Notice of Meeting of the Main Street Advisory Board of the City of Georgetown, Texas October 21, 2026

The Georgetown Main Street Advisory Board will meet on October 21, 2026 at 8:30 AM at Downtown Development and Special Event Offices at 505 S Austin Ave, Georgetown, TX 78626.

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.

This is a special board meeting for matters requiring timely discussion and Board action.

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 Liaisor 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.

Regular Session

1.A Call to order

Call to order - Evan Cuyler, Board Chair

1.B Main Street Facade Grant request for 700 S Austin Avenue.

Consideration and possible action on a Main Street Facade Grant request for 700 S Austin Ave – Rachel White, Downtown Development 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
Main Street Advisory Board
October 21, 2026

SUBJECT:
Call to order

SUGGESTED ACTION:
Call to order - Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A

City of Georgetown, Texas
Main Street Advisory Board
October 21, 2026

SUBJECT:
Main Street Facade Grant request for 700 S Austin Avenue.

SUGGESTED ACTION:
Consideration and possible action on a Main Street Facade Grant request for 700 S Austin Ave – Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:
700 S Austin Packet.pdf

- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Wednesday, October 21, 2026
700 S Austin Avenue

AGENDA ITEM DESCRIPTION
Discussion and possible action on a Main Street Sign Grant Fund application request for the property located at 700 S Austin Avenue.

Eligible grant exterior improvements include pressure wash, repair, and repaint the three sides of the two-story stucco and brick building, including stucco and brick repairs, decorative cornices, gutters, window trim, wood ceilings, doors, handrails, and other minor exterior repairs.

The applicant has selected Dream Solutions to perform the listed work. The estimate provided by the applicant totals **$40,100.00** for the improvements and the applicant seeks a grant for the maximum award they are eligible for **50% or up to $20,000** (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Quenan's Jewelers
- Applicant: Kyra & Steve Quenan
- Property Owner: Kyra & Steve Quenan
- Property Address: 700 South Austin Avenue
- Historical/Current Building Name: Quenan's Jewelers
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT
Extended hours of operation: Yes
First Floor Use: Yes- Retail
Occupy a Vacant Structure: N/A
Sales Subject to Sales Tax: Yes
Capital Expenditures: The applicant is investing over $40,000 in improvements.

HISTORIC PRESERVATION
Date of construction: 1900
2016 Historic Resources Survey Level of Priority: Low

National Register Designation: Williamson County Courthouse
Texas Historical Commission Designation: NA

LOCATION
On the Square vs. Off the Square: The property does face the Courthouse and is considered to be on the Square.

STAFF ANALYSIS
Staff has met with the applicant and reviewed the application in its entirety and finds that the request is complete and eligible for funding consideration by the Main Street Advisory Board. This application is pending approval for a COA.

ATTACHMENTS
Exhibit A – Application and backup materials

SUBMITTED BY
Rachel White, Downtown Development Manager

GEORGETOWN
TEXAS
more than welcome

Advisory Board Review

Approved_____
Rejected_____
Date_____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please e-mail the completed application with necessary attachments and signatures to the Downtown & Tourism Department: mainstreet@georgetowntexas.gov, no later than the THURSDAY before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Director at 512/930-1720. If you have any building or sign permit/historic preservation questions, contact the Historic District Planner at 512/930-3581.

- Applicant Name Kyra & Steve Quenan Date Oct 12, 2026
- Business Name Quenan's Jewelers
- Mailing Address 700 South Austin Avenue
- Contact Phone 512.818.3866 Email Address kyra.quenan@icloud.com
- Building Owner *(if different from applicant)*
- Historical/Current Building Name Quenan's
- Physical Building Address 700 South Austin Avenue 78626
- Type of Work: *(check all that apply)*
  Sign ☐ Paint ☑ Masonry cleaning/paint removal ☐ Awning/Canopy ☐ Fire Sprinklers or Suppression Systems ☐
  Uncovering/replacing windows ☐ Roof work ☐ Foundation work ☐ Removal of barriers to public accessibility ☐
  Other:
- Details of Planned Improvements for Façade & Sign Reimbursement Grant: *(attach additional information if necessary)*

