

Notice of Meeting of the Main Street Advisory Board of the City of Georgetown, Texas August 14, 2026

The Georgetown Main Street Advisory Board will meet on August 14, 2026 at 9:00 AM at Georgetown 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.

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.

Regular Session

- 1.A **Call to order**
Call to order - Evan Cuyler, Board Chair
- 1.B **Approval of minutes**
Consideration and approval of the July 10, 2026 minutes - Evan Cuyler, Board Chair
- 1.C **Board Volunteer Time**
Record board volunteer time – Rachel White, Downtown Development Manager
- 1.D **Main Street Facade Grant request for 820 S. Austin Avenue**
Consideration and possible action on a Main Street Façade Grant request for 820 S. Austin Avenue – Kim McAuliffe, Downtown & Tourism Director
- 1.E **Main Street Sign Grant request for 820 S. Austin Avenue**
Consideration and possible action on a Main Street Sign Grant request for 820 S. Austin Avenue – Kim McAuliffe, Downtown & Tourism Director

- 1.F [Main Street Sign Grant request for 200 E. Eighth Street, Suite 103](#)
Consideration and possible action on a Main Street Sign Grant request for 200 E. Eighth Street, Suite 103 – Rachel White, Downtown Development Manager
- 1.G [Project Team & Partner Updates](#)
Discussion on Project Teams, Partner updates, and BRE Visits - Evan Cuyler, Board Chair
- 1.H [Staff Report](#)
Staff Report – 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
August 14, 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
August 14, 2026**

SUBJECT:

Approval of minutes

SUGGESTED ACTION:

Consideration and approval of the July 10, 2026 minutes - Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[7.10.2026 Main Street Minutes - draft.pdf](#)

Minutes of the Main Street Advisory Board City of Georgetown, Texas Friday, July 10, 2026

The Georgetown Main Street Advisory Board met on Friday, July 10, 2026 at 9:00 AM at 505 S. Main Street, 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 for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Rachel Cummins, Jennifer L Ridings-myhra, Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

1. Regular Session

1.A Call to order

Call to order - Evan Cuyler, Board Chair
@ 9:02am

1.B Approval of minutes

Consideration and approval of the May 15, 2026 minutes - Evan Cuyler, Board Chair

Moved by Markus Lindsey; seconded by Trisha R Tallman to Approve the minutes as amended.

Motion Approved with amendment: 7- 0

Voting For: Rachel Cummins, Jennifer L Ridings-myhra, Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

Voting Against: None

1.C Board Volunteer Time

Record board volunteer time – Rachel White, Downtown Development Manager
Board members entered their volunteer time.

1.D **Facade & Sign Grant Language Update**

Presentation and discussion of the Facade & Sign Grant updates - Rachel White, Downtown Development Manger

Rachel reviewed the updates to the Facade & Sign Grant applications with the board and answered their questions.

1.E **Project Team & Partner Updates**

Discussion on Project Teams, Partner updates, and BRE Visits - Evan Cuyler, Board Chair

- Beer Crawl will be held August 1st, there are 12 downtown businesses participating in this year's event. Check-in will be at the Visitors Center/Parking Garage.
- Business Retention Visits:
 - Completed - San Pedro Lemon and Barons Creek
 - Upcoming - 309 Coffee
- Business Survey was sent out on June 1st and there have been 66 responses so far.
 - There has been interest in businesses wishing to have BRE Visits.
- Rose & Dagger will be moving into the house next to their food truck on Rock St.

1.F **Staff Report**

Staff Report – Rachel White, Downtown Development Manager

- Holiday ornament is under design, and the board discussed opportunities to market the ornament to increase sales.
- Austin Avenue Facade Project is underway.
- Facade & Sign Grant has paid out \$9,096 so far this year. There are still a few items that are anticipated to be paid out before the end of the City's fiscal year.
- Staff attended a Main Street Training in Huntsville, TX
- Main Street Mixer will be held at Georgie's on Wednesday, July 15th.

Adjournment

Moved by Jennifer L Ridings-myhra; seconded by Markus Lindsey to Adjourn @ 10:02am.

Motion Adjourn: 7 - 0

Voting For: Rachel Cummins, Jennifer L Ridings-myhra, Trisha R Tallman, Evan Cuyler, Markus Lindsey, Calvin Woolery-price, Jaime M Manuel Aguilar

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Main Street Advisory Board
August 14, 2026

SUBJECT:

Board Volunteer Time

SUGGESTED ACTION:

Record board volunteer time – Rachel White, Downtown Development Manager

ITEM SUMMARY:

Board members will input their monthly volunteer hours for Main Street as part of annual tracking.

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A

City of Georgetown, Texas
Main Street Advisory Board
August 14, 2026

SUBJECT:

Main Street Facade Grant request for 820 S. Austin Avenue

SUGGESTED ACTION:

Consideration and possible action on a Main Street Façade Grant request for 820 S. Austin Avenue
– Kim McAuliffe, Downtown & Tourism Director

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26-08-14 - Facade Application Staff Report - Grace Studios.pdf](#)
[Application Only.pdf](#)
[Exterior rendering.png](#)
[2026-38-COA HPO Approval Memo.pdf](#)
[EUS Grace design exterior quote.pdf](#)
[Supplemental - 260807 Grace design studio quote sheet.pdf](#)



- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Friday, August 14, 2026
820 S. Austin Ave.

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Façade Grant fund application request for the property located at 820 S. Austin Avenue.

The applicant's request includes changes to paint color on previously painted surfaces, including cornices, window trim, and front doors, as well as new signage for Grace Design Studios (to be detailed in a separate sign grant request).

The applicant has selected Everything Under the Sun to perform the work. The estimate provided by the applicant totals **\$2,250** for the improvements and the applicant seeks a grant for the maximum award they are eligible for **50% or up to \$10,000.** (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Grace Design Studios
- Applicant: Tanya Reed
- Property Owner: Tyler Wolf
- Property Address: 820 S. Austin Ave.
- Historical/Current Building Name:
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: No

First Floor Use: Yes - Office

Occupy a Vacant Structure: No

Sales Subject to Sales Tax: No

Capital Expenditures: The applicant is investing over \$250,000 in improvements.

HISTORIC PRESERVATION

Date of construction: 1923

2016 Historic Resources Survey Level of Priority: Medium

National Register Designation: N/A



Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property does not face the Courthouse and is considered to be off 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 has been approved for a COA.

ATTACHMENTS

Exhibit A – Application and backup materials

SUBMITTED BY

Kim McAuliffe, Downtown & Tourism Director



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 Tanya Reed Date 8/9/2026
- ◆ Business Name Grace Design Studios
- ◆ Mailing Address 501 Government St #200, Baton Rouge, LA 70802
- ◆ Contact Phone 254.760.3048 Email Address treed@grace-design.com
- ◆ Building Owner (if different from applicant) Tyler Wolf
- ◆ Historical/Current Building Name _____
- ◆ Physical Building Address 820 Austin Ave, Georgetown, TX 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: Interior finish out

- ◆ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)
Keep historic brick, and clean, regrout as required. Utilization of existing sign mount. Keeping existing doors and windows in tact. Cleaning as necessary and painting door to match company colors.

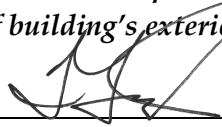
- ◆ How will this project benefit downtown? (Check all that apply)
Extended business hours ☒ First floor usage ☒ Occupying vacant/underutilized structure ☒ Local Contractor ☒
Subject to sales tax ☒ Enhance historic significance ☒ Location is on the square ☐ Location is off the square ☒

- ◆ List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses (attach original proposals):

1. Total construction costs: \$250,000
2. Façade construction costs: \$10,000
3. Signage costs: \$7,000

- ◆ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): \$17,000
- ◆ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FAÇADE MAX): \$8,500

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.


Applicant's Signature

8/6/2026

Date

Revised, 7/10/2026

10



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.

Grace Design Studios

Business/Organization Name

Tanya Reed

8/6/2026

Applicant's Signature

Printed Name

Date

Tyler Wolf

8/6/2026

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

Date

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





CERTIFICATE OF APPROPRIATENESS (COA) ADMINISTRATIVE REVIEW

FILE NUMBER: 2026-38-COA
PROJECT NAME: Grace Design Studios Façade Update
APPLICANT: Tanya Reed
PROPERTY OWNER: Tyler Wolf
PROPERTY ADDRESS: 820 South Austin Avenue
LEGAL DESCRIPTION: 0.06 Acres of Lot 1 (CTR/PT) of Block 50 of the City of Georgetown
REQUEST: New signage and front façade paint
EFFECTIVE DATE: 08/06/2026
EXPIRATION DATE*: 08/06/2028

This is to certify that pursuant to action by the City of Georgetown Historic Preservation Officer (HPO) on the 5th 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 changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface), and new signage, to include new signage that is consistent with an approved Master Sign Plan priority structure in the Downtown 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 with conditions** by the HPO:

- Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- New signage, to include new signage that is consistent with an approved Master Sign Plan
 - **Condition of Approval:** That the applicant not add paint color to the brick, only to the building's trim and door.

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 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 6, 2026

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](#)

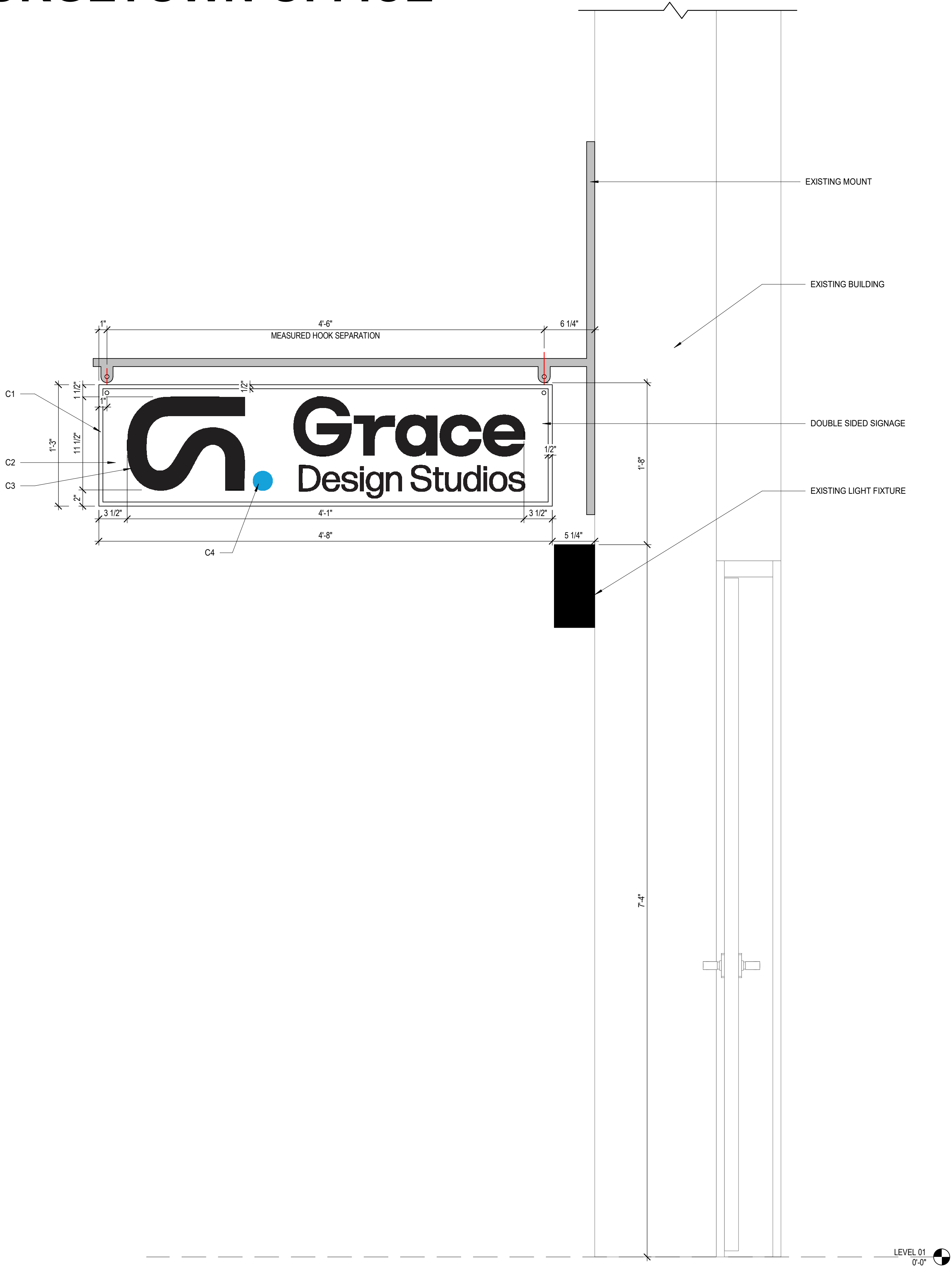
Hours of Operation: 8 a.m.-5 p.m. Monday-Friday

