



Seguin Art League P.O. Box 445 Seguin, TX 78156



February 16, 2015

City of Seguin Main Street Program
211 N. River Street
Seguin, TX 78155

Dear City of Seguin,

As you may know, the Seguin Art League is currently in the process of renovating 104 S. Austin St. The building that once housed the Klein Opera House and the Mendlowitz Mercantile has been neglected for many years and certainly was an unattractive part of our city square. It is because of our commitment to this community that our organization has voted to move up our timetable for façade renovation.

Thanks to the City of Seguin and the Main Street grant program, we have an opportunity to make a real difference in the appearance of our beautiful city. Although the roof of our building is a huge part of what needs to be done, we felt it was important to complete part of the renovation of the façade right away.

We hope you will consider our request for this first phase of our efforts to renovate this beautiful building. Please contact me if there are any questions regarding this application.

Thank you for your support,

A handwritten signature in black ink, which appears to read "Robin Roberts Walker". The signature is written in a cursive, flowing style.

Robin Roberts Walker
President

“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. Please submit application to Seguin Main Street Program, 211 N. River Street, or mainstreet@seguintexas.gov.

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: SEGUIN ART LEAGUE

Business/Company Name: SEGUIN ART LEAGUE

Project Address: 104 S. AUSTIN ST.
SEGUIN, TX

Date building was constructed: @1890

Legal Description: All of Lot 3, the Southern portion of Lot 2, Eastern portion of Lot 10, all in Block 30 of Inner or Building Lots of City of Seguin, Guadalupe County, Texas

Property Owner's Name: SEGUIN ART LEAGUE

Owner's Address: P.O. BOX 445, SEGUIN, TX 78156

Owner's Telephone: -NA- (President's phone: 830 876-8980)

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
_____ residential
_____ mixed use
X other: under renovation

Project will result in: _____ façade historic restoration
_____ façade renovation
_____ new commercial space
_____ new residential units
_____ new mixed use commercial/residential
X other: community art gallery & center for the arts

Completed project will provide for na * new jobs. *other than jobs for contractors, the center will be staffed by volunteers

Total estimated cost of project: \$ 11,075.00 (Please include a written bid from a contractor)

Amount of FIX-IT Façade Grant Request: \$ 5537.00 A matching ratio of 1 : 1

Cutting Edge

Bryan Underwood
 2016 Elm Creek Rd
 Seguin, Texas 78155
 830-305-2867
 03-06949

Estimate

| | |
|-----------------|-------------------|
| Date | Estimate # |
| 2/16/2015 | 5121 |
| Customer | Job |
| Robin Walker | Front exterior |

| |
|--|
| Customer Information |
| Robin Walker Seguin Art League Seguin, Texas 78155 |

| Description | Qty | Rate | Amount |
|---|-----|--------------|------------------|
| Front of building restoration. | | | |
| Clean facade of building with brush wash and cleaning solution. Prime stucco and metal facade. Paint with three coats of premium exterior paint. Subcontract, per unit | 1 | 4,800.00 | 4,800.00 |
| Remove existing gutter from canopy awning. All debris and signage trim from support rods and roof. Prep and paint fascia trim as needed. Subcontract, per unit | 1 | 425.00 | 425.00 |
| Remove transom window glass and frames. Rebuild wooden frames. Prime and paint new frames and trim. Clean and re-install glass. Center transom to be new glass, similar in style to existing. Install new transoms and trim. Subcontract, per unit | 1 | 5,850.00 | 5,850.00 |
| *Project Subtotal | | | 11,075.00 |
| *Project Total | | | 11,075.00 |
| | | Total | 11,075.00 |

SEGUIN ART LEAGUE
104 S. AUSTIN ST. FAÇADE PHASE 1



SEGUIN ART LEAGUE
104 S. AUSTIN ST. FAÇADE PHASE 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:

This request is to renovate the existing façade including removing damaged gutter and metal strips off awning, clean and paint the existing façade, repair and restore the transom windows above the awning

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

As described in the bid, the transom windows would have new frames and trim, new glass if needed. Existing upper windows would stay the same for now.

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

As described in bid, the glass would be historic 1890s glass and new glass where needed

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

The building façade would be brush washed with cleaning solution to avoid any damage. Stucco would be primed and painted with three coats of premium exterior paint.

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

The paint color will be chosen to coordinate with the existing venetian tile façade colors.

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

NA

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

The damaged gutter on the front of the awning would be removed.

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

The entire façade surface will be cleaned and repainted and the transom windows repaired and repainted. The area under the awning will be cleaned and repainted as well.

Describe parking plans, number of vehicles accommodated:

City of Seguin Parking

Describe handicap accessibility accommodations:

The building is currently handicap accessible, however, interior work for ada bathrooms and rear exits will not begin until the roof is repaired.

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

The stucco façade will be cleaned and painted with three coats of premium exterior paint.

Describe brick and mortar or stucco cleaning:

Same as above

Describe proposed cornice treatment:

As the roof is repaired, we hope to remove the aluminum façade to expose the original lines of the roof. In our next phase, we hope to repair the cornice to blend with the Tips building treatment.

Describe proposed awnings and canopy treatment:

We will use the existing canopy and remove the damaged gutter on the front of it.

Describe proposed storefront repair and/or replacement:

NA _____

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.):

NA _____

Estimated time of construction (month) @MARCH until (month) @MAY 2015 year.

Once the funds are received the estimated time of repair is approximately 60 days from start to finish. We hope to complete this portion of the project before summer 2015.



CITY OF SEGUIN

Mayor Don Keil

P.O. Box 591

Seguin, Texas 78156-0591

(830) 401-2307 or (830) 401-2308

dkeil@seguintexas.gov

To whom it may concern:

This letter is written in support of the Seguin Art League and their recent acquisition of their historic new home on Austin Street in downtown Seguin.

As with most non-profit organizations, they are in need of funds to help restore the building and bring it back to its former prominence in downtown Seguin.

When the building is restored, it will be a true cultural treasure not only for Seguin, but also for Guadalupe County and our great state of Texas. It will be a place for learning, a place for gathering, and a place where lives can be enriched by the expressions of the many great artists in our community. It is destined to be a priceless addition to our historic downtown district, as we continue to bring downtown Seguin back to its former glory.

I, and the City of Seguin, appreciate any monetary support you can offer this very worthy endeavor.

Sincerely,

A handwritten signature in blue ink that reads 'Don Keil'. The signature is stylized with a large, sweeping initial 'D' and a circular flourish at the end.

Don Keil
Mayor
City of Seguin



January 18, 2015

To Whom It May Concern:

I am very happy to provide a letter of support for the Seguin Art League's application for funding for a roof for their new building located in historic downtown Seguin. This organization has steadfastly pursued the dream of having their own gallery and this building is perfect both in the location and the size, offering excellent visibility via SH 123 Business as well as easy access to the myriad of visitors and locals who frequent the downtown to explore Seguin's history, shopping, eating and drinking, and many festivals held throughout the year.

As the former Main Street director and historic preservation officer for the City of Seguin, the Art League is dead on with their recognition that the very first step in the restoration of this historic property that will serve as their gallery is to secure and preserve the space by making repairs and/or replacing the roof as needed.

The Seguin Art League ran a successful and beautiful gallery in another location downtown that included a gift shop. This was positive not only for the art organization but for other businesses downtown as well, helping to create a synergy for all businesses in the downtown historic district. As the owner of Court Street Coffee Shop located in proximity to the new gallery I applaud their effort and anticipate that our businesses and organizations will be mutually beneficial. With the organization having a track record in managing a gallery, the outcome for success is very positive.

In closing, I support a funding request by the Seguin Art League to GVEC to fund a roof project 100%. Please do not hesitate to contact me if you have any questions regarding this letter of support.

Thank you for your attention.

Sincerely

Mary Jo Langford

Owner

Seguin Main Street Program
P.O. Box 591
Seguin, Texas 78156
Ph: 830-401-2448 Fax: 830-386-2532
Email: mainstreet@seguintexas.gov

January 16, 2015

To Whom It May Concern,

I am writing this letter in support of a grant request being submitted by the Seguin Art League for the development of an arts center supporting the visual arts in Seguin and the surrounding community.

The arts are important in every community, providing character and improving quality of life for all citizens, and Seguin is no different. Seguin Art League members have donated time and artwork to the community in hosting ArtsFest, children's art shows and YuleFest and installing sculptures in community parks. Having a visual arts facility in Seguin will only build on their contributions to Seguin, allowing them to share the arts with the youth in the community.

As the Main Street Program Director for the City of Seguin, my role is to oversee the revitalization of our historic downtown. The Seguin Art League's investment in a downtown historic property will continue to build on the investment made by the community to make downtown Seguin the cultural heart of the community. The arts center would bring people of all ages to the center of Seguin for classes, gallery tours, shopping, and viewing the artwork.

The Seguin Art League is a true asset to the community and the development of an arts center will increase their prominence in our city.

I am happy to provide additional information if needed regarding my support of this request for downtown Seguin. Please feel free to call me at (830) 401-2448 if I can be of further assistance.

Sincerely,



Kyle Kramm
Main Street Program Director

January 12, 2015

Kelly Follis
8293 FM 20
Seguin, TX 78155

Dear GVEC,

Thank you for funding worthy projects for the betterment of the community. I also appreciate your consideration of citizens' opinions regarding the project you are evaluating.

I believe part of what makes any city a good place to live is the extent to which that city embraces the arts. I enjoy living in a small town that recognizes the importance of artistic expression. And though our Seguin Art League has often been able to offer gallery space for people to enjoy, it is just now that they have found a permanent home. I am glad they have chosen one of the least attractive buildings in our downtown so that they may remodel and revitalize that structure. I hope you will help them with the cost of the roof repairs needed to ensure the structure keeps the artwork and the people who enjoy it safe and sound for years to come.

Thank you for all you do for our community. I hope you will consider prioritizing this project among those you award in 2015.

Sincerely,



Kelly Follis