

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

Applicant Name: Terry A. Cleveland

Business/Company Name: Wallis Alan, Ltd.

Project Address: 104 N. Austin St., Seguin, TX 78155

Date building was constructed: Circa 1900

Legal Description: See Attached

Property Owner's Name: Wallis Alan, Ltd.

Owner's Address: 8531 N. New Braunfels, Suite 105

San Antonio, TX 78217

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  
     X   mixed use  
   \_\_\_\_\_ other

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

Completed project will provide for \_\_\_\_\_ new jobs.

Total estimated cost of project: \$66,250.00 (Please include a written bid from a contractor)

Amount of FIX-IT Façade Grant Request: \$33,125.00 A matching ratio of \_\_\_\_\_ :

## **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".

### **PLEASE SEE ATTACHED BID FROM KEN POSTALWAIT WITH DETAILS OF PROPOSED WORK.**

Describe existing exterior façade materials proposed to be removed:

Bricks in column on Austin St. will be preserved for re-use after new steel column is installed. See Exhibit C.

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

Upper floor: Add 2 windows the same dimensions as the windows facing Austin St. and a patio door to provide roof access. Windows to match new windows installed on Court St. See Exhibit A.

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

Window glass for upstairs windows to roof to be same as approved for new windows on Court St.

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

N/A

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

Paint color for exterior will be a neutral color. Window trim will be a slightly darker neutral shade.

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

New wood front entrance to be built on corner of Austin St. & Court St. similar to corner door/entrance across the street.

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

N/A

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

Major reconstruction of front corner wall to include addition of steel support column & beams- see Beicker Engineering Reports attached for details (Exhibits B & D) and pictures (Exhibit C).

Describe parking plans, number of vehicles accommodated:

N/A

Describe handicap accessibility accommodations:

N/A

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

N/A

Describe brick and mortar or stucco cleaning:

N/A

Describe proposed cornice treatment:

N/A

Describe proposed awnings and canopy treatment:

New awnings to be added. Plans will be submitted to design committee for approval at future date.

Describe proposed storefront repair and/or replacement:

Major reconstruction of storefront corner at Austin St. & Court St. to include corner door & 36" brick wall along Court St. with windows above.

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 limecrete wall on 1st floor to be encased with new support beams and framing. See Exhibits D & E. Deteriorating limecrete wall on second floor to be removed and replaced with new support beams and framing.

Install additional staircase where previous staircase had existed in front corner building.

Estimated time of construction: (month) January until (month) July, 2016 (year).

## Robin Neal

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**From:** Kenneth Postalwait <rhawk61@gmail.com>  
**Sent:** Thursday, January 14, 2016 12:07 PM  
**To:** Robin Neal  
**Subject:** 104 N. Austin St.

Ken Postalwait Company  
3550 Aux. Airport Rd.  
Seguin, Tx. 78155 830-660-6790

to:

New Opportunities  
N.New Braunfels  
San Antonio.Tx.

### Storefront Facade Restoration

Remove failed brick column and adjacent interior limecrete as needed  
Form and restore interior limecrete corner with reinforced steel and concrete  
Leave solid section of limecrete exposed

Custom fabricate double steel column with 2 - 4" x 4" steel pipe  
Install with 1" steel plate on bottom-secured to foundation beam with 5/8" x 12" hardened bolts  
and 1" steel plate at top welded to existing twin I-Beams

Weld 12" x 1/2" plate to existing 4" x 4" steel pipe in interior limecrete wall  
and 3" x 3" angle iron braces to steel column on exterior wall structure  
tying all new and existing columns as structural unit

Rebuild column base with red brick (saved from original column)  
Stucco remaining wall with stucco to match existing finish

Seven Thousand Five Hundred.....\$7500.00

Remove and Replace floor joists, subfloor and pine flooring in entry corner  
Frame wall and doorway per original "1900" angled corner entry  
Install custom 40" x 84" entry door and trim (native local pecan hard wood and/or stained oak)  
Install matching stucco and hardwood panels and trim to complete entryway

Six Thousand Five Hundred.....\$6500.00

Clean, point, fill and paint any exterior cracks and paint to match existing

One Thousand Two Hundred Fifty...\$1250.00

Install frame walls and new staircase at location of prior staircase  
to provide access to upstairs and fire egress in Old Serger Store

Five Thousand.....\$5000.00

Fill in opening in limecrete wall with concrete and reinforced steel,  
layering original stone as per original construction (saved from upstairs wall demo)\*

Two Thousand Five Hundred...\$2500.00

Twenty Two Thousand Two Hundred Fifty.....\$22,250.00

Provide temporary bracing for second story roof structure

## Robin Neal

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**From:** Kenneth Postalwait <rhawk61@gmail.com>  
**Sent:** Thursday, January 14, 2016 12:45 PM  
**To:** Robin Neal  
**Subject:** seconcd story wall

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Provide Temporary bracing for 2nd story roof structure at north wall

Remove 2nd story limecrete and brick parapet wall

Continue concrete/reinforced steel column from lower wall to top of existing parapet

Stucco sidewall and match lintel work to continue from front top of Serger Storefront

Frame new wall with 2" x 8" framing to provide "deep well" window openings  
( to match window openings on original brick structure)

Sheet exterior wall with 1/2" cdx plywood and waterproof with Tyvek moisture barrier

Reframe parapet wall with pressure treated lumber.