General questions: permits@georgetown.org

Main Line: (512) 930-2550

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

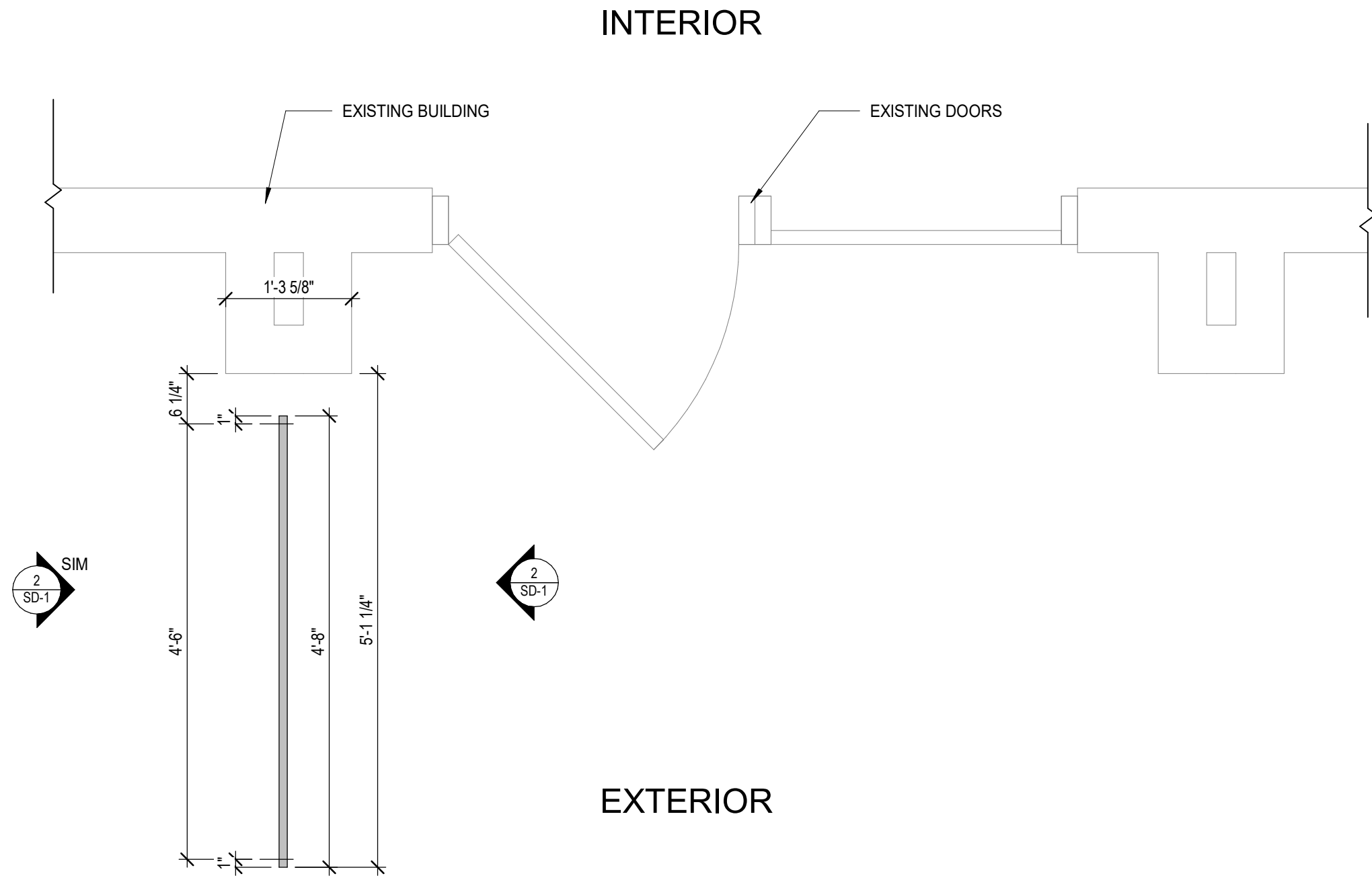
GEORGETOWN OFFICE



C1: CMYK - 62, 60, 56, 36
C2: CMYK - 71, 67, 64, 74
C3: CMYK - 0, 0, 0, 0
C4: CMYK - 74, 20, 0, 0



RENDERING FOR REFERENCE ONLY. NOT TO SCALE

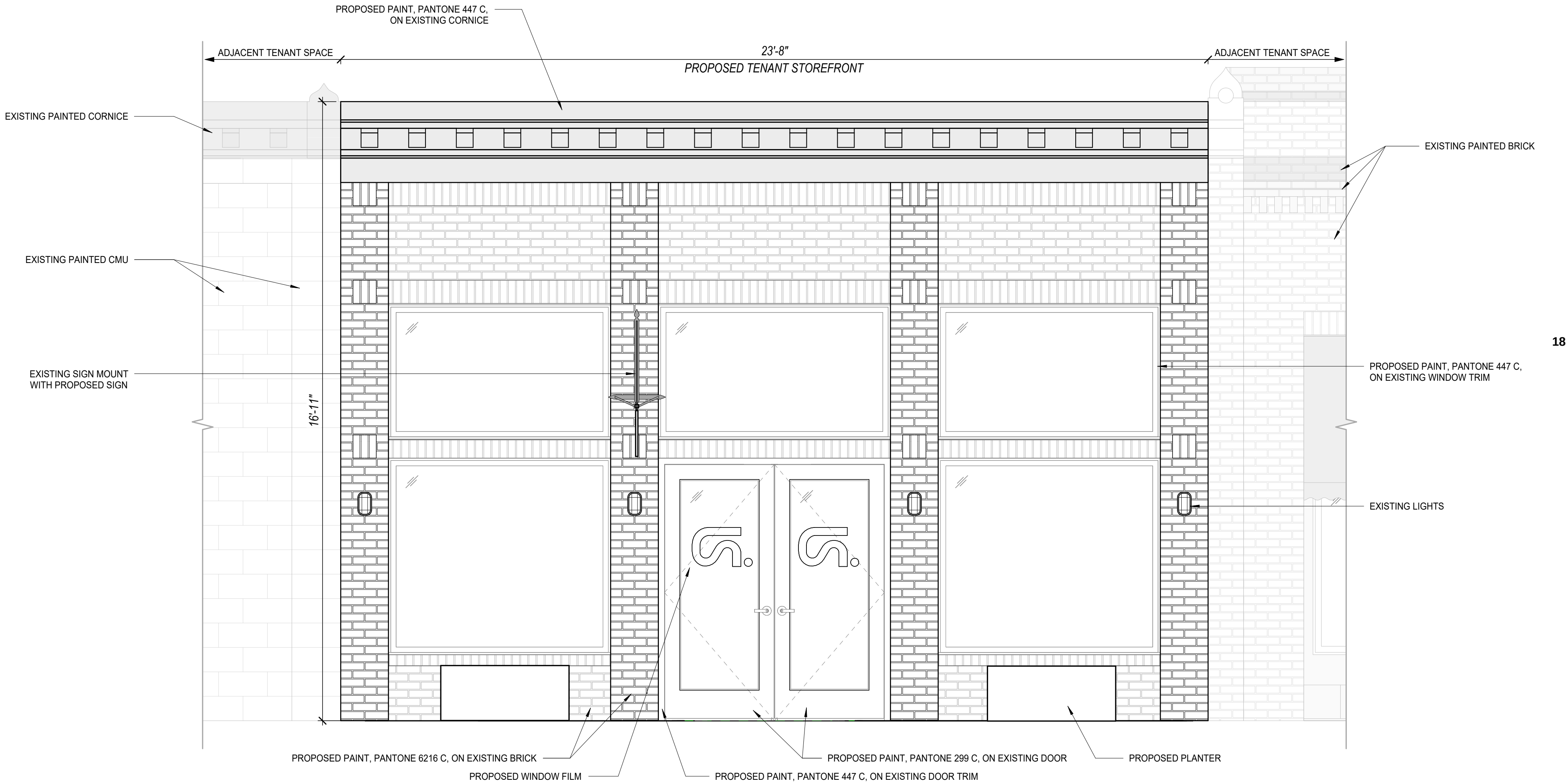
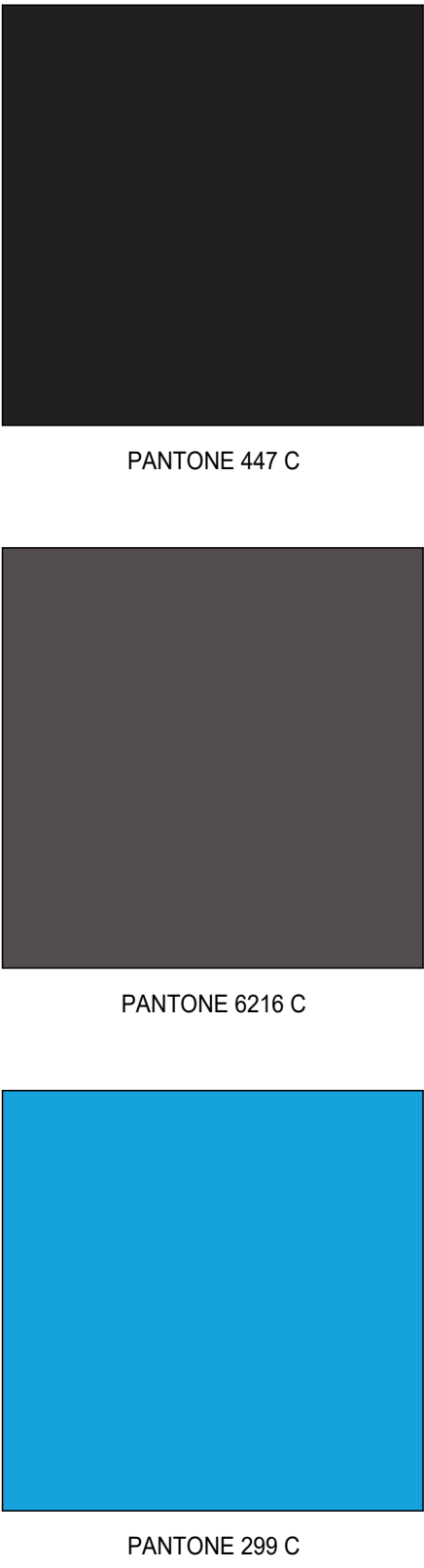
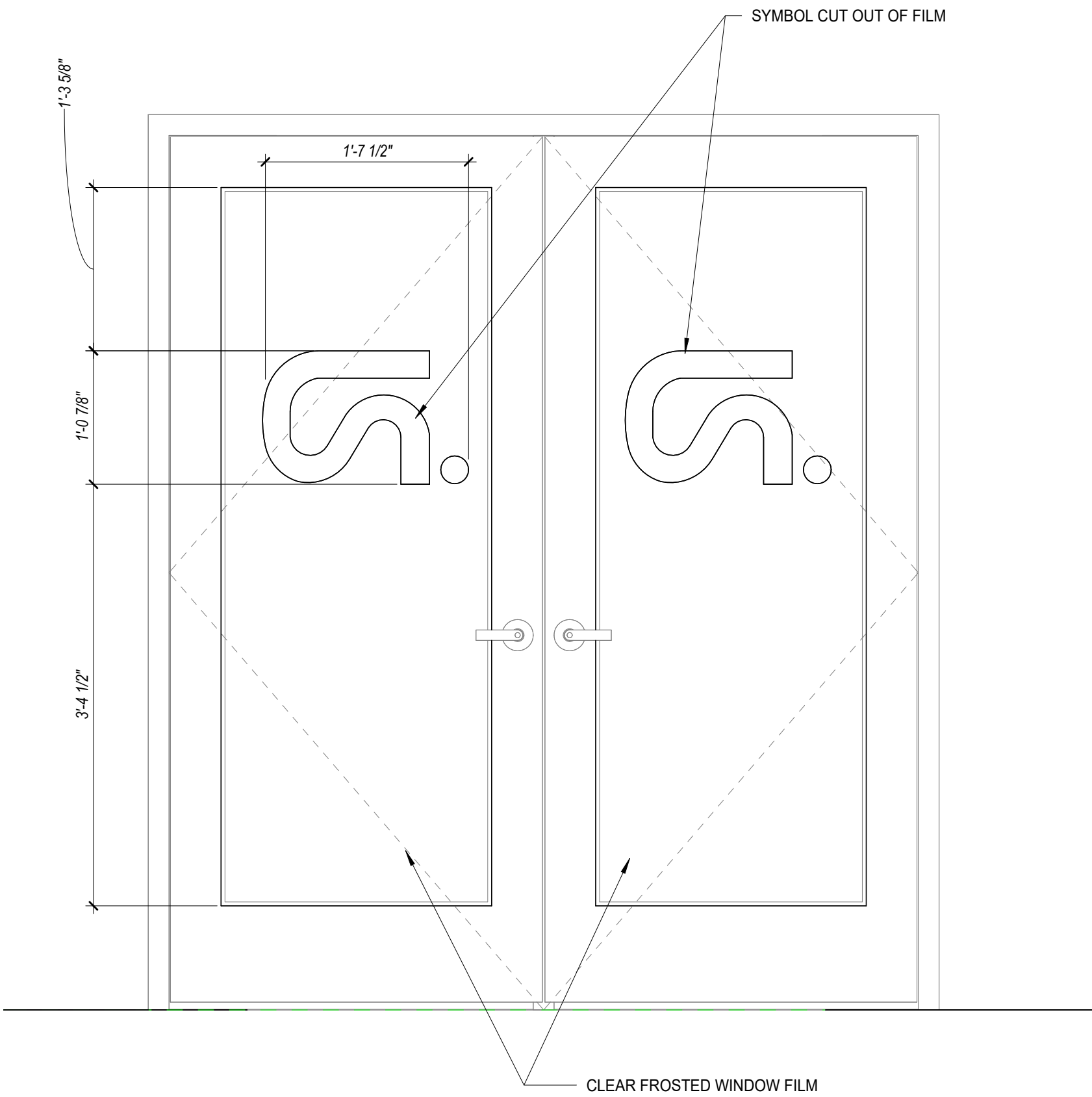


