

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas September 24, 2026

The Georgetown Historic and Architectural Review Commission will meet on September 24, 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.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the August 27, 2026 regular HARC meeting -- Bess Hagan, Planning Specialist

1.B 205 East University Ave, (2026-48-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for alteration to a street facing façade and an addition that creates a new, or adds to an existing street facing facade for the property located at 205 East University Avenue bearing the legal description of 1.322 acres, Block 23, Lots 1-8, Glasscock Addition (2026-48-COA) -- Allyson liams, Assistant Planning Director

1.C Discussion Items

General updates, and Commissioner questions and comments -- Allyson liams, Assistant Planning Director

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.

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
September 24, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the August 27, 2026 regular HARC meeting -- Bess Hagan, Planning Specialist

ITEM SUMMARY:

N/A

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Bess Hagan, Planning Department

ATTACHMENTS:

[08.27.2026 HARC Minutes Final.pdf](#)

Minutes of the Historic and Architectural Review Commission City of Georgetown, Texas Thursday, August 27, 2026

The Georgetown Historic and Architectural Review Commission met on Thursday, August 27, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, 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 August 13, 2026 regular HARC meeting -- Shelly Holcomb, Planning Specialist

Moved by Evan Hein; seconded by Sydney Lemanski to Approve the minutes from the

August 13, regular meeting of the Historic and Architectural Review Commission.

Motion Approved: 7- 0

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

Voting Against: None

1.B [1305 Elm Street, \(2026-36-COA\)](#)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature for the property located at 1305 S Elm Street, bearing the legal description of 0.22 acres, Block 6(W/PT), out of Hughes Addition (2026-36-COA) -- Hunter Gould, Planner

Hunter Gould, Planner, presented the staff report.

Susan Huber, applicant at 1305 S Elm, approached the podium to address the commission. Huber confirmed that the images presented in the staff report were of her home and shared that she had received 3 quotes to attempt to repair the wood siding. Huber highlighted that her contractors reported that there was no insulation or Oriented Strand Board (OSB) below the current wood siding which would aid in the structural longevity of the home. Huber explained that the proposed changes would prevent water, light, and animals from entering the home and assured the commission that the replacement siding and paint would be identical to the original wood.

Commissioner Burns commented that she was familiar with the cement fiber siding (Hardie Plank and Panel Select) being proposed and stated that this material does not offer an option that would match the profile of the original wood siding. Commissioner Burns asked Huber if they had considered using other materials that more closely resembled the profile of the current wood siding.

Huber responded that her contractors had discussed options with her and recommended cement fiber siding as a more structurally sound option for full replacement.

Commissioner Hein shared no concerns with the proposal and confirmed that OSB would not have been used when the original siding was applied to the structure. Commissioner Hein added that the new material proposed requires structural reinforcement due to its lack of structural integrity compared to the original wood siding.

Huber shared that the OSB to be added below the cement fiber siding would aid in the repair of holes and gaps where animals have entered the home.

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

Commissioner Swoboda thanked Huber for applying for the COA and appearing before the commission before making repairs to her home.

Commissioner Burns added that the proposed cement fiber siding had a wood grain finish, whereas the actual wood on the house would have had a smooth finish when it was originally installed, and asked the commission if they would consider approving with condition that the cement fiber siding have a smooth finish.

Commissioner Hein acknowledged Commissioner Burns' question and asked whether the vertical boards below the gable of the home were Hardie board.

Huber responded that the vertical panels were wooden.

Commissioner Hein noted that the vertical panels appear to have a smooth finish in the presented images.

Huber shared that there is a secondary structure behind her home with Hardie plank siding and clarified that she aimed to have the proposed siding match both the original wood siding as well as the guest house behind her home.

Commissioner Burns commented that a smooth finish would be more like the original wood siding.

Huber explained that the current siding has a wood grain finish but that this fact may be obscured by many layers of paint. Huber added that a wood grain finish would be a better match to reproduce the look of the original siding.

Moved by Linda Burns; seconded by to Approve the Hardie planks have a smooth surface.

Motion Lack of Second: 0- 0

Voting For: None

Voting Against: None

Moved by Stuart Garner; seconded by Heather Smith to Approve as presented by the applicant.

Motion Approved: 7- 0

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

Voting Against: None

1.C **Discussion Items**

General updates, and Commissioner questions and comments -- Allyson Iiams, Assistant Planning Director

Chair Cash announced that Allyson Iiams, Assistant Planning Director, will provide a 60-minute training video from the City Attorney and a state representative covering Historic and Architectural Review Commissions. Chair Cash encouraged the commissioners to watch this presentation in its entirety, to consider their role and purview as commissioners, and to adhere to the guidelines presented in this training material. Chair Cash added that these guidelines allow commissioners to express their opinions after a motion is made, seconded, and opened to discussion. Chair Cash informed the commission that discussion should be avoided while asking clarifying questions to staff and the applicant.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
September 24, 2026

SUBJECT:

205 East University Ave, (2026-48-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for alteration to a street facing façade and an addition that creates a new, or adds to an existing street facing facade for the property located at 205 East University Avenue bearing the legal description of 1.322 acres, Block 23, Lots 1-8, Glasscock Addition (2026-48-COA) -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for alteration to a street facing façade and an addition that creates a new, or adds to an existing street facing facade.

Staff's Analysis: Staff have reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff have determined that the proposed request complies with 7, of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 1 of the 8 criteria were not applicable to the proposed project.

Public Comments: As required by the Unified Development Code (UDC), four (4) signs was 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 have received one (0) written comments in favor and zero (0) in opposition to the request.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[2026-48-COA - Staff Report.pdf](#)

[2026-48-COA - Staff Presentation.pdf](#)

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

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

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

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

[Exhibit 5 - Design Guidelines Analysis.pdf](#)



Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: September 19, 2026

File Number: 2026-48-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for alteration to a street facing façade and an addition that creates a new, or adds to an existing street facing facade for the property located at 205 East University Avenue bearing the legal description of 1.322 acres, Block 23, Lots 1-8, Glasscock Addition (2026-48-COA) -- Allyson Iiams, Assistant Planning Director

AGENDA ITEM DETAILS

Project Name: *Texas Municipal Center*
Applicant: *Texas Municipal League Intergovernmental Risk Pool, c/o Jeffrey Snyder*
Property Owner: *Texas Municipal League Intergovernmental Risk Pool*
Property Address: *205 E. University Ave.*
Legal Description: *1.322 acres, Block 23, Lots 1-8, Glasscock Addition*
Historic Overlay: *Downtown Area I*
Case History: *October 9, 2025 – Pre-Conceptual Review by HARC*
Prior COA Denials: N/A
Prior COA Approvals: *2026-4-COA for demolition of exterior façade, & penthouse*

HISTORIC CONTEXT

Date of Construction: *1961*
Historic Resources Survey Level of Priority: *Medium*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Alteration to a street facing façade;
- ✓ Addition that creates a new, or adds to an existing street facing facade

STAFF ANALYSIS

Present Property Description:

The subject property is located on the full city block between University Avenue and 11th Streets, and Church and Myrtle Streets within the Downtown Area 2 Historic Overlay District. The 1.322 acre property is improved with a medium priority structure built in 1961.

