

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas May 14, 2026

The Georgetown Historic and Architectural Review Commission will meet on May 14, 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 23, 2026 Regular HARC meeting -- Shelly Holcomb, Planning Specialist

1.B 1407 Elm St, (2026-17-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition (2026-17-COA) -- Hunter Gould, Associate Planner

1.C 203 S. Main Street, (2026-11-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) new building construction, and a setback reduction to allow for an encroachment of 1' into the required side setback for the property located at 203 S. Main Street, bearing the legal description of .1609 out of Block 2, Lo 1 (SW/PT), Whittle Addition (2026-11-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.D **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
May 14, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the April 23, 2026 Regular HARC meeting -- Shelly Holcomb, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[04.23.2026 HARC Minutes Final.pdf](#)

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

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

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski, Phil Rotheram

Public Wishing to Address the Board

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

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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 April 9, 2026 regular HARC meeting--Shelly Holcomb, Planning Specialist

Commissioner Hein chose to abstain from voting on the minutes as he was not in attendance for the April 9, 2026 regular HARC meeting.

Moved by Phil Rotheram; seconded by Sydney Lemanski to approve the minutes from the April 9, 2026 regular HARC meeting.

Motion Approved: 5-0

Voting For: Phil Rotheram, Sydney Lemanski, Stuart Garner, Wendy S Cash, Linda Burns

Voting Against: None

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

Allyson Iiams presented the staff report.

Commissioner Hein asked for clarification on the height of the existing structure compared to the area of concern on the addition.

Iiams shared a site plan and stated that the existing structure is 24' tall and the existing storage unit is 12' tall. The project proposes a plan of a 24' tall historic structure and a 19' 8" shed.

Commissioner Hein asked for clarification that in the proposed revised plan, the addition is lower than the existing structure and Iiams confirmed this was the case.

Applicant, Deborah Saenz, who is the architect of the project, approached the dais. Saenz shared that the existing house is pier and beam so it is elevated 3+ feet, which puts the house at 28' in total. She stated that comments from the conceptual meeting were taken into consideration and significant adjustments have been made to this proposed revised plan. An alternative option is available if wanted to be seen.

Tammy Kress, homeowner, approached the dais. She pointed out that one of the reasons that the house looks so much higher where the shed is in the plans is that the lot slopes down in the back. An illustration of the property that shows the slope more clearly.

Commissioner Hein asked for clarification on the front elevation.

Saenz clarified that the 24' was from finished floor to the top of the roof, not including the grade and the foundation, which is approximately 3-4'.

Commissioner Hein said that he appreciated the revisions based on the feedback received from the conceptual review and that he is supportive.

Commissioner Lemanski asked a question on the north façade and if the loft went away.

Saenz confirmed that was the case and that it was 11'6" from the finished floor to the bottom of the windowsill.

Commissioner Burns noted that in the report it is described as a new building construction and asked if the shed was going to be demolished and a new structure was being built from the ground up.

liams stated that the existing shed was going to be remodeled.

Commissioner Burns shared that she thought she remembered conversations from the conceptual review about the shed not able to be saved.

Chair Cash input that she thinks there was conversation on taking the shed down to the slab and rebuilding it but not demolishing the whole thing.

Kress shared that there are a lot of good and useable frames, structure, and surrounding ground structure of the shed, and they do not want to get rid of it completely.

Chair Cash asked about the building setback exception and the amounts on each side.

Saenz shared it would be 3' on each side.

liams clarified that the total exception that is being asked for is 3' on the side where the required setback is 6' for code, and 7' at the rear where the required setback is 10'.

Commissioner Burns asked if the old structure was being saved, where is its relation currently to the setback.

liams stated that the rear and side of the structure currently exist at about 2'2".

Commissioner Burns asked how the shed can be left in place and moved at the same time.

liams stated they will be doing some demolition work at the rear and side to make the adjustment.

Commissioner Lemanski asked what was being preserved to call this a remodel.

Saenz stated that they are going to preserve a portion of the east and the west wall. The design intent is to remove just a portion of the east and west.

Commissioner Lemanski asked about the north wall that was also in the 3' setback.

Saenz shared that the north wall will have to be removed because it is completely

within the setback line and that 1.5 walls will technically be removed as it will be the full north wall, a portion of the west, a portion of the east, and the south wall will be kept as the bones of the structure for the internal space and adding on towards the south of the rear yard.

Chair Cash asked about the alternative plan that had been brought.

Saenz shared there was an alternative option for the roof massing on the north wall and shared with the commission. She stated this alternative option was to help with the scale of the massing on the north side and what is being proposed is to make a hip roof to alleviate the issue of the potential looming guideline. She also clarified that in the graphic the depiction of the existing fence is about 6' and what is currently built is an 8' fence.

Chair Cash asked if there was a side-by-side image of the two options for comparison.

Commissioner Lemanski shared that she likes the hip roof as she feels it looks better and takes down the massing of the structure. She appreciates that their feedback was considered from the conceptual review.

Commissioner Rotheram shared that he appreciates all the updates that have been made since the conceptual review and asked the architect to speak on what appears a whole lot more has been added onto the existing shed in the plans.

Saenz shared that because the loft space was lost, the area was relocated.

Chair Cash asked if staff feels like the alternate roof plan addresses the massing sufficiently.

liams shared staff does feel that it addresses the massing.

Chair Cash opened the public hearing.

Liz Weaver, 1221 S Main, approached the dais. Weaver shared concerns that this is a building with sidewalls that are currently 6' tall. She does not feel that this could be a renovation as you are going from 6' sidewalls to approximately 11'. She feels it is not appropriate to be called a renovation as the building is going away. She stated that this was an 18' structure that was going to be 3' from the neighbor's yard. She feels that the structure could easily be demolished and moved over without having to encroach upon the neighbors. Weaver shared that the lot does slope and this would loom over the neighbors greatly. She suggested this be postponed and have the applicant come back with something that complies with setbacks.

Chair Cash closed the public hearing.

Commissioner Burns asked if it was a shed or an apartment.

liams shared that the applicant has stated that it is a shed and that the use of the shed is not within HARC's purview.

Commissioner Burns asked if it was possible to bring it forward on the lot and attach it to the carport and stay within the setbacks.

liams shared that it would be up to the applicant and if it was something they desired to do.

Commissioner Hein shared that he remains supportive of the revisions. He does not have concerns with the setbacks.

Kress shared the reason the two structures aren't together is mainly a cost issue. She also shared that the neighbors to the north already have a building that goes above the 8' fence. They have spoken to these neighbors, and they are happy for them to have additional storage and are okay with it. The neighbors behind them, the structure is not anywhere near their house, and they also have a structure on the other side of the fence.

Moved by Evan Hein; seconded by Phil Rotheram to approve as presented by the applicant.

Chair Cash stated she would be more in favor with the alternate roof line.

Commissioner Lemanski shared that she would agree with Chair Cash on this and moved to amend the motion.

Moved by Sydney Lemanski; seconded by Linda Burns to amend the motion to approve with conditions using the alternative plan version.

Motion Amended 4-2

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

Voting Against: Evan Hein, Phil Rotheram

The commission proceeded to vote on the original motion.

Motion Approved 6-0

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

Voting Against: None

1.C Discussion Items

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

liams shared introductions of new staff. liams also went over attendance expectations of the commission.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
May 14, 2026

SUBJECT:

1407 Elm St, (2026-17-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition (2026-17-COA) -- Hunter Gould, Associate Planner

ITEM SUMMARY:

Overview of Applicant's Request:

The Applicant is requesting HARC approval for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property.

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

Public Comments:

As required by the Unified Development Code (UDC), two (2) signs were posted on-site, and thirty-five (35) letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received five (5) written comments in favor and zero (0) in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Hunter Gould, Planning Department

ATTACHMENTS:

[2026-17-COA-HARC Presentation.pdf](#)

[2026-17-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](#)

1407 Elm St 2026-17-COA

May 14, 2026 | Historic & Architectural Review Commission

Hunter Gould, Associate Planner

Item Under Consideration

2026-17-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition.



