

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

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

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

Public Wishing to Address the Board

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

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

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

Regular Session

1.A Meeting Minutes

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

1.B 302 W University, (2026-32-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new building construction for the property located at 302 W University Ave, Georgetown, TX 78626 bearing the legal description of 0.5893 Acres, Block 69 (PT), Lost Addition -- Hunter Gould, Planner I

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

Public hearing and possible action 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

1.D 109-115 W. 9th Street, (2026-21-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for removal of exterior non-historic architectural features for the property located at 109-115 W. 9th Street, bearing the legal description of 0.1446 acres out of Block 51, Lot 6-7(PTS) of Georgetown City Of (2026-21-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.E **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 23, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

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

ITEM SUMMARY:

N/A

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[07.09.2026 HARC Minutes Final.pdf](#)

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

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

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Linda Burns, Phil Rotheram

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 June 11, 2026 regular HARC meeting -- Shelly Holcomb, Planning Specialist

Moved by Phil Rotheram; seconded by Stuart Garner to approve the minutes from the June 11, 2026 regular HARC meeting.

Motion Approved: 4- 0

Voting For: Evan Hein, Stuart Garner, Linda Burns, Phil Rotheram

Voting Against: None

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

It was announced Commissioner Hein would be Chair tonight as Chair Cash was not in attendance.

Madelyn Allen, Planner, presented the staff report for a conceptual review.

Commissioner Burns asked if this project was being considered a second house or an accessory dwelling unit (ADU).

Preservation and Redevelopment Program Manager, Allyson liams, stated that technically speaking it was considered a second house as this is two separate lots, but it would be a secondary structure to the primary home.

Commissioner Burns stated that due to the fact this lot could be subdivided, the projected structure needed to be looked at as a house on its own lot.

Commissioner Garner asked why this was not being treated as an infill project.

liams clarified that this was being treated as a new build, thus, it was being treated as infill.

Commissioner Hein asked for clarification on if this was a subdivided lot.

liams confirmed that this was a subdivided lot and the project would be a full structure.

liams also clarified that the primary structure and the new building would both be front facing to Laurel Street and were platted as such.

Commissioner Hein asked if there were any separate means of access to the structure outside of what currently exists.

liams shared that a driveway is being established on Laurel Street.

Commissioner Hein asked about the current condition of the fence and if that had been an approved Certificate of Appropriateness (COA).

Allen shared that staff does not have any record of permitting being done for the wood slats on the existing fence.

The owner, Ty Richmond 1202 Laurel Street, and applicant/architect, Gary Wang, approached the dais. Richmond shared that he appreciates the review of their ideas and is happy to provide elaboration. Wang shared that many different strategies and schemes were considered to see what fit best on this site while providing tree care. Wang shared the specifics of the home and used the renderings to explain why the slope and form of the roof were chosen and that the materials would mimic the existing structure's materials. Wang shared that there are some alternate options.

Commissioner Garner asked if there were plans for a pool.

Wang said that it is being considered, but they want to ensure the tree survives.

Commissioner Burns asked if the tree on the property was protected.

Wang shared that it does not have to be protected as the timing of when this property was zoned residential and that they would technically be free to remove the tree, however, they are not wanting to do that.

Commissioner Burns asked why staff asked the applicant to consider it an accessory structure.

liams shared that the subdivision of this lot did cause a lot of confusion and as they have worked through it, they are considering it to be a secondary structure to their primary structure. The ask was for it to look similar to the primary structure as the guidelines state that if it is intended to be a secondary structure, it be similar and has a feeling of belonging to the home and explained that while reviewing the design guidelines, it has been reviewed as an infill development.

Commissioner Burns shared that she does not see the same architecture in the proposed structure as the existing house.

Wang shared that she was correct and that was attempted, however, the best format involved being compatible yet differentiated. Wang informed that the materials, cladding, and colors were all kept the same.

Commissioner Hein stated that his feedback is dependent on whether this is being viewed as an ADU versus a standalone structure. He shared concerns of meeting the guidelines on this structure that could potentially being sold as its own lot and what the front façade of the structure would be. Hein then asked for clarification on the subdivision of this lot and if it had always been this way.

liams told the commission that this lot was subdivided sometime ago, before the current owners.

Wang added that through the design of this structure, they had the same struggles and understands the confusion in this being a unique address having an A/B lot.

Commissioner Rotheram echoed Commissioner Hein in the concerns of what is considered the front of property and the location it faces. He expressed concerns about this lot potentially being subdivided in the future and this being its own standalone structure. Rotheram then asked if a design other than the open v roof was attempted to make the structure more conformant.

Wang shared that they attempted and started with an alternate option, but ultimately, they were not happy with the design and felt like the open v roof was the best option due to the lot's configuration and the tree on the property.

Commissioner Rotheram asked for a picture of the current fence at the property.

liams shared that the current fence and what they are requesting now is approximately 1' in difference.

Commissioner Burns asked what the reasoning for the 7' fence request is.

Richmond told the commission it stems from a privacy issue.

Commissioner Burns asked staff if the design is approved, what would occur in the future to the fence along Laurel Street if the second lot was sold and was curious what this lot would look like if it were to one day have a different owner.

liams explained that there would not be a requirement in lowering the fence upon a new owner moving into the lot, however, she would assume that a new owner would most likely want better access to the lot and would prove difficult in keeping it.

Staff then began answering the feedback questions that were requested.

Commissioner Garner shared he doesn't have issues with the structure, however, is baffled at the process.

Commissioner Burns shared that she does not feel the open v structure is inappropriate, however, has concerns about the possibility of it being a single-family home and would absolutely think it were appropriate if it were an ADU. She also shared that the slope fits with the structure; however, does not like the way it presents itself on University Ave but thinks it's appropriate for the style of the structure. The height and opacity of the fence is appropriate on University Ave for privacy but does not think 7' is necessary. Her biggest concern is that there is a great chance that this will someday become someone else's home as the lot is subdivided.

Commissioner Hein expressed that he agrees with a lot of what Commissioner Burns said and that when he views this as an ADU he has no issues with the v form of the roof. When he thinks of the fence, it seems appropriate on University Ave, but being that Laurel Street is the front façade, closing the house off completely, he prefers to see something other than a 7' fence. He summarized that the design choices make sense when viewed as an ADU, but thinking of long-term complications of the subdivided lot, his preference would be that it meets the guidelines of a standalone lot.

Wang added that for the fence component, there were a couple 8' fences approved recently, so that is why they felt comfortable bringing forth the 7' fence. He feels that from an architect's perspective, he does not feel this design is unfavorable as a single standalone structure.

Richmond shared that he understands the concerns for the future, but that is not their intent to have a different owner as this configuration of the lot is how he purchased the property.

liams shared that she appreciates the feedback received and asked if there was any specific feedback for the applicant on the structure in the world that it is potentially sold off one day.

Commissioner Hein shared that is part of the challenge with this case. If it were treated as what it is, its own lot with its own structure, it would need a clear front façade, the fence would meet the requirements for a front façade, and the remaining design choices would be influenced by those changes. However, viewing it as an ADU, the project makes complete sense. Hein also shared that he understands the intent of the design, however, the commission will likely have the same issues that were presented to the architect during the process of designing due to the uniqueness of the A/B lot.

Commissioner Burns stated that she feels like this structure needs to conform to the guidelines as much as possible because other infill projects are being asked to do that. The 2-lot configuration is causing the issue.

Commissioner Rotheram echoed Commissioner Burns and feels that if it were not a separate property there would not be issues.

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

1.C [Historic and Architectural Review Commission Training](#)

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

1.D [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 23, 2026

SUBJECT:

302 W University, (2026-32-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new building construction for the property located at 302 W University Ave, Georgetown, TX 78626 bearing the legal description of 0.5893 Acres, Block 69 (PT), Lost Addition -- Hunter Gould, Planner I

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for New Building Construction.

Staff's Analysis: Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with five, partially complies with two of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. One of the eight criteria was not applicable to the proposed project.

Public Comments: As required by the Unified Development Code (UDC), three (3) signs were posted on-site, and thirty-three (33) 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 zero written comments in favor and zero in opposition to the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:

Hunter Gould, Planning Department

ATTACHMENTS:

[2026-32-COA HARC Staff Report.pdf](#)

[2026-32-COA Presentation.pdf](#)

[Exhibit 1-2026-32-COA Location Map.pdf](#)

[Exhibit 2-2026-32-COA Letter of Intent.pdf](#)

[Exhibit 3-2026-32-COA-Plans and Specifications.pdf](#)

[Exhibit 4-Klattenhoff Home History.pdf](#)



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: 7/23/2026

File Number: 2026-32-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new building construction for the property located at 302 W University Ave, Georgetown, TX 78626 bearing the legal description of 0.5893 Acres, Block 69 (PT), Lost Addition (2026-32-COA) – Hunter Gould, Planner I

AGENDA ITEM DETAILS

Project Name: *Klattenhoff 1896*
Applicant: *Somer Zinnecker*
Property Owner: *Zinnecker, Deron A Trustee of EJK Family Trust*
Property Address: *302 W University Ave, Georgetown, TX 78626*
Legal Description: *Lost Addition, BLOCK 69(PT), ACRES 0.5893*
Historic Overlay: *Downtown Area 2*
Case History: *N/A*
Prior COA Denials: *N/A*
Prior COA Approvals: *N/A*

HISTORIC CONTEXT

Date of Construction: *1896*
Historic Resources Survey Level of Priority: *N/A*
National Register Designation: *N/A*
Texas Historical Commission Designation: *Recorded Texas Historic Landmark*
Notable Property Owners/Events: *William Klattenhoff (original owner) immigrated to Texas from Germany in 1872 and built this home in 1896*

APPLICANT'S REQUEST

HARC:

- ✓ New building construction

STAFF ANALYSIS

Present Property Description:

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The property located at 302 W University Ave is currently undeveloped, besides a small shed in the southwest corner of the lot. The property is located within the Downtown Area 2 Historic District and is just over half an acre in size.

Requested Changes:

The applicant is proposing infill development, consisting of an existing historic home, to be moved from Hutto, Texas, to Georgetown, Texas.

Justification for Requests:

The applicant seeks to protect this historic resource which is significant to Williamson County and the Texas Historical Commission. Additionally, development of the site contributes to the activation of Downtown Area 2, as the lot is currently vacant.

Technical Review:

A thorough review of the request has been conducted by staff to confirm that it will comply with standards set forth in the City of Georgetown's Unified Development Code and Historic Design Guidelines.

The structure is a Victorian style home built in 1896. It features a wrap-around porch with railings and gingerbread trim details with decorative shingles. The roof is a hip and gable style with one conical structure. (Williamson County Texas History).

Since the home is being transported from Hutto to Georgetown, it will be disassembled into five pieces and reassembled in the same configuration. The primary façade of the home will face University Avenue and will be set back from the street at a similar distance to neighboring structures which currently exist on the block face.

Upon approval of the relocation, the building will be considered protected and contributing to the historic overlay districts and subject to review and approval as directed in the UDC.

Detailed technical review findings can be found in the Applicable Design Guidelines section below.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *14 of the 14* applicable Historic District Design Guidelines in *Chapter Two* 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:

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GUIDELINES	FINDINGS
CHAPTER TWO – DOWNTOWN AREA TWO	
2.1.A General	
Adjacent to the Downtown are more modest commercial buildings. Further away from the Downtown core are commercial structures from various eras that may have replaced earlier houses. Residential structures with commercial uses as well as residential structures can be found in this area.	Complies Downtown Area 2 calls for a variety of commercial and residential buildings from various eras. The home would be placed amongst other residential properties which have commercial uses.
A.2 Setbacks for Historic Residential Character	
a. A new building setback, whether commercial, multi-family or single family should reflect the predominant setback of the block face which it is on, not the block face across the street.	Complies The structure will generally be set back the same distance from the street as neighboring structures.
2.4.D Primary Entrances	
D.1 Orient the primary entrance of a building toward the street.	Complies The primary entrance will be oriented towards the street.
D.2 A building should have a clearly defined primary entrance.	Complies The structure features a clearly defined primary entrance.
D.3 The building entrance should be recessed.	Complies The entrance of the structure is recessed and covered by an overhang.
2.5.A Building Design	
A.2 Commercial buildings and multifamily buildings located in Area 2 along the Residential Historic Setback blockfaces should relate to the historic houses through building shape, scale and materials.	Complies The residential structure is of a compatible architecture style of the structures to the West and East on University Avenue.
C.2.a. Buildings shall have elements of traditional house form such as varying height walls and sloped (or pitched) roof.	Complies The structure is a Victorian style home which includes a pitched roof and walls of various heights.

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GUIDELINES	FINDINGS
CHAPTER TWO – DOWNTOWN AREA TWO	
C.2.b. New construction should use residential elements and massing that relate to the scale of historic Georgetown houses. Porches, dormers and projecting bays can help achieve this compatibility.	Complies The structure is compatible with the scale of similar historic homes within 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.	Complies The home is set on a cedar pier and beam foundation. Most of the exterior wood is drop shiplap and is painted white. These materials are compatible with surrounding structures.
2.5.K University Avenue and Austin Avenue As Entrance Corridors to the Historic Overlay District These two avenues serve as major entrances into the Downtown and Old Town Historic Districts, giving a strong sense of place. The corridors should be identifiable and unique from the non-historic areas. Currently S. Austin Avenue and University Avenue between Rock and Church Streets in Area 2 are more suburban in character. Much of this is due to the influence of the automobile and the need to provide on-site parking. Parking typically has been provided in front of the building for consumer convenience. However, this trend erodes the view of the edge of buildings located along a sidewalk as would have been seen historically. Compatible building design in this area may have more simple building forms and less architectural detail than other parts of Area 2, and/or building design that references this historic context.	Complies The home is cohesive with neighboring residential structures on this section of University Ave. Additionally, it supports major themes of the Downtown Master Plan – specifically, themes four and five, which seek to thoughtfully transition underused properties and enhance gateways leading into downtown.
4.5 Relocation of a Historic Structure Moving historic buildings is usually undertaken to save them from demolition or to fulfill the objectives of a preservation or revitalization plan. Often these two objectives complement each other; a historic building or structure threatened with demolition or surrounded by a setting that is incompatible can be relocated into a compatible environment and rehabilitated to a compatible use.	Complies While this structure is not being moved within the City of Georgetown, it is being moved <i>into</i> the City of Georgetown. The aim of moving the structure here is to preserve it, as it is a significant structure to Williamson County.

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Historic and Architectural Review Commission

	Additionally, it is unprotected at its current location in Hutto -- so bringing the structure into Georgetown's historic overlay will offer a layer of protection that the structure does not have.
C. A structure being moved into the historic districts should be compatible in style. The Downtown and Old Town Districts contain architectural styles that span from National Folk to Victorian to Ranch Style. Several of the houses have agricultural buildings associated with them including barns and smaller outbuildings. Some residences have small garages that housed early automobiles. Generally, the styles commonly seen in the districts and discussed in Chapters 1 and 3 would be appropriate.	Complies. The structure is a Victorian style home, which is compatible with the architectural styles of neighboring structures.
D. Upon approval of the relocation, the building will be considered protected and contributing to the historic overlay districts and subject to review and approval as directed in the UDC.	Complies Once moved into Georgetown the structure will be subject to historic design guidelines and the Unified Development Code.
E. The proposed siting for a relocated main building shall be consistent with the surrounding structures and context.	Complies The structure will be set back at a similar distance to neighboring structures.

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. Note that one criterion was not applicable to the 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 Staff found that the application was complete and the materials presented allowed for thorough review.
2. Compliance with applicable design standards of this Code;	Complies Review of the request has been completed to ensure compliance with the following standards prescribed by UDC Sec. 3.13.030.F.3:

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SECTION 3.13.030 CRITERIA	FINDINGS
	a. The architectural compatibility of the relocated building or structure with adjacent buildings according to the applicable Historic District Design Guidelines and UDC standards for new construction; and b. The proposed siting, setback and other applicable site-specific treatments according to pertinent Historic District Design Guidelines and UDC standards of the applicable historic overlay district; and c. Relocation will not damage existing contributing historic buildings or structures, or the character of the Historic Overlay District. Additionally, the site design was found to be compliant with standards for development within the Residential Single Family zoning district.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Partially Complies These standards generally would prescribe for a structure to remain on the site upon which it was erected, as there is commonly historic significance to the land in addition to the building itself. Even though the structure is historic to the site in Hutto, TX, this relocation effort will ultimately ensure the long term protection of the structure..
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The home is cohesive with architectural styles found in Downtown Area Two, and the site will be designed in a way which is cohesive with other lots on the block face.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies While the structure is not within Georgetown currently, we are assisting in its

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SECTION 3.13.030 CRITERIA	FINDINGS
	preservation by relocating it to Georgetown. The University Ave site is currently vacant, so filling it with a structure which is architecturally and culturally compatible with surrounding structures will support the character of the neighborhood.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies While this is an existing structure and there are no new designs proposed, the Victorian style home is compatible with surrounding properties seen in the historic district.
7. The overall character of the applicable historic overlay district is protected; and	Partially Complies While the structure fits within the historic district from an architectural standpoint, it is original to Hutto. Due to this fact, moving the structure into Georgetown's historic district has the potential to create a false sense of history; however, staff is suggesting conditional approval to mitigate this concern.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable There is no signage proposed with the request.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends *approval with conditions* of the request.

Generally, the request complies with the relevant guidelines for infill development; however, this case is unique in that it concerns an existing historic structure as opposed to new construction.

Staff is recommending that the request be approved, with the condition that the applicant incorporate a marker sign on the property that commemorates the history of the structure and states that the home was moved from Hutto to Georgetown in the *appropriate year*.

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 (33 notices), and three (3)

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

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Klattenhoff Home History

SUBMITTED BY

Hunter Gould | Planner I

302 W University Ave

2026-32-COA

July 23, 2026 | Historic & Architectural Review Commission

Hunter Gould | Planner I

Item Under Consideration

2026-32-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new building construction for the property located at 302 W University Ave, Georgetown, TX 78626 bearing the legal description of 0.5893 Acres, Block 69 (PT), Lost Addition.



University Ave

Austin Ave

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

Structure History



Source: Williamson County Texas History

Klattenhoff House

- Built in 1896 in Hutto, Texas by William Klattenhoff – German Immigrant
- Victorian style home
- Texas Historical Commission Recorded Landmark
- Significant to Williamson County



Source: Williamson County Texas History

Current Context



Source: Google Streetview

Downtown Master Plan

Master Plan Themes

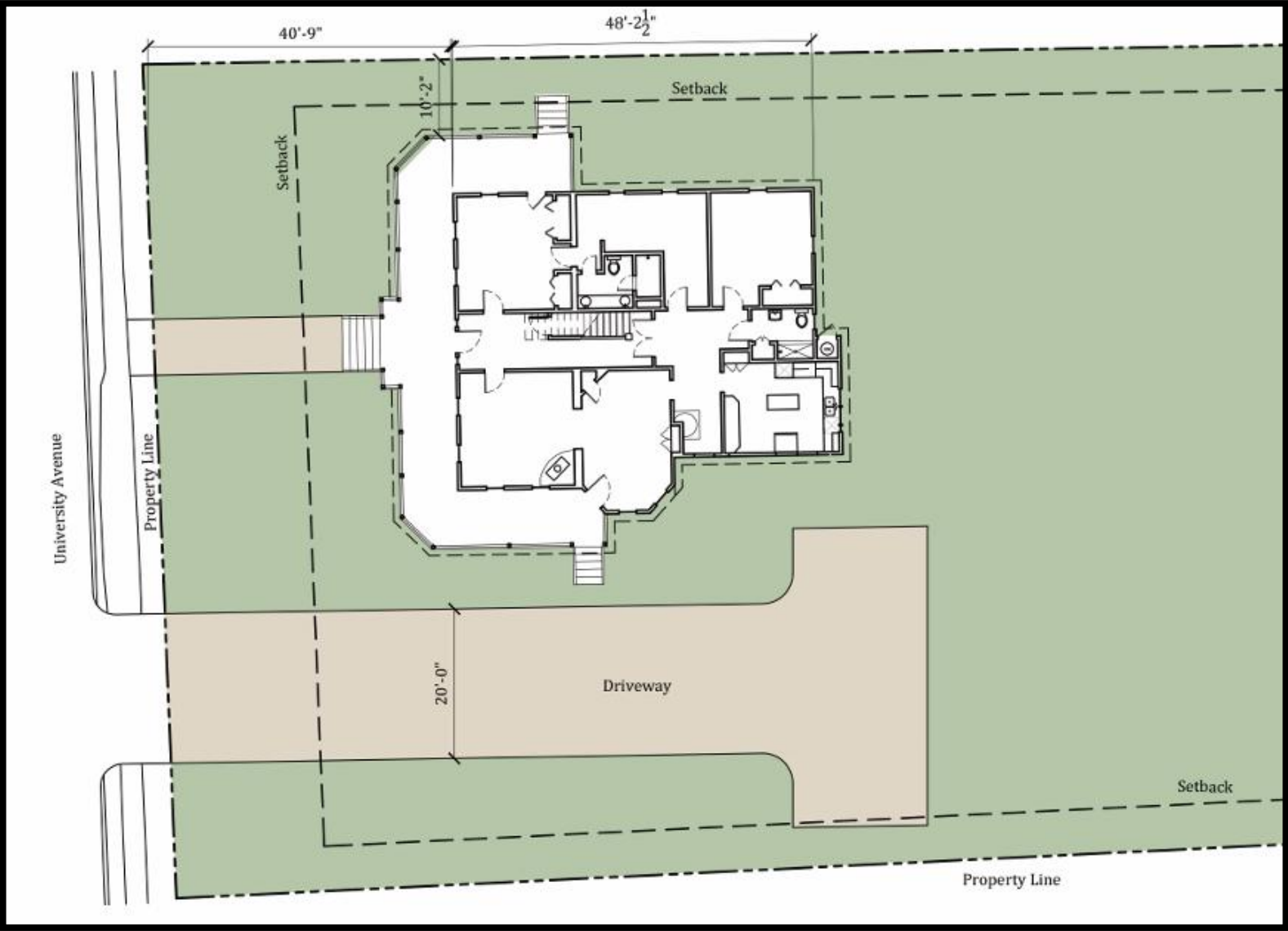
Theme 4 Thoughtfully Transition Underused Properties

- Strategize the future use of potential properties for redevelopment

Theme 5 Improve Connections To and Through Downtown

- Enhance gateways leading into downtown

Plans and Specifications – Site Plan



Plans and Specifications - Elevations



Front Elevation
1/8"=1'-0"

FRONTERA STUDIO

KLATTENHOFF

Neighboring Structure - 214 W University Ave

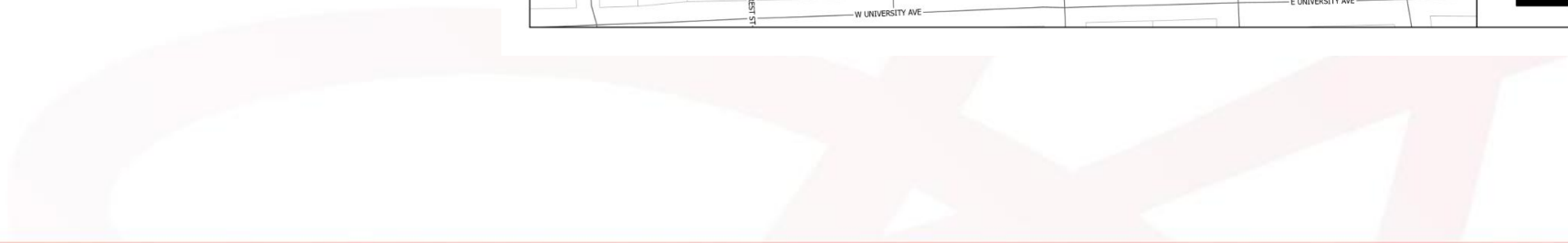


Neighboring Structure – 310 W University Ave



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;	Partially Complies
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	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

- 



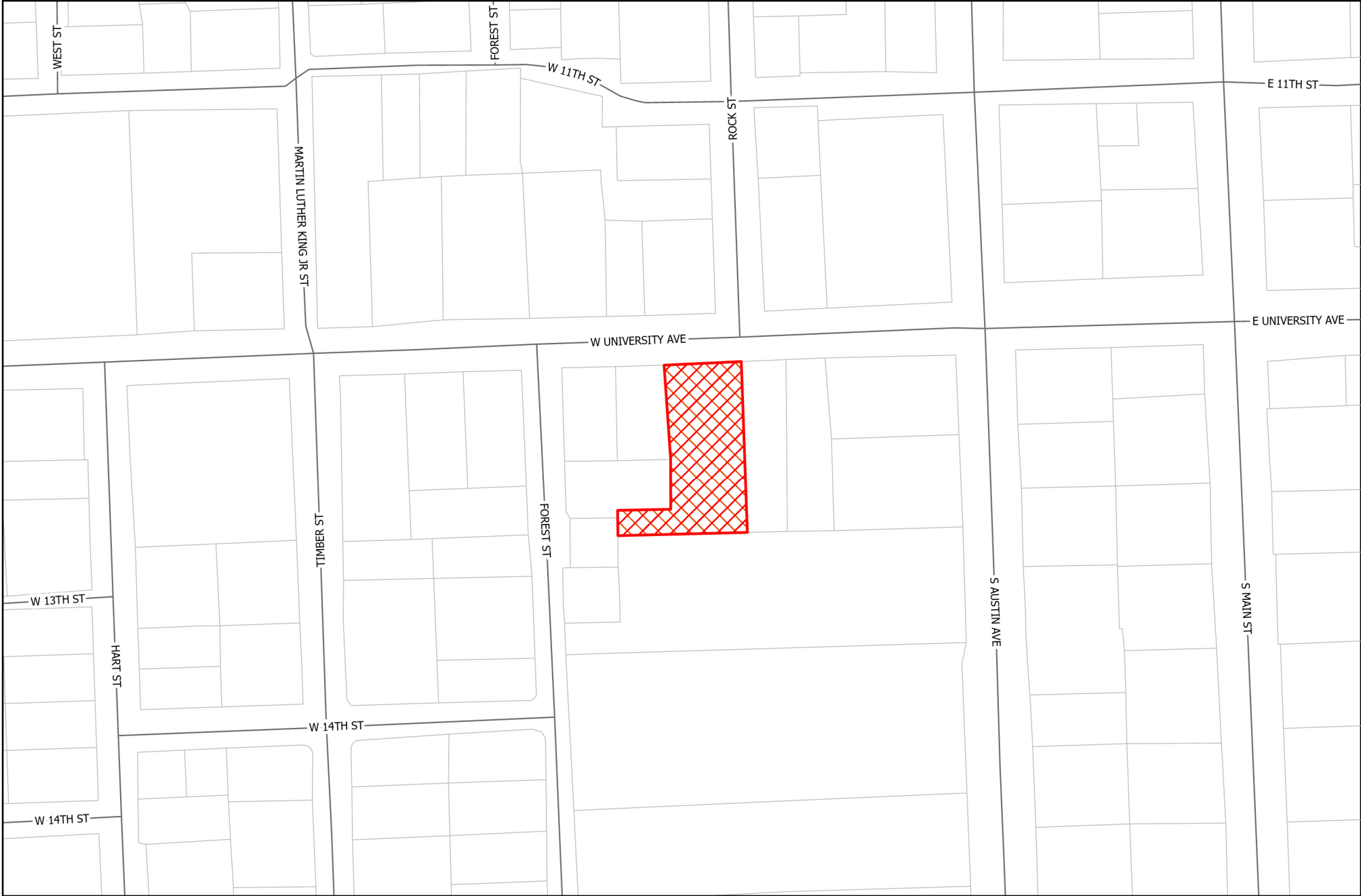
Staff Recommendation

Based on the findings listed above, staff recommends ***approval with conditions*** of the request.