The structure is a four-story commercial building with a rectilinear, open-V shape and a flat roof. It has a concrete block base, and ribbon windows, which are separated by bands of brick. There is a balcony off

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the second level spanning from the center of the building to the western end. The primary entry is at the rear of the building on the 11th Street façade.

The Historic Resource Survey notes alterations to the structure that occurred in 2010, including the relocation of the primary entrance to the northern elevation, the removal of the lower level wing that was located at the rear of the building, the removal of slatted wall screens that were located on brick bays between the 2nd and 4th floors, the removal of the folding plate canopy located the rear of the building, and the addition of a veneer limestone band along the first floor façade.

Requested Changes:

The applicant has requested to install new exterior façade and construct two new building additions on the northern and southern facades of the historic structure. The scope includes new exterior cladding, windows, weatherproofing, and associated exterior architectural elements as replacement for the façade demolition that was previously approved by HARC. In addition, two new additions are being proposed that are intended to integrate into the overall building composition.

Justification for Requests:

The applicant states in the letter of intent that “The intent of this work is to complete the exterior renovation and expansion of the existing building through a new, durable, and architecturally compatible façade and the integration of the two new additions into the overall building design. These improvements are intended to support the long-term use of the property while contributing positively to the architectural character and historic context of the surrounding Historic Overlay District.”

Technical Review:

The proposed project presents unique context because the existing historic structure is already distinct from the surrounding neighborhood in both scale and architectural form. Constructed in the early 1960s, the five-story structure, including the penthouse, features an open-v form, flat roof, and ribbon windows separated by brick banding. Located at the edge of the Downtown Area II Historic Overlay within the Residential Setback Character Area, the property is surrounded primarily by historic residential style structures. Rather than attempting to make the building conform to that residential context, the proposed design builds upon the character that makes the existing structure distinctive.

The two proposed additions reinforce the building's early Mid-Century Modern character through their rounded edges and subordinate scale which stands to complement the existing open-v form. Traditional materials found throughout the surrounding historic context, including brick, limestone, and wood, are incorporated into the design. The brick banding will be reintegrated into the primary structure, while the limestone, which was introduced during the 2010 alterations, will be carried into the proposed additions. The primary entrance remains oriented towards 11th Street and is well defined through a break in the brick banding, and a change in material and window composition. The proposed single-lite ribbon windows are also consistent with the existing character of the structure.

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There are characteristics of the existing building that do not align with current design guidelines, particularly its scale and form in relation to the surrounding residential context. These characteristics, however, are inherent to the 1961 structure and are not being introduced by the proposed project. The proposed work instead responds to and reinforces the building's established architectural identity while keeping the new additions subordinate to the historic structure.

The significance of the proposed work is particularly evident when considering the current condition of the property. The existing structure has been underutilized and experienced minimal maintenance over time, with the exterior façade reaching a level of deterioration that had the potential to negatively impact the site which is a gateway into the Historic Downtown Overlay. Approval has been granted for demolition of the severely deteriorated exterior façade. The proposed rehabilitation provides an opportunity to reinvigorate the structure while retaining and responding to its distinctive architectural character.

Taken as a whole, the project provides a substantial rehabilitation of an existing historic structure, introduces additions that are compatible with its Mid-Century Modern character, and significantly improves the site's landscaping and streetscape presence. The result is a renewed property that better contributes to the University Avenue Gateway while retaining the distinctive qualities that make the existing structure unique within its surrounding context.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *9 of the 15* applicable Historic District Design Guidelines in *Chapter 2* as detailed in the attached Design Guideline Analysis.

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 8 out of 8* of these criteria. One criteria is not applicable.

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
2. Compliance with applicable design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies In contemplating the standards for the previous demolition request, the project did not comply. However, because HARC has approved the demolition work, this project

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SECTION 3.13.030 CRITERIA	FINDINGS
	can now be considered within a different context: how the proposed additions relate to and respond to the character-defining features of the historic structure. The proposed additions draw from the architectural character of the existing building, particularly its flat roof form and rounded edges, which relate to the distinctive open-v shape of the primary structure. At the same time, the proposed materials and changes in window rhythm provide a clear distinction between the new construction and the historic building, allowing the original structure to remain visually legible. Importantly, the additions could be removed in the future without compromising or destroying the character-defining features of the historic structure. While the design is informed by the mid-century modern era in which the building was constructed, it does not attempt to replicate the historic structure or create a false sense of history. Instead, the additions acknowledge the architectural character of the original building while remaining identifiable as new construction. The applicable standards are outlined below. Standard 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

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SECTION 3.13.030 CRITERIA	FINDINGS
	from other historic properties, will not be undertaken. Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. Standard 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 compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Standard 10 - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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 While the project does not comply with the guidelines applicable to the site's location within the Residential Character Setback Area, this condition is inherent to the existing historic structure. Altering the structure to conform to residential character standards would undermine the building's existing architectural character and would not align with the broader intent of the Design Guidelines.

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SECTION 3.13.030 CRITERIA	FINDINGS
	At its core, the intent of the Design Guidelines is to honor Georgetown's history and preserve the unique architectural character that defines its historic overlay districts. This project supports that intent by thoughtfully rehabilitating a structure that is distinctive to the downtown gateway and allowing it to continue contributing to the character and identity of the district.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies As noted in the technical review, the structure has a distinctive architectural character defined by its open-v form, ribbon windows, and brick banding. The open-v form is the primary character-defining feature of the structure and is thoughtfully reinforced through the placement and design of the two proposed additions. The additions remain subordinate to the primary structure while echoing its unique rounded form and reinforcing the building's original architectural character.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Complies The proposed additions provide a subtle nod to the unique rounded form of the primary historic structure. Located toward the sides of the building and limited to approximately half the height of the existing façade, the additions remain visually subordinate to the primary historic structure while complementing its distinctive architectural form.
7. The overall character of the applicable historic overlay district is protected; and	Complies This is a unique structure that has been part of the downtown gateway since the 1960s and contributes to the character and identity of the area. The proposed rehabilitation

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SECTION 3.13.030 CRITERIA	FINDINGS
	carefully works with the building's existing architectural character while introducing improvements that allow the structure to continue serving as a positive and distinctive presence within the 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

STAFF RECOMMENDATION

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

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) letters were sent, and (4) signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Historic Resource Surveys
Exhibit 5 – Design Guidelines Analysis

SUBMITTED BY

Allyson Iiams, Assistant Planning Director

205 E. University Ave. 2026-48-COA

September 24, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Assistant Planning Director

