



MAIN STREET ADVISORY BOARD MEETING
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, August 27, 2019– 5:30 p.m.

AGENDA

CALL TO ORDER AND CERTIFICATION OF QUORUM

WELCOME NEW BOARD MEMBERS

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole

APPROVAL OF MINUTES

1. Approval of July 23, 2019 Minutes

ITEMS TO BE CONSIDER

2. Discuss, Consider and Possible Action regarding Business Improvement Grant Applications from 515 NSJ LLC for buildings located at 511 St. Joseph, 515 St. Joseph, and 517 St. Joseph
3. Discuss and Consider and Possible Action regarding Grant Opportunity
4. Discuss and Consider and Possible Action regarding stage
5. Discuss and Consider and Possible Action regarding partnering with DRT for purchase of a tent
6. Discuss, Consider and Possible Action regarding Promotion Committee
 - a) Concert Series and Star Spangled Spectacular
 - b) Sisters on the Fly
 - c) Happy Fall Y'all
 - d) Winterfest
7. Discuss, Consider, and Possible Action regarding Christmas/downtown decorations
8. Discuss, Consider and Possible Action regarding Design Committee
9. Discuss, Consider and Possible Action regarding Organization Committee
10. Discuss, Consider, and Possible Action regarding Economic Vitality Committee

REPORTS

11. Report on Sponsorship Packet
12. Report on Board Training

13. **Financial Report for month of August 2019**
 14. **Main Street Manager Barbara Friedrich's report on predevelopment meetings, Social Media training, Memo's Hangout grand opening, and board appointment/reappointments.**
 15. **Next meeting will be September 24, 2019 at 5:30 p.m.**
- AJOURN**

I certify that a copy of the August 27th, 2019 agenda of items to be considered by the Gonzales Main Street Advisory Board was posted on the City Municipal Building bulletin board on the 23rd day of August 2019 at _____ a.m./p.m. and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the above agenda was removed on _____ day of _____, 2019 at _____ am/pm. I further certify that the following News Media were properly notified of the above stated meeting: Gonzales Inquirer, and Gonzales Cannon. The Mayor and/or City Council have been invited to attend and/or participate in the following event. Although a quorum of the members of the City Council may or may not be available to attend this event, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. It is the opinion of the City Attorney's office that this meeting is being held and conducted in accordance with Chapter 551 of the Texas Government Code.

Barbara Friedrich, Main Street Manager

The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (830)672-2815 for further information.



MAIN STREET ADVISORY BOARD MEETING
Gonzales Municipal Building
820 St. Joseph Street, Gonzales, Texas
Tuesday, July 23, 2019– 5:30 p.m.

MINUTES

The Gonzales Main Street Advisory Board convened their regular board meeting at 5:30 p.m., July 23, 2019 in the City Conference Room at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

CALL TO ORDER AND CERTIFICATION OF QUORUM

Chairman John Boothe called the meeting to order at 5:30 p.m. The following members were present constituting a quorum: John Boothe, Gregory Webb, Carlos Camarillo, Karen Jacobs, Rob Brown, Sherri Schellenberg, Meena Patel, and Connie Dolezal. Members absent: John Pirkle, Debbie Toliver, Suzanne Zaitz, and Shelli Van Kirk. Others present were Barbara Friedrich, Lisa Brown and Cheri Lane.

WELCOME NEW BOARD MEMBERS

Chairman John Boothe welcomed new board members Rob Brown and Meena Patel.

PUBLIC COMMENTS

The public comments section of the meeting is for citizens to address the advisory board as a whole.

None

APPROVAL OF MINUTES

1. Approval of June 25, 2019 Minutes

Following discussion, Karen Jacobs moved to approve the minutes of June 25, 2019. Greg Web seconded the motion. The motion prevailed by unanimous vote.

ITEMS TO BE CONSIDER

- 2. Discuss, Consider and Possible Action regarding Promotion Committee**
- a) Concert Series and Star Spangled Spectacular 2019 report**
Financial report from the concert series was reviewed.
 - b) Sisters on the Fly**

No further matters were discussed. The meeting was adjourned by motion by Sherri Schellenberg and seconded by Karen Jacobs

Barbara Friedrich, Recording Secretary

John Boothe, Chairman

Suzanne Zaitz, Secretary

**APPLICATION
for
BUSINESS IMPROVEMENT GRANT PROGRAM**

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to Gonzales Main Street, hereinafter referred to as "GMS", this application for consideration of a Business Improvement Grant under the provisions of the GMS's Business Improvement Grant Program.

As part of this application, APPLIANT represents to GMS the following:

1. APPLICANT has received a copy of the GMS's Guidelines and Criteria for the Business Improvement Grant Program. APPLICANT acknowledges to GMS that in making this application APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of GMS prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of GMS, its servants, agents, employees, and /or elected or appointed officers.
3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity, APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that GMS may rely thereon as if the same had been signed by APPLICANT or APPLICANTS'S agent. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. If APPLICANT is a corporate entity, APPLICANT swears and affirms that all applicable franchise taxes or other taxes paid for the privilege of conducting business have been fully paid, and that the APPLICANT is fully authorized to transact business in the State of Texas, and in the state of incorporation if different from the State of Texas. In addition, APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have paid when due and payable, and that no delinquencies exist at this time.
5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Improvement Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 132a(f), the APPLICANT will repay the amount of the grant with interest, at the rate of 12% per annum, within 120 days after the GMS notifies the APPLICANT of the violation. The GMS has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Business Entity Name: 515 NST LLC

Mailing address: 515 ST. Joseph ST, Gonzales, Tx 78629

Location in the City of Gonzales for which the improvement is being requested:

Street Address: 511 St Joseph St Gonzales, Tx

Other companies and locations owned and/or operated by the APPLICANT

Company Name: 515 NSJ LLC dba The Farmers Daughter
Street Address: 511 St. Joseph St
City: Gonzales, TX 78729

Company Name: BUS/TRANS 515 NST LLC dba Main St Marketpk
Street Address: 515/517 St Joseph St
City: Conroe, TX 78025

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as ***Exhibit A***.
7. Please attach a vicinity map locating the property within the City of Gonzales as ***Exhibit B***.

8. New or existing business: ✓ New Existing
_____ has been in operation for _____ years.

Existing # of jobs: 4 (if applicable) Full-time 2 Part-time 2

New jobs (full-time): _____ New jobs (part-time): _____

9. If leased facility, provide the following information (*attach copy of current lease*):

Current Landlord: Bryan H. H. H. H.
Address: _____

Phone Number: _____

10. What other cities and/or buildings is the applicant considering to establish a new business if this application is not approved?

- ### 11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.

Line of credit with Sage Capital Bank, Grant with EDC.

- 12. Has financing been secured?**

Yes _____
No _____
Pending _____

(Attach documentation)

With Whom? Sage Capital Bank
CoEDC

13. Please provide a copy of the State sales tax reporting form for the most current three (3) month period (if applicable).

14. Prior to applicants execution of this application, APPLICANT has had this reviewed by the Attorney of Applicant, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this

application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.

15. APPLICANT and owner/landlord indemnify, defend and hold GMS harmless from any liability, injury, claim, expenses and attorney's fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.
16. GMS has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.
17. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the application for business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.
18. Any deviation from the approved grant project may result in the total or partial withdrawal of the grant.

VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished GMS has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Gonzales Main Street may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Gonzales Main Street on this, the _____ day of _____, 20____.

Applicant Sarah Tenberg

Applicant _____

Signature [Signature]

Signature _____

Address 515 St. Joseph St

Address _____

Gonzales, TX 78629

Phone Number 203-9342

Phone Number _____

Name of Property Owner/Landlord

Signature

Address

Phone Number

Ruby Schuske Freeman
[Signature]

P.O. Box 3 Gonzales, TX 78629

512-557-4746

DOCUMENTATION CHECKLIST for Business Improvement Grant Program

As a part of ~~this~~ application, the following documentation is being provided by the applicant:

 Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)

 Copy of lease agreement (if facility is leased)

 V Legal description of subject property (Exhibit A)

 Vicinity map of subject property (Exhibit B)

 Estimates of proposed improvements (Exhibit C)

☒ Pictures of building's exterior, roof, and foundation.

Scale drawing by Texas Main Street Architect or registered design professional.

 Documentation of approved financing

State sales tax reporting form for most current three month period (if applicable)

 Consultation with City of Gonzales Building Official and Fire Official.

_____ Copy of construction permit.

Advisory Board Review

Approved _____ Date _____

Rejected	Date
----------	------

Re-Review _____ Date _____

~~must be paid at or prior to closing~~
Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

515NSJ LLC
File Number: 802283593

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/31/2015

Effective: 08/31/2015



A handwritten signature in black ink, appearing to read "Cascos", followed by a horizontal line.

Carlos H. Cascos
Secretary of State

Phone: (512) 463-5555
Prepared by: Victoria Castillo

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-5709
TID: 10306

Dial: 7-1-1 for Relay Services
Document: 628217860002

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Carlos H. Cascos
Secretary of State

Office of the Secretary of State

September 02, 2015

RE: 515NSJ LLC
File Number: 802283593

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

This letter is to advise the Main Street Board that Sarah Tenberg is entered into a long term lease agreement for 511 St Joseph St



Daisy Freeman

2015256

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: September 8, 2015

Grantor: John H. Liford and wife, Pamela A. Liford

Grantor's Mailing Address:

PO Box 1739
Gonzales, Texas 78629
Gonzales County, Texas

Grantee: 515NSJ, LLC, a Texas limited liability company

Grantee's Mailing Address:

890 CR 196
Gonzales, Texas 78629
Gonzales County, Texas

Consideration: Ten and No/100 Dollars, and other good and valuable consideration.

Property (including any improvements): Being 0.15 acres of land, more or less, a part of Lot No. 5, in Block No. 19 of the ORIGINAL INNER TOWN OF GONZALES, Gonzales County, Texas, being that certain parcel of land described in Exhibit "A", containing 1 page(s), and attached hereto and herein for all purposes. Being the same land described in that certain deed dated May 31, 2006, executed by William B. Bouldin, to John H. Liford and Pamela A. Liford, recorded in Volume 944, Page 803, of the Official Records of Gonzales County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to the following matters to the extent they are valid, still in effect, and relate to the Property:

Easement dated November 14, 1927, granted by Josephine K. Peck to Southwest Gas Co. in instrument recorded in Volume "H", Page 315, of the Bill of Sale, Contract & Agreement Records of Gonzales County, Texas;

Right of Way Deed dated April 1, 1942, executed by Josephine K. Peck, to Gonzales Lodge #30, recorded in Volume 199, Page 150, of the Deed Records of Gonzales County, Texas;

Rights of others to alleyway.

Easement for sewer line and appurtenance purposes dated March 31, 1988, executed by Collis P. Bouldin, Jr., et al, to City of Gonzales, recorded in Volume 615, Page 367, of the Deed Records of Gonzales County, Texas;

Overhead electric lines as shown on survey plat dated August 27, 2015, prepared by Seth M. Fullilove, RPLS No. 6397;

Encroachment of building onto adjacent property as shown on survey plat dated August 27, 2015, prepared by Seth M. Fullilove, RPLS No. 6397;

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Gonzales County, Texas;

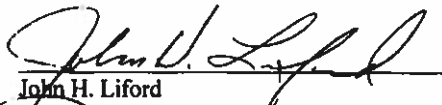
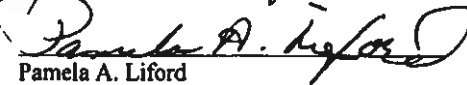
Any visible and apparent roadway or easement over or across the Property the existence of which does not appear of record;

Any portion of the Property which falls within the boundaries of any road or roadways; and

Taxes for the year 2015 are prorated to the date of closing and Grantee assumes and agrees to pay said taxes, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


John H. Liford

Pamela A. Liford

STATE OF TEXAS)

COUNTY OF GONZALES)

This instrument was acknowledged before me on September 8, 2015, by John H. Liford and Pamela A. Liford.


Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
SUE C. ORTMAN
403 St. George Street
Gonzales, TX 78629
(830) 672-8636



STATE OF TEXAS)

COUNTY OF GONZALES)

This instrument was acknowledged before me on September 8, 2015, by John H. Liford and Pamela A. Liford,



Brenda Barnes
Notary Public, State of Texas

EXHIBIT "A"

Being all that certain tract of 0.15 of an acre of land, more or less, lying and being situated in Gonzales County, Texas, being part of Lot No. 5, Block No. 19, in the Original Inner Town of Gonzales, more particularly being described in Warranty Deed dated May 31, 2006, executed by William B. Bouldin to John H. Liford and Pamela A. Liford, recorded in Volume 944, Page 803, of the Official Records of Gonzales County, intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

BEGINNING at a point at the northeast corner of said Liford tract, and at the southeast corner of a tract of land described in Warranty Deed dated April 1, 1942, executed by Josephine K. Peck to Gonzales Lodge No. 30, Ancient, Free and Accepted Masons, recorded in Volume 198, Page 506, of the Gonzales County Deed Records, the same being the east line of said Lot No. 5, and the east line of said Block No. 19, and the west line of Saint Joseph Street, for the northeast corner of this tract or parcel of land hereby intended to be described, from which, the northeast corner of said Block No. 19 bears North 20° 59' 16" West 138.70 feet;

THENCE South 20° 59' 16" East 55.26 feet along the east lines of said Liford tract, said Lot No. 5 and said Block No. 19, and the west line of said Saint Joseph Street, to a point at the southeast corner of said Liford tract, and at the northeast corner of a tract of land described in Deed of Trust dated April 3, 1987, executed by Byron Allen Freeman and Linda Freeman, recorded in Volume 595, Page 575, of the Official Records of Gonzales County, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 69° 00' 44" West 121.11 feet along the south line of said Liford tract, and the north line of said Freeman tract, to a 5/8 inch iron rod set at the southwest corner of said Liford tract, and at the northwest corner of said Freeman tract, and in the east line of a tract of land described in General Warranty Deed dated May 28, 2014, executed by Tony Fitzsimmons and Patricia Fitzsimmons, to Darryl Bonner Gilbert and Bryan Cutter Wooten, recorded in Volume 1164, Page 522, of the Official Records of Gonzales County, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 20° 59' 16" West along the west line of said Liford tract, and the east lines of said Gilbert tract, at 26.95 feet, crossing a 5/8 inch iron rod found at the northeast corner of said Gilbert tract, and at the southeast corner of a tract of land described in General Warranty Deed dated March 14, 2007, executed by G. DeWitt Developers to David W. DeMent, recorded in Volume 960, Page 281, of the Official Records of Gonzales County, and continuing along the east line of said DeMent tract, in all a distance of 55.26 feet to a 5/8 inch iron rod set at the northwest corner of said Liford tract, and at the southwest corner of said Masons tract, for the northwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 69° 00' 44" East 121.11 feet along the north line of said Liford tract, and the south line of said Masons tract, to the PLACE OF BEGINNING, containing within said bounds, 0.15 of an acre of land, more or less, as is shown on Gonzales First Shot Surveying Plat No. S15-143, dated August 27, 2015.

