition and the original structure can help define the addition.	
c. An addition should be simple in design to prevent it from competing with the primary façade.	
K.3 Location of Additions	
a. Additions should be located inconspicuously on the least character defining elevation.	Complies With the setbacks of both additions on either side of the existing front façade, the additions will have minimal impact to the existing front façade. Both additions are setback beyond the recommended 10 feet. Further, the proposed additions to the house are limited to the first floor.
b. Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one story houses.	
c. Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. This will allow the original proportions and character to remain prominent.	
e. An addition shall be set back from any primary, character-defining façade. If	

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Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").	
K.4 The roof of a new addition shall be in character with that of the primary building.	Complies The applicant has provided a smaller gabled roof to the south addition which matches the slope of the existing south facing gable.
a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.	Alternatively, the carport addition does not include a gabled detail. Staff acknowledges that this roof form helps to differentiate the carport as an addition.
b. Repeat existing roof slopes and materials.	
c. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar	
K.6 Design of Additions should be compatible with the primary structure.	Complies The additions feature similar materials and overhangs as the historic structure. The proposed south addition shares a similar gabled roof, while the carport addition deviates from the 10:12 roof pitch of the historic structure with a shed style roof that appears flatter from the street facing façade.
a. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.	Complies The additions feature a vertical board and batten material. With the proposed south addition featuring a smaller south facing gable roof and columns that are similar to the porch columns on the primary structure. Both additions will also include columns to match the existing home.
c. Additions should acknowledge and respect and where appropriate include architectural features of existing building.	
K.7 Exterior Materials of Additions	
a. The selection of exterior materials should be compatible with the primary building.	Complies

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GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
b. Use the same siding and roof materials as used on the original structure if possible. c. Materials should strive to be the same color, size, and proportion and used in the same manner as the original house but not necessarily used in the same overall proportions. This allows the addition to be recognized as an addition.	Selected materials for the proposed additions to the home are in keeping with the existing materials. Vertical board and batten will be utilized, in addition to a standing seam metal roof. While the materials for the additions will match the existing home, the location of the additions will help differentiate them from the existing structure. Further, the roofline of the carport will help to differentiate it as an addition.
K.8 The architectural features of existing buildings should be protected when additions are proposed.	Complies No prominent existing features will be modified by the additions. Further, all modifications will be located on the back half of the existing home.
K.9 Distinguish New from Old	
a. Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to materials and details will be critical to achieving the desired design unity. c. A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.	Complies The setback of both additions from the front façade along with lower foundation heights will help to differentiate the additions from the original structure. Further, the roofline of the carport addition will help to distinguish it from the existing home which is primarily comprised of hip and gable components. While the south addition does include a gable roof feature, its roofline is stepped down from the original home.

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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 6 out of 7* applicable criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies The application was found to be complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	Complies The new carport/garage addition and the new shed will require approval from HARC of a setback exception.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies The request meets all of the Secretary of Interior's Standards for historic preservation, particularly Standards 9 and 10. Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The request meets these standards in that the additions are compatible with the existing structure and preserve the appearance of the front façade of the home. With the proposed additions being located near the rear of the

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SECTION 3.13.030 CRITERIA	FINDINGS
	structure, they will minimally impact the Myrtle Street façade.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The request was found to generally comply with the Historic District Design Guidelines in that the new additions will have a lessened impact on the most character defining façade of the home due to their setbacks from the front façade. Further, the additions and accessory structure will utilize materials that are appropriate for the District which include board and batten and a standing seam metal roof. The lower height of proposed modifications will allow them to be distinguishable from the historic structure.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The placement of the proposed additions near the rear of the structure will allow the integrity of the historic building to remain protected. By situating the additions behind the primary façade, the character-defining features of the original home, including its front-facing roofline, gables, and entry, will remain prominent. The setbacks from the front façade and the use of compatible, yet distinguishable materials and roof forms will help differentiate the new construction from the historic structure, ensuring that the additions are subordinate in scale and do not overwhelm the original home.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies The proposed accessory structure is generally compatible with the context of the blockface, as the historic home to the north includes an accessory building of similar size and placement. The accessory structure's

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SECTION 3.13.030 CRITERIA	FINDINGS
	scale, materials, and setback help it blend into the historic streetscape. However, while surrounding properties on the block feature additions, these have largely preserved a simple vernacular character with rectangular forms. In contrast, the proposed side additions for the subject property will create a more complex footprint and roofline, deviating from the predominant simplicity of massing and form along the block.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed additions are positioned to have minimal impact on the historic home's primary character-defining façade, preserving its front-facing rooflines, gables, and entry features. The accessory structure's placement, scale, and design are consistent with historic patterns found throughout the Old Town Overlay District, reflecting the typical massing, setbacks, and subordinate accessory buildings common to the area. The materials, roof forms, and lower heights of the additions help maintain the overall visual rhythm and historic character of the district, ensuring that the integrity and defining qualities of the overlay are protected.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

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

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies The side encroachment is necessary for the carport garage addition in order to have enough width for 2-cars. However, there is enough space in the rear yard to move the shed out of both the side and rear setbacks.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Partially Complies There is not adequate room on site for the addition of a 2-car width carport without encroachment into the side setback. However, there is enough space in the rear yard to move the shed out of both the side and rear setbacks.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies Many of the surrounding properties include accessory structures near or on existing property lines. This is a common feature seen throughout Old Town where homes were built prior to automobiles. As automobiles became more readily available, sheds were constructed for their storage. But these sheds were built prior to current zoning requirements. Accessory structures throughout Old Town that encroach into current required setbacks have created a post-car/pre-zoning code time stamp.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Not Applicable

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SECTION 3.13.030.D.2 CRITERIA	FINDINGS
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Complies The proposed accessory structure will be replacing an existing shed. The new shed will be moved further away from the side and rear property lines than the current shed.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Does Not Comply The footprint of the proposed accessory structure is moderately larger than the existing shed. The existing shed is 369 square feet, and the updated shed is 482 square feet. Notably, the new square footage is being added towards the interior of the subject property. However, the height of the new shed will be 21' from the ground to the highest point of the roof. Further, since the north façade is gabled, this creates a 21 foot wall 3 feet away from the neighboring property to the north. The shed as it currently exists is 12' from the ground to the highest point of the roof. Additionally, the current shed has a gable the is oriented in a west-east direction so as the shed increases in height, it is also moving away from the north property line.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies The proposed carport addition has been found to be in scale when compared to the original structure. This is partly due to the open-air component of the carport/garage addition as well as the topography of the site which will allow

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SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	the carport/garage addition to be built lower than the main house.
i. The size of the proposed structure compared to similar structures within the same block;	Does Not Comply The proposed carport addition is 2 cars in width, however, surrounding carports and other accessory structures are narrower in width.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies The carport addition and new shed will be located 3 feet from the property line allowing access to structures for maintenance. The neighbors to the north and east both have existing accessory structures close to the new shed location.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies While the 3 feet space between the structures and the existing fence is narrow, this is enough space to access the structures for maintenance. The existing shed is currently located closer to adjacent properties than the proposed structure and addition.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL WITH CONDITIONS** of the request. The condition being that the massing of the north façade of the accessory structure be reduced.

