

CITY OF SEGUIN MAIN STREET PROGRAM  
"FIX IT" GRANT APPLICATION

Applicant Name: JIM GHEDI

Business/Company Name: MAGNOLIA HOTEL

Project Address: 203 S. CROCKETT  
SEGUIN, TX 78155

Date building was constructed: 1840

Legal Description: INNER BLOCK 162, LOT 42, N 30' of 78  
GUADALUPE COUNTY, 203 S. CROCKETT

Property Owner's Name: GHEDI PROPERTIES LLC

Owner's Address: 8002 BURLESON RD  
AUSTIN, TX 78744

Owner's Telephone: 512. 750.2953

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: \_\_\_\_\_ vacant  
\_\_\_\_\_ commercial  
X \_\_\_\_\_ residential  
\_\_\_\_\_ mixed use  
\_\_\_\_\_ other

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

Completed project will provide for 3 new jobs.

Total estimated cost of project: \$ 10,000 (Please include a written bid from a contractor)

Amount of FIX-IT Façade Grant Request: \$ 5000- A matching ratio of 2:1

## 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 of proposed work. If not applicable, simply write "NA".

Describe existing exterior façade materials proposed to be removed:

WE PLAN TO PAINT REAR ADOBE "LIMECREEK"  
STRUCTURE. REPAIRS SMALL PORTIONS OF MISSING OR  
CRACKED STUCCO TO EXTERIOR STRIP AND PAINT  
ALL WOOD TRIM AND ROOF UNDERSTRUCTURE.

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

WE PLAN TO REPAIR ORIGINAL WINDOWS AND  
FRAMES TO ORIGINAL CONDITION AS POSSIBLE

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

SAME AS ABOVE

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

ALL PAINTED SURFACES ARE TO BE SANDED BY  
HAND. NO PRESSURE WASHING.

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

SEE ATTACHED RENDITION OF PAINT COLOR  
SCHEME. REAR PORTION TO BE PAINTED  
WHITE.

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

WE PLAN TO REPAIR ORIGINAL SCREEN DOORS  
AND RESURFACE ORIGINAL EXTERIOR DOORS

Describe proposed awnings and canopy treatment:

NO AWNINGS OR CANOPY

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Describe proposed storefront repair and/or replacement:

NO STOREFRONT ON THIS STRUCTURE

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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.):

NO INTERIOR WORK WILL BE INCLUDED.

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Estimated time of construction (month) MAR 2015 until (month) SEPT, 2015  
year.

## **“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 the 2015 funding cycle. To be considered for the funding in the first round, applications will need to be submitted by 5:00 p.m. on **February 16** 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.
- Completeness of application.
- 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, brick and mortar repair, and removal of modern facades. Signage requests will be considered on a case-by-case basis.

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](mailto:mainstreet@seguintexas.gov). Please submit application to Seguin Main Street Program, 211 N. River Street, or [mainstreet@seguintexas.gov](mailto:mainstreet@seguintexas.gov).

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

# **STEVE LUNA CONTRACTING SERVICES**

**620 Wurzbach St**

**Seguin, Texas 78155**

**PH 830-477-1569**

## **ESTIMATE FOR SERVICES OFFERED JAN 26, 2015**

### **MAGNOLIA HOTEL RESTORATION**

#### **Restoration of Rear Adobe 3 room building**

Services include clean and wash existing structure, ready for paint.

Strip and sand all doors, all windows, trim and porch covering.

Repair cracked or missing areas of stucco mortar as needed.

Paint full exterior 3 room building

Repair and refinish windows, panes and trim as needed.

Repairing of any wood trim, columns etc. as necessary

Labor for 3 men for 3 weeks ( 120 hrs x 3 x \$25/hr = 360 hrs)	\$ 9,000.00
Paint, supplies and materials	\$ 1,000.00
Total	\$ 10,000.00



REAR PORTION  
TO BE  
PAINTED

TEXAS  
MAIN STREET  
The State Agency for Historic Preservation



TEXAS  
HISTORICAL  
COMMISSION  
The State Agency for Historic Preservation

PROJECT: 203 S. CROCKETT  
CITY: SEGUIN, TX  
DRAWN BY: AUDREY HOLT  
DATE: APRIL 11, 2013  
ARCHITECT: HOWARD LANGNER  
Not for regulatory approval,  
permitting, or construction

SHEET NUMBER  
**1**