Suggested Condition of Approval: That the applicant incorporate a marker sign on the property that commemorates the history of the structure and states that the home was moved from Hutto to Georgetown in the *appropriate year*.

HARC Motions to Consider

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

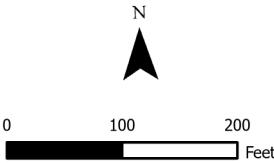


Location

2026-32-COA

Exhibit #1

-  Site
-  Parcels



June 1, 2026
Georgetown Planning Development
Letter of Intent for Historical Review for Certificate of Appropriateness

Dear Historical Review Committee,

The EJK Trust is asking to move a historical family farmhouse to 302 University Avenue, Georgetown, TX 78626 for long term preservation and enhancement to Downtown Georgetown's Historical District.

The legal description for this lot is S4028-Lost Additon, Block 69(Pt), Acres .5893

The intent is to move a Single Family Residential home to this property. The house we are moving is a historical house at 251 Kalttenhoff Lane Hutto, Tx (not city limits). This is our family home and we are working under a tight time frame to get it moved in August/September 2026 for long term preservation in Georgetown's Downtown Overlay District. The home is a 2-story farmhouse, wrap around porch and aprox. 3600 sq feet.

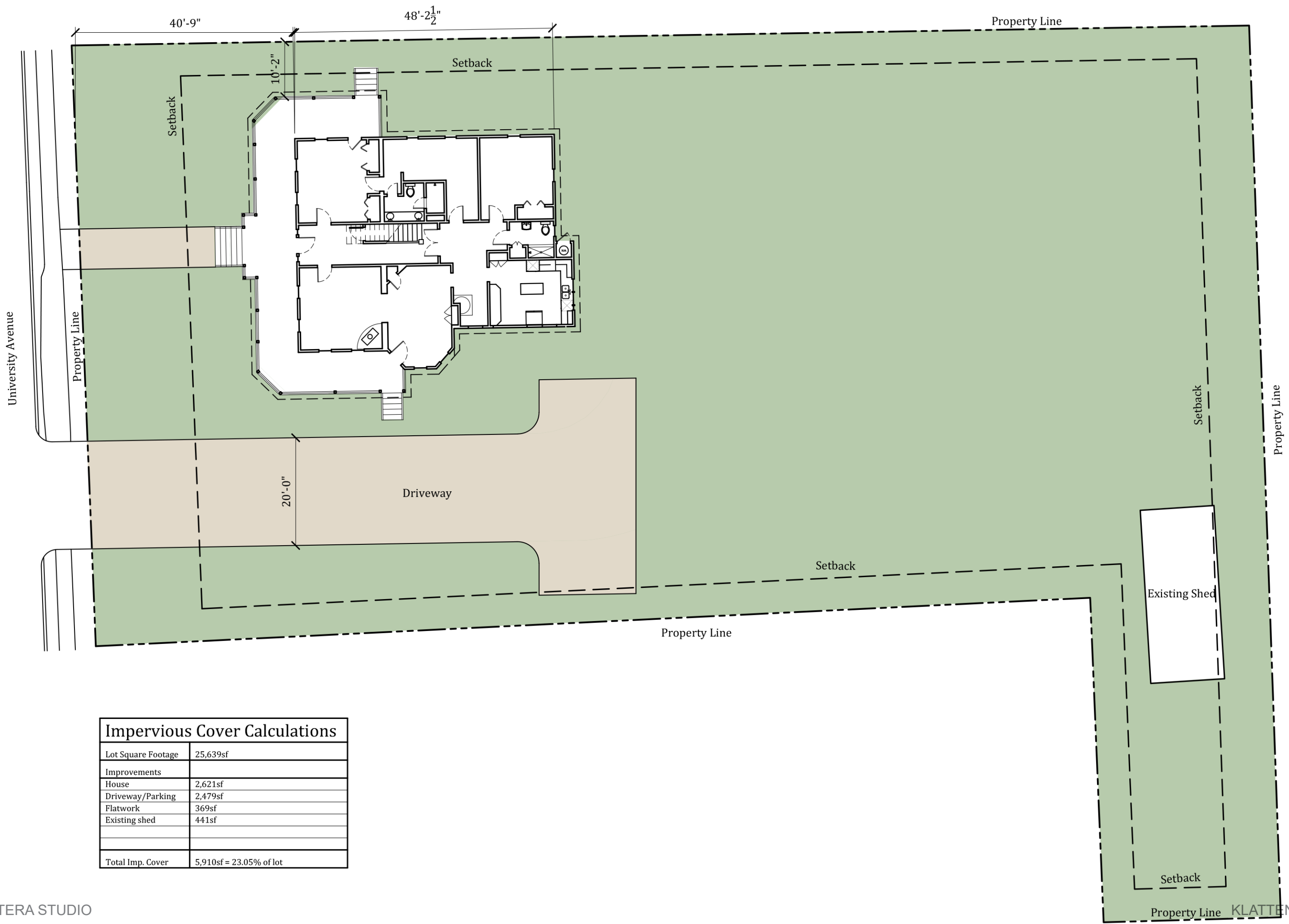
We have hired an architect, house mover and designer. The house will be moved in its current condition and for preservation. The goal is to limit exterior changes to home or return items to the historical preservation.

Please let me know if this letter will fullfill the requirements nec from Georgetown Planning.

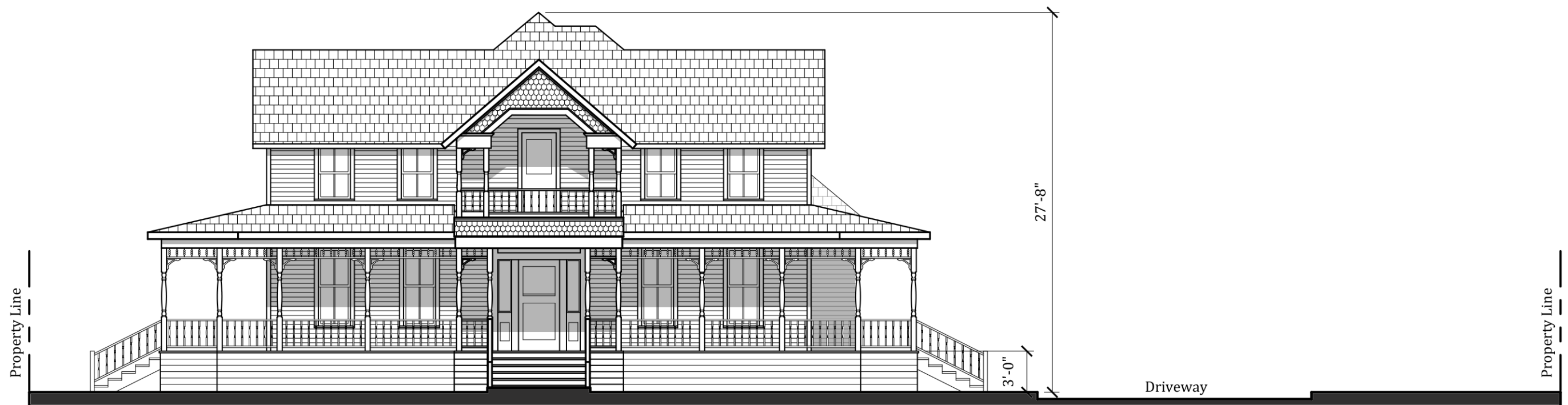
Thank you,

Somer Zinnecker

512-657-9463



Impervious Cover Calculations	
Lot Square Footage	25,639sf
Improvements	
House	2,621sf
Driveway/Parking	2,479sf
Flatwork	369sf
Existing shed	441sf
Total Imp. Cover	5,910sf = 23.05% of lot



Front Elevation
1/8"=1'-0"



(../wp-content/uploads/2019/12/Klattenhoff_House.jpg).



(../wp-content/uploads/2019/12/HM-Klattenhoff-House-Hutto-3-550pix.jpg).

At Hutto on 79 -- 2.4 miles south on FM-685 - past 130 to an unpaved road and go 500 feet north. The house is on the west side of the road.
2450 FM 685

MARKER TEXT

German native William Klattenhoff (1855-1928) immigrated to Texas in 1872 at age 17. His work on the International and Great Northern Railroad brought him to Hutto, where he purchased land in 1876. Upon his marriage to Alvina Plattow (1860-1958) in 1878, he built their first house on this property. The Klattenhoffs purchased more land here and in Tom Green County, where in 1905 they helped establish a school that later became the Klattenhoff Community Center. William's success as a farmer, rancher and businessman led to the construction of a second home in 1896. The homestead, which remained in the Klattenhoff family at the turn of the 21st century, is a reminder of German settlement patterns.



MAP

VIEW GOOGLE MAP

([HTTPS://WWW.GOOGLE.COM/MAPS/PLACE/30°30'30.2%22N+97°34'45.5%22W/@30.5201567,-97.6124339,13.77Z/DATA=!4M5!3M4!1S0X0:0X0!8M2!3D30.508376!4D-97.579296](https://www.google.com/maps/place/30°30'30.2%22N+97°34'45.5%22W/@30.5201567,-97.6124339,13.77z/data=!4m5!3m4!1s0x0:0x0!8m2!3d30.508376!4d-97.579296))

GPS Coordinates

Latitude: 30.508376 Longitude: -97.579296

Address: 2450 FM 685

WILLIAM KLATTENHOFF HOUSE HISTORICAL NARRATIVE RESEARCHED BY EARL AND JAN KLATTENHOFF WRITTEN BY JAN KLATTENHOFF

William Klattenhoff was born on September 30, 1855, from the union of Johanas Henry and Margarethe (Meyer) Klattenhoff of Fritzenberg, Germany. At the age of seventeen, he left Germany from Bremerhaven to come to the United States of America. The thirteen-week trip was made on a sailboat, and Galveston was his entry port in the year 1872. The Texas State Library and Archives' records of that year were destroyed by a hurricane. From Galveston, William took two children to relatives in Washington County, Texas, whose parents had died on the trip. William then traveled to Travis County, working first for William Luedtke at Manor and also at a cotton gin at Merriltown (a small community thirteen miles north of Austin). [1] His next job, building the railroad between Round Rock and Taylor, brought him to Hutto. At this time, Hutto was merely a station stop for the International and Great Northern Railroad near Cottonwood Creek and the home and cattle ranch of James Emory Hutto. Railroad officials named the stop Hutto Station after James Hutto donated five acres for a depot. In the next few years, Hutto Station became known as Hutto. [2]

IN 1878, WILLIAM KLATTENHOFF (9/30/1855-7/11/1928) MARRIED ALVINA PLATTOW (4/6/1860-8/11/1958) AND BUILT THEIR FIRST HOME ON THE PROPERTY WHICH HE HAD PURCHASED IN 1876.



It was approximately three miles south of Hutto. [3] The first home was a simple shotgun style house with a large sleeping loft. Ten of their twelve children were born in that home. Also, under William's influence and sponsorship, his two brothers, Johannes Henry (9/30/1863-5/25/1956) and Magnus Friederick (5/7/1867-1/6/1945) Klattenhoff, joined him here and lived for a short time in the small house with the family. They, too were escaping the harsh work and living conditions of Germany at that time. Their parents worked as tenant farmers for one-eighth profit. Magnus Friederick later became one of the pioneer farmers of the Slayton-Lubbock area and assisted in colonizing it.

DURING THIS TIME, WILLIAM INCREASED HIS LANDHOLDINGS.

In 1881, he added acreage to the homeplace and extended it to Brushy Creek. [4] In 1889, he also obtained more grazing and ranch land in Coupland. [5] Before building his next home, William Klattenhoff became a naturalized citizen on January 28, 1892. His Final Naturalization papers were granted from Williamson County Judge W. M. Key, and in them, he denounced his allegiance to the Emperor of Germany.

WILLIAM'S SUCCESS IN RAISING SHEEP, CATTLE, HORSES, AND MULES ALLOWED HIM TO BUILD HIS SECOND HOME ON THE PROPERTY IN 1896, AND IT HAS BEEN ON THE WILLIAMSON COUNTY'S APPRAISAL DISTRICT'S RECORDS EVER SINCE.

[6] The two-storied home's style is a simple Victorian. It is set on a cedar pier and beam foundation. The wide porch wraps the home with railings and gingerbread trim details with decorative shingles. On the second floor is a balcony (porch and balcony face south), and the roof form is hip and gable with one conical structure. The downstairs windows are six feet in length, and most of the second-floor windows are four feet. In an early photograph, the windows are shuttered, and lightning rods are in place. Most of the exterior wood is drop shiplap. The interior has details of beaded ceilings, molded door frames, beveled glass and paneled doors, built-in cabinets, and beaded wainscoting. [7] Brass gas ceiling lights were used throughout the home. The flooring is longleaf pine. An addition was added in 1906 that allowed for the continued growth of the family. A wide hall on the lower floor extended and added two more rooms, and a large sitting area with three small bedroom alcoves was the addition upstairs.

TWO MORE CHILDREN WERE ADDED TO THE FAMILY WHEN THEY MOVED INTO THE SECOND HOME, BUT ONLY TEN OF THE TWELVE SURVIVED TO ADULT AGE.

(Photograph 4) The youngest son, Christian William (2/20/1902-5/18/1972), and the last daughter, Alvina Francis (8/11/1899-11/27/1991), passed down many stories of details about the home and daily life on the farm. For example, according to them, the home was built from plans purchased by William through a company from Chicago by local craftsmen, relatives, and neighbors. (Photograph 5) Exterior buildings included two sheep barns, a smokehouse, a two-storied cattle, horse, and hay barn, and chicken/turkey coops. Vegetable gardens and fruit orchards were maintained to supplement the family's food source.

WILLIAM KLATTENHOFF WAS ABLE TO MAKE MANY CONTRIBUTIONS TO HIS COMMUNITY DUE TO HIS LAND HOLDINGS AND BUSINESS VENTURES.

His success enabled him to fulfill his dream of securing a future in a land of opportunity and freedom, which was imperative to him because of his determined journey from a country that was being controlled by an emperor. One of his first contributions in the early 1890s was to help fund a private school one mile east of the homeplace because no public schools had been funded in that area. [8] Burnap was the name of the school, and the teachers were supported by the families in the community. [9] In Hutto, he was a founding stockholder of Farmers and Merchants State Bank (Charter Number 317). Its charter date was December 14, 1907. [10] Family papers include the bank's letterhead that designates William Klattenhoff as vice president. [11]

IN 1900, HE INVESTED IN FIVE SECTIONS OF LAND IN TOM GREEN COUNTY.

[1]2 The New Handbook of Texas has an entry for Klattenhoff, Texas, which was near Farm Road 1692 and Runnels County line in northeastern Tom Green County. [13] This was where his five sections of land were located, and it was also where he added later four more sections of land. [14] In 1905, William donated two acres from one of his first sections of land for a public school. [15] It was a two-teacher school in 1931 and in 1934 had thirty-seven elementary and five high school students. The master thesis of Julia Grace Bitner notes that the school was named Klattenhoff. [16] Klattenhoff School is now named the Klattenhoff Community Center and is located on Farm Road 1692 and Klattenhoff. It is also the Tom Green County's Voting Precinct 131. [17] The New Handbook of Texas states that by the 1980s, the school no longer was on the state highway maps, but that a community hall was there.

IN THE EARLY 1900S, WILLIAM SENT HIS TWO OLDEST SONS, JOHN WILLIAM AND ALBERT, TO THE RANCH AND FARM HIS TOM GREEN PROPERTY TO FURTHER SETTLE THAT AREA.

An altar was also donated to the Trinity Lutheran Church in Miles and is still being used in one of the educational buildings today. [18] The property was also obtained in Gaines County. Both of these West Texas holdings were to ensure grazing for his sheep herds. His children were sent with the stock by rails to pasture the sheep. Family records dating to 1926 show the cost of fencing and maintaining the land in Gaines County, which was directed by H. Giesecke, a real estate broker of Ballinger, Texas. [19] After William Klattenhoff's death in 1928, a church altar was donated to the Immanuel Lutheran Church in Pflugerville in his memory by his wife and family. [20]

ALVINA KLATTENHOFF LIVED FOR THIRTY MORE YEARS IN THE HOMEPLACE, AND THE YOUNGEST SON CHRISTIAN WILLIAM KLATTENHOFF BROUGHT HIS WIFE ALMA HEBBE KLATTENHOFF (10/2/1905-8/19/1987) TO LIVE THERE IN 1933.

Following a tradition in farming families, Christian being the last son at home, remained and farmed and ranched the property and cared for his mother. In 1959, he purchased from the Klattenhoff estate three hundred acres and the family homeplace, the William Klattenhoff house. Christian has been involved with 4-H and FFA organizations all his life and was director of the Williamson County Youth Stock Show. Christian and his wife Alma were active in their children's academic and athletic activities in the Hutto School District. They were both baptized, confirmed, and buried at the Immanuel Lutheran Church, where they were active life-time members.

DURING THEIR RESIDENCE, FEW ALTERATIONS WERE MADE TO THE EXISTING PROPERTY.

Vinyl and carpeting were laid over the pine floors, and the ten-foot ceilings were dropped. New cabinets were installed in the main kitchen, and a side kitchen was added using part of the porch for their family's use when his mother was still living. Just as the house had been passed down to the last son Christian, he passed his home at his death on to his only son Earl William Klattenhoff (1/28/37-). Earl assisted with family land payments and land improvements while his mother Alma lived in the home. The William Klattenhoff house has been Earl's only home except for a few years for college and five years of teaching jobs. Earl married in 1978 and brought his wife Jan Karen Mohon (1/15/47-) and son Deron Austin (9/9/73-) to the William Klattenhoff house. Earl's mother insisted Earl build her a small home for herself just filly yards away from the homeplace because she wanted to live independently. Renovation began in 1979 by Earl and Jan to restore the historical character to the homeplace. The original flooring was uncovered and reconditioned. Dropped ceilings were removed to reveal the ten-foot beaded ceilings. Beaded board cabinets were created for the kitchen area to match the original home's existing dining room cabinets. Brass gas lights that were found in the attic were converted to electricity and restored and now are the major source of light. Many original glass fixtures were also found and are used with the brass light fixtures. Electrical rewiring throughout the house was done for safety reasons. Central air conditioning and heat were installed with limited exposed ductwork. One extra bath was added using wood and square nails from the first William Klattenhoff A-frame house. The 1906 addition covered up a well that had been on the back porch of the 1896 home. The floors in that hall area over the years continued to buckle and warp due to the moisture, and during restoration, at this time, a stoned well site with a hand pump was installed.

EXTERIOR CHANGES WERE MINIMAL.

An exlsting screened porch was extended to become a sunroom. Great effort was made to use custom made wooden windows to blend with the originals. The only other exterior alteration was to extend the porch to the western side, making it identical to the eastern wrap around. The original lightning rods are still in use. Earl has contracted to paint the exterior in the fall of 2000 with a new sealant paint that will ensure for twenty-five years the protection of the wood.

THE TEXAS STATE FILM COMMISSION HAS RECOGNIZED THE SIGNIFICANT ARCHITECTURE OF THE WILLIAM KLATTENHOFF HOUSE AND ITS STATELY POSITION ON TOP OF ONE OF THE HIGHEST POINTS IN WILLIAMSON COUNTY.

Contact was made by the Commission in the '80s to contract work for a JC Penney national commercial. The homeplace in the commercials was to be JC Penney's home. The director remarked how similar it looked to pictures he had seen of JC Penny's house. This would be only the beginning of many ventures to be filmed on, in, and around the house. To date, there have been two major films that have used it as their location, *Flesh and Bone* and *Courage Under Fire*. Many TV commercials have been made, including ones for national companies such as Century 21, ReMax, Walmart, and Greyhound Bus. Also, *Mademoiselle Magazine* and Tommy Hilfiger used it as a pictorial backdrop for still advertisements. One music video by Keith Whitley, *Do I Want You*, was filmed at the homeplace and became a top ten video of the '90s for country/pop music.

EARL AND JAN KLATTENHOFF, AS CURRENT RESIDENTS, PROMISE TO CONTINUE THEIR EFFORT TO MAINTAIN THE HOUSE AS A LANDMARK AND TO PROMOTE ITS PROUD HERITAGE AND HISTORICAL INTEGRITY.

Earl and Jan were both educators in the Round Rock Independent School District with a combined total of fifty-three years of service. Both are actively involved with the Texas Baptist Children's Home of Round Rock. Earl began in 1967, and Jan after their marriage in 1978. After his teaching experience, Earl followed in his grandfather's footsteps by becoming a founding stockholder and officer of the Hutto State Bank in 1985 and continued to work there as Marketing Director for twelve years until his retirement. To help build Hutto's future just as his grandfather did, he served as director of the Hutto Chamber of Commerce in 1989-91 and has for ten years been a member of the Hutto Independent School District's Future Physical Facilities Committee.

The William Klattenhoff house is a visual symbol to many of Hutto's development in the late nineteenth and early twentieth century's and a reminder of a prominent rancher, farmer, benefactor, and business leader; the residence is an important Williamson County landmark.

Researched by Earl and Jan Klattenhoff Written by Jan Klattenhoff
August 2000

ENDNOTES AND BIBLIOGRAPHY ([HTTPS://WILLIAMSONCOUNTYTEXASHISTORY.ORG/WP-CONTENT/UPLOADS/2020/01/KLATTENHOFF_HOUSE_ENDNOTES.PDF](https://williamsoncountytexashistory.org/wp-content/uploads/2020/01/Klattenhoff_House_Endnotes.pdf))



C. 1906

• 9

[VIEW OTHER HUTTO PAGES \(../HUTTO-TEXAS-WILLIAMSON-COUNTY/\)](#)





WILLIAMSON COUNTY TEXAS HISTORY



salesone@suddenlink.net
(mailto:salesone@suddenlink.net)

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

SUBJECT:

1202 Laurel Street, (2026-33-COA)

SUGGESTED ACTION:

Public hearing and possible action 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

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

Public Notice: 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 (27 notices), and 3 signs were posted on-site. To date, staff has received 1 written comment in favor and 0 in opposition to the request

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Madelyn Allen, Planning Department

ATTACHMENTS:

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

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

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Letter of Intent](#)

[Exhibit 3 - Plans and Specifications](#)

[Exhibit 4 - Public Comments](#)

Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: July 17th, 2026

File Number: 2026-33-COA

AGENDA ITEM DESCRIPTION

Public hearing and possible action 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 2,053 sq. ft. in area and will be a single-story living space. The front façade is approximately 16'-11" in height at its tallest point, measured from the finish floor to the top of the roof. The front façade is approximately 30' wide. The proposed fence is approximately 6' in height and is 100% opaque.