Legend

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

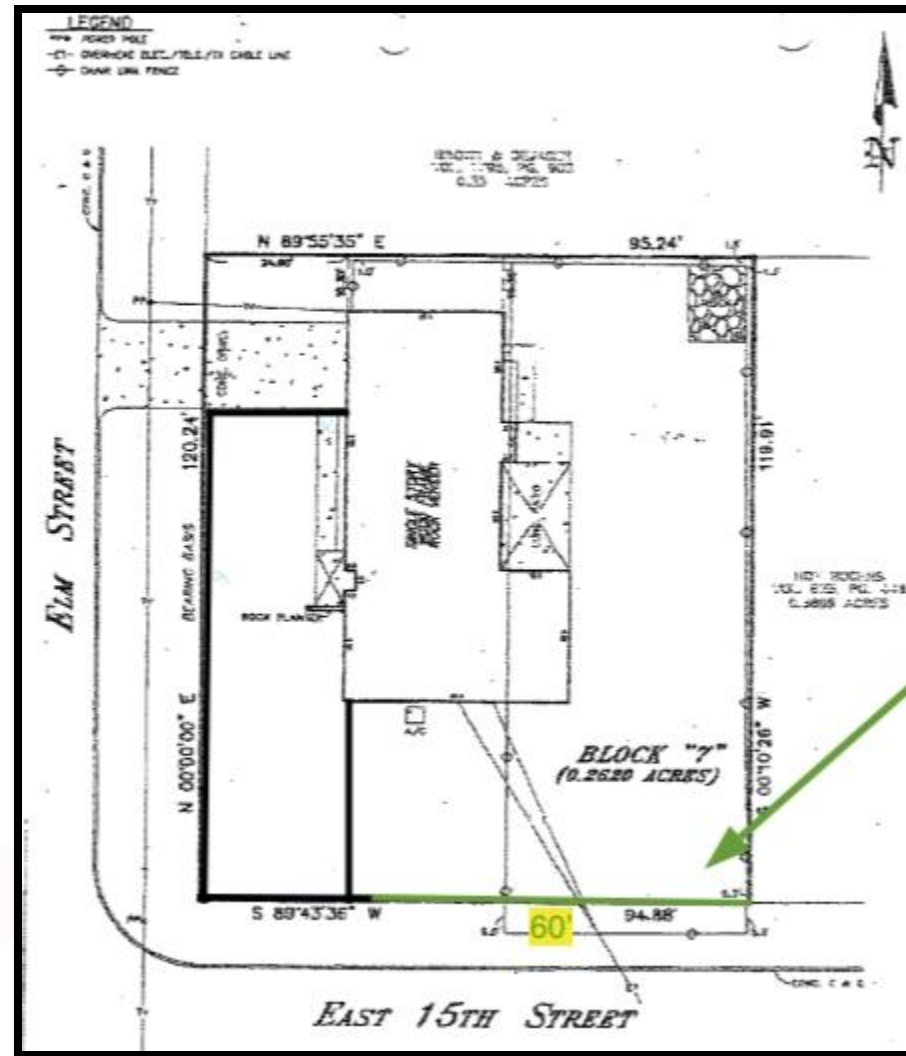
2016 Survey



Current Context



Plans and Specifications – Site Plan



Plans and Specifications – Materials

Height: 8'



Materials: Cedar wood & steel posts

Approval Criteria – UDC Section 3.13.030

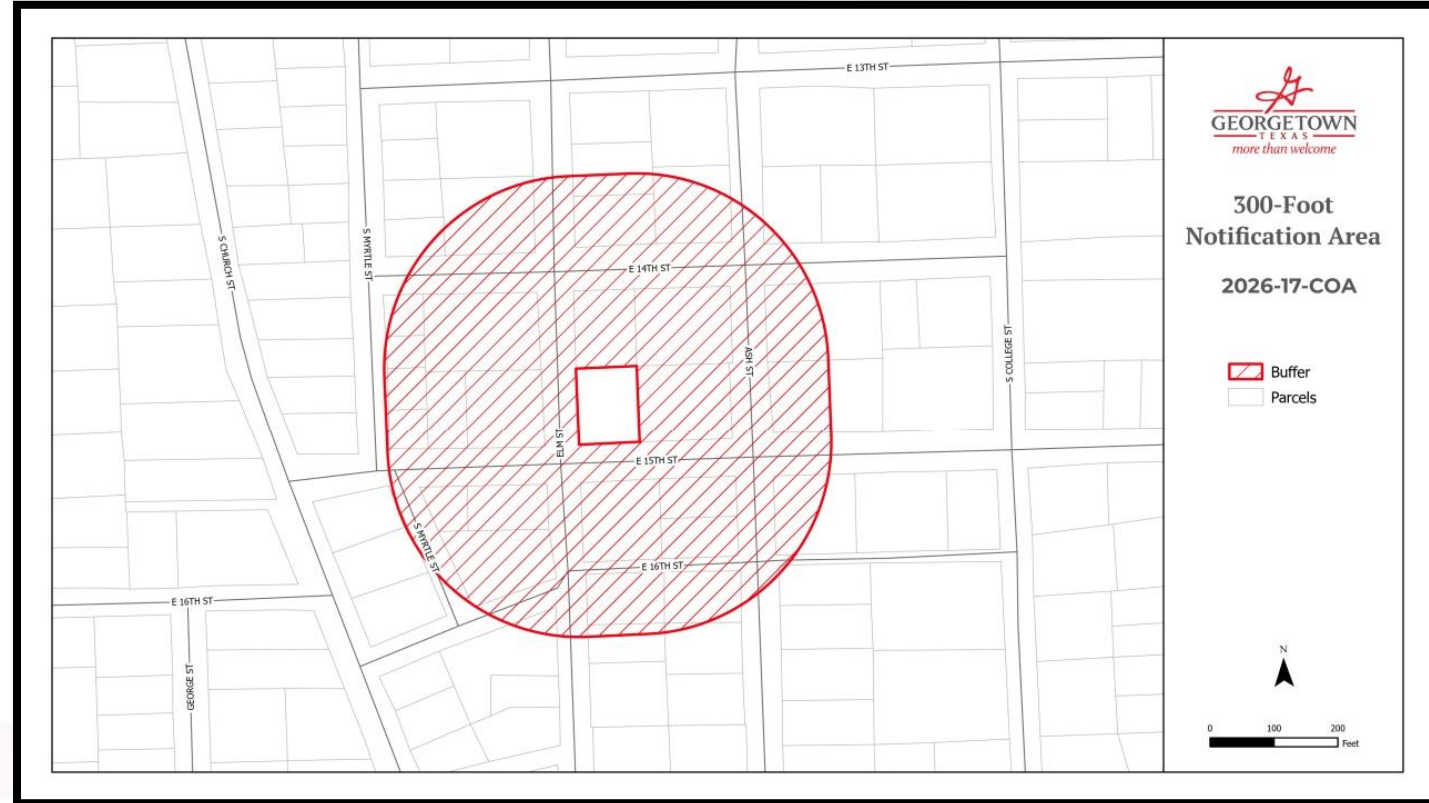
Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Does Not Comply
3. Compliance with the Secretary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

Design Guideline	Finding	Analysis
3.3.G.c.: Side yard fencing A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards. Side yard fences erected to the street side of the building line and within the side street setback may be of any of the above materials not over four (4) feet in height. Side yard fences behind the building may be built to a height of six (6) feet. The fence can be constructed as a privacy fence from wood.	Partially Complies	The request partially complies in terms of material (wood) but does not comply with the guidelines for fence height, opacity, or design (picket orientation and dimensions) in this location.

Public Notification

- 35 notices mailed
- 2 signs posted
- To date, staff has received:
 - 5 written comments IN FAVOR
 - 0 written comments OPPOSED



Staff Recommendation

Based on the findings listed above, staff recommends APPROVAL of the request.

Design standards for similar fences would call for a 4' fence which is 50% transparent. At this property, HARC had already approved a 6' fence which is 100% opaque – so, in this instance, an increase from 6' to 8' will not significantly impact the architectural character of the historic structure.

Due to the current fencing the applicant's desire for privacy, staff recommends approval of the request.

HARC Motions to Consider

- Approve
- Deny
- Approve with conditions
- Postpone



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: May 14, 2026

File Number: 2026-17-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property located at 1407 Elm Street, bearing the legal description of 0.262 acres out of the southwest part of Block 7 of the Hughes Addition.

AGENDA ITEM DETAILS

Project Name: *Sivan Silver - Fence Replacement*

Applicant: *Tony Perez*

Property Owner: *Stephen Hablinski & Sivan Silver*

Property Address: *1407 Elm Street, Georgetown, TX, 78626*

Legal Description: *Hughes Addition, BLOCK 7(SW/PT), ACRES 0.262*

Historic Overlay: *Old Town Overlay District*

Case History: *2020-25-COA*

Prior COA Denials: *N/A*

Prior COA Approvals: *2020-25-COA (Request for a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines. A height increase to a 6' fence was approved in the same location as the current request.)*

HISTORIC CONTEXT

Date of Construction: *1970*

Historic Resources Survey Level of Priority: *Low Priority as of 2016 Historic Resources Survey*

National Register Designation: *N/A*

Texas Historical Commission Designation: *N/A*

Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines for the property

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

Present Property Description:

The subject property is located at 1407 Elm Street, within the Old Town Historic Overlay District. The property is approximately 0.262 acres in size and is improved with a low-priority ranch style home constructed in 1970 as identified in the 2016 Texas Historic Commission Resources Survey. Previously, the applicant received HARC approval in 2020 to construct a 6' fence in the same area as the current request.

Requested Changes:

The applicant is requesting that an 8' fence be permitted at the side street setback of the subject property. The fence will be completely opaque and constructed of horizontal cedar wood pickets with steel posts. Approval of a Certificate of Appropriateness is required to allow for the proposed fence height, orientation, and opacity at the side street fence location, which is visible from the public right-of-way within the Old Town Historic Overlay District.

Justification for Requests:

The applicant is requesting this increase due to privacy concerns which have arisen due to a new residence across the street. The neighboring residence was constructed in 2023.

Technical Review:

The subject property is located within the Old Town Historic Overlay District. In accordance with Unified Development Code Section 8.07.040.B.1, fences located in a front yard or street side setback abutting a local or collector level street are allowed with the limitations that the fence must be four feet in height and at least 50% transparent.

As outlined, HARC previously issued approval to allow a 6' fence to be constructed at the property. The applicant now requests that an additional two feet be permitted due to privacy concerns, resulting in an 8' fence in the street side setback. The proposed fence height exceeds the maximum allowable height and opacity for fences in this location within the historic overlay district and therefore, the request requires review and approval by HARC.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project partially complies with the one applicable Historic District Design Guideline 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 THREE – OLD TOWN DESIGN GUIDELINES	
3.3.G.c.: Side yard fencing A side or rear yard fence that is taller than its front yard counterpart may be considered. See UDC Chapter 8 for fence standards. Side yard fences erected to the street side of the building line and within the side street setback may be of any of the above materials not over four (4) feet in height. Side yard fences behind the building may be built to a height of six (6) feet. The fence can be constructed as a privacy fence from wood.	Partially Complies The request partially complies in terms of material (wood) but does not comply with the guidelines for fence height, opacity, or design (picket orientation and dimensions) in this location.

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 2 out of 8** of these criteria.

*Note that only 5 of these criteria were applicable to this request.

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 contained sufficient information for review.
2. Compliance with applicable design standards of this Code;	Does Not Comply The code requires that the fence be no taller than four feet tall and that the fence be at least 50% transparent. The proposed fence is eight feet tall and entirely opaque.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable The project scope is for a fence that will not impact the historic structure on the property.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies The fence complies in terms of its material; but does not comply with guidelines related to height and opacity.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The proposed fence would further screen the side facade from the street; however, a previously approved 6-foot opaque fence already limits visibility.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	The structure is low priority resource and there is a 6', 100% opaque fence in place currently that does not meet guidelines. *Note that the existing 6' 100% opaque fence was approved by HARC in 2020. Staff notes that had the request been to replace a fence which meets fence standards with a fence that is 8' and 100% opaque, that that request would not likely comply with this criterion.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable There are no new buildings or additions proposed with this request.
7. The overall character of the applicable historic overlay district is protected; and	Does Not Comply The proposed side yard fence would further screen the side façade of the home and create an environment which is less conducive to a positive pedestrian experience. The increase in height is not expected to dramatically detract from the overall character of the Old Town Overlay District.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable This request does not concern signage.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL** of the request as presented.

Typically, design standards for similar fences would call for a 4' fence which is 50% transparent. At this property, HARC had already approved a 6' fence which is 100% opaque – so, in this instance, an increase from 6' to 8' will not significantly impact the architectural character of the historic structure.

Due to the current nonconforming fencing and the applicant's desire for privacy, staff recommends approval of the request.

Planning Department Staff Report

Historic and Architectural Review Commission

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 (35 notices), and two (2) signs were posted on-site. To date, staff has received five written comments in favor and zero in opposition to the request.

ATTACHMENTS

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

SUBMITTED BY

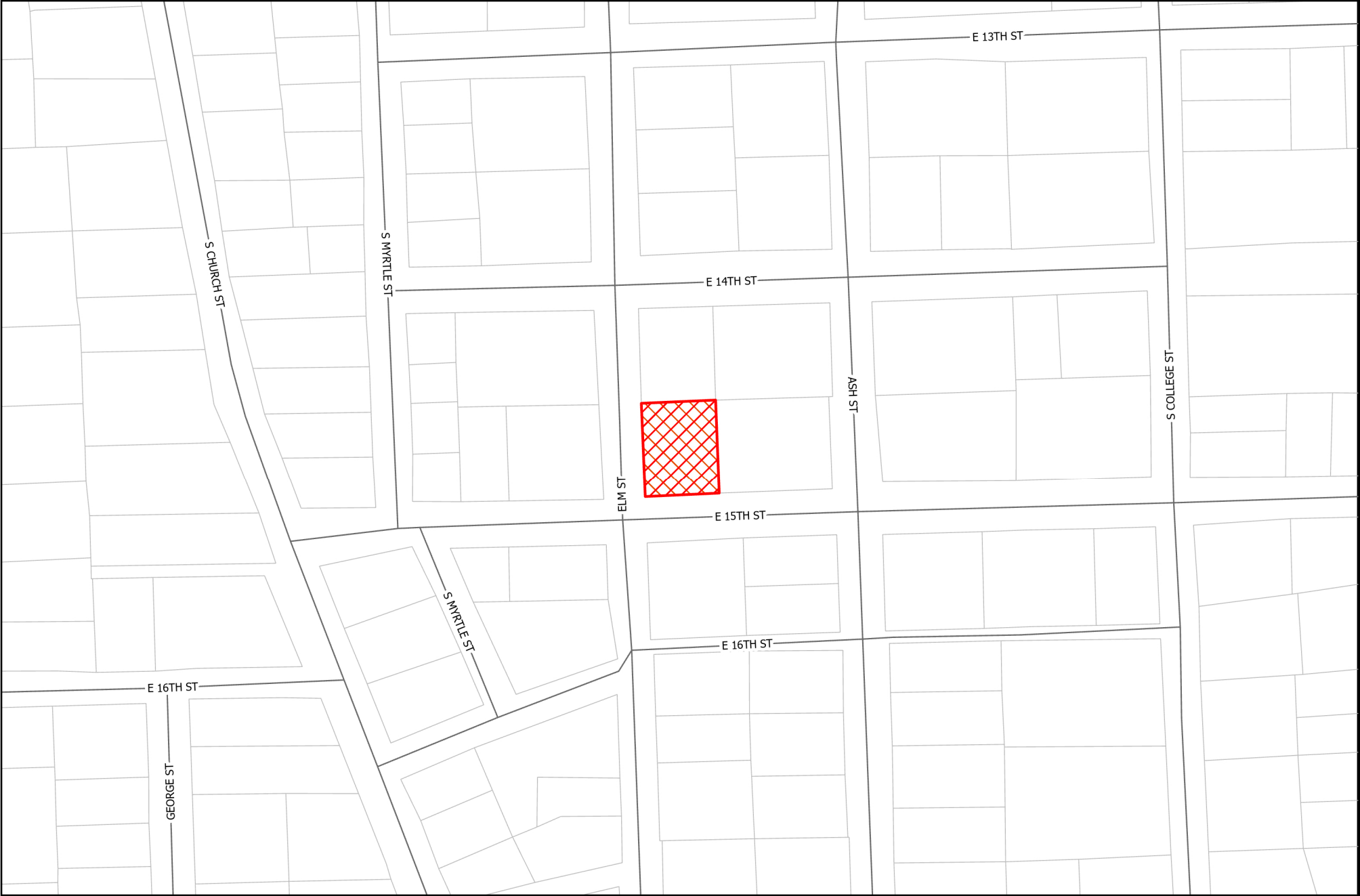
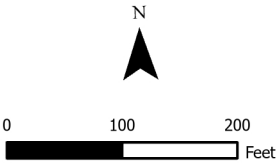
Hunter Gould, Associate Planner

Location

2026-17-COA

Exhibit #1

-  Site
-  Parcels





Preservation and Redevelopment Manager
Georgetown Planning Department
809 Martin Luther King Jr St Georgetown, TX 78626
Re: LETTER OF INTENT
Project Address: 1407 S Elm St, Georgetown, TX 78626

To Whom It May Concern:

Our company has been contracted by Sivan Silver, who resides at the aforementioned address, to **modify an existing 6-foot fence to an increased height of 8'**.

It has come to her attention that there is a residence in her neighborhood that is acting as a VRBO-style short-term rental, and her backyard area, with a pool, is visible from said residence. Our customer would like to increase the height of her fence to regain some of the privacy she has lost.