Item Under Consideration

2026-48-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for alteration to a street facing façade and an addition that creates a new, or adds to an existing street facing facade for the property located at 205 East University Avenue bearing the legal description of 1.322 acres, Block 23, Lots 1-8, Glasscock Addition (2026-48-COA) -- Allyson Iiams, Assistant Planning Director

Project History

- **10/9/2025 - Pre-Conceptual Review by HARC**
- **4/9/2025 – 2026-4-COA; Approval for demolition of exterior façade & penthouse**



Downtown/Old Town
Historic Overlays Boundary

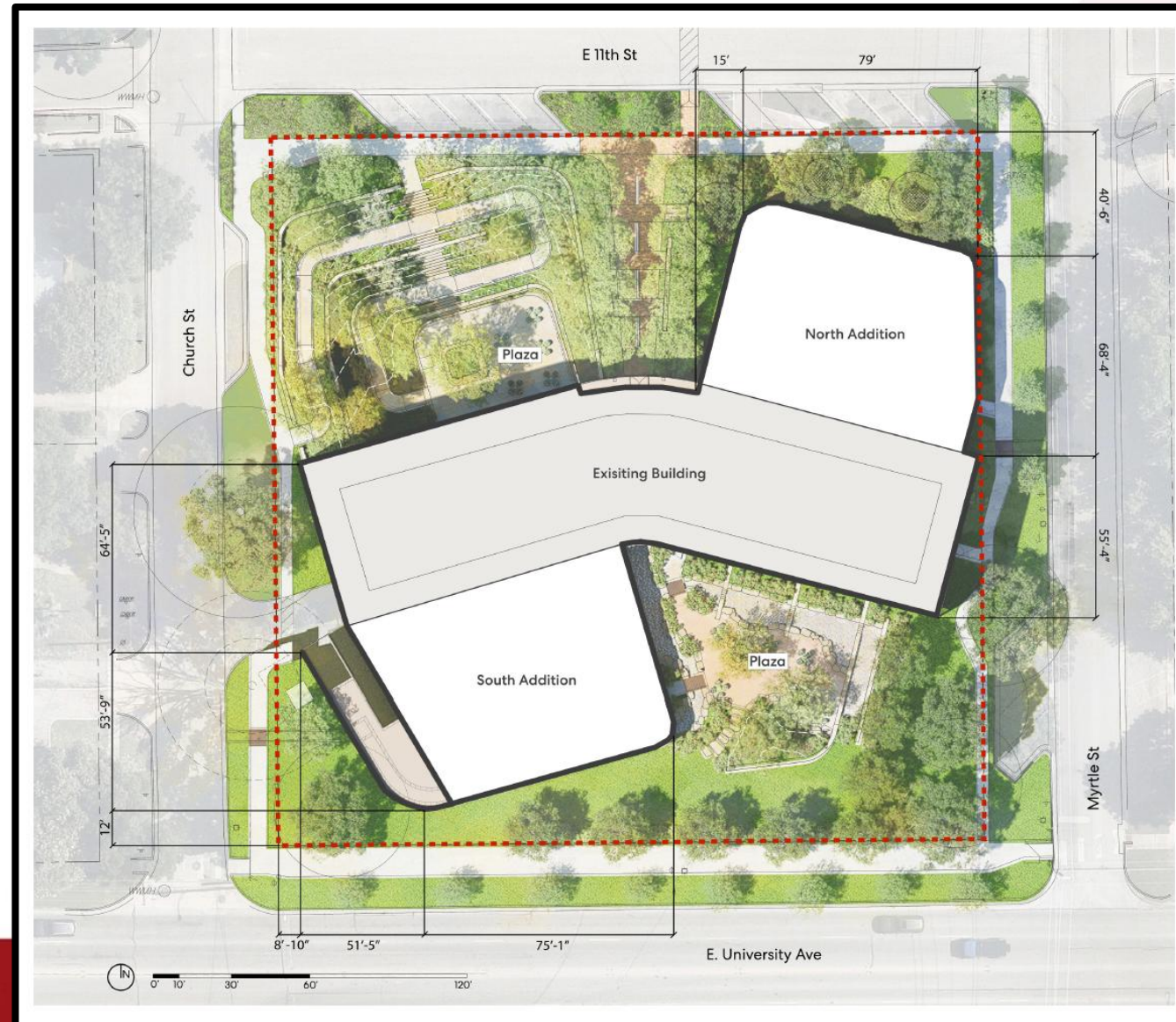
Legend

- 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

Site Context



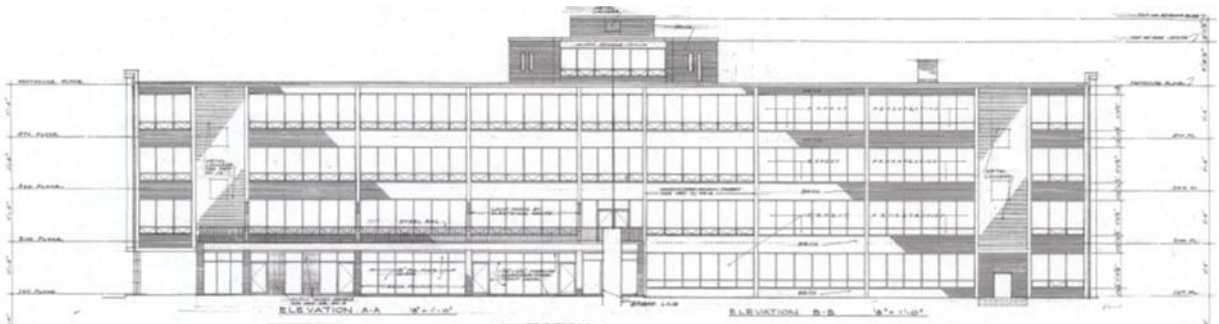
Plans and Specifications – Site Plan



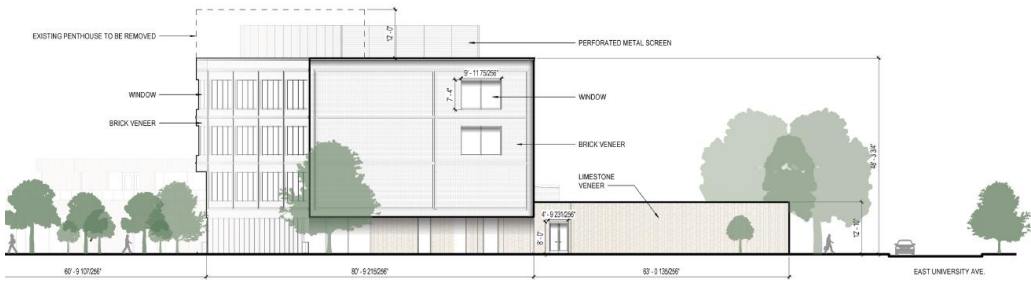
Plans and Specifications – Rendering



Plans and Specifications – South Elevation



Original Elevation



Side Elevation Looking East



Before & After – South Elevation



Existing Wesleyan Building



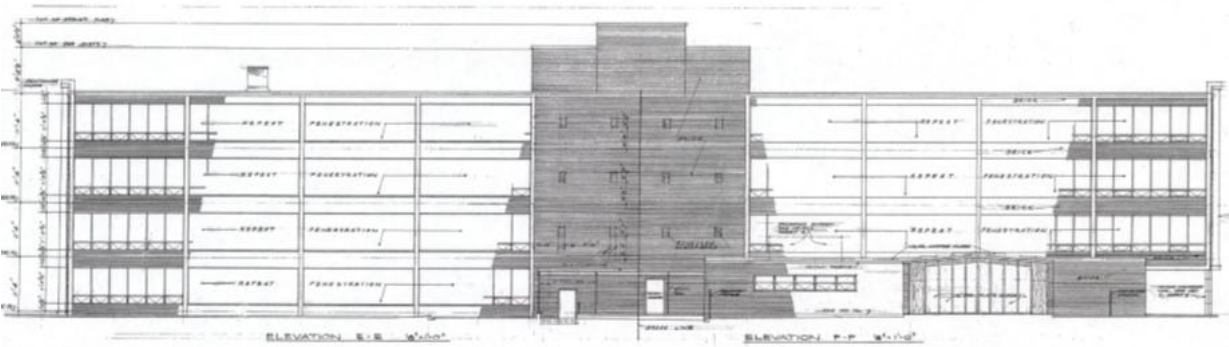
Proposed Texas Municipal Center

Northern Elevation

Prior to 2010 Alterations



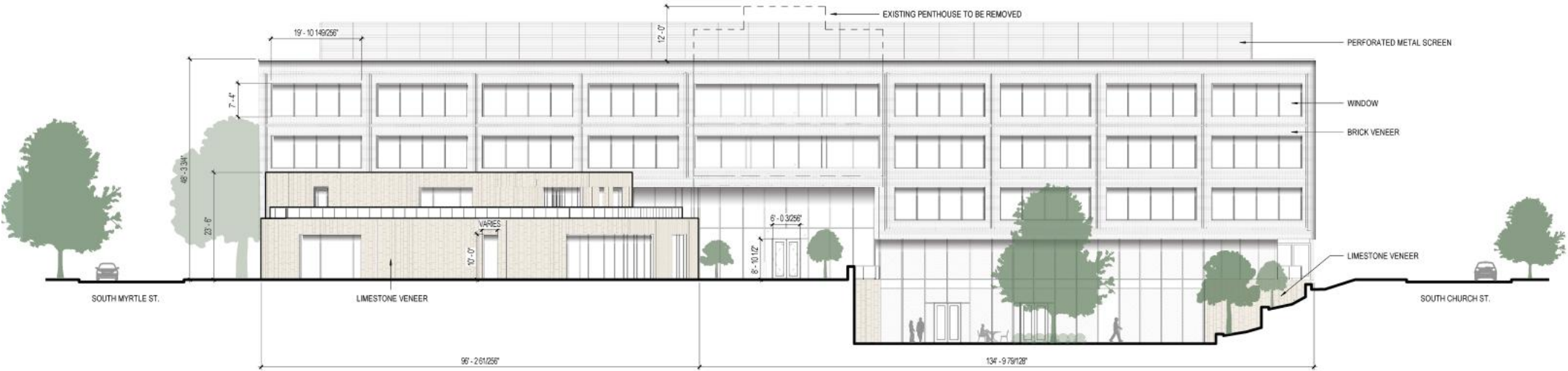
Plans and Specifications – North Elevation



Original Elevation



Side Elevation Looking West



Before & After – South Elevation

View from South



Existing Wesleyan Building



Proposed Texas Municipal Center

Plans and Specifications – Materials



Subject Property

County of Williamson, T



Design Guideline Compliance

Staff has determined that the proposed project complies with **9 of the 15** applicable Historic District Design Guidelines in **Chapter 2**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
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.	Partially Complies	While the building materials, including limestone, wood and brick, are consistent with the surrounding historic houses, building shape and scale are not. However, the historic structure has always been unique in the surrounding context as it relates to historic homes in the area.
C.2 Massing, Scale, and Form in Urban Residential. Massing, scale and form for commercial and multifamily buildings on a Historic Residential block face should reflect the form of historic homes. a. Buildings shall have elements of traditional house form such as varying height walls and sloped (or pitched) roof. c. The front façade of larger buildings should be modulated at the scale of historic homes. Modulation shall be between 25-35 feet in width. In a large building aligned parallel with the street, every other module should be set back from the front building line by a minimum of 10 feet. This is to reflect the typical historic house rhythm in the block. The off sets should be expressed from the foundation through the roof line. Courtyard or U-shaped buildings can also be considered with gable or hipped roofs facing the street. A vertical architectural element or trim piece can be used to accentuate the module.	Does Not Comply	The existing historic structure is out of alignment with these design guidelines.