Please refer to emails

- How will this project benefit downtown? (Check all that apply)
  Extended business hours ☐ First floor usage ☐ Occupying vacant/underutilized structure ☐ Local Contractor ☑
  Subject to sales tax ☐ Enhance historic significance ☐ Location is on the square ☑ Location is off the square ☐
- List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses *(attach original proposals)*:

1. _____
2. _____
3. _____

- TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): _____
- AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: $2,500 SIGN MAX, $20,000 FACADE MAX): _____

Include all required color samples of paint fabric canopy, sign design, etc., as well as digital photographs of building's exterior, roof and foundation if applicable to grant.

Kyra Quenan — Oct 12, 2026

Applicant's Signature — ***Date***

Revised, 4/20/2026

FAÇADE & SIGN REIMBURSEMENT GRANT AGREEMENT FORM

Please e-mail the completed application with necessary attachments and signatures to Downtown & Tourism Department: mainstreet@georgetowntexas.gov, no later than the Thursday before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Manager at 512/930-1720. If you have any historic preservation questions, contact the Historic District Planner at 512/930-3581.

I have met with the Georgetown Downtown Development Manager, and I fully understand the Façade & Sign Reimbursement Grant Procedures and Details established by the Georgetown Main Street Advisory Board. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program known as the Georgetown Main Street Program. I have not received, nor will I receive insurance monies for this revitalization project.

I have read the Façade & Sign Reimbursement Grant Application Procedures including the Façade & Sign Reimbursement Grant Details.

I understand that if I am awarded a Façade & Sign Reimbursement Grant by the Georgetown Main Street Advisory Board, any deviation from the approved project may result in the partial or total withdrawal of the Façade & Sign Reimbursement Grant. If the façade or sign is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Georgetown immediately for the full amount of the Façade & Sign Reimbursement Grant.

Quenan Building / Quenan's Jewelers

Business/Organization Name

Kyra Quenan — Kyra Quenan — Oct. 12, 2026

Applicant's Signature — ***Printed Name*** — ***Date***

Kyra Quenan — Oct 12, 2026

Building Owner's Signature *(if different from applicant)* ***Printed Name*** — ***Date***

STEVE QUENAN — STEVE QUENAN — 11/12/2026

This section to be completed by City Staff:

Georgetown HARC's Design Approval — ***Date***

(obtain signature of Historic District Planner, City Planning staff, or attach approved COA)

Georgetown Main Street Advisory Board's Approval — ***Date***

INVOICE

Jcruz Landscaping Services LLC
Round Rock, TX 78664

JCruzlandscapingservices@gmail.com
+1 (512) 701-4074

Bill to
DAVILLA DESIGN AND DEVELOPMENT
302 Toledo Trail
Georgetown, TX 78628 US

Invoice details
Invoice no.: 1398
Terms: Due on receipt
Invoice date: 10/13/2026
Due date: 11/13/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Painting**	paint exterior of a two-story commercial building constructed of stucco and bricks scope of work: * we will be pressure washing all 3 sides from top to bottom . (all exterior surfaces) *we will scrape and remove all loose paint *caulk minor cracks and gaps *cracks on the stucco will be fill using mortar we will match the texture as possible but they will be noticeable since we are only patching cracks *we will be doing probably 2 coats of fresh paint depending on the color choose by the client *trim around the windows will be painted but no shutter or awning *loosing mortar will be fix on the brick side. *gutters will be paint it. *complete jobsite cleanup upon completion. *paint included on this proposal EXCLUSION: *MAJOR STUCCO REPAIRS *BRICKS REPLACEMNT *WOOD ROT REPAIRS *STRUCTURAL REPAIRS *PERMITS FEES (IF REQUIRED)	1	$29,800.00	$29,800.00
2.	**Stucco**	The front of the building will be refinished with a thin coat of stucco to conceal existing cracks. This scope of work is limited to the front entrance, the entire first-floor façade, and the two decorative cornices at the top of the building will be build. We will also repair all identified structural cracks on the	1	$3,800.00	$3,800.00