1 FLOOR PLAN
3/4" = 1'-0"
REF 3 / A-201

2 EXTERIOR SIGNAGE
1 1/2" = 1'-0"
REF 1 / A-101

Condition of
Approval:
Brick remain
unpainted

ELEVATIONS GENERAL SHEET NOTES	
A.	BUILDING ELEVATION PROVIDED FOR REFERENCE IN BUILDING PERMIT SET. FINISHES AND SIGNAGE TO BE REVIEWED UNDER SEPARATE PERMITS WITH AHJ.
B.	ALL DOORS AND WINDOWS EXISTING TO REMAIN
C.	ALL EXISTING MATERIALS TO REMAIN, NEW PAINT ONLY
D.	EXISTING PROTRUDING SIGN MOUNT TO REMAIN AND BE USED



2 DOOR GLAZING DETAIL

1" = 1'-0"

1 EAST ELEVATION - COA APPLICATION

1/2" = 1'-0"

Letter of Intent

Certificate of Appropriateness — Minor HPO Review

820 S Austin Ave, Georgetown, TX

Date: 07/22/2026

Applicant: Grace Design Studios, on behalf of Tyler Wolf, Wolf Real Estate (Property Owner)

Property: 820 S Austin Ave, Georgetown, TX 78626

1. Project Description

Grace Design Studios is converting the existing commercial building at 820 S Austin Ave into an architecture studio office. This letter addresses only the exterior scope of work subject to this Certificate of Appropriateness; interior alterations are not part of this application.

The exterior scope of work consists of the following items:

1. **Exterior paint** — application of new paint color to the existing brick, trim, and door surfaces, which are currently unpainted or existing-finish.
2. **Signage** — replacement of the existing hanging sign panel with a new sign displaying the Grace Design Studios logo, mounted on the building's existing sign bracket over the sidewalk. No change is proposed to the location, size, or mounting of the bracket itself. The new sign panel measures 15 inches tall by 56 inches wide, with a charcoal background and the Grace logo rendered in white (wordmark and symbol) with a blue accent dot.
3. **Window vinyl** — application of frosted window film to the glass panes of the entry doors only. Each door pane will have the Grace symbol (the "G" and accompanying dot) cut out of the frosted film, allowing clear glass to show through in the shape of the logo mark. No signage or vinyl is proposed on any other window.

No demolition, structural alteration, or change to the building's existing footprint, walls, roof, or window/door openings is proposed as part of this application.

2. Proposed Materials and Colors

Element	Proposed Treatment
Brick (currently unpainted)	Painted, Pantone 6216 C
Trim	Painted, Pantone 447 C
Doors	Painted, Pantone 299 C
Signage	New sign panel, 15" H x 56" W, mounted on existing bracket; charcoal background, white logo mark and wordmark, blue accent dot
Window vinyl	Frosted film on door glass panes only; Grace symbol (G + dot) cut out of the film

Color samples are included as a separate attachment per the Application Checklist.

3. Compliance with HPO Approval Criteria (UDC Sec. 3.13.020.B)

1. **Application completeness** — This application, including the Letter of Intent, Scope of Work Form, Property Owner's Consent, Conceptual Plans (elevations), and color samples, is submitted to provide sufficient information for staff review and final action.
2. **Compliance with applicable design and development standards** — The proposed paint colors and signage do not alter the building's existing form, massing, or historic architectural features. All work is limited to surface-applied finishes.
3. **Compliance with the Secretary of the Interior's Standards** — The proposed work does not remove, damage, or obscure any historic material or character-defining feature of the building. Existing brick, trim, and door profiles remain unchanged; only surface color is proposed to change.
4. **Compliance with the Historic District Design Guidelines** — 820 S Austin Ave lies within Area 1, the Town Square Historic District, as defined in Chapter 1 of the Historic District Design Guidelines. The

Guidelines' preservation principles call for retaining original materials and features (Sec. 1.2), which this project satisfies by leaving all existing brick, trim, and door profiles physically unaltered. The proposed painted finish is consistent with the Italianate commercial style common to Area 1, which historically included painted color schemes, and is further supported by established precedent immediately on the block (see Item 5, below). The proposed sign is addressed under Chapter 5, Guidelines for Signs, and reuses an existing, previously-approved mounting location at a modest scale relative to the façade.

5. **Preservation of overall district character** — The proposed work is limited to surface-applied paint and does not remove, damage, or alter any historic material, architectural feature, or building form; the change remains reversible. Painted masonry is consistent with the building's Italianate commercial style, which historically was often finished with painted color schemes. Precedent also exists immediately adjacent on the block: Wildfire, at 812 S Austin Ave, has painted brick (white) with painted grey and red trim, and Gessner Engineering, on the opposite side of the subject property, has painted CMU. Both demonstrate that painted masonry and masonry-unit finishes are already an established and compatible condition along this stretch of S. Austin Ave.
6. **Sign compatibility** — The proposed sign reuses the existing, previously-approved sign bracket and location, and replaces only the sign panel itself. At 15 inches tall by 56 inches wide, the new panel is modest in scale relative to the façade and consistent with the size of the sign it replaces. The door film is limited to the logo mark only and does not add any additional advertising copy.

4. Attachments

- Certificate of Appropriateness Scope of Work Form
- Property Owner's Consent Form
- Current site photographs
- Elevation drawing(s) showing proposed paint colors and sign location/dimensions

Respectfully submitted,



Tanya Reed





Landon Kleypas
11723 Landfill rd Holland Tx
2549134454

Proposal for Grace Design Studio

Exterior Work

Exterior includes painting of existing cornices, 5 windows, and front and back doors

Paint color's specified on prints

Total cost of labor and materials \$2250

Grace Design Studio

Interior

Plumbing

Adding a new bathroom where old IT closet was nextdoor to existing bathroom
EUS providing toilet,grab bars,mirror,toilet paper dispenser,paper towel dispenser
Owner providing new vanity and countertop
Includes all materials and labor

Total \$5400

Blade wall

Build custom blade walls separating reception area from office area with owner provided lumber

Includes labor only

Total \$1400

Offices

Build 2 new offices/collaboration rooms resting on either side of the existing staircase

Includes all lumber,insulation,drywall,TFT& paint,doors,and millwork
Excludes all glass work

Total \$5925

IT Closet

Build new IT closet in break room 4ftx2ft
Includes all lumber,Drywall,TFT&paint,doors,and shelving

Total \$1025

Ceiling in loft

Remove and replace drywall ceiling approximately even with the existing handrail and channel to the HVAC closet for new electrical work

Includes all drywall,TFT, and repairing any cracks in existing ceiling

Total \$2500

HVAC

Tap into existing duct work in order to run hvac to new office and collab rooms build fur down to hide duct work to both new rooms

Includes all duct work,registers,lumber,and drywall

Total \$1775

PAINT

Interior

Interior paint includes all walls,ceilings,trim,doors,new staircase handrails,and new cabinets

Total \$11200.50

Exterior

Exterior includes existing cornices,5 windows,and front and back doors

Total \$2250

All scopes of work include materials and labor

**City of Georgetown, Texas
Main Street Advisory Board
August 14, 2026**

SUBJECT:

Main Street Sign Grant request for 820 S. Austin Avenue

SUGGESTED ACTION:

Consideration and possible action on a Main Street Sign Grant request for 820 S. Austin Avenue – Kim McAuliffe, Downtown & Tourism Director

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26-08-14 - Sign Application Staff Report - Grace Studios.pdf](#)
[Application Only.pdf](#)
[260807 Estimate - Grace Design Studios Exterior Signs.pdf](#)
[2026-38-COA HPO Approval Memo.pdf](#)



- Coversheet -

**Main Street Program – Façade & Sign Grant Fund
Friday, August 14, 2026
820 S. Austin Ave.**

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Sign Grant fund application request for the property located at 820 S. Austin Avenue.

The applicant's request includes replacement of the existing hanging sign panel with a new sign displaying the Grace Design Studios logo, mounted on the building's existing sign bracket over the sidewalk. No change is proposed to the location, size, or mounting of the bracket itself. The new sign panel measures 15 inches tall by 56 inches wide, with a charcoal background and the Grace logo rendered in white (wordmark and symbol) with a blue accent dot.

The applicant has selected Texas Custom Signs, based in Cedar Park, to perform the work. The estimate provided by the applicant totals **\$4,134.07** for the improvements and the applicant seeks a grant for the maximum award they are eligible for **50% or up to \$2,500.** (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Grace Design Studios
- Applicant: Tanya Reed
- Property Owner: Tyler Wolf
- Property Address: 820 S. Austin Ave.
- Historical/Current Building Name:
- Historic Overlay: Williamson County Courthouse Historic District
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: No

First Floor Use: Yes - Office

Occupy a Vacant Structure: No

Sales Subject to Sales Tax: No

Capital Expenditures: The applicant is investing over \$250,000 in improvements.



HISTORIC PRESERVATION

Date of construction: 1923

2016 Historic Resources Survey Level of Priority: Medium

National Register Designation: N/A

Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property does not face the Courthouse and is considered to be off 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 has been approved for a COA.

ATTACHMENTS

Exhibit A – Application and backup materials

SUBMITTED BY

Kim McAuliffe, Downtown & Tourism Director



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 Tanya Reed Date 8/9/2026
- ◆ Business Name Grace Design Studios
- ◆ Mailing Address 501 Government St #200, Baton Rouge, LA 70802
- ◆ Contact Phone 254.760.3048 Email Address treed@grace-design.com
- ◆ Building Owner (if different from applicant) Tyler Wolf
- ◆ Historical/Current Building Name _____
- ◆ Physical Building Address 820 Austin Ave, Georgetown, TX 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: Interior finish out

- ◆ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)
Keep historic brick, and clean, regrout as required. Utilization of existing sign mount. Keeping existing doors and windows in tact. Cleaning as necessary and painting door to match company colors.

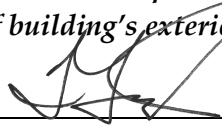
- ◆ How will this project benefit downtown? (Check all that apply)
Extended business hours ☒ First floor usage ☒ Occupying vacant/underutilized structure ☒ Local Contractor ☒
Subject to sales tax ☒ Enhance historic significance ☒ Location is on the square ☐ Location is off the square ☒

- ◆ List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses (attach original proposals):

1. Total construction costs: \$250,000
2. Façade construction costs: \$10,000
3. Signage costs: \$7,000

- ◆ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): \$17,000
- ◆ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FAÇADE MAX): \$8,500

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.