FILED AND RECORDED

Instrument Number: 15282621 V: 1206 P: 563

Filing and Recording Date: 09/09/2015 01:41:05 PM Pages: 6 Recording Fee: \$32.00

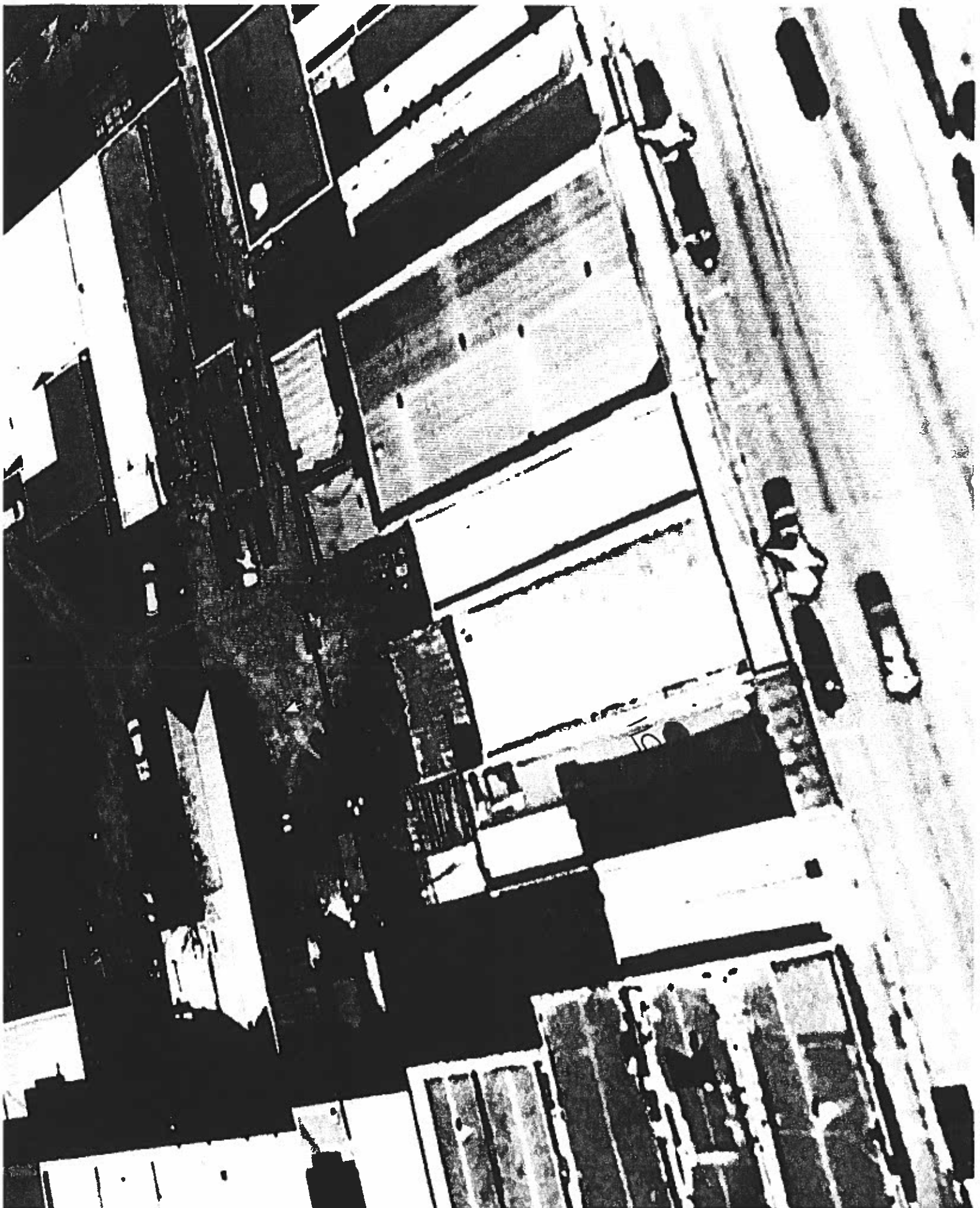
I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County.

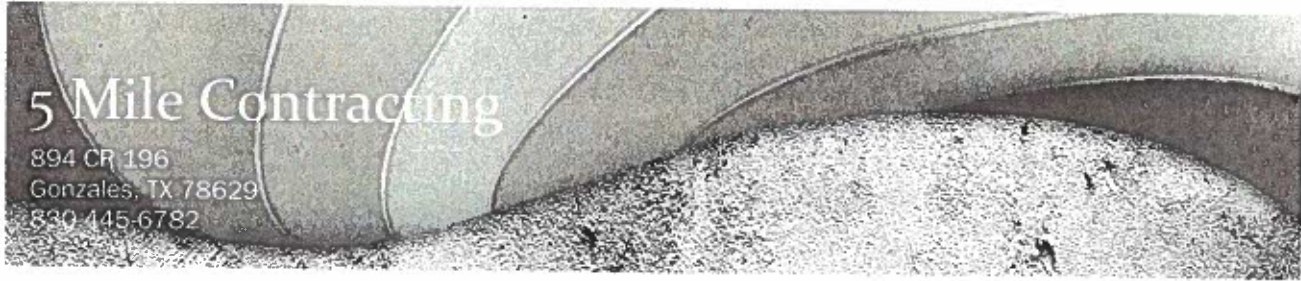


Lee Riedel, County Clerk
Gonzales County, Texas

***DO NOT DESTROY - Warning, this document is part of the
Official Public Record.***

Returned To:
BURCHARD ABSTRACT CO
403 ST GEORGE STREET
GONZALES, TX 78629





Proposal

Downtown façade improvements -511 St. Joseph St.

Bill To

515 NSJ LLC
 515 St. Joseph St, Gonzales, TX 78629
 830-203-9342

For

façade improvement

Description	Amount
<p>We are pleased to offer this proposal for the above referenced project. Clean and prep exterior for paint, repair and replace awning. Build and install signage, repair and restain original door. Install new flooring in display windows, build and install hanging signage Paint palette and signage per plans of Zoe Murphy Compton, Ltd, a local design firm.</p> <p>. All materials will be of the highest quality, ensuring longevity of the work provided. Price includes material and labor.</p>	
Subtotal	\$8,500.00
Tax Rate	
Other Costs	
Total Cost	\$8,500.00

8-20-19
 William Meir

If you have any questions concerning this invoice, use the following contact information:

Contact Wade Meir, 830-445-6782, 5milegctx@gmail.com

Thank you for your business!

GVTC Webmail

sarahbeth@gvtc.com

From : sarah tenberg
<thefarmersdaughtergonzales@gmail.com>

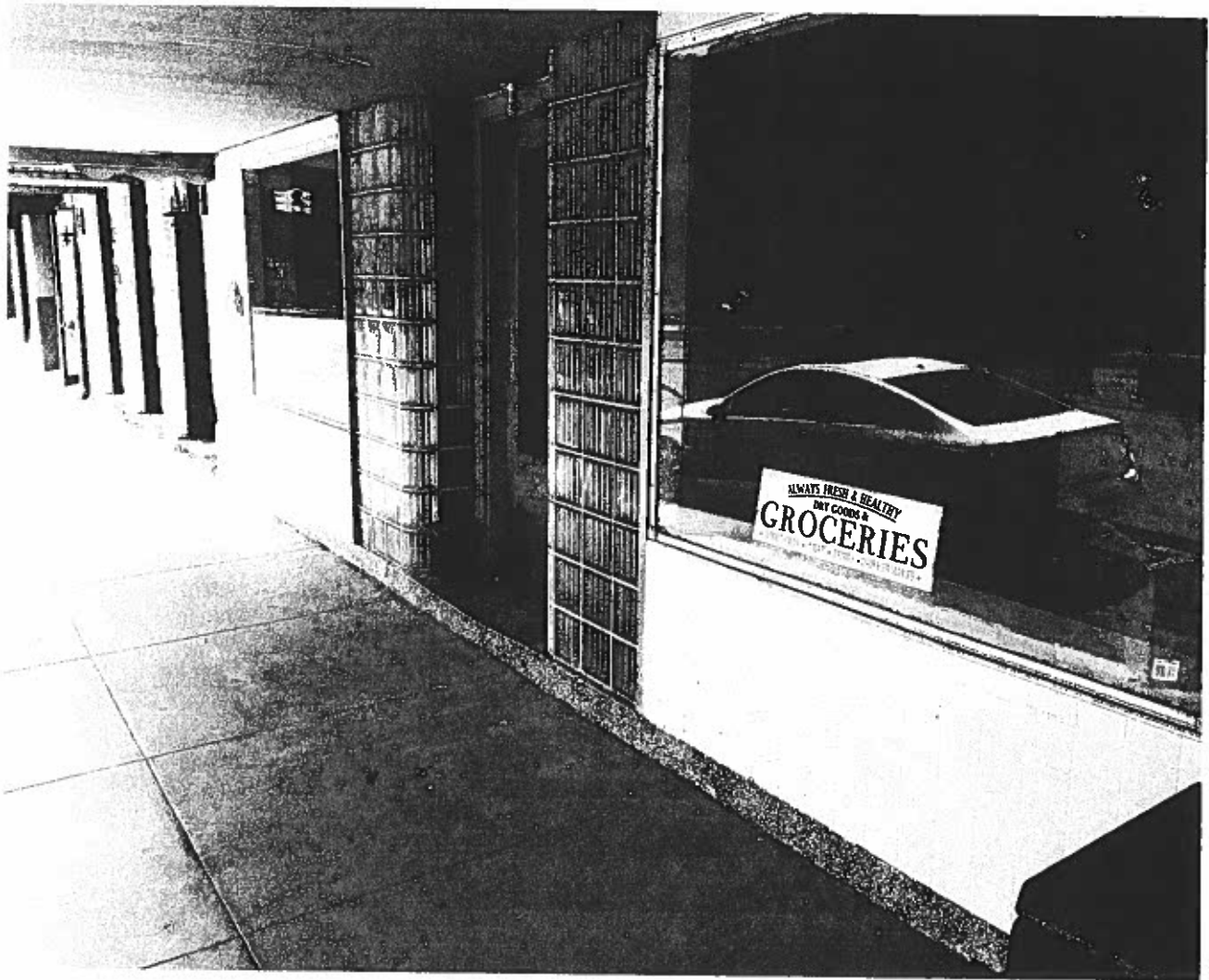
Tue, Aug 20, 2019 11:

2 attach

Subject : <No Subject>

To : sarahbeth@gvtc.com





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August 20, 2019

Gonzales Main Street
Ms. Barbara Friedrich
820 St Joseph
Gonzales, TX 78629

RE: 515NSJ, LLC/Sarah Tenberg

Ms. Friedrich,

Sage Capital Bank has a banking relationship with 515NSJ, LLC and Sarah Tenberg since October 2016. Mrs. Tenberg has performed satisfactory on all her accounts.

We are excited to be part of her new adventure, The Farmers Daughter and continue to be a part of Main Street Marketplace. We believe that this new downtown store front will bring awareness to our local agriculture while providing another improvement to our downtown area.

Sincerely,

A handwritten signature in cursive script that reads "Crissy O'Neal".

Crissy O'Neal
Vice President

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18. Any deviation from the approved grant project may result in the total or partial withdrawal of the grant.

VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished GMS has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Gonzales Main Street may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Gonzales Main Street on this, the 20 day of August, 2019.

Applicant Sarah Tenberg

Signature [Signature]

Address 515 St. Joseph St
Gonzales, Tx

Phone Number 830-203-9342

Applicant _____

Signature _____

Address _____

Phone Number _____

Name of Property Owner/Landlord _____

Signature _____

Address _____

Phone Number _____

DOCUMENTATION CHECKLIST
for
Business Improvement Grant Program

As a part of this application, the following documentation is being provided by the applicant:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Establishment of business entity name (copy of Articles of Incorporation, dba, etc.) |
| <input type="checkbox"/> | Copy of lease agreement (if facility is leased) |
| <input checked="" type="checkbox"/> | Legal description of subject property (Exhibit A) |
| <input checked="" type="checkbox"/> | Vicinity map of subject property (Exhibit B) |
| <input checked="" type="checkbox"/> | Estimates of proposed improvements (Exhibit C) |
| <input checked="" type="checkbox"/> | Pictures of building's exterior, roof, and foundation. |
| <input checked="" type="checkbox"/> | Scale drawing by Texas Main Street Architect or registered design professional. |
| <input checked="" type="checkbox"/> | Documentation of approved financing |
| <input type="checkbox"/> | State sales tax reporting form for most current three month period (if applicable) |
| <input checked="" type="checkbox"/> | Consultation with City of Gonzales Building Official and Fire Official. |
| <input type="checkbox"/> | Copy of construction permit. |

Advisory Board Review

<u>Approved</u>	<u>Date</u>
<u>Rejected</u>	<u>Date</u>
<u>Re-Review</u>	<u>Date</u>

must be paid at or prior to closing
Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

515NSJ LLC
File Number: 802283593

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/31/2015

Effective: 08/31/2015



A handwritten signature in black ink, appearing to read "Cascos", followed by a horizontal line.