		brick side and replace any missing bricks. Additionally, we will repair the concrete skirt foundation at the front right corner, fix the leaking downspout, and apply a fresh stain to the two small wood ceiling areas.. back door corners missing bricks will be fix.			
3.	**Add on**	We will perform the sanding, staining, and sealing of the wood ceilings located at both the entrance and the side door.	1	$2,100.00	$2,100.00
4.	**Add on**	Please be advised that the two back doors and the handrail will be painted. We will provide the necessary paint for this project.	1	$3,200.00	$3,200.00
5.	**Add on**	The front wood paneling will be painted black.	1	$1,200.00	$1,200.00
6.		700 S Austin Avenue Georgetown TX 78626			

Total **$40,100.00**

Ways to pay

BANK

Thank you for your business. We take ACH (BANK) payments and checks made out to Jcruz Landscaping Services LLC.

View and pay

CERTIFICATE OF APPROPRIATENESS (COA)

ADMINISTRATIVE REVIEW

FILE NUMBER:	**2026-39-COA**
PROJECT NAME:	Quenan's Jewelers Exterior maintenance and painting
APPLICANT:	Davilla Design & Development, c/o Amy Gantt
PROPERTY OWNER:	Quenan's Jewelry, c/o Steve & Kyra Quenan
PROPERTY ADDRESS:	700 S. Austin Ave.
LEGAL DESCRIPTION:	0.0882 Acres of Block 41, Lot 1(PT), Georgetown City Of
REQUEST:	Restoring Historic Architectural Features; Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
EFFECTIVE DATE:	August 6, 2026
EXPIRATION DATE*:	August 6, 2028

This is to certify that pursuant to action by the City of Georgetown Historic Preservation Officer (HPO) on the 6th day of August, 2026 the above referenced request for Certificate of Appropriateness (COA) was approved, as detailed below.

CERTIFICATE OF APPROPRIATENESS REQUEST DESCRIPTION

The applicant's request includes restoring historic architectural features, and changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface) on a low priority structure in the Downtown Area I Overlay District. Per Section 3.13 of the Unified Development Code, the HPO is the decision-maker for the items listed above.

The following list and attached documents represent the complete scope of work approved by the HPO:

- Restoring Historic Architectural Features;
- Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)

The following conditions were met by the applicant as determined by the HPO or their delegate.

1. The application submitted was complete and the information contained within the application correct and sufficient to allow adequate review and final action.
2. Applicable design and development standards of the Unified Development Code and Historic District Design Guidelines in Chapter 1 & 5 specific to the applicable Historic Overlay District.

This Certificate is revocable and does not confer any permanent rights. This Certificate expires 24 months from the effective date if the approved work has not commenced.

August 10, 2026

Allyson Iiams

FOR: Allyson Iiams, Historic Preservation Officer
Attachment: Plans and Supporting Documents

DISCLOSURE AND ACKNOWLEDGEMENT OF THE APPROVED SCOPE OF WORK

Please note that this Approval Memo alone *does not permit you to commence work on the approved scope of work outlined above*. To determine the appropriate building permit application(s) that will be required for the approved scope of work outlined above, please reach out (see Helpful Links & Contact Information page below) directly to the City of Georgetown, Building Permits Department at permits@georgetowntexas.gov. Once you define your building permit application(s), please ensure that this signed Approval Memo (Historic Preservation Officer signature and Applicant signature) is a required submittal document that should accompany any building permit application(s) you apply for relating to the approved scope of work outlined above.

Should the approved scope of work change, or you encounter an unscoped/unapproved demolition, you are required to contact staff at both historic@georgetowntexas.gov and permits@georgetowntexas.gov to discuss next steps. A change in the approved scope of work may require an additional Certificate of Appropriateness that may require HARC approval.

Per Section 3.13.050. of the UDC:
It shall be the responsibility of the Historic Preservation Officer to issue the actual Certificate of Appropriateness following approval by the Historic Preservation Officer or the HARC, with any designated conditions, and to maintain a copy of the Certificate of Appropriateness, together with the proposed plans. The certificate shall be forwarded to the Building Official. These shall be public documents for all purposes.