Applicant's Signature

8/6/2026

Date

Revised, 7/10/2026

10



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.

Grace Design Studios

Business/Organization Name

Tanya Reed

8/6/2026

Applicant's Signature

Printed Name

Date

Tyler Wolf

8/6/2026

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

Date

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

Estimate



Texas Custom SIGNS
2007 Windy Terrace Suite A
Cedar Park, TX 78613
ph. (512) 401-6500
fax (512) 401-6502
email: info@texascustomsigns.com

Estimate: 20 28127

Printed 8/6/2026 3:27:14PM

Description:	Grace Design Studios Exterior Signs - 820 S Austin Ave, Georgetown, TX 78626							
Prepared For:	Arianna Mikeska				ph: (254) 534-1657			
Company:	Grace Design Studios				email: amikeska@grace-design.com			
Estimate Date:	7/28/2026 1:12:39PM							
Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total

1	Metal Signs	1	1	15	54	\$2,454.00	\$0.00	\$2,454.00
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Color: White

Description: NON-ILLUMINATED PAN SIGN - BLADE MOUNT
5.83 FT2

- 1/8" Thick Aluminum Panel, Painted PMS 447C on Both Sides
- 1/4" Thick Aluminum Border Glued to Both Sides of Panel Border Painted PMS 6216C.
- 3/8" Thick Flat-Cut Acrylic Logo, VHB Mounted to Each Side of Panel
- 1/2" Holes Drilled 1" in from Corners to Hang from Existing Bracket

Text:

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
2	Vinyl Logos	1	1	12.875	19.5	\$340.00	\$0.00	\$340.00

Color: White

Description: FROSTED DOOR VINYL
QTY: 2

- 69" H x 24" W
- Reverse-Weeded Oracal 8510-090 Silver Fine Etched Vinyl Applied to 1st Service Door Glass
- * Field Survey to be Conducted Prior to Production

Text:

Product	Font	Qty	Sides	Height	Width	Unit Cost	Install	Item Total
3	Install	1	1	0	0	\$1,025.00	\$0.00	\$1,025.00

Color:

Description: Installation of the blade sign and vinyl

Text:

Notes:

Texas Custom Signs, 2007 Windy Terrace Suite A, Cedar Park, TX 78613. 512-401-6500, TSCL 18361. Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website:www.license.state.tx.us/complaints.

Line Item Total:	\$3,819.00
Subtotal:	\$3,819.00
Taxes:	\$315.07
Total:	\$4,134.07

Deposit Required: **\$2,067.04**

Company: Grace Design Studios
820 S Austin Ave
Georgetown, TX 78626

Received/Accepted By: _____

/ /



CERTIFICATE OF APPROPRIATENESS (COA) ADMINISTRATIVE REVIEW

FILE NUMBER: 2026-38-COA
PROJECT NAME: Grace Design Studios Façade Update
APPLICANT: Tanya Reed
PROPERTY OWNER: Tyler Wolf
PROPERTY ADDRESS: 820 South Austin Avenue
LEGAL DESCRIPTION: 0.06 Acres of Lot 1 (CTR/PT) of Block 50 of the City of Georgetown
REQUEST: New signage and front façade paint
EFFECTIVE DATE: 08/06/2026
EXPIRATION DATE*: 08/06/2028

This is to certify that pursuant to action by the City of Georgetown Historic Preservation Officer (HPO) on the 5th 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 changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface), and new signage, to include new signage that is consistent with an approved Master Sign Plan priority structure in the Downtown 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 with conditions** by the HPO:

- Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- New signage, to include new signage that is consistent with an approved Master Sign Plan
 - **Condition of Approval:** That the applicant not add paint color to the brick, only to the building's trim and door.

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 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 6, 2026

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](#)

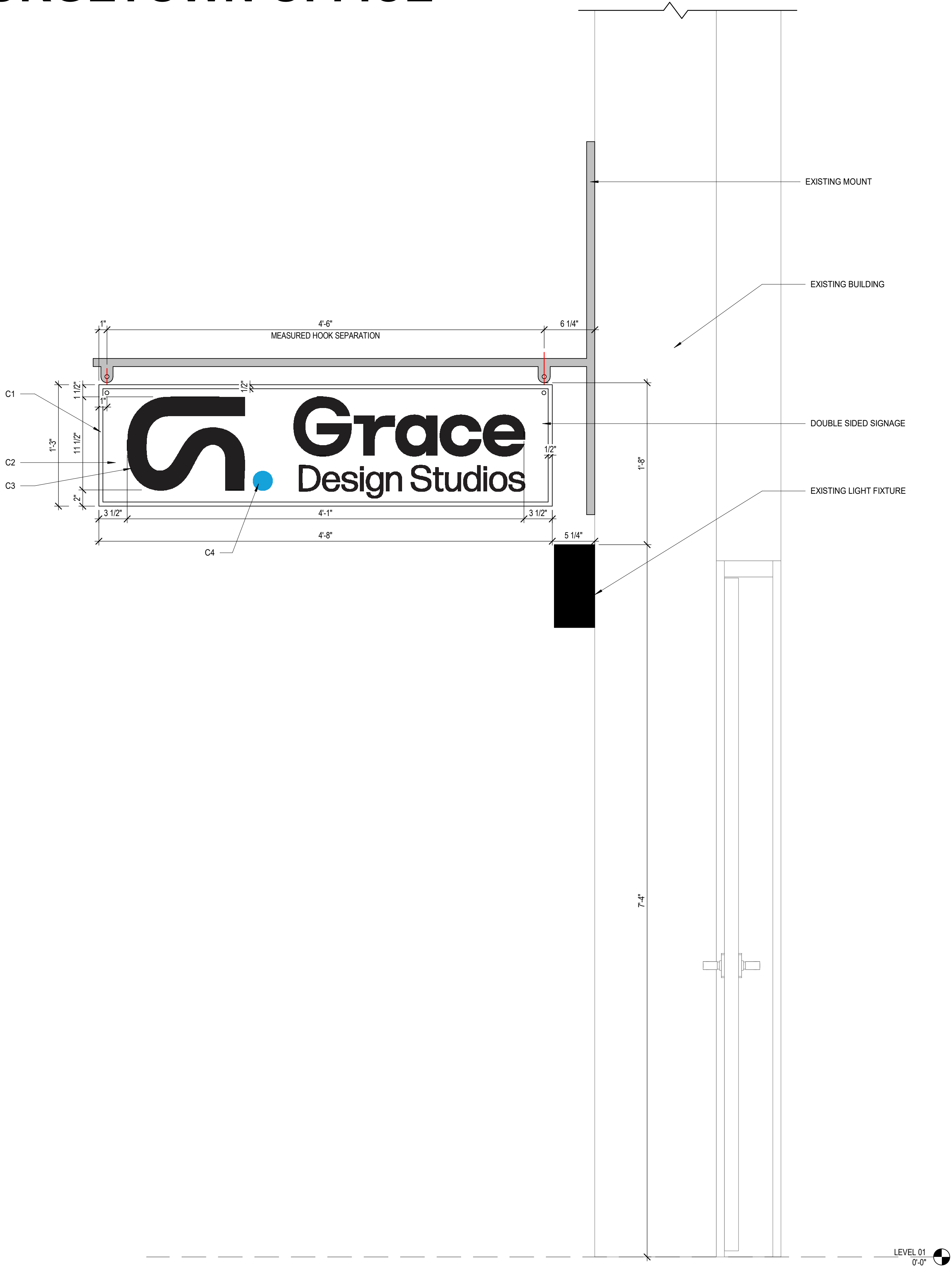
Hours of Operation: 8 a.m.-5 p.m. Monday-Friday