Carlos H. Cascos
Secretary of State

Phone: (512) 463-5555
Prepared by: Victoria Castillo

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-5709
TID: 10306

Dial: 7-1-1 for Relay Services
Document: 628217860002

Office of the Secretary of State

September 02, 2015

RE: 515NSJ LLC

File Number: 802283593

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

Phone: (512) 463-5555
Prepared by: Victoria Castillo

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-5709
TID: 10285

Dial: 7-1-1 for Relay Services
Document: 628217860002

S15-143

Being all that certain tract of 0.15 of an acre of land, more or less, lying and being situated in Gonzales County, Texas, being part of Lot No. 5, Block No. 19, in the Original Inner Town of Gonzales, more particularly being described in Warranty Deed dated May 31, 2006, executed by William B. Bouldin to John H. Liford and Pamela A. Liford, recorded in Volume 944, Page 803, of the Official Records of Gonzales County, intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

BEGINNING at a point at the northeast corner of said Liford tract, and at the southeast corner of a tract of land described in Warranty Deed dated April 1, 1942, executed by Josephine K. Peck to Gonzales Lodge No. 30, Ancient, Free and Accepted Masons, recorded in Volume 198, Page 506, of the Gonzales County Deed Records, the same being the east line of said Lot No. 5, and the east line of said Block No. 19, and the west line of Saint Joseph Street, for the northeast corner of this tract or parcel of land hereby intended to be described, from which, the northeast corner of said Block No. 19 bears North 20° 59' 16" West 138.70 feet;

THENCE South 20° 59' 16" East 55.26 feet along the east lines of said Liford tract, said Lot No. 5 and said Block No. 19, and the west line of said Saint Joseph Street, to a point at the southeast corner of said Liford tract, and at the northeast corner of a tract of land described in Deed of Trust dated April 3, 1987, executed by Byron Allen Freeman and Linda Freeman, recorded in Volume 595, Page 575, of the Official Records of Gonzales County, for the southeast corner of this tract or parcel of land hereby intended to be described;

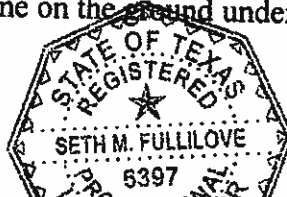
THENCE South 69° 00' 44" West 121.11 feet along the south line of said Liford tract, and the north line of said Freeman tract, to a 5/8 inch iron rod set at the southwest corner of said Liford tract, and at the northwest corner of said Freeman tract, and in the east line of a tract of land described in General Warranty Deed dated May 28, 2014, executed by Tony Fitzsimmons and Patricia Fitzsimmons, to Darryl Bonner Gilbert and Bryan Cutter Wooten, recorded in Volume 1164, Page 522, of the Official Records of Gonzales County, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 20° 59' 16" West along the west line of said Liford tract, and the east lines of said Gilbert tract, at 26.95 feet, crossing a 5/8 inch iron rod found at the northeast corner of said Gilbert tract, and at the southeast corner of a tract of land described in General Warranty Deed dated March 14, 2007, executed by G. DeWitt Developers to David W. DeMent, recorded in Volume 960, Page 281, of the Official Records of Gonzales County, and continuing along the east line of said DeMent tract, in all a distance of 55.26 feet to a 5/8 inch iron rod set at the northwest corner of said Liford tract, and at the southwest corner of said Masons tract, for the northwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 69° 00' 44" East 121.11 feet along the north line of said Liford tract, and the south line of said Masons tract, to the PLACE OF BEGINNING, containing within said bounds, 0.15 of an acre of land, more or less, as is shown on Gonzales First Shot Surveying Plat No. S15-143, dated August 27, 2015.

These Field Notes were prepared from a survey done on the ground under my supervision and are true and correct to the best of my knowledge.


SETH M. FULLILOVE
REGISTERED PROFESSIONAL



COUNTY, TEXAS
ST. GEORGE STREET

JACK WHITEHEAD
OLETA WHITEHEAD
774 / 200 D.R.

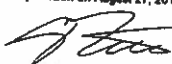
DONALD P. RHIN
CAROLYN Y. RHIN
FIRST TRACT
793 139 D.R.

GONZALES LODGE NO. 30
ANCIENT, FREE AND ACCEPTED MASON
198 - 506 D.R.

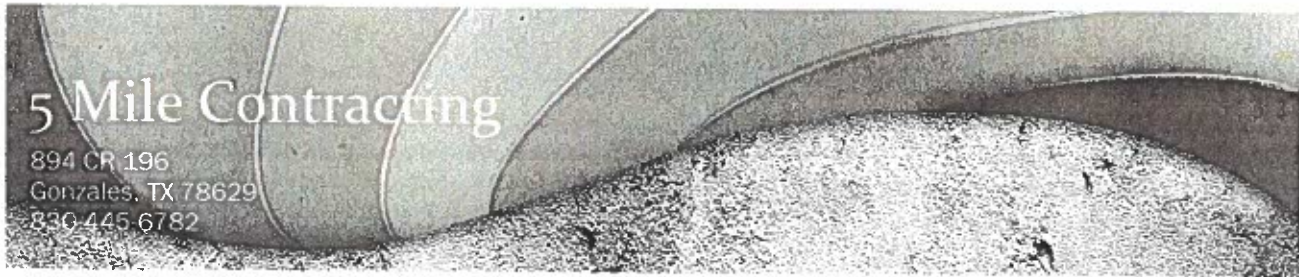
0.15 ACRES

589004
BRYON ALLEN FREEMAN
LINDA FREEMAN
0.337 ACRES
595 575 D.R.

PLAT SHOWING all that certain tract of 0.15 of an acre of land, more or less, lying and being situated in Gonzales County, Texas, being part of Lot No. 5, Block No. 19, in the Original Inner Town of Gonzales, more particularly being described in Warranty Deed dated May 31, 2006, executed by William B. Bouldin to John H. Lilford and Pamela A. Lilford, recorded in Volume 944, Page 803, of the Official Records of Gonzales County, as was found during an on the ground survey done under my supervision on August 27, 2015.



GONZALES FIRST SHOT SURVEYING, L.L.C.
409 ST. GEORGE STREET
GONZALES, TEXAS 78629



Proposal

Downtown façade improvements -515 St. Joseph St.

Bill To

515 NSJ LLC
515 St. Joseph St, Gonzales, TX 78629
830-203-9342

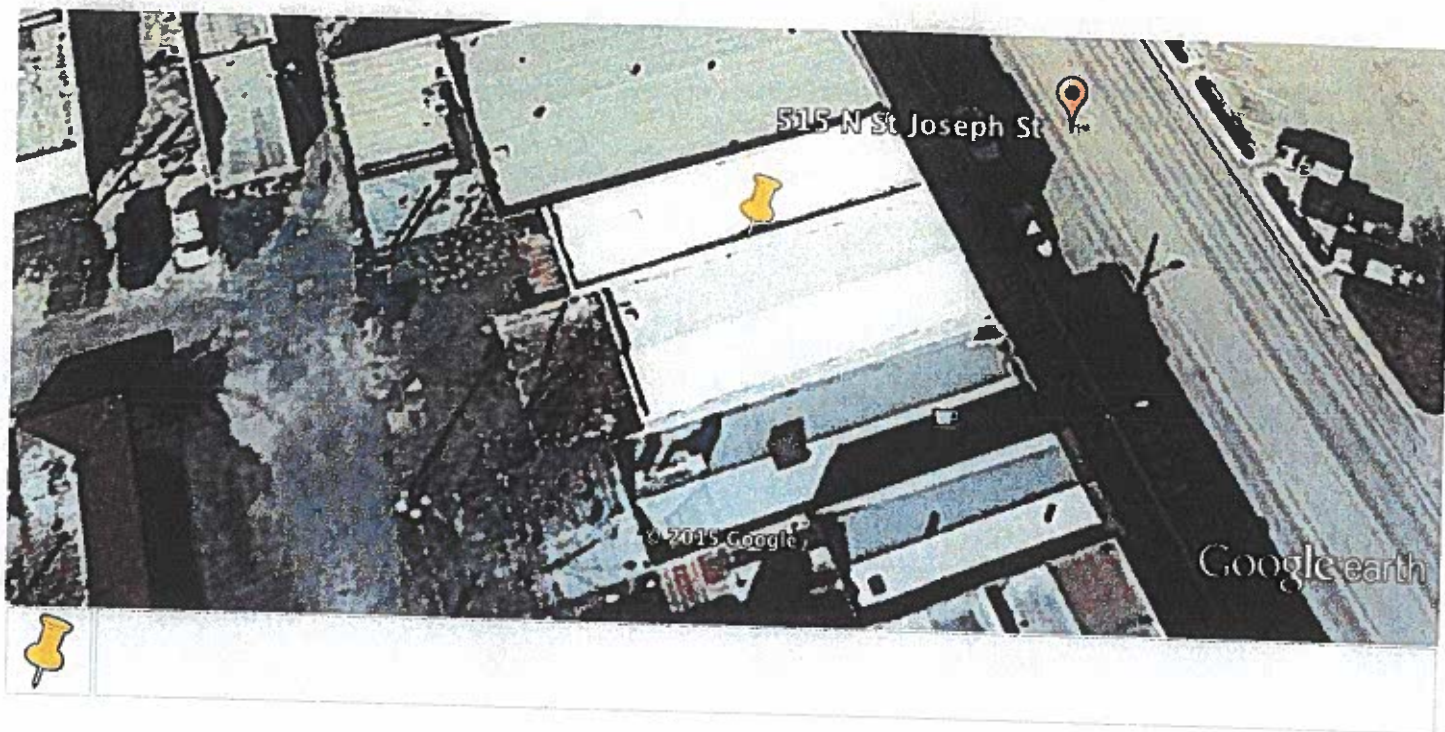
For

façade improvement

Description	Amount
<p>We are pleased to offer this proposal for the above referenced project. Remove, replace and paint front decorative columns, repair and replace wood slats under awning. Repair leaking transoms</p> <p>Install new flooring in display windows, build and install hanging signage</p> <p>Brick façade is to be repaired as per plans issued by</p> <p>and Zoe Murphy Compton Ltd, a design firm and the Texas Historic</p> <p>Commision. All materials will be of the highest quality, ensuring</p> <p>longevity of the work provided. Price includes material and labor.</p>	
Subtotal	\$8,500.00
Tax Rate	
Other Costs	
Total Cost	\$8,500.00

8-20-19
 Wade Meir

If you have any questions concerning this invoice, use the following contact information:
 Contact Wade Meir, 830-445-6782, 5milegctx@gmail.com
 Thank you for your business!





August 20, 2019

Gonzales Main Street
Ms. Barbara Friedrich
820 St Joseph
Gonzales, TX 78629

RE: 515NSJ, LLC/Sarah Tenberg

Ms. Friedrich,

Sage Capital Bank has a banking relationship with 515NSJ, LLC and Sarah Tenberg since October 2016. Mrs. Tenberg has performed satisfactory on all her accounts.

We are excited to be part of her new adventure, The Farmers Daughter and continue to be a part of Main Street Marketplace. We believe that this new downtown store front will bring awareness to our local agriculture while providing another improvement to our downtown area.

Sincerely,

A handwritten signature in cursive script that reads "Crissy O'Neal".

Crissy O'Neal
Vice President

TEXAS HISTORICAL COMMISSION

September 8, 2015

Texas Main Street Center Design Report

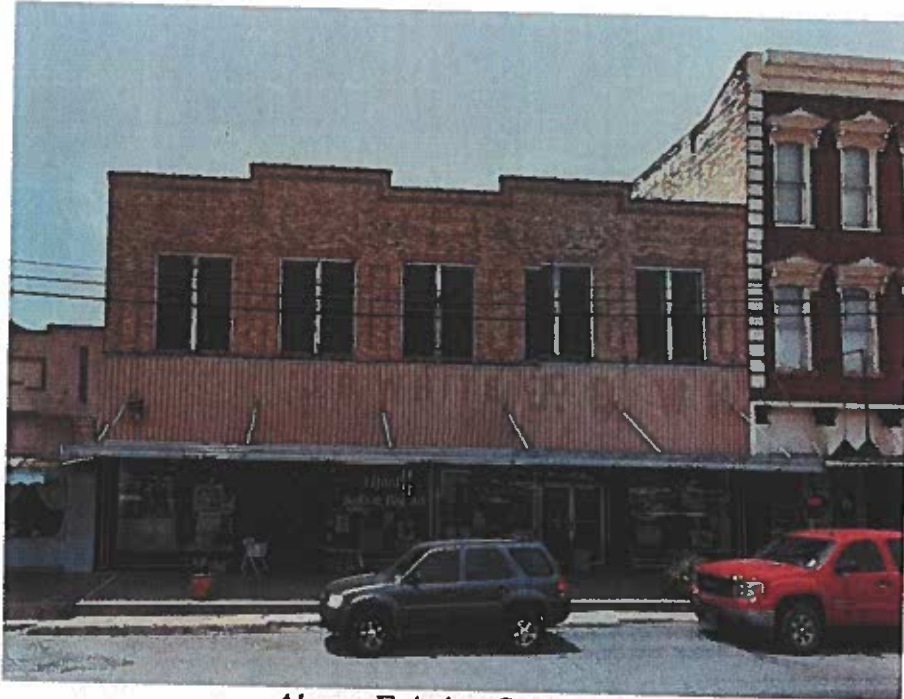
Re: 515 St. Joseph
City: Gonzales, Texas
By: Marie Oehlerking, *Project Design Assistant*, and Howard Langner, *Architect*

*Not for regulatory approval, permitting, or construction
Howard Langner, Architect, Texas Historical Commission*

Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

DESIGN REQUEST

Design assistance was requested for 515 St. Joseph Street. The property owner recently purchased the building and would like to rehabilitate the façade. The owner would also like to potentially reconstruct the cornice and pediment depicted in the historic photographs.