Work performed pursuant to the issuance of a Certificate of Appropriateness shall conform to the requirements of the certificate. In the event that work is not in compliance, the Building Official shall issue a stop work order and/or citation as prescribed by ordinance.

Upon your review of this Approval Memo and the above Disclosure and Acknowledgement of the Approved Scope of Work, please sign/date below and upload the signed copy of this Approval Memo to your project (COA) in MGO Connect (http://www.mgoconnect.org).

Signed this ___ day of August, 2026

_____

APPLICANT SIGNATURE/DATE

HELPFUL LINKS & CONTACT INFORMATION

Main Webpage: Building Permits and Inspections

MGO Connect Guidance (Permitting): MGO Connect Instructions

Building Inspections Address: 300-1 Industrial Ave., Georgetown, TX

Hours of Operation: 8 a.m.-5 p.m. Monday-Friday

General questions: permits@georgetown.org

Main Line: (512) 930-2550

Issued/Permits under review (include permit/project number and address): planreview@georgetown.org

DAVILLA DESIGNS

Certificate of Appropriateness Application
Letter of Intent

Project	Exterior Maintenance & Preservation
Property	700 S. Austin Avenue, Georgetown, Texas 78626
Owner	Kyra and Steve Quenan
Applicant	Amy Gantt, Davilla Designs
Review Body	Historic and Architectural Review Commission (HARC)

July 23, 2026

Historic and Architectural Review Commission (HARC)
City of Georgetown Planning Department
808 Martin Luther King Jr. Street
Georgetown, Texas 78626

RE: Letter of Intent – Certificate of Appropriateness
Property Address: 700 S. Austin Avenue, Georgetown, Texas 78626

Dear Members of the Historic and Architectural Review Commission:

On behalf of the property owners, Kyra and Steve Quenan, we respectfully submit this Letter of Intent in support of our application for a Certificate of Appropriateness for exterior maintenance and preservation work at 700 S. Austin Avenue, the historic commercial building occupied by Quenan's Jewelers.

The intent of this project is to preserve and protect the historic character of the building through routine maintenance and repair of deteriorated exterior materials. The proposed work is restorative in nature and is not intended to alter the architectural integrity, historic design, or defining character of the structure.

Project Scope

• Repair damaged stucco.
• Repair deteriorated brick and masonry.
• Repair localized exterior façade deficiencies.
• Re-stain the existing storefront wood plank ceiling.
• Paint the entire exterior with Sherwin-Williams Grecian Ivory, a color compatible with the existing appearance.
• Clean, patch, caulk, and repaint existing architectural details.

Preservation Approach

Existing historic materials will be repaired rather than replaced whenever feasible. Any replacement materials will match the existing in design, profile, dimensions, and finish to preserve the building's historic character.

Construction Procedures

Temporary scaffolding, protective draping, barricades, warning signage, and pedestrian protection will be installed in accordance with the approved Traffic Control Plan and Right-of-Way Permit. Access to Quenan's Jewelers and neighboring businesses will remain open throughout construction.

Compatibility with HARC Standards

This project is limited to preservation maintenance and repair. It does not alter the historic appearance, massing, architectural features, or character-defining elements of the building and supports the continued preservation of a contributing historic resource within Downtown Georgetown.

We respectfully request approval of this Certificate of Appropriateness application.

Sincerely,

Amy Gantt
Davilla Designs
Authorized Representative

Attachments

- Certificate of Appropriateness Scope of Work
- Maintenance Plan
- Traffic Control Plan
- Right-of-Way Permit Site Map
- Neighborhood Notification Letter

Maintenance Plan for Quenan's Jewelers:

Address: 700 S. Austin Avenue, Georgetown, Texas 78626

Owners: Kyra and Steve Quenan

July 3, 2026

The scope of work is maintenance of exterior building located at 700 S. Austin Avenue. The exterior of the two-story building facade will be cleaned, repaired, and painted.

Scaffolding will be erected to reach areas above 8 feet high. The scaffolding is 29"wide and 72"length and may partially block the sidewalks in front of 700 S. Austin avenue and adjoining 7th street.

