

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas July 9, 2026

The Georgetown Historic and Architectural Review Commission will meet on July 9, 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 on the agenda.

Regular Session

1.A Meeting Minutes

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

1.B 1202 Laurel Street, (2026-33-COA)

Conceptual review on a request for a Certificate of Appropriateness (COA) for new building construction and new fence that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1202 Laurel Street, bearing the legal description Laurel Place, Lot 1&2, 0.909 Acres (2026-33-COA) -- Madelyn Allen, Planner

1.C Historic and Architectural Review Commission Training

HARC Training session led by the City Attorney's Office, and Planning staff -- Allyson Iiams, Preservation and 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
July 9, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

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

ITEM SUMMARY:

N/A

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[06.11.2026 HARC Minutes Final.pdf](#)

Minutes of the Historic and Architectural Review Commission City of Georgetown, Texas Thursday, June 11, 2026

The Georgetown Historic and Architectural Review Commission met on Thursday, June 11, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Sydney Lemanski, Waldo Swoboda

Public Wishing to Address the Board

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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 on the agenda.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the May 14, 2026 regular HARC meeting -- Shelly Holcomb, Planning Specialist

Moved by Sydney Lemanski; seconded by Evan Hein to approve the minutes

from the May 14, 2026 HARC meeting.

Motion Approved: 6- 0

Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Sydney Lemanski, Waldo Swoboda

Voting Against: None

1.B [1100 Southwestern Blvd., \(2026-18-COA\)](#)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 1100 Southwestern Blvd. bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2026-18-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Allyson Iiams, Historic Preservation and Redevelopment Program Manager, presented the staff report.

The applicants, Amanda Barber Associate Vice President of Facilities Management for Southwestern University, and Bart Mendoza Senior Project Manager for Southwestern University approached the dais. Barber stated the financial hardships being caused by this building are based on the fact it cannot be used in its current state. The building was used in the first semester of the last academic year. The building had many HVAC failures and complaints were received from students that were residing there. Efforts were made to do an HVAC replacement; however, asbestos was discovered and a mold outbreak was feared. To be compliant with ADA regulations, it would require a massive overhaul of the interior layout of every room. The hurdles to make the building "livable" and getting permits approved for code compliance are not small hurdles. The space is not currently needed on campus and is excess space. New versus renovated costs vary significantly, thus the decision of demolition was ultimately forced.

Commissioner Swoboda asked if the architect that originally designed the building was something that should be considered.

Barber shared that there are many examples of the architect's work across campus, so while it is not insignificant, in losing Clark Residence Hall, there are still many examples of the architect's work as many buildings were designed by that same architect.

Commissioner Swoboda asked if there were any significant portions of the building such as lentils and cornerstones that are worthy of being kept.

Barber shared that the committee did consider that and there is nothing on this building that is worthy of that. She shared it is their intention, however, to save some of the stones.

Commissioner Swoboda asked what would happen to the space the building is located on once demolition is complete.

Barber answered that the intention was to put in athletic courts and increase parking,

however, that is not affordable at this time, thus, it will be an open grass field.

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

Commissioner Swoboda asked liams if it was the land, the actual building, or a combination of both that was of historical significance.

liams shared that it was a combination of both. She shared while there is a loss here removing the structure, at the same time it is a very simplified structure with no major architectural details that would be lost. She believes that removing the structure and allowing there to be green space there is appropriate for the campus.

Commissioner Swoboda shared he is asking due to the thought of the university potentially demolishing building by building and putting up a new one with a similar style, and asked if it would still be a historical building.

liams shared that this is not something she would anticipate happening as Southwestern does a great job of maintaining their historic structures.

Commissioner Swoboda asked when a newly constructed building was put up in place of a historic structure, when that building would be considered a historic structure.

liams shared that after 50 years a building is determined to be a historic structure.

Commissioner Lemanski shared that she was on the demolition sub-committee and why they recommended this building for demolition.

Chair Cash shared that she, too, was at the demolition sub-committee meeting and shared that the sub-committee's vote to recommend demolition was unanimous based on the state of the building.

Moved by Stuart Garner; seconded by Sydney Lemanski to approve as presented.

Motion Approved: 6- 0

Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Sydney Lemanski, Waldo Swoboda

Voting Against: None

1.C [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
July 9, 2026

SUBJECT:

1202 Laurel Street, (2026-33-COA)

SUGGESTED ACTION:

Conceptual review on a request for a Certificate of Appropriateness (COA) for new building construction and new fence that is inconsistent with the overlay district's characteristics and applicable guidelines at the property located at 1202 Laurel Street, bearing the legal description Laurel Place, Lot 1&2, 0.909 Acres (2026-33-COA) -- Madelyn Allen, Planner

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for new building construction of a secondary structure and new fence that is inconsistent with the overlay district's characteristics and applicable guidelines. Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 3, partially complies with 2, does not comply with 0 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 3 of the 8 criteria were not applicable to the proposed project

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Madelyn Allen, Planning Department

ATTACHMENTS:

[2026-33-COA Staff Report](#)

[2026-33-COA HARC Presentation](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Letter of Intent](#)

[Exhibit 3 - Plans and Specifications](#)



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: July 1st, 2026
File Number: 2026-33-COA

AGENDA ITEM DESCRIPTION

Conceptual review on a request for a Certificate of Appropriateness (COA) for a new building construction and a new fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines, for the property located at 1202 Laurel Street, bearing the legal description of Laurel Place, Lot 1&2, 0.909 Acres (2026-33-COA) -- Madelyn Allen, Planner

AGENDA ITEM DETAILS

Project Name: *Richmond Residence II*
Applicant: *Wang Architects*
Property Owner: *Ty Richmond*
Property Address: *1202 Laurel Street*
Legal Description: *Laurel Place, Lot 1&2, 0.909 Acres*
Historic Overlay: *Old Town Overlay District*
Case History: *N/A*
Prior COA Denials: *N/A*
Prior COA Approvals: *2021-48-COA – Remodel and addition to primary structure*

HISTORIC CONTEXT

Date of Construction: *1999*
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 fence, railing or wall that is inconsistent with the overlay district's characteristics and applicable guidelines

STAFF ANALYSIS

Present Property Description:

The subject property is located within the Old Town Historic Overlay at 1202 Laurel Street, south of E. University Avenue and north of E. 13th Street. The property is improved with a 4,030 sq. ft. primary residence and shed. Neither of the existing structures have a historic designation.

Planning Department Staff Report

Historic and Architectural Review Commission

Requested Changes:

The applicant is requesting to construct a new accessory structure on the property and a new fence that is inconsistent with the overlay district's characteristics and applicable guidelines.

Justification for Requests:

The applicant intends to improve the property with the construction of an accessory structure.

Technical Review:

The proposed structure is 1,705 sq. ft. in area and will be a single-story living space. The front façade is approximately 16'-6" in height at its tallest point, measured from the finish floor to the top of the roof. The front façade is approximately 28' wide. The proposed fence is approximately 7'-3" in height and is 100% opaque.

The structure will feature a 441 sq. ft. side porch with screening. The form of the side porch will follow that of the structure, which is an open-V shape. The roof of the accessory structure will feature a 3:12 slope and a shed roof which will face University Avenue.

The proposed elevation facing the north features windows that are approximately 5' above the finish floor. The windows are approximately 2' by 4' each and would be blocked from street view with the proposed fence.

Materials

The new building will use windows with exterior aluminum, dark metal roof, ashlar limestone, soffit wood, and cream lap siding, all of which are intended to mimic the materials of the existing primary structure. The proposed fence materials are stone and wood.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 17 of the 28 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	
G.1 Fencing	
a. A fence that defines a front yard should be low to the ground, shall not exceed 4 feet, and be 50% "transparent" in nature.	Does Not Comply The proposed design is approximately 7'-3" in height and 100% opaque. Staff recognizes that the existing fence is not in compliance

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	and the property is located along a high traffic area. This existing fence (wood paneling addition) does not have any record of permit approval.
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	Complies The structure is located behind the primary structure and at the rear of the property.
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.	Complies The proposed secondary structure is simplified, smaller, and subordinate to the primary structure
F.3 Accessory structures should not be attached to the primary structure.	Complies The proposed structure is detached from 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 ceiling height of the accessory structure is 12', and the bricks are human scale.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.	Complies The structure has a height of 16'-6".
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.	Partially Complies The main mass is in an "Open-V" form, but the roof form is uncomplicated.
b. The proportions of the front façade should be taller than it is wide.	Does Not Comply The structure is 16'-6" tall from finish floor to top of roof, and east-facing façade is 28' in width.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
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 primary form of the roof is a shed style.
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 The roof line of the accessory structure is 3:12. Staff recognizes that this pitch does match the slope of a portion of the roofline on the primary structure.
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 Uses metal roof that matches existing primary structure.
3.5.F Porches	
F.3 Porch Size Porches should at least cover half of the first-floor façade facing the street horizontally.	Complies Covers full length of the front façade
F.4 Depth of Porch The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.	Partially Complies The front porch has a depth of 4' at its shallowest part, but has a maximum depth of 10'.
F.5 Porches Bulk	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
a. Porches should appear to be “added on to the building” rather than cut out of the building. In other words, porches should have their own roof that isn’t integral to the rest of the building.	Does Not Comply The porch roof is essentially an extended overhang from the main roof.
F.6 Porch Roofs A minimum of 60% of the front porch should be covered by a roof or a trellis.	Complies Porch is fully covered by the roof.
F.11 Porch Roof Height No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.	Partially Complies Roof height begins at approximately 8’, then slopes up to 16’-6.
3.5.G. Doors & Windows	
G.1 Front Doors	
a. The front door should be prominent and face the street.	Partially Complies While the front door is facing the same street as the primary structure, the front door is one of four identical windowpanes on the front façade.
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	Partially Complies The front door is almost entirely glass.
G.2 Windows	
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	Partially Complies On the façade facing University Avenue, the windows are twice as wide as they are tall.
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	Does Not Comply The windows are not clad wood, however, staff recognizes that the windows were selected to match the primary structure which is not of historic age.
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	Complies Building materials are the same as primary structure.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
for additions should be the same materials as the predominant materials of the existing building.	
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.	Complies The secondary structure's materials relate to the existing structure's materials.
H.3 Wood siding, brick, and stone should be detailed to provide a human scale.	
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	Complies All materials used are considered appropriate.
c. Stone, brick or other masonry with dimensions that are human scale, that is with the appearance that they could be laid by hand.	
g. Use of Stone • Native Texas stone is an appropriate exterior material if used in the scale of other stone found in the neighborhood. • Use of synthetic stone is not appropriate unless the structure already has synthetic stone. h. Non-traditional siding materials are discouraged. • Typically, artificial stone and brick veneer are not appropriate. • Asphalt shingles are not appropriate. Aluminum and vinyl are not appropriate.	