Overall, the request generally complies with the Design Guidelines, however the north façade of the accessory structure reaches 21 feet in height at the peak of the gabled roof. This is a substantial change from the existing 12-foot-tall shed. Further, the existing north façade of the shed reaches 7 feet in height. The remaining 5 feet in height comes from the roof which slopes away from the property line.

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

ATTACHMENTS

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

SUBMITTED BY

Haley Webre, Planner

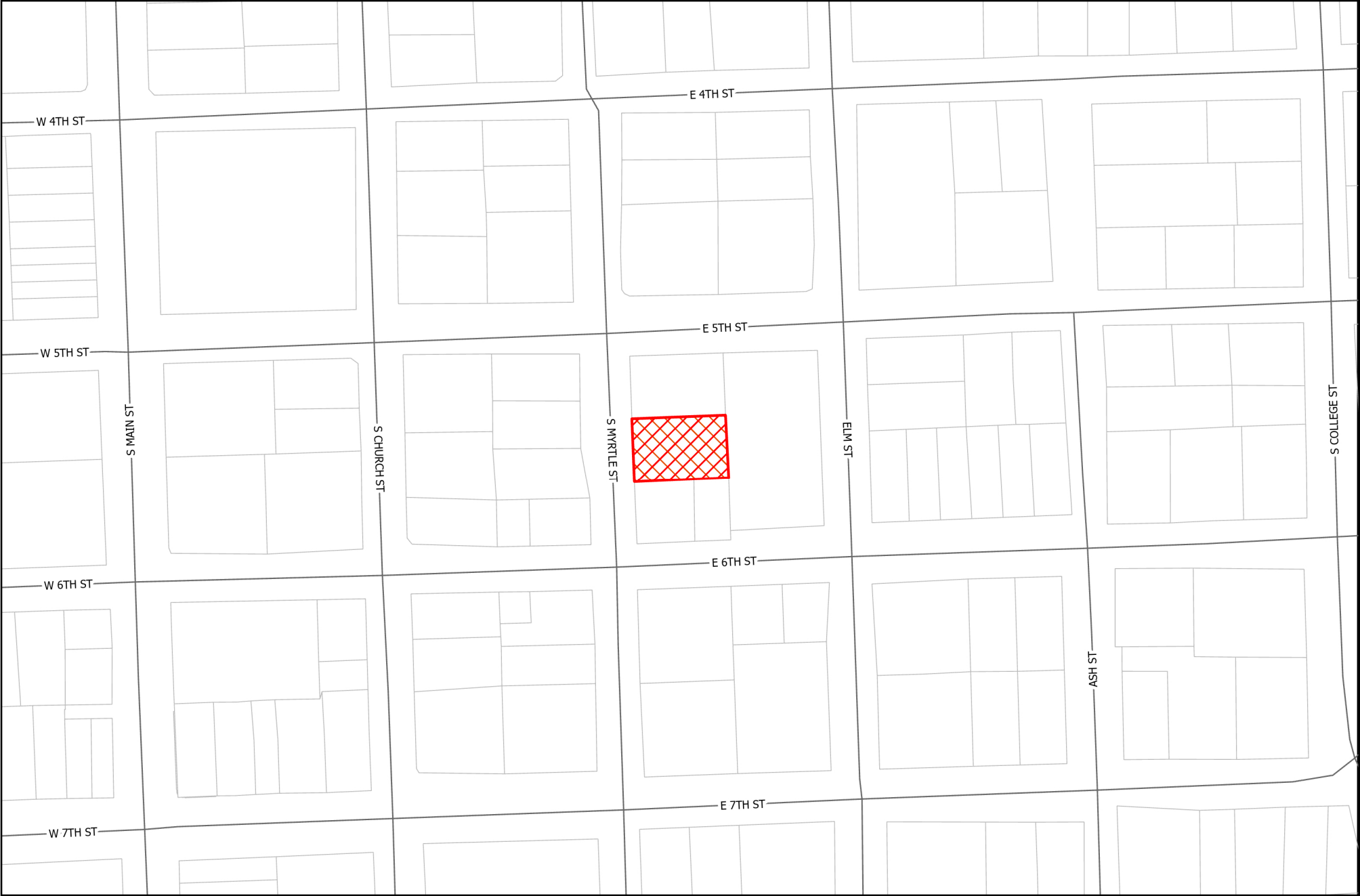
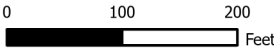


Location

2025-51-COA

Exhibit #1

-  Site
-  Parcels



October 6, 2025

City of Georgetown, Planning Department

809 Martin Luther King Jr. Street, Georgetown, TX 78626

Regarding: Certificate of Appropriateness for an addition at 509 S. Myrtle Street, Georgetown, TX, 78626

Owner Information: TKRESS LLS
Tim and Tammy Kress
Email: myaustinhouse@yahoo.com

Letter of Intent:

1. Description of the proposed project:

We are proposing a new addition to the existing house and a new addition to the existing shed at the rear of the property. The existing property is zoned RS-Single family Residential, located at 509 S. Myrtle Street in Georgetown, Texas.

The proposed addition to the existing house (primary dwelling) will include: A primary bedroom and bathroom suite, with walk-in closet. The approximate additional square footage added to the existing house, will be 525 S.F. This addition will occur at the rear (south-east side) of the existing house. The proposed addition on opposite side at the rear of the existing house (north-east side) will include a covered carport a single-car garage. This proposed carport and single-car garage will face the street, and will be setback behind the existing house façade, approximately 23 feet (carport) and 48 feet (single-car garage).

The proposed addition to the existing shed storage structure (at the rear of the property) will include: A storage area, utility sink with base cabinets, powder room (with toilet and sink), workshop, and upstairs storage area. The approximate additional square footage added to the existing shed/ storage structure is 183 S.F. The existing shed square footage is approximately 369 S.F. This addition will occur at the rear (east side) of the existing house.