Design Guideline Compliance

Staff has determined that the proposed project complies with **9 of the 15** applicable Historic District Design Guidelines in **Chapter 2**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
2.5.D Height D.2 Building heights in the urban residential block face should be one to two stories in height.	Does Not Comply	The existing historic structure is out of alignment with these design guidelines.
2.5.E Roofs 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.	Does Not Comply	The existing historic structure is out of alignment with these design guidelines.
G.1 Windows in Area 2 a. Windows in Area 2 should be vertical in design and of similar size to other windows on the block. A typical window is twice as tall as it is wide. b. The pattern of window placement in the primary façade of a building should reflect the historical patterns of Georgetown buildings. Commercial Urban buildings have regularly spaced windows of equal size. Residential buildings have windows that are based on the façade composition and may vary in size. Too many or too few windows can seem out of place in the established rhythm. c. Window configurations should at a minimum be one-over-one. Single lite windows are not appropriate for Area 2 except in display windows. d. Windows should be set a minimum of two inches behind the plane of the façade. e. Glass should be clear and nonreflective.	Partially Complies	The windows are vertical in design and generally twice as tall as they are wide. They are clear and nonreflective and are setback from the façade. While the proposed windows are single lite, this is in alignment with the character of the historic structure.

Design Guideline Compliance

Staff has determined that the proposed project complies with **9 of the 15** applicable Historic District Design Guidelines in **Chapter 2**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
2.5.I Additions I.1 Two distinct types of additions are considered to be appropriate: ground-level or roof-top. a. A ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may be limited opportunities to do this.	Partially Complies	The project proposes two ground-level additions, one of which is located along the primary façade. However, the addition is positioned toward the side of the historic structure and is approximately half the height of the historic structure. Additionally, its location on the site is generally consistent with that of a previously existing carport.