Above: Existing Conditions

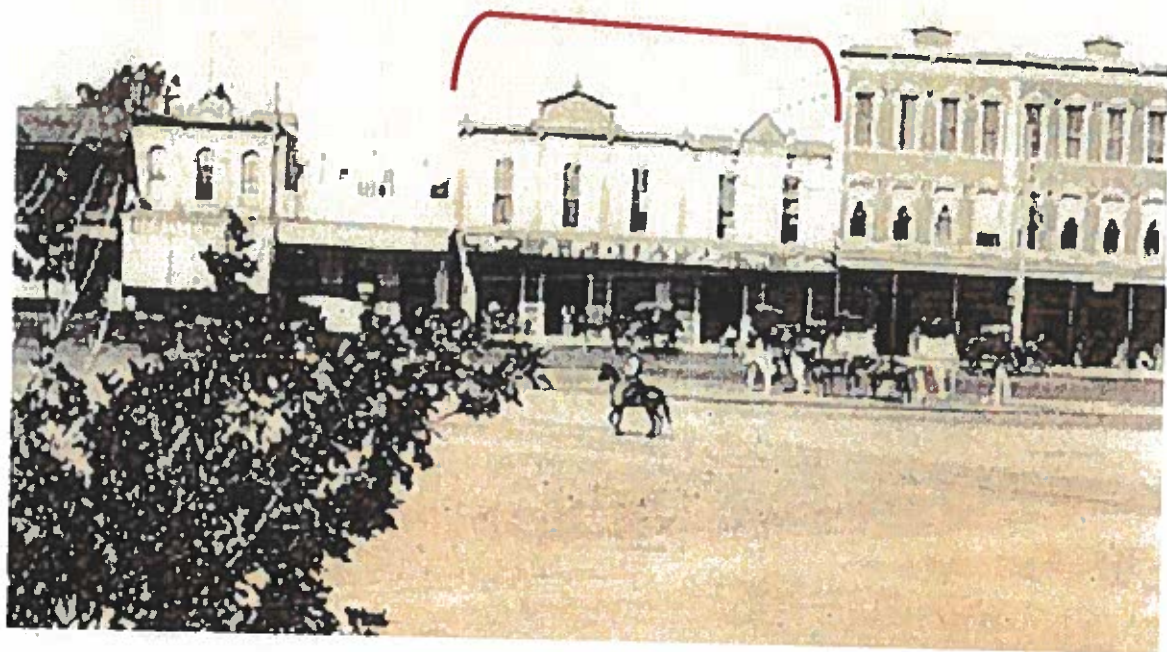
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

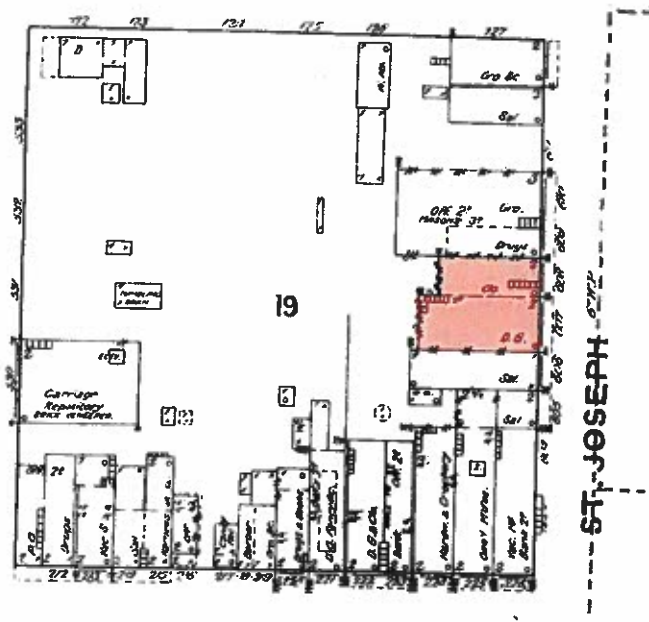
www.thc.state.tx.us

Historic Photographs

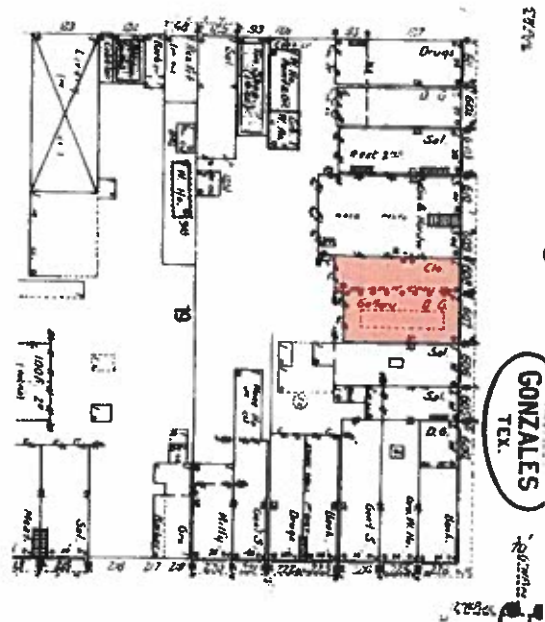


Although located in the same place on St. Joseph Street, the building depicted in the historic photographs and the building that exists today are two different structures. This was determined by the size, shape, and symmetrical placement of the upper story windows that exist today compared with those in the historic photo. This fact was verified by the Sanborn Fire Insurance maps below. In the 1891 map, a solid party wall is located in the center of the building footprint. In the 1907 map, the perimeter of the building is altered, columns are evident in the center of the building, and a second story gallery is noted.

1891



1907



RECOMMENDATIONS

Based on the conclusion drawn above, the Main Street Design Staff recommends the following:

- Clean brick and maintain the existing brick color
- Maintain existing tile storefront in its current form
- Remove slipcover and restore transom windows
- Maintain cornice as is, do not reconstruct the elements depicted in the historic photographs

The sections below provide additional guidance.

Brick

The brick appears to be good condition. However, slight staining appears along the top edge of the slipcover. To remove staining and maintain the condition of the brick, it should be cleaned using the gentlest means possible. The brick should NOT be painted.

Plain water with a soft bristle brush should be used first. If that method is not sufficient in cleaning the brick, then power washing with a mild detergent or chemical cleaning can be considered. Power washing should not exceed 300 PSI (pounds per square inch) because higher pressure could damage the hard exterior of the brick. If the hard exterior surface is damaged, the softer interior of the brick is left exposed and vulnerable to deterioration. For this reason, brick should *NEVER* be sandblasted.

The brick should never be painted. Modern paints significantly decrease the brick's natural breathability. When brick is painted, water can get trapped in the material leading to significant damage. As water freezes it expands,

which can cause stress cracks and spalling in the brick, and ultimately failure. Painted brick can also lead to condensation and mold issues on the interior of the building. In unpainted brick buildings, the porous brick absorbs water and allows the water to evaporate, leaving the brick intact even with years of exposure.

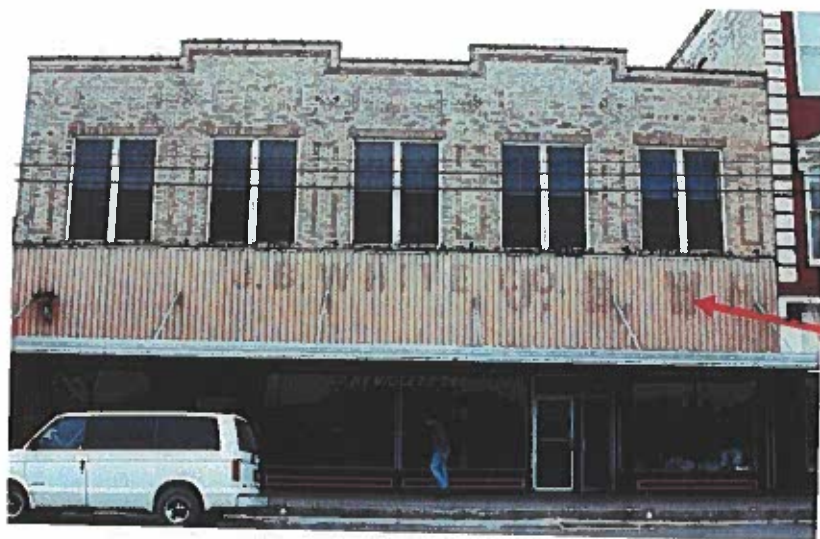
The following National Park Service Preservation Brief and General Service Administration Technical Procedures provide guidance on how to clean the brick:

- Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings – <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
- General Cleaning of Exterior Brick Masonry - <http://www.gsa.gov/portal/content/112842>

SLIPCOVER / TRANSOM WINDOWS

At the time of this report, the existence of original transom windows had not been verified. Transom windows are the small, horizontal windows located above the canopy and noted in red in the image below. Further investigation should be conducted to determine if original material exists under the slipcover. To verify, first look at the interior of the building. Often transom windows are not covered on the inside. If there is a suspended ceiling, remove a ceiling tile near the storefront and use a flashlight to investigate above. If this method does not work, investigate a corner of the slipcover on the exterior of the building to see what is hidden underneath.

If the original transom windows are present, they should be repaired. The information in the “Wood Windows” section of this report explains in detail how to repair wood frames. If transom windows do not exist, new transoms should be constructed based on a historic photograph. The rendering on page 6 shows what the transom windows could potentially look like.



WOOD WINDOWS

The upper-story wood windows are in good condition and exhibit only minimal deterioration. The wood windows should be cleaned, repaired and maintained. The wood frames can be painted in a color that accents the brick based on the owner's discretion.

Rotted or missing pieces can be repaired by splicing in new pieces only in that location rather than replacing the entire window. Consolidants can also be used on wood that is damaged or shows signs of rot to prolong the lifespan. A full explanation of how to properly maintain or repair historic wood windows can be found on the National Park Service website here: <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

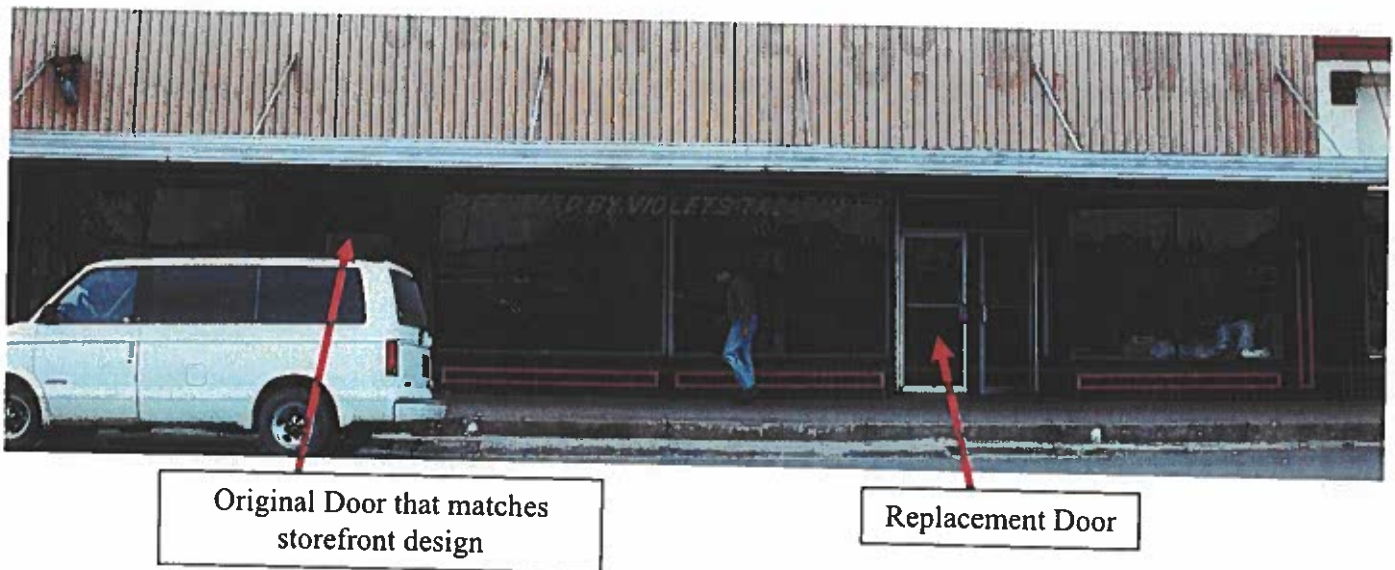
The General Services Administration (GSA) also provides technical sheets on historic preservation that list straightforward steps to follow and list companies/suppliers.

- Restoring Wood Window Sash and Frames - <http://www.gsa.gov/portal/content/113490>
- Primers And Paints For Wood - <http://www.gsa.gov/portal/content/113070>
- Epoxy Repair For Deterioration And Decay In Wooden Members – <http://www.gsa.gov/portal/content/112030>
- Surface Preparation For Painting Wood – <http://www.gsa.gov/portal/content/113074>

STOREFRONT

The existing storefront tile was a popular method used to update the appearance of buildings during the 1940s and 1950s. Although the storefront is not original to the building, it is historic in its own right and represents a piece of the building's history. Therefore, it should be repaired and maintained. Like the brick, the tile should not be painted.