Install wall and parapet cap flashing and tie in to existing roof

Install Custom windows -- sized to match windows on Serger Store facing Austin St.

Install door to provide access to roof ( and allow for fire egress)

Stucco wall to match existing finish

Install 'R 30' insulation in wall and 5/8" fire rated sheetrock

Finish coat wall to match existing walls

Twenty Seven Thousand Seven Hundred Fifty.....\$27,750.00

## Robin Neal

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**From:** Kenneth Postalwait <rhawk61@gmail.com>  
**Sent:** Thursday, January 14, 2016 1:00 PM  
**To:** Robin Neal  
**Subject:** continued

page 3

Install custom awning  
( to match existing canopy awnings on neighboring buildings)

Frame awning structure with 2" x 6" pine rafters and subfascia ( 8' x 160')  
cedar finish fascia and trim, primed and painted

Deck with tounge in groove yellow pine. prime and paint

Roof covering to be 60 ml. TPO with 1/2" insulation base  
galvalume eave and wall flashings

re-use turnbuckles removed on Court Street from West End (40') Storefront  
custom fabricate steel support rods on Serger Store and " Sleep Shop" storefront (120')  
prime and paint turnbuckles and support rods to owner's choice of color

Sixteen Thousand Two Hundred Fifty.....\$16250.00

A

WINDOWS TO MATCH NEW WINDOWS  
INSTALLATION COURT STREET (Upstairs)

NEW WINDOWS ARE SAME DIMENSIONS  
AS THE ORIGINAL  
WINDOWS (During Austin St.  
2'0" 8' windows)

Ratio Door to be  
Full floor composite  
w/ frame

12" x 96" pins set in

existing masonry  
wall w/ epoxy  
2" x 2" epoxy  
floor to ceiling

drill and insert  
3/4" threaded rods  
through wall  
and joist  
at floor  
and ceiling

2x8" blocking  
in between  
studs of  
corner door

2" x 12" HEADER

38" x  
8"  
windows

3'0"

6'6"

Door  
to  
Roof

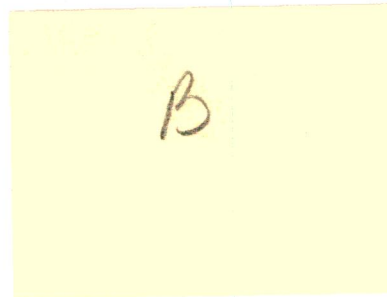
2-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

**B**  
**BEICKER CONSULTANTS**  
Structural / Construction Engineers

September 18, 2015

Ms. Robin Neal  
**New Opportunities**

Re: Structural Investigation #15195-0  
**104 North Austin Street**  
Seguin, Texas 78155



Dear Ms. Neal:

At the request of Mr. Ken Postalwait, Beicker Consultants investigated the building at the referenced address on September 17, 2015 to determine the structural condition of the front left corner of the main building along with the structural condition of the left wall of this building which is made with limecrete. Two main items are of concern. They are:

The limecrete wall has had two openings added in it in order to access the adjacent building. Both of these openings are either framed or shored to support the remaining wall around the openings. The condition of the aggregates in the remaining part of the wall is, however, crumbling apart to the extent that in the near future this wall will no longer be considered structurally adequate to support itself and the roof framing it currently supports.

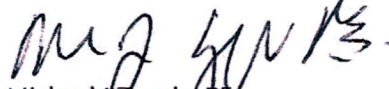
The front corner of this wall is built with a load bearing brick column that currently supports a steel beam that spans across the front wall and supports the top section of the wall above the storefront. This brick column is cracked vertically apart and is no longer structurally sound.

After observing these sections of the wall, in our opinion, we recommend leaving the limecrete wall along with the framing supporting the openings but add a new wood stud wall next to this wall built with 2x6 at 16 inches on center to support the building's roof framing so that the limecrete wall no longer needs to support the roof. This new wall should bear on a new concrete strip footing dug at least 6 inches into the ground. Footing should be at least 12" x 12" continuous reinforced with 4 - #5 reinforcing bars continuous with #3 stirrup ties at 24" on center.