Approval Criteria – UDC Section 3.13.030

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

- 33 notices mailed
- 4 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** of the request.

The project provides a substantial rehabilitation of an existing historic structure, introduces additions that are compatible with its Mid-Century Modern character, and significantly improves the site's landscaping and streetscape presence. The result is a renewed property that better contributes to the University Avenue Gateway while retaining the distinctive qualities that make the existing structure unique within its surrounding context.

HARC Motions to Consider

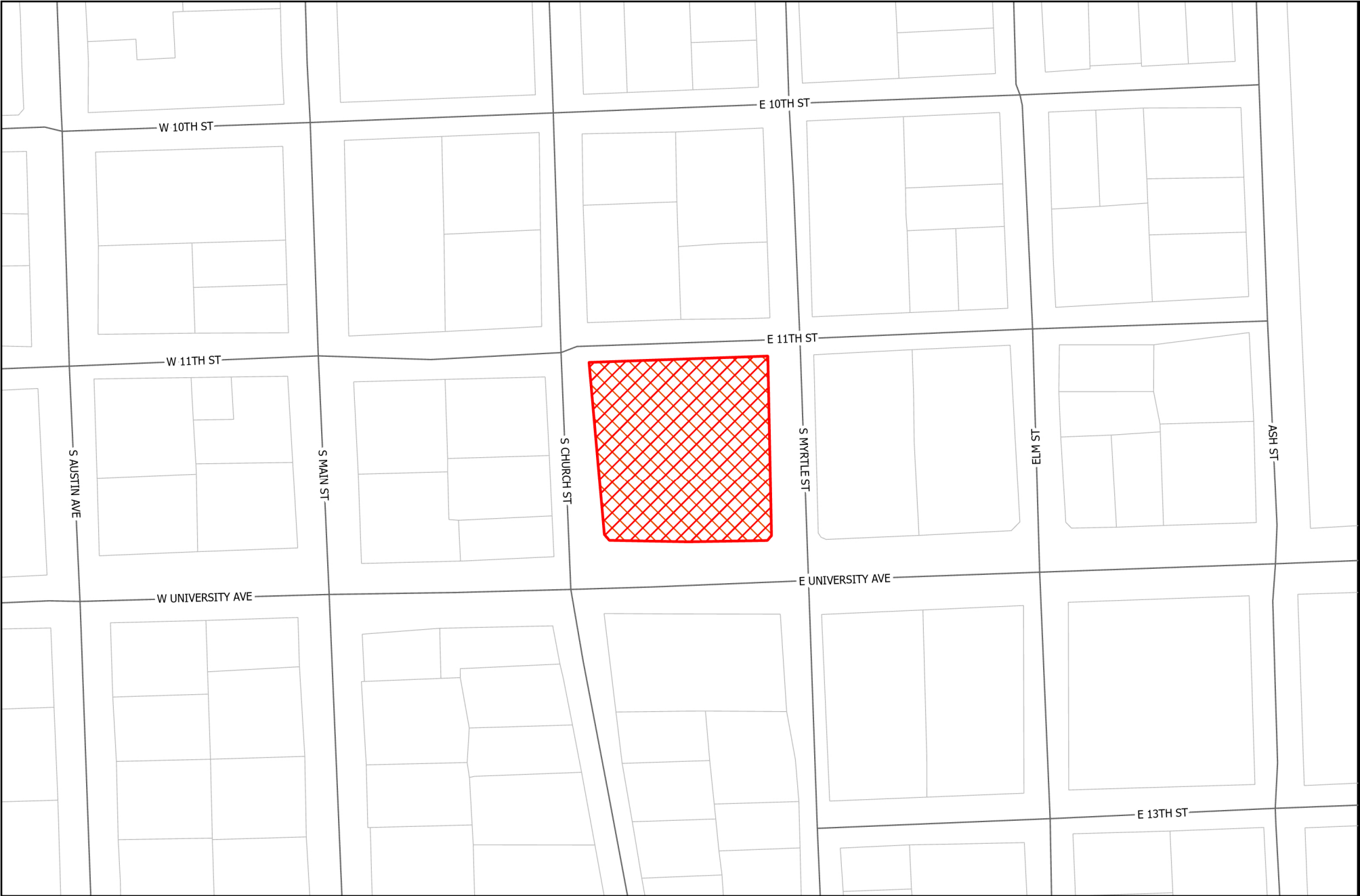
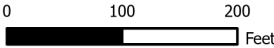
- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone

Location

2026-48-COA

Exhibit #1

-  Site
-  Parcels





WORKERS' COMPENSATION • PROPERTY • LIABILITY • CYBER

August 27, 2026

City of Georgetown
809 Martin Luther King Jr. Drive
Georgetown, TX 78626

**Re: Letter of Intent
HARC New Exterior Façade & Building Additions Certificate of Appropriateness (COA)
205 E. University Ave.
Georgetown, TX 78626**

To Whom It May Concern:

This Letter of Intent is submitted in support of a Certificate of Appropriateness (COA) request related to the installation of a new exterior façade and construction of two new building additions at the property located at 205 E. University Avenue, Georgetown, Texas. The scope includes new exterior cladding, windows, waterproofing, and associated exterior architectural features and follows the previously approved HARC Demolition COA for removal of the existing exterior façade and associated exterior elements. The current request does not seek additional approval for that demolition work and is focused on HARC review and approval of the replacement façade and two new building additions.

As part of the comprehensive renovation of the existing building, the replacement façade and two building additions have been developed as a coordinated design. The additions are integrated into the overall building composition, with their materials, openings, and architectural detailing coordinated with the replacement façade to create a cohesive exterior. The work also includes a new exterior envelope system, windows and openings, exterior cladding, architectural detailing, and associated waterproofing components.

In developing the design, consideration was given to the approval criteria outlined in UDC Section 3.13.030 for HARC review and the City of Georgetown Historic District Design Guidelines. The replacement façade and additions are intended to be compatible with the surrounding properties and historic context while retaining the existing primary building structure. New materials, windows, and architectural detailing have been incorporated in a manner that complements the existing building and supports the overall character of the Historic Overlay District.

The specific configuration, dimensions, materials, colors, and architectural features of the replacement façade and building additions are illustrated in the accompanying architectural elevations, renderings, details, and material information submitted as part of this application. These documents provide a complete representation of the exterior improvements and their relationship to the existing building and surrounding context.

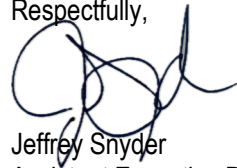
The existing primary building will remain in place, with the two new additions extending the building in the locations and configurations shown in the accompanying architectural drawings. Any demolition or removal associated with the

existing exterior façade, windows, roof-level penthouse, cooling tower enclosure, or other previously identified exterior elements has been addressed through the previously approved Demolition COA.