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 3 out of 8* of these criteria, *partially complies with 2 out of 8* criteria, and *is not applicable to 3 out of 8* criteria.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies The application is complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	Complies The proposed design complies with all applicable requirements in the UDC
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Not Applicable There are no historic structures 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 A few exceptions from the design guidelines have been requested, such as roof slope and style, and building form.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Not Applicable There are no historic structures on the property.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies While the proposed structure is compatible with the primary structure, it is not considered compatible with other structures within the Old Town Overlay District.
7. The overall character of the applicable historic overlay district is protected; and	Complies The current design plans would have little to no effect on the overall feel of the Old Town Historic 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 No signage was included in this request.

ATTACHMENTS

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

SUBMITTED BY

Madelyn Allen, Planner

1202 Laurel Street 2026-33-COA

July 9, 2026 | Historic & Architectural Review Commission

Madelyn Allen, Planner

Item Under Consideration

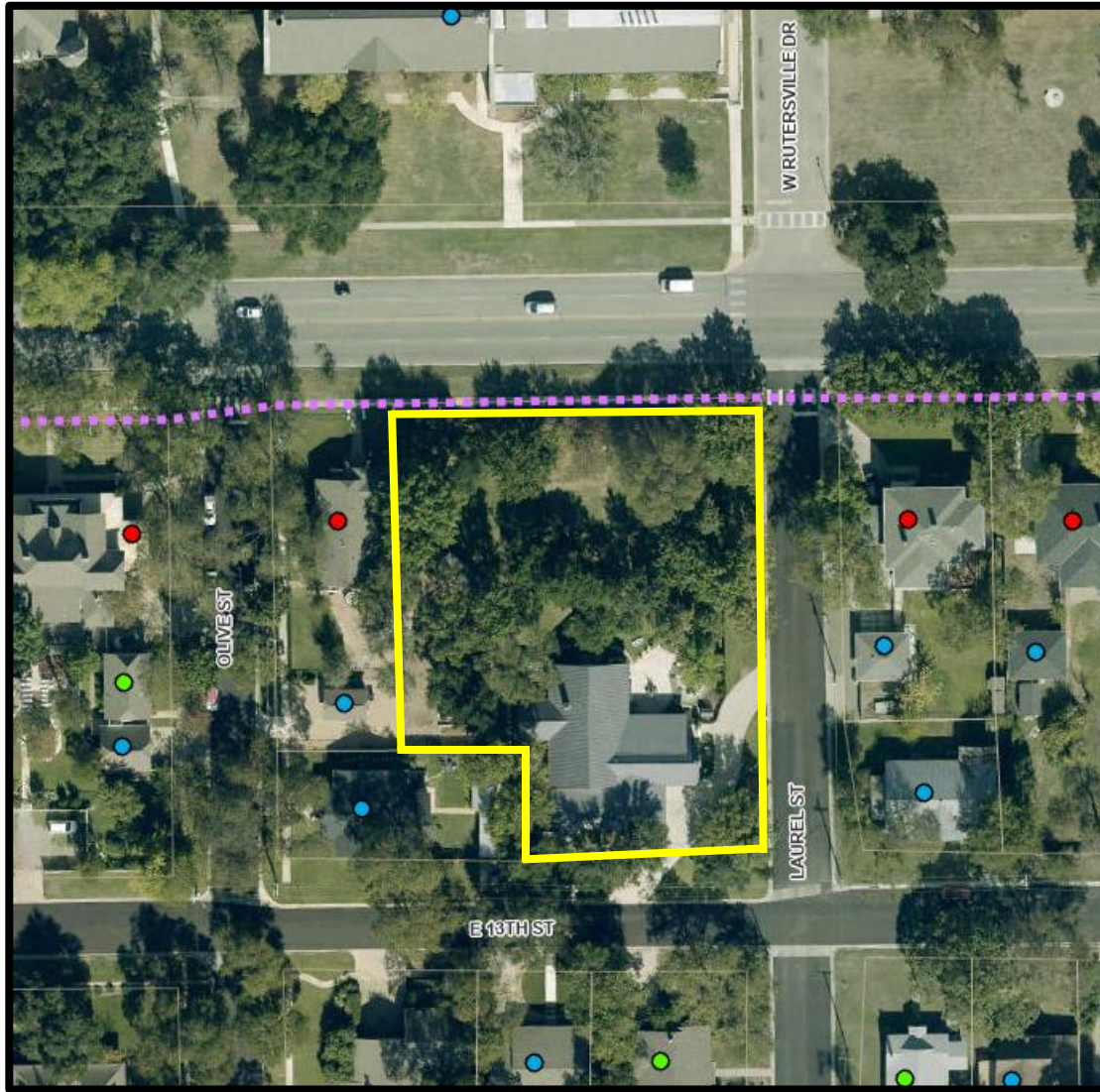
2026-33-COA

- Conceptual review on a request for a Certificate of Appropriateness (COA) for new building construction, and addition of a fence that is inconsistent with Design Guidelines, for the property located at 1202 Laurel Street, bearing the legal description of 0.909 acres, Lot 1 & 2, out of Laurel Place (2025-33-COA) -- Madelyn Allen, Planner

Item Under Consideration

HARC:

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



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



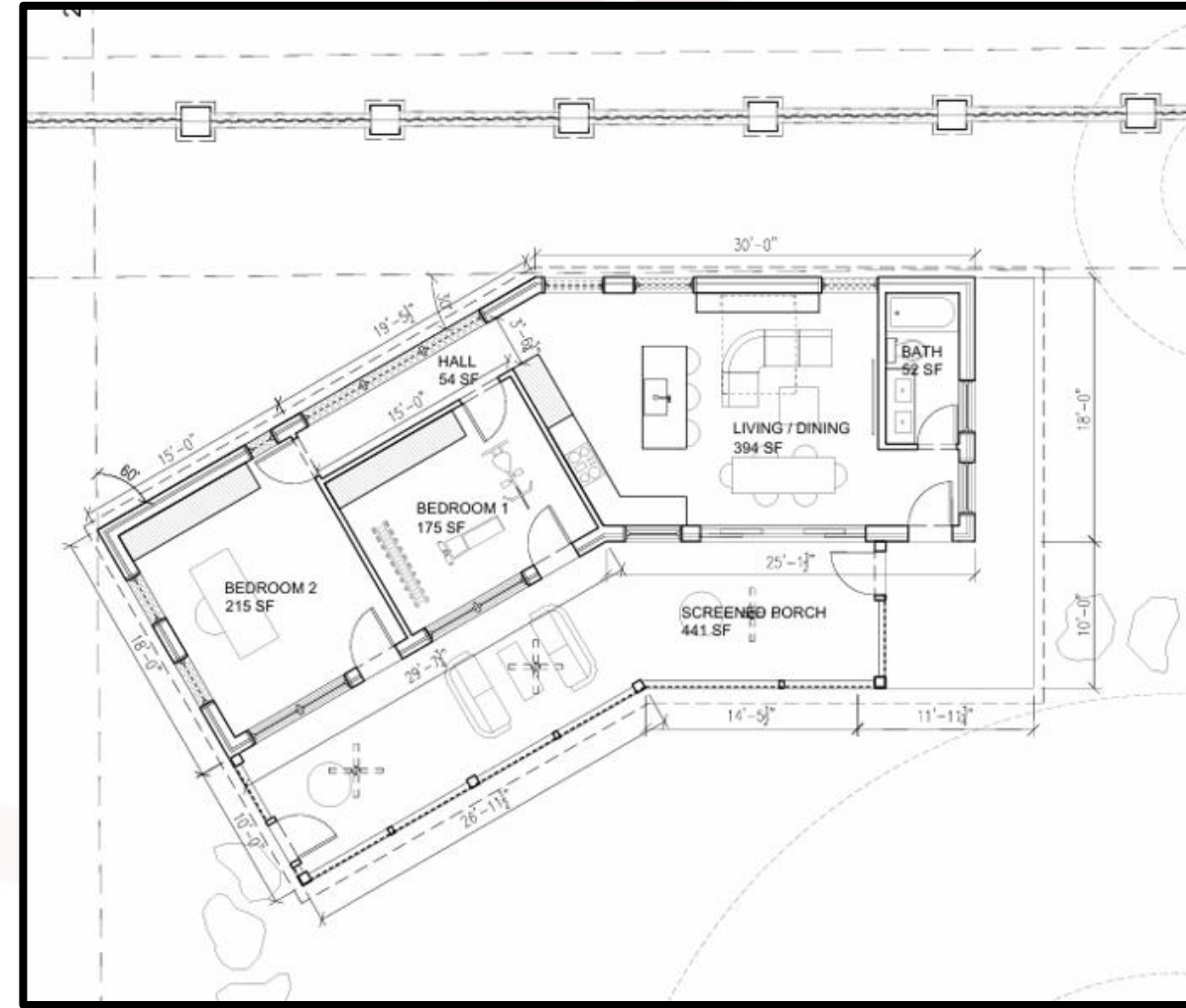
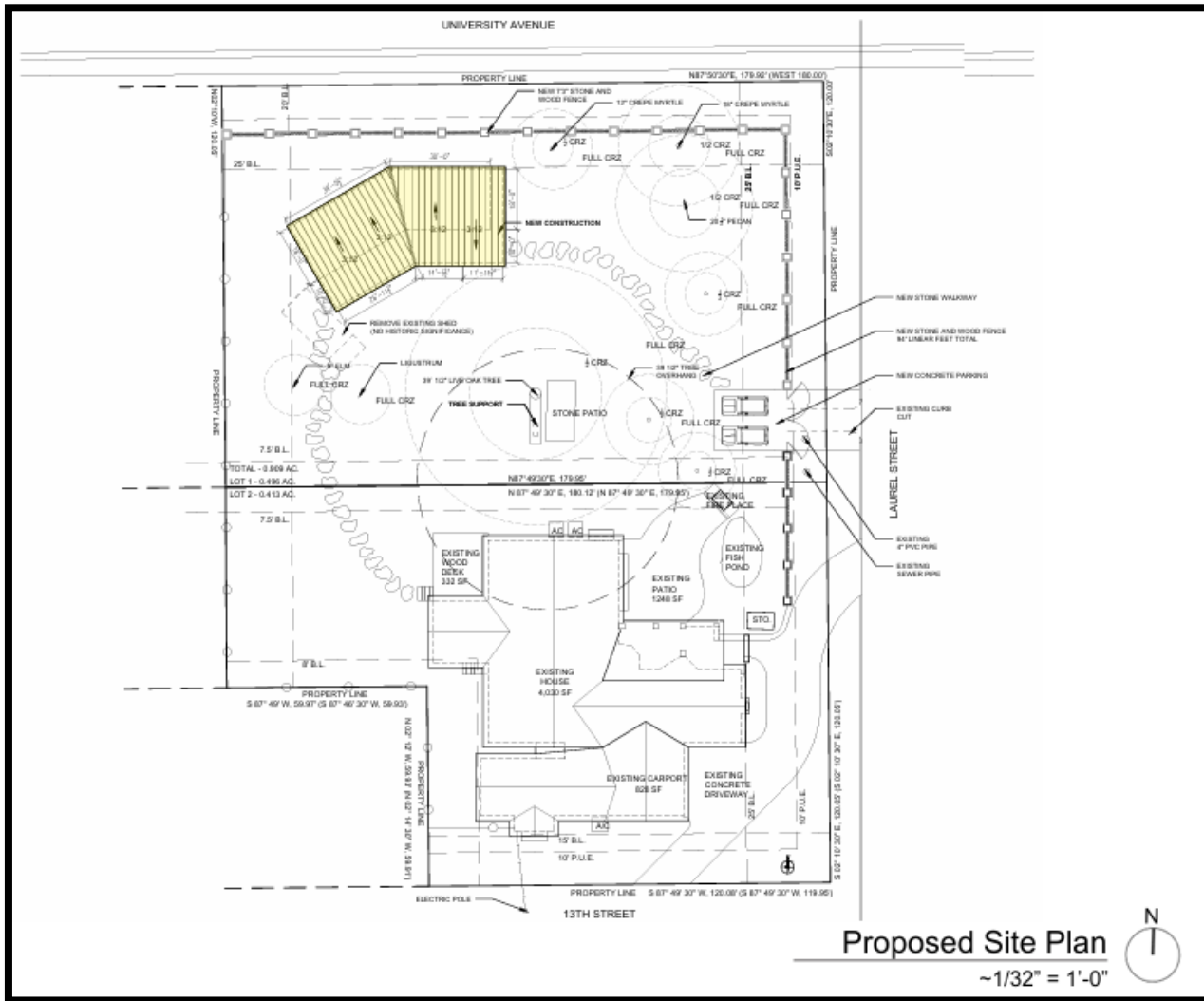
Current Context