The structure will feature a 512 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 6' in height and 100% opaque. Staff recognize 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 reaches 13', 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 maximum height of 16'-11".
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'-11" tall from finish floor to top of roof, and east-facing façade is 30' 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 6' at its shallowest part, but has a maximum depth of 12'.
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 approximately 17’.
3.5.G. Doors & Windows	
G.1 Front Doors	
a. The front door should be prominent and face the street. 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.	Does Not Comply While the front door is facing the same street as the primary structure, the property is addressed to Laurel Street. The front door has the same design as the other doors and windows on this façade. 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 recognize 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 for additions should be the same materials as	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	
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.

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.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
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.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends APPROVAL WITH CONDITIONS of the request with the following scope of work: new building construction and addition of a fence for the property located at 1202 Laurel Street.

Staff recommends the following conditions:

1. That the project utilize the alternate primary façade design
2. That the Laurel Street fence match the existing fenceline in height

The proposed structure is designed to complement the existing primary structure. Many of the design choices are made to relate to the primary structure rather than Laurel Street, to which the property is addressed. Design exceptions similar to what is proposed in this project, such as the shed roof style, roof pitch, building form, and fence height exception can all be found on existing properties within Georgetown's Historic Overlays.

Planning Department Staff Report

Historic and Architectural Review Commission

However, staff believe that usage of the alternate design would help the proposed structure read more clearly as a street-facing façade on Laurel Street and would bring the structure closer to alignment with the Design Guidelines. A similar sentiment is shared with the condition of matching the existing fenceline in height.

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 (27 notices), and 3 signs were posted on-site. To date, staff has received 1 written comment in favor and 0 in opposition to the request (Exhibit 4).

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 23, 2026 | Historic & Architectural Review Commission

Madelyn Allen, Planner

Item Under Consideration

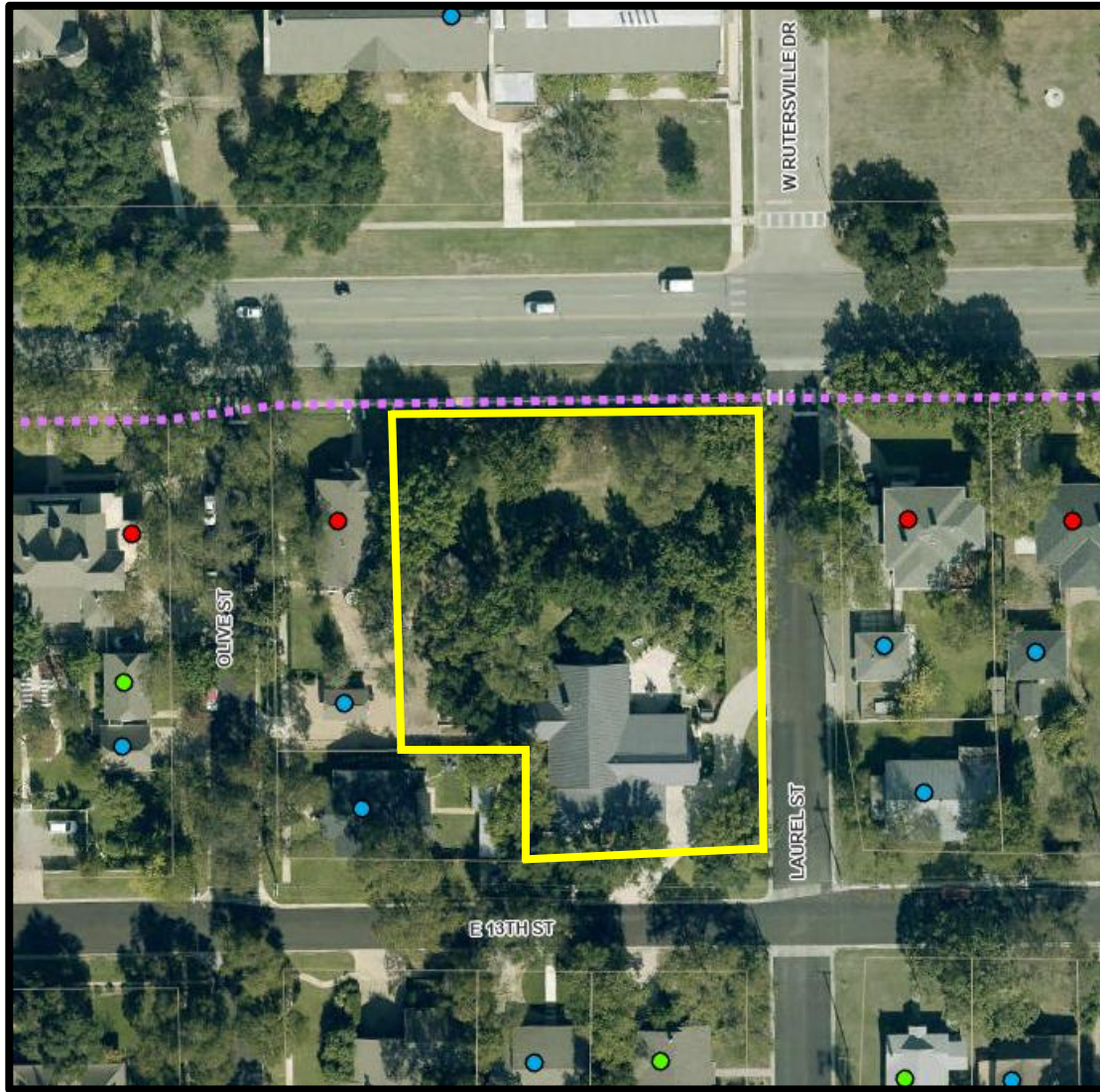
2026-33-COA

- Public hearing and possible action 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



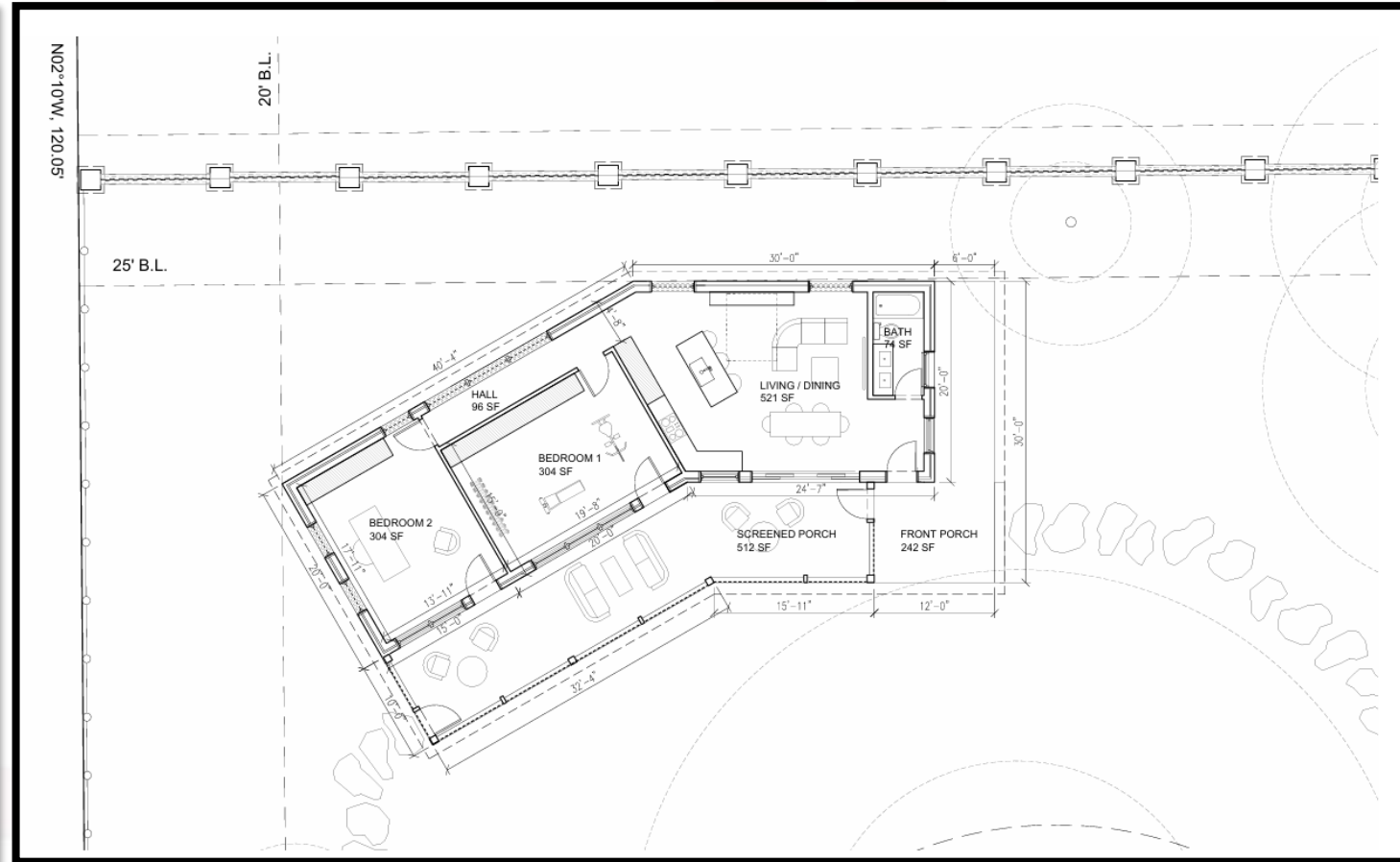
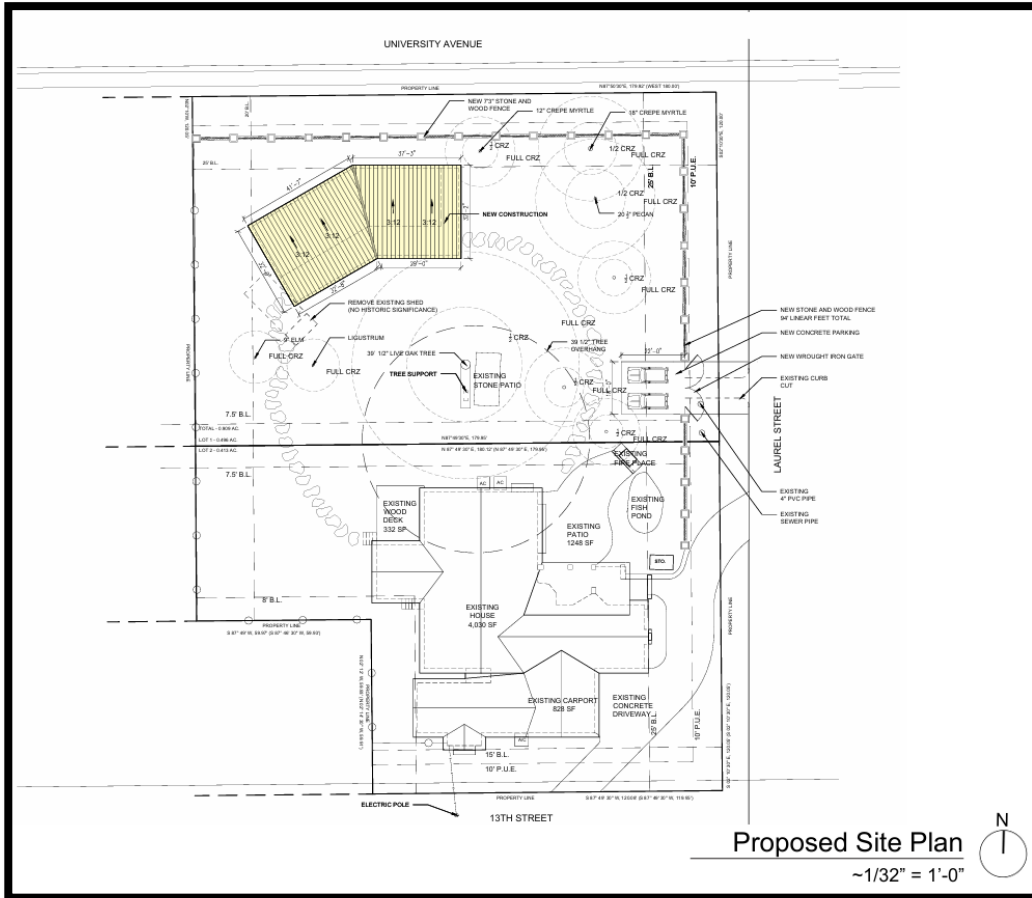
Current Context



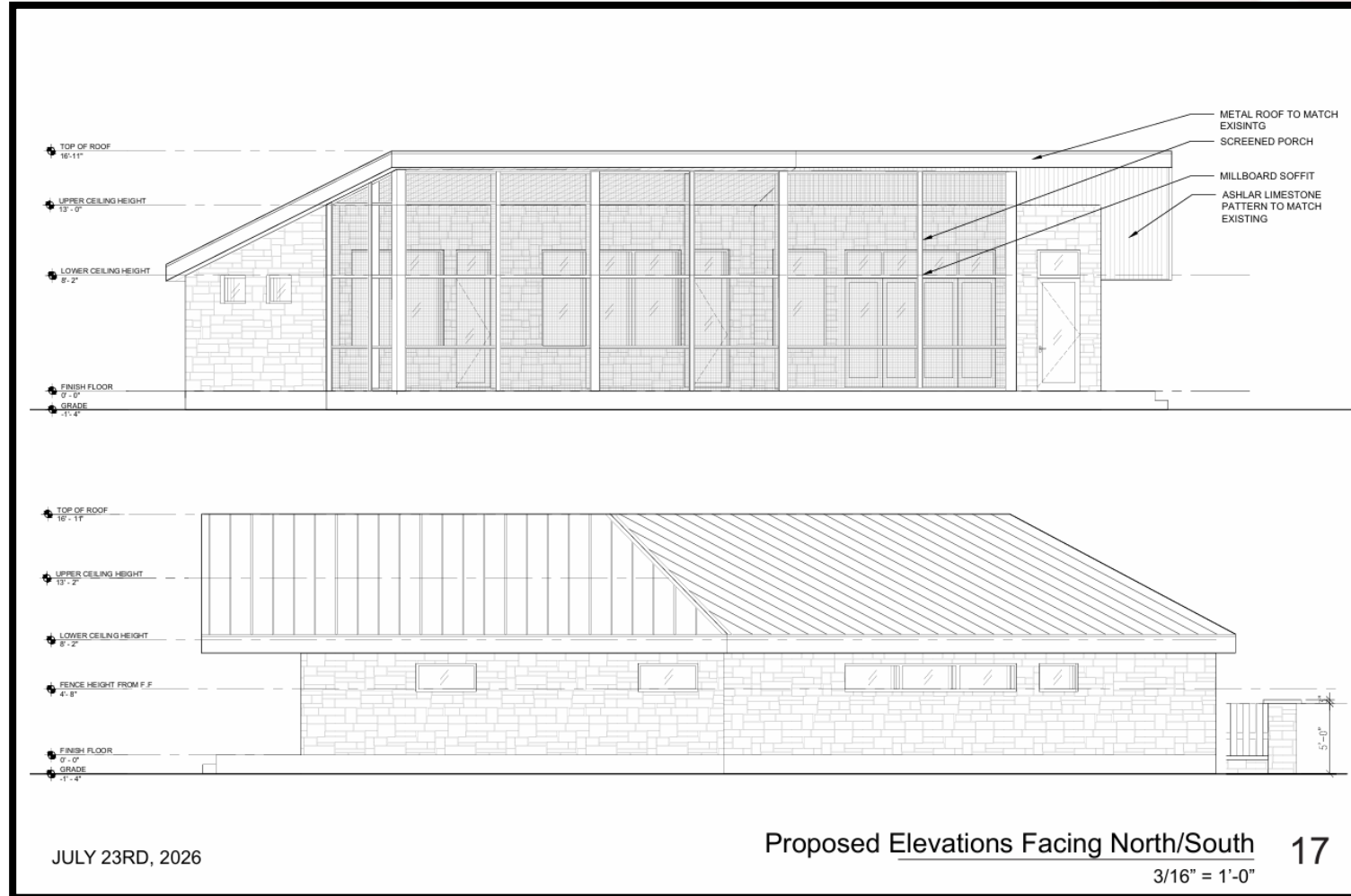
Approximate
location of
secondary
structure



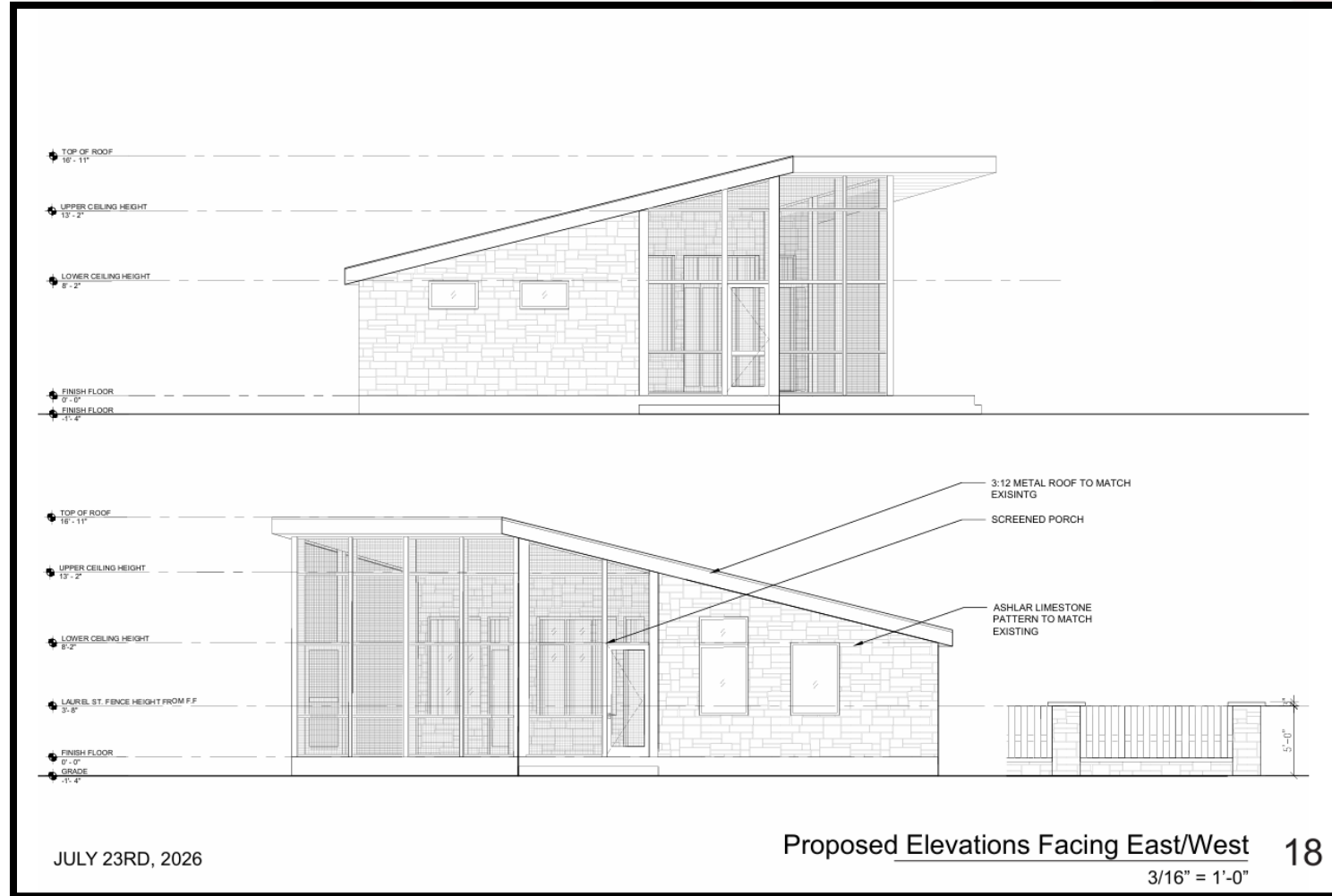
Site Plan



Plans and Specifications - Elevations



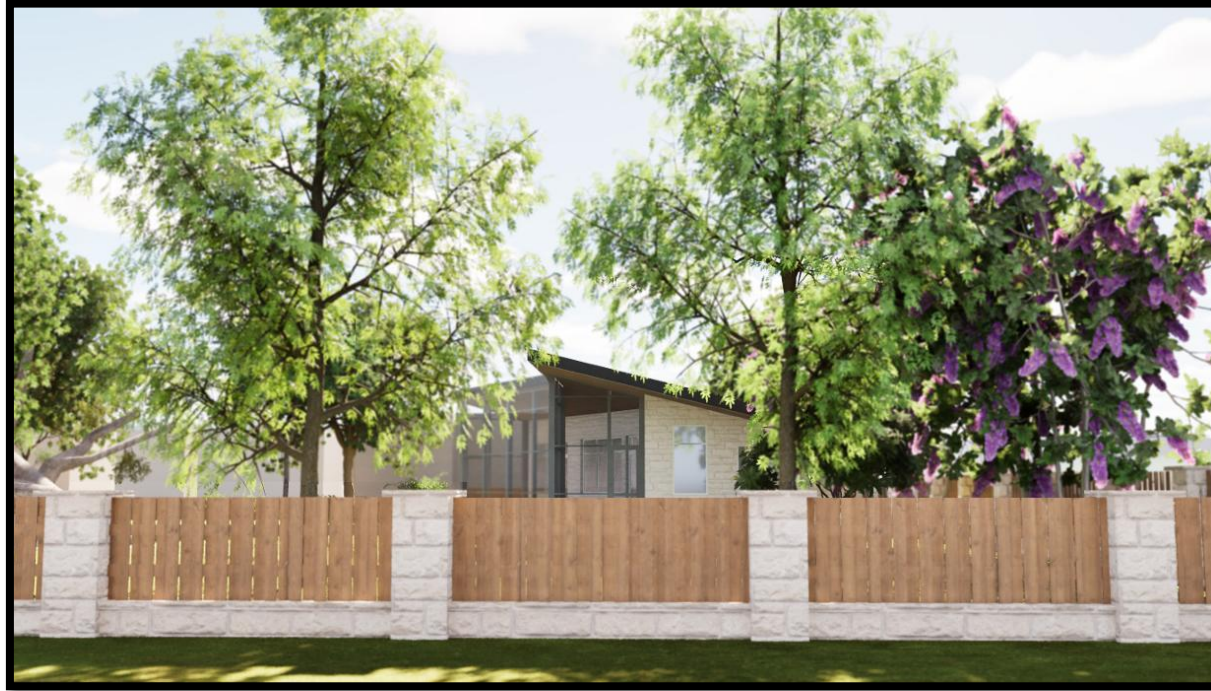
Plans and Specifications - Elevations



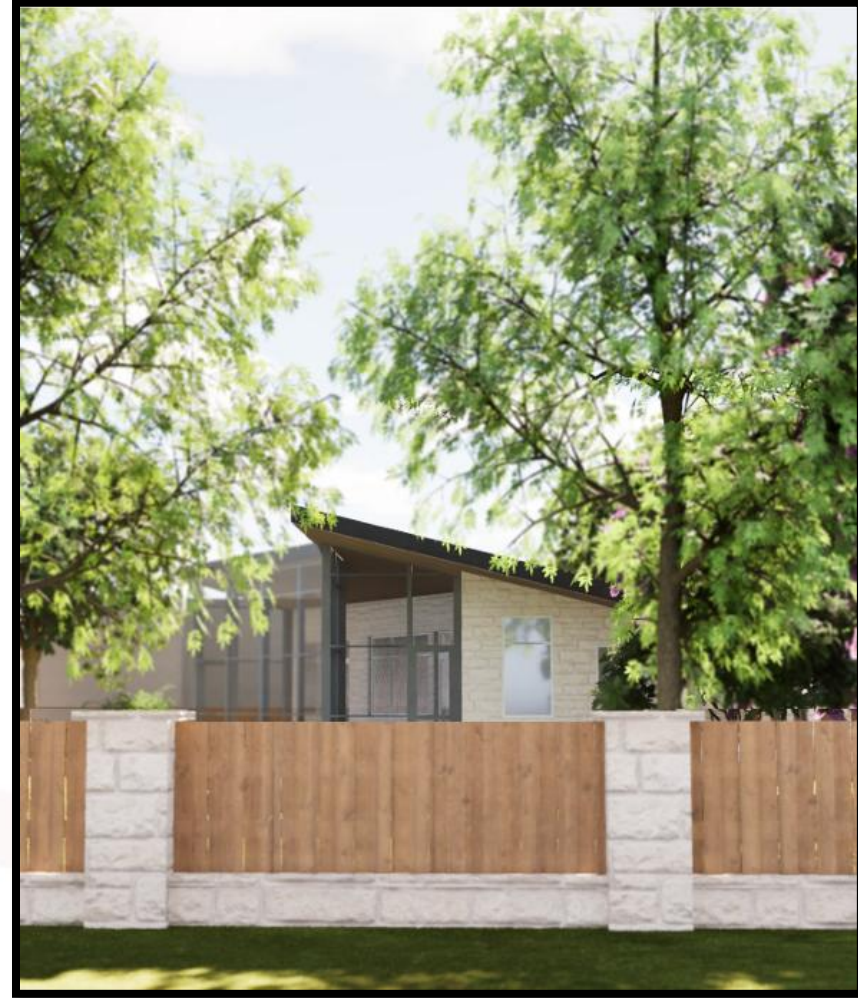
Plans and Specifications - Renderings



Plans and Specifications - Renderings



Plans and Specifications - Renderings



Alternate Design - Rendering



Plans and Specifications – Materials

MARVIN 😊



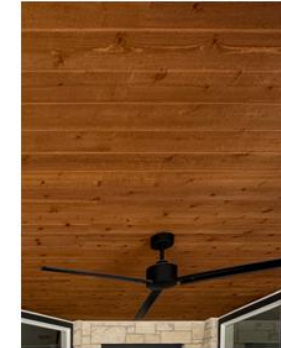
MARVIN ULTIMATE WINDOWS
WITH EXTERIOR ALUMINUM
IN STONE WHITE



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. 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.	Does Not Comply	While the front door is facing the same street as the primary structure, the property is addressed to Laurel Street. The front door has the same design as the other doors and windows on this façade and is 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.