The intent of this work is to complete the exterior renovation and expansion of the existing building through a new, durable, and architecturally compatible façade and the integration of the two new additions into the overall building design. These improvements are intended to support the long-term use of the property while contributing positively to the architectural character and historic context of the surrounding Historic Overlay District.

Thank you for your consideration of this request.

Respectfully,



Jeffrey Snyder
Assistant Executive Director





HARC Submission

08.31.2026

Perkins&Will



Location Map



Site Plan



Project Information:

Lot Area:
57,600sf (1.322 acres)

Base Zoning:
Tract I: Mixed-Use Downtown MU-DT*
* Currently in Review for PUD Approval

Existing Uses:
Multi-Tenant Offices

Proposed Uses:
General Office, B Occupancy

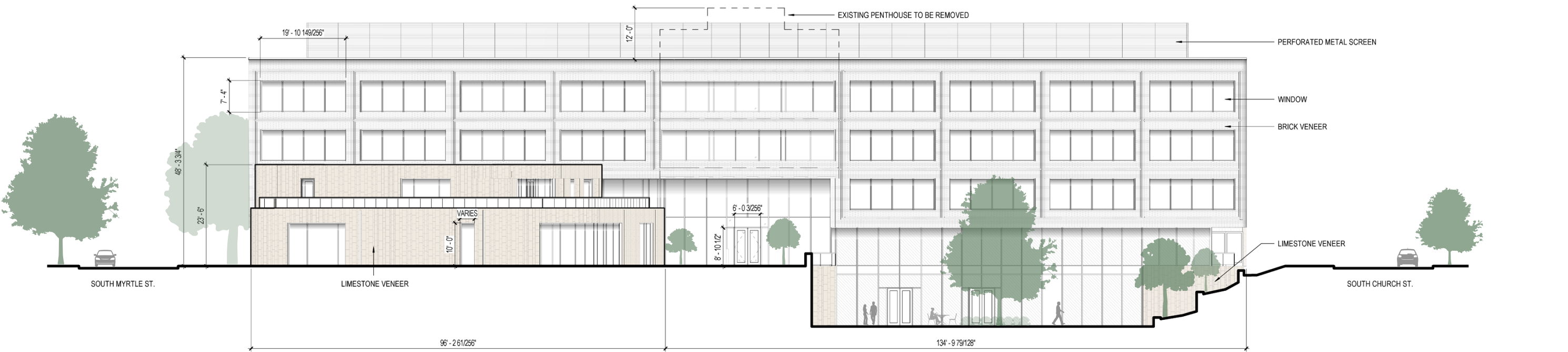
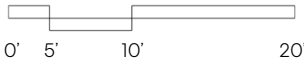
Existing Building Area:
64,000 gsf

Total Proposed Building Area:
83,400 gsf

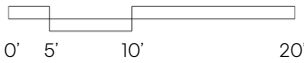
Exterior Elevations



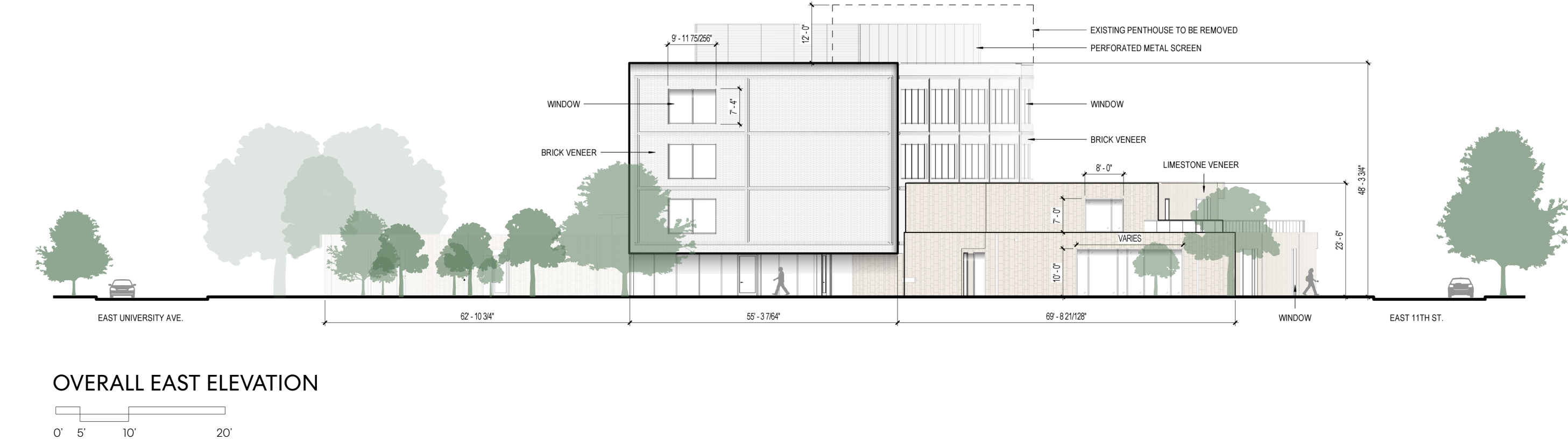
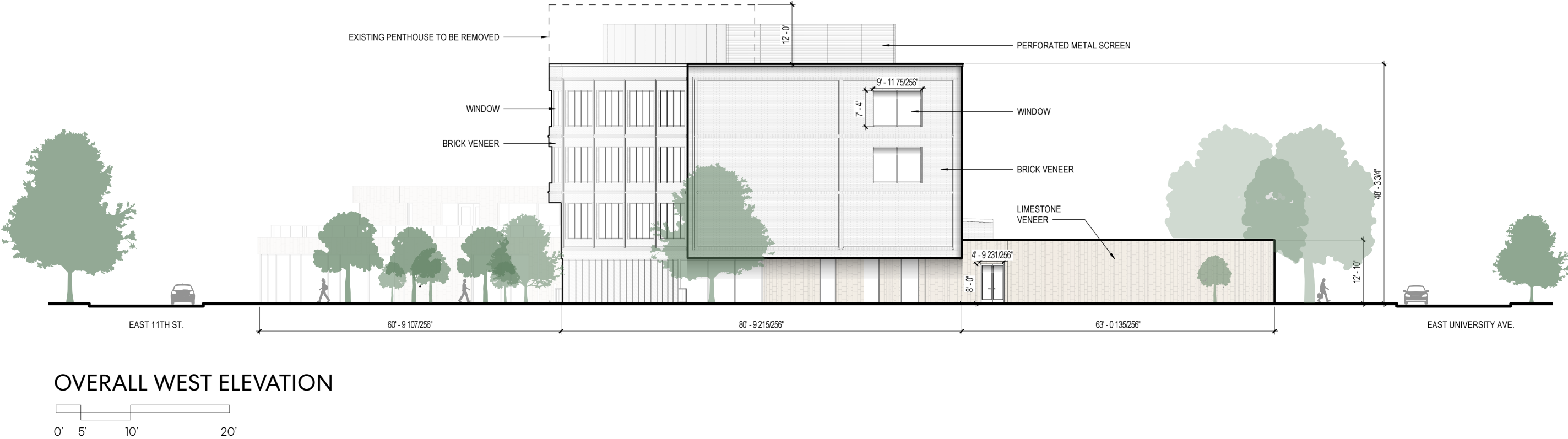
OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