The door on the right half of the façade appears to be a replacement, while the door on the left matches the style of the storefront. If the owner so chooses, the right door can be replaced to match the left door.



Design Renderings

On the following page, is a rendering that illustrates how the building will look with restored transoms and a new accent color on the window frames. Additional color options can be explored upon request. Signage options can also be provided for the business.



 TEXAS HISTORICAL COMMISSION The State Agency for Historic Preservation	BUILDING: Jimmy Bouldin's
	CITY: Gonzales, Texas
	DRAWN BY: Sarah Jane Blankenship
	DATE: March 18, 2004
<small> Preliminary. Not for Construction. Photocopying is prohibited. </small>	

Street Address: 517 St. Joseph St

Other companies and locations owned and/or operated by the APPLICANT

Company Name: 515 NSJ LLC
Street Address: 515 St Joseph St
City: Gonzales, TX 78629

Company Name: _____
Street Address: _____
City: _____

6. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as **Exhibit A**.
7. Please attach a vicinity map locating the property within the City of Gonzales as **Exhibit B**.

8. New or existing business: _____ New ☒ Existing 4 years.
_____ has been in operation for _____ years.

Existing # of jobs: 3 (if applicable) Full-time _____ Part-time 3

New jobs (full-time): 0 New jobs (part-time): _____

9. If leased facility, provide the following information (attach copy of current lease):

Current Landlord: Gonzales Masonic Lodge
Address: 517 St Joseph St
Gonzales, TX 78629
Phone Number: _____

10. What other cities and/or buildings is the applicant considering to establish a new business if this application is not approved?

11. Additional Information:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc.

12. Has financing been secured?

Yes ☒ (Attach documentation)
No _____
Pending _____ With Whom? _____

13. Please provide a copy of the State sales tax reporting form for the most current three (3) month period (if applicable).

14. Prior to applicants execution of this application, APPLICANT has had this reviewed by the Attorney of Applicant, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this

application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.

15. APPLICANT and owner/landlord indemnify, defend and hold GMS harmless from any liability, injury, claim, expenses and attorney's fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.
16. GMS has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.
17. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the application for business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.
18. Any deviation from the approved grant project may result in the total or partial withdrawal of the grant.

VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished GMS has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Gonzales Main Street may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to Gonzales Main Street on this, the 21 day of August, 2019.

Applicant Sarah Tenberg

Applicant _____

Signature [Signature]

Signature _____

Address 515 ^{St. Joseph St} Gonzales, TX

Address _____

Gonzales, TX

Phone Number 203-9348

Phone Number _____

Name of Property Owner/Landlord Cary Winsler

Signature [Signature]

Address 517 St. Joseph St Gonzales TX 78629

Phone Number _____

DOCUMENTATION CHECKLIST
for
Business Improvement Grant Program

As a part of this application, the following documentation is being provided by the applicant:

<u>✓</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>✓</u>	Copy of lease agreement (if facility is leased)
<u>✓</u>	Legal description of subject property (Exhibit A)
<u>✓</u>	Vicinity map of subject property (Exhibit B)
<u>✓</u>	Estimates of proposed improvements (Exhibit C)
<u> </u>	Pictures of building's exterior, roof, and foundation.
<u>✓</u>	Scale drawing by Texas Main Street Architect or registered design professional.
<u>✓</u>	Documentation of approved financing
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>✓</u>	Consultation with City of Gonzales Building Official and Fire Official.
<u> </u>	Copy of construction permit.

Advisory Board Review

<u>Approved</u>	<u> </u>	<u>Date</u>	<u> </u>
<u>Rejected</u>	<u> </u>	<u>Date</u>	<u> </u>
<u>Re-Review</u>	<u> </u>	<u>Date</u>	<u> </u>

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

515NSJ LLC

File Number: 802283593

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/31/2015

Effective: 08/31/2015



A handwritten signature in black ink, appearing to read "Cascos", followed by a horizontal line.

Carlos H. Cascos
Secretary of State

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Carlos H. Cascos
Secretary of State

Office of the Secretary of State

September 02, 2015

RE: 515NSJ LLC
File Number: 802283593

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

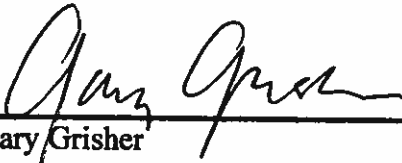
If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

This letter is to advise the Main Street Board that Sarah Tenberg is entered into a long term lease agreement for 517 St Joseph St



Gary Grisher

of said lease and subject to its terms and conditions.

And for the same consideration the undersigned for himself and his heirs, successors and representatives, does covenant with the said assignee, its successors and assigns, that the said lease is a valid and subsisting lease upon the said premises, and the undersigned is the owner of said lease and the rights and interest thereunder, and of the personal property thereon, or used in connection therewith, that the undersigned has good right and authority to sell and convey the same, and that said rights, interests and property are free and clear from all liens, and encumbrances, and that all rentals and royalties due and payable thereunder have been duly paid; and warrants and agrees to forever defend the title to said lease and property therein described unto the said assignee, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, The undersigned owner and assignor has signed and sealed this instrument this 11th day of June, 1942.

I. R. S. \$.55

Edgar Engelke

STATE OF TEXAS

COUNTY OF GUADALUPE BEFORE ME, the undersigned authority in and for the State and County aforesaid, on this day personally appeared Edgar Engelke known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of June, 1942.

O. Rosenbush O. Rosenbush Notary

(L. S.)

Public, Guadalupe County, Texas.

.....F 1 1 ed July 3rd, 1942, at 2:45 o'clock P.M.....

.....Recorded July 3rd, 1942, at 4:00 o'clock P.M.....

3673

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF GONZALES KNOW ALL MEN BY THESE PRESENTS:

That I, Josephine K. Peck, a widow, of the County of Gonzales and State of Texas, for and in consideration of the sum of eleven thousand dollars (\$11,000.00) to me paid and secured to be paid by Gonzales Lodge No. 30, Ancient, Free and Accepted Masons, hereinafter called Grantee, as follows: the sum of three thousand dollars (\$3,000.00) cash to me in hand paid, the receipt of which is hereby acknowledged, and the execution and delivery to me by said Grantee of its eight certain promissory notes, numbered One, Two, Three, Four, Five, Six, Seven and Eight, respectively, all of even date herewith, each in the principal sum of one thousand dollars (\$1,000.00), each payable to my order, due and payable in one, two, three, four, five, six, seven and eight years after date thereof, respectively, each of such notes bearing interest from its date until paid at the rate of six per cent. per annum, the interest payable annually as it accrues, principals and interest payable at Gonzales, Texas, and each of which notes provides that if interest be not paid when due it shall thereafter bear the same rate of interest, and each of which notes further provides that if it be placed in the hands of an attorney for collection after maturity, or if collected by proceedings in court of any kind, ten per cent. upon the amount due thereon shall be added and is agreed to be paid as attorney's fees for collection, and each of which notes further provides and agrees by its terms that failure to pay any of such notes when due, or any part of any installment of interest on any of said notes when due, shall in either case operate to mature all of said notes and render the same immediately due and payable, if the holder or holders thereof shall so elect, and each of which notes contains a clause reserving to the maker thereof the right, at its option, to pay five hundred dollars or any multiple thereof on principal thereof on any interest paying date, and to secure the payment of which notes the vendor's lien is hereby

198/506 DR

retained against the land and premises hereinafter described, a deed of trust with the usual provisions for foreclosure and sale having also been given upon the said land and premises by the said Grantee to Ben N. Peck, Jr., for the further and additional security and enforcement of payment of said notes; and the further consideration of the assumption and agreement on part of the said Grantee to pay three-fourths of all ad valorem taxes for the year 1942, on the hereinafter described property, and the further consideration of the covenants and agreements on the part of the said Grantee set out and contained in the aforesaid deed of trust; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Gonzales Lodge No. 30, Ancient, Free and Accepted Masons, of Gonzales, Texas, except as below stated, all that certain lot or parcel of land situated within the corporate limits of the City of Gonzales, in Gonzales County, Texas, being out of and parts of Lots Nos. Five (5) and Six (6) in Block No. Nineteen (19) of the Original Inner Town of Gonzales, and being more particularly a part of that certain larger parcel of land (parts of said Lots Nos. 5 and 6 in Block No. 19) which was set apart to B. N. Peck in the partition of the Estate of B. B. Peck, deceased, by decree of the County Court of Gonzales County, Texas, made on March 28th, 1881, in Probate Cause No. 550, styled "Estate of B. B. Peck, Deceased", and recorded in Book "G" on pages 342-350 of the Probate Minutes of said Court, and which lot or parcel of land intended to be conveyed hereby has located thereon the three-story brick business building commonly known as the "Peck & Fly Building" and other improvements and is more particularly described by metes and bounds as follows, to-wit: BEGINNING at a stake set in the east boundary line of Lot No. Five (5) in said Block No. Nineteen (19) at the southeast corner of the above mentioned "Peck & Fly Building", same being also the southeast corner of the parcel of land set apart to B. N. Peck in the aforesaid partition, and said point of beginning being located South 20° East of and 138.7 feet from the northeast corner of said Block No. 19 and North 20° West of and 195.2 feet from the southeast corner of said Block No. 19: THENCE with the east boundary lines of said Lots Nos. Five (5) and Six (6) in Block No. Nineteen (19), North 20° West 54.3 feet to a stake set in the east boundary line of said Lot No. Six (6) in Block No. Nineteen (19) at the southeast corner of that certain strip of land (9 inches, more or less, in width) heretofore conveyed by Ben N. Peck and Wm. M. Fly to Oscar Schleyer and Alex Schleyer by deed dated February 25th, 1899, and now of record in Volume 59, on pages 80-82, of the Deed Records of Gonzales County, Texas, same being also the northeast corner of said "Peck & Fly Building"; THENCE South 70° West with and along the outer surface of the north wall of said "Peck & Fly Building" as now existing (same being also the south boundary line of the aforesaid strip of land conveyed by Ben N. Peck and Wm. M. Fly to Oscar Schleyer and Alex Schleyer) 78 feet to a stake set at the southwest corner of said strip of land: THENCE with the west boundary line of the aforesaid strip of land, North 20° West 8.4 inches to a stake set in the north boundary line of the parcel of land set apart to B. N. Peck in the aforesaid partition, at the northwest corner of the aforesaid strip of land conveyed by Peck & Fly to Oscar and Alex Schleyer: THENCE South 70° West 46.6 feet to stake set in the east boundary line of that certain parcel of land (parts of Lots Nos. 4, 5 and 6 in said Block No. 19) now owned by Mrs. Raye Efron, being the same parcel of land described in a deed from G. W. Monkhouse to S. Joseph, dated March 20th, 1906, and now of record in Volume 78, on pages 114 & 115, of the Deed Records of Gonzales County, Texas: THENCE with the east boundary line of said Efron lot or parcel of land, South 20° East 55 feet to stake set in said line for the southwest corner of this parcel of land being described: THENCE North 70° East at 33.1 feet the southwest corner of said "Peck & Fly Building" and continuing with and along the outer surface of the south wall of said "Peck & Fly Building" as it now exists at 124.6 feet the southeast corner of said building and the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the

rights and appurtenances thereto in anywise belonging, unto the said Gonzales Lodge No. 30, Ancient, Free and Accepted Masons, its successors and assigns, forever. And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Gonzales Lodge No. 30, Ancient, Free and Accepted Masons, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. It is, however, understood and agreed that out of the property above conveyed there is hereby excepted and reserved to the grantor herein, her heirs and assigns, full and free right and liberty at all times hereafter, in common with the grantee, its successors and assigns and all other persons who may hereafter have the like right, to have and use as a passageway that certain way or strip of land on the western end of the above described lot or parcel of land, said way or strip of land being fifty-five (55) feet long and eight (8) feet in width and lying next to and along the western boundary line of the above described lot or parcel of land and extending between parallel lines from the southeast boundary line of the above described lot or parcel of land North 20° West to the northwest boundary line thereof, and to use such passageway or strip of land at all times and for all purposes connected with the use and occupation of the grantor's other lands and houses adjoining the same. Provided, further, it is expressly agreed and stipulated that this grant and conveyance is made expressly subject to all the rights and ownership of Gonzales Commandery No. 11, Knights Templar, and those holding and claiming under it, in and to the third story of the brick building located on the above described land and commonly known as the Peck & Fly Building, as fully set out in and shown by a certain conveyance and contract dated November 28, 1890, executed by Ben N. Peck, and W. M. Fly to and with said Gonzales Commandery No. 11, Knights Templar, and now of record in Volume 55, on pages 8-13, of the Deed Records of Gonzales County, Texas, and this grant and conveyance is made subject to all the rights, interests and privileges of every kind owned or held by said Gonzales Commandery No. 11, Knights Templar, and/or its assigns, under and by virtue of the aforesaid deed and agreement dated November 28, 1890, and recorded in Volume 55, on pages 8-13, of the Gonzales County Deed Records, to which record reference is here made for the full terms and contents of such instrument. And provided and except, further, that this grant and conveyance is also made expressly subject to all the rights and easements of Oscar Schleyer and Alex Schleyer and those holding and claiming under them, in and to a part of the north wall of the aforesaid Peck & Fly Building, as set out in and shown by that certain deed of conveyance executed by Ben N. Peck and W. M. Fly to said Oscar Schleyer and Alex Schleyer, dated February 25, 1899, and now of record in Volume 59, on pages 80-82, of the Gonzales County Deed Records, whereby said Peck and Fly granted to the said Oscar Schleyer and Alex Schleyer, their heirs and assigns, the right to use a certain described part of the north wall of said Peck & Fly Building as a support and part of any house or other structure that the said Oscar and Alex Schleyer, or their heirs and assigns, might erect on the ground then owned by said Oscar and Alex Schleyer to the north of and adjacent to the said brick wall, all as is more fully set forth in and shown by said deed and the record thereof as aforesaid. And provided, further, it is understood and agreed that there is hereby excepted and reserved to the grantor herein, her heirs and assigns, all rights and easements in the south wall of the aforesaid Peck & Fly Building heretofore granted by Ben N. Peck and W. M. Fly to W. P. Fischer and L. H. Fischer by deed dated June 30, 1904, recorded in Volume 74, on pages 102 & 103, of the Gonzales County Deed Records, and subsequently acquired by the grantor herein, as well as any other rights and easements in said south wall that may have been acquired by said W. P. and L. H. Fischer from said Ben N. Peck and W. M. Fly and subsequently conveyed to me by C. E. Dilworth by deed dated December 3, 1913, recorded in Volume 97, on pages 17-18, of the Gonzales County Deed Records, as well as any other easements in said south wall as are necessary for the use and maintenance of the brick building owned by me and adjoining and to the south of said Peck

& Fly Building. And provided, further, it is expressly agreed that this grant and conveyance is made expressly subject to all the rights and easements of Southwest Gas Company, its successors and assigns, under and by virtue of that certain right-of-way deed heretofore executed by the grantor herein to said Company dated November 14th, 1927, and now of record in Book H, on pages 315-317, of the Bills of Sale, Contracts and Materialman's Liens Records of Gonzales County, Texas, to which record reference is here made for the full terms and contents and effect of such right of way deed.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements, until the above described notes and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

WITNESS my hand at Gonzales, Texas, this first day of April, A. D. 1942.