All areas of work will be closely controlled of supplies, debris, and equipment. Signage, cones, and draping will be clearly marked and used to block areas of maintenance from passing foot traffic.

Scaffolding, supplies, and equipment will be removed and stored inside the office building each day when work is completed. The work area will be cleaned and debris deposed at the end of each day.

The expected length of maintenance and painting is 3 weeks from start to finish.

Traffic Control Plan

Right-of-Way Permit Application

Project Address:
700 S. Austin Avenue
Georgetown, TX 78626

Project Description

The project consists of exterior maintenance and restoration of the existing commercial building occupied by Quenan's Jewelers. The scope of work includes:

- Stucco repair
- Brick repair
- Exterior façade repair
- Re-staining the storefront wood plank ceiling
- Painting the entire two-story exterior

All work will be performed from temporary scaffolding installed adjacent to the building.

Work Schedule

- **Working Hours:** Monday through Friday, 8:30 a.m. to 5:30 p.m.
- No work will be performed outside approved work hours without authorization from the City of Georgetown.

Traffic and Pedestrian Control

Temporary scaffolding will be erected along the building frontage and will extend into the sidewalk area.

- The scaffolding will partially obstruct the existing sidewalk by approximately **58 inches**.
- The work area will be clearly defined using barricades, safety cones, and warning signage.
- “Sidewalk Closed,” “Pedestrians Use Other Side,” and other applicable pedestrian warning signs will be installed as necessary to direct pedestrians safely around the work area.
- Access to adjacent businesses will be maintained at all times.
- No vehicular travel lanes on South Austin Avenue will be closed or obstructed unless separately approved by the City.
- Construction materials and equipment will remain within the designated work area and will not be allowed to obstruct roadways or driveways.

Safety Measures

The contractor will implement the following safety measures:

- Scaffolding will be erected, maintained, and inspected in accordance with OSHA requirements.
- All work areas beneath the scaffolding will be secured to protect pedestrians from overhead work.
- Appropriate personal protective equipment (PPE) will be worn by all workers.
- Warning signs, barricades, and safety devices will remain in place whenever work is being performed.
- The work zone will be monitored throughout the workday to ensure safe pedestrian movement.

Daily Site Maintenance

At the conclusion of each workday:

- All tools, equipment, and materials will be secured.
- Loose debris will be removed from the sidewalk and surrounding areas.
- The work area will be cleaned and maintained in a safe condition.
- The site will be left orderly and protected for overnight conditions.

Emergency Access

Emergency vehicle access to South Austin Avenue and surrounding properties will be maintained at all times. The contractor will immediately remove or adjust equipment if requested by emergency responders or City personnel.

Standards

Traffic control devices, barricades, and signage will conform to the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and any additional requirements of the City of Georgetown Public Works Department.

Traffic Control diagram attached below:

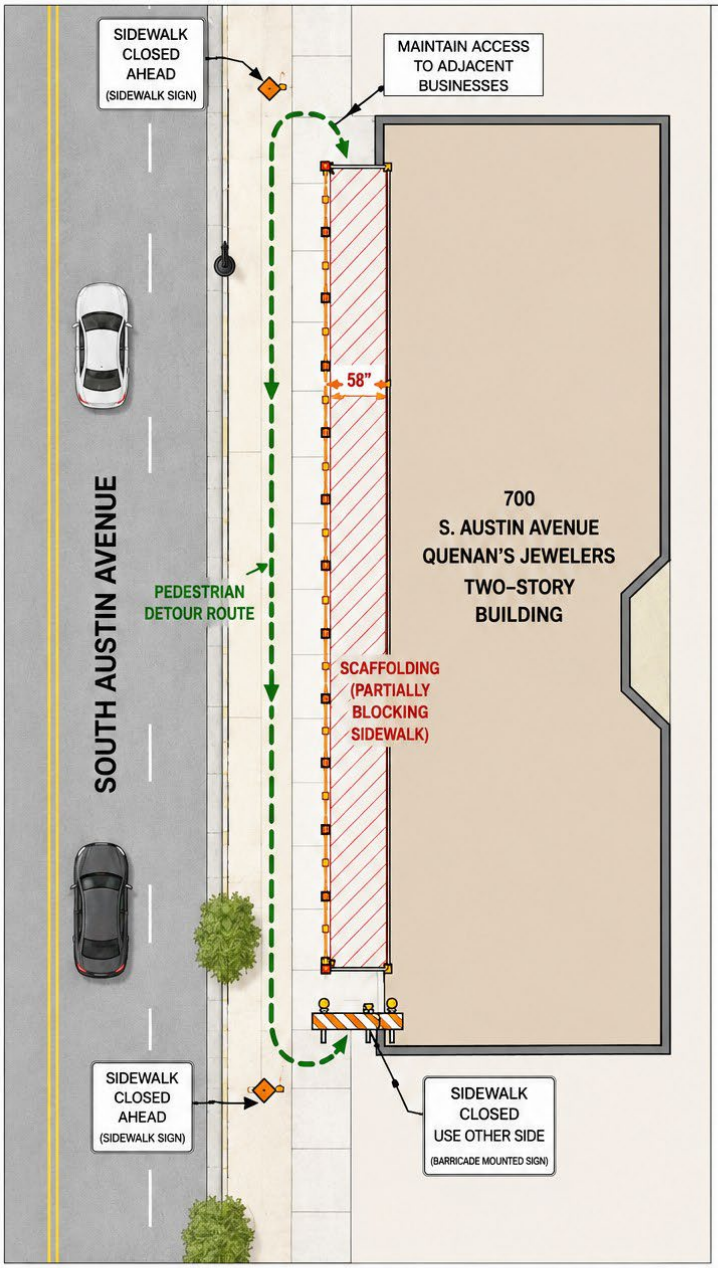
TRAFFIC CONTROL PLAN – R.O.W. PERMIT

700 S. AUSTIN AVENUE, GEORGETOWN, TEXAS

QUENAN'S JEWELERS – EXTERIOR MAINTENANCE

N

NOT TO SCALE



LEGEND

- SCAFFOLDING / WORK AREA
- TEMPORARY BARRICADE WITH SIGNAGE
- TRAFFIC CONE
- PEDESTRIAN DETOUR ROUTE
- SIDEWALK SIGN (SEE DETAILS)
- BARRICADE MOUNTED SIGN

SIGNAGE DETAILS

SIDEWALK CLOSED AHEAD — W20-3 (SIDEWALK SIGN)

SIDEWALK CLOSED — R9-9 (BARRICADE MOUNTED SIGN)

SIDEWALK CLOSED → — R9-10R (USE OTHER SIDE) (BARRICADE MOUNTED SIGN)

NOTES

1. PEDESTRIAN ACCESS WILL BE MAINTAINED AT ALL TIMES ALONG THE OPEN PORTION OF THE SIDEWALK AS SHOWN.
2. ALL SIGNS AND DEVICES SHALL COMPLY WITH THE TEXAS MUTCD.
3. NO VEHICULAR TRAVEL LANES WILL BE CLOSED OR OBSTRUCTED.
4. ACCESS TO ADJACENT BUSINESSES WILL BE MAINTAINED AT ALL TIMES.
5. WORK HOURS:
   MONDAY – FRIDAY
   8:30 AM TO 5:30 PM
6. WORK AREA WILL BE CLEANED AND STORED AT THE END OF EACH DAY.

PROJECT:	PREPARED BY:	DRAWN BY:	SHEET:
QUENAN'S JEWELERS EXTERIOR MAINTENANCE 700 S. AUSTIN AVENUE GEORGETOWN, TEXAS 78626	**DAVILLA DESIGNS** PHONE:	AG DATE: JUNE 30, 2026	1 OF 1

Certificate of Appropriateness Application: 700 S. Austin Avenue-Quenan's Jewelers

Materials List:

ACRYLIC STUCCO



- SANDBLAST #4



'- SW LOXON XP paint



a pressure washer



small mixer for stucco

scaffolding saferstack 

Stucco tools:



16” trowels

13” Hawk OX Trade aluminum 

Paint rollers 