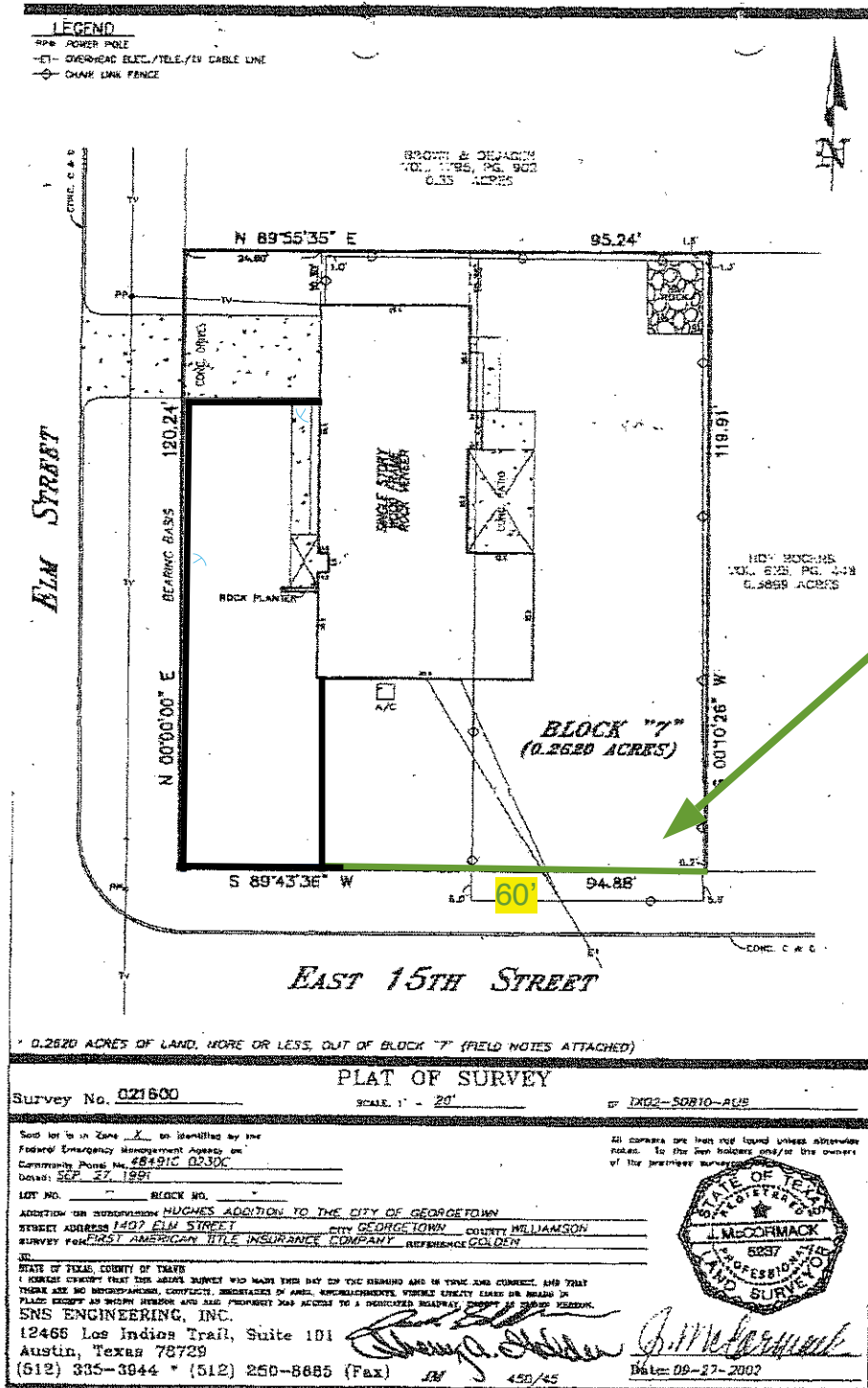
Please do not hesitate to contact me with any questions or if additional information is needed regarding this request.

Tony Perez

Sagamore Fence & Deck, LLC
Managing Member

A handwritten signature in dark ink, appearing to read "Tony", is placed below the printed name and title.

TP



Requesting approval 8'h
 Horizontal Cedar Fence over
 60 Linear Feet, replacing
 existing 6'h horizontal Cedar
 Fence

Intent is to reclaim privacy for
 pool back from 2nd story of
 condo across the other side of
 15th street

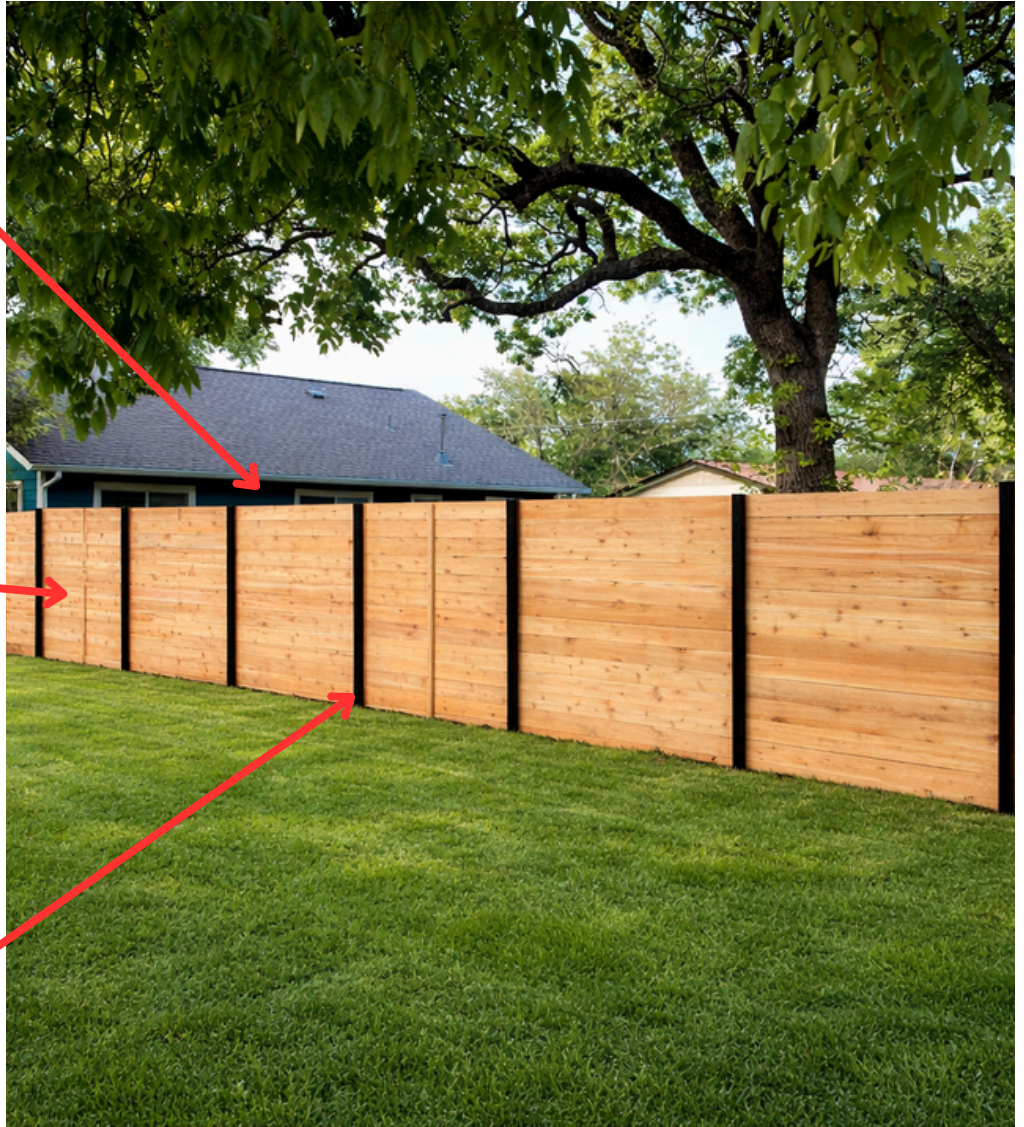
Jeff A. Shipk 4/17/07
Ana R. Simpson 4/17/2007

FENCE EXAMPLES

HEIGHT: 8'

HORIZONTAL
CEDAR
PICKETS

STEEL POSTS



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1407 Elm St 2016 Survey ID: 123887
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Owner/Address: WARE, ROBERT L & KIMBERLY BITTING, 207 LA MESA LN, , GEORGETOWN, TX 78628
 Current/Historic Name: None/None
 Latitude: 30.631014 Longitude: -97.673827
 Legal Description (Lot/Block): HUGHES ADDITION, BLOCK 7(SW/PT), ACRES 0.262 WCAD ID: R042795
 Addition/Subdivision: S3810 - Hughes Addition

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

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Old Town District ☐ Other

Architect: Builder:

Construction Date: 1970 ☒ Actual ☐ Estimated Source: WCAD

Function

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

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

Recorded by: CMEC

Date Recorded: 3/14/2016



Photo direction: Southeast

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	1407 Elm St	2016 Survey ID:	123887
City:	Georgetown	2016 Preservation Priority:	Low
County:	Williamson	Local District:	Old Town District

SECTION 2

Architectural Description

General Architectural Description:

One-story, L-plan, ranch style house clad in stone and wood siding with a cross-gabled roof, attached garage, and an entry stoop with a shed canopy and a single front door.

☒ Additions, modifications: Windows replaced, door replaced, shutters removed, garage door replaced

☐ Relocated

Stylistic Influence(s)

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

Structural Details

Roof Form

☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☒ Other: Cross-Gabled

Roof Materials

☐ Wood shingles ☐ Tile ☒ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

Wall Materials

☐ Brick ☐ Stucco ☒ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☒ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows

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

Doors (Primary Entrance)

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

Plan

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

Chimneys

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

PORCHES/CANOPIES

Form: ☒ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☐ Other

Support

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

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: None

of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

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

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1407 Elm St 2016 Survey ID: 123887
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Old Town District

SECTION 3

Historical Information

Associated Historical Context:

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

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Periods of Significance:

- Level of Significance: ☐ National ☐ State ☐ Local
- Integrity: ☒ Location ☒ Design ☐ Materials ☒ Workmanship
- ☒ Setting ☒ Feeling ☒ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☐ Medium ☒ Low Explain: Property lacks integrity

Other Info:

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

Documentation details 2007 ID: Not Recorded 1984 ID: Not Recorded
 2007 Survey Priority: Not Recorded 1984 Survey Priority: Not Recorded

General Notes:

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 1407 Elm St
City: Georgetown
County: Williamson

2016 Survey ID: 123887
2016 Preservation Priority: Low
Local District: Old Town District

Additional Photos

Photo Direction Northeast



City of Georgetown, Texas
Historic and Architectural Review Commission
May 14, 2026

SUBJECT:

203 S. Main Street, (2026-11-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) new building construction, and a setback reduction to allow for an encroachment of 1' into the required side setback for the property located at 203 S. Main Street, bearing the legal description of .1609 out of Block 2, Lo 1 (SW/PT), Whittle Addition (2026-11-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for new building construction, and a setback reduction.

Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 2, partially complies with 3, does not comply with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 2 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 (34 notices), and 1 sign was 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:

[2026-11-COA HARC Staff Report.pdf](#)

[2026-11-COA Staff Presentation.pdf](#)

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

[Exhibit 2 - Project Information.pdf](#)

[Exhibit 3 - Public Comments.pdf](#)

Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: May 7, 2026
File Number: 2026-11-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) new building construction, and a setback reduction to allow for an encroachment of 1' into the required side setback for the property located at 203 S. Main Street, bearing the legal description of .1609 out of Block 2, Lo 1 (SW/PT), Whittle Addition (2026-11-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: Conde Home
Applicant: Rosa Conde
Property Owner: Rosa Conde
Property Address: 203 S. Main Street
Legal Description: .1609 out of Block 2, Lo 1 (SW/PT), Whittle Addition
Historic Overlay: Old Town
Case History: N/A

HISTORIC CONTEXT

Date of Construction: 1984
Historic Resources Survey Level of Priority: N/A
National Register Designation: N/A
Texas Historical Commission Designation: N/A
Notable Property Owners/Events: N/A

APPLICANT'S REQUEST

HARC:

- ✓ New building construction (new carport)
- ✓ Setback reduction to allow for an encroachment of 1' into the required 6' side setback (new carport)

STAFF ANALYSIS

Present Property Description:

The subject property is located at the midblock of South Main Street, between 2nd & 3rd Streets, within the Old Town Overlay. The property is improved with a non-contributing structure built in 1984. The building reflects a modest vernacular form with a simple rectangle footprint, low-pitched gable roof, and horizontal siding.

Requested Changes:

The applicant has requested to construct a new detached carport at the rear of the property.

Planning Department Staff Report

Historic and Architectural Review Commission

Justification for Requests:

The applicant desires additional space for parking.

Technical Review:

The applicant has proposed a 18' wide by 16' deep carport, totaling 288 square feet in area. The carport will be 10' tall and constructed of galvanized aluminum with a polycarbonate roof. The structure is a simplistic design with a flat roof form, and simplified truss like braces attached to the top of each column.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 5 of the 9 applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.4.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.1 It is preferred that garages/carports be detached at the rear of the property.	Complies The carport will be detached and located at the rear of the property.
D.5 A driveway should lead directly from the street to the parking area.	Complies The driveway will lead to the carport directly from Main Street.
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	Complies The structure is detached and located at the rear of the property. While the proposed carport does not replicate the form, roof type, or materials of the primary structure, the primary structure itself exhibits minimal architectural detailing and reflects a utilitarian vernacular form. As such, there are limited defining architectural features to replicate. The proposed carport does however, reflect a similar level of
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.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	practicality and unornamented design approach as that of the primary structure.
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 mass of the proposed carport is appropriate in this area within Old Town. The floor-to-floor height of the garage measures 10' from grade to the ridgeline.
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.	Does Not Comply The roof form of the proposed carport is flat.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	Does Not Comply A flat roof form has been proposed.
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.	Does Not Comply The proposed roof frame is aluminum, with polycarbonate panels.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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.	Does Not Comply The proposed carport is a powder coated aluminum frame structure, whereas the primary structure is comprised of horizontal siding and shingle roof.
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.	Complies The powder-coated aluminum is a durable material that is resistant to rust and corrosion.

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 5 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies The application was found to be complete with sufficient information for review
2. Compliance with applicable design standards of this Code;	Does Not Comply A setback modification will be required to construct the carport.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable The Secretary of Interior's Standards do not apply to new infill construction.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies The proposed carport partially complies with Design Guidelines in that it will be detached and located near the rear of the primary structure. While the materials are not visually compatible with the surrounding area, they do have a demonstrated level of durability that will be well suited to the Central Texas climate.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The primary structure is non-historic, and its simplified design indicates it was likely built with economy and practicality in mind. The proposed carport has a similar level of practicality and will be placed at the rear of the property where it will have a minimal impact on the primary structure.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies There currently exist a variety of accessory structures along the blockface of the subject property. While each of these structures tend to be simplistic, with a variety of materials and roof forms present, each share some level of visual continuity with the primary structures. While the proposed carport does not mimic the primary structure through materials, or roof form, its location at the rear of the primary structure, where it is located 77' from the front property line does limit its visibility from the public right-of-way.
7. The overall character of the applicable historic overlay district is protected; and	Partially Complies Historically, accessory structures were designed as simplified versions of the primary structure, and the Design Guidelines encourage a continuation of this development pattern. While the proposed carport does not follow this approach, several mitigating factors reduce its impact, including its placement at the rear of the property, its subordinate scale, and limited visibility. Additionally, as a detached prefabricated structure, it is reversible in nature and could be removed in the future without a lasting impact on the site or the district as a whole.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable No new signage has been proposed.

Planning Department Staff Report

Historic and Architectural Review Commission

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;	Does Not Comply The setback encroachment is solely a matter of convenience.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Does Not Comply There appears to be adequate room on site to allow for construction of a carport without encroachment into the required 6' side setback.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies There are several other accessory structures that encroach into the side setback along this block of S. Main.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Complies The structure will not encroach any further into the street than adjacent structures.
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable The new structure will not be replacing another structure.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable The new structure will not be replacing another structure.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Not Applicable The new structure will not be replacing another structure.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Not Applicable The encroachment is not for an addition.
i. The size of the proposed structure compared to similar structures within the same block;	Complies The structure is similar in size or smaller than other accessory structures on the block.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies There is an existing fence along the property line, the proposed carport will be placed 5' away from this fence line.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies There will be 5' of clearance to the side of the structure for maintenance.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable There does not appear to be any large trees or other significant features on site.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL** of the request. The primary structure is non-historic and reflects a simplified, utilitarian design. The proposed carport adopts a similarly practical approach, and will be located at the rear of the property, minimizing its visibility and impact. As such, the property will not negatively affect the general historic or architectural integrity of the site.

Staff acknowledges that approval of a prefabricated carport that does not fully meet the Historic District Design Guidelines may raise concerns regarding precedent. However, this recommendation is based on the specific conditions of this property, including the non-contributing status of the primary structure, its minimal architectural detailing, and the placement of the proposed carport at the rear of the lot with limited visibility. These conditions are not present on all properties within the district, and similar requests on contributing structures or more visually prominent sites may warrant a different level of consideration.

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

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Project Information
Exhibit 3 – Public Comments

SUBMITTED BY

Allyson Iiams, Preservation & Redevelopment Program Manager

203 S. Main Street 2026-11-COA

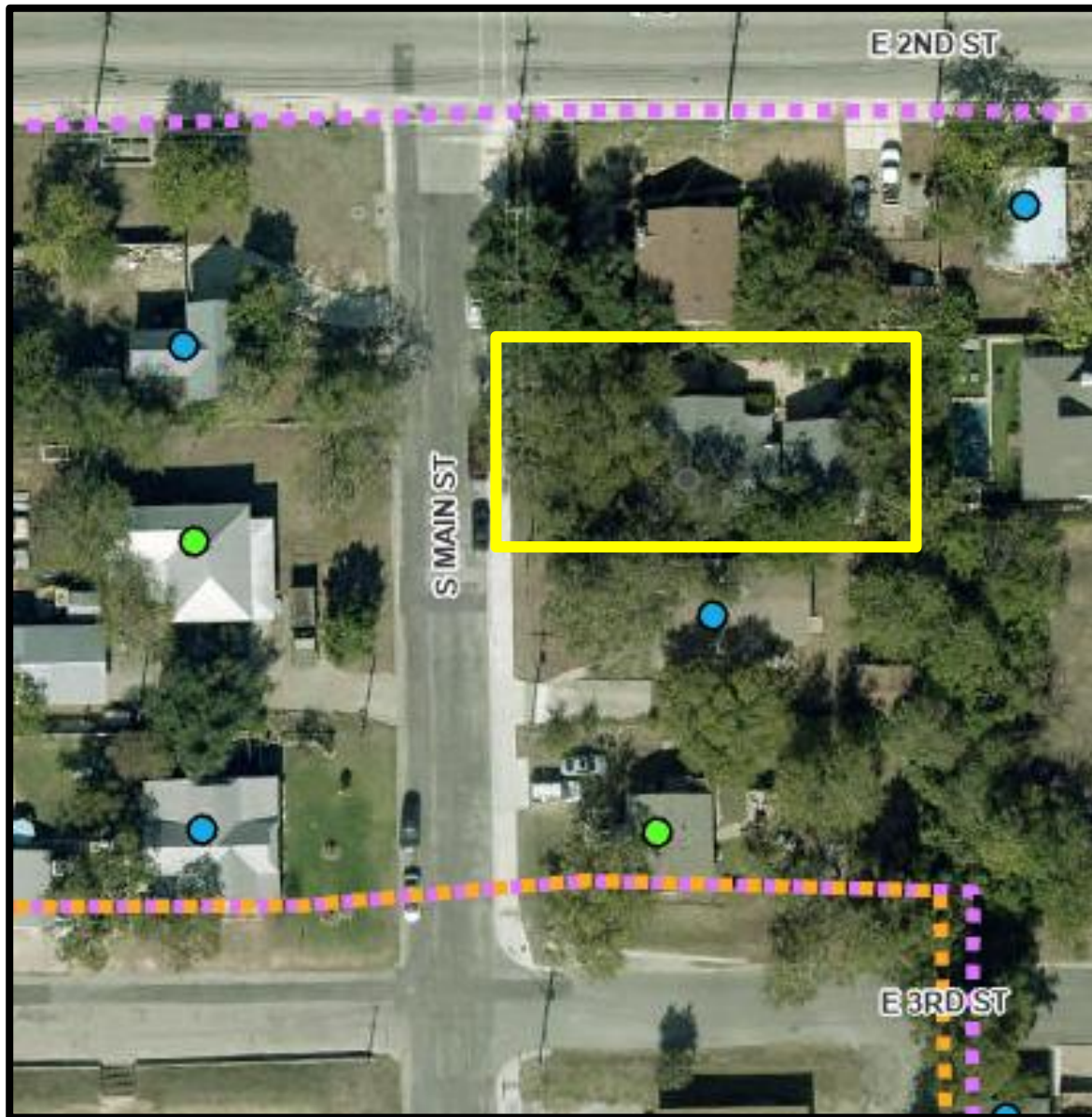
May 14, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2026-11-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) new building construction, and a setback reduction to allow for an encroachment of 1' into the required side setback for the property located at 203 S. Main Street, bearing the legal description of .1609 out of Block 2, Lo 1 (SW/PT), Whittle Addition (2026-11-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager



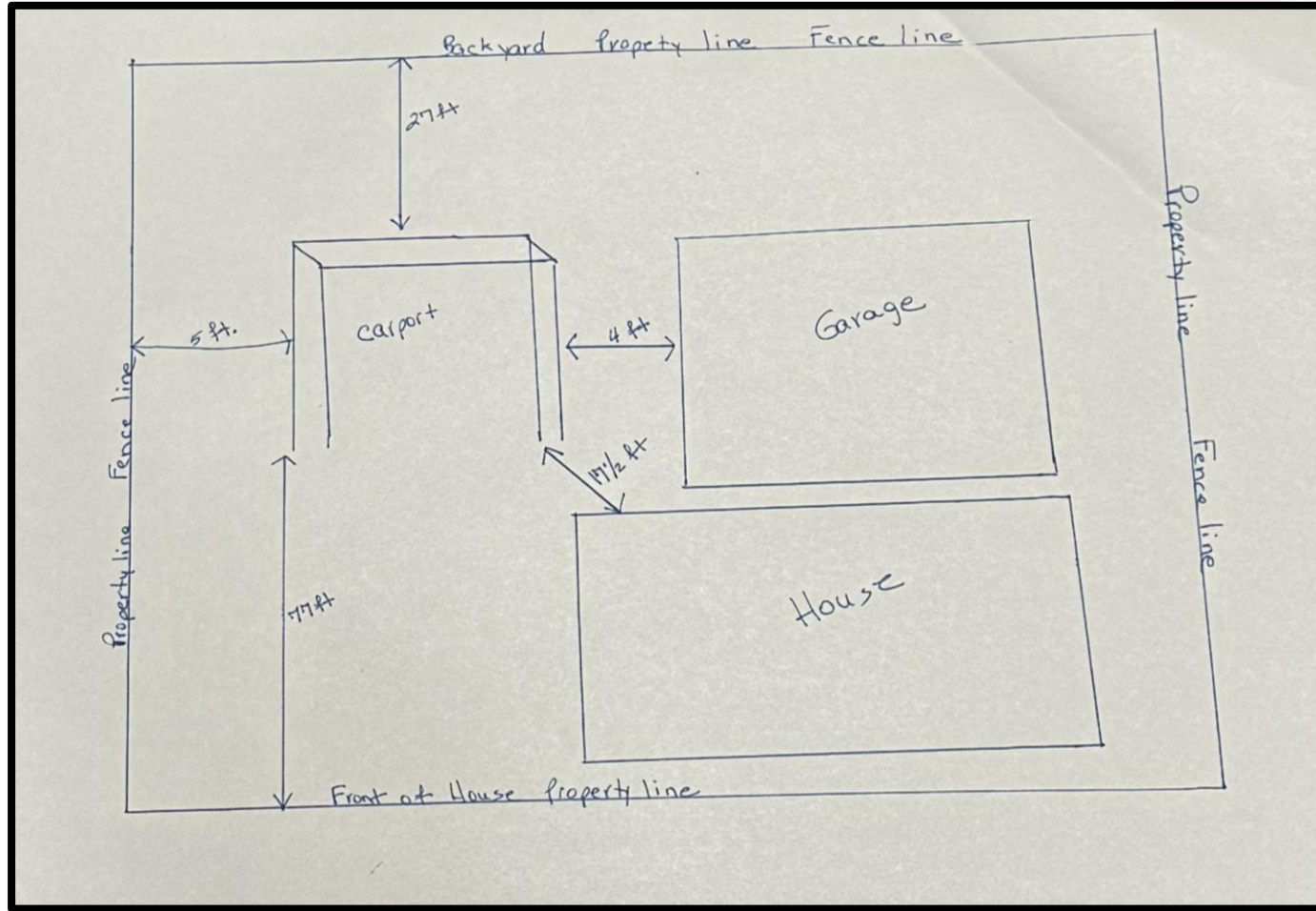
Legend

- 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

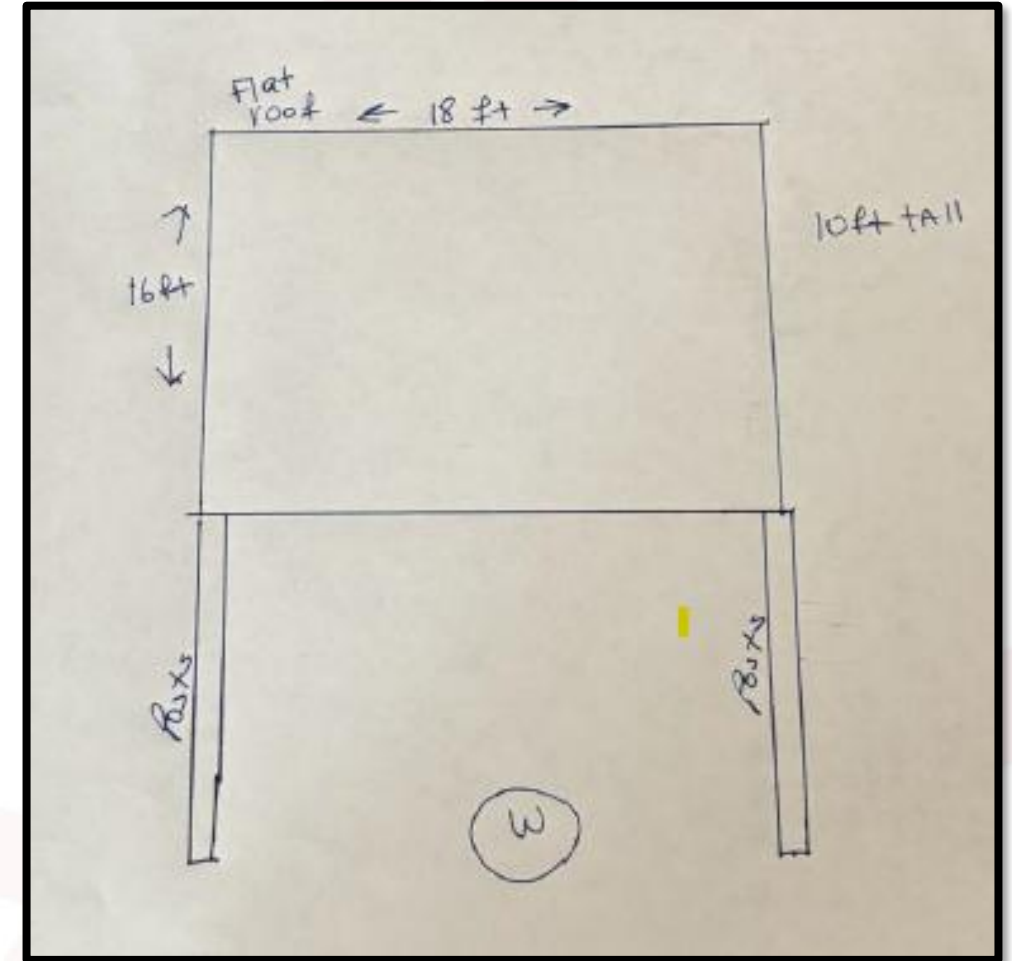
Current Context



Plans and Specifications – Site Plan



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

Design Guideline Compliance

Staff has determined that the proposed project complies with **5 of the 9** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
3.5.E.1 Roof 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.	Does Not Comply	The roof form of the proposed carport is flat.
3.5.E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	Does Not Comply	A flat roof form has been proposed.

Design Guideline Compliance

Staff has determined that the proposed project complies with **5 of the 9** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
3.5.E.4 Roof Materials The following materials may be acceptable depending on the building style. Dimensional asphalt shingle roofs that emulate wood shingles.; Real clay tile roofs Slate tiles; Terra-cotta tiles; Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans.; Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8” thick by about 5 inches wide.; Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	Does Not Comply	The proposed roof frame is aluminum, with polycarbonate panels.
3.5.H.1 Exterior Building Materials 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.	Does Not Comply	The proposed carport is a powder coated aluminum frame structure, whereas the primary structure is comprised of horizontal siding and shingle roof.