I.R.S. \$12.10

Josephine K. Peck

O.N.S. \$7.80

THE STATE OF TEXAS

COUNTY OF GONZALES

Before me, Maude Miller, a Notary Public in and for Gonzales County, Texas, on this day personally appeared Josephine K. Peck, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this sixth day of April, A. D. 1942.

Maude Miller (Maude Miller) Notary

(L. S.)

Public, Gonzales County, Texas.

.....F i l l ed July 3rd, 1942, at 3:00 o'clock P.M.....

.....Recorded July 3rd, 1942, at 4:50 o'clock P.M.....

3683 OIL AND GAS LEASE*****

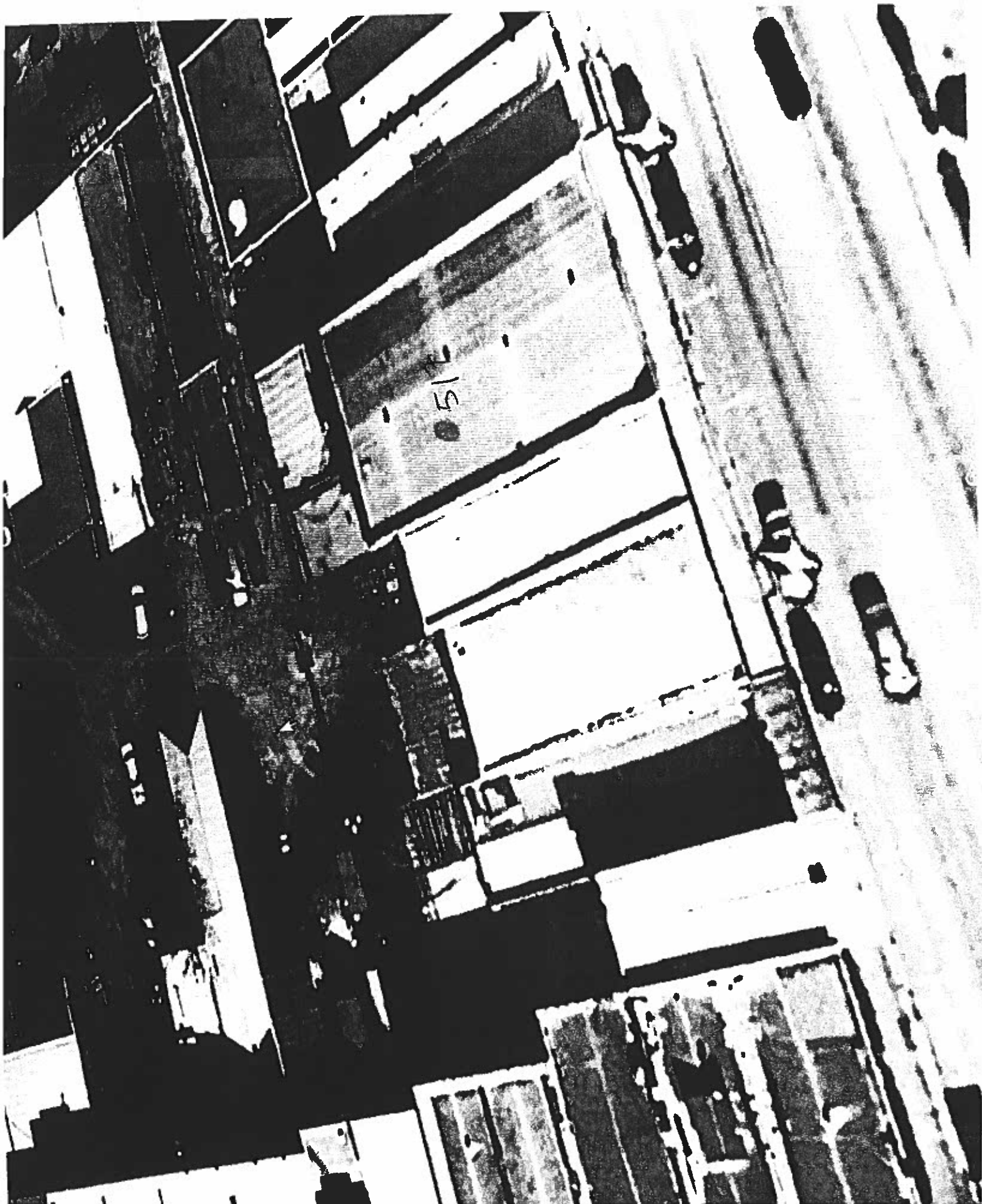
THIS AGREEMENT made this 28th day of April, 1942, between H. O. Pattillo and wife, Bertie C. Pattillo, herein called lessor (whether one or more), and Edgar Engelke, lessee:

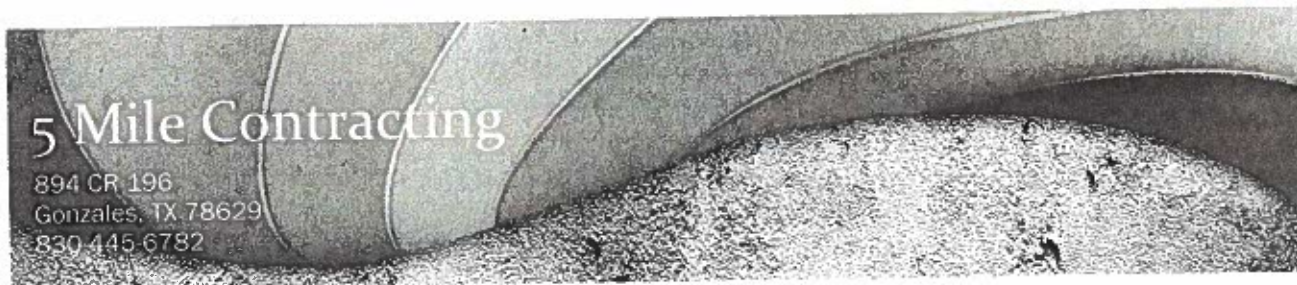
1. Lessor in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is here acknowledged, and of the royalties herein provided and of the agreements of the lessee herein contained, hereby grants, leases and lets exclusively unto lessee for the purpose of ^{investigating,} exploring, prospecting, drilling, mining and operating for and producing oil, gas, and all other minerals, laying pipe lines, storing oil, building tanks, power stations, telephone lines and other structures and things thereon to produce, save, take care of, treat, store and transport said minerals and other products manufactured therefrom, and housing and otherwise caring for its employees, the following described land in Wilson & Gonzales Counties, Texas, to-wit:

123 acres of land, more or less, a part of the D. O. Warren League and Labor, in Wilson and Gonzales Counties, Texas, and being the same land conveyed to H. O. Pattillo by W. M. Magee and wife, Amanda C. Magee by deed dated January 1, 1909, and recorded in Volume 84 pages 565-566, deed records of Gonzales County, Texas, to which said deed and the record thereof reference is here made.

Notwithstanding any particular description, it is nevertheless the intention of lessor to include within this lease, and he does hereby lease, not only the land so described but also any and all other land owned or claimed by lessor in the herein named survey or surveys, or in adjoining surveys, and adjoining the herein described land up to the boundaries of the abutting landowners.

2. Subject to the other provisions herein contained, this lease shall remain in force for a term of ten (10) years from this date (called "primary term"), and as long thereafter as oil, gas, or other mineral is produced from said land.





Proposal

Downtown façade improvements -517 St. Joseph St.

Bill To

515 NSJ LLC
515 St. Joseph St, Gonzales, TX 78629
830-203-9342

For

façade improvement

Description	Amount
<p>We are pleased to offer this proposal for the above referenced project. Brick façade will be cleaned and prepped for paint. Large upper windows will be scraped, repaired and cleaned. Existing tile under awning will be covered with covered with new wood trimmed and stained. Brick façade is to be painted as per plans issued by and Zoe Murphy Compton Ltd, a design firm and the Texas Historic Commision. All materials will be of the highest quality, ensuring longevity of the work provided. Price includes material and labor.</p>	
Subtotal	\$17,850.00
Tax Rate	
Other Costs	
Total Cost	\$17,850.00

8-20-19
William Ace

If you have any questions concerning this invoice, use the following contact information:

Contact Wade Meir, 830-445-6782, 5milegctx@gmail.com

Thank you for your business!

TEXAS HISTORICAL COMMISSION

June 26, 2017

Texas Main Street Center Design Report

Re: 519 Saint Joseph – Peck and Fly Building
City: Gonzales, Texas
By: Sarah Blankenship, *Project Designer*



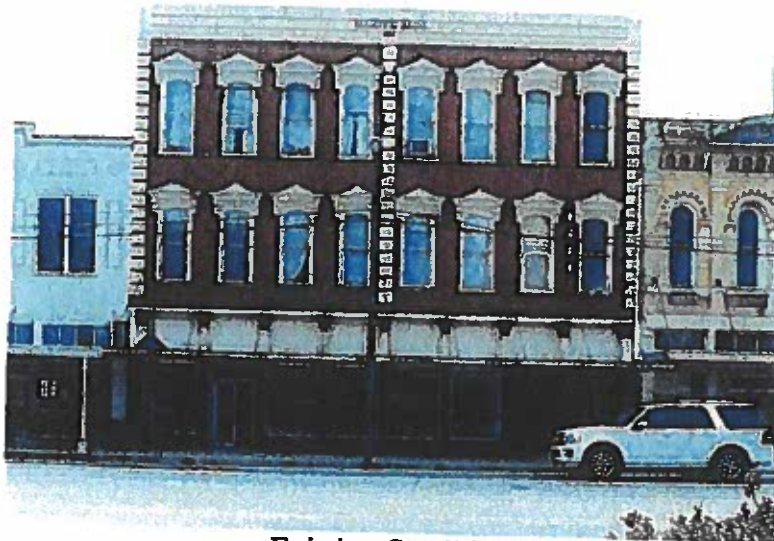
Not for regulatory approval, permitting, or construction

The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with the plans of business and property owners to provide designs that meet their objectives while still respecting the historic building. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria: <http://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit>

Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

DESIGN REQUEST

A design request was submitted for 519 Saint Joseph Street. The owner would like to remove the tile on the bottom of the building and open the wall between the two buildings on the first floor. The first floor will house the Main Street Market Place. The second floor is apartments and the third floor is the Masonic Lodge meeting room.



Existing Conditions

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

RECOMMENDATIONS

When rehabilitating a historic building, the **Secretary of the Interior's Standards** should be considered. The Standards for Rehabilitation are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They provide a framework and guidance for decision-making about work or changes to a historic property. The Standards can be found here - <http://www.nps.gov/tps/standards/rehabilitation.htm>. All changes, additions, and modifications to the building shall comply with the Standards and local design guidelines.