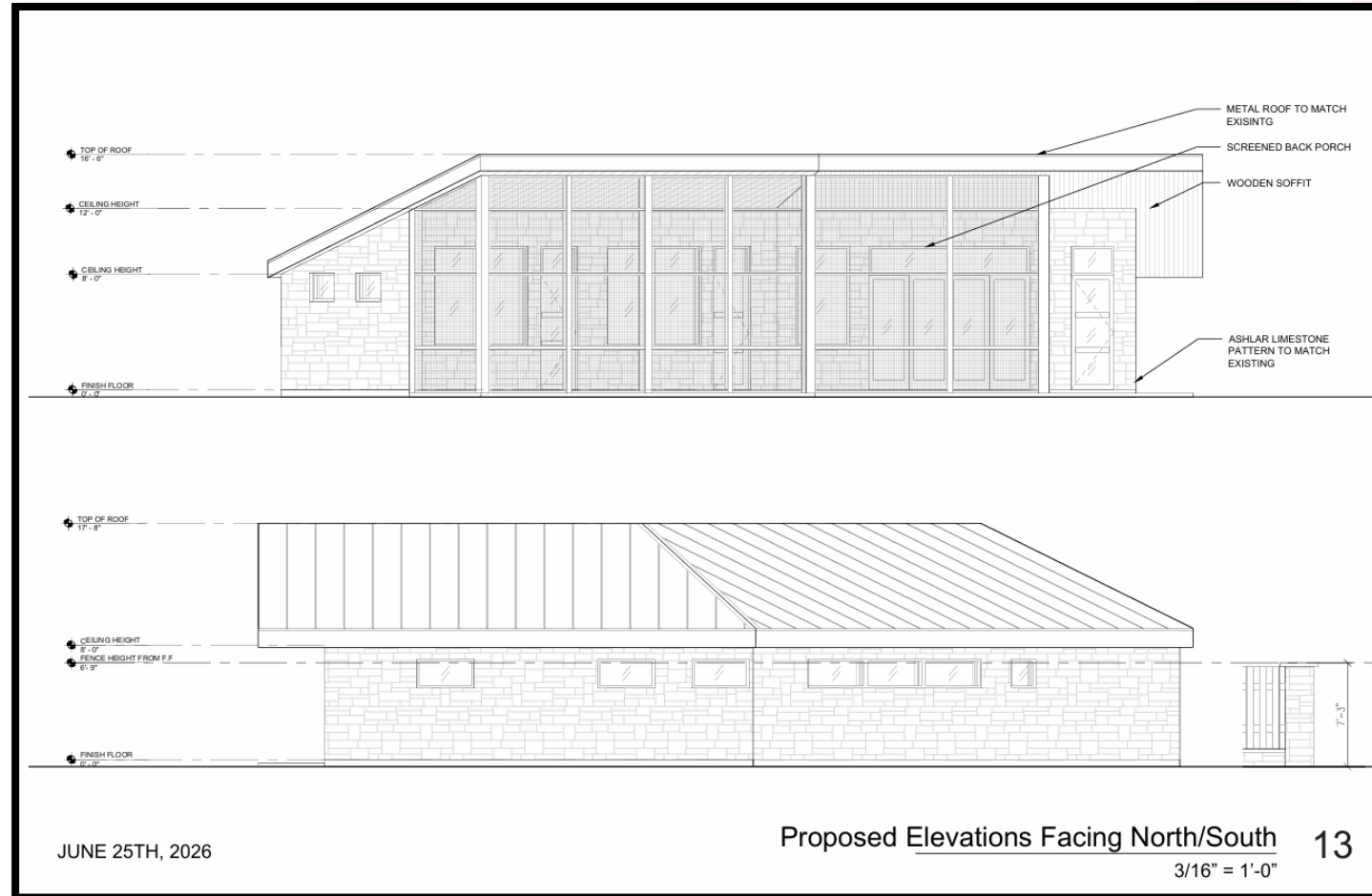
Approximate
location of
secondary
structure