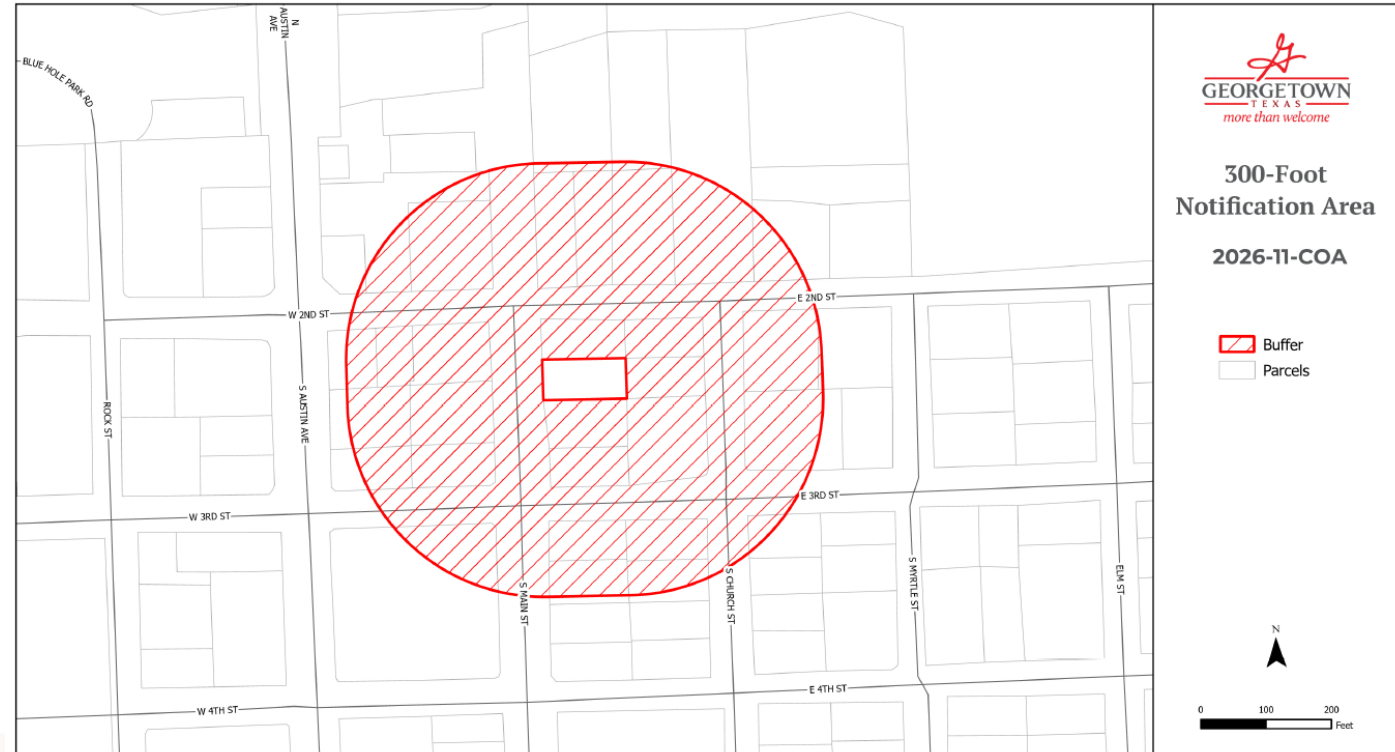
Approval Criteria – UDC Section 3.13.030.D

Building Setback Modification

Criteria	Staff's Finding
1. Whether the proposed setback encroachment is solely a matter of convenience;	Does Not Comply
2. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Does Not Comply
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;	Complies
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;	Not Applicable
7. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Not Applicable
8. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Not Applicable
9. The size of the proposed structure compared to similar structures within the same block;	Complies
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

- 34 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** of the request. The primary structure is non-historic and reflects a simplified, utilitarian design. The proposed carport adopts a similarly practical approach, and will be located at the rear of the property, minimizing its visibility and impact. As such, the property will not negatively affect the general historic or architectural integrity of the site.

Staff acknowledges that approval of a prefabricated carport that does not fully meet the Historic District Design Guidelines may raise concerns regarding precedent. However, this recommendation is based on the specific conditions of this property, including the non-contributing status of the primary structure, its minimal architectural detailing, and the placement of the proposed carport at the rear of the lot with limited visibility. These conditions are not present on all properties within the district, and similar requests on contributing structures or more visually prominent sites may warrant a different level of consideration.

HARC Motions to Consider

- Approve
- Deny
- Approve with conditions
- Postpone

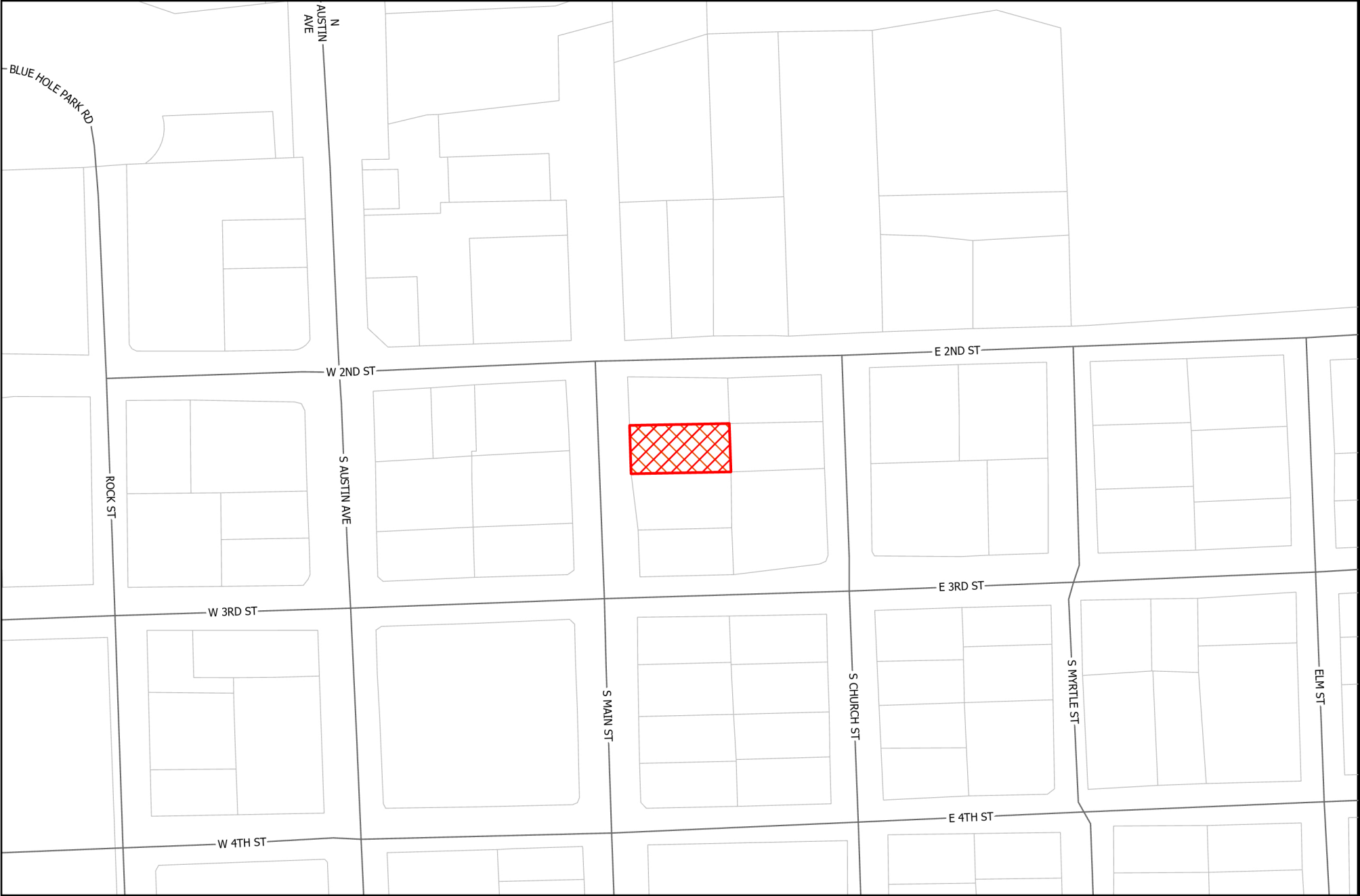
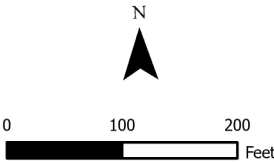


Location

2026-11-COA

Exhibit #1

-  Site
-  Parcels



Letter of Intent

I want to build a carport in my backyard.

The carport will measure 18 ft x 16 ft x 10 ft tall.

The roof will be

26 gauge Gray GALVANIZED steel single slope (flat roof)

Steel posts are 14 gauge

Steel posts are set in a base bracket which

is attached to the

concrete with bolts

set the post in bracket

And secured on the

sides with framing screws

The concrete was laid

when the house was built.

No additional concrete

necessary.