Public Notification

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



Staff Recommendation

Based on the findings listed above, staff recommends APPROVAL WITH CONDITIONS of the request with the following scope of work: new building construction and addition of a fence for the property located at 1202 Laurel Street.

Staff recommends the following conditions:

1. That the project utilize the alternate primary façade design
2. That the Laurel Street fence match the existing fenceline in height

HARC Motions to Consider

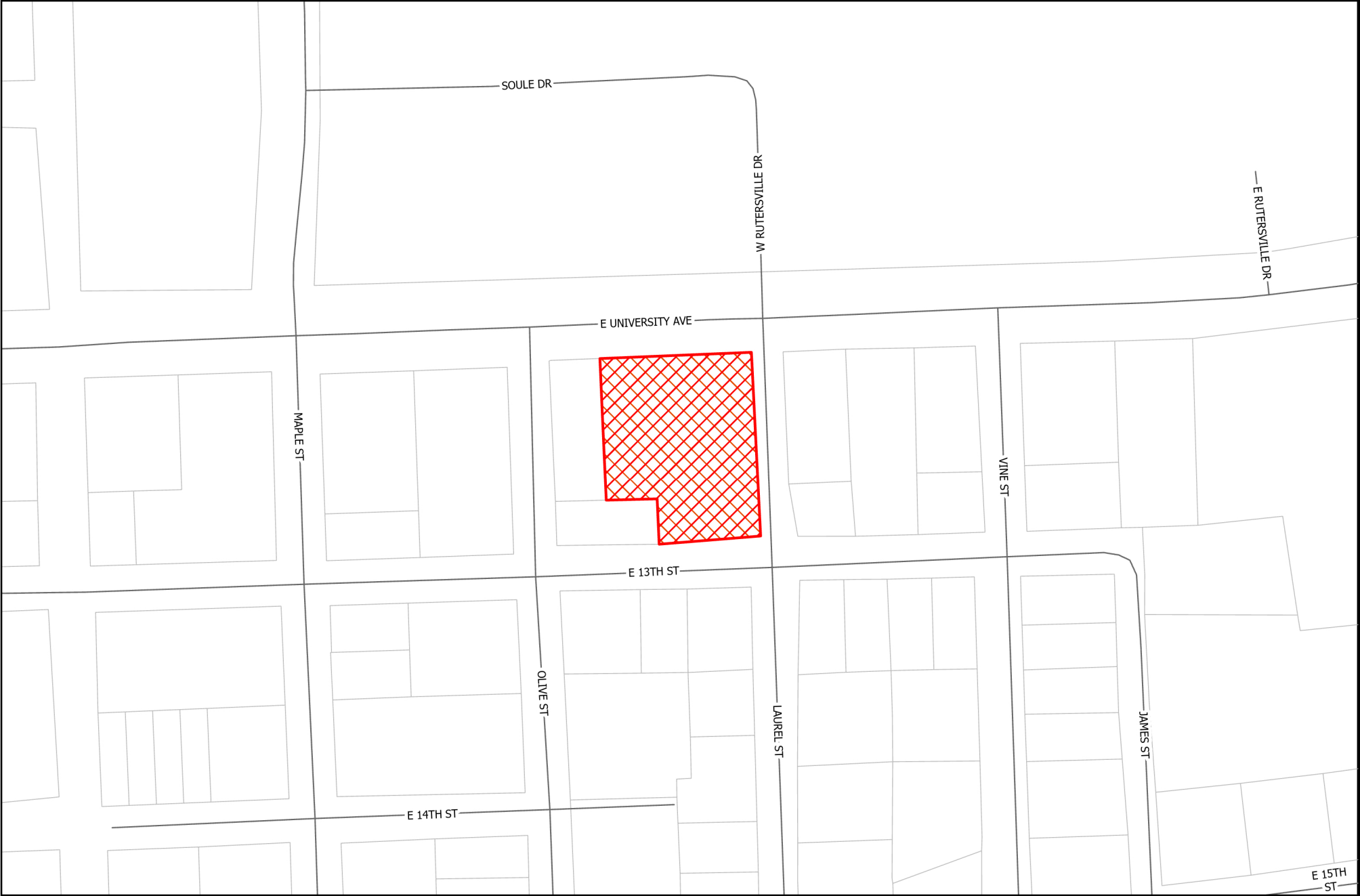
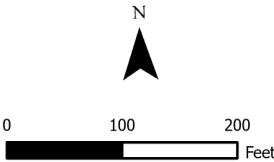
- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone

Location

2026-33-COA

Exhibit #1

-  Site
-  Parcels



July 16, 2026

Historic and Architectural Review Commission City of Georgetown

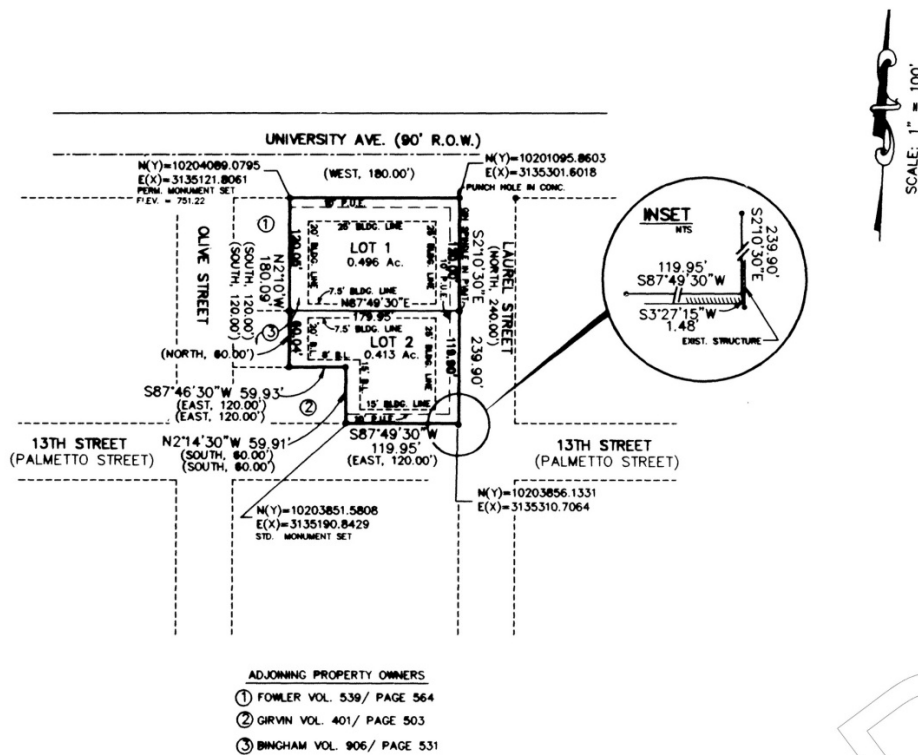
Re: 1202 Laurel Street LOT 1, follow-up from 7/9 Conceptual Review

Dear Members of the Historical and Architectural Review Commission:

Thank you for meeting with us on July 9 for the Conceptual Review of the proposed project at 1202 Laurel Street LOT 1. We appreciate the Commission's feedback and have made some adjustments to the proposal. We believe we can satisfy some of the concerns of the Commission and add some clarity to some of the confusion about the site here.

Lot Clarification:

The subject property is legally identified as 1202 Laurel Street LOT 1, adjacent to 1202 Laurel Street LOT 2. During the July 9 Conceptual Review, there was a discussion regarding why the City advised us to treat the property as an accessory to the adjacent property. As discussed, this property required considerable legal interpretation due to its unique circumstances within the Downtown Overlay District. The recorded plat identifies the property as LOT 1 and LOT 2. We treated this lot in this manner because they are recorded with the same address as Lot 1 and Lot 2.



Williamson County Tax Records:

The owners purchased this lot with the understanding that this was one large lot, with two sub-lots. The owners also receive a single Williamson County property tax bill for the property, further reflecting the property's long-standing treatment as a single ownership.

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R604771	RICHMOND TY L & TERESA TRUSTEES OF THE RICHMOND REVOCABLE TRUST	1202 LAUREL ST, GEORGETOWN, TX 78626	2026 ▾	N/A

Page:

Property Details ▾

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Residential
Legal Description	S7185 - Laurel Place, Lot 1&2, ACRES 0.909
Neighborhood	G619T68H - Central Georgetown
Account	R-20-6135-0000-0002A
Map Number	3-1127
Effective Acres	0.000000

2026 OWNER INFORMATION

Owner Name	RICHMOND TY L & TERESA TRUSTEES OF THE RICHMOND REVOCABLE TRUST
Owner ID	
Exemptions	Homestead (Active 1/1/2022)
Percent Ownership	100%
Mailing Address	1202 LAUREL ST GEORGETOWN, TX 78626-6104
Agent	-

2026 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	N
Improvement Non-Homesite Value	N
Total Improvement Market Value	N
Land Homesite Value	N
Land Non-Homesite Value	N
Land Agricultural Market Value	N
Land Timber Market Value	N
Total Land Market Value	N
Total Market Value	N

ASSESSED VALUE

Total Improvement Market Value	N
Land Homesite Value	N
Land Non-Homesite Value	N
Agricultural Use	N
Timber Use	N
Total Appraised Value	N
Homestead Cap Loss ⓘ	N
Circuit Breaker Limit Cap Loss ⓘ	
Total Assessed Value	N

Fence Height:

Our original proposal requested a 7'-3" street-facing fence. This request was based, in part, on our understanding that an 8-foot fence had recently been approved along University Avenue. After further discussion with the owners and consideration of the Commission's comments, we are revising the proposal and are now requesting a 5-foot-tall fence (5' 3" with stone cap) at the property line along Laurel St and a 6' fence (6' 3" with stone cap) on University Avenue.

Front Porch:

In response to City comment regarding guideline 3.5.F.4, the minimum depth of the front porch has been increased from 4 feet to 6 feet.

Building Roof Form –Gable Alternate:

After further discussion with the owners, the proposed 3:12 shed roof remains our preferred design. We continue to believe it provides the strongest architectural response to the site while remaining compatible with the surrounding historic context. Similar to the Benold Residence, we believe the proposed roof form is differentiated yet complementary and has the potential to become a lasting and appropriate addition to Georgetown's historic fabric.

However, in response to the Commission's comments during the Conceptual Review, we have also developed an alternate design utilizing a gable roof. This gable roof allows the structure to be more "freestanding" apart from the adjoining property, even though they are adjoined per above. While this is not our preferred solution, we are providing this alternative for the Commission's consideration in the case that the proposed shed roof form remains a significant concern in this review process.

The accompanying presentation has been revised throughout to incorporate the updates described above, including proportional adjustments and design refinements. Additional pages have also been added within the presentation and are clearly labeled "NEW" for ease of reference.

Supplemental Information:

At the end of the presentation, a section titled "Supplemental Information" has been added to illustrate the alternative gable roof design for the Commission's consideration. These pages include the following:

Supp. Page 1, Alternative Roof Form – University and Laurel St. Façade Elevations
Supp. Page 2, Alternative Roof Form - Aerial Model View
Supp. Page 3-4, Alternative Roof Form - Model View from Laurel St.
Supp. Page 5, Alternative Roof Form - Model View of Front Façade
Supp. Page 6, Alternative Roof Form with Stone detail Alt.- Model View of Front Facade
Supp. Page 7-8, Alternative Roof Form - Model Views not seen from the street

The remainder of this letter is our original June 12, 2026 submittal, included below for reference. Except where noted above and within the revised drawing set, the original design narrative remains unchanged.

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, Plat **(NEW)**
Page 3, Williamson County Tax Records **(NEW)**
Page 4, Site Map
Page 5, Relevant Design Guidelines
Page 6, Site Context
Page 7, 1503 15th St
Page 8, 1254 S. Church St
Page 9, Survey
Page 10-11, Existing House Images
Page 12, Existing Site Aerial Model View **(NEW)**
Page 13, Existing Elevation View from Laurel St. **(NEW)**
Page 14, Proposed Site Plan
Page 15, Impervious Cover Diagram
Page 16, Proposed Ground Floor Plan
Page 17, Elevations Facing North and South
Page 18, Elevations Facing East and West
Page 19, Proposed Site Aerial Model View **(NEW)**
Page 20-21, Model View from University Ave
Page 22-24, Model View from Laurel St.
Page 25, Model View of Front Facade **(NEW)**
Page 26-27, Model Views not seen from the street
Page 28, Alternative Material Configurations
Page 29, 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
July 23rd, 2026

Wang Architects
ARCHITECTURE | URBAN DESIGN | MASTERPLANNING

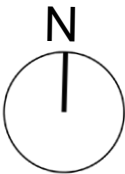
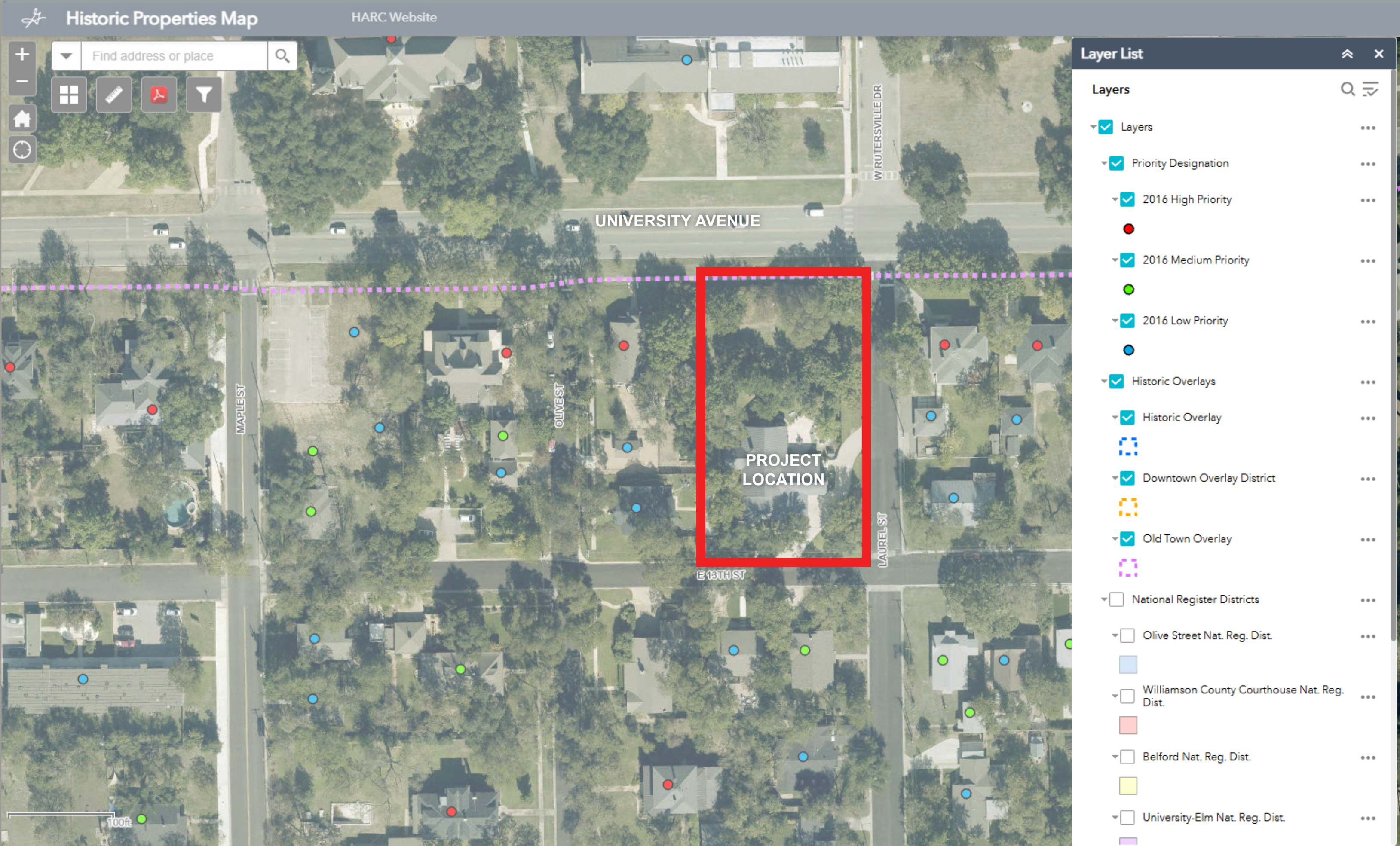
WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R604771	RICHMOND TY L & TERESA TRUSTEES OF THE RICHMOND REVOCABLE TRUST	1202 LAUREL ST, GEORGETOWN, TX 78626	2026 ▾	N/A

Page:

Property Details ▾

2026 GENERAL INFORMATION		2026 VALUE INFORMATION	
Property Status	Active	MARKET VALUE	
Property Type	Residential	Improvement Homesite Value	N
Legal Description	S7185 - Laurel Place, Lot 1&2, ACRES 0.909	Improvement Non-Homesite Value	N
Neighborhood	G619T68H - Central Georgetown	Total Improvement Market Value	N
Account	R-20-6135-0000-0002A		
Map Number	3-1127	Land Homesite Value	N
Effective Acres	0.000000	Land Non-Homesite Value	N
		Land Agricultural Market Value	N
		Land Timber Market Value	N
		Total Land Market Value	N
2026 OWNER INFORMATION		Total Market Value	N
Owner Name	RICHMOND TY L & TERESA TRUSTEES OF THE RICHMOND REVOCABLE TRUST	ASSESSED VALUE	
Owner ID		Total Improvement Market Value	N
Exemptions	Homestead (Active 1/1/2022)	Land Homesite Value	N
Percent Ownership	100%	Land Non-Homesite Value	N
Mailing Address	1202 LAUREL ST GEORGETOWN, TX 78626-6104	Agricultural Use	N
Agent	-	Timber Use	N
		Total Appraised Value	N
		Homestead Cap Loss ⓘ	N



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.

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

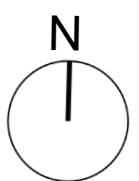
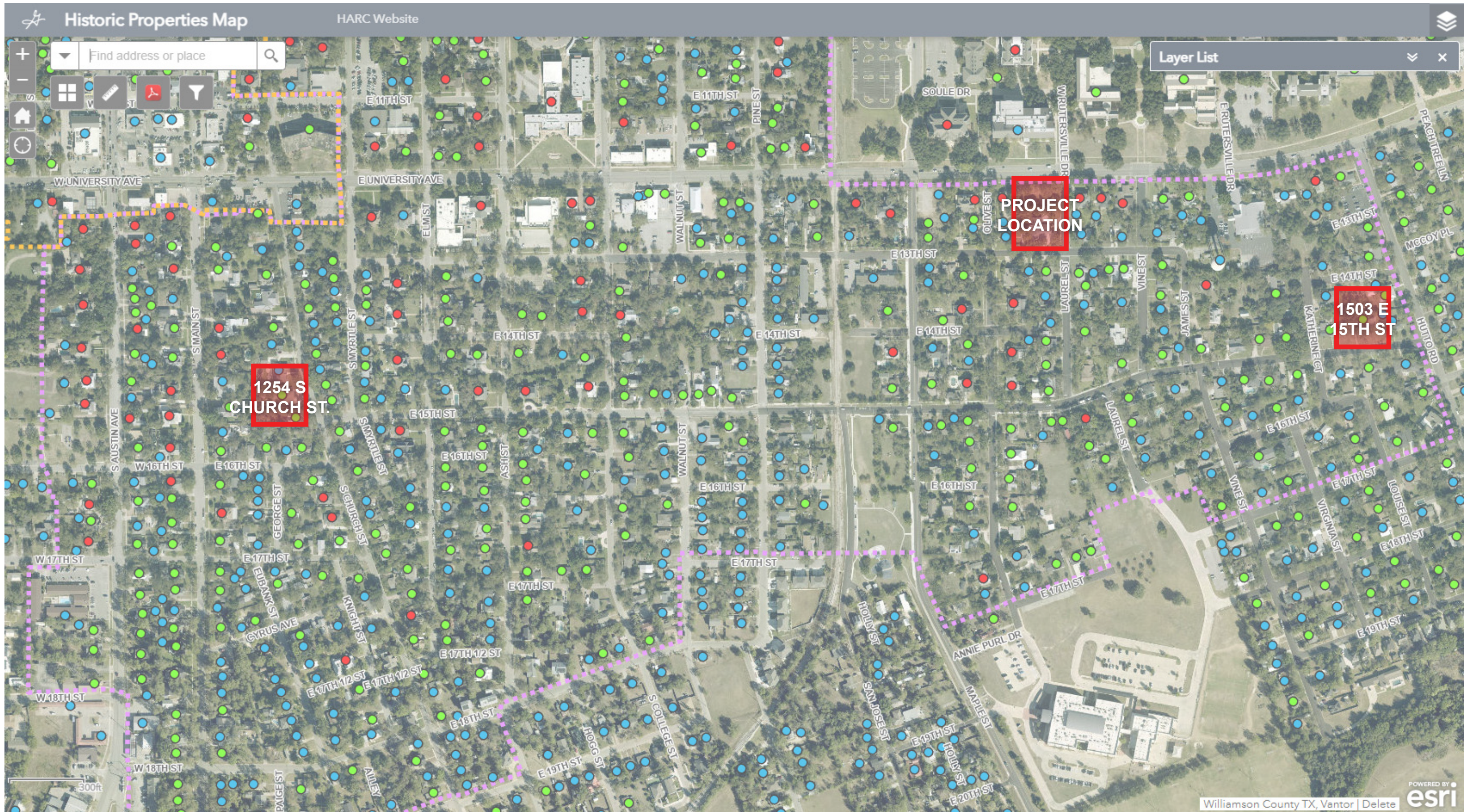
Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.



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

CITY OF GEORGETOWN HISTORIC DISTRICT DESIGN GUIDELINES

p. 185





JULY 23RD, 2026

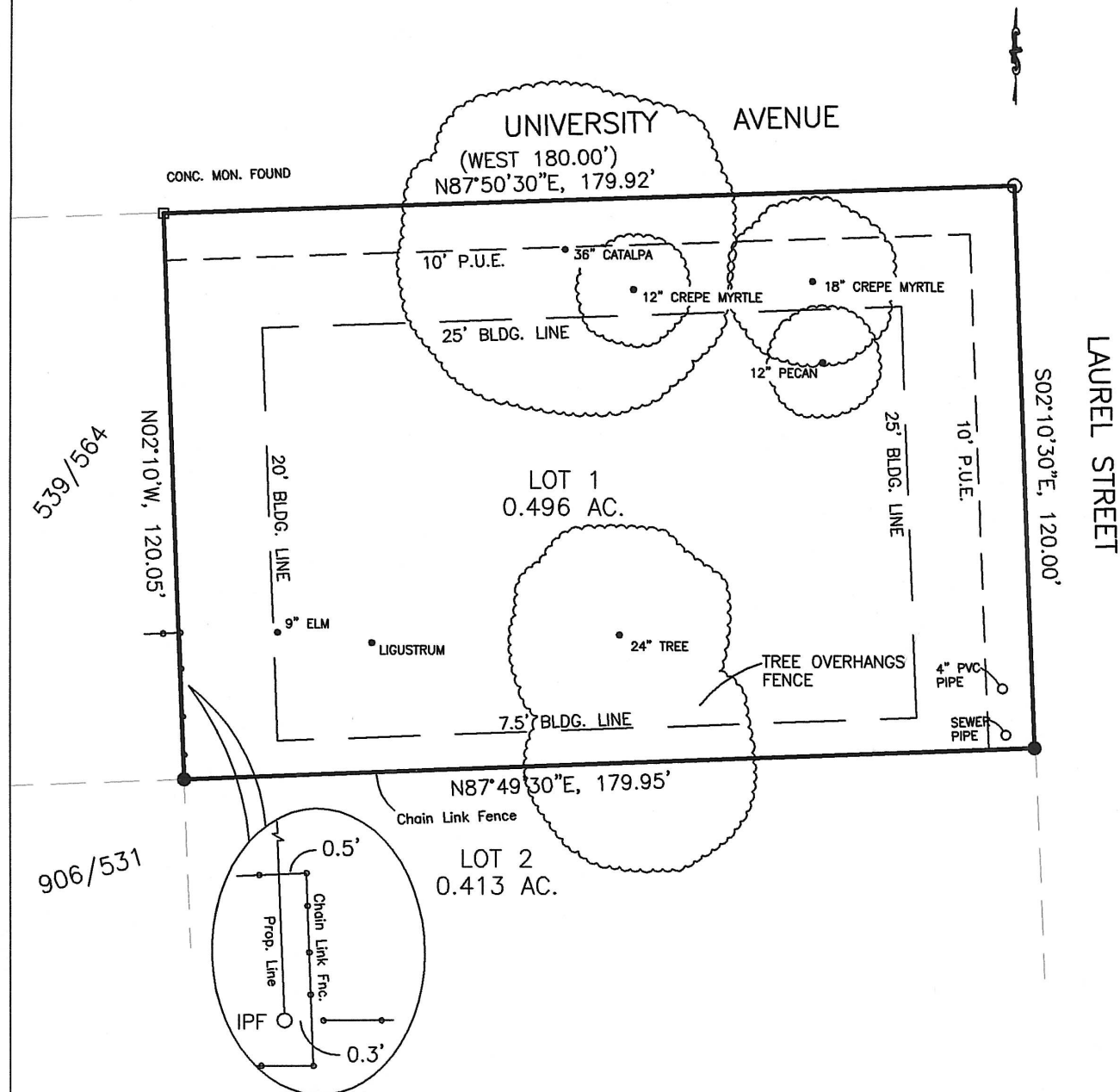
DR. DOUGLASS BENOLD HOUSE- 1503 15TH ST



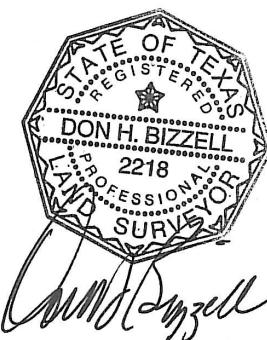
SURVEY PERFORMED FOR DAVE PATTON
IMPROVEMENT SURVEY OF LOT 1, LAUREL PEACE, a subdivision

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

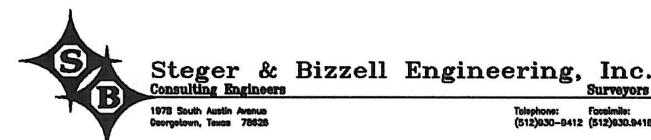
PERIMETER DESCRIPTION: X ATTACHED
NOT REQUIRED
SCALE: 1"=30'
LEGEND: IRON PIN FOUND ●
IRON PIN SET ○



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.