2 B. Criteria for Approval:

(B.1) The application is complete, and the information submitted is correct and sufficient for review and final action, to the best of my knowledge.

(B.2) The proposed design complies with the applicable design standards of the Georgetown Unified Development Code, to the best of my knowledge.

(B.3) The proposed design complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties, to the best of my knowledge. The existing house will remain as is and the new additions will be added on without much alteration at the existing exterior walls and existing roof.

(B.4) The proposed design complies with the adopted Historic District Design Guidelines for the Historic Overlay District, to the best of my knowledge. The proposed addition building heights do not obscure views to and from the Courthouse or detract from views of the Town Square Historic District and do not exceed the existing house building height on the property. The proposed addition building heights do not exceed the existing house building height on the property.

(B.5) The proposed design preserves the historic, cultural, and architectural integrity of the existing building and site. The proposed additions will match the exterior wall materials, windows, doors, and roofing materials. The proposed additions are located at the rear of the property and not blatantly visible from the front of the property (S. Myrtle Street).

(B.6) The proposed additions were designed to be compatible with the surrounding properties in the neighborhood and in the historic overlay district. Some of the surrounding properties include carports extending into the side setback limits and include one/ two story accessory structures at the rear and sides of their properties.

(B.7) The proposed additions were designed preserve the overall character of the applicable historic overlay district aesthetic. The proposed design aesthetic will match the existing character of the existing house materials and gable roof massing. The proposed carport, single-car garage additions are being done at the rear of the property to minimize street facing impact on the overall site massing. The carport design is low sloping to prevent bulk-massing adjacent to the existing house.

(B.8) The proposed project does not include Master Signage.

3. Current Existing Photos of the site and existing structure:













4. Current Existing Photos of the surrounding properties:





Thank you for the opportunity to present our project for your review and approval.

A handwritten signature in blue ink, appearing to read "D Saenz".

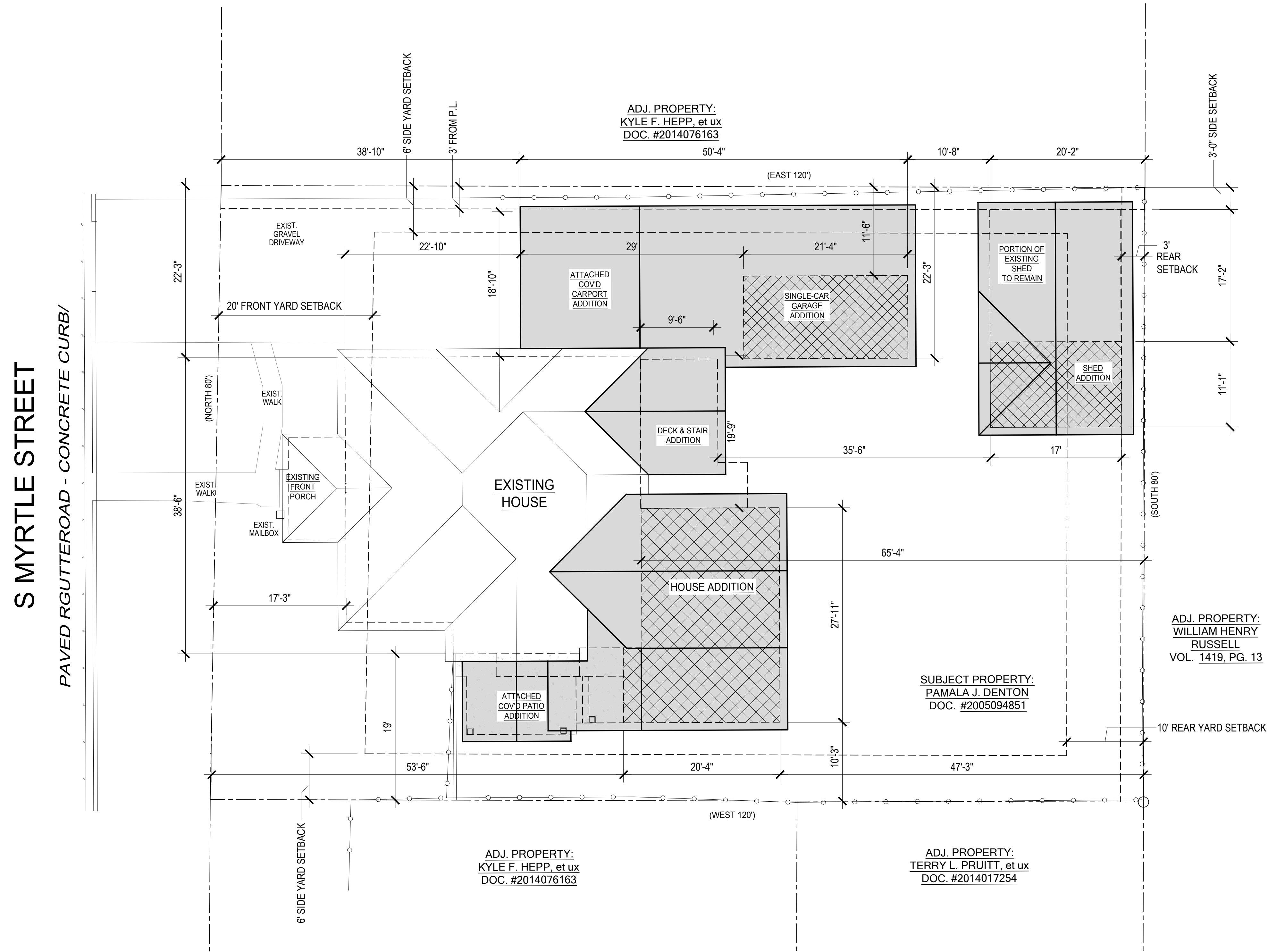
Deborah Saenz
Designer



existing site photos

Kress - Residence Addition		Architect: Deborah Saenz, AIA, LEED AP Lic. # 33091 415.963.1821
509 S Myrtle Street Georgetown, Texas		
Date Issued:		
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		arch site plan
09.22.25_EXT ELEV		
10.06.25_COA SUBM		
02.02.26_COA REV 01		S1.1
03.19.26_COA REV 02		
04.15.26_COA REV 03		