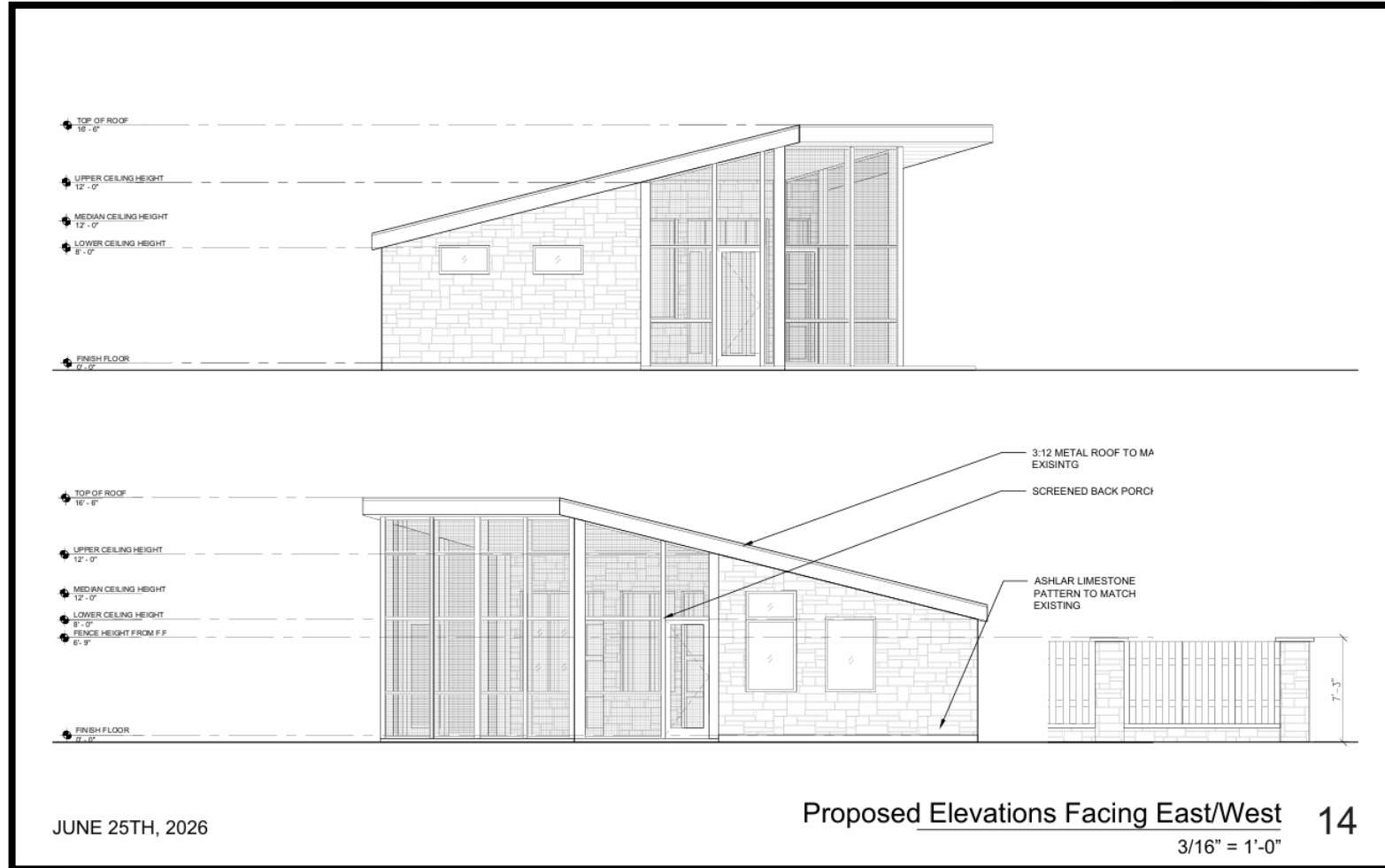
Plans and Specifications – Site Plan



Plans and Specifications - Elevations



Plans and Specifications - Elevations



Plans and Specifications - Renderings



Plans and Specifications - Renderings



Plans and Specifications – Materials

MARVIN 😊



MARVIN ULTIMATE WINDOWS
WITH EXTERIOR ALUMINUM
IN STONE WHITE



DARK METAL ROOF
FROM EXISTING HOUSE



ASHLAR LIMESTONE
FROM EXISTING HOUSE



SOFFIT WOOD
FROM EXISTING HOUSE



CREAM LAP SIDING
FROM EXISTING HOUSE



EXAMPLE FENCELINE

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

Design Guideline Compliance

Staff has determined that the proposed project complies with **17 of the 28** 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
G.1 Fencing a. A fence that defines a front yard should be low to the ground, shall not exceed 4 feet, and be 50% “transparent” in nature.	Does Not Comply	The proposed design is approximately 7’-3” in height and 100% opaque. Staff recognizes that the existing fence is not in compliance and the property is located along a high traffic area. This existing fence (wood paneling addition) does not have any record of permit approval.
3.5.C Massing, Scale and Form C.3 Form a. The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.	Partially Complies	The main mass is in an Open-V form, but the roof form is uncomplicated.
b. The proportions of the front façade should be taller than it is wide.	Does Not Comply	The structure is 16’-6” tall from finish floor to top of roof, and the east facing façade is 28’ in width.
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. 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	The structure has a shed-style roof with a 3:12 slope. Staff recognizes that this pitch does match the slope of a portion of the roofline on the primary structure.

Design Guideline Compliance

Staff has determined that the proposed project complies with **17 of the 28** 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.F Porches F.4 Depth of Porch The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet. F.11 Porch Roof Height No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.	Partially Complies	The front porch has a depth of 4' at its shallowest part, but has a maximum depth of 10'. The roof height begins at approximately 8', then slopes up to 16'-6".
F.5 Porches Bulk a. Porches should appear to be “added on to the building” rather than cut out of the building. In other words, porches should have their own roof that isn’t integral to the rest of the building.	Does Not Comply	The porch roof is essentially an extended overhang from the main roof.

Design Guideline Compliance

Staff has determined that the proposed project complies with **17 of the 28** 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
G.1 Front Doors a. The front door should be prominent and face the street.	Partially Complies	While the front door is facing the same street as the primary structure, the front door is one of four identical windowpanes on the front façade.
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	Partially Complies	The front door is almost entirely glass.
G.2 Windows b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	Partially Complies	On the façade facing University Avenue, the windows are twice as wide as they are tall.
G.3 Window Materials a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	Does Not Comply	The windows are not clad wood, however, staff recognizes that the windows were selected to match the primary structure which is not of historic age.

Staff Requested Feedback

Staff is requesting feedback on the following items:

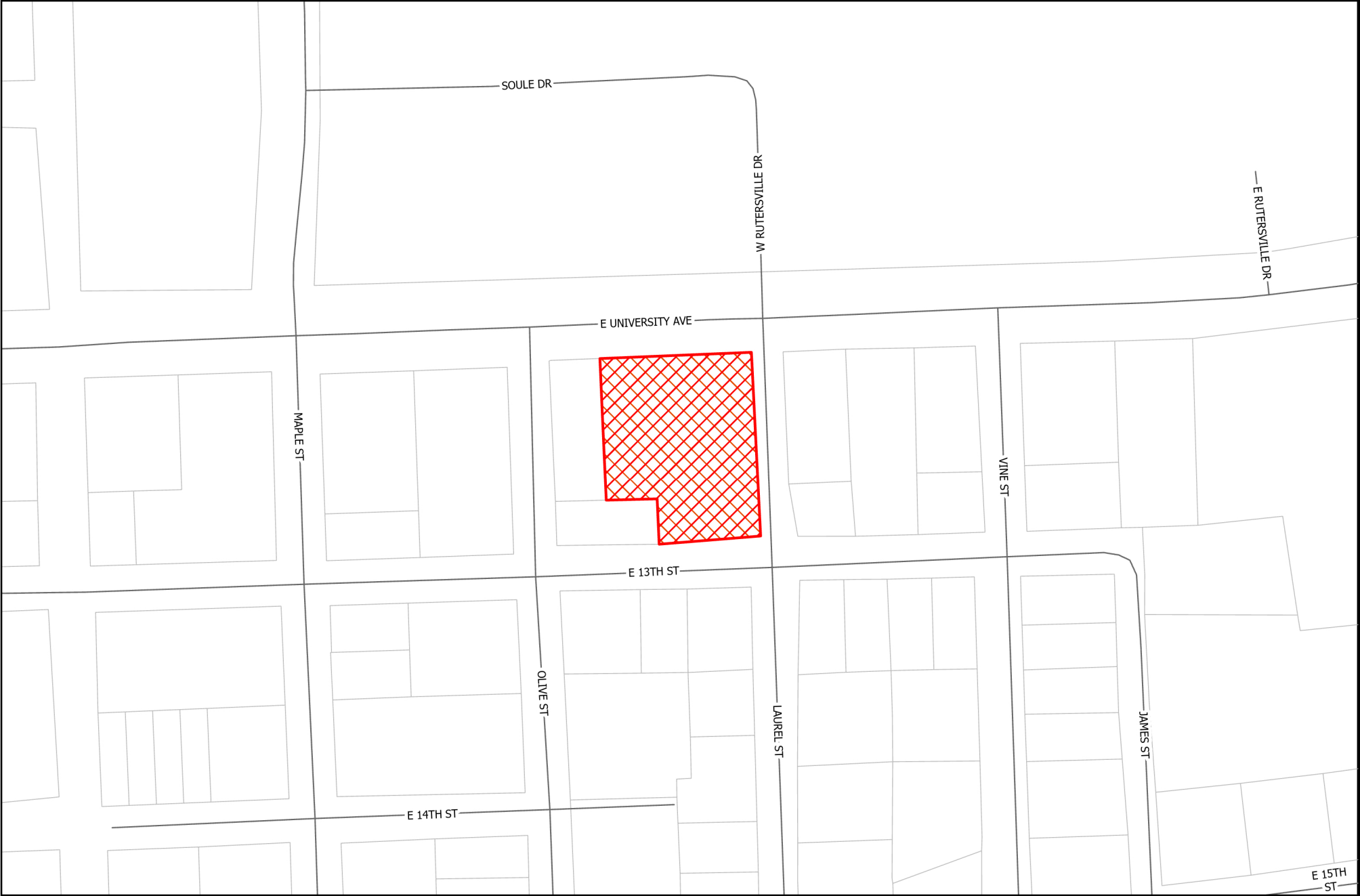
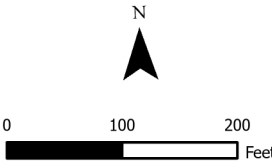
1. Is the Open-V form of structure appropriate?
2. Is the 3:12 roof appropriate?
3. Is the shed-roof style appropriate?
4. Is the height and opacity of the fence appropriate?
5. Is there any other feedback you'd like to provide the applicant regarding the request?

Location

2026-33-COA

Exhibit #1

-  Site
-  Parcels



June 12th, 2026

Historic and Architectural Review Commission
City of Georgetown

Re: 1202 Laurel St.

Dear Members of the Historical and Architectural Review Commission:

Thank you for your consideration of the proposed project at 1202 Laurel Street. We are pleased to present this project on behalf of the owners Ty and Terri Richmond. The subject property is adjacent to and an accessory to the residence at 1202 Laurel Street, which we will call here the existing structure. The existing house does not have a historic designation.

We met with our new Liaison, Madelyn Allen, and Allyson Iiams on May 19th, 2026, and received valuable feedback.

We are relying upon guidance from the Secretary of the Interior Standards for Historic Properties Standard 9, which states “that related new construction shall be differentiated from the old and shall be compatible” with the adjacent properties. The new project should be complementary to the existing and should not mimic history.

For example, the Benold Residence at 1503 15th Street is a well-loved Georgetown property that does not strictly conform to every Historic District Design Guideline yet is recognized as an important and beloved part of Georgetown's historic fabric. Specifically, the Benold Residence violates two guidelines: 1) it has a shed roof, and 2) it has a pitch much shallower than the prescribed 4:12. We have included images of this property in this letter and within the submission package as a point of reference.