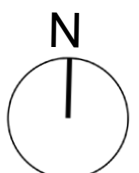
FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
COUNTY, TEXAS, COMMUNITY NO. 48491 EFFECTIVE DATE
OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THIS
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
AREA) AS SHOWN ON PANEL C02300 OF SAID MAP.
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.



Revised: November 25, 2002 (Add Fence)

JOB NO. 19665

Survey





JULY 23RD, 2026

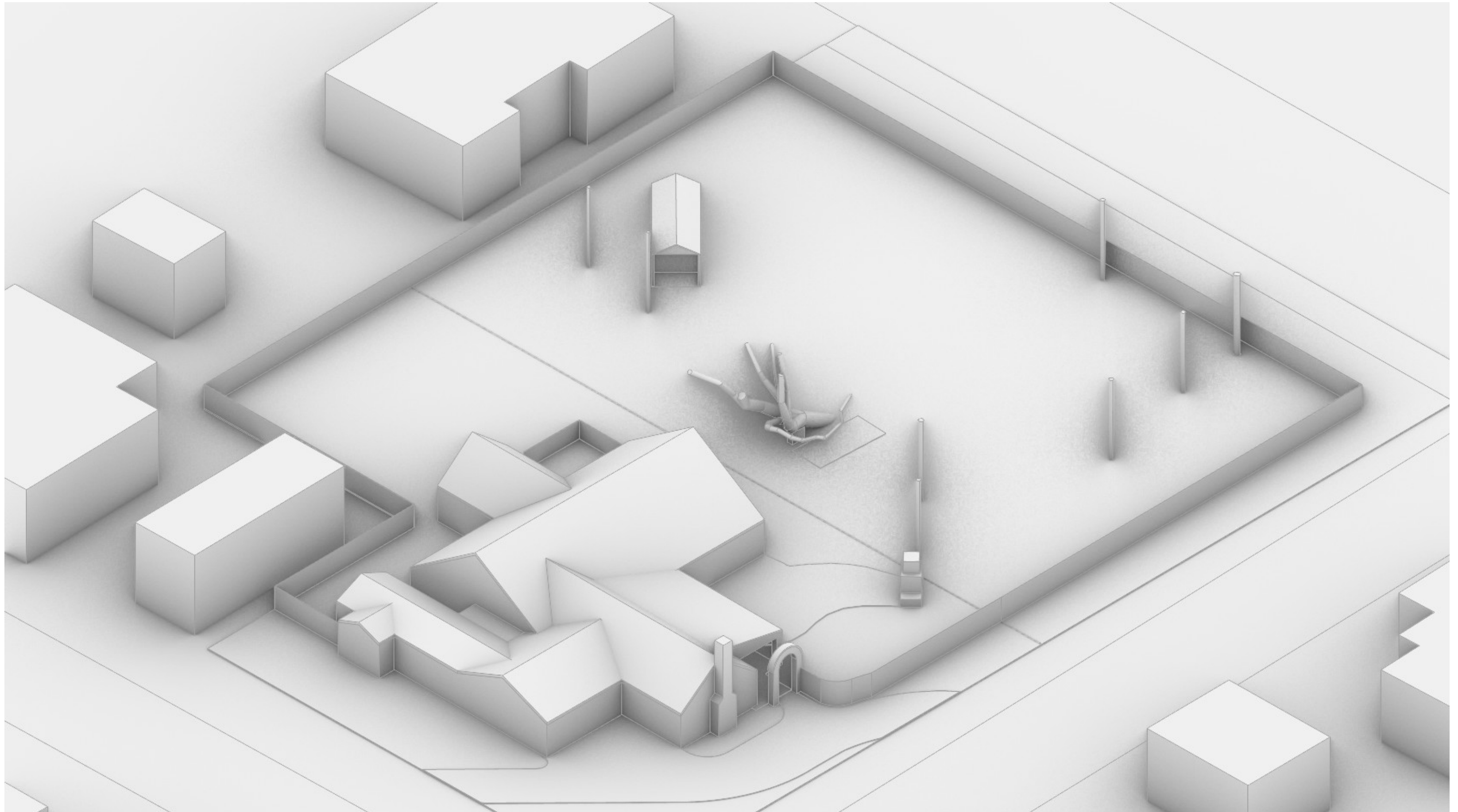
Existing Exterior House Conditions 10

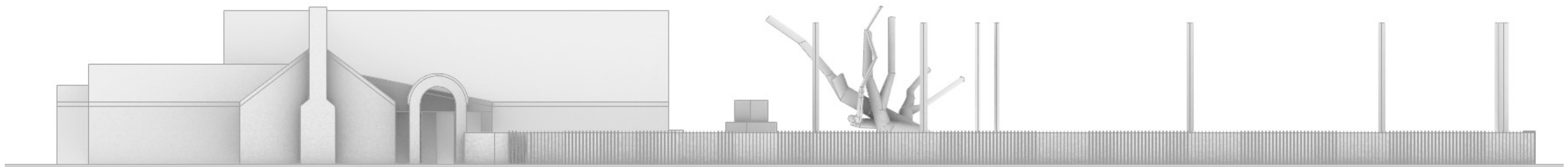


JULY 23RD, 2026

Existing Yard Conditions

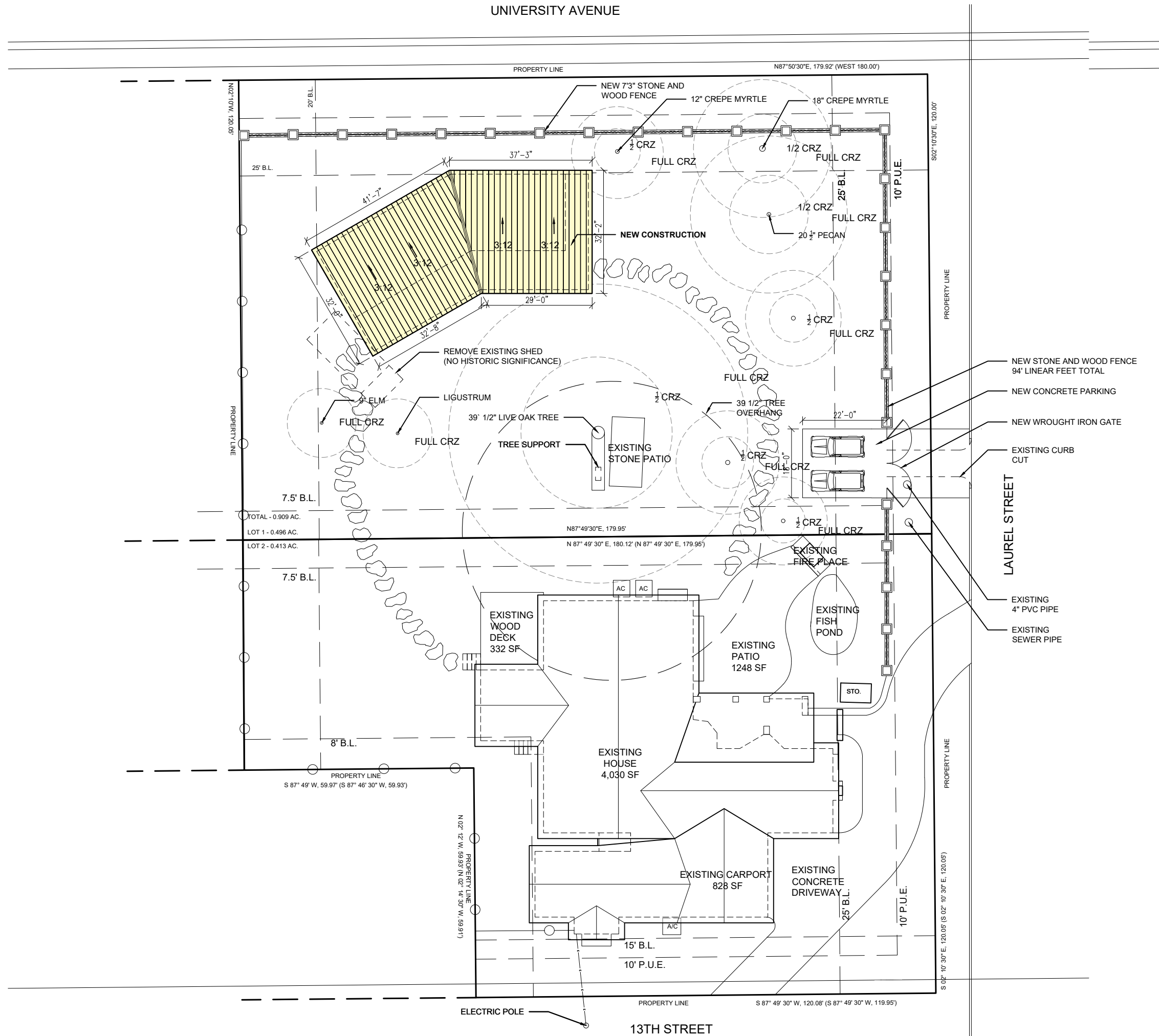
11





JULY 23RD, 2026

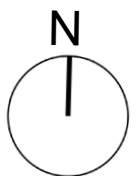
Existing Elevation View From Laurel St (NEW)
N.T.S.

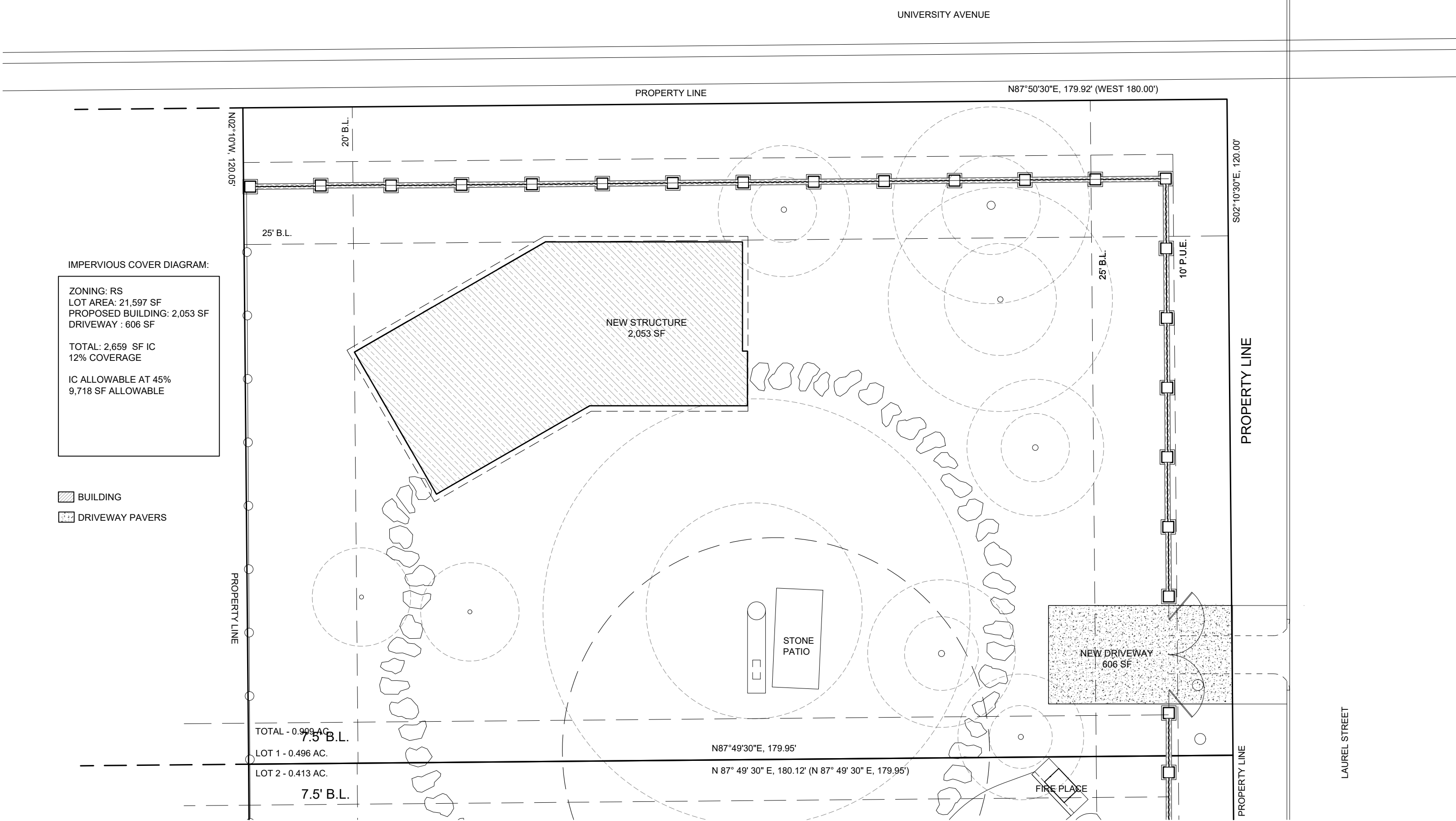


JULY 23RD, 2026

Proposed Site Plan

~1/32" = 1'-0"

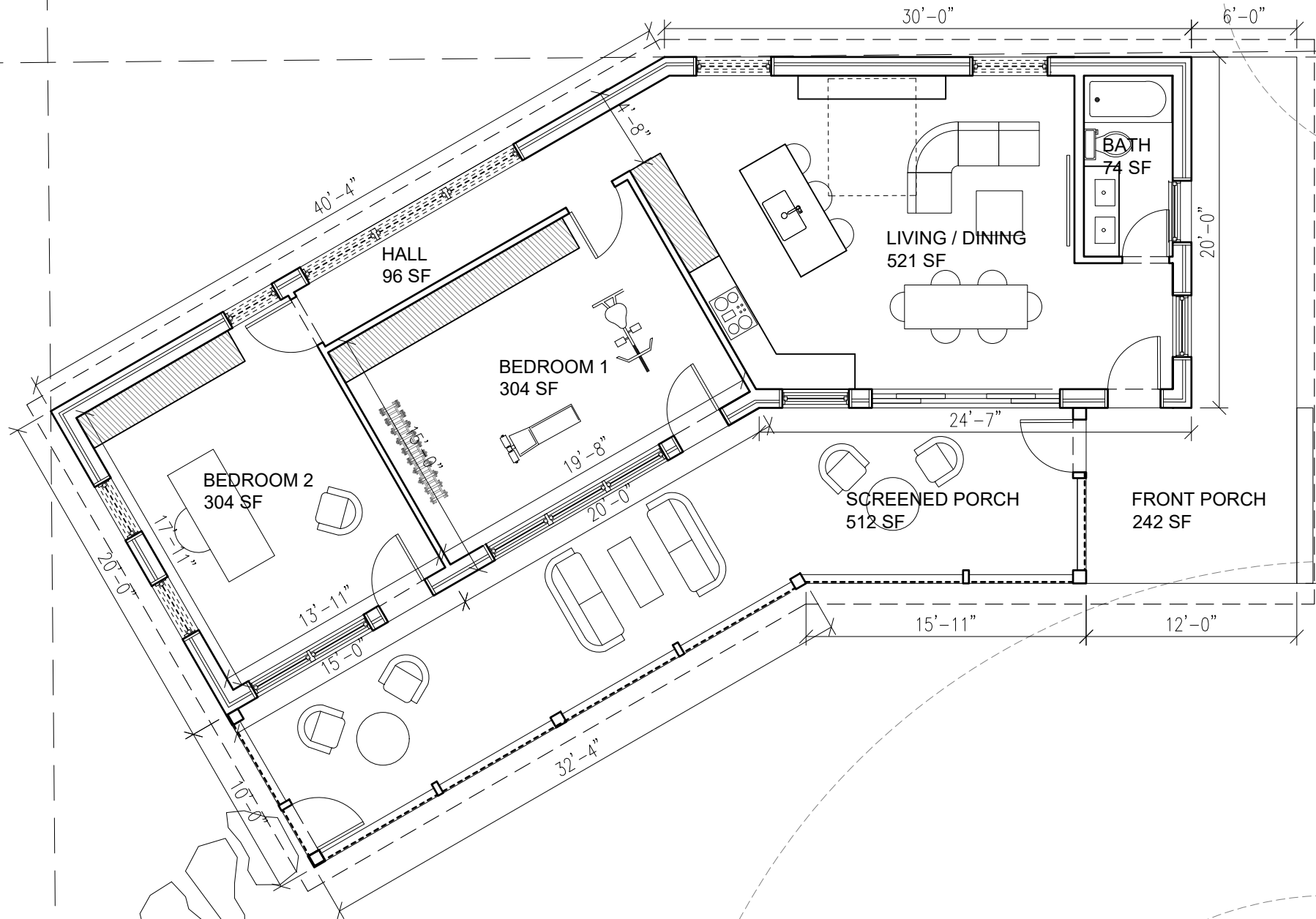


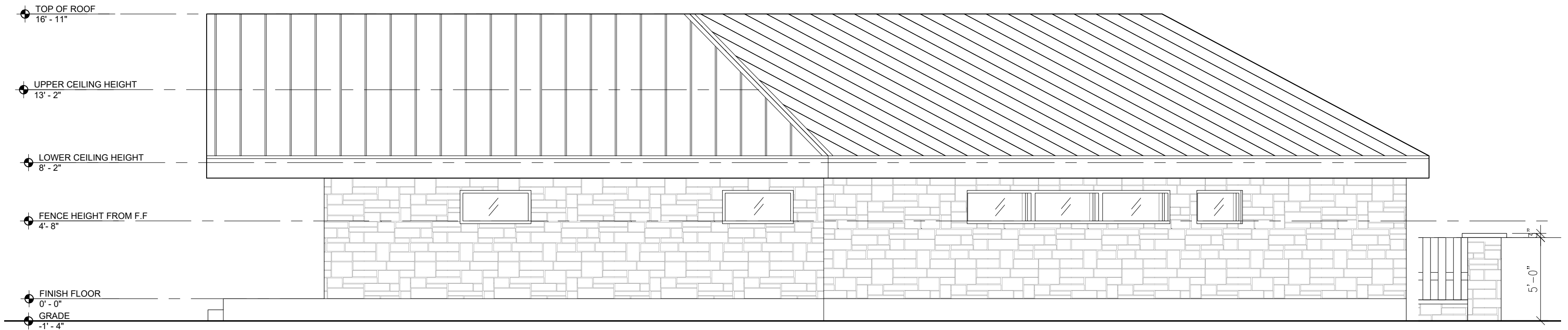


N02°10'W, 120.05'

20' B.L.

25' B.L.





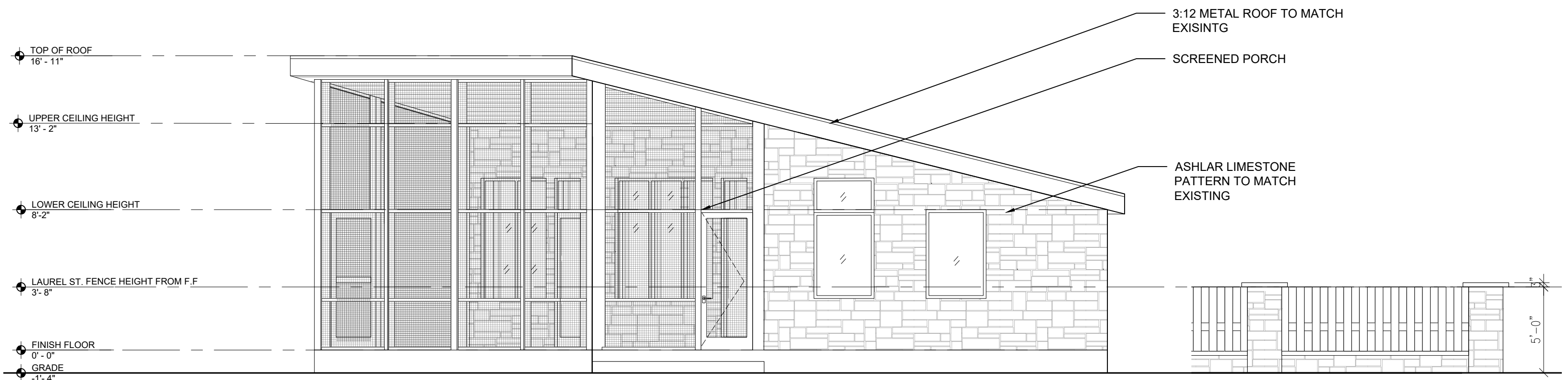
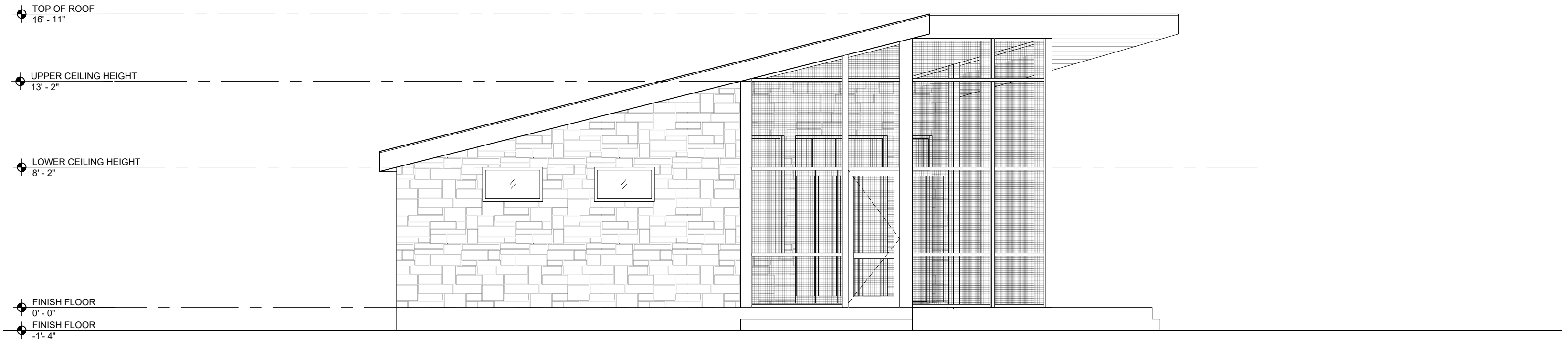
JULY 23RD, 2026

Proposed Elevations Facing North/South

3/16" = 1'-0"

17

102



JULY 23RD, 2026

Proposed Elevations Facing East/West

3/16" = 1'-0"

18

103



JULY 23RD, 2026

Proposed Site Aerial View (NEW)
NTS



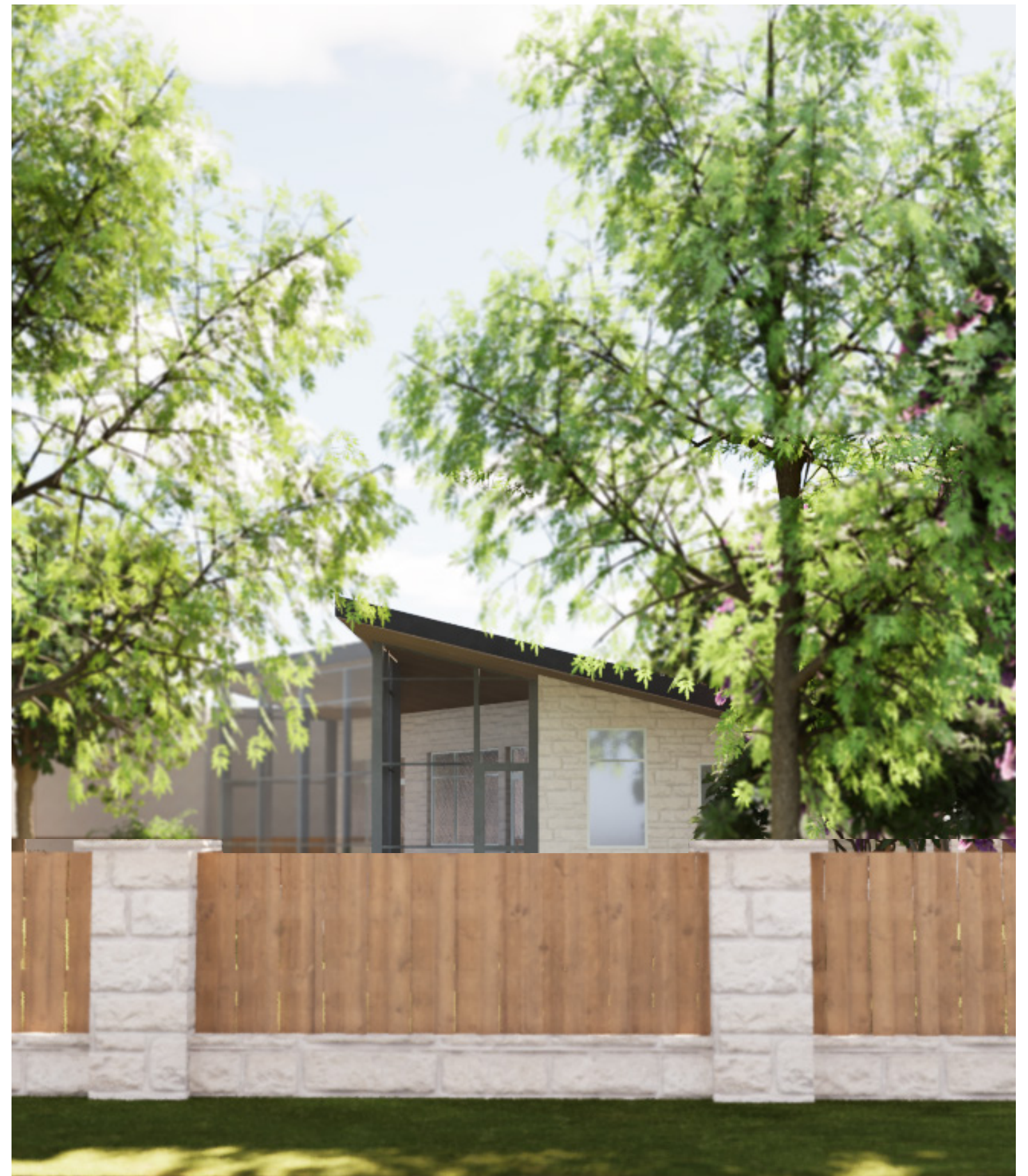


JULY 23RD, 2026

“Hidden” View From University
NTS



Existing Fenceline



Proposed 5' Fence, 5'3" with Stone Cap



JULY 23RD, 2026

View From Laurel St
N.T.S.