We also recommend removing the brick column at the front corner of the building and replace it with a new 4" x 4" x 1/4" HSS steel tube column directly below the steel beam above. The column should have 1/2" steel base and cap plates welded to the two steel beams above and bolted to a new concrete footing below with 4 1/2" diameter wedge anchors. The footing should be at least 3' x 3' x 3' reinforced with 4- #5 bars each way 3" from the bottom of the footing. The steel beams require proper shoring while the column is removed.

If you have any questions, please call.

Respectfully,  
**BEICKER CONSULTANTS, LLC**

  
Michael J. Zezula, PE  
Texas Professional Engineer License Number 66581



Beicker Consultants, LLC investigated only the portion of the building described. Other buildings that are part of this complex were never considered as part of our investigation. Our investigation did not include discovery, testing, monitoring, cleanup or neutralization of pollutants, hazardous substances or asbestos. Our investigation also did not include reviewing mechanical, electrical or plumbing conditions. Our opinions and recommendations expressed are based on the condition of the structure, as we were able to visually see it during our investigation at the site. Means, methods, procedures, techniques, sequencing, completing construction and safety on the job site should remain the responsibility of the Contractor hired to carry out the repair work. No warranty of this structure for future use, operability or suitability is expressed or implied.

C

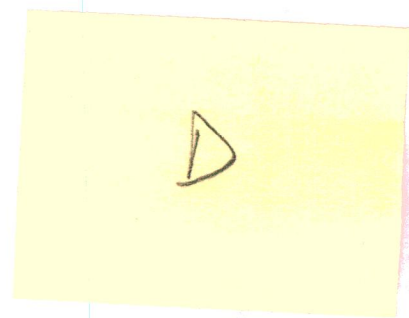


  
**BEICKER CONSULTANTS**  
Structural / Construction Engineers

October 27, 2015

Ms. Robin Neal  
**New Opportunities**

Re: Structural Investigation #15195-0  
**104 North Austin Street**  
Seguin, Texas 78155



Dear Ms. Neal:

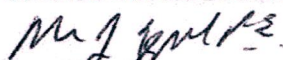
At the request of Mr. Ken Postalwait, Beicker Consultants further investigated the building at the referenced address on October 27, 2015 to determine the structural condition of buildings now that he has removed and visually exposed more of the building structure. Items we discussed are:

- 1) The front wall of the corner building is built as a multi-withe brick wall. We discussed removing the left side limecrete wall from the second floor up to the top of the wall. Once the left wall is removed, the front wall is no longer tied to the side wall since the side wall will be gone. In order to replace the support of the front wall from the corner connection to the side wall, I recommend building a new wood framed wall inside the building just inside ththe front wall so that brick anchors can be added into the inside face of the brick wall and the anchors can be attached to the new stud wall before removing the front right corner cracked section of the brick wall and the side wall.
- 2) The front brick wall should be tied tothe wood floor framing in order to brace the front wall. We saw some short steel rods anchnored into the brick wall and tied back to the wood floor framing. In order to better tie the front wall of the corner building to the roof and floor framing, I recommend adding three (three in the floor and three in the roof) more 5/8 inch diameter all thread rod anchors through the wall and through at least 2 floor or roof joists/rafters.
- 3) In order to remove the upper second floor section of the limecrete wall, I recommend building a new 2x6 stud framed wall to support the roof framing and to act as the new exterior wall of the building. This new wall should be sheathed with at least 5/8 inch plywood (or OSB) APA rated sheathing material nailed to the studs at 6 inches on center using 10d nails and blocked at all edges. The temporary wall can be removed once either this wall or the stairway wall is built. When removing the old llimecrete wall, make sure excess weight from the wall is not overloading the roof construction.
- 4) You plan to build a new stairway where the old stair was removed years ago. The new stair wall can bear directly on the first floor framing. I recommend scabbing new 2x12 to the existing first floor joists below the stair and extending to past the low wall almost directly below this new wall's location. The pony wall above this low wall should be rebuilt as a 2x6 pony wall with top and bottom plates anchored to the low wall and nailed to the bottom of the floor joists. The new stair wall between the first and second floor should support the second floor joist framing. The new stair wall between the second floor and the roof should be nailed to the bottom of the roof framing. Second floor and roof support should continue past the end of this new wall to the back wall of this corner building.

You plan to strengthen the first floor framing by adding a new beam below the first floor framing that will run from the front wall to the rear wall of this corner building and will be halfway between the new stairway wall and the left outside wall. The new beam should be supported with two interior column supports that divide the beam into three close to equal spans. The new columns can bear on precast concrete blocks or cast in place concrete footings.

If you have any questions, please call.  
Respectfully,

**BEICKER CONSULTANTS, LLC**



Michael J Zezula, PE  
Texas Professional Engineer License Number 66581