legend	
	EXISTING STRUCTURE/ ROOF
	NEW ROOF
	NEW ADDITION



SQUARE FOOTAGE STATISTICS:		PROPOSED SQUARE FOOTAGE STATISTICS:	
EXISTING LOT / SITE SF:	9,635 SF	NEW HOUSE ADDITION SF:	525 SF
EXISTING REAR YARD SF:	4,338 SF	NEW GARAGE SF:	230 SF
ALLOWABLE ACCESSORY STRUCTURE @ REAR YARD: (30% OF REAR YARD)	1,301 SF (30.00%)	NEW ACCESSORY STRUCTURE TOTAL SF: (ONE-STORY)	482 SF
EXIST. PRIMARY DWELLING UNIT SF:	1,405 SF	NEW CARPORT SF:	776 SF
EXIST. SHED SF:	369 SF	NEW COVID PATIO (ON SOUTH SIDE OF EXIST. HOUSE)	138 SF
ALLOWABLE ACCESSORY STRUCTURE SF: (25% OF PRIMARY DWELLING)	482 SF (25.00%)		
TOTAL FLR. AREA: (1,405+525+230+776+380+138) F.A.R.: (3,454 / 9,635 = 0.36)	3,454 SF 0.36		

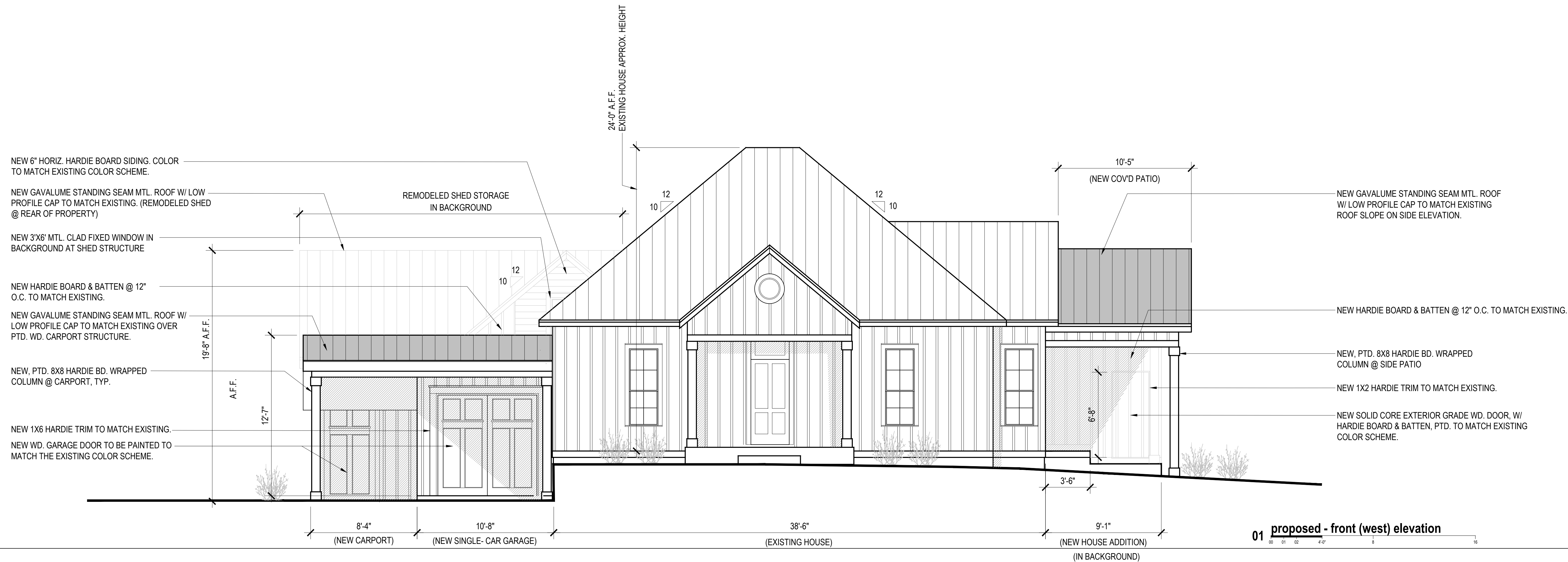
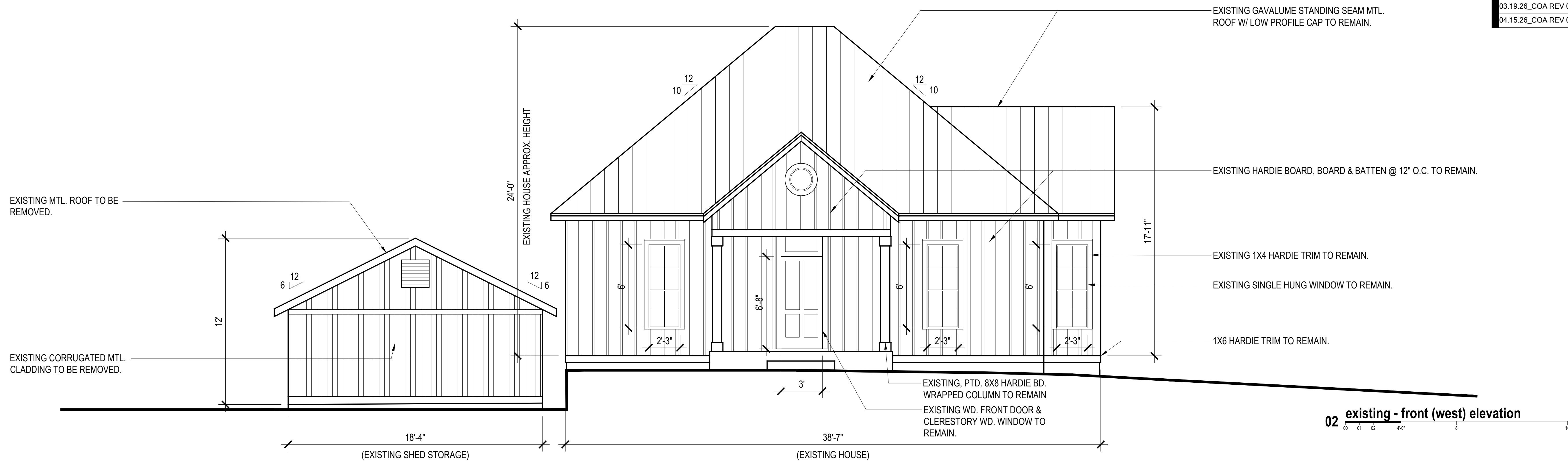
site data	
PROJECT ADDRESS:	509 S MYRTLE STREET GEORGETOWN, TX 78626
PROJECT DESCRIPTION:	NEW HOUSE ADDITION, NEW ATTACHED SINGLE CAR GARAGE W/ CARPORT, EXISTING SHED REMODEL AND ADDITION, AND DECK & GUARDRAIL REPLACEMENT.
LOT AREA:	0.22 ACRES (9,635 S.F.)
ZONING DISTRICT:	RS - SINGLE-FAMILY RESIDENTIAL OLD TOWN OVERLAY DISTRICT
EXISTING AND PROPOSED USE:	MIXED DENSITY NEIGHBORHOOD
SETBACKS:	
FRONT YARD PRIMARY =	20'
FRONT YARD SECONDARY =	15'
SIDE YARD =	6'
REAR YARD =	10'
FRONT GARAGE =	25'