23
108



JULY 23RD, 2026

“Hidden” View From Laurel St
N.T.S.



JULY 23RD, 2026

Model View of Front Facade (NEW)
N.T.S.

25
110



JULY 23RD, 2026

Not Seen From The Street
N.T.S.

26
111



JULY 23RD, 2026

Not Seen From The Street
N.T.S.

27
112



Option A_Material Config. Alternate



Option B_ Material Config. Alternate



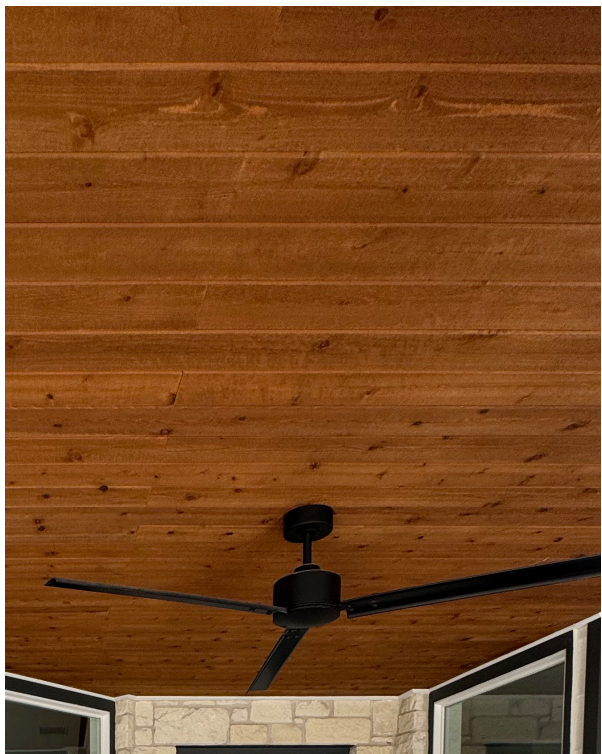
MARVIN ELEVATE DOUBLE HUNG WINDOWS
WITH EXTERIOR FIBERGLASS
IN STONE WHITE AND WOOD INTERIOR



DARK METAL ROOF FROM EXISITNG
HOUSE (ROOF WILL BE DOUBLE MUNCH
OR DOUBLE LOCK SEAM, SPACED 18" O.C.
AND NO MORE THAN 1.5" HIGH)



ASHLAR LIMESTONE
FROM EXISTING HOUSE



SOFFIT WOOD
FROM EXISTING HOUSE



CREAM LAP SIDING
FROM EXISTING HOUSE



EXAMPLE FENCELINE

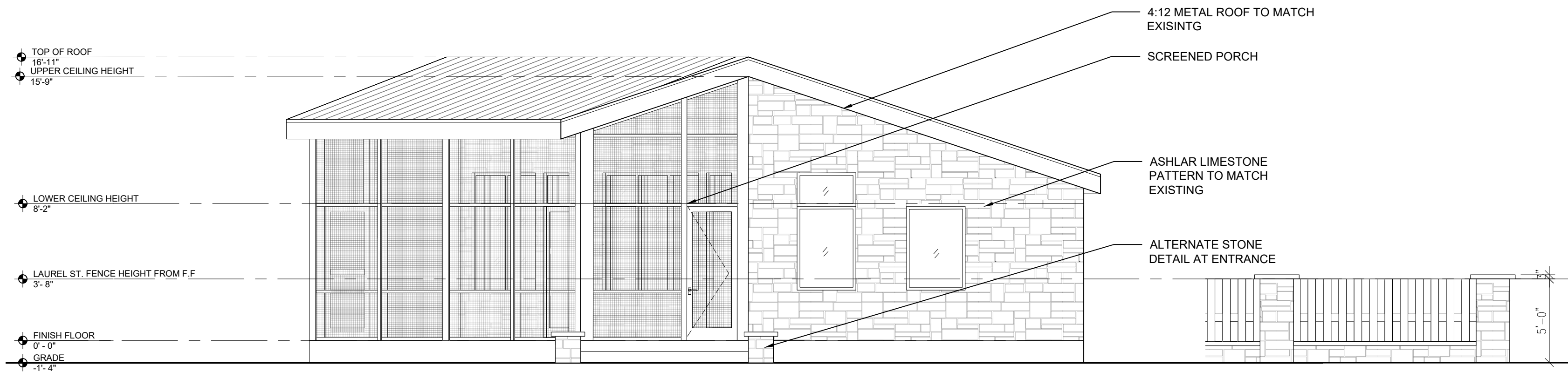
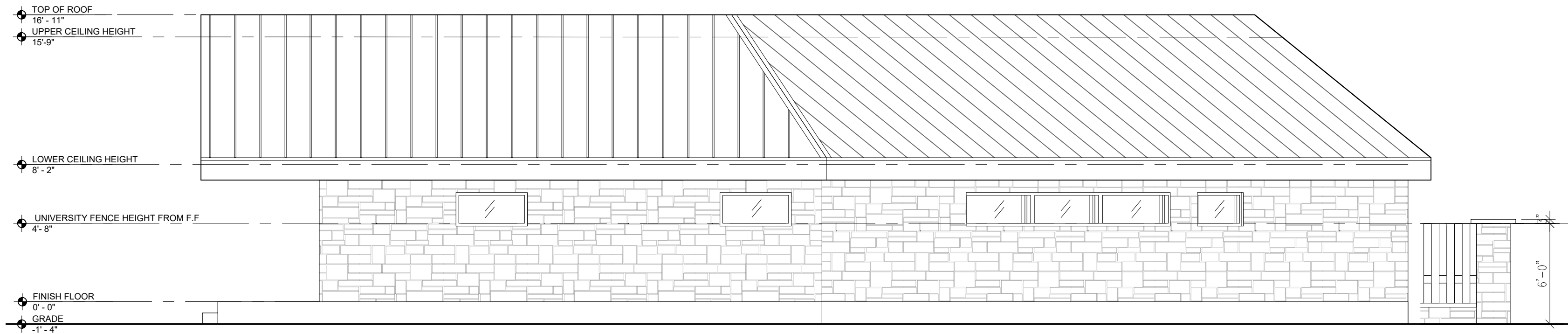


EXAMPLE
WROUGHT IRON DRIVEWAY GATE



SUPPLEMENTAL INFORMATION
TO FOLLOW UP ON 07/09 HARC DISCUSSION

Wang Architects
ARCHITECTURE | URBAN DESIGN | MASTERPLANNING



JULY 23RD, 2026

Alt. Roof Form, University / Laurel St. Facade Elevation

NTS

SUPP. 1



JULY 23RD, 2026

Alt. Roof Form, Aerial View
NTS

SUPP. 2



JULY 23RD, 2026

View From Laurel St
N.T.S.

SUPP. 3



JULY 23RD, 2026

Alt. Roof Form, “Hidden” View From Laurel St
N.T.S.

SUPP. 4



JULY 23RD, 2026

Alt. Roof Form, Front Porch
N.T.S.

SUPP. 5



JULY 23RD, 2026

Alt. Roof Form with Stone Detail Alt., Front Porch
N.T.S.

SUPP. 6



JULY 23RD, 2026

Alt. Roof Form, Not Seen From The Street
N.T.S.

SUPP. 7



JULY 23RD, 2026

Alt. Roof Form, Not Seen From The Street
N.T.S.

SUPP. 8



CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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

Project Name/Address: 1202 Laurel St/Richmond Residence II

Project Case #: 2026-33-COA HARC Date: 7/23/2026 Case Manager: Madelyn Allen

Name of Respondent: Atlas Haus LLC by John F. Lewis Member Manager
(Please print name)

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

Address of Respondent: 1302 Vine St. Georgetown TX 78626
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

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

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

SUBJECT:

109-115 W. 9th Street, (2026-21-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for removal of exterior non-historic architectural features for the property located at 109-115 W. 9th Street, bearing the legal description of 0.1446 acres out of Block 51, Lot 6-7(PTS) of Georgetown City Of (2026-21-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting the removal of exterior non-historic architectural features for the property located at 109-115 W. 9th Street.

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 3, 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. 2 of the 8 criteria were not applicable to the proposed project

Public Notice: 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 (38 notices), and one (1) sign was posted on-site. To date, staff has received zero (0) written comments in favor and zero (0) in opposition to the request.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[2026-21-COA - Staff Presentation.pdf](#)

[2026-21-COA - Staff Report.pdf](#)

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

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

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

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

[Exhibit 5 - National Register District Nomination Form.pdf](#)

109-115 W. 9th Street

2026-21-COA

July 23, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2026-21-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for removal of exterior non-historic architectural features for the property located at 109-115 W. 9th Street, bearing the legal description of 0.1446 acres out of Block 51, Lot 6-7(PTS) of Georgetown City Of (2026-21-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

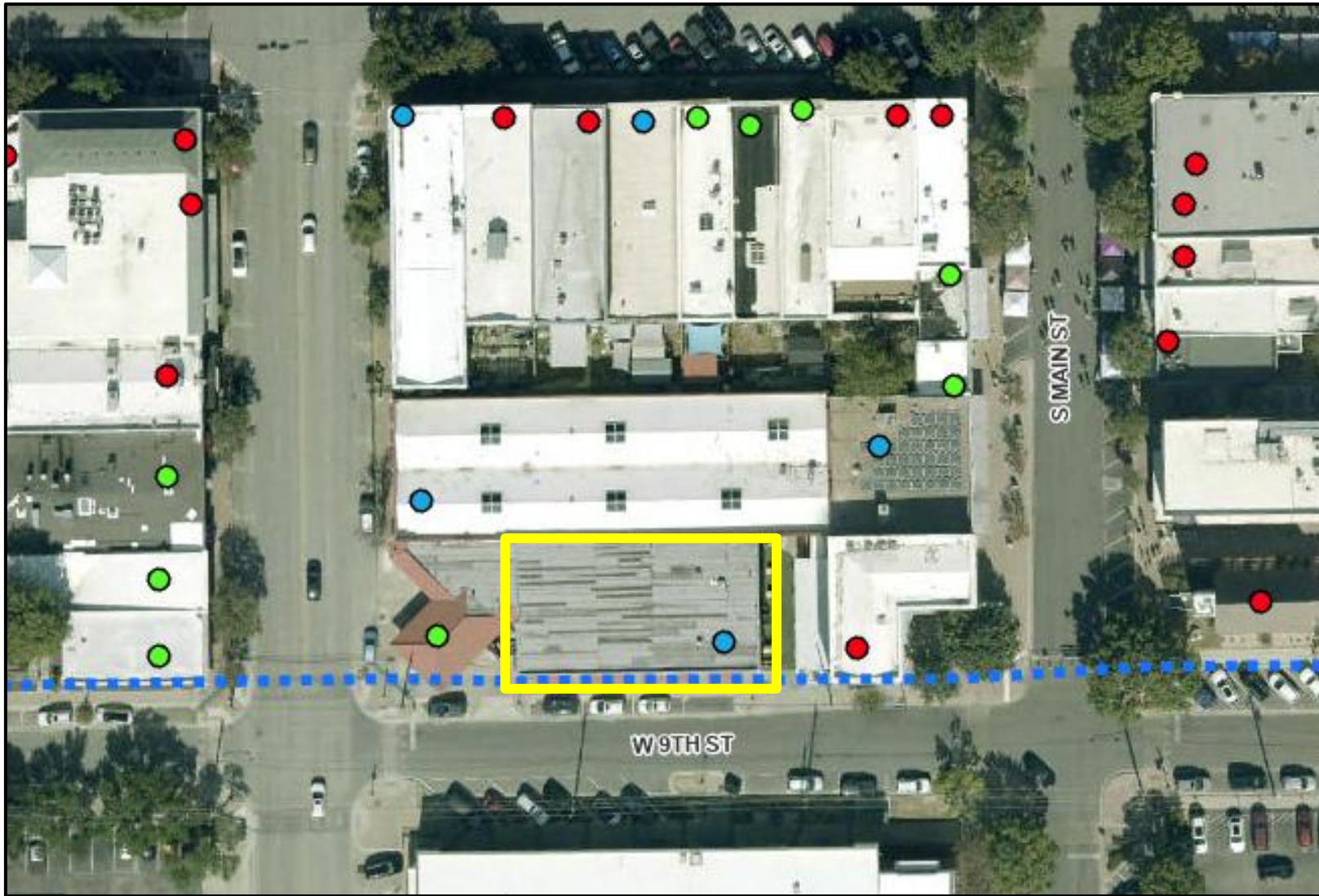
Item Under Consideration

HARC:

- ✓ Removal of non-historic architectural features

HPO:

- ✓ Changes to paint color on previously painted surfaces
- ✓ Addition of exterior lighting that is attached to the building or structure
- ✓ Addition of an awning or canopy



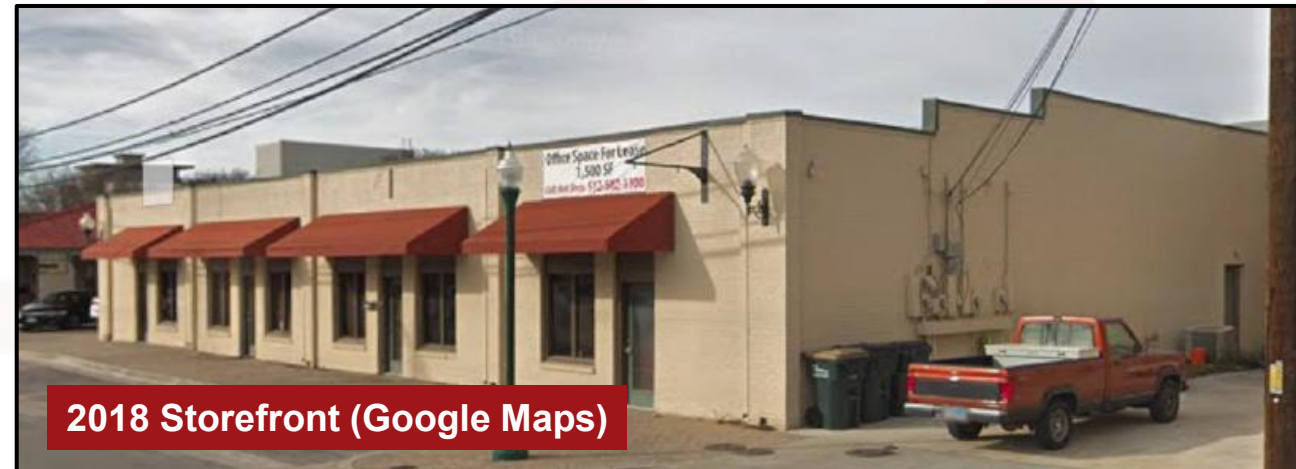
Legend

- 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

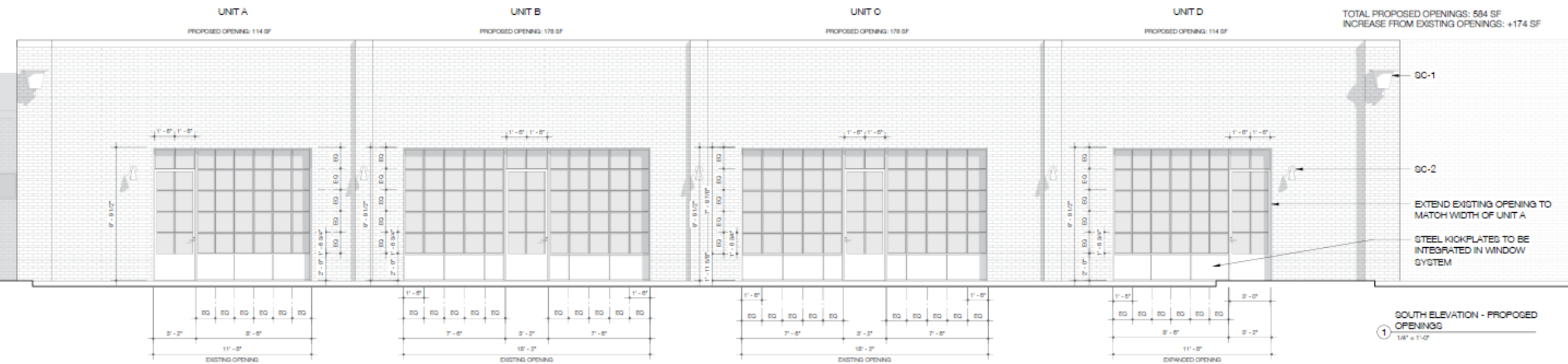
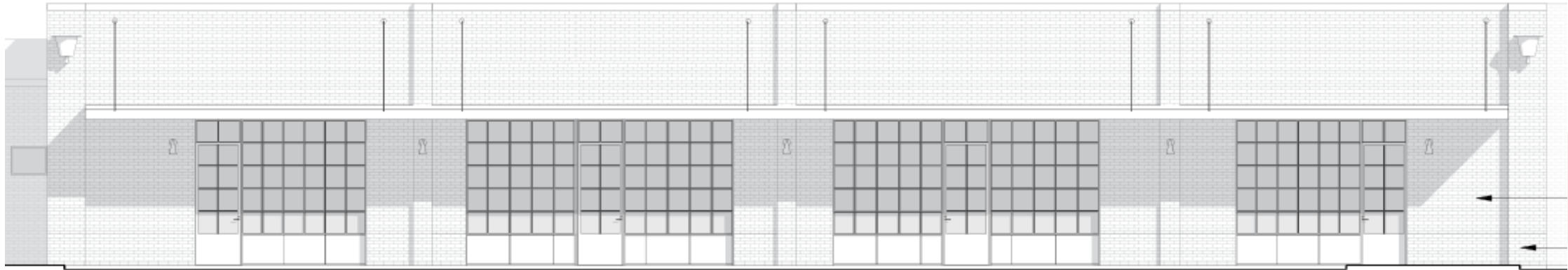
Current Context



Additional Context



Plans and Specifications – Site Plan



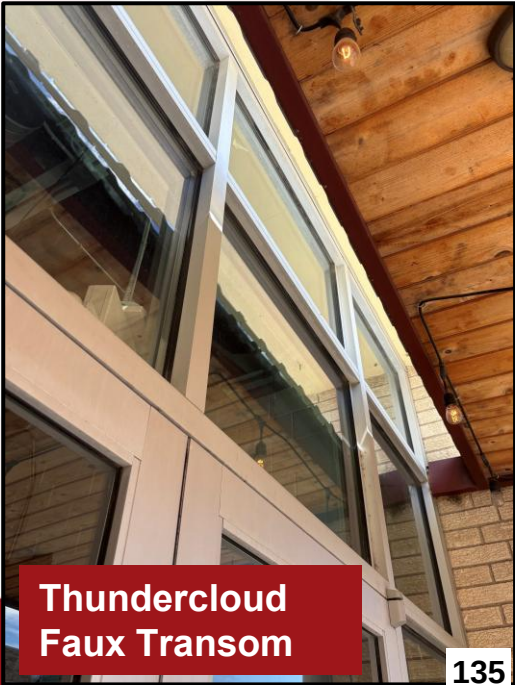
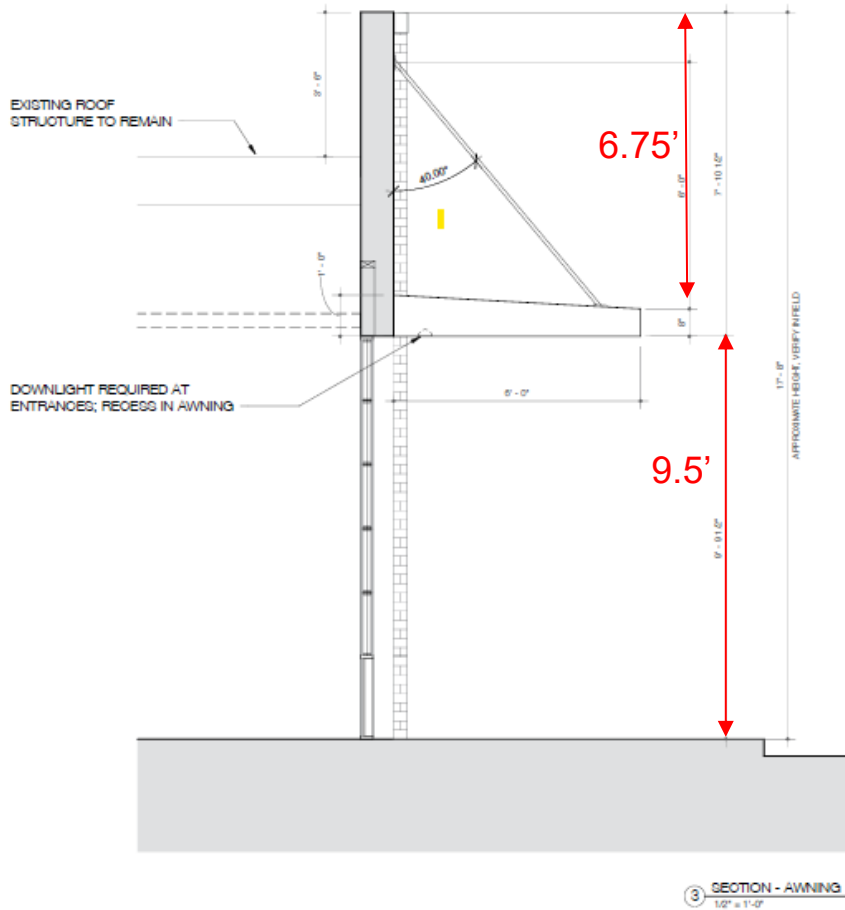
n

[illegible]

Proposed Façade Rendering



Transom Windows

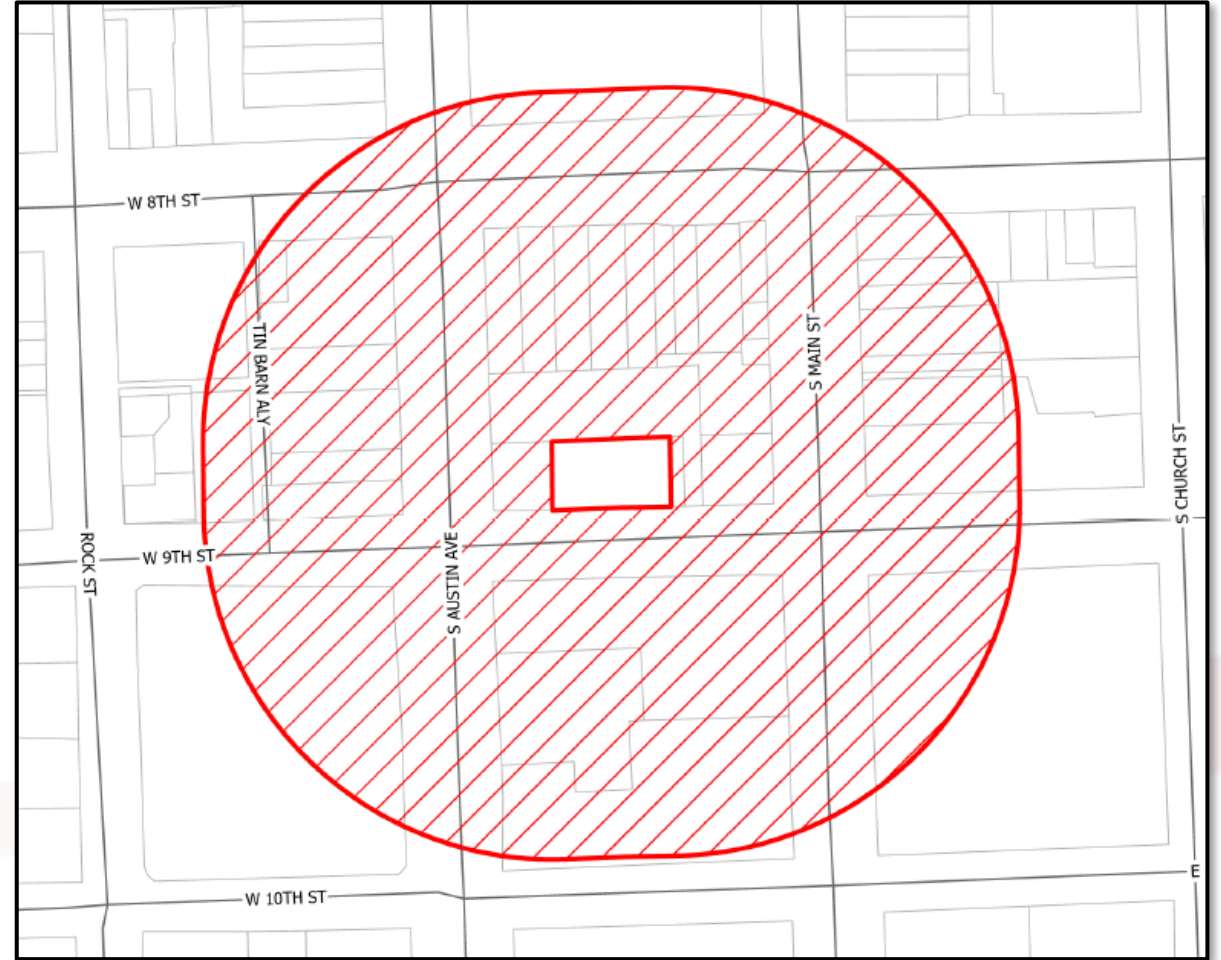


Approval Criteria – UDC Section 3.13.030

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;	Partially Complies
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;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Public Notification

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



Staff Recommendation

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

Recommended Condition of Approval: That the existing transom window feature be incorporated into the updated storefront design. While not a documented historic feature, the transom has been part of the established façade for approximately two decades and reinforces the traditional storefront character and pedestrian scale of the district.

HARC Motions to Consider

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



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: July 23, 2026

File Number: 2026-21-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for removal of exterior non-historic architectural features for the property located at 109-115 W. 9th Street, bearing the legal description of 0.1446 acres out of Block 51, Lot 6-7(PTS) of Georgetown City Of (2026-21-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: 109-115 W 9th St New Storefront
Applicant: ATX Permit and Consulting, LLC; c/o Lila Nelson
Property Owner: Rob Stern
Property Address: 109-115 W 9th Street
Legal Description: 0.1446 acres out of Block 51, Lot 6-7(PTS) of Georgetown City Of
Historic Overlay: Downtown Area I
Prior COA Denials: N/A
Prior COA Approvals: 2021-3-COA (signage); 2022-38-COA (signage); 2023-2-COA (signage)

HISTORIC CONTEXT

Date of Construction: 1935
Historic Resources Survey Level of Priority: Low
National Register Designation: Noncontributing "intrusion" within Courthouse National Register District
Texas Historical Commission Designation: N/A

APPLICANT'S REQUEST

HARC:

- ✓ Removal of non-historic architectural features

HPO:

- ✓ Changes to paint color on previously painted surfaces
- ✓ Addition of exterior lighting that is attached to the building or structure
- ✓ Addition of an awning or canopy

STAFF ANALYSIS

Planning Department Staff Report

Historic and Architectural Review Commission

Present Property Description:

The subject property is a one-story commercial building with painted brick masonry, a flat roof, and simplified metal parapet. It features four storefronts, with small display windows, narrow transom windows, doors that are primarily comprised of glass, and red fabric awnings. Each storefront is visually separated through the use of projecting brick piers that establish a more traditional rhythm along the primary façade.

Requested Changes:

The applicant has proposed replacing the existing non-historic storefront display windows, transom windows, doors, awnings and light fixtures. The proposal includes installation of a continuous fixed metal awning with tie rods spanning the primary façade, a new steel storefront system that includes modulated divided lite windows, and doors, metal kickplates, repainting of the existing painted brick, low-level lighting beneath the awning, and new light fixtures.

Justification for Requests:

The proposal seeks to create a more pedestrian-oriented storefront while improving the overall appearance of the building.

Technical Review:

The subject property is unique in that it is located within the Courthouse National Register District but was identified as an “intrusion” within the district nomination. This classification may be attributed to the age of the structure at the time of nomination, as the building would have been approximately 42 years old when the district was listed in 1977. While intrusions within historic districts are often identified due to alterations that have diminished a structure’s historic integrity, available documentation indicates that the classification of this property was likely influenced by the age of the structure.

The earliest images of the property available to staff are from the 1984 Historic Resource Survey. At that time, the structure exhibited a simplified rectangular form with a shed-style roof extending into a fixed metal awning. The building featured stucco facades, what appears to be a corrugated metal overlay on the primary façade, small divided-light windows ganged together, and a garage door along the primary elevation. The overall design reflected a utilitarian commercial character rather than a traditional storefront configuration.

Based on available Google Street View imagery, the property underwent a substantial renovation after the 1984 survey, likely in the early 2000s as part of the overall downtown rehabilitation effort. The renovation appears to have removed or altered the original materials, modified the building’s overall form, and converted the structure into four individual storefronts. Aside from subsequent painting of the brick façade, the building has remained largely unchanged since that renovation.

These alterations significantly impacted the historic integrity of the original structure. This is reflected in the Historic Resource Survey, which initially identified the property as a Medium Priority Resource but

Planning Department Staff Report

Historic and Architectural Review Commission

later downgraded the property to a Low Priority Resource following the renovation. The 2016 Historic Resource Survey further noted that the property “lacks integrity.”

As a result, several aspects of the proposed project do not fully comply with the Historic District Design Guidelines, particularly those that encourage restoration of documented historic storefront configurations and discourage introducing architectural features that cannot be substantiated through historic evidence. Because so little of the original façade remains, and pictorial evidence points to a somewhat unsightly structure, restoration to the 1984 design doesn’t appear to be the ideal path forward.

The Design Guidelines are intended not only to preserve historic features where they exist, but also to promote storefronts that contribute positively to the pedestrian environment and reinforce the traditional commercial character of the district. The proposed façade incorporates many of these traditional storefront components, including display windows, kick plates, an extended awning, and updated light fixtures. Although the storefront system reflects a contemporary interpretation rather than a reconstruction of the original building, several elements acknowledge characteristics present in the earliest available documentation, including the reintroduction of metal materials, a fixed awning, and a storefront system that is reflective of the original roll top door, and divided lite windows.

The existing transom window element, while not documented as an original historic feature of the property, has been a part of the building’s established façade for more than two decades and contributes to the traditional storefront character of the Courthouse Historic Overlay District. The addition of a transom as part of the proposed design would preserve an existing architectural element that reinforces the pedestrian scale and rhythm of the streetscape.

Given the limited historic integrity of the existing structure, staff finds that the proposed improvements represent an appropriate balance between preservation principles, available historic documentation, and the need to enhance the existing streetscape. The addition of a transom element would further reinforce the traditional storefront character encouraged by the Design Guidelines while remaining compatible with the overall design approach.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 3, *partially complies with 7, and does not comply with 3 of the 13* applicable Historic District Design Guidelines in *Chapter 1* as detailed below in the Applicable Design Guidelines section below.

GUIDELINES	FINDINGS
CHAPTER 1 – DOWNTOWN AREA 1 DESIGN GUIDELINES	
1.2.C. Replace original architectural details and materials that have deteriorated beyond repair or are missing.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 1 – DOWNTOWN AREA 1 DESIGN GUIDELINES	
C.3 If architectural features are damaged or missing, replace with the same material as the original when feasible and the materials are available.	Complies Previous alterations removed the original corrugated metal façade, fixed metal awning, doors, and windows. While the original materials no longer exist, the proposal reintroduces a fixed metal awning and metal kick plate, thus utilizing materials that are compatible with those historically present on the building.
C.5 Replacement of missing or deteriorated details shall be based on original features. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building’s heritage.	Partially Complies Much of the building's original architectural detailing has been lost through previous renovations. The earliest photographic documentation available is the 1984 Historic Resource Survey. The proposed awning generally reflects the historic configuration, and the new storefront seems to draw from the original divided lite windows and roll top door. However, the proposed storefront also has the effect of creating a more complex architectural style which does differ from the simplified design of the original structure.
C.7 Avoid adding decorative elements, unless thorough research indicates that the building once had them. Conjectural “historic” designs for replacement parts that cannot be substantiated by documented evidence are inappropriate. Dressing up a building with pieces of ornamentation that are out of character with the architectural style gives the building a false “history” it never had, and is inappropriate.	Partially Complies The proposal incorporates traditional storefront elements that are generally compatible with the district. However, portions of the design introduce architectural features that cannot be substantiated by available historic documentation of the building.
C.11 Lighting that shines onto sidewalks from the underside of a canopy or awning is encouraged. Downlights may be concealed in the underside of an awning or canopy.	Complies Downlights are proposed for the awning.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 1 – DOWNTOWN AREA 1 DESIGN GUIDELINES	
Shielded or low wattage lights may be used on the underside of a canopy.	
1.5.A A building should be visually compatible with traditional commercial buildings.	Partially Complies The proposed façade incorporates traditional commercial storefront elements, including display windows, kick plates, and an awning, which improve compatibility with the historic commercial streetscape. However, the proportions, detailing, and storefront system do reflect a slightly more modern take a the historic façade.
1.5.H Storefronts	Partially Complies The original storefront configuration is unknown and is not being restored. While the proposal incorporates traditional storefront elements and improves the pedestrian orientation of the building, it does not represent a simplified interpretation of the documented historic façade.
H.1 If a storefront is altered, restoring it to the original design is preferred.	
a. If evidence of the original design is missing and no evidence of its character exists, a new design that uses traditional elements may be considered. Use a simplified interpretation of similar storefronts. The storefront should be designed to provide interest to pedestrians.	
H.4 A new storefront should have the parts listed below. A rehabilitation project shall preserve these character-defining elements:	Partially Complies The proposal includes large display windows, glass paneled doors, and kick plates. These design features will improve the pedestrian experience by providing increased visibility into the storefronts. However, the existing transom windows will be removed. While the entries do have a slight recess, they do not feature enough of a recess to meet the intent of the guidelines which is to create a protected area at the door. An important item to note, is that pictorial evidence appears to indicate that recessed entries were never present on
a. Display windows: The main portion of glass on the storefront, where goods and services are displayed. This will help maintain the interest of pedestrians by providing views to goods and activities inside first floor windows.	
b. Transom: The upper portion of the display window, separated by a frame and usually located above the canopy.	
c. Kick plate: Found beneath the display window. Sometimes called a bulk-head panel. These were usually tile, stone, decorative wood or metal.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 1 – DOWNTOWN AREA 1 DESIGN GUIDELINES	
d. Entry: Usually set back from the sidewalk in a protected recess.	this structure, and adding them today would further impact the form of the primary façade.
H.5 Display windows	
b. Display windows in Area 1 shall be large windows with no dividers. Moduled windows with square or rectangular mullions are not in keeping with the existing character.	Does Not Comply The proposal includes modules windows with square mullions. Staff acknowledges, that this style of window does lean into the original divided lite windows.
c. Display windows should use clear glass and be transparent.	
d. Display windows should be trimmed with wood, dimensioned steel or copper to emulate historic storefronts.	Complies The proposed display windows will be trimmed with dimensioned steel.
H.6 Transom Windows	
a. Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on lighting costs. Transoms should not be removed or enclosed.	Does Not Comply The project proposes removal of the existing transom windows. Regardless of their historic origin, the guideline recommends preserving existing transoms rather than removing or enclosing them.
H.7 Kick Plates	
a. The kick plate, located below the display window, adds interesting detail to the street scape and should be preserved.	Partially Complies The proposal introduces a metal kick plate, which does not meet the guidelines for appropriate materials. However, it is compatible with materials historically present on the building and provides additional storefront definition. The original kick plate no longer exists, preventing full restoration of the historic condition.
b. If the original kick plate is covered with another material, consider exposing the original design.	
c. If the original kick plate is missing, develop a compatible design.	
d. Wood is an appropriate material for kick plates on most styles. However, ceramic tile	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 1 – DOWNTOWN AREA 1 DESIGN GUIDELINES	
and masonry may also be considered when appropriately used with the building style.	
e. Kick plates should align with historic kick plates on the block face. They should generally be no higher than 30 inches, a 24 inch height is preferred.	
H.8 Entrances and Doors	
a. Building entrances should appear similar to those used historically in the block. They should either be centered with windows on either side or located to one side with storefront windows taking up the rest of the façade. Entrances should be clearly defined, and obvious to pedestrians.	Partially Complies The proposal retains the existing pattern of centered and offset entrances established during the previous renovation. While the entrances generally reflect the current building configuration, the proposed storefront system minimizes the visual distinction between doors and adjacent display windows.
b. Building entrances should be recessed. Repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale. Recessed entries were designed to provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances.	Does Not Comply The proposed entries include only shallow recesses and do not create the depth or rhythm envisioned by the guidelines. Staff recognizes that the building has not historically featured recessed storefront entries, and creating deeper recesses would substantially alter the building's current configuration.
c. Recessed entries should be set back between three and five feet.	

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.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
is correct and sufficient enough to allow adequate review and final action;	
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;	Partially Complies The structure has been substantially altered from its original design and no longer retains significant historic materials or character-defining features. The proposed modifications will not impact remaining historic fabric or alter the overall massing of the building. However, portions of the proposed design introduce new elements that are not directly supported by available historic documentation. Standard for Rehabilitation No. 3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. The proposed façade incorporates traditional storefront elements that are not fully supported by available historic documentation. However, the design does not replicate another historic property and incorporates elements that reference characteristics present in the building's earliest known appearance. Standard for Rehabilitation No. 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The proposed modifications will not impact remaining historic materials or alter the building's overall massing. The introduction of traditional storefront elements improves compatibility with the overlay; however, portions of the design represent a contemporary interpretation rather than a restoration of the documented historic appearance.
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 traditional storefront elements proposed do in some respects lend themselves to the intent of certain elements within the design guidelines by creating a more pedestrian friendly environment, with a visually appealing storefront. The proposed metal awning relates to the original metal awning. However, the proposed storefront design does appear more modern than the existing façade. The modulated display windows are a more modern in context, and the non-historic transom windows will be removed. As stated, this style of window does appear to embrace the historic divided lite windows and roll top door. The existing transom windows, while not documented as original historic features, have been part of the established façade for approximately two decades and contribute to the building's existing character and streetscape presence.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	Ultimately, the proposed project attempts to strike a balance between the historic context, and the existing context, and the inclusion of a new transom window would further establish a more traditional storefront.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies The subject property has experienced substantial alterations that have resulted in the loss of much of its historic integrity. Because the original storefront configuration and it's character-defining features no longer exist, the proposed façade cannot be evaluated as a true restoration. Instead, the proposal introduces a contemporary interpretation of a more traditional commercial storefront that seeks to improve compatibility with the historic district while acknowledging the building's altered condition.
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	Complies The proposed façade improvements are compatible with the overall character of the Courthouse Historic Overlay District, which features a wide variety of architectural styles. While the building has experienced significant alterations and no longer retains its original historic integrity, the proposed design incorporates traditional storefront elements that enhance the pedestrian character of the property while maintaining the scale and commercial character of the surrounding streetscape.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

STAFF RECOMMENDATION

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

Recommended Condition of Approval: That the existing transom window feature be incorporated into the updated storefront design. While not a documented historic feature, the transom has been part of the established façade for approximately two decades and reinforces the traditional storefront character and pedestrian scale of the district.

The proposed façade improvements are compatible with the overall character of the Courthouse Historic Overlay District, which features a variety of architectural styles and building types. While the design does not fully comply with all applicable criteria, the property has experienced substantial alterations that have diminished its historic integrity, and restoration of a documented historic storefront does not seem appropriate based on the intent of the design guidelines.

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 (38 notices), and number (1) sign was posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request.

ATTACHMENTS

- Exhibit 1 – Location Map
- Exhibit 2 – Letter of Intent
- Exhibit 3 – Plans and Specifications
- Exhibit 4 – Historic Resource Survey
- Exhibit 5 – National Register District Nomination Form

SUBMITTED BY

Allyson Iiams, Preservation & Redevelopment Program Manager

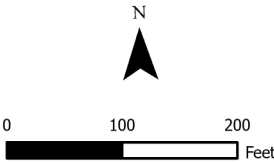


Location

2026-21-COA

Exhibit #1

-  Site
-  Parcels



Dear City of Georgetown Planning Department,

Please let this document serve as a letter of intent regarding my plans to renovate the commercial property at 109 – 115 W 9th St. Georgetown, TX. Having owned this property for 20+ years I feel that it is time to refurbish the existing building to more aesthetically fit Historic Downtown Georgetown feel. These plans were born after many walks around The Square admiring all of the modern, but still “old school” storefronts and restaurants. I specifically admire the unique retail visibility, awnings, hand painted signage and addresses, and painted brick around the square, all of which were inspiration for our architectural plans. Although I do intend to spruce up my building, my goal is to give it a more vintage, “Old Georgetown” feel than it currently has, extending the curb appeal of The Square over to 9th St.

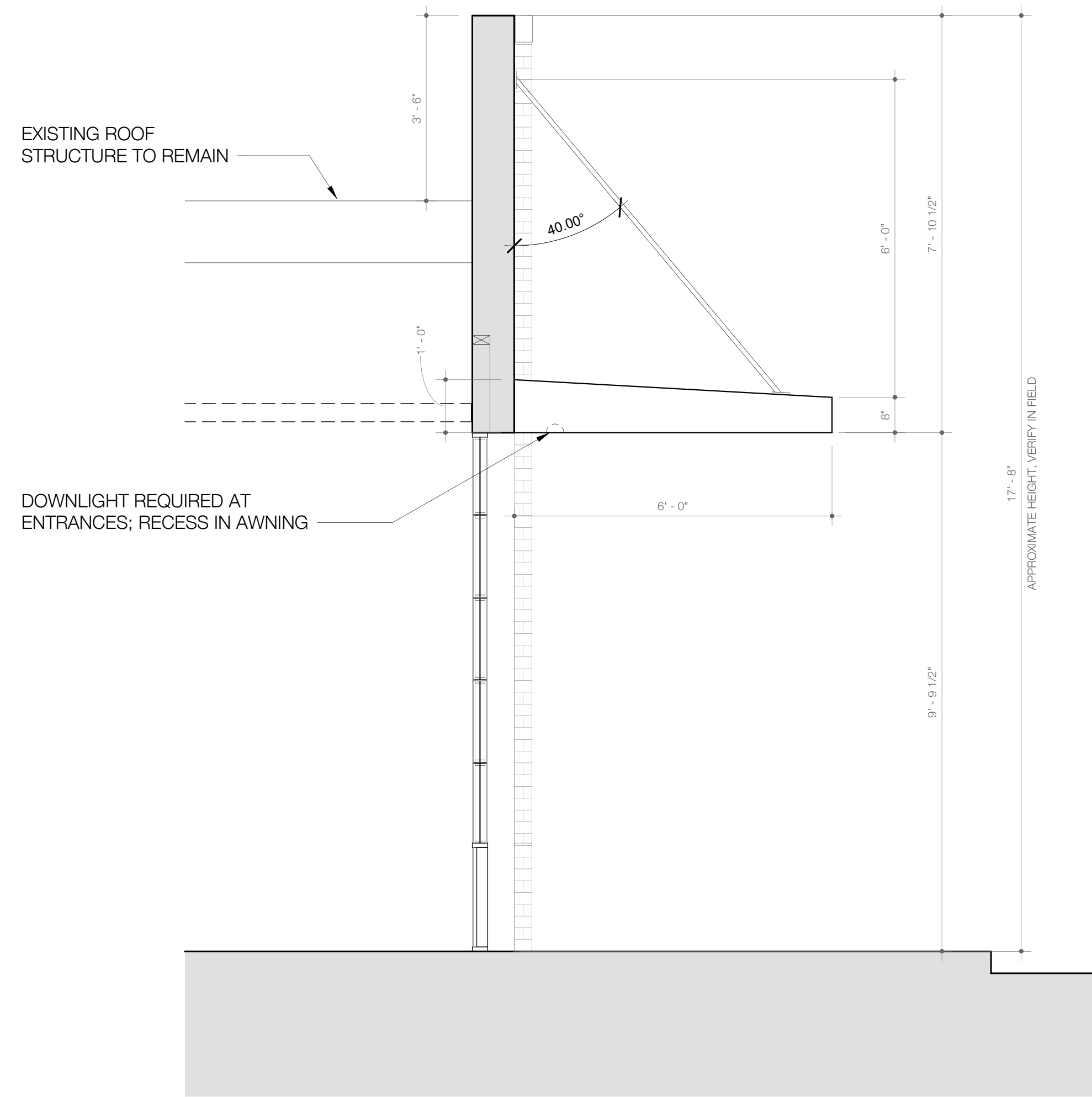
Our architectural plans reflect our goals to enhance this building by embodying the Historic Georgetown look. We plan to do so by replacing the current storefronts with high quality steel divided lite windows, replacing the roof with brand new, energy efficient TPO, replacing the awnings to be flat and braced against the building’s façade, as many others are around Downtown, and painting it a pristine, vintage off-white color.

I am greatly looking forward to this project and I hope that you are able to see the appeal and vision of these renovations.