Exterior Elevations



Before / After *(View from North)*



Existing Wesleyan Building



Proposed Texas Municipal Center

Before / After *(View from South)*



Existing Wesleyan Building



Proposed Texas Municipal Center

Before / After *(View of North Entrance)*



Existing Wesleyan Building



Proposed Texas Municipal Center

Aerial View



Aerial View *(View from South)*



North View



Southwest View



Exterior Material Palette

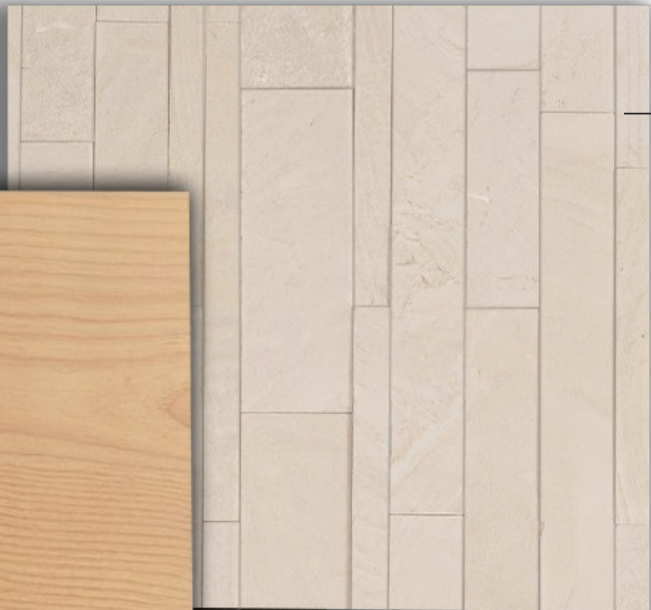
Native Texas Plants



Douglas Fir
Architectural Grade, Clear
Matte Sealer



Additions: Stone
Manufacturer: Continental
Cut Stone, Limestone
Color: Cordova Cream,
Smooth, Honed
Size: 2", 4", 8" W x 3 5/8"D x
min. 18"L, vertical random
coursing, radius corner units
@ jambs.



Existing Building: Brick
Manufacturer: Taylor
Color: Gray 524, Blade-cut
Size: Extended Roman, 2 1/4"
x 3 5/8" x 15 5/8"
Rake Joint: Deep raked
horizontal, flush verticals



Existing Building: Aluminum Mullion
Color: Dark Bronze



Additions: Aluminum Mullion
Color: Champagne



Exterior Material Details



Champagne Aluminum Windows @
Limestone Veneer Walls



Medium Bronze Aluminum Windows @
Brick Veneer Walls

Appendix

Garden Plaza (Spring/Summer)



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave 2016 Survey ID: 124241
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 1

Basic Inventory Information

Owner/Address 1105 CHURCH STREET LP, C/O MCINTOSH HOLDINGS LLC, PO BOX 2567, GEORGETOWN, TX 78627-2567

Current/Historic Name: The Georgetownian/Wesley Home

Latitude: 30.633808

Longitude -97.675521

Legal Description (Lot/Block): S3677 - Glasscock Addition, BLOCK 23, Lot 1-8, ACRES 1.32 WCAD ID: R042520

Addition/Subdivision: S3677 - Glasscock Addition

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

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Downtown District ☐ Other

Architect: Page, Southerland, Page

Builder:

Construction Date: 1961

☐ Actual ☒ Estimated

Source: The Williamson County Sun

Function

Current Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government

☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government

☒ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Recorded by: CMEC

Date Recorded 3/3/2016



Photo direction: Northeast

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave 2016 Survey ID: 124241
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 2

Architectural Description

General Architectural Description:

Four-story commercial building with a rectilinear, open-V shape and a flat roof. It has a concrete block base, and ribbon windows, which are separated by bands of brick, line the exterior. There is a balcony off the second level spanning from the center of the building to the western end. The primary entry is at the rear of the building off the parking lot.

☒ Additions, modifications: Primary entrance relocated from the western elevation to the rear of the building; circle drive at western elevation removed; lower level wing at rear of building demolished; slatted wall screens located on brick bays between 2nd and 4th floors removed; folding plate wall canopy removed from rear of building. Alterations date to c.2010.

☐ Relocated

Stylistic Influence(s)

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

Structural Details

Roof Form

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

Roof Materials

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

Wall Materials

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

Windows

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

Doors (Primary Entrance)

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

Plan

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

Chimneys

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

PORCHES/CANOPIES

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

Support

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

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: N/A

of stories: 4 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

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

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave 2016 Survey ID: 124241
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 3

Historical Information

Associated Historical Context:

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

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Periods of Significance:

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

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☒ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

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

Documentation details 2007 ID: 300 1984 ID: Not Recorded
 2007 survey 2007 Survey Priority: Medium 1984 Survey Priority: Not Recorded

General Notes: 2007 survey address: 1105 S Church St; Designed by noted architecture firm, Page, Southerland, Page ("Ground Breaking Set Tuesday Afternoon for Wesleyan Home," The Williamson County Sun, December 29, 1960, 1.) (Notes from 2007 Survey: None)

Questions?

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



HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave
 City: Georgetown
 County: Williamson

2016 Survey ID: 124241
 2016 Preservation Priority: Medium
 Local District: Downtown District

Additional Photos

Photo Direction North



Photo Direction Northwest



Photo Direction Southeast



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave

City: Georgetown

County: Williamson

2016 Survey ID: 124241

2016 Preservation Priority: Medium

Local District: Downtown District

Photo Direction West



Exhibit 5 – Design Guidelines Analysis

Historic and Architectural Review Commission

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 2 – DOWNTOWN AREA 2 DESIGN GUIDELINES	
2.4.A Setbacks	
A.2 Setbacks for Historic Residential Character	Complies The setback of the new additions are in alignment with the surrounding context.
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.	
2.4.D Primary Entrances	
D.1 Orient the primary entrance of a building toward the street.	Complies The primary entrance is oriented towards 11th Street, located at street level, and slightly recessed. The entrance is further defined by a break in the brick banding, and differing materials, with a change in window composition.
D.2 A building should have a clearly defined primary entrance.	
D.3 The building entrance should be recessed.	
D.4 A primary building entrance also should be at or near street level.	
2.4.E Service Areas	
E.1 Minimize the visual impacts of trash storage and service areas.	Complies The dumpster is appropriately located along a non-character-defining façade, is adequately set back from the building, and is screened using the same building materials proposed for the exterior façade.
a. Locate service areas away from major pedestrian routes. Place them at the rear of a building when feasible.	
b. Dumpsters should be screened from public view.	
c. When dumpsters abut a residential property they should be screened from the residential property and setback by a minimum of 10 feet of landscaping. Landscaping should be evergreen and as tall as the dumpster.	
d. Dumpster screening materials should be consistent with the exterior materials of the building. For example, masonry is preferred if the main structure is masonry. Corrugated metal or fiberglass is not appropriate. Wood fencing can be used if it is tall enough to enclose the dumpster. Landscaping surrounding the enclosure is encouraged.	