- general notes
- EXISTING UTILITIES TO BE VERIFIED IN FIELD.
 - EXISTING TREE LOCATION TO BE VERIFIED IN FIELD
 - NEW LANDSCAPE/ EXTERIOR HARDSCAPE/ FENCES, TO BE PROVIDED BY OTHERS. N.I.C.

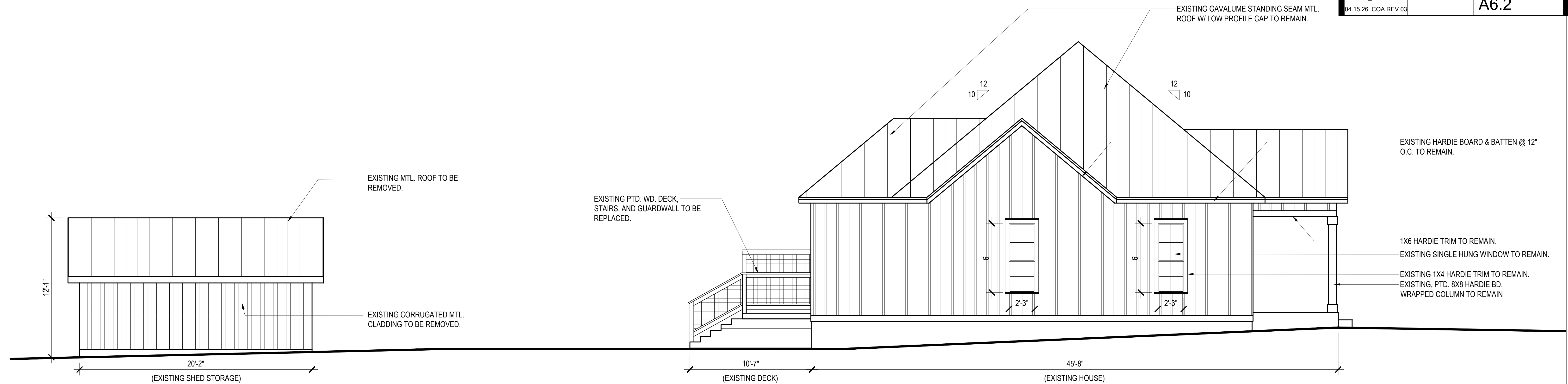
sheet scales	
SCALE: $\frac{1}{8}$ "=1'-0" (24 X 36) SHEET SIZE	
SCALE: $\frac{1}{16}$ "=1'-0" (12 X 18) SHEET SIZE	

1 existing/ demo/ proposed arch site plan

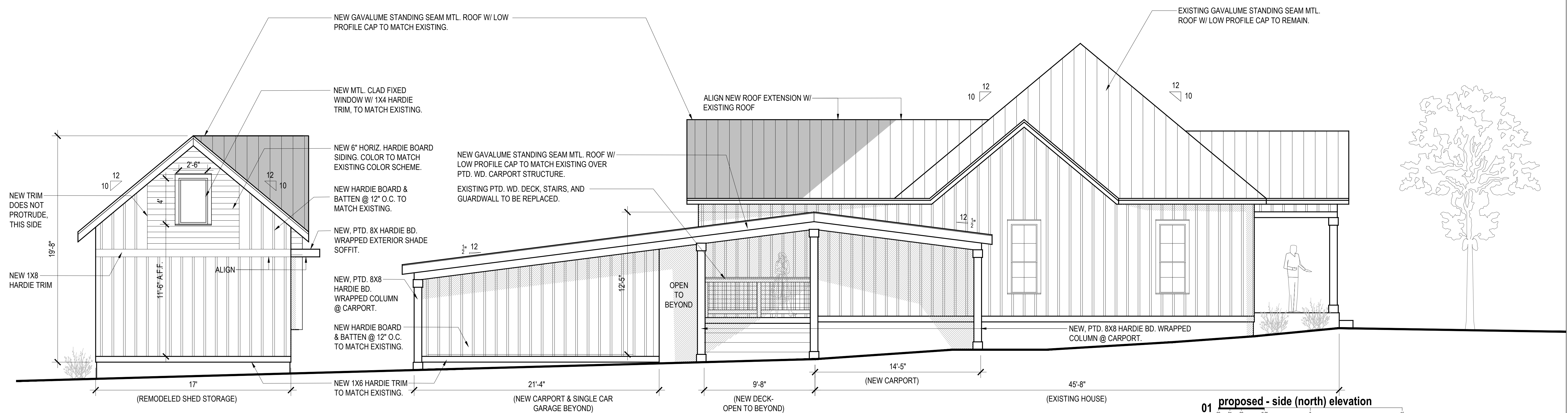
Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
Georgetown, Texas		Lic. # 33091
Date Issued:		415.963.1821
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
09.22.25_EXT ELEV		
10.06.25_COA SUBM		exterior elevations
02.02.26_COA REV 01		
03.19.26_COA REV 02		
04.15.26_COA REV 03		A6.1