The Design Guidelines offer conflicting criteria about shed roofs. Page 135 displays incompatible examples of shed roofs that are at a very steep pitch. I would suggest that these roofs look so out of place *because* they are following the 4:12 pitch guidelines for urban residential block faces. If it were a lower pitch, as with the Benold Residence, a shed roof is not as visually prominent and out of place.



Similar to the Benold Residence, our proposal includes two requests that diverge from the Historic District Design Guidelines.

Ask #1- Shed Roof: The design proposal intends to turn and wrap the northwest corner of the site. After reviewing several design strategies with the owners, this form stood out as the most complementary to their existing gable forms.

Ask #2- Roof Slope: The proposed roof is a 3:12 pitch. This allows the building height to be deferential to the existing house it is complementing. Note that 3:12 is steeper than the Benold Residence (which appears to be a 2:12 pitch).

Also note the following:

- For site strategy, we are using Austin Tree Standards to provide the trees with the best chance of survival through the construction process. To protect all the trees on site, the new project is situated in the NW corner; the only area without such trees.
- The document also includes a well-known Old Town property at 1503 15th Street, which features a roof pitch well below 4:12. Notably, the property also includes a rear accessory structure with a shed roof.

Ask #3- Additionally, we are requesting a 7'3" height of the street-facing fence line along both University Avenue and Laurel Street. The property is located within the Gateway Downtown Overlay District. Although the property is addressed to Laurel Street, the site has greater frontage and exposure along University Avenue, which has become a heavily traveled corridor over the past decade. The proposed fence consists of 2'-0" x 2'-0" stone columns at 7'-0" in height, each capped with a 3" stone cap for a total column height of 7'-3". Between the columns, there is a 12-inch stone base with a 3" stone cap, above which are 6'-0" vertical wood slats, resulting in a total infill height of 7'-0". The stone columns are spaced approximately 11'–13' on center. We understand that taller fencing (8') has recently been approved along portions of Austin Avenue, and we believe this proposal represents a compatible response to the unique conditions of this site.

Included here are pages to further describe the rationale for the proposed project's design:

Page 2, Site Map
Page 3, Relevant Design Guidelines
Page 4, Site Context
Page 5, 1503 15th St
Page 6, 1254 S. Church St
Page 7, Survey
Page 8-9, Existing House Images
Page 10, Proposed Site Plan
Page 11, Impervious Cover Diagram
Page 12, Proposed Ground Floor Plan
Page 13, Elevations Facing North and South
Page 14, Elevations Facing East and West
Page 15-16, Model View from University Ave
Page 17-18, Model View from Laurel St.
Page 19-20, Model Views not seen from the street
Page 21, Alternative Scheme Model Views
Page 22, Materials

Thank you for your consideration. We look forward to presenting this project to you at an upcoming HARC meeting. If you have any questions or need any supplemental information in advance, please feel free to contact me at 512.819.6012. Thank you for your time, and I look forward to meeting with you.

Yours truly,

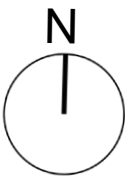
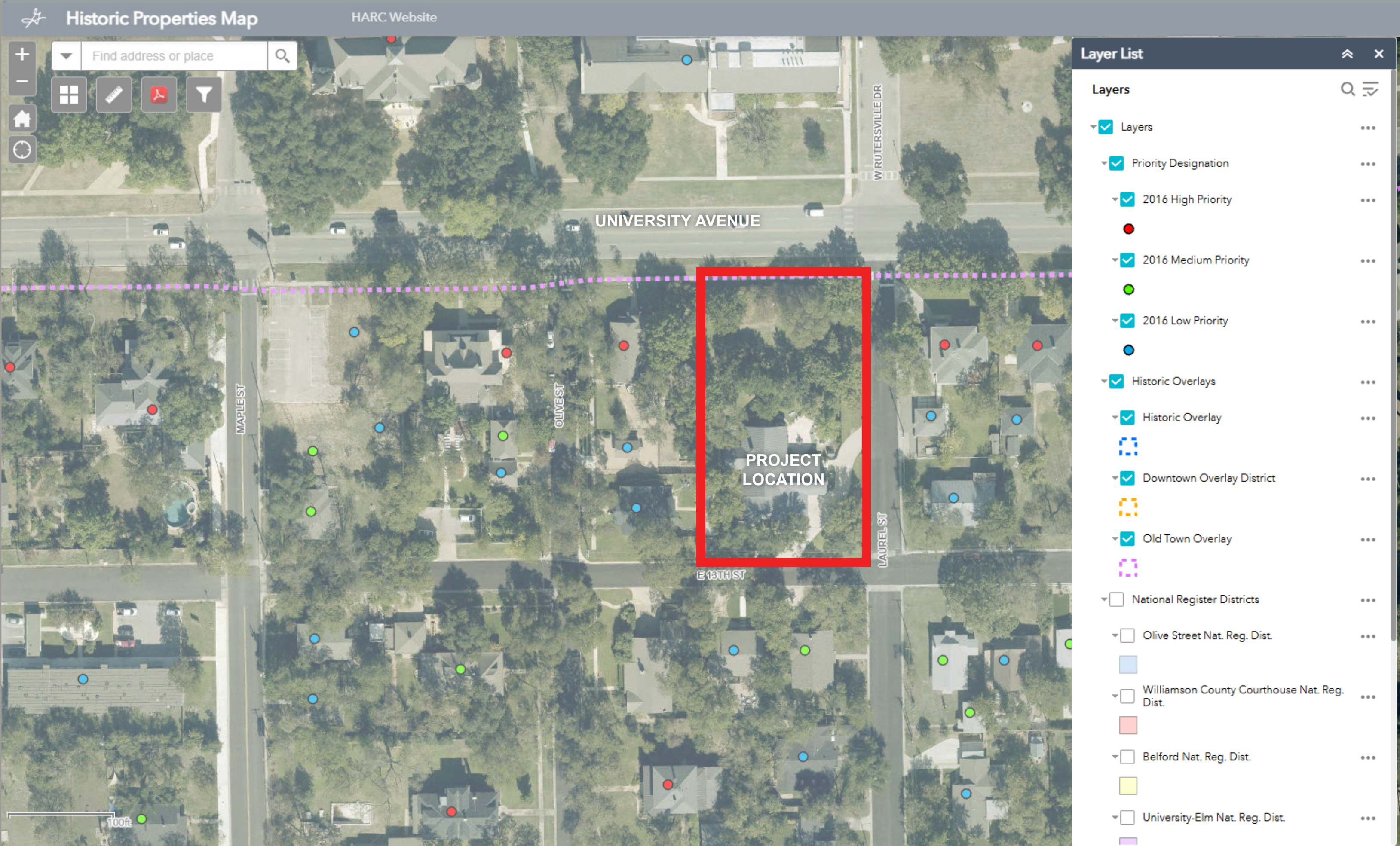
A handwritten signature in black ink, appearing to read 'Gary Wang', with a stylized, cursive script.

Gary Wang, AIA
Wang Architects



Design Concepts for Review by HARC: 1202 Laurel St.
Richmond Residence II
June 25th, 2026

Wang Architects
ARCHITECTURE | URBAN DESIGN | MASTERPLANNING



2.5.E Roofs

E.1 In Urban Commercial block faces the roofs can be flat with parapets or pitched.

E.2 In Urban Residential block faces roofs may be gabled or hipped with a slope of no less than 4:1. Roofs should be proportional to the height of the building walls. In an elevation drawing roofs should be no taller than one story.

E.3 Roof material on flat roofs should not be visible from the street.

E.4 Acceptable roofing materials on sloped roofs include:

- Asphalt shingles (dimensional architectural shingles are preferred)
- Standing seam metal roof with low profile cap
- Metal tiles
- Roof materials that appear similar to historic houses in Georgetown.

2.5.F Exterior Building Materials

Building materials should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. This is especially true for buildings with high or medium significance. Buildings with low significance can have some flexibility as long as there is a compatibility of scale, texture and color with traditional materials.

F.1 Building materials in the Urban Commercial block face for new construction should be visually compatible with the predominant materials of the Downtown.



Asphalt roof.



Metal tile roof.



Standing seam roof.



M-B: New construction incompatible with the historic district.

CITY OF GEORGETOWN HISTORIC DISTRICT DESIGN GUIDELINES

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.

E.2 Dormers

a. Dormers are also appropriate, but must be designed so that there is a relationship to windows on the main building.