General questions: permits@georgetown.org

Main Line: (512) 930-2550

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

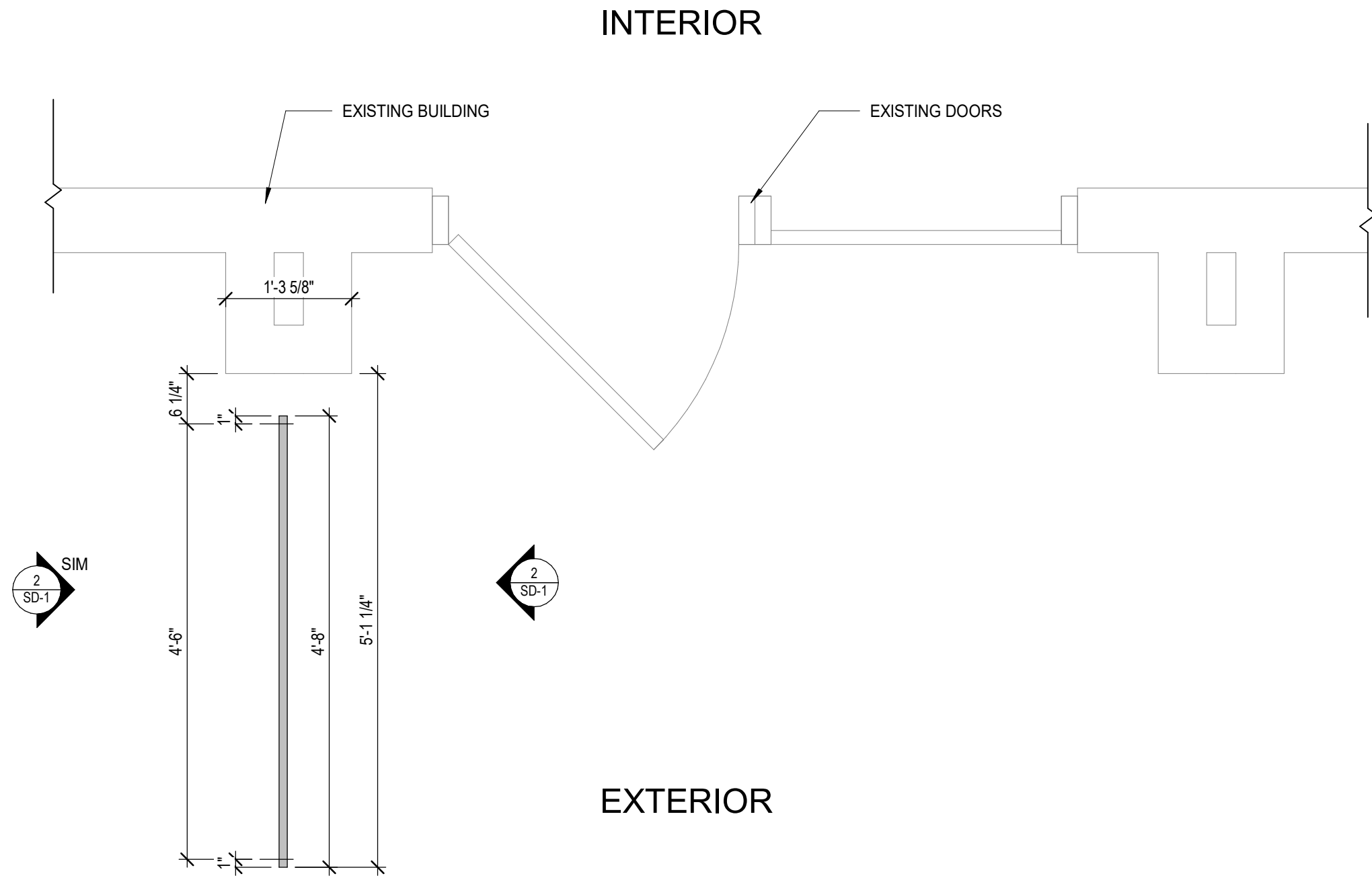
GEORGETOWN OFFICE



C1: CMYK - 62, 60, 56, 36
C2: CMYK - 71, 67, 64, 74
C3: CMYK - 0, 0, 0, 0
C4: CMYK - 74, 20, 0, 0



RENDERING FOR REFERENCE ONLY. NOT TO SCALE

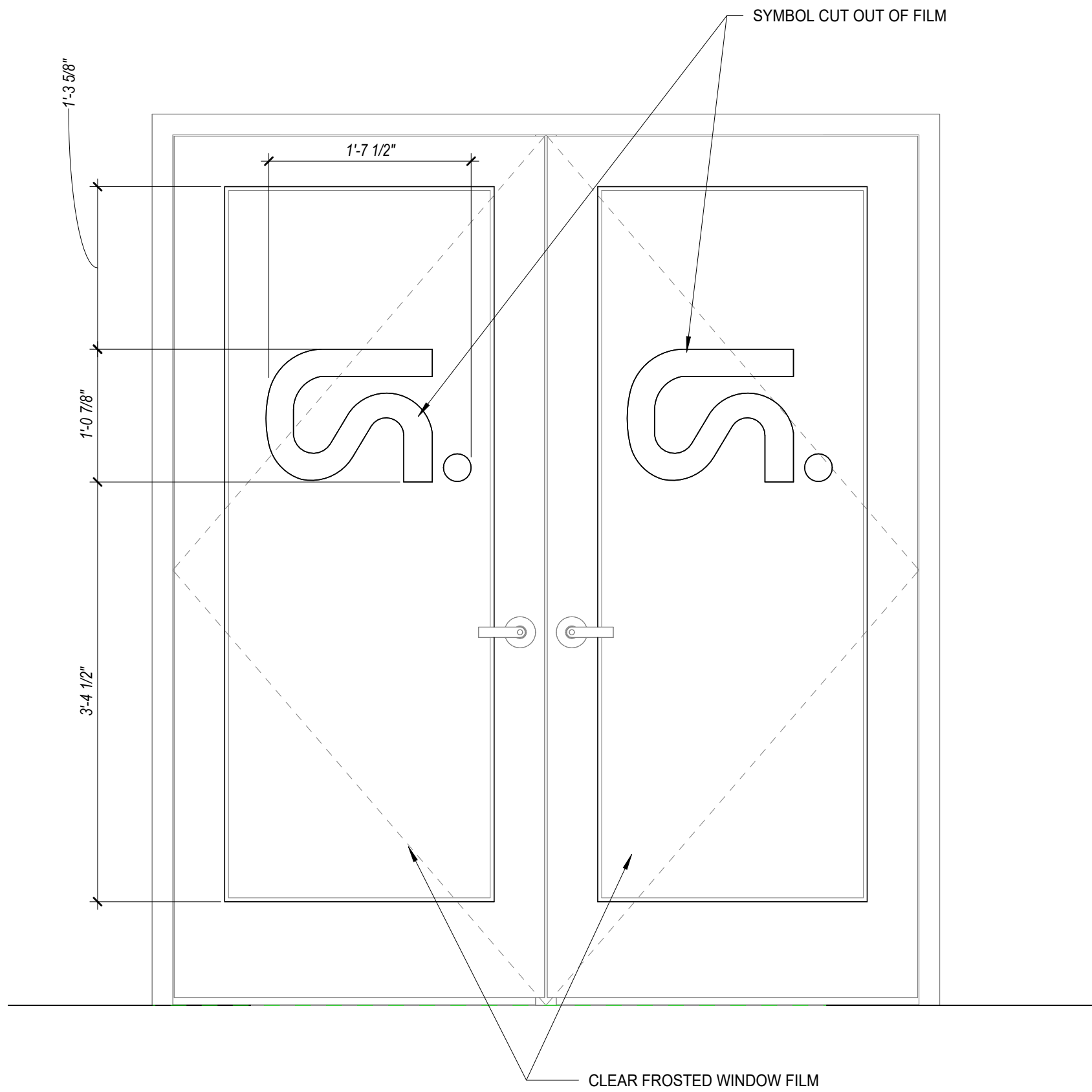


1 FLOOR PLAN
3/4" = 1'-0" REF 3 / A-201

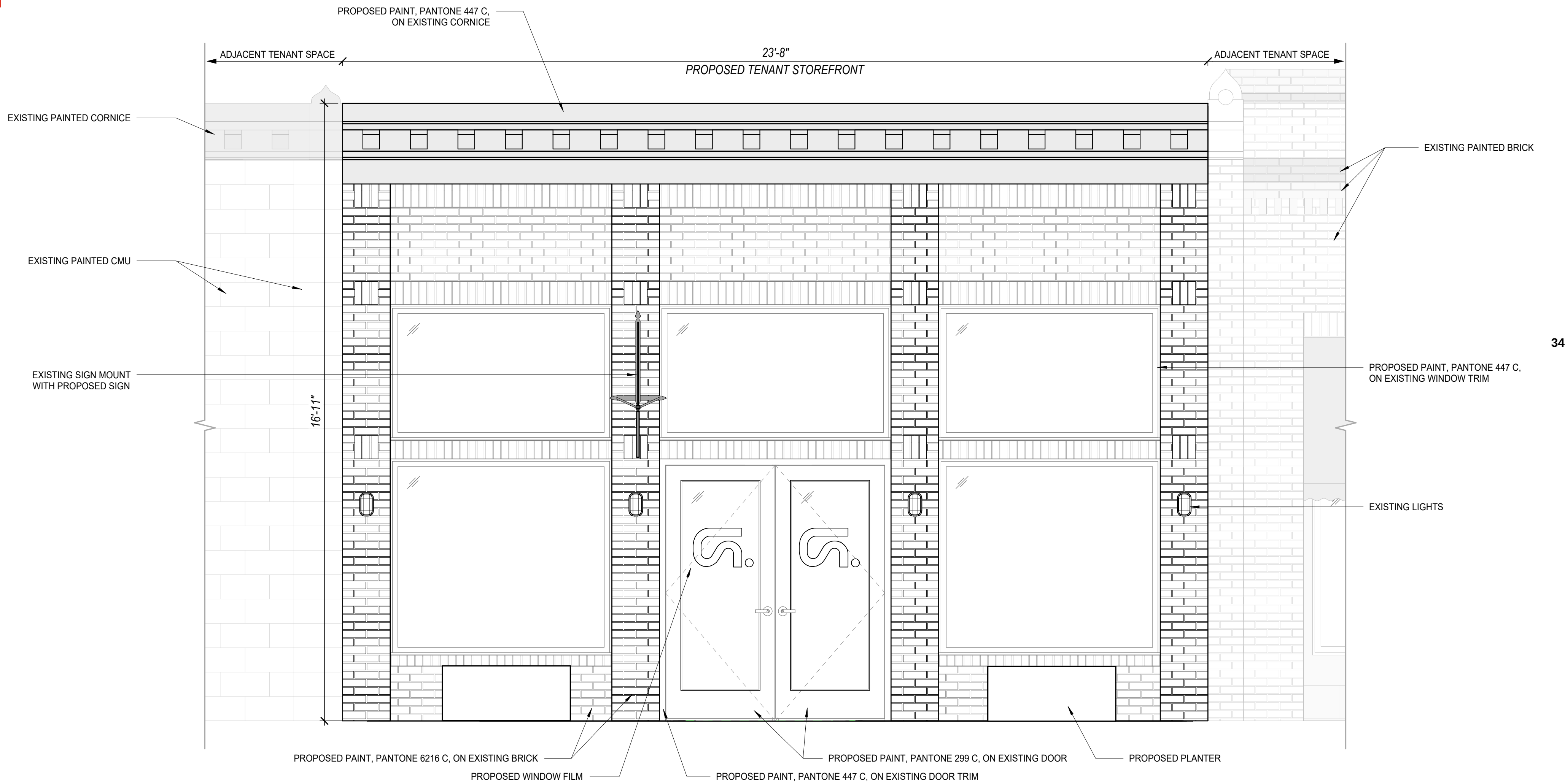
2 EXTERIOR SIGNAGE
1 1/2" = 1'-0" REF 1 / A-101

- A. BUILDING ELEVATION PROVIDED FOR REFERENCE IN BUILDING PERMIT SET. FINISHES AND SIGNAGE TO BE REVIEWED UNDER SEPARATE PERMITS WITH AHJ.
- B. ALL DOORS AND WINDOWS EXITING TO REMAIN
- C. ALL EXISTING MATERIALS TO REMAIN, NEW PAINT ONLY
- D. EXISTING PROTRUDING SIGN MOUNT TO REMAIN AND BE USED

Condition of Approval:
Brick remain unpainted



2 DOOR GLAZING DETAIL
1" = 1'-0"



1 EAST ELEVATION - COA APPLICATION
1/2" = 1'-0"

Letter of Intent

Certificate of Appropriateness — Minor HPO Review

820 S Austin Ave, Georgetown, TX

Date: 07/22/2026

Applicant: Grace Design Studios, on behalf of Tyler Wolf, Wolf Real Estate (Property Owner)

Property: 820 S Austin Ave, Georgetown, TX 78626

1. Project Description

Grace Design Studios is converting the existing commercial building at 820 S Austin Ave into an architecture studio office. This letter addresses only the exterior scope of work subject to this Certificate of Appropriateness; interior alterations are not part of this application.

The exterior scope of work consists of the following items:

1. **Exterior paint** — application of new paint color to the existing brick, trim, and door surfaces, which are currently unpainted or existing-finish.
2. **Signage** — replacement of the existing hanging sign panel with a new sign displaying the Grace Design Studios logo, mounted on the building's existing sign bracket over the sidewalk. No change is proposed to the location, size, or mounting of the bracket itself. The new sign panel measures 15 inches tall by 56 inches wide, with a charcoal background and the Grace logo rendered in white (wordmark and symbol) with a blue accent dot.
3. **Window vinyl** — application of frosted window film to the glass panes of the entry doors only. Each door pane will have the Grace symbol (the "G" and accompanying dot) cut out of the frosted film, allowing clear glass to show through in the shape of the logo mark. No signage or vinyl is proposed on any other window.

No demolition, structural alteration, or change to the building's existing footprint, walls, roof, or window/door openings is proposed as part of this application.

2. Proposed Materials and Colors

Element	Proposed Treatment
Brick (currently unpainted)	Painted, Pantone 6216 C
Trim	Painted, Pantone 447 C
Doors	Painted, Pantone 299 C
Signage	New sign panel, 15" H x 56" W, mounted on existing bracket; charcoal background, white logo mark and wordmark, blue accent dot
Window vinyl	Frosted film on door glass panes only; Grace symbol (G + dot) cut out of the film

Color samples are included as a separate attachment per the Application Checklist.

3. Compliance with HPO Approval Criteria (UDC Sec. 3.13.020.B)

1. **Application completeness** — This application, including the Letter of Intent, Scope of Work Form, Property Owner's Consent, Conceptual Plans (elevations), and color samples, is submitted to provide sufficient information for staff review and final action.
2. **Compliance with applicable design and development standards** — The proposed paint colors and signage do not alter the building's existing form, massing, or historic architectural features. All work is limited to surface-applied finishes.
3. **Compliance with the Secretary of the Interior's Standards** — The proposed work does not remove, damage, or obscure any historic material or character-defining feature of the building. Existing brick, trim, and door profiles remain unchanged; only surface color is proposed to change.
4. **Compliance with the Historic District Design Guidelines** — 820 S Austin Ave lies within Area 1, the Town Square Historic District, as defined in Chapter 1 of the Historic District Design Guidelines. The

Guidelines' preservation principles call for retaining original materials and features (Sec. 1.2), which this project satisfies by leaving all existing brick, trim, and door profiles physically unaltered. The proposed painted finish is consistent with the Italianate commercial style common to Area 1, which historically included painted color schemes, and is further supported by established precedent immediately on the block (see Item 5, below). The proposed sign is addressed under Chapter 5, Guidelines for Signs, and reuses an existing, previously-approved mounting location at a modest scale relative to the façade.

5. **Preservation of overall district character** — The proposed work is limited to surface-applied paint and does not remove, damage, or alter any historic material, architectural feature, or building form; the change remains reversible. Painted masonry is consistent with the building's Italianate commercial style, which historically was often finished with painted color schemes. Precedent also exists immediately adjacent on the block: Wildfire, at 812 S Austin Ave, has painted brick (white) with painted grey and red trim, and Gessner Engineering, on the opposite side of the subject property, has painted CMU. Both demonstrate that painted masonry and masonry-unit finishes are already an established and compatible condition along this stretch of S. Austin Ave.
6. **Sign compatibility** — The proposed sign reuses the existing, previously-approved sign bracket and location, and replaces only the sign panel itself. At 15 inches tall by 56 inches wide, the new panel is modest in scale relative to the façade and consistent with the size of the sign it replaces. The door film is limited to the logo mark only and does not add any additional advertising copy.

4. Attachments

- Certificate of Appropriateness Scope of Work Form
- Property Owner's Consent Form
- Current site photographs
- Elevation drawing(s) showing proposed paint colors and sign location/dimensions

Respectfully submitted,



Tanya Reed



City of Georgetown, Texas
Main Street Advisory Board
August 14, 2026

SUBJECT:

Main Street Sign Grant request for 200 E. Eighth Street, Suite 103

SUGGESTED ACTION:

Consideration and possible action on a Main Street Sign Grant request for 200 E. Eighth Street, Suite 103 – Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26-08-14 - Facade & Sign Application Staff Report - 200 E 8th St - Root Studio.pdf](#)

[2025-2026 Facade Sign Reimbursement Grant Application_final copy.pdf](#)

[Sign Submittal Package- Roots Studio.pdf](#)

[Roberts Printing Invoice.pdf](#)

[Current Front of Building.PNG](#)



- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Friday, August 14, 2026
200 E. 8th St, Ste 103

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Sign Grant Fund application request for the property located at 200 East Eighth Street, Suite 103.

