



Tomball Social Haus
209 Fannin Street
Tomball, Texas 77375
Phone: 832-303-3204
Email: Info@cadevents.com

Date: 12/23/25

Tomball Economic Development Corporation
Attn: Business Retention & Expansion Committee
29201 Quinn Road, Suite A
Tomball, Texas 77375

RE: Request for Old Town Façade Improvement Grant – Tomball Social Haus (209 Fannin Street)

Tomball Social Haus respectfully submits this request for consideration under the Old Town Façade Improvement Grant Program for exterior and site improvements to the property located at 209 Fannin Street within the Old Town Tomball District.

Tomball Social Haus is a new, locally owned business that will contribute to the activation and continued economic vitality of Old Town. The proposed project focuses on enhancing exterior architectural elements and adaptively reusing existing structures in a manner consistent with the character, scale, and intent of the district.

The scope of work includes the installation of architecturally appropriate awnings and exterior coverings, along with the construction of a covered rear patio area. These improvements will allow the space to remain functional during rain and colder weather, improving year-round

usability while maintaining compatibility with surrounding historic development.

Additionally, the project includes the repurposing of an existing rear garage/barn structure into an upscale private rental and meeting space. This adaptive reuse preserves the existing structure, activates underutilized space, and provides a unique venue for private events, meetings, and community gatherings that support increased foot traffic and extended use of the property.

The total investment for the proposed improvements is \$57,515.00. Assistance through the Old Town Façade Improvement Grant Program is essential to completing these improvements at a level of quality that aligns with Old Town design standards and the City's economic development objectives. All contractors utilized for this project are local to Tomball and are members of the Tomball Chamber of Commerce, ensuring that project investment directly benefits the local economy.

Upon opening, Tomball Social Haus will create one (1) full-time position and nine (9) part-time positions. All proposed improvements are scheduled to be completed within one (1) month of receiving written grant approval, demonstrating project readiness and the ability to promptly execute the improvements in accordance with program requirements.

Tomball Social Haus appreciates the opportunity to partner with the Tomball Economic Development Corporation in furthering the preservation, activation, and economic growth of Old Town Tomball. We respectfully request consideration for grant assistance through the Old Town Façade Improvement Grant Program.

Sincerely,

Per Werner

Per Werner

Owner

Tomball Social Haus