Exhibit 5 – Design Guidelines Analysis

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 2 – DOWNTOWN AREA 2 DESIGN GUIDELINES	
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.	Partially Complies While the building materials, including limestone, wood and brick, are consistent with the surrounding historic houses, building shape and scale are not. However, the historic structure has always been unique in the surrounding context as it relates to historic homes in the area.
2.5.B Pedestrian Environment	
B.1 A new building should contribute to a pedestrian-friendly environment by providing an active street edge. The Downtown should continue to develop as a pedestrian oriented environment. Streets and sidewalks should encourage walking, sitting, and other outdoor activities. Buildings should be visually interesting to invite exploration by pedestrians. Existing pedestrian routes should be enhanced.	Complies The updated structure will contribute to the pedestrian environment through the incorporation of two plaza spaces and enhanced landscaping.
B.2 Develop the ground floor level of a project to encourage pedestrian activity.	
a. Provide at least one of the following along primary pedestrian ways: • A storefront • Display cases • Landscaping • A courtyard or plaza	
C.2 Massing, Scale, and Form in Urban Residential.	
Massing, scale and form for commercial and multifamily buildings on a Historic Residential block face should reflect the form of historic homes.	
a. Buildings shall have elements of traditional house form such as varying height walls and sloped (or pitched) roof.	Does Not Comply

Exhibit 5 – Design Guidelines Analysis

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 2 – DOWNTOWN AREA 2 DESIGN GUIDELINES	
c. The front façade of larger buildings should be modulated at the scale of historic homes. Modulation shall be between 25-35 feet in width. • In a large building aligned parallel with the street, every other module should be set back from the front building line by a minimum of 10 feet. This is to reflect the typical historic house rhythm in the block. The off sets should be expressed from the foundation through the roof line. • Courtyard or U-shaped buildings can also be considered with gable or hipped roofs facing the street. • A vertical architectural element or trim piece can be used to accentuate the module.	The existing historic structure is out of alignment with these design guidelines.
2.5.D Height	
D.2 Building heights in the urban residential block face should be one to two stories in height.	Does Not Comply The existing historic structure is out of alignment with these design guidelines.
2.5.E Roofs	
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.	Does Not Comply The existing historic structure is out of alignment with these design guidelines.
E.3 Roof material on flat roofs should not be visible from the street.	Complies
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.	

Exhibit 5 – Design Guidelines Analysis

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 2 – DOWNTOWN AREA 2 DESIGN GUIDELINES	
F.2 Materials in the Urban Residential block face should reference the traditional materials used in homes in scale and texture.	Complies The proposed design includes traditional materials including brick, limestone, and wood.
a. Traditional wood siding, brick, limestone that is small enough to be placed by hand, and stucco are common in historic Georgetown residences. Painted wood siding is preferred.	
G.1 Windows in Area 2	Partially Complies The windows are vertical in design and generally twice as tall as they are wide. They are clear and nonreflective and are setback from the façade. While the proposed windows are single lite, this is in alignment with the character of the historic structure.
a. Windows in Area 2 should be vertical in design and of similar size to other windows on the block. A typical window is twice as tall as it is wide.	
b. The pattern of window placement in the primary façade of a building should reflect the historical patterns of Georgetown buildings. Commercial Urban buildings have regularly spaced windows of equal size. Residential buildings have windows that are based on the façade composition and may vary in size. Too many or too few windows can seem out of place in the established rhythm.	
c. Window configurations should at a minimum be one-over-one. Single lite windows are not appropriate for Area 2 except in display windows.	
d. Windows should be set a minimum of two inches behind the plane of the façade.	
e. Glass should be clear and nonreflective.	
2.5.H. Mechanical Equipment Utility service boxes, telecommunication devices, solar devices, cables, and conduits are among the variety of equipment that may be attached to a building that can affect the character of the area. While solar energy collecting devices might not always be considered as mechanical or service equipment, for the purpose of these Design Guidelines they shall be.	Complies Mechanical equipment will be located on the rooftop and screened from view.
H.1 Minimize the visual impact of mechanical equipment as seen from the street.	
b. Use low-profile mechanical units and elevator shafts on rooftops that are not visible from the public's view. If this is not possible, setback or appropriately screen rooftop equipment from view.	

Exhibit 5 – Design Guidelines Analysis

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 2 – DOWNTOWN AREA 2 DESIGN GUIDELINES	
2.5.I Additions	
I.1 Two distinct types of additions are considered to be appropriate: ground-level or roof-top.	Partially Complies The project proposes two ground-level additions, one of which is located along the primary façade. However, the addition is positioned toward the side of the historic structure and is approximately half the height of the historic structure. Additionally, its location on the site is generally consistent with that of a previously existing carport.
a. A ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may be limited opportunities to do this.	
I.2 An addition shall be compatible in scale, materials, and character with the main building.	Complies The original brick material of the historic structure is being reintegrated into the primary structure, while the limestone that was added to the façade as banding around the first floor approximately 15 years ago is being incorporated into the additions. The two proposed additions are subordinate to the primary structure and reference the historic structure’s unique open-v shaped form through the use of rounded edges. The proposed additions do not create a “street wall” effect, which is appropriate given the surrounding context.
a. An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure. b. An addition to the front of a building is inappropriate. However, where a building in the Downtown Overlay is set back from the front property line and the structure does not have historic significance, the first consideration for the placement of an addition should be to fill the gap between the existing building and sidewalk. This will maintain the consistent “street wall” desired in the Downtown.	
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	

Exhibit 5 – Design Guidelines Analysis

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 2 – DOWNTOWN AREA 2 DESIGN GUIDELINES	
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.	
K.1 Create a sense of entry into the historic districts by having a uniquely designed street scape experience.	Complies The updated landscaping and new plaza space enhance the streetscape along the University Avenue Gateway. The most significant improvement, however, is the rehabilitation of the existing structure, which has fallen into a state of disrepair over time. The proposed façade alterations will restore the building’s appearance and reinvigorate the existing structure.

City of Georgetown, Texas
Historic and Architectural Review Commission
September 24, 2026

SUBJECT:

Discussion Items

SUGGESTED ACTION:

General updates, and Commissioner questions and comments -- Allyson Iiams, Assistant Planning Director

ITEM SUMMARY:

General updates, and Commissioner questions and comments

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A