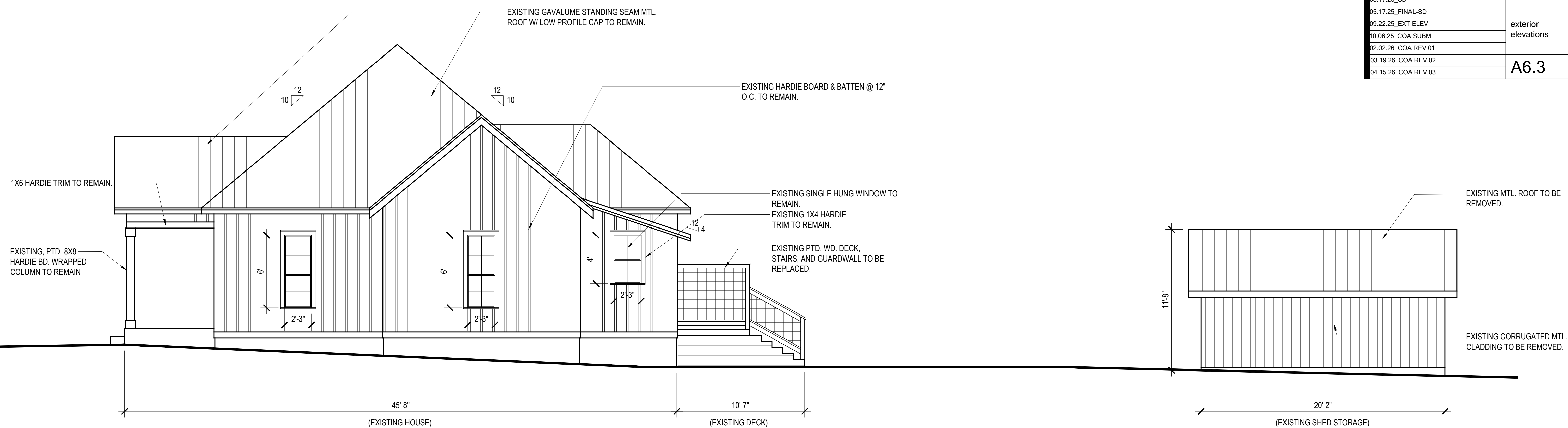
Kress - Residence Addition 509 S Myrtle Street Georgetown, Texas			Architect: Deborah Saenz, AIA, LEED AP Lic. # 33091 415.963.1821
Date Issued:			
12.05.24_SD			
03.17.25_SD			
05.17.25_FINAL-SD			
09.22.25_EXT ELEV			exterior elevations
10.06.25_COA SUBM			
02.02.26_COA REV 01			
03.19.26_COA REV 02			
04.15.26_COA REV 03			
			A6.2