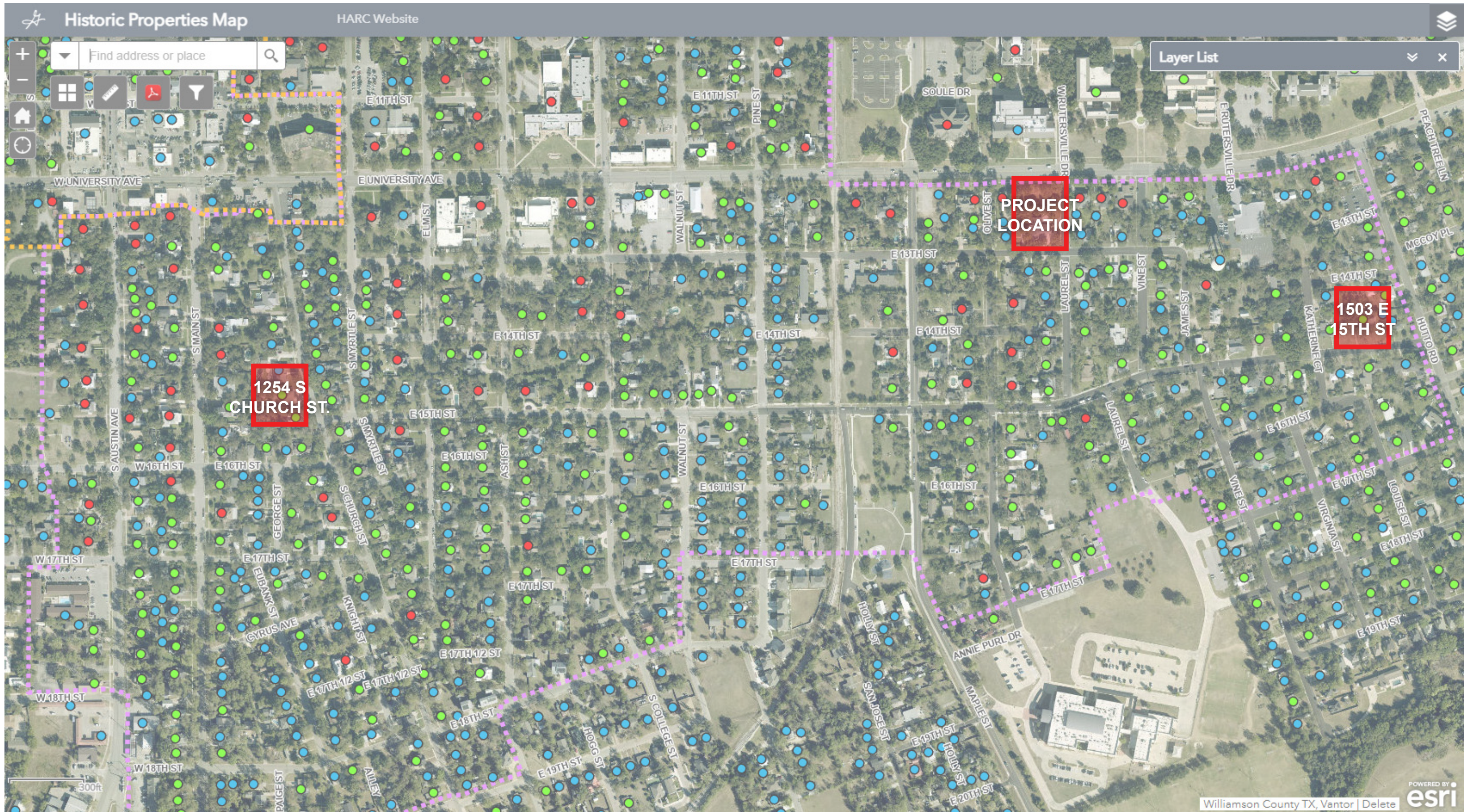
b. Dormers may also be front facing and centered, but should not occupy more than 40% of the roof plane. In other words, dormers should not be so large as to appear to be adding an additional story to a structure.

c. Dormers on the side should not occupy more than 60% of the roof plane.

E.3 Roof Pitch

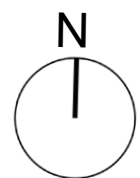
Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.

p. 185



JUNE 25TH, 2026

SITE CONTEXT/NOTABLE EXCEPTIONS





JUNE 25TH, 2026

DR. DOUGLASS BENOLD HOUSE- 1503 15TH ST



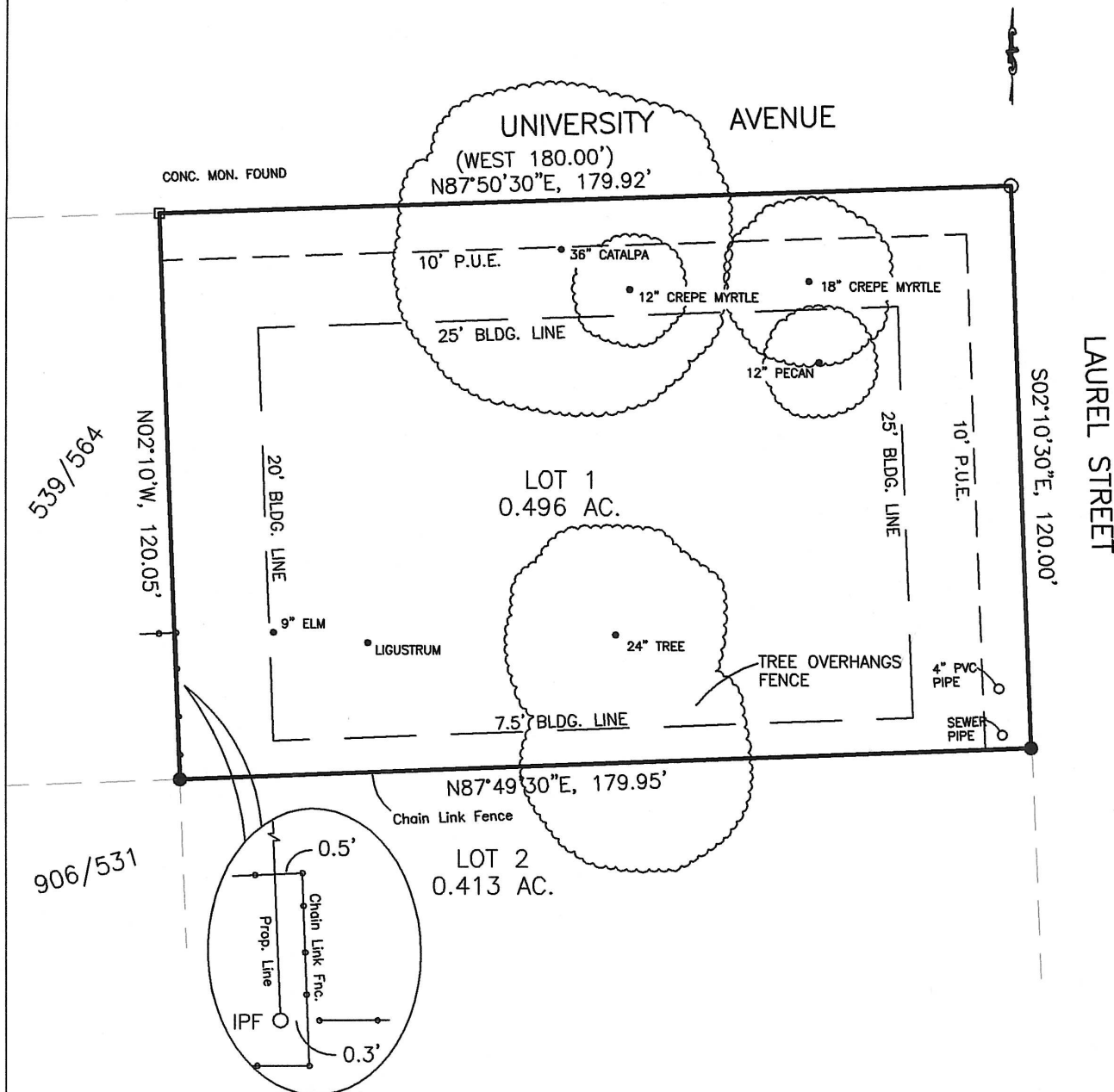
JUNE 25TH, 2026

1254 S. CHURCH ST

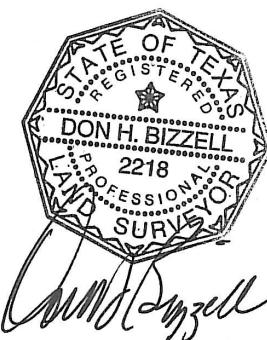
SURVEY PERFORMED FOR DAVE PATTON
IMPROVEMENT SURVEY OF LOT 1, LAUREL PEACE, a subdivision

OF RECORD IN CAB. R, SLIDES 166-167 OF THE PLAT _____ RECORDS OF
WILLIAMSON _____ COUNTY TEXAS.

PERIMETER DESCRIPTION: X ATTACHED NOT REQUIRED
SCALE: 1"=30'
LEGEND: IRON PIN FOUND ●
IRON PIN SET ○



I, Don H. Bizzell, REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT THE ABOVE PLAT CORRECTLY
REPRESENTS THE PROPERTY AS DETERMINED BY AN
ON-THE-GROUND SURVEY PERFORMED UNDER MY
SUPERVISION AND DIRECTION ON THE 9th
DAY OF NOVEMBER 2000; THE
PROPERTY PLATTED HEREON IS CORRECT; AND
THERE ARE NO APPARENT DISCREPANCIES
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN
PLACE, EXCEPT AS
SHOWN HEREON,
AND SAID PROPERTY
HAS ACCESS TO
AND FROM A
DEDICATED
ROADWAY, EXCEPT
AS SHOWN HEREON.



FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
COUNTY, TEXAS, COMMUNITY NO. 48491. EFFECTIVE DATE
OF SEPT. 27, 1991. AND THAT MAP INDICATES THAT THIS
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
AREA) AS SHOWN ON PANEL C02300 OF SAID MAP.
WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL
FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY
THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE
FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS
GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS
MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS
FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART
OF THE SURVEYOR.



