

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas August 13, 2026

The Georgetown Historic and Architectural Review Commission will meet on August 13, 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 23, 2026 regular HARC meeting -- Shelly Holcomb, Planning Specialist

1.B Historic and Architectural Review Commission Training

HARC Training session led by the Texas Historical Commission -- Allyson Iiams, Assistant Planning Director

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
August 13, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

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

ITEM SUMMARY:

N/A

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[07.23.2026 HARC Minutes Final.pdf](#)

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

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

The following Members were in attendance:

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

Public Wishing to Address the Board

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.

1. 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

Moved by Linda Burns; seconded by Sydney Lemanski to Approve the minutes from the July 9, 2026 Regular HARC meeting.

Motion Approved: 5- 0

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

Voting Against: None

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

Hunter Gould, Planner, presented the staff report.

The applicants, Somer and Deron Zinnecker, 9602 Tree Bend Dr in Austin, approached the dais. The Zinnecker's shared that Deron's great grandfather built this house by hand and it has never left the family. They feel the home would be a good fit for Georgetown's Historical district and feel confident it will always be protected in this location. Where the house is currently in Hutto's Extra-Territorial Jurisdiction, there is heavy development around. It was decided upon to move the house to a place where it would be protected. Downtown Hutto properties were looked at, however, the lot sizes were not feasible.

Commissioner Swoboda stated he was really excited about this project. He stated that due to this home being vintage, he would assume that there would be very little insulation and have single pane windows. He asked if there were plans to update it to become more energy efficient.

S. Zinnecker shared that the house does well with energy efficiency but wants to make it as efficient as possible while maintaining the historical character of the home.

Chair Cash shared that while this was an interesting question, this would be outside of HARC's purview.

Commissioner Lemanski asked about the process of moving the house from Hutto to Georgetown.

S. Zinnecker shared that Junior Brown was going to be moving the house. The porches will be removed, the house will be split amongst the walls, and the top will be removed by a crane. It will be moved in three sections. Start to finish is estimated to be around 30 days.

Chair Cash opened and closed the public hearing as no one had signed up to speak on an item not on the agenda.

Commissioner Burns shared that she is excited to see this home coming to Georgetown. She shared that she would rather see this home in a more residential area but understands there are not a lot of available lots.

Commissioner Lemanski shared that it would be an interesting addition to Georgetown's historic fabric and she is excited to see the home on University Ave.

Moved by Sydney Lemanski; seconded by Linda Burns to Approve with staff conditions that the applicant incorporates 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 year that it was moved.

Motion Approved: 5- 0

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

Voting Against: None

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

Madelyn Allen, Planner, presented the staff report.

Commissioner Swoboda asked about the two correspondences received after the cut-off that were against the proposal that were mentioned in the staff report.

Allen shared that the overall sentiment of the opposition was the size of the structure and the perspective that it may or may not be an ADU, however, clarified that the review of this case has not been viewing it as an ADU as it is technically on its own lot.

Commissioner Lemanski asked for clarification on the fence.

Allen shared that the fence is 5' on University Ave and 5' on Laurel St.

The applicant/architect of the project, Gary Wang, approached the dais. Wang reviewed the conversations from the conceptual review for the members who could not attend the last meeting. He shared that they were still standing behind the original proposed design, however, pivoted some things that he feels addresses the concerns. Wang again shared they are doing their best to preserve the tree. Wang clarified that they are proposing a 6' foot fence along University Ave and 5' on Laurel St. Wang stated that he feels the structure would be appropriate for a standalone house, however, wanted to ensure the concerns were addressed. He shared an alternate design with a gable roof that adds a more prominent front of the house that faces Laurel Street and shared that the owners have no intentions of selling the lot and bought this property truly believing it was platted as one lot.

Commissioner Lemanski asked how tall the existing fence is currently on Laurel Street.

Wang shared that the existing fence is approximately 4'-4'6".

Commissioner Swoboda asked for clarification on what the commission would be voting on.

Staff shared that the alternate design was supplemented by the applicant. The approval with conditions as recommended by staff would be that they use the alternate design.

Commissioner Swoboda asked if the ~2,000 square feet of the structure included the porches. It was confirmed that it does.

Chair Cash opened the public hearing.

Liz Weaver, 1221 S Main St, approached the dais. Weaver shared that the concept plan was using some rules tailored to an accessory structure and some rules tailored to a new structure and mixing them together. She feels if this is to be called a new structure, then it needs to be fenced as such as it is currently proposed to be fenced as an ADU. Weaver shared this structure is too big to be an accessory structure. If two houses are going to be put on this lot, then it needs to be treated as such and feels the mixing of the ADU regulations and new structure regulations is not appropriate.

Chair Cash closed the public hearing.

Commissioner Swoboda asked staff for clarification on this being an ADU or separate dwelling and how it affects HARC.

liams shared that the first set of guidelines used to review the structure were based on it being an accessory structure as that was the intent of the applicant. However, the rest of the guidelines would be applicable for an accessory structure or a brand-new home. She encouraged the board to acknowledge the fact this is two separate lots and is platted as such as well as encouraged them to recognize the fact that a fence already exists today that spans two lots. Ultimately, this is a second lot and could be a structure by itself.

Commissioner Garner asked if this was not considered an ADU, what criteria of infill would not be met.

liams stated there were quite a few infill rules that it did not meet that were outlined in the design guidelines such as the roof form and slope, the primary porch, the fence line.

Commissioner Garner then asked if there were any major placement or structural reasons why it would not pass infill.

liams shared that determination was ultimately up to commissioners.

