



**"FIX IT" Façade Improvement Program  
GRANT APPLICATION**

Applicant Name: Mr. and Mrs. H.A. Daniels (Dan and Janis)

Business/Company Name: SEGUIN THEATRES, INC.

Project Address: The Palace Theatre, 314 S. Austin Street, Seguin, Texas 78156

Date building was constructed: The original Palace "moving-pictures" building established on this site was built circa 1916 (according to early newspaper records and Sanborn maps); the Palace was restored/modernized and largely rebuilt in the 1920s and early 1930s; the theatre building suffered extensive damage following a natural gas explosion in the late 1940s, necessitating its restoration and partial rebuilding by the late H.A. Daniels, Sr. in 1947. The building which stands today comprises portions and elements of its earlier structures as well as the newer portions attributed to its 1947 restoration, in a design style which may be described as Art Deco, Streamline Moderne, and Art Moderne.

Legal Description: Block 154, Lots 5,6 & 7 of the downtown Seguin Historic District

Property Owners' Names: Mr. and Mrs. H. A. Daniels II

Owners' Address: 102 E. Live Oak Street / PO BOX 608, Seguin, Texas 78156-0608

Owners Telephone: 830/491-8634

1. Is applicant a tenant? **NO**
2. Structure's Current Use: **COMMERCIAL** (Used for musical theatre, stage shows, concerts, dance recitals, meetings, special movie screenings, private parties, special events, and to house the Seguin Cine Museum, comprising historic movie theater equipment and movie memorabilia). **IMPORTANT NOTE** the Palace Theatre façade and its sign and marque comprise one of the largest/tallest and most recognizable and most highly visible downtown structures on Austin Street, the downtown's major thoroughfare. It also is the oldest continuously operating theatre in Seguin and Guadalupe County, as moving pictures have been show on this site under the name The Palace Theatre dating back as far as 1917, according to newspaper ads, and is visible on Sanborn maps in 1918.
3. Project will result in cosmetic renovation, exterior cleaning, painting, roofing, and historic restoration:  
Cleaning (most likely via power-washing), priming and painting of historic façade for the purpose of historic restoration/renovation;  
Cleaning (most likely via power-washing and scrubbing with a brush) of original tile work on the building façade;  
Power-washing and priming/painting of the original red entryway outdoors beneath the canopy.  
Replacement of large storefront window safety glass in street-facing floor-to ceiling window that was shot by drive-by vandals and cracked following said act of vandalism (occurring years ago);

Extensive roof repair ensuring that ceiling will no longer leak into the building causing interior damage.

Completed project will provide work for \*9-10+ people/jobs, including at 2-3 cleaners/painters, 2-3 roofing workers, and work of 2-3 local glass company installation/repairmen, jobs for 1-2 power-washer/cleaning staff.

➤ **Total estimated cost of project: \$20,500.**

- A. \$12,500 for exterior façade cleaning and painting (see attached bid from Ken Postalwait)
- B. \$6,500 for roof repair (see attached bid from Ken Postalwait)
- C. \$970 for Storefront safety glass replacement and metal framing materials (See attached bid from Jake Mueller of Apex Glass & Mirror) *(\$973, exactly)*
- D. \$530 for tile and sidewalk power washing and sidewalk painting (See attached bid from Jose Gonzales)

If your project is not fully funded, will you take a lesser amount? Without the requested funding, we will not be able to complete the entire proposed restoration project. Therefore, we would only be willing to accept a lesser amount if the figure funded would remain sufficient to help supplement funding for at least some portions of the above-proposed restoration project.

➤ **Amount of FIX-IT Façade Grant Request: \$10,250 A matching ratio of 50:50**

4. **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".

