

“FIX IT” Application Guidelines and Process

The City of Seguin Main Street has a “FIX IT” Façade Improvement Program that provides reimbursement for approved applicants for work on the exterior façade of property located in the Downtown Historic District providing up to a *maximum* 50% or a dollar-for-dollar reimbursement (Example: \$1,000 cost = \$1,000 paid by applicant/\$500 “FIX IT” matching reimbursement grant awarded to applicant.)

“FIX IT” funding is limited and grant awards are based on funds available. If your application is submitted at a time when there are no available funds, your application will be kept on hand until the next funding cycle. The Main Street Program is currently accepting applications for projects in the 2020 funding cycle. Applications will need to be submitted by 5:00 p.m. on Wednesday, **November 13, 2019** to the Seguin Main Street Office. If there are still funds available after the first round, there will be a second call for applications later in the year. For the community to achieve the maximum benefit, applications will be reviewed on the following criteria:

- Application submitted by the stated deadline and completed correctly.
- Matching funds ratio (Minimum 1:1, 2:1 or greater preferred)
- Location, visibility and impact on historic integrity of the Downtown Historic District.
- Total number of applications received and funds available.
- Type of proposed improvements; cosmetic or structural.
- Completion of previously funded projects.
- Plan review and approval by the Historic Design Review Committee.
- Improvements only to the exterior of the building.
- Current in payment of city utilities and local property taxes (city, county, SISD).
- Reimbursement will be made after the completion of the work and upon evidence of paid receipts.

All applicants are encouraged to utilize the free design services available through the Texas Main Street Program by contacting Seguin Main Street.

Fix-It Façade Projects may include repair or replacement of canopies, awnings, roofs, doors, entrances, glass and windows, sidewalks, façade painting, landscaping, ADA access, brick and mortar repair, and removal of modern slipcover facades. Signage requests will be considered on a case-by-case basis. Priority is given to proposed projects. Projects in progress and already completed will be given low to no priority in funding.

If awarded a grant, the proposed work must go before Historic Design Review Committee before the work begins. Failure to receive approval from the HRDC before work commences may result in the loss of the grant.

Applications will be reviewed and acted upon by the Seguin Main Street Advisory Board, City Manager and City Council. For additional information contact the Seguin Main Street Program at (830) 401-2448 or mainstreet@seguintexas.gov. Please submit application to Seguin Main Street Program, 116 N. Camp Street, or mainstreet@seguintexas.gov. In addition to the grant application, please include a W9 form.

Legal disclaimer: City of Seguin accepts no liability for the quality or future maintenance of the “FIX IT” project work.

**CITY OF SEGUIN MAIN STREET PROGRAM
“FIX IT” GRANT APPLICATION**

Applicant Name: Terry A. Cleveland

Business/Company Name: Wallis Alan, Ltd.

Project Address: 100 N. Austin St.
Seguin, Texas 78155

Date building was constructed: 1853 (approximately)

Legal Description: Wallis Alan, Ltd. Lot 2 0404 AC

Property Owner's Name: Wallis Alan, Ltd.

Owner's Address: 8531 N. New Braunfels Ave. #105
San Antonio, Texas 78127

Owner's Telephone: 210-829-7051

Is applicant a tenant? Yes _____ No X
(If yes, attach a Lease Agreement or written permission from owner for the work in this application)

Structure's Current Use: X vacant
_____ commercial
_____ residential
_____ mixed use
_____ other: _____

Project will result in: X façade historic restoration
X façade renovation
_____ new commercial space
_____ new residential units
X new mixed use commercial/residential
_____ other: _____

Completed project will provide for _____ new jobs.

Total estimated cost of project: \$ 51,904.71 (Please include a written bid from a contractor)

If your project is not fully funded, will you take a lesser amount? Yes

Amount of FIX-IT Façade Grant Request: \$ 25,952.36 A matching ratio of 1 : 1

DESIGN INFORMATION

Please provide site plans for any work to be completed on the interior or exterior of the property. Free design service for exterior improvements is available by contacting the Seguin Main Street Program. In the categories below submit a detailed description, including materials to be used, of proposed work. If not applicable, simply write "NA".

Describe existing exterior façade materials proposed to be removed:

Remove all single-strength glass from sidewalk level as well as above awning.

Remove aluminum frames from all areas. Remove aluminum and glass doors.

Describe proposed window frame treatment (repair, replacement, etc.) for storefront, upper floors, and transom windows:

Raise height of existing knee-wall to 34". Frame and trim-out window and door openings with
finish-grade wood.

Describe proposed window glass treatment for storefront, upper floors, and transom windows:

Replace all existing glass with low-e insulated glass.

Describe preparation of surface to be painted (pressure washed, primed, etc.):

Architectural area of detail above awning will be pressure washed, primed and painted to
high-light the beautiful carvings and details.

Show proposed paint colors and location of each paint color on the building:

Colors have not been approved by Historic Design Review Committee as of yet.

Colors will be very appropriate for the age of the building as well as downtown.

Show proposed door treatment (repair, replacement, additions, etc.):

We propose to provide an age appropriate single wood and glass, stain-grade door.

Jamb and casing will match the door.

Please describe any repair that will be completed on the roof, gutters, down spouts, etc.:

Roof is new. Gutters will be checked and cleaned. Downspout has been re-attached.

Gutters and downspouts will be painted to match adjacent wall area.

Describe work to be completed on each elevation (exterior wall) of the building:

Sidewalk level will be all new but built to the historical look. Upper wall will be fantastic when

the architectural details are painted so that they can be seen and not blend into the wall. (photo 1)

Describe parking plans, number of vehicles accommodated:

Parking is pre-determined.

Describe handicap accessibility accommodations:

Accessible ramp provided.

Describe brick and mortar (including tuck pointing) or stucco repair:

Lower section of wall will be sand textured stucco to match wall above awning.

Describe brick and mortar or stucco cleaning:

Existing stucco will be pressure washed and cleaned by hand as required.

Describe proposed cornice treatment:

Cornice is in place and intricate. It will be painted to accentuate its beauty.

Describe proposed awnings and canopy treatment:

Awning is in good condition but requires painting. It will be painted the same color as
it is now after caulk and putty is applied.

Describe proposed storefront repair and/or replacement:

Entire storefront needs replacement as well as the door/doorway to the stairwell.

Description of interior work to be completed (include plans to retain or remove architectural features like original ceiling material, wood trim, wood floors, light fixtures, etc.):

Interior has been refurbished while keeping as many historical features as possible.

Estimated time of construction (month) January until (month) March, 2021 year.