Plan Review

The carport will
be 18ft x 16ft x 10ft
The roof will be made
from

26 gauge galvanized steel

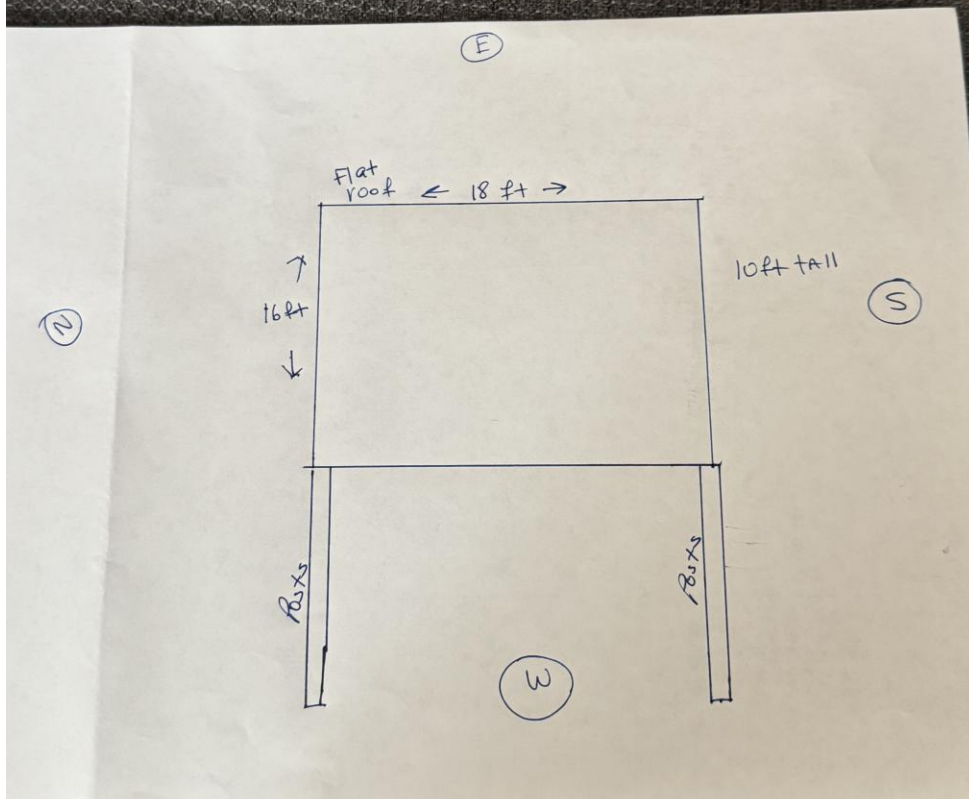
The posts will be

14 gauge

A base bracket will be
Attached to the concrete
with bolts, the posts will
be set in the bracket
And secured on the sides
with framing screws

The carport will be set on
concrete that was made
back in 1983 or so when
the house was built. No
additional concrete will
be poured.

Nothing will be demolished
Carport will be built in the
backyard



Material list

26 gauge R panel
galvanized steel sheets

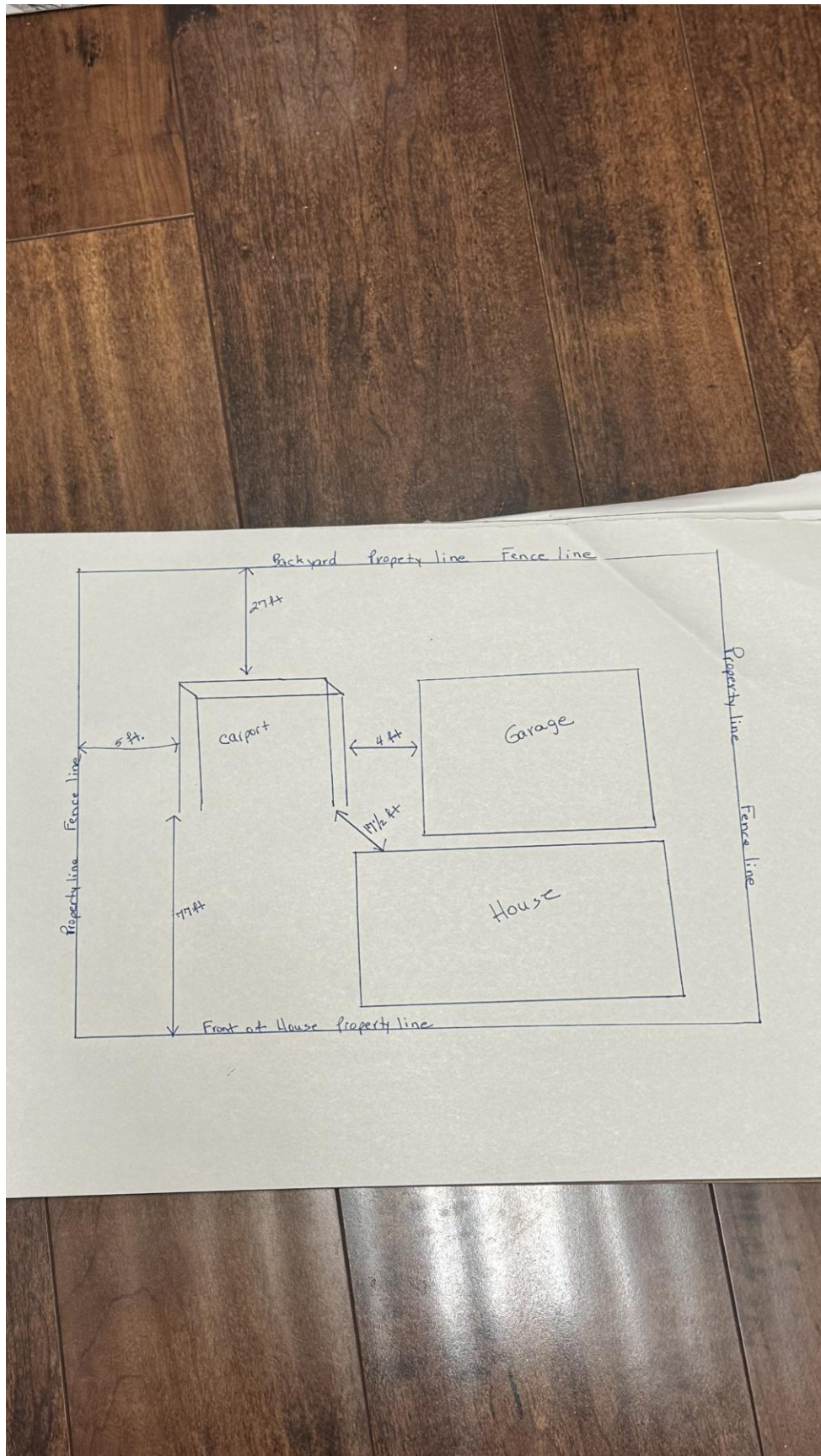
14 gauge steel posts

concrete pads

Galvanized steel C-purlin
receiver channels

Framing screws

Anchor bolts





Carport - Canopia Palma 5000 Support Gray (HG9134)



Palma carport is a stylish and durable structure designed for all weather conditions. It provides ample shade and protection for vehicles, garden furniture, or a spa, making it a versatile outdoor living area year-round.

For more details, please visit our website or call 01609-5487.



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[EXTERNAL] Public hearing regarding 203 South Main St.



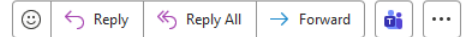
Ray Hubenthal <hoopie1949@gmail.com>

To Allyson liams

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

Expires 6/29/2030

You replied to this message on 5/1/2026 3:31 PM.



Fri 5/1/2026 3:16 PM

Summarize

[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.

Good afternoon ,

My name is Ray Hubenthal and I have owned the property at 201 S. Main St. since 1990.

About eight months ago, I inquired with the city through emails and phone calls and got jockeyed around waiting for people to get off vacation and then it was the wrong person then when I finally got a gentleman the last name was Bilbry I can find the email, but I have to look!

I was wanting to put a double carport up on the second street side because we had automobiles with hail damage excessive I gave him five different addresses in old town that already had carports and they said it would never be approved. He got back with me the following day and said, sir, all of those five are grandfathered in for whatever that means

He said he was trying to save me the \$509 building permit fee which I think is ridiculous.

In 1992 I file for a building permit my back deck was 12 x 16 and I wanted to make it 16 x 16 the building permit cost \$35 I had to display it so they could see it from the road and the whole 9 yards.

What on earth has increased the permit to \$509 !

Again, as I told you on the phone, I will be at the meeting as I've attended many of those meetings, but it just seems to me they've got their mind made up before anything is thrown across the board in past meetings.

The one good example is putting an island up on Highway 29 at Main Street forcing everybody to make a right turn and then opening up second Church Street to become the thorough fryer downtown and there was lots of objections to that and I don't blame it. That moves it one block over but Church Street is not as wide as Main Street so maybe it was shut down. I don't know I missed the next meeting as I have grandkids in sports and I have to help tow them around as My Daughter is sometimes left as her husband is a major league baseball coach, and he's gone a lot of time.

Should I sign up to speak at the meeting? I guess so everyone on the council here's my story or is it just hot air? I'll be blowing thank you for your honest opinion and have a great day.

I look forward to meeting you as I've heard good things about you from Mr. Gold !

Thanks, Ray Hubenthal

201 S. Main Street

Georgetown, TX 78626

My cell phone number is 512-635-6403

Thanks again for listening to my story !

City of Georgetown, Texas
Historic and Architectural Review Commission
May 14, 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