- a. Describe existing exterior façade materials proposed to be removed: Broken storefront window will be removed/replaced by APEX Glass & Mirror (See Jake Mueller's bid).
- b. Describe proposed window frame treatment (repair, replacement, etc.) for storefront, upper floors, and transom windows: Frame (if needed to replace existing one) of large window/wall facing street made of safety glass from Apex Glass, Seguin. If Apex can use the existing original metal frame, we will not replace it. If they cannot, then it would be replaced.
- c. Describe proposed window glass treatment for storefront, upper floors, and transom windows: Replacement of large window/wall storefront facing street made of safety glass from Apex Glass, Seguin.
- d. Describe preparation of surface to be painted (pressure washed, primed, etc.): Pressure wash and cleaning/priming of entire stucco façade and exterior walls facing Austin Street, including towering wall of stucco, front wall of tile (original historic tile of green and burgundy color will NOT be primed or painted, however), sidewalks and all surfaces.
- e. Show proposed paint colors and location of each paint color on the building: The original existing paint color scheme will be retained/carefully matched (though what

you see today has significantly faded). The building sign colors are grey/red/white. The original tile (which will be cleaned/restored but not changed) is of the colors green and burgundy, and the flooring/sidewalk material under the awning is its original dark brick red, and so the authentic original materials will be cleaned but not replaced and will remain historically accurate.

- f. Show proposed door treatment (repair, replacement, additions, etc.): We have been diligently trying to seek bids for the repair or replacement of automatic doors, but the bids have not been turned in as of this date. Repair of such doors would make the theatre have a better “touch-free” entrance experience, so important during the COVID-19 pandemic, when we hope to reopen to audiences at reduced capacity and ensure a safe experience for our guests. If a bid arrives before the date to submit this grant application, we will amend our grant application request to include that.
- g. Please describe any repair that will be completed on the roof, gutters, down spouts, etc.: Extensive roof repair is required, and Ken Postalwait and his team has been hired repair the roof/stop all leaks.
- h. Describe work to be completed on each elevation (exterior wall) of the building: Cleaning and painting of stucco façade on all four stories, cleaning and painting of original red sidewalks beneath the canopy, cleaning of the original historic green tile, cleaning and repair of windows.
- i. Describe parking plans, number of vehicles accommodated: The parking lot for the Palace Theatre has remained in the same spot for many decades on the corner of Austin and Washington Street, featuring has thirty-two (32) designated parking spots, along with street parking for nine (9) designated parking spots on Washington Street along the south side of the building and additional six (6) designated parking spots along South Austin Street; moreover, the Wells Fargo Bank also has an arrangement with Seguin Theatres allowing our patrons to use their 25 extra off-street parking spaces after bank hours, beginning at 5pm.
- j. Describe handicap accessibility accommodations: A new ADA compliant ramp and entrance/exit for wheelchairs and those with mobility concerns was added in 2019. A restoration and repair of the original 1940s automatic doors, which we hope to get a bid for, would also allow for easy access for wheelchairs and those with mobility issues or disabilities. Indoors, specially-designated seating has been added and rows have been removed for reserved seating for wheelchairs and guests with disabilities; side entrance/exit ADA compliant ramp.
- k. Describe brick and mortar (including tuck pointing) or stucco repair: We do not anticipate repair of stucco beyond cleaning, priming and painting.

- l. Describe brick and mortar or stucco cleaning: While this would be up to the contractor in charge of the job, our best estimation is that the stucco would be power washed and scrubbed.
  - m. Describe proposed cornice treatment: N/A
  - n. Describe proposed awnings and canopy treatment: We are not including a restoration of the neon canopy or marquee at this time.
  - o. Describe proposed storefront repair and/or replacement: Storefront window repair with safety glass would be made. This would include materials and labor.
5. 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.): We are not at this date requesting funds for interior restoration, though we hope to replace the flooring at a future date.
6. Estimated time of construction (month) **January - March, 2021** (Unless the Governor or the State of Texas or City Officials were to order a shutdown or halt on work due to the pandemic, thus delaying the project, though we do not at this time anticipate that it would impact exterior restoration).