Commissioner Burns questioned it being labeled a pool house prior and now a second residence. Her biggest concern is that it is its own separate lot and needs to be held up to infill standards. She feels that some day that lot will be sold off and whoever buys it will reduce the front fence to make it look more like a front yard fence and fears the question of how this passed HARC and the infill rules would come up. She feels they

need to match the rules as much as possible.

Chair Cash asked for clarification from staff on the conditions being recommended.

Allen shared that after the conceptual review, they believed what was presented today was a “happy-medium” to meet both parties with what is deemed appropriate by staff. The alternate design came from the concern about the shed roof and the feeling of it not being a defined structure of its own and with the new roof style and pitch feel that it could hold its own. The fence was also a happy medium by matching what exists on the property while also providing an opportunity for a new build.

Chair Cash asked for clarification on the existing fence. It was clarified that it is somewhere between 4.5’ to 5’. Currently, the application is for 6’ on University Ave and 5’ on Laurel St.

Commissioner Lemanski shared that she feels like the fence is an improvement from what is there and is comparable to what exists and understands why the additional height is being asked for. She understands the form of the building due to setbacks and the tree. She shared she is not a fan of the shed roof and doesn’t feel like it is compatible in Old Town. She feels the alternate design is a great improvement and would be inclined to approve the supplemental design over the shed roof.

Commissioner Garner stated he feels this should have been brought in as a straight infill project without the distractions of the two lots and potentially being an accessory structure. He feels that the infill requirements that are not met are not big enough to sway decisions as this is a huge lot that backs up to a highway and does not look like a problem to him.

Commissioner Burns shared that she disagrees and feels like this needed to be brought in as an infill project and be held by all those standards across the board. She cannot agree to this project and does not want her name to be associated with approving this as an infill in Old Town.

Commissioner Lemanski shared that majority of the criteria that it did not meet were mostly regarding the roof line and specifically the shed style. The gable roof makes it a more reasonable request. She agrees with Garner that there isn’t enough deviation from the guidelines to deny.

Chair Cash does agree this is an infill project as it is a separate lot and is in favor of the staff recommendation.

Moved by Stuart Garner; seconded by Sydney Lemanski to Approve with the conditions as recommended by staff.

Motion Approved: 4- 1

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

Voting Against: Linda Burns

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 liams, Preservation & Redevelopment Program Manager

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

Commissioner Burns asked if they should give the applicant the opportunity to create a drawing with transom windows.

liams clarified that if they would like to see the application come back with a drawing of transoms, they could postpone it.

Commissioner Swoboda shared that he feels like more digging needs to be done for the commission to make a practical decision.

liams shared a visual showing a mockup that was provided by the applicant to show the spacing that is available.

The applicant, Rob Stern owner of the building, approached the dais. Stern shared that he loves the idea of transom windows and is not opposed to them as the staff's recommendation was to approve with the condition of transom windows. He has worked with his architect on incorporating the transom windows, however, has been told it is not possible. Stern shared that looking at the front of the building, the roof appears tall, however, it is a parapet and the roof is actually 3' below the height of the building. He shared that when he removes the current storefront and replaces it with a glass storefront across the whole building, a beam would have to be placed and the height of the roof would cause issues leaving his only option being to lower the awning and do transom windows similarly to Thundercloud's faux transom windows. Stern expressed that this is a very expensive project and does not want to spend this amount of money to have a 6" gap in the awning where rain could fall through, bird's nests could appear, and he feels it would defeat the entire purpose of the awning. He said that if he cannot get the approval, he will just leave the building as is, but he is trying to attract higher paying retail tenants and feels he can achieve that with the new proposed façade.

Commissioner Swoboda shared that a gap is not needed and feels like it could be achieved and some more investigation might need to be done.

Stern shared that the roof structure and the building are running perpendicular to the road. He stated that the awning is going to get attached to the LVL beam, but if he cuts above the awning for the transom windows, another beam would be needed to hold the rest of it up and there is no room. He said the structural engineer has stated that is

not possible.

Commissioner Swoboda asked staff if they have seen the engineers' drawings and if there is room to do what he suggested.

liams stated that she is not a structural engineer or an architect, she has seen the elevations for this but is not aware that she has seen full structured engineered plans, but the elevations have been provided in the presentation.

Commissioner Swoboda shared that he would like to see more research done to feel confident on voting on this proposal.

liams clarified that the applicant is paying someone to provide him with feedback which is what he is attempting to provide the commission.

Chair Cash asked for more clarification from the applicant on the proposed façade and wanted to ensure the structural engineer has stated the transom windows were not possible to incorporate.

Stern assured her that this was from the structural engineer and the only way it could occur was if faux transom windows similar to Thundercloud's were added.

Chair Cash opened and closed the public hearing as no one had signed up to speak on an item not on the agenda.

Commissioner Lemanski shared that transom windows would be nice, but she feels this is an improvement regardless.

Moved by Stuart Garner; seconded by Wendy S Cash to Approve as presented by the applicant.

Motion Approved: 5- 0

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

Voting Against: None

1.E [Discussion Items](#)

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

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
August 13, 2026

SUBJECT:

Historic and Architectural Review Commission Training

SUGGESTED ACTION:

HARC Training session led by the Texas Historical Commission -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:

Texas Historical Commission presentation to the Historic and Architectural Review Commission on the following topics: Certified Local Government Program, Role of the Commission, Design Review, and Secretary of Interior Standards.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A