- | | |
|--|--|
| <ol style="list-style-type: none">1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. | <ol style="list-style-type: none">7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. |
|--|--|

BUILDING CODE REQUIREMENTS

The purpose of all codes is to provide minimum requirements for new and renovated buildings in order to protect the health, safety, and welfare of the public. Fire prevention and life safety are their primary focus. Building code requirements vary depending on the occupancy or function of the building and the type of construction. In Texas, there is not a state building code, though state regulations do govern certain aspect of new construction or rehabilitation. Local governments officially adopt a specific building code, such as the International Building Code. A local code may contain amendments or changes particular to the local environment or conditions. The authorities may also adopt different codes for mechanical or electrical work, for example. **Contact your local building authority to learn what codes govern your project.**

For other resources pertaining to rules and regulations that may apply to historic buildings, including Texas Accessibility Standards, Lead Paint and Asbestos Abatement, and Energy Conservation, please refer to the following links

- THC Building Code Resources - http://www.thc.texas.gov/preserve/buildings-and-property/building_codes
- Lead Paint Rules and Regulations - <http://www.dshs.texas.gov/clp/rules.shtml>
- Asbestos Rules and Regulations - <http://www.dshs.texas.gov/asbestos/rules.shtml>
- Texas Accessibility Standards (TAS) - <http://www.tdlr.state.tx.us/ab/abras.htm>
- The Federal American's with Disability Act(ADA) - <http://www.ada.gov/>
- ADA Primer for Small Business - <http://www.ada.gov/regs2010/smallbusiness/smallbusprimer2010.htm>

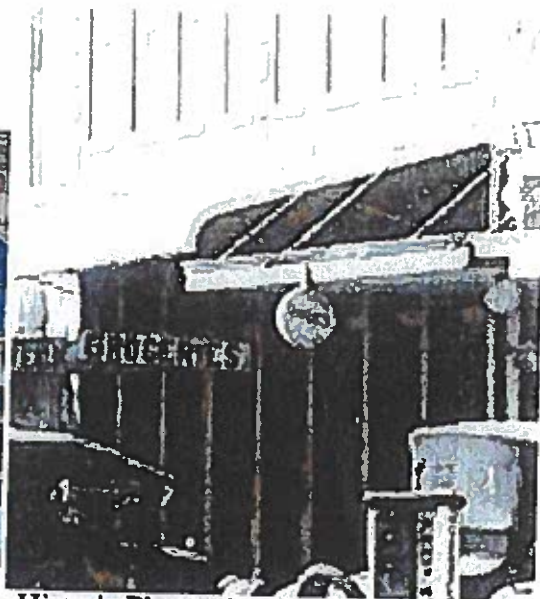
There is the possibility of an IRS tax credit or deduction for making ADA improvements. Please see <http://www.ada.gov/taxcred.htm> for more information.

BUILDING ANALYSIS

In reviewing the existing photo and current storefront openings, it appears that the historic cast iron columns may still be in place. The alignment of the blue lines in the photo below left indicates they may be hidden under the black tile. Staff supports investigation into the removal of the tile and exposing the cast iron columns.



Column Alignment



Historic Photo of the Storefront

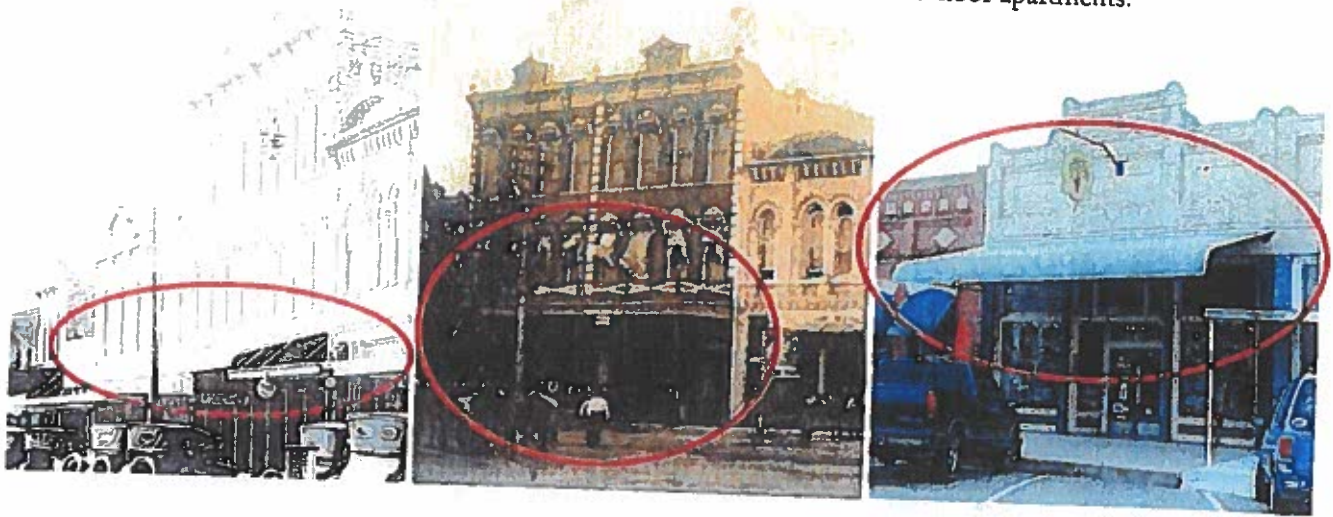
RENDERING

The rendering illustrates the columns exposed, brick bulkhead, window lettering (gold leafing), canopy repaired, and a gold accent color added to the upper story windows.



CANOPY/BALCONY/AWNING

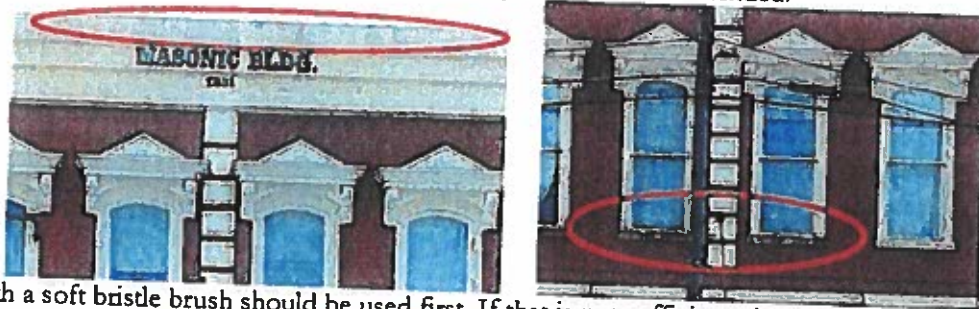
The existing canopy has been shown repaired in the rendering. However, historic photos show both a balcony and rolled tin canopy with brackets underneath (current example seen below far right). Either are acceptable choices for the building. The canopy would be a desirable feature for tenants of the second-floor apartments.



TECHNICAL INFORMATION

CLEANING

There are several areas of staining on the building. It is not clear if the material is stucco, cast stone, or brick from the photos. In any case, cleaning with the gentlest means possible is recommended.



Plain water with a soft bristle brush should be used first. If that is not sufficient, then power washing with a mild detergent or chemical cleaning can be considered. Power washing should not exceed 400 PSI (pounds per square inch), especially on brick, because higher pressure could damage the hard exterior of the brick. If the hard-exterior surface is damaged, the softer interior of the brick is left exposed and vulnerable to deterioration. **For this reason, brick should NEVER be sandblasted.**

The following National Park Service Preservation Brief and General Service Administration Technical Procedures provide guidance on how to clean the brick, stucco and stone:

- Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings – <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
- General Cleaning of Exterior Brick Masonry - <http://www.gsa.gov/portal/content/112842>
- Removing Dirt from Stone Masonry by Pressure Washing - <https://www.gsa.gov/portal/content/111830>
- The Preservation and Repair of Historic Stucco - <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>

MORTAR

Based on the photographs, the mortar appears to be in good condition. However, further investigation should be conducted to determine its condition in person. Mortar is essential in keeping a brick wall together and for the overall structural stability of a building. The mortar allows for contraction and expansion of the masonry wall during different weather conditions. Therefore, the appropriate mortar type is very important.

If mortar joints are deteriorated or empty, the owner should repoint the joints. Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Properly done, repointing restores the visual and physical integrity of the masonry. A heavily concentrated Portland cement mortar is typically too hard for historic bricks and can cause the bricks to break apart, because it does not allow for movement during expansion and contraction. A mortar with more lime is generally the preferred route. The recommended component ratio is as follows:

- 9 Parts Sand
- 2 Parts Lime
- 1 Part White Portland Cement
- To match original mortar color, look for matching sand color. Ideally, old mortar should be analyzed and matched. This formula is a general guide.

The General Services Administration and National Park Service provide further guidance:

- Preparing Lime Mortar for Repointing Masonry - <http://www.gsa.gov/portal/content/111682>
- Preservation Brief #2 – Repointing Mortar Joints - <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm#type>

WOOD WINDOWS

The upper-story wood windows are in overall good condition and exhibit only minimal deterioration in a few concentrated locations. **The wood windows should be cleaned, repaired and maintained.** The missing window should be reconstructed in kind.

Repair rotted or missing pieces by splicing in new pieces only in that location rather than replacing the entire window. Use consolidants on wood that is damaged or shows signs of rot to prolong the lifespan.

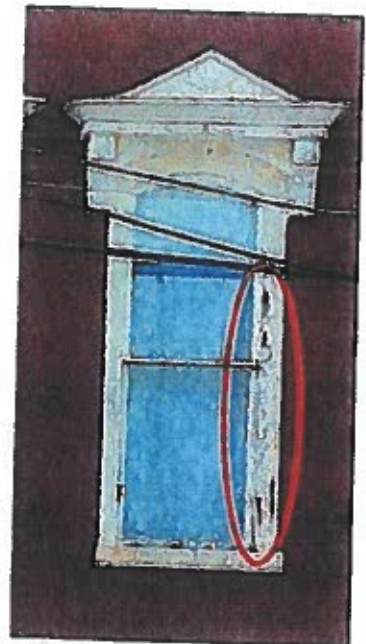
Information on historic wood window repair is widely available.

A full explanation of how to properly maintain or repair historic wood windows can be found on the National Park Service website here: <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

Instructional YouTube videos from the Kansas State Historical Society are available on their website at <http://www.kshs.org/p/window-repair-videos/14680>

The General Services Administration (GSA) also provides technical sheets on historic preservation that list straightforward steps to follow and list companies/suppliers.

- Restoring Wood Window Sash and Frames - <http://www.gsa.gov/portal/content/113490>
- Primers and Paints for Wood - <http://www.gsa.gov/portal/content/113070>
- Epoxy Repair for Deterioration and Decay in Wooden Members – <http://www.gsa.gov/portal/content/112030>
- Surface Preparation for Painting Wood – <http://www.gsa.gov/portal/content/113074>



The Texas Main Street Program is a big proponent of saving and restoring historic windows. We encourage restoration of the remaining historic windows and replication of lost ones based on the profile, materials, and dimensions of the historic window.

Windows are an important character defining feature to a building. The historic windows should be examined and any deteriorated areas replaced or restored as these elements are integral to the historic value of the building, they support its authenticity as a real historic building, and replacing these windows with anything other than direct copies would be inappropriate.

Many old windows were made of old-growth wood, which possess greater resistance to deterioration than newer growth wooden windows. These windows last and function for a very long time especially if they are maintained. Historic wooden windows always have the option of being rebuilt. Modern windows of vinyl or aluminum have seals that eventually fail, and when they do, the option that occurs is wholesale replacement which is more expensive than proper maintenance. Numerous studies have shown that repairing windows can result in energy savings equal to those for replacing windows. It is estimated that the cost of replacement windows will not be recouped through energy savings for more than 100 years. Sealing air leaks and adding insulation are far more cost-effective measures for saving energy. Further is the loss of the building's historic fabric which again depreciates the building's value as an historic building.

TRANSOM WINDOWS

The Design Team recommends removing the paneling covering the transom window area. The transom windows are a character defining feature of the building and reopening them would increase the integrity and appearance of the building. **First, further investigation should be conducted to determine what remains of the original transom frames and glass underneath the paneling.** The best way to investigate is on the interior of the building. If there is a dropped ceiling, remove a ceiling tile and use a flashlight to investigate above. If more information is needed, carefully remove a small section of the paneling at the corner of the space to see what is behind.



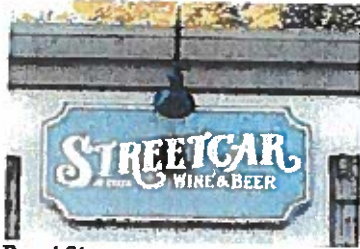
Example Transom Window Investigation



From the exterior, the transom window space is covered. However, from the interior the windows can be seen above the modern drop ceiling on the interior of the building.

SIGNAGE

Signage is important on any building, because it is a business's first impression to potential customers on the street. New business signage can be incorporated into a historic façade without compromising the identity of either. The important thing to remember is that signage should not cover architectural details. In the rendering gold leaf window lettering, has been shown both below the canopy and above the canopy. There are other options that can be explored including additional perpendicular signs and panels signs or individual letters mounted on the front edge or the canopy



Panel Sign



Perpendicular Sign



Individual Letters

The signage should be a full package of several signs that complement each other and attract people from different vantage points. The sign above the windows should be large enough to be seen across the street and from passing cars. Tag lines or additional information about the business can be added to the façade using window signage, sandwich boards and pedestrian signs.



Pedestrian Sign



Window Signage



Signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Signage can be attached to the surface of the façade; however, brick details should not be covered. If the sign is attached to the façade, fittings should penetrate the mortar joints rather than brick to prevent irreparable damage to the masonry. If the sign is removed in the future, the mortar can then be repointed. Signage can also be attached to the top of the canopy; however, the structural soundness of the canopy should be determined first.



FABRICATION

Careful consideration should be given as to how the signage is fabricated. The Design Staff recommends using a local fabricator or sign company who will work with the property owner to achieve the chosen aesthetic of the sign. Panel signs can be printed or hand painted on a flat surface, but should have a fine level of detail to make the sign look complete. The borders, symbols, and several layers of color in the images below add to the overall aesthetic and make the signs look unified. Panel signs can also be three-dimensional. For example, in the green Powell's sign, each element is a separate layer of material, which adds shadow and depth.



Hand - Painted



Printed



3-D

MATERIALS

Signage can be made from wood, high density urethane foam, or metal. Plastic should be avoided as it is not compatible with the design of historic architecture.

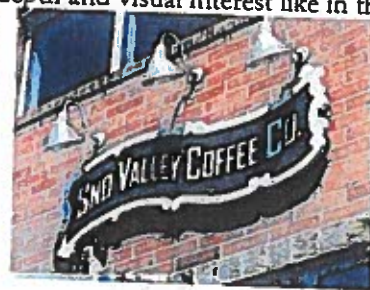


Hand-Painted Wood



Layered Metal

Sandblasting the background of a foam or wood can create depth and visual interest like in the images below.