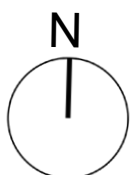
Steger & Bizzell Engineering, Inc.
Consulting Engineers Surveyors
1978 South Austin Avenue
Georgetown, Texas 78626
Telephone: (512) 930-0412
Facsimile: (512) 930-9418

Revised: November 25, 2002 (Add Fence)

JOB NO. 19665

JUNE 25TH, 2026

Survey



7



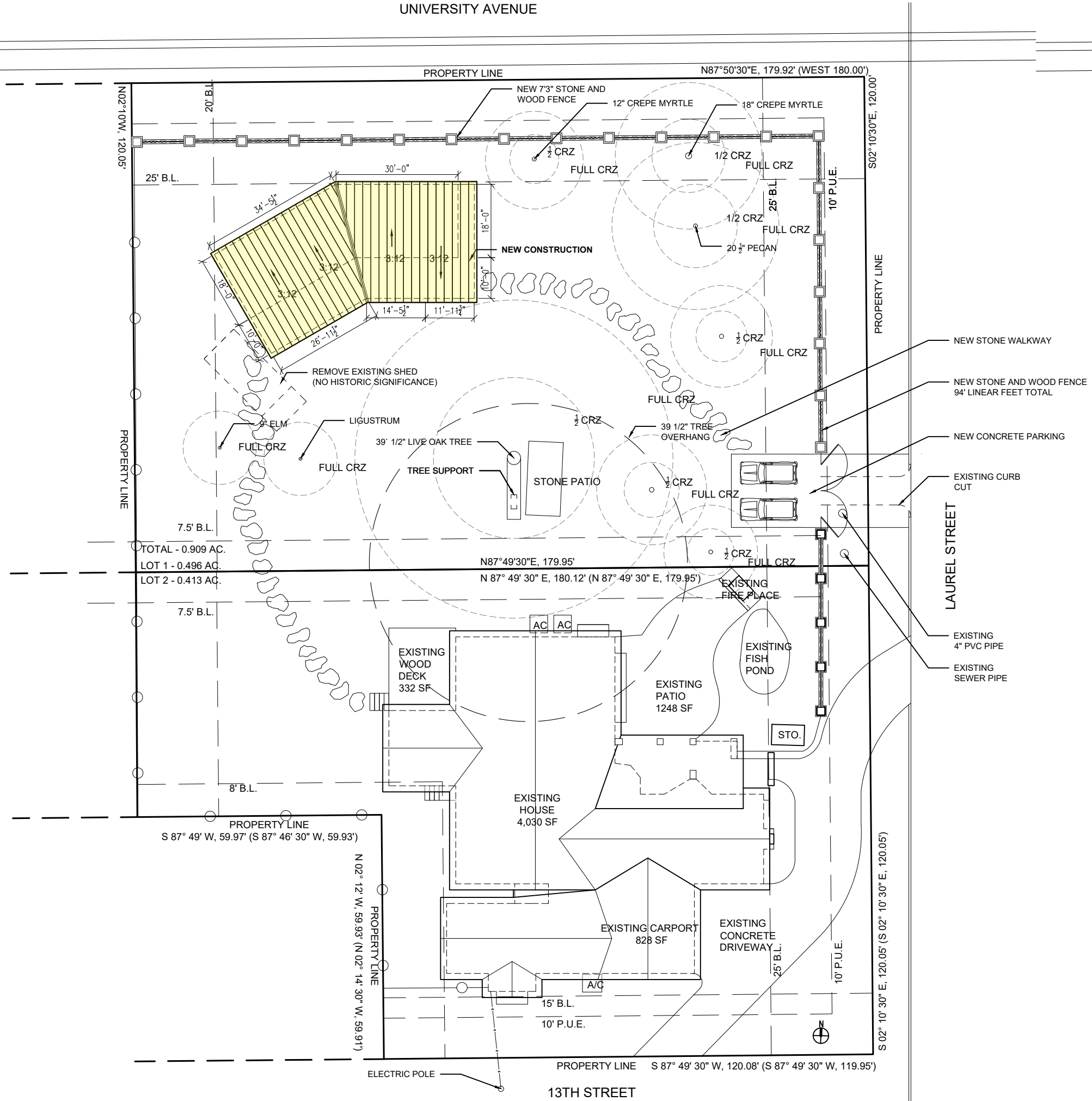
JUNE 25TH, 2026

Existing Exterior House Conditions



JUNE 25TH, 2026

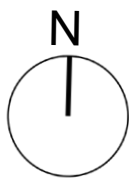
Existing Yard Conditions



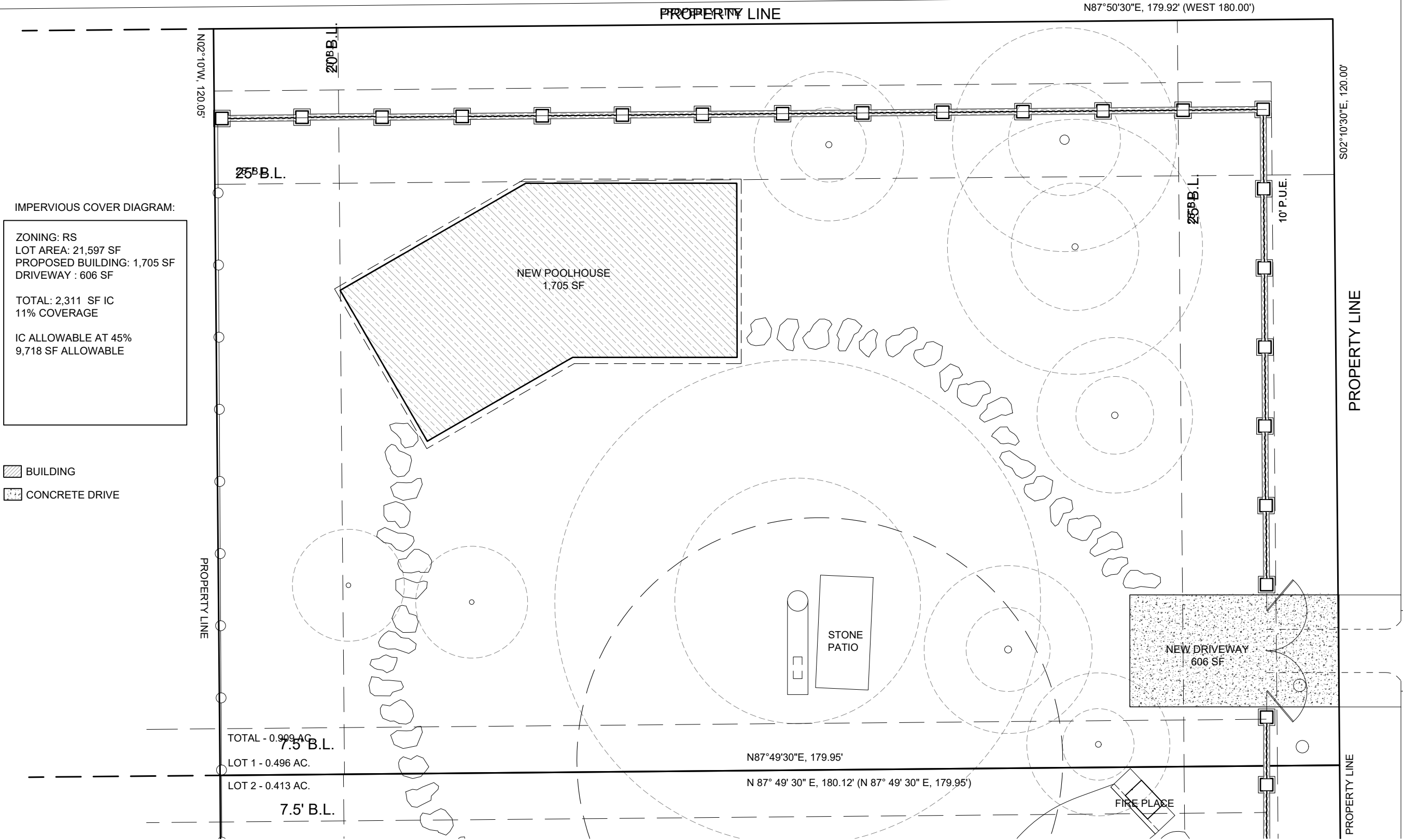
JUNE 25TH, 2026

Proposed Site Plan

~1/32" = 1'-0"



UNIVERSITY AVENUE

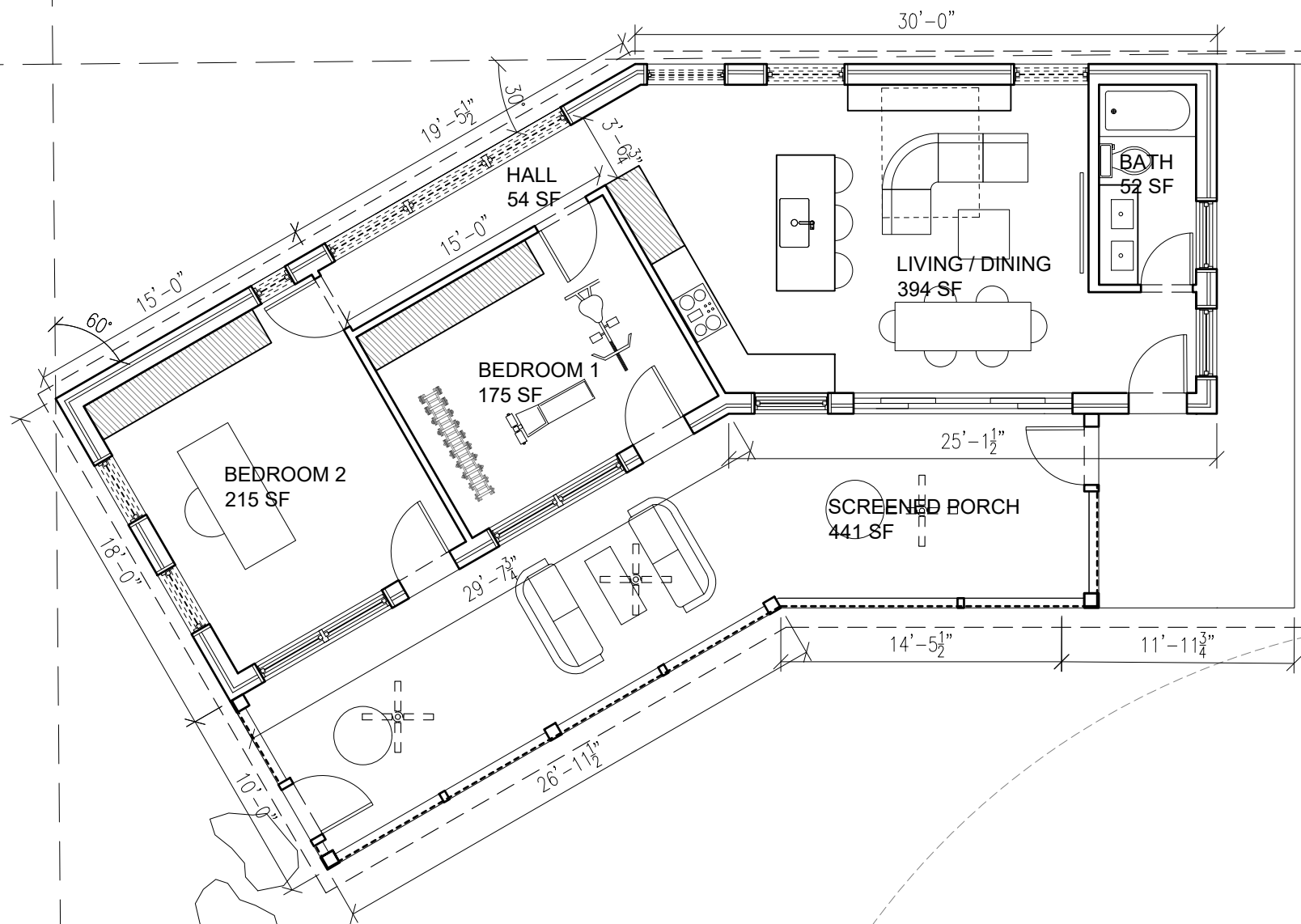


JUNE 25TH, 2026

N02°10'W, 120.05'

20' B.L.

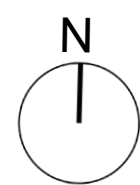
25' B.L.

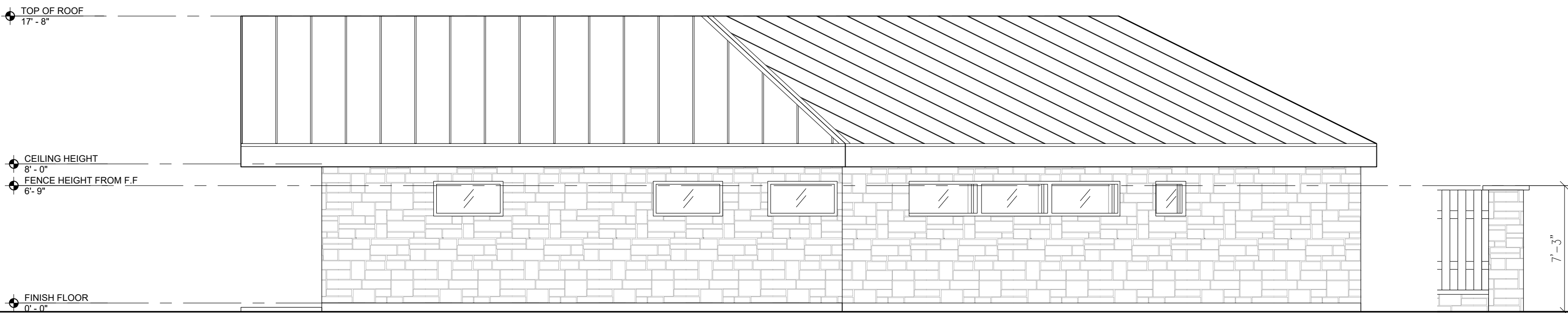


JUNE 25TH, 2026

Proposed Floor Plan

1/8" = 1'-0"



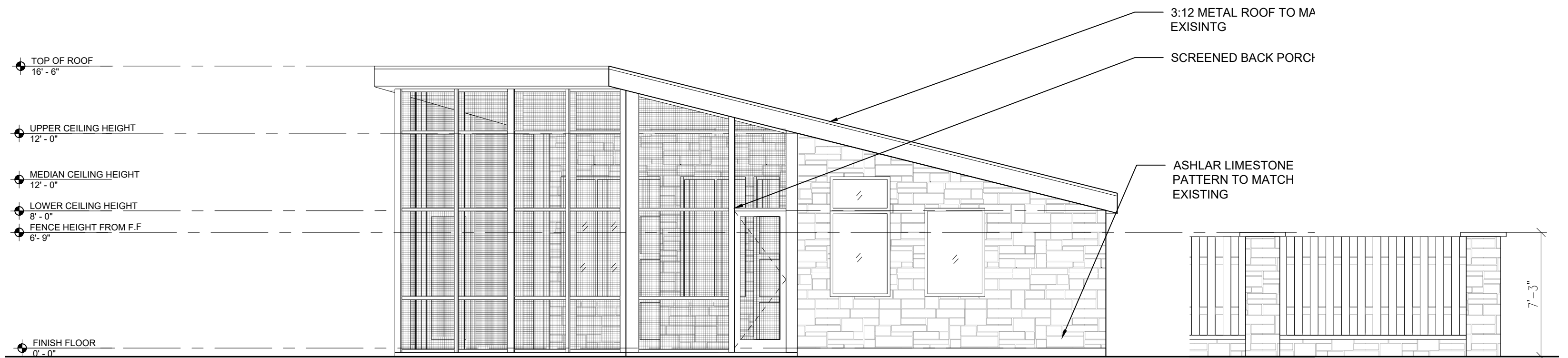
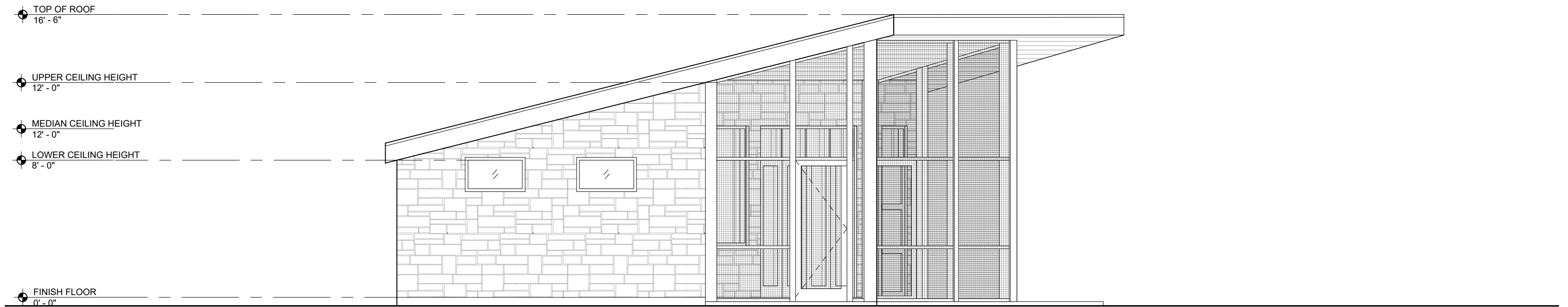


JUNE 25TH, 2026

Proposed Elevations Facing North/South

3/16" = 1'-0"

13



JUNE 25TH, 2026

Proposed Elevations Facing East/West

3/16" = 1'-0"

14

50



JUNE 25TH, 2026

VIEW FROM UNIVERSITY
NTS



JUNE 25TH, 2026

“HIDDEN” VIEW FROM UNIVERSITY
NTS



JUNE 25TH, 2026

VIEW FROM LAUREL ST
N.T.S.

17

53



JUNE 25TH, 2026

“HIDDEN” VIEW FROM LAUREL ST
N.T.S.

18

54



JUNE 25TH, 2026

NOT SEEN FROM THE STREET
N.T.S.

19



JUNE 25TH, 2026

NOT SEEN FROM THE STREET
N.T.S.

20



OPTION A_ALTERNATE



OPTION B_ALTERNATE



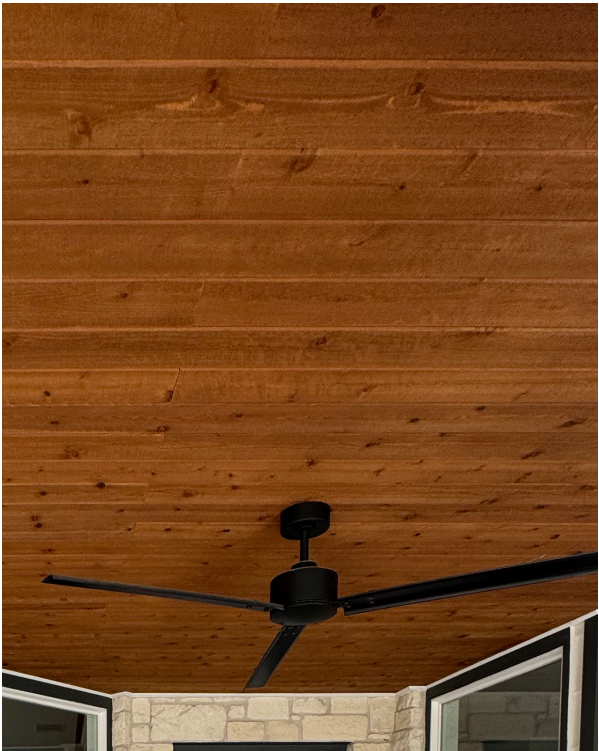
MARVIN ULTIMATE WINDOWS
WITH EXTERIOR ALUMINUM
IN STONE WHITE



DARK METAL ROOF
FROM EXISITNG HOUSE



ASHLAR LIMESTONE
FROM EXISTING HOUSE



SOFFIT WOOD
FROM EXISTING HOUSE



CREAM LAP SIDING
FROM EXISTING HOUSE



EXAMPLE FENCELINE

City of Georgetown, Texas
Historic and Architectural Review Commission
July 9, 2026

SUBJECT:

Historic and Architectural Review Commission Training

SUGGESTED ACTION:

HARC Training session led by the City Attorney's Office, and Planning staff -- Allyson Iiams, Preservation and Redevelopment Program Manager

ITEM SUMMARY:

Staff presentation to the Historic and Architectural Review Commission on the following topics: Public Hearings, Conflicts of Interest, Commissioner Ethics, Open Meetings Act, Parliamentary Procedures, Roberts Rules of Order, and HARC purpose and purview.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
Historic and Architectural Review Commission
July 9, 2026

SUBJECT:

Discussion Items

SUGGESTED ACTION:

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

ITEM SUMMARY:

General updates, and Commissioner questions and comments

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A