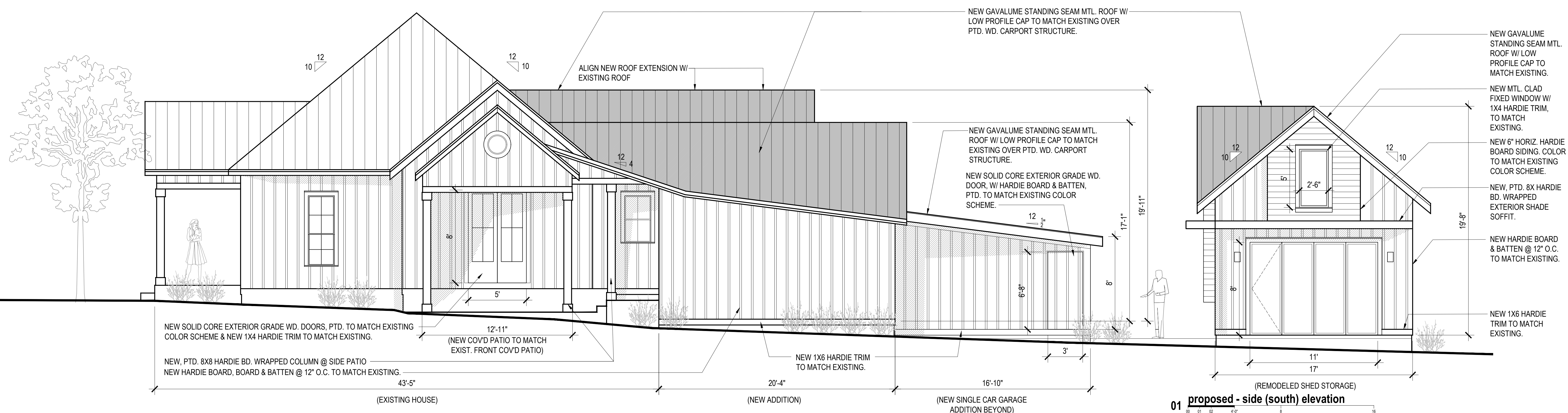
02 existing - side (north) elevation



01 proposed - side (north) elevation

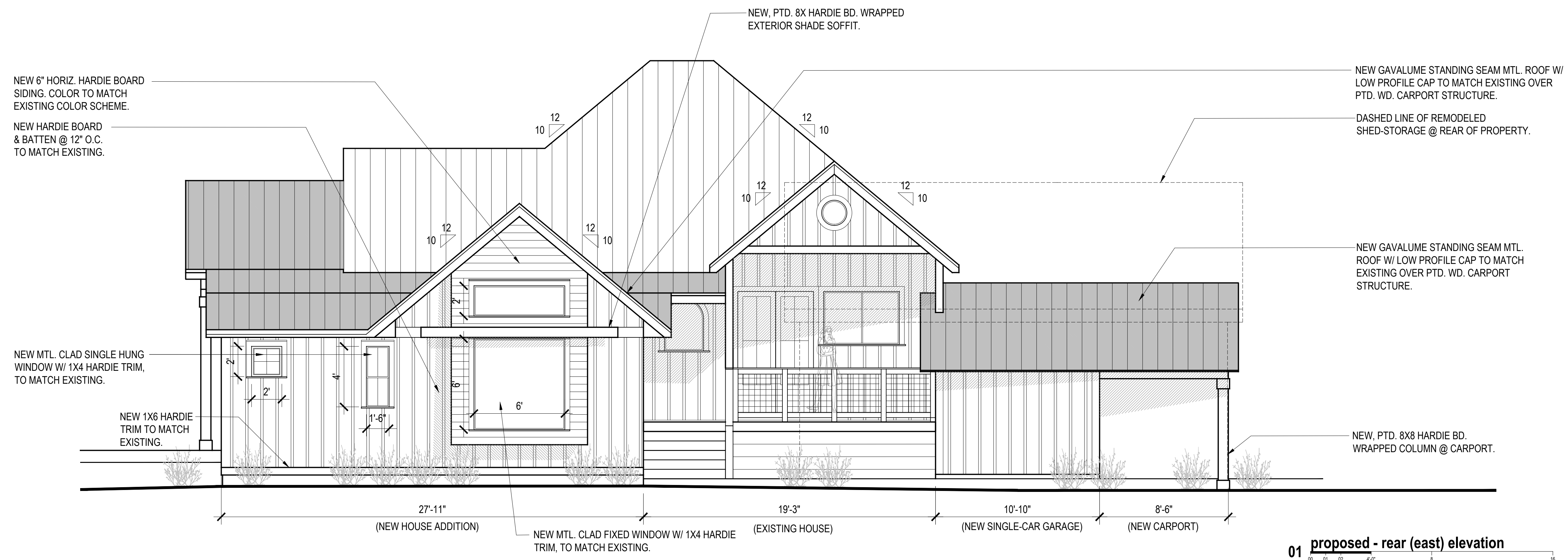
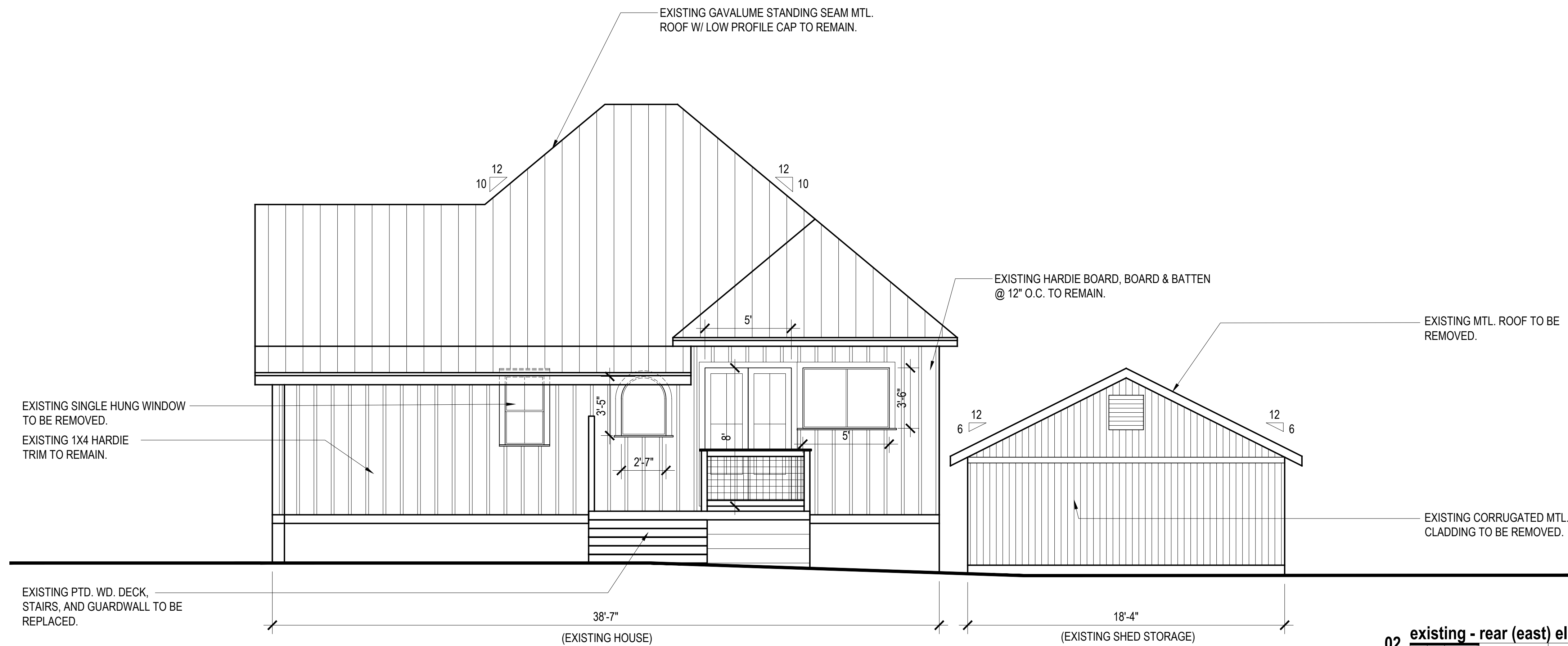


02 existing - side (south) elevation



01 proposed - side (south) elevation

Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
Georgetown, Texas		Lic. # 33091
Date Issued:		415.963.1821
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
09.22.25_EXT ELEV		exterior
10.06.25_COA SUBM		elevations
02.02.26_COA REV 01		
03.19.26_COA REV 02		
04.15.26_COA REV 03		A6.4



February 2, 2026

City of Georgetown, Planning Department

809 Martin Luther King Jr. Street, Georgetown, TX 78626

Regarding: Certificate of Appropriateness for an addition at 509 S. Myrtle Street, Georgetown, TX, 78626

Owner Information: TKRESS LLS
Tim and Tammy Kress
Email: myaustinhouse@yahoo.com

Material Samples:

1. Exterior Siding – Cement Fiber Hardie Panel 48" x 96" select Cedarmill or Sierra 8, primed for paint w/ Hardie battens @ 12" O.C. to match existing siding.



[Our Products](#)[Project Resources](#)[Design Guidance](#)[About James Hardie](#)





Hardie® Panel

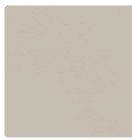
Find your style

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

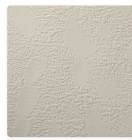
Select your texture



Select Cedarmill®



Smooth

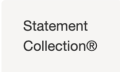


Stucco

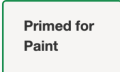


Sierra 8

Select your color collection



Statement Collection®



Primed for Paint

❓ Did not find the color you're looking for? [Click here.](#)

Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.

2. Exterior Siding Paint – White Satin Enamel, to match existing paint color.

 Slaughter ... 10PM 78253 What can we help you find today?   Shop All

Home / Paint / Paint Colors / BEHR PREMIUM PLUS Paint Colors

Internet # 305830887 Model # 905001 Store SKU # 352021



Hover Image to Zoom



BEHR PREMIUM PLUS

1 gal. #BL-W14 White Satin Enamel
Exterior Paint & Primer

★★★★★ (4556) Questions & Answers (411)

BULK PRICE **\$47.98**
Buy 5 or more \$43.00

Pay \$22.98 after \$25 OFF your total qualifying purchase upon opening a new card.  Apply for a Home Depot Consumer Card

- 100% acrylic, low VOC formula
- Resists moisture, fading and stains
- Easy to apply and provides uniform color
- [View More Details](#)

Slaughter Lane Store
✓ 26 in stock Aisle 41, Bay 011

Paint Type: [Exterior Paint](#) [Help Me Choose](#)

 Interior Paint

 Exterior Paint

3. Roofing Material – Galvalume, standing seam metal roof with double lock seam, 1” tall seams, and 16” wide panels, by Green Knight Metal Roofing (to match existing Galvalume, standing seam metal roofing)



4. Exterior French Doors – Andersen, E-Series, Metal Clad Traditional Panel Style – Double hinged doors w/ colonial grille pattern (to match existing grille pattern). Color – White.