Fabrication and installation of a new illuminated storefront channel-letter sign and illuminated blade sign for Root Studio, including removal of the existing blade sign, installation, mounting, and electrical connections. The new signs will feature soft white LED illumination and be designed to complement the building's historic façade.

The applicant has selected Roberts Printing to perform the work. The estimate provided by the applicant totals **\$11,005.76** for the improvements and the applicant seeks a grant for the maximum award they are eligible for **50% or up to \$2,500.** (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Root Studio
- Applicant: Caroline Huber
- Property Owner: Eric Visser
- Property Address: 200 E. 8th Street, Ste 103
- Historical/Current Building Name:
- 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 – Professional Service

Occupy a Vacant Structure:

Sales Subject to Sales Tax: Yes

Capital Expenditures: The applicant is investing over \$11,000 in improvements.

HISTORIC PRESERVATION

Date of construction: 2019



2016 Historic Resources Survey Level of Priority: N/A
National Register Designation: N/A
Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property does not face the Courthouse and is considered to be off 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



FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM

Application Instructions

If you have any downtown grant application questions, please contact the Downtown Development Manager at 512/930-1720. If you have any building or sign permit/historic preservation or design approval questions, please contact the Historic District Planner at 512/930-3581.

The Georgetown Main Street Program is a preservation-driven, economic development organization. We utilize diverse community partners to create a destination downtown for everyone. As a downtown economic incentive, the Georgetown Main Street Program has designed the following façade & sign reimbursement grant program.

FAÇADE & SIGN REIMBURSEMENT GRANT DETAILS (please read carefully): The Georgetown Main Street Façade & Sign Reimbursement Grant Program is set up as a single payment reimbursement to commercial property owners per building/business located in the Downtown Overlay District (see attached map), and in some situations, tenants.

Facade grants are available on a 50/50 matching basis with a cap of \$20,000 per grant (\$40,000+ total grant project cost) Facade grant funds focus on exterior work on storefronts, roof and foundation work, fire sprinklers or suppression systems, and removal of barriers to public accessibility on commercial buildings and upper story residential buildings (as defined in Section 5.02.020 of the City's Unified Development Code) located in the Downtown Overlay District. (Tax Incentives for Improving Accessibility information, <https://www.ada.gov/archive/taxpack.pdf>) Only items referenced above are eligible for consideration when the Main Street Advisory Board evaluates a submission.

Sign grants are available on a 50/50 matching basis with a cap of \$2,500 per grant (\$5,000+ total grant project cost). Grant funds focus on signs which may include signboards, projecting signs and pedestrian signage (includes signage attached to the building such as window/door sign, hanging sign and awning/canopy sign) for commercial buildings located in the Downtown Overlay District.

All sign grants are available throughout the year, on a first come, first serve basis until total funds are depleted. All façade and sign grants are available throughout the year, awarded on a competitively scored criteria system with sliding scale to determine award amount. **No facade grants will be awarded for work that has already been done or for work that is covered by insurance. A sign grant may be considered for applications submitted after the work is completed, provided the Certificate of Appropriateness (COA) was issued within 45 days of the application submission.** All submitted work will be reviewed based on the Secretary of the Interior's *Standards for Rehabilitation* (see page 6) and approved by the Georgetown Main Street Advisory Board before any eligible work may begin. If awarded a façade or sign reimbursement grant, any deviation from the approved grant project may result in the total or partial withdrawal of the grant.

GRANT APPLICATION PROCESS:

1. **Determine eligibility:** Discuss project plans and determine grant eligibility with Downtown Development Manager. If requested, set up an appointment for free design assistance in selecting paint, fabrics, color schemes and/or sign materials for building façade and signs through the Texas Main Street Center's Design Assistance Program. The Downtown Design Guidelines for the Downtown Overlay District should be a reference guide when making any design improvements to properties in the Downtown Overlay District. The Downtown Design Guidelines for the Downtown Overlay District are available from the City of Georgetown Planning office and online at, <https://historic.georgetown.org/>
2. **Complete facade & sign reimbursement grant application form and sign the agreement form.** All grant applications must include a drawing/graphic by the Texas Main Street Architect, the project architect or contractor of the proposed grant work to be done. **Color samples of all final paint selections and/or final fabric or sign color selections must be included with the application to be first approved by the Georgetown Historic and Architectural Review Commission (HARC).** Obtain itemized written work estimates on all project work from contractors or project architects. Self-contracted work will be reimbursed for actual legitimate expenses, excluding labor. Digital photos of the building's exterior, interior, roof or foundation where work is to be performed.
3. **Return the completed grant application form** with all original itemized work estimates, color samples, drawings and example sign material of the proposed work to the Downtown & Tourism office in City Hall, 808 MLK Jr. no later than 5 p.m. the Thursday prior to the first Friday of each month.
4. **The grant approval process will include without limitation, the following:**
 - (a) All façade & sign grant projects must meet current building standards and codes, as well as building permit requirements.
 - (b) The Georgetown **HARC meets at 6 p.m. every second and fourth Thursday of the month**, and all grant applicants are required to attend and present their grant reimbursement project to the commission for design review and approval if exterior changes, including new signage are being made.
 - (c) Notwithstanding anything stated in this grant application to the contrary, final approval for any grant shall be vested in the Main Street Advisory Board.
 - (d) The Main Street Advisory Board shall consider only grant applications which have been properly and fully completed and which contain all information required in the grant application or requested by HARC or the Main Street Advisory Board.
 - (e) All construction bids submitted by Applicant must be current and must be dated no earlier than ninety (90) days prior to the application request. Bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractors name, address, telephone number and shall itemize the bid in a manner that allows the Main Street Advisory Board to determine the bid components and authenticity of the bid.

- (f) An Applicant who submits an application that was denied a grant by the Main Street Advisory Board shall not be eligible to re-submit a grant application for six (6) months from the date the prior application was declined by the Main Street Advisory Board.
- (g) Applicants receiving approval by the Main Street Advisory Board shall commence construction described within the application within ninety (90) days from the date the grant is awarded by the Main Street Advisory Board. All Applicants must complete the construction described in the Application within one (1) year from the date the grant is approved by the Main Street Advisory Board. **If the Applicant is unable to commence construction within ninety (90) days from the date the grant is approved or complete construction within one (1) year from the date the grant is approved, the Applicant may submit a written request and verbal presentation for an extension for the commencement date or completion date provided the extension request is made prior to the ninety (90) day or one (1) year time limit.** The Main Street Advisory Board shall not be obligated to allow extensions but may do so for good cause determined solely by the Main Street Advisory Board. The extensions, if granted, shall be for the term and for the conditions determined exclusively by the Main Street Advisory Board. An extension denial can not be appealed and shall be final with the Main Street Advisory Board.
- (h) As a condition of this grant application and in consideration of the opportunity to apply for a grant, the Applicant consents and shall allow the Main Street Advisory Board to request City inspections to determine the grant, if awarded, shall not be used for construction to any building that is not in compliance with the City Municipal Codes and Ordinances which are applicable to the construction contemplated in the application.
- (i) The Applicant, by submission of this application, represents the construction described within the application shall be used in a building which is in compliance with all codes and ordinances.
- (j) The Main Street Advisory Board shall have sole discretion in awarding grants, except in cases appealed to and reviewed by the Georgetown City Council. The Main Street Advisory Board shall award grants considering the grant amount requested, grant funds available, the grant program, condition of the building in which the grant funds will be used, effectiveness of the construction, other grant requests, the type and nature of the construction, and the proposed construction results considering the grant program.
- (k) No Applicant has a proprietary right to receive grant funds. The Main Street Advisory Board shall consider any application within its discretionary authority to determine what grant amount would be in the best interest of the Grant program. The review criteria may include, but shall not be limited to, compatible architectural design, streetscape objectives, overall redevelopment of the Downtown Overlay District, extended hours, first-floor usage, occupy a vacant or underutilized structure, subject to sales tax, capital expenditures, location and historical property.
- (l) The Applicant shall be required to furnish photographs of the building's exterior facade, roof and foundation if relevant part of the application request, and also after the construction is completed, as a condition of final grant reimbursement.

- (m) The Applicant is required to obtain all applicable City permits and City approvals required for the construction if a grant is awarded.
- (n) No Applicant, nor Applicant agent, representative or tenant shall be entitled to receive a façade grant approval on the same property address if requested within **three (3) years** from the date a previous grant was awarded by the Main Street Advisory Board.
- (o) An Applicant should attend and present their grant project at Main Street Advisory Board meetings which consider the application or when requested to do so by the Main Street Advisory Board. **Failure to attend a Main Street Advisory Board meeting when required may be cause for rejection of the application.**

5. **Reimbursement:** When the entire grant project has been satisfactorily completed and reviewed, the applicant shall present the Georgetown Main Street Program office with copies of all paid invoices, including copies of credit card receipts and/or canceled checks, as well as a digital photo of the building's exterior, interior, roof or foundation where work has been performed for a single payment reimbursement of the approved funding. In addition, the Applicant must complete a City of Georgetown Vendor Form to receive payment from the City.
6. **Appeal Process:** Any application rejected by the Main Street Advisory Board shall be entitled to review by the Georgetown City Council. The Applicant shall submit a written request for review to the Assistant City Manager no later than ten (10) days from the date the application is denied by the Main Street Advisory Board. The request for review by the Georgetown City Council shall state reasons why the Applicant believes the application was improperly refused by the Main Street Advisory Board and the reasons why the Applicant believes the application should be approved. The written review request shall be furnished by the Assistant City Manager to the Chair of the Main Street Advisory Board. The Chair of the Main Street Advisory Board shall, within ten (10) days of receipt of the Applicant's written request from the Assistant City Manager, furnish to the Assistant City Manager the Main Street Advisory Board reasons for refusing the application and shall state reasons why the application should not be approved by the Georgetown City Council. Review by the Georgetown City Council will be scheduled within the time restraints and business issues of the Georgetown City Council, but in no event later than ninety (90) days from the date the written request for review is received by the Assistant City Manager from the Applicant. The City Council shall review the application and consider the action taken by the Main Street Advisory Board regarding the application. The Georgetown City Council shall not be required to reverse the Main Street Advisory Board unless the Georgetown City Council determines the Main Street Advisory Board did not act in substantial compliance with the application request and applicable policies relating to the Georgetown Façade & Sign Grant Program. The Georgetown City Council determination shall be deemed final action regarding the application.

EXCLUSIONS TO

FAÇADE & SIGN REIMBURSEMENT GRANT

PROGRAM REHABILITATION TIPS:

- Roof, foundation and structural items should be given priority over cosmetic improvements. • Carefully examine old buildings for termites, wood rot and general deterioration. • When repairing a building, do not cut expenses on the roof or the foundation.
- Be aware of areas on the roof and at connecting walls where water does not readily drain. Flashing should be installed at intersections to prevent leakage.
- Carefully locate air conditioning units to avoid water condensations on the sides of buildings. Condensing units should be supported from the masonry walls and not placed directly on the roof.
- The top brick cornices that project above the roof deteriorate rapidly unless they are capped with metal, terra cotta, stone or concrete.
- When mortar is missing or in poor repair, moisture will enter the walls and eventually may cause structural damage. Deteriorated mortar should be removed to a depth of at least three-fourths of an inch and replaced with new mortar that matches the old in color, texture, material composition and striking of the joint.
- Do not sandblast or use harsh chemicals to clean exterior facades. Gentle cleaning with water can remove dirt and paint without damaging the surface of the building.
- Do not paint too often; many times a building only needs mild washing.
- If the building has stone or brick that has never been painted, do not create a maintenance problem by painting it.
 - Existing architectural details, including old wood doors, windows, ceilings, and trim work add to the character of a building and its resale value. Repair these features rather than remove them.
- Wood windows are designed to be repaired. Frames, sash cords, and other components can be repaired. If the windows are missing, custom-made windows can be ordered for replacement in old buildings.
- Pressed metal ceiling panels are still being manufactured today with some of the same patterns installed originally. Deteriorated panels, therefore, can be replaced exactly.
- Do not use aluminum siding, stucco or other materials that cover the original facade. It can hide water penetration into the walls and accelerate deterioration.
- Before rehabilitating a building façade, take a careful look at the structural aspects of the building. Develop a design that is compatible with neighboring buildings and appropriate for the structures historical development
- Retain a sense of continuity by carrying exterior building design inside the structure.

FAÇADE REIMBURSEMENT GRANT REVIEW

PROCESS *Total project scores can range from 0 to 20 points*

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$10,000
21-30 points	=	Grant recommendation up to \$20,000

Grant applications will be scored based on criteria below.

Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m. Historic Preservation

Yes 2 Non-contributing 1 No 0 Low Priority 3 **First Floor Use** Medium Priority 4

Retail/Restaurant 5 High Priority 5 Office 3 **Enhance Historic Significance**

Residential 0 Yes 3 No 0

Occupy Vacant/Underutilized

Structure

Yes, Vacant 3 **Location**

Underutilized Structure 2 On the Square 1 Rehabilitating, but same use 1 Off the Square

4 CapEx

> \$10,000 0 ***Georgetown Contractor Utilized** \$10,001 - \$25,000 1 Georgetown Contractor,

100% 3 \$25,001 - \$50,000 2 Georgetown Contractor, 50% 1 \$50,001 - \$75,000 3 Out of area

contractor 0 \$75,001 - \$100,000 4

\$100,000+ 5

Total Points



SIGN REIMBURSEMENT GRANT REVIEW PROCESS *Total project scores can range from 0 to 30 points*

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$1,000
21-30 points	=	Grant recommendation up to \$2,500

Grant applications will be scored based on criteria below.
Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m. Historic Preservation Yes 4 Non-contributing 1 No 0 Low
Priority 3 **First Floor Use** Medium Priority 4 Retail/Restaurant 5 High Priority 5 Office 3
Residential 0 **Location**

Occupy a Vacant/Underutilized

Structure On the Square 1 Yes 3 Off the Square 4 Underutilized Structure 2

Rehabilitating, but same use 1 **Georgetown Contractor Utilized**

Georgetown Contractor, 100%

1

Georgetown Contractor, 50%

Sales Subject to Sales Tax

3

0-50% 0 Out of area contractor 0 51-100% 2

CapEx

> \$10,000 1

\$10,001 - \$25,000 2

\$25,001 - \$50,000 3

\$50,001+ 4

Total Points

Secretary of the Interior's Standards for Rehabilitation

All Façade & Sign Reimbursement Grant applications will be reviewed by the HARC for design appropriateness and approved by the Main Street Advisory Board. The HARC and Main Street Advisory Board will maintain an awareness of the *Standards of Rehabilitation* as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

Additional information regarding the Secretary of the Interior's Standards for Rehabilitation is available from the National Park Service, the Texas Historical Commission and the City of Georgetown Planning office.



DEADLINE:
1st Friday
of each month

Date Received:

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM PROCESS CHECKLIST

Use this form as a cover sheet and checklist to follow all steps needed to complete the Façade & Sign Reimbursement Grant Program application to receive approval. Please e-mail the completed application with necessary attachments and signatures to the Downtown & Tourism Department: mainstreet@georgetowntexas.gov, no later than the THURSDAY prior to 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 building or sign permit/historic preservation or design questions, please contact the Historic District Planner at 512/930-3581.

- ☐ Meet with Georgetown Downtown Development Manager (512/930-1720) to determine eligibility and to walk through Façade & Sign Reimbursement Grant and instructions, and to possibly set up appointment for free assistance from the Texas Main Street Center's Design Assistance Program.
- ☐ Meet with the City's Historic District Planner (512/930-3581) if any design work may involve receiving a building or sign permit or dealing with historic preservation and inspection issues.
- ☐ Attend and present grant project to HARC for their design approval. Receive design approval of proposed work listed on grant application. **Get approval signature of the Historic District Planner on last page of application form.**
- ☐ Complete Façade & Sign Reimbursement Grant application form and sign agreement form. (Also include required attachments: color samples of all paint, signage, and fabric awnings, digital photographs of building's exterior, interior, roof or foundation if applicable to grant project)
- ☐ Return completed grant application and agreement form with required attachments **no later than the Thursday prior to the first Friday of the month** to the Georgetown Downtown Development and Special Event Offices at 505 S Austin Avenue to be added to the next Main Street Advisory Board meeting agenda.
- ☐ Attend and present Façade & Sign Reimbursement Grant application project at the Main Street Advisory Board meeting for their approval.
- ☐ Façade & Sign Reimbursement Grant project construction may commence immediately after board approval. Grant work on the building must commence within **90 days of approval** from Georgetown Main Street Advisory Board meeting and be completed within **one year**.
- ☐ Upon completion of Façade & Sign Reimbursement Grant project, furnish digital photographs of the building's exterior, interior, roof and foundation if applicable to the grant; copies of all paid invoices, including copies of credit card receipts and/or cancelled checks, to receive a single payment

Vendor Form to receive payment from the City.

Revised, 7/10/2026 9



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 _____ Caroline Huber _____

Date _____ 07/27/26 _____

♦ Business Name _____ Root Studio LLC _____

♦ Mailing Address 3019 Fontana Drive, Austin, TX 78704

♦ Contact Phone _____ (858) 926-6329 _____

Email Address _____ Carby3ch@gmail.com _____

♦ Building Owner (if different from applicant) _____ Eric Visser _____

♦ Historical/Current Building Name _____ Current: Gibson & Co. Salon _____

♦ Physical Building Address _____ 200 E. Eighth St. Ste 103, Georgetown, TX 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)

Fabrication and installation of one internally illuminated, front-lit channel-letter storefront sign and one internally

beige raceway designed to match the building's stone façade, with brown acrylic faces, black returns, and soft white LED illumination. The storefront sign will measure approximately 128.9 inches in total width and 14.54 square feet. The blade sign will replace the existing blade sign beneath the canopy and will measure approximately 54 inches wide by 11.75 inches tall by 4 inches thick. It will feature the Root Studio icon and name with white lettering and soft white LED illumination. Work includes fabrication, removal of the existing blade sign, installation, mounting, and associated electrical connections.

◆ 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. Roberts Printing - sign fabrication, installation, electrical coordination and permit acquisition: \$11,005.76 invoice
2. N/A
3. N/A

◆ **TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES):** _\$11,005.76__

◆ **AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FACADE MAX):** \$2,500

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.

Applicant's Signature

Revised, 7/10/2026

Date



07/27/26



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

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.

Business/Organization Name **Root Studio LLC**

Applicant's Signature



Printed Name **Caroline Huber**

Date **07/27/26**

Building Owner's Signature (if different from applicant)



Printed Name _____ **Eric Visser, Manager of Cerus Development, LC, Manager**
of Cerus Heritage Court LLC _____

Date _____ **7-26-26**

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

SIGN SUBMITTAL PACKAGE





Brown Acrylic Faces
Black Returns - Wireway stone color



8' 2"
CLEARANCE

200 E 8TH STREET #103; GEORGETOWN, TX 78626

23'

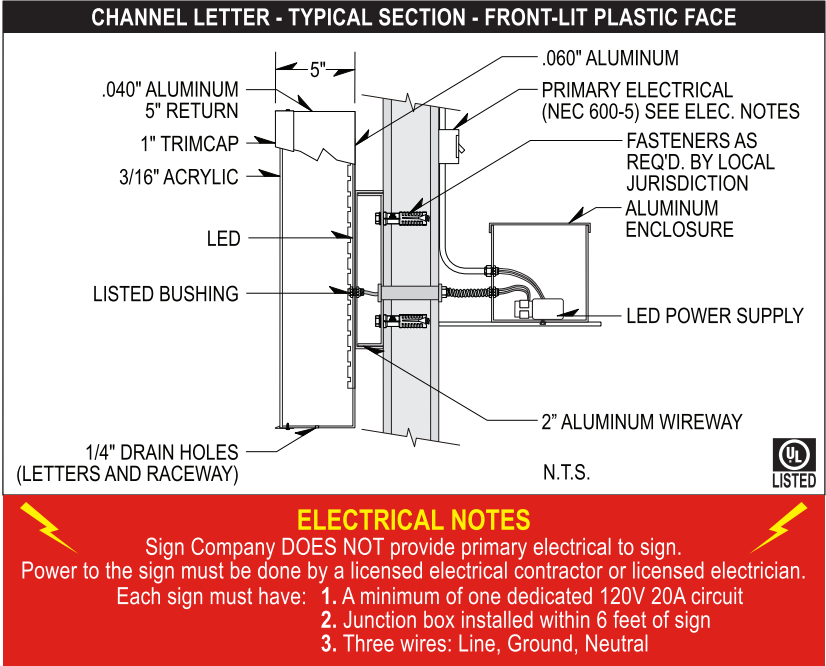


A Front-Lit, Plex-Face Channel Letters, Wireway Mounted • Front View
SCALE: 0/0" = 1' 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 16.25"
Overall Length: 128.9"
Total Sq.Ft.: 14.54 ft²
Returns: PMS/Wrisco Black
Backs: PMS/Wrisco Black
Trimcap: Black
Face: PRINTED
First-surface translucent vinyl: Avery Translucent printed
Wireway: BEIGE
Illumination: Soft white lights

NOTES:
• WHITE interiors for increased illumination
• All paint two-stage automotive acrylic



Client Name:
ROOTS STUDIO

Location:
200 E 8TH STREET #103
GEORGETOWN, TX 78626

Start Date: 01/01/2026
Approved: 01/01/2026
Invoice #: 123456
Page: 1 of 1

.....
Client Approval

.....
Landlord Approval

Contact:
John

Designer:
John

MEMBER
INTERNATIONAL SIGN ASSOCIATION

55
LISTED



11.75"

54"

A

S.F. Illuminated Wall Sign • Front

Scale 3/8" = 1' For Production

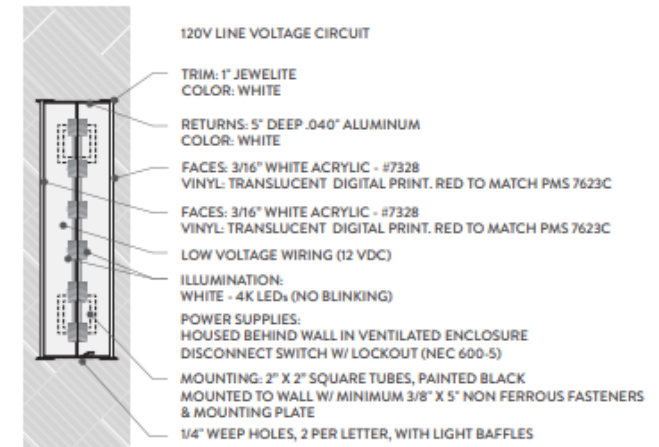
QUANTITY: ONE (1)
Overall Height: 11.75"
Overall Length: 54"
Total Sq.Ft.: 4.40 ft²

Face Color: Brown
Sides Color: Brown
Acrylic Color: White
Vinyl Color: None

Illumination: Soft white lights

NOTES:

- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic



ELECTRICAL NOTES

- Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
- Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



Client Name:
 ROOTS STUDIO

Location:
 200 E 8TH STREET #103
 GEORGETOWN, TX 78626

Start Date: 01/01/2026

Approved: 01/01/2026

Invoice #: 123456

Page: 1 of 1

.....
 Client Approval

.....
 Landlord Approval

Contact:
 John
Designer:
 John



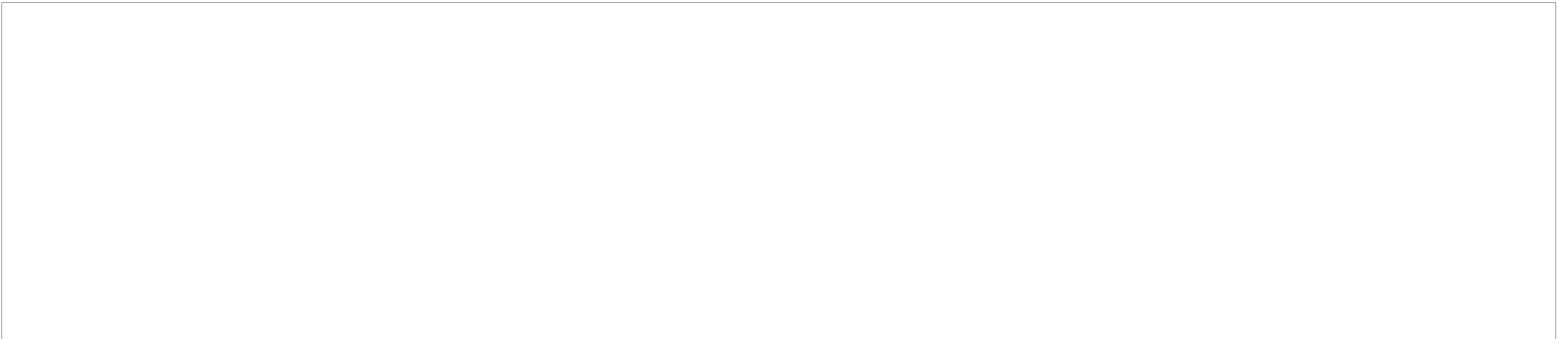
57
LISTED

BLADE SIGN- Illuminated- Push thru letters

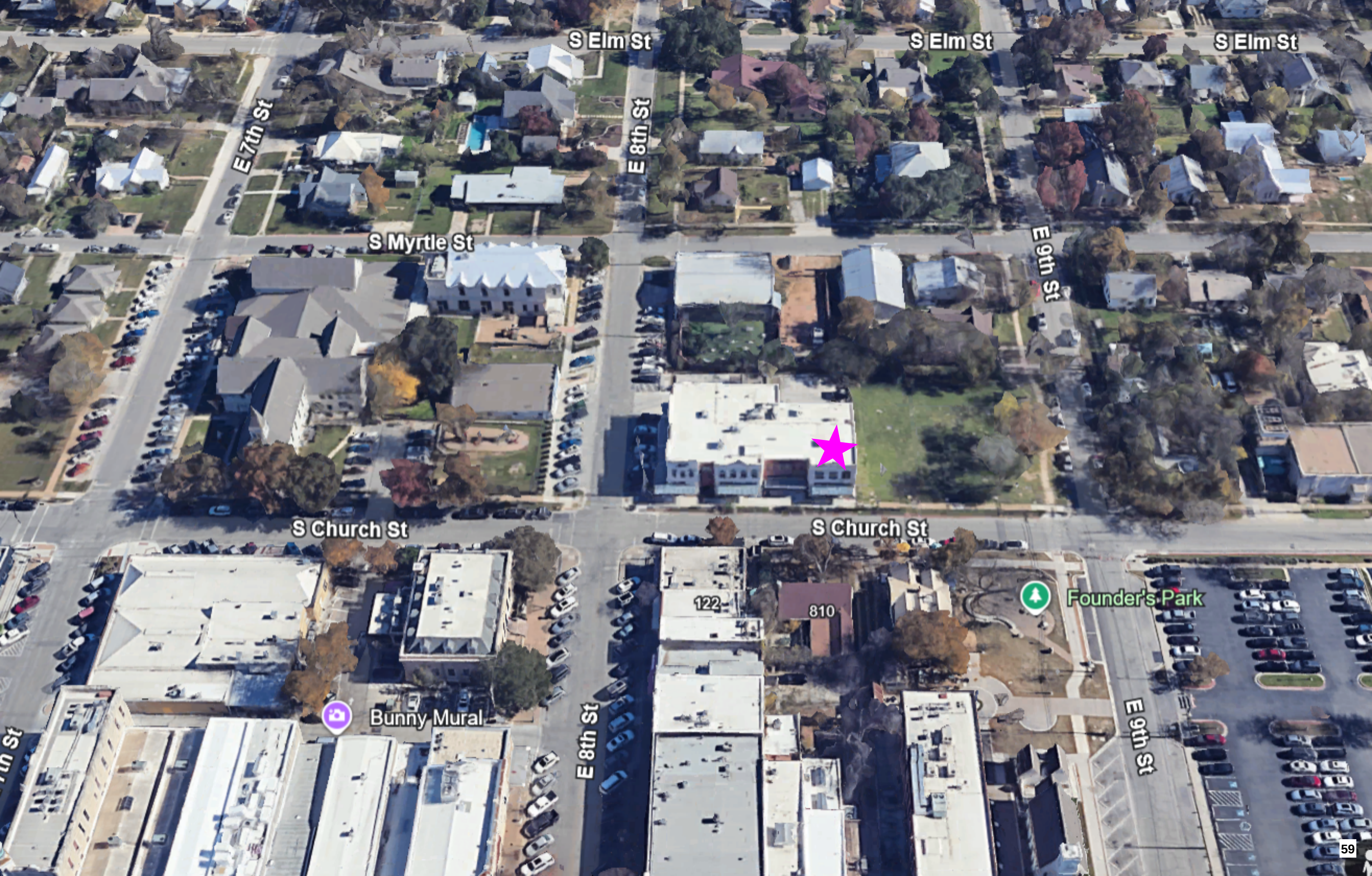
ICON CLOSEST TO ROAD



11.75"



54"



S Elm St

S Elm St

S Elm St

E 7th St

E 8th St

S Myrtle St

E 9th St

S Church St

S Church St

122

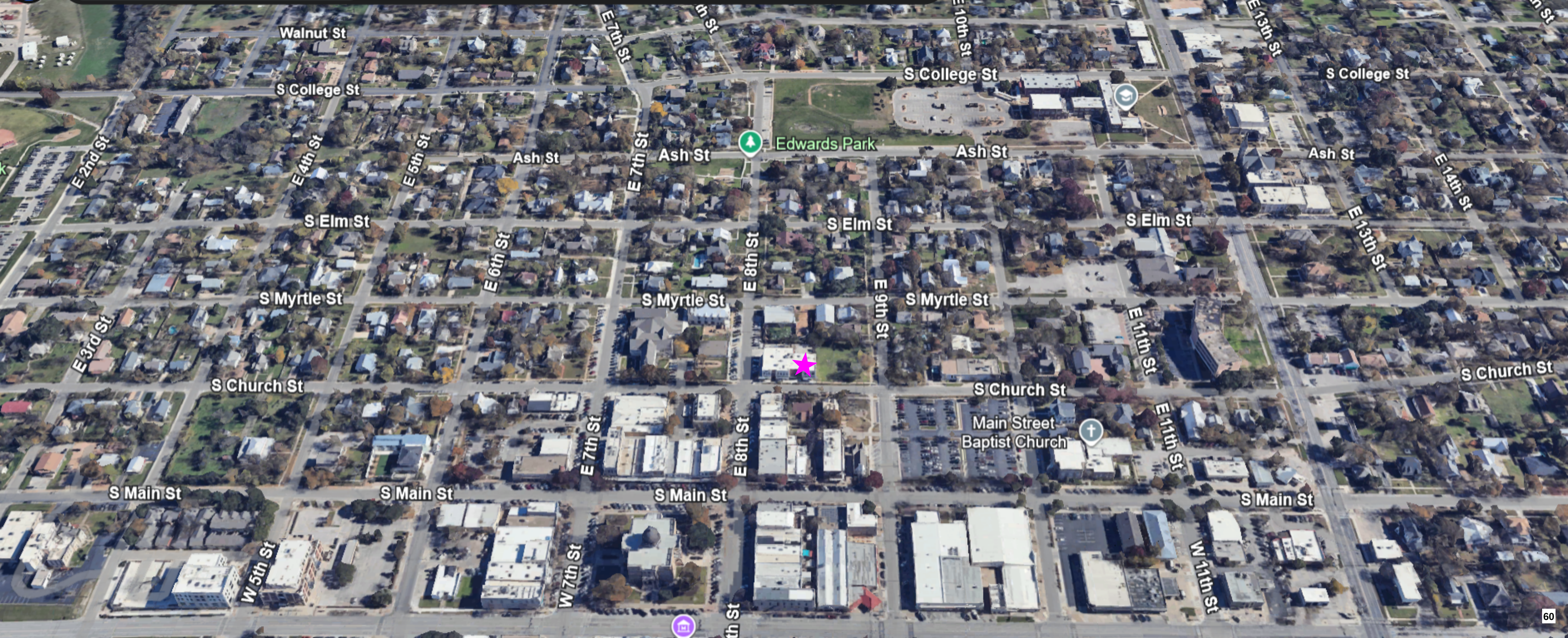
810

Founder's Park

Bunny Mural

E 8th St

E 9th St



ROBERTS PRINTING COMPANY

207 E 8TH Street

Georgetown, TX 78626

To Whom it may concern:

We will be providing new signage for ROOTS STUDIO's new location at 200 E 8TH STREET #103, Georgetown, TX 78626. We will be using Interior illuminated channel letters with soft white LED's.

There will be 1 of these building signs, located on the on the building above awning using cement wall anchors. The individual letters will be attached to a raceway painted beige to match color of the stone.

The faces of the letters will be direct printed brown with black returns.

The sign size is: ROOTS is 16.25" tall x 55.78" wide and "STUDIO" is 16.25" tall X 73.12" wide.

The total square feet of the sign is 14.54 sqft.

The building sign is within the cities requirements for the square feet based on the linear feet of the building. The sign is 14.54 square feet with a linear building frontage of 23 feet.

The second sign is a interior illuminated blade sign with push through acrylic letters. The Blad sign will hang from the canopy replacing the current blade sign. The sign dimensions at 54" wide x 11.75" tall x 4" thick. Sign Message will be the RS Icon followed by the words ROOTS STUDIO. All lettering is white with soft white LED's.

Thank you,

A handwritten signature in black ink, appearing to be 'Jm' or 'John Montgomery'.

John Montgomery- Owner

Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

Authorization by Property Owner(s)

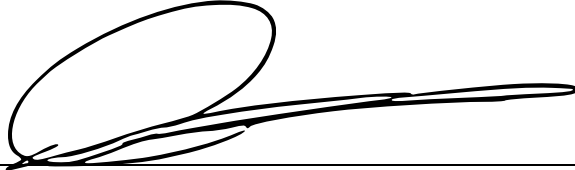
I, Eric Visser, Manager of Cerus Development, LC, Manager of Cerus Heritage Court, LLC, swear and affirm that I am
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at 200 E. 8th Street Ste 103, Georgetown TX 78626, as shown in the records
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of
the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize ROBERTS PRINTING COMPANY to submit this application and serve
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature:  Date: July 20, 2026
(property owner's signature)



207 E. 8TH STREET
GEORGETOWN, TX 78626

512-863-2323



**GEORGETOWN'S
PREMIERE PRINTING
& SIGN SHOP**



552 STADIUM DRIVE
GEORGETOWN, TX 78626

512-863-8145

MAIL PAYMENTS TO:

207 E 8TH ST., GEORGETOWN, TX 78626

Invoice

No: **195315**

Date: 7/17/26

Customer PO:

Customer No: 10983

Bill To:

CAROLINE HUBER
ROOTS STUDIO
200 E 8th Street, Suite 103
Georgetown TX 78626

Quantity	Description	Amount
1	Root Studio Face Lit Channel Letters Root Studio' fabricated as channel letters mounted on a raceway. • Black sidewalls • Black trimcap • White acrylic faces • White leds • Photocell • Printed brown vinyl applied to faces • Raceway Install Includes • Mounting channel letters to build per specs • Run sign electrical to inside of building Building electrical has to be run to sign within 6 ft of sign by customer/ client.	\$ 5,888.85
1	Illuminated Blade sign - 11 3/4" x 54" lit blade sign Routed faces backed with white acrylic White LEDs Install includes Removing old blade sign and installing new blade sign	\$ 2,578.13
1	Electrical work by Nash Electrical Run power and provide time clock for sign on building Run power to blade sign under awning that's tied into photocell for awning light	\$ 1,300.00
1	Permit acquisition fee. Includes preparing and filing permit applications with HARC and City of Georgetown. Actual permit fees billed separately. Permit City Fees - BILLED AS INCURRED • City fees to be billed as actually incurred from the City. • Permit fees - to be filled in on completion HARK fess will be billed after approval, if it has to go to court cost will incur at completion	\$ 400.00
Taken by: SUPPORT		SUBTOTAL \$ 10,166.98 TAX \$ 838.78 SHIPPING \$ 0.00 TOTAL \$ 11,005.76 AMOUNT DUE \$ 11,005.76



City of Georgetown, Texas
Main Street Advisory Board
August 14, 2026

SUBJECT:

Project Team & Partner Updates

SUGGESTED ACTION:

Discussion on Project Teams, Partner updates, and BRE Visits - 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
August 14, 2026**

SUBJECT:

Staff Report

SUGGESTED ACTION:

Staff Report – Rachel White, Downtown Development Manager

ITEM SUMMARY:

Facade Grant Fund update, Business & Development updates and Upcoming event dates to remember.

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A