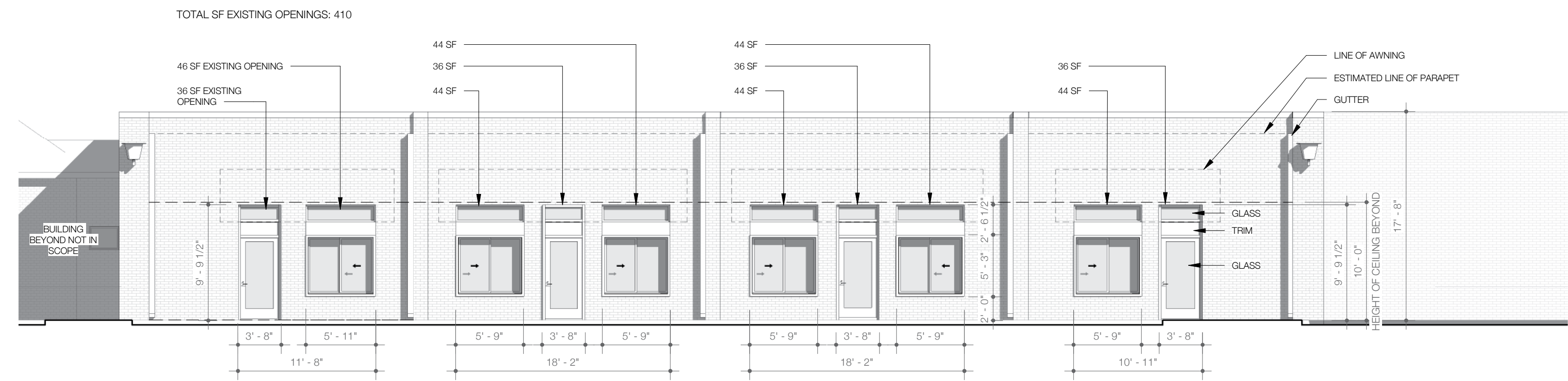
Best,



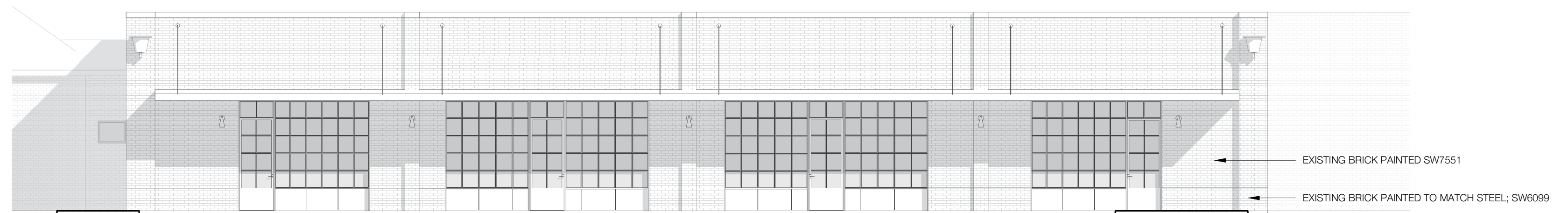
Rob Stern, RPS Family Enterprises



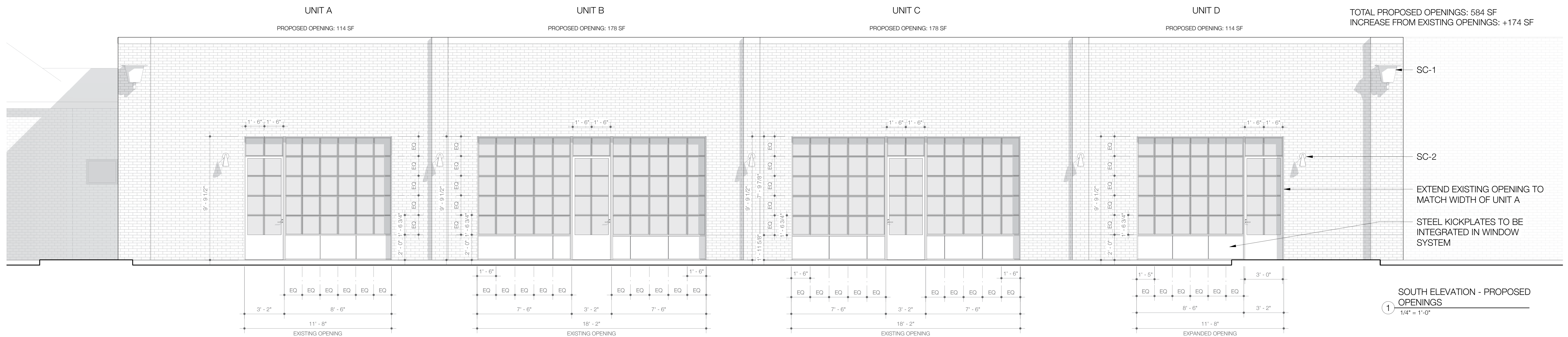
3 SECTION - AWNING
1/2" = 1'-0"



1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



2 SOUTH ELEVATION - AWNING
1/8" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
OPENINGS
1/4" = 1'-0"

ITEM NO.	DESCRIPTION
0.25	EXISTING CONDITIONS
0.25	SD1 PACKAGE
7.26	RESUBMITTAL

DIVIDED LITE EXAMPLES

Below are examples of similar windows within the Area 1 overlay.



213 W 9th St

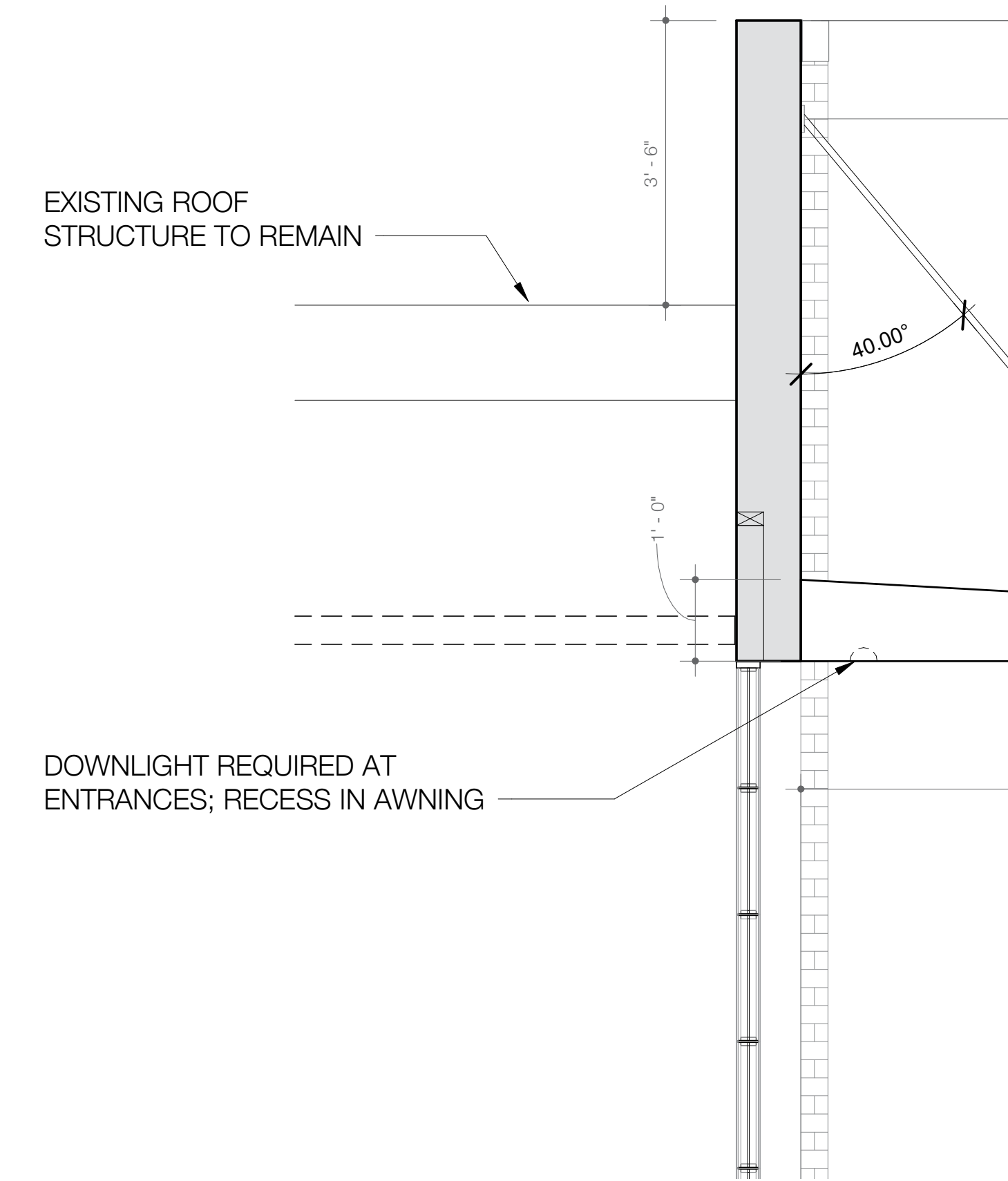


807 S Rock St #104



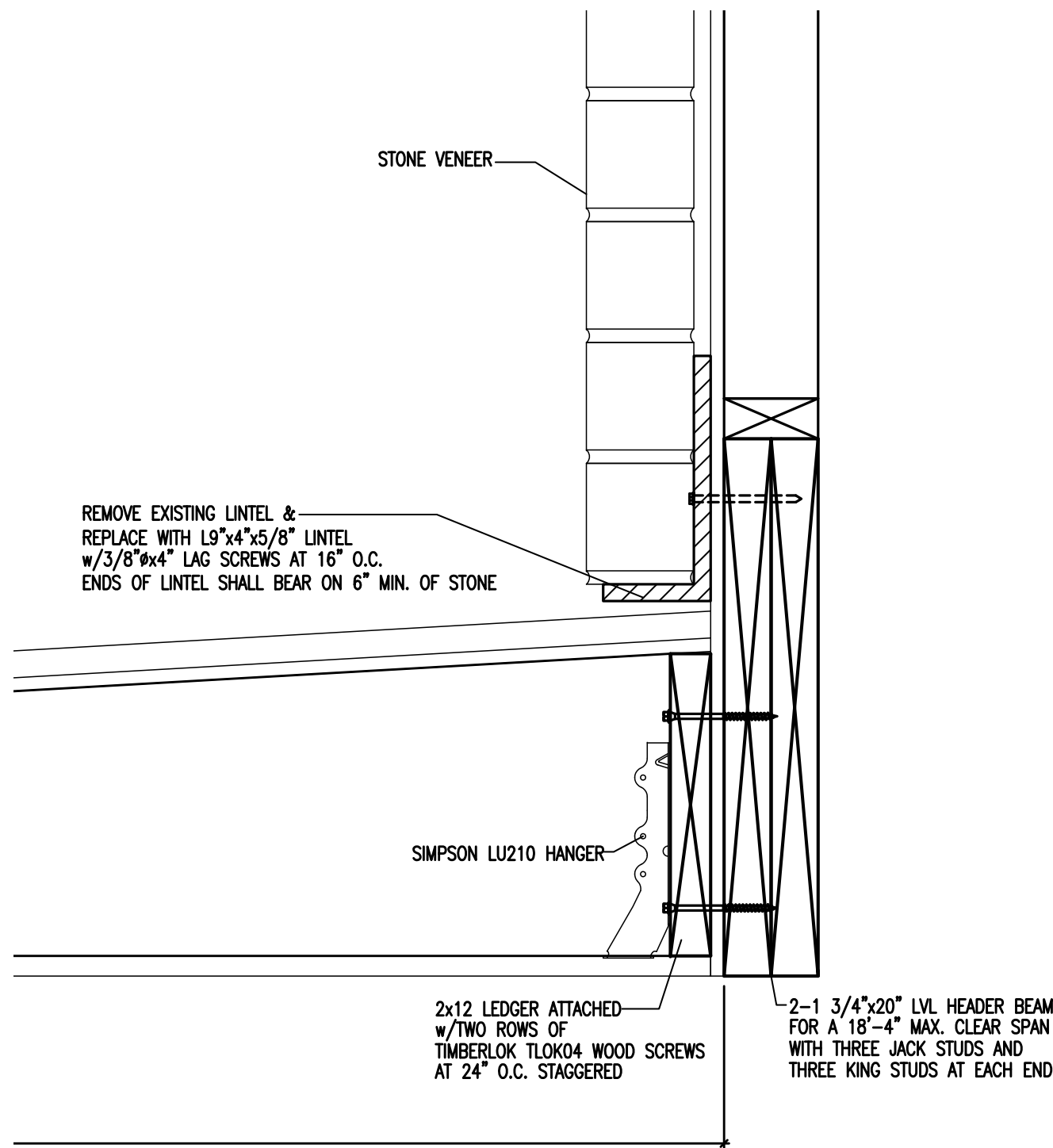
114 E 7th St #112

SIDE ANGLE SIDE



TRANSOM NOTE

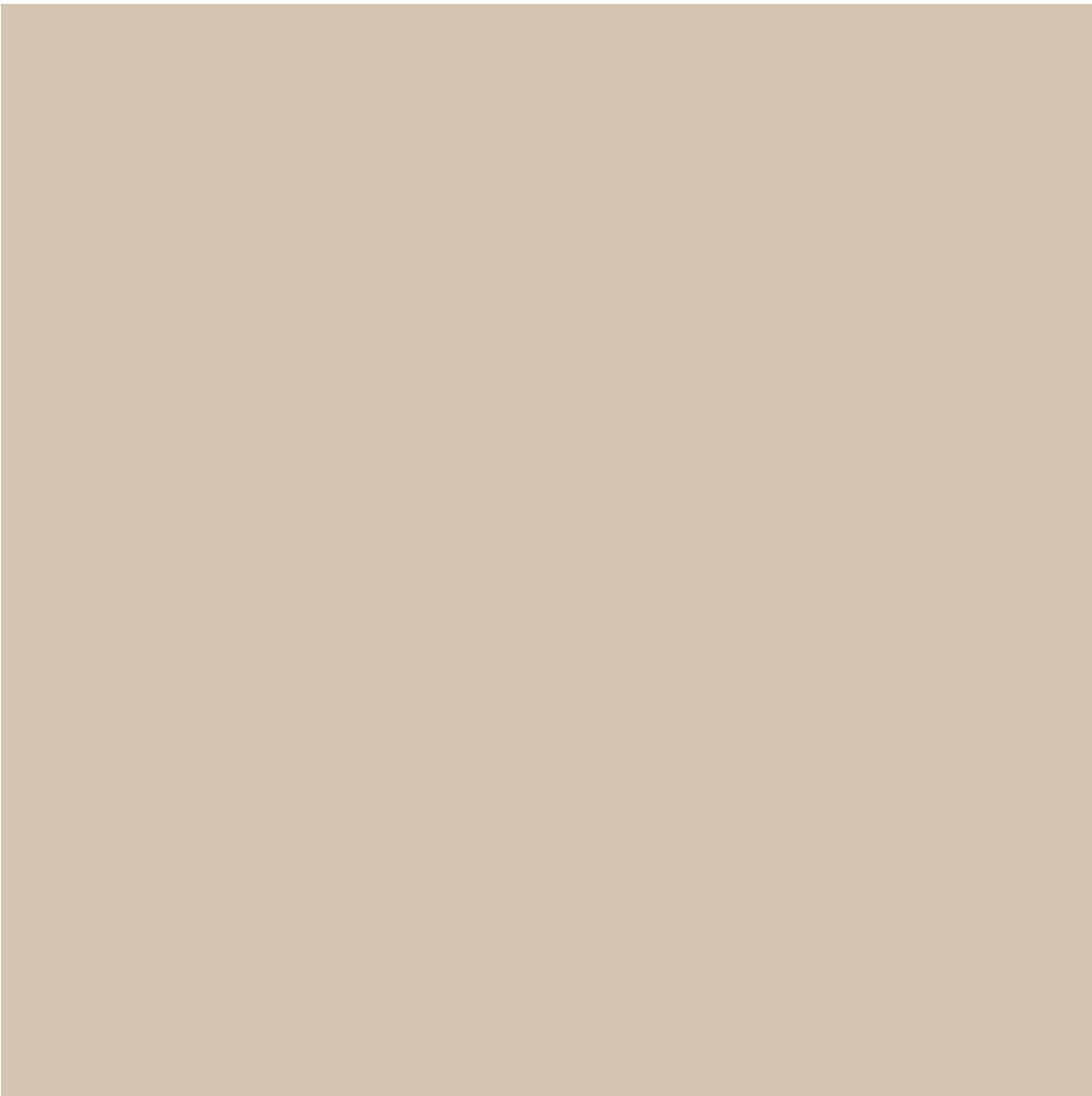
The awning's structural requirements - mounting brackets, tie rods, and support header - occupy the wall area directly above the storefront openings. The clearance remaining between those elements and the existing roof is too shallow to fit a transom of adequate proportion. Any transom forced into that space would appear undersized, out of character with the historic storefront, and too shallow to provide the light or architectural benefit the Guidelines intend.



STRUCTURAL REF.



OVERALL PAINT
SW 7551 - Greek Villa



ACCENT & TRIM PAINT
SW 6099 - Sand Dollar



SC-1
Visual Comfort Warren Medium
Wall Lantern



SC-2
Visual Comfort Modern Barn
Light Small Wall Lantern



CAN LIGHT
Visual Comfort ENTRIA CL 2" Fixed
Downlight

NOTE: All lights to be less than 3000 lumens, and 2700k color temperature.

SUBMITTED TO PROVIDE EXAMPLE OF PROPOSED AWNING



Standard Medium Stile Entrances

Our Standard Medium Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 3-1/2" (88.9mm) vertical stiles and top rail, and 6-1/2" (165mm) bottom rail – optional up to 10" for ADA compliance. "Stacked" bottom rails beyond 10" also available. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and framed are anodized with clear, dark bronze or black, and readily available for quick delivery.

Our doors come with newly designed "blade" style glass stops as well as build-in glass jacks, which aid in squaring up the doors in relation to the frames.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



**400 Series
Curtainwall**

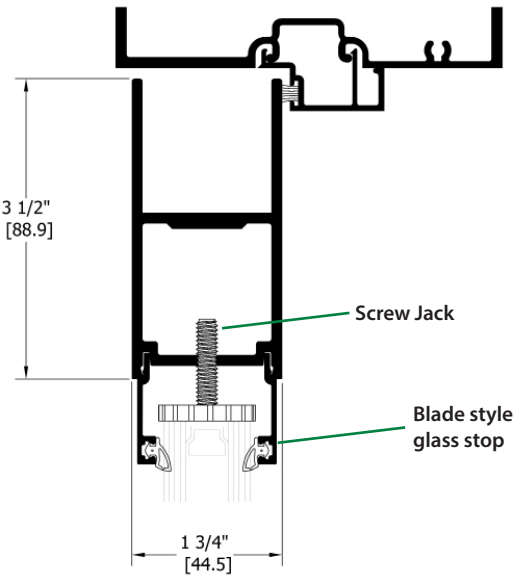
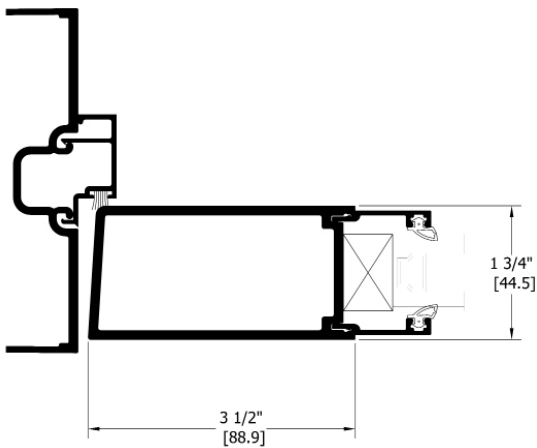
**ALSO
USED
WITH**

**14000 Series
Storefront**

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT
CURTAINWALL AND ENTRANCE SYSTEMS

Standard Medium Stile Entrances



System Features:

- Standard 3-1/2" (88.9mm) sight line on verticals and top rail
- Deadbolt lock
- 1" dia. push bar and offset pull handle
- Standard infill options 1" (25.4mm), and 1/4" (6.35mm), other infills available
- 3'0" width single doors, 6'0" width pairs of doors
- 7'0" height door leaves*

*available up to 10' with engineering review

Optional Features:

- 6-1/2" (165mm) and 10" (254mm) bottom rails
- Mortised butt hinges, offset pivots, continuous hinges, center pivots
- Latch locks, cvr & rim panics, electric strikes
- Hardware by others
- 1-3/4" or 2" x 4-1/2" sight line frame member
- Intermediate horizontal or vertical mid-rails
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Custom height and width doors

Note: Dimensions do not include glass stops.

Standard Entrance Series	Medium Stile
Traffic	Moderate to Heavy
Vertical Stile 1-3/4" x	3-1/2" (88.9mm)
Top Rail 1-3/4" x	3-1/2" (88.9mm)
Bottom Rail 1-3/4" x	6-1/2" (165mm) (opt. up to 10")*

**"stacked" bottom rail options above 10" also available

Standard Medium Series Product Specifications

Application: Retail Stores, Museums, Hotels

Description: 3-1/2" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance

Glass:	Air Infiltration:	Structural:	CRF - Single Door:
1" std (1/8" – 1")	1.0 CFM / Ft.2 @ 1.57 PSF	30 PSF – Design 45 PSF – Overload	CRFf = 28 CRFg = 24 Overall = 24

** U-Factor per NFRC 100. Refer to the U-Factor table at: www.tubeliteusa.com/products/entrances/standard-medium/ for other glass makeups and configurations.

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2024 Tubelite

090324

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT
CURTAINWALL AND ENTRANCE SYSTEMS

157

TEXAS HISTORICAL COMMISSION

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

Address: 109/115 E 9th St 2016 Survey ID: 124110
 City: Georgetown 2016 Preservation Priority: Low
 County: Williamson Local District: Downtown District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R041446

Construction Date: 1935 ☐ Actual ☒ Estimated Source: 2007 survey

Latitude: 30.63586 Longitude -97.677463

Current/Historic Name None/None

Stylistic Influence(s)* ☒ None Selected

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

Plan*

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

Priority: 2016 Survey ID: 124110 ☐ High ☐ Medium ☒ Low

Explain: Property lacks integrity

2007 Survey ID: 211 ☐ High ☐ Medium ☒ Low

1984 Survey ID: 127 ☐ High ☒ Medium ☐ Low

General Notes: (Notes from 2007 Survey: new canopies; bricked over?)

Recorded by: CMEC

Date Recorded 3/2/2016

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



Photo direction: Northwest

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

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

Address:	109/115 E 9th St	2016 Survey ID:	124110
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Downtown District

Additional Photos

Photo Direction Northeast



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED FEB 11 1977

DATE ENTERED

JUL 26 1977

CONTINUATION SHEET

ITEM NUMBER

7

PAGE 8

24. 116 W. 8th St.

A two-story, three-bay stuccoed limestone building with quoins and dentilled cornice. The second floor contains the original round arched Victorian windows.

25. 118 W. 8th St.

A two-story, cut limestone structure with pressed tin cornice. The stilted windows, enclosed in the 1970 photograph, have been restored recently, but the first floor has been altered with brick veneer.

26. 120 W. 8th St.

A two-story rusticated limestone building with a pressed tin cornice. The first floor has been altered since the 1970 photograph with a brick veneer facade. However, the second floor contains the original windows, grouped in two bays, each containing triple windows with smooth limestone architraves.

Immediately behind this building on the east side of Austin is a one-story, nondescript commercial building.

27. Gas Station, Northeast corner of Austin and W. 9th

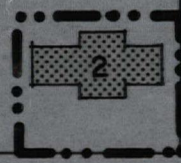
A small corner gas station, built ca. 1920's or 1930's, that has been converted into a grocery store. The angled driveway is sheltered by a steeply pitched tile roof and supported on concrete piers.

Adjacent to the gas station on W. 9th St. is a one-story warehouse intrusion.

28. 812-824 Austin

On the west side of Austin St. beginning at 9th St. there is a series of four one-story Victorian commercial buildings, the two corner buildings are stuccoed masonry with pressed tin cornices, while the other two are brick buildings.

707-80-1011



4th. St.

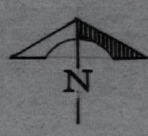
WILLIAMSON COUNTY COURTHOUSE HISTORIC DISTRICT

FEB 11 1977

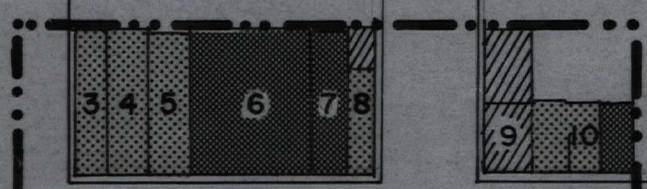
5th. St.

-  BUILDINGS THAT CONTRIBUTE TO THE DISTRICT.
-  BUILDINGS THAT ARE COMPATIBLE WITH THE DISTRICT.
-  NONCONFORMING INTRUSIONS.
-  BOUNDARY LINE OF DISTRICT.

NO SCALE

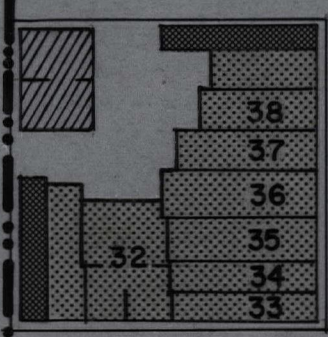


6th. St.

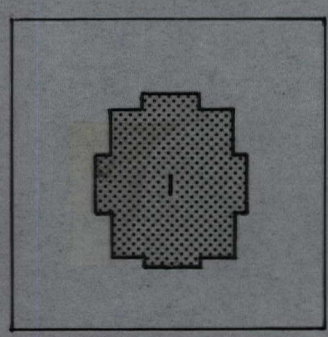


7th. St.

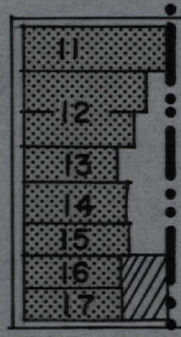
ROCK ST.



AUSTIN ST.

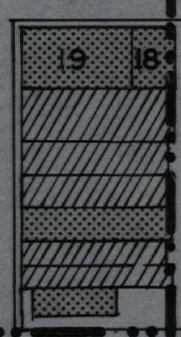
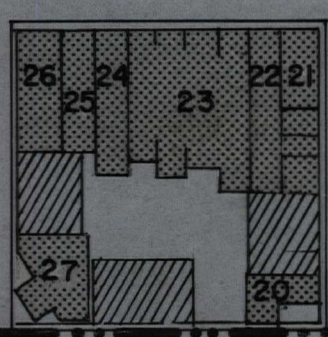
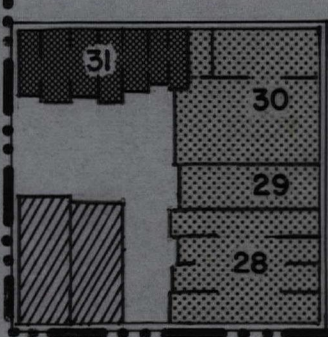


MAIN ST.



CHURCH ST.

8th. St.



9th. St.

City of Georgetown, Texas
Historic and Architectural Review Commission
July 23, 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