E-Series Hinged Patio Door



INTERIOR

EXTERIOR

SIZING

PANELS

INTERIOR

HARDWARE

GRILLES

EXTERIOR

TRIM

GLASS

SUMMARY

Clear My Choices

Low-E4® Glass

Reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

SmartSun™ Glass

Provides the benefits of Low-E glass, plus helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

Sun Glass

Offers outstanding thermal performance with a subtle tint that blocks out even more heat from the sun.

Triple-Pane Glass

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option. Perfect for colder climates where more months of the year are spent heating the home.

Dual-Pane Glass

Clear dual-pane glass, which offers basic thermal performance, is also available in situations where codes allow its use. See local code official for requirements in your area.

Low-E4® Glass with HeatLock® Coating

All the benefits of our Low- E4® glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

SmartSun™ Glass with HeatLock® Coating

All the benefits of our SmartSun™ glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

PassiveSun® Glass

If you live in a cold climate, PassiveSun® glass allows the sun to heat your home.

Dual-Pane Glass

Clear dual-pane glass, which offers basic thermal performance, is also available in situations where codes allow its use. See local code official for requirements in your area.

5. Exterior Double Hung Windows – Andersen, E-Series, Metal Clad - colonial grille pattern (to match existing grille pattern). Color – White.

E-SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS



INTERIOR

EXTERIOR

Final step

Select a glass option

Clear My Choices X

Sizing

Interior

Hardware

Grilles

Exterior

Trim

Glass

Summary

Low-E4® Glass

Reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

Low-E4® Glass with HeatLock® Coating

All the benefits of our Low- E4® glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

SmartSun™ Glass

Provides the benefits of Low-E glass, plus helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

SmartSun™ Glass with HeatLock® Coating

All the benefits of our SmartSun™ glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

Page 3

67

6. Exterior Slide and Stack Glass Doors @ Shed/ Workshop – Metal Frame. Color – Black. (elevation facing rear yard – not visible from the street)

Our Systems

S3000 and S3000W Slide-and-Stack Systems

Dimensions Offered

Doors

Width: 6' to 40'

Height: 7'2" to 10'

Windows

Width: 5' to 40'

Height: 3' to 7'

Framing

Black anodized aluminum

Glass

Cardinal's tempered double pane LoE — 366 with Argon

Top hung system

Configuration options

Door Out Left (DOL)*

Door Out Right (DOR)*

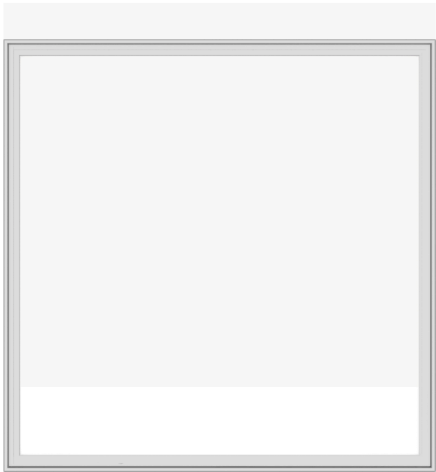
Door Out Split (DOS)*

* Viewed from the exterior



7. Exterior Picture Window @ Shed/ Workshop & Primary Bedroom Addition – Andersen, E-Series, Metal Clad. Color – White.

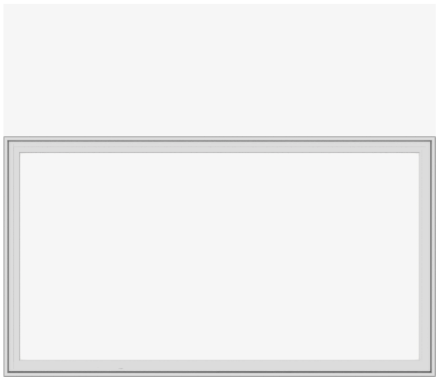
E-SERIES PICTURE WINDOW



INTERIOR EXTERIOR

8. Exterior Picture Window @ Shed/ Workshop & Primary Bedroom Addition – Andersen, E-Series, Metal Clad. Color – White.

E-SERIES PICTURE WINDOW



INTERIOR EXTERIOR

9. Exterior Wrapped Columns @ Carport and Exterior Rear Deck– Hardie Trim Wrapped Columns. Cedarmill Trim Finish.
Color – White (to match existing house color).



10. Exterior Horizontal Siding– Cement Fiber Hardie Panel 6” - Cedarmill Finish, primed for paint. Color - White



HARDIEPLANK® LAP SIDING

SELECT CEDARMILL®

Our natural cedar look has a soft texture that mimics wood.

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Arctic White



Colors shown may vary due to screen resolution. Please see actual product sample for true color.

[Request a Quote >](#) [Request a Sample >](#)

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 6.25" 8.25"
LENGTH: 144" boards	EXPOSURES: 5" 7"

[Warranty Information >](#)

PRIMED FOR PAINT

TEXAS HISTORICAL COMMISSION

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

Address: 509 S Myrtle St 2016 Survey ID: 123797
 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: R042479

Construction Date: 1910 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.638784 Longitude -97.674921

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: 123797 ☐ High ☒ Medium ☐ Low

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

2007 Survey ID: 861 ☐ High ☒ Medium ☐ Low

1984 Survey ID: 583 ☒ High ☐ Medium ☐ Low

General Notes: (Notes from 2007 Survey: vinyl windows; porch altered)

Recorded by: CMEC

Date Recorded 3/1/2016

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



Photo direction: Northeast

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

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

Address: 509 S Myrtle St

2016 Survey ID: 123797

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Northeast



Photo Direction East



From: Dan Amon [REDACTED]
Sent: Tuesday, April 14, 2026 4:33 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 509 s Myrtle Street

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

I live at 502, S Myrtle St., Georgetown Tx 78626 and am in favor of this.
Dan Amon

[REDACTED]
"The more I study science the more I believe in God" Albert Einstein

 Reply  Forward

City of Georgetown, Texas
Historic and Architectural Review Commission
April 23, 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:

Shelly Holcomb, Planning Department

ATTACHMENTS:

N/A