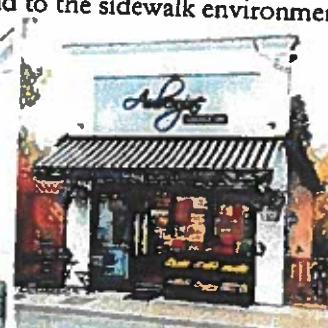


Shiny plastic faced, internally lit signage is NOT appropriate in a historic downtown setting. The appearance is not historically correct, gives the impression of inferior quality, and lacks visual appeal. Often these types of signs are bulky and cover too much of the architecture, which detracts from its appearance.

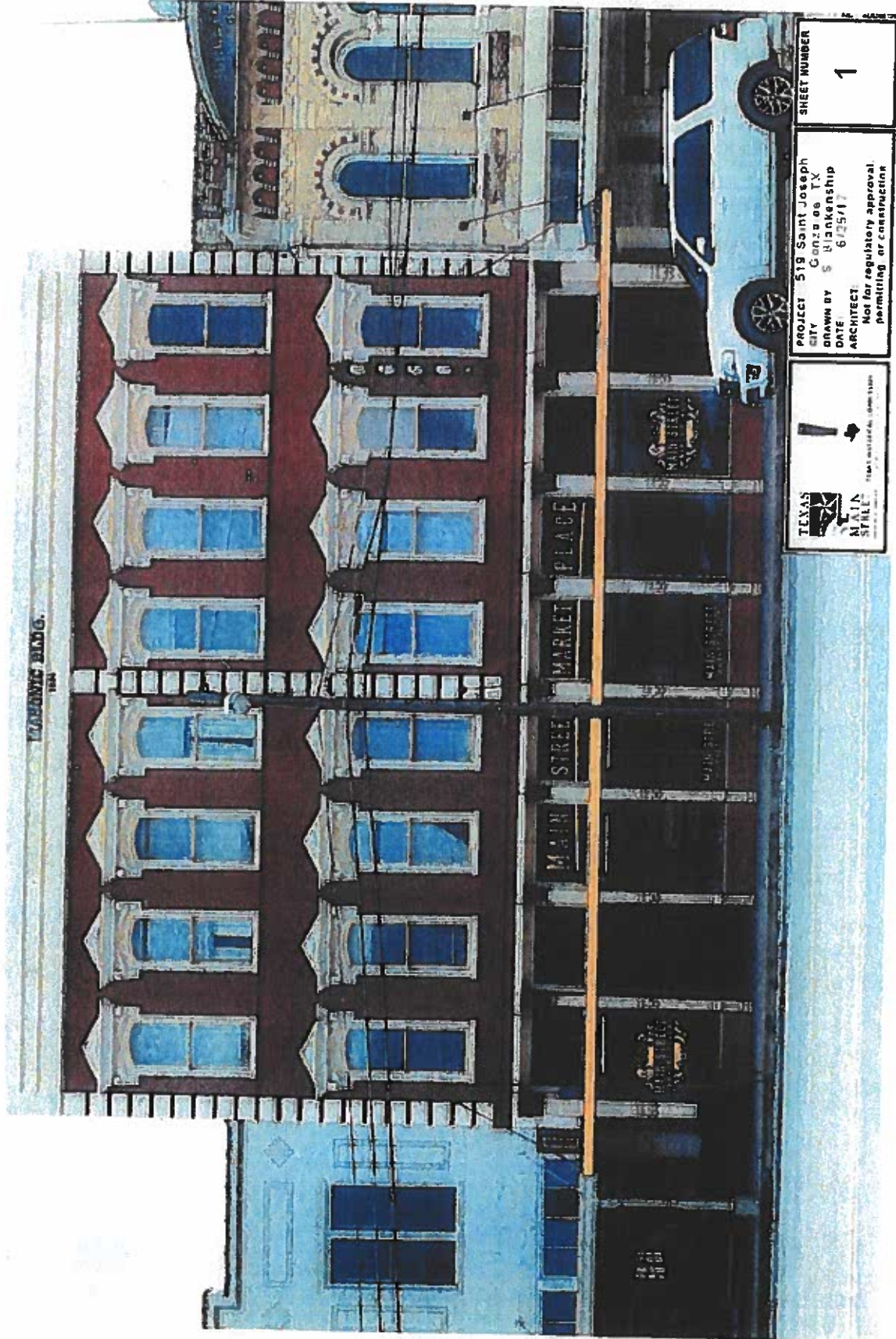



STREETSCAPE

Simply adding seating and planters along the streetscape can greatly enhance the aesthetic of the building. These elements can transform a stark sidewalk into a pedestrian-friendly thoroughfare even if the business is not retail oriented. Additional signage, like the sandwiches boards below also add to the sidewalk environment.



DESIGN RENDERING ENLARGED



 TEXAS MAIN STREET MARKET PLACE	PROJECT 519 Saint Joseph CITY Gonzales, TX DRAWN BY S. Blankenship DATE 6/25/17 ARCHITECT: Not for regulatory approval, permitting or construction	SHEET NUMBER 1
---	--	-------------------

FUNDING

There are many options for funding preservation projects. As part of a designated Main Street community, the property owner has as a resource the local Main Street manager who can help you research and identify sources of additional funding. Localized financial tools can include façade grants or other direct assistance programs that come through sources such as local economic development organizations.

The THC and TMSD has compiled a document that identifies many of these avenues for funding and financing, it can be found on our website:

<http://www.thc.texas.gov/public/upload/publications/Funding%20Methods%20for%20Main%20Street%20communities%2006.3.15%20update.pdf>. There are funding sources at the local, state and federal levels and they are

outlined in the document. The list provides only brief summaries of potential funding sources, and information including eligibility requirements and application deadlines that are subject to change without notice. If the scope of work exceeds available sources of funding, the project should be phased accordingly, but these options for funding can still be utilized. Please contact possible grantors directly for more information on their programs.

State & Federal Preservation Tax Credit

Income – producing properties listed on the National Register (individual or district) or designated as a Registered Texas Historic Landmark or State Antiquities Landmark may be eligible for one or both of the tax credits programs offered through the state. The work undertaken as part of the project must meet the Secretary of the Interior's Standards for Rehabilitation, found here: <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>. For more information on the tax credit programs and application process, please visit: <http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives> or contact Christine Huber at 512.475.0129 or Christine.Huber@thc.texas.gov.

COMPARISON OF FEDERAL AND STATE HISTORIC TAX CREDIT PROGRAMS		
	Federal Historic Preservation Tax Incentives Program	Texas Historic Preservation Tax Credit Program
Credit applies to:	Federal income tax	Texas franchise tax
Percent credit offered:	20% of qualified expenditures	25% of qualified expenditures
Credit recipient:	Owner or lessee	Owner or lessee
Eligible applicants:	Individuals or corporate partnership	Individuals or corporate partnership
Eligible building uses:	Income-producing only	Income-producing or non-profit
Required historic designation:	National Register (individual or district)	National Register (individual or district), Registered Texas Historic Landmark, or State Antiquities Landmark
Minimum project:	\$50,000 for building rehabilitation project	\$50,000
Application structure:	Separate application (H-20)	Separate application for Federal (H-20)
Recapture period:	5 years	See application period
Time limit for use of credits:	20 years	5 years
Architectural oversight:	National Park Service (NPS) oversees with THP's recommendations	Texas Historical Commission (THC) oversees projects. NPS oversees for projects that are Federal and State
Financial oversight:	Not recommended by THP	Not recommended by THC or NPS
Application deadline:	Must apply before project completion	Must be completed between September 1, 2015 and January 1, 2017 and apply before project completion

*Federal and State programs use the same definition of Qualified Rehabilitation Expenditures.

TEXAS HISTORICAL COMMISSION
and Texas Historical Landmark Society
www.thc.state.tx.us

After the owner has had a chance to review the recommended concept, the Texas Main Street Design Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Sarah Blankenship (512) 463-9129/ sarahb@thc.texas.gov, or Marie Ochlerking-Read (512) 463-3345 / marico@thc.texas.gov.



August 20, 2019

Gonzales Main Street
Ms. Barbara Friedrich
820 St Joseph
Gonzales, TX 78629

RE: 515NSJ, LLC/Sarah Tenberg

Ms. Friedrich,

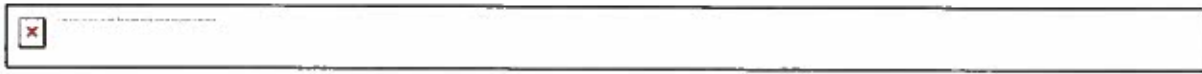
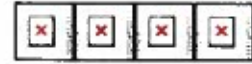
Sage Capital Bank has a banking relationship with 515NSJ, LLC and Sarah Tenberg since October 2016. Mrs. Tenberg has performed satisfactory on all her accounts.

We are excited to be part of her new adventure, The Farmers Daughter and continue to be a part of Main Street Marketplace. We believe that this new downtown store front will bring awareness to our local agriculture while providing another improvement to our downtown area.

Sincerely,

A handwritten signature in cursive script that reads "Crissy O'Neal".

Crissy O'Neal
Vice President



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The Levitt AMP [Your City] Grant Awards is an exciting matching grant program bringing the joy of free, live music to small and mid-sized towns and cities across the country.

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Levitt AMP [Your City] Grant Awards!



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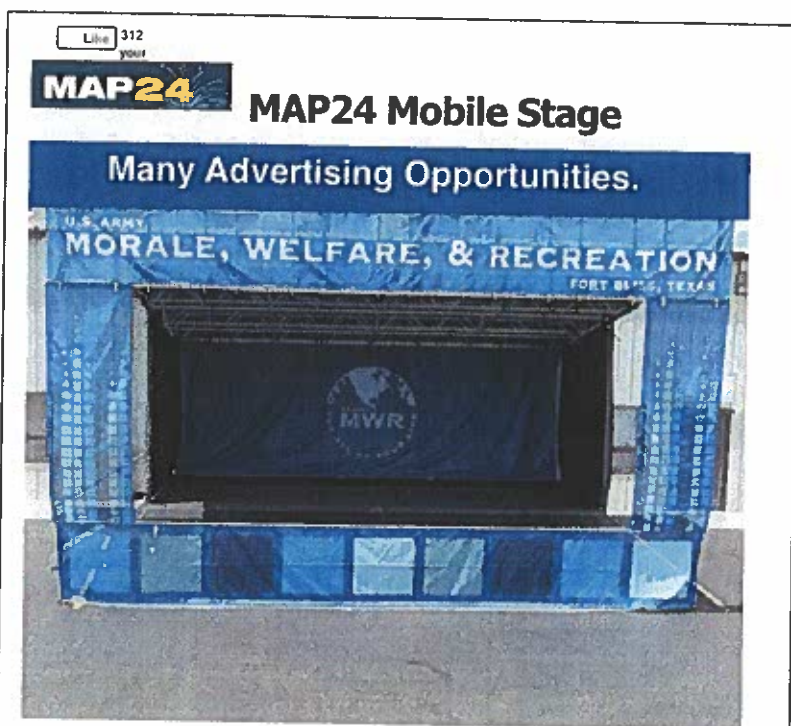
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 Forward

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Our mailing address is:
Levitt Foundation
1910 W. Sunset Boulevard
Suite 600
Los Angeles, California 90026

[Add us to your address book](#)



The patented MAP24 is a mid-size mobile stage with big-time performance capability for any outdoor event. Easily towed by a half-ton truck or sport-utility vehicle, our low-maintenance, user-friendly mobile stage reduces the headaches and costs associated with renting stages, towing trailer stages, setting up and maintaining large mobile stages. No other stage of this caliber goes up so fast or with so little effort. We took great care to design and produce a low-cost, high-quality mobile stage that ensures user safety, looks great and provides versatile and profitable opportunities for stage owners.



Watch an 8th Grader set up our stage in one hour!

Features Specifications Options Safety Event Photos FAQ Pricing

MAP24 Features

Water Resistant and Fire Retardant Canopy, Backdrop, Sidewalls, and Skirting

Keep your performers safe and dry with a canopy that covers the entire main floor plus an additional foot front and rear.

Equipment Compartments / Splash Guards

Have all the items you need (adapters, bulbs and more) under secure lock and key. 6.25 cubic feet of welded, .120 thick polished aluminum tread plate, full-length stainless steel hinge and tee handle turn locks.

Electrical Distribution

The stage is equipped with a 125-amp 220/110v load center with eight independent circuits. A 50-amp twist lock is also included.

Leveling and Stabilizer Jacks

A patented feature of the stage, the 7,000 lb. capacity jacks are drop leg and crank adjustable, allowing you to level the stage on uneven surfaces.

A Complete Towing Package

Including a 7,000 lb. capacity tandem axle with electric brakes (all wheels), a two inch 5,000 capacity ball-type coupler, two 10,000 pound capacity safety chains, breakaway brakes, reflectors, brake lights and more. All stages comply with DOT and NHTSA requirements.

Stage Extensions

Lightweight and sturdy 4' X 4' extensions attach to stage frame or each other for maximum stability. Two aluminum fold-up legs permit fine and coarse adjustments for easy set up.



Use the bright stage to both the stage and the audience to see us and take away the stage.

Interactive Stage



Stage Set Up Video

"Your product exceeded my expectations. I was amazed at the engineering, the welds and the detail to workmanship. You have developed portable stage production to a work of art and delivered a product I would be proud to place my signature upon."

Bruce W. Kreft General Services Administrator City of West Palm Beach, Florida

"The Marshall Austin MAP24 mobile stage is the best investment we ever made. Having the MAP24 gives us a huge marketing advantage. If other Anheuser Busch wholesalers don't have one, they are crazy not to."

Derek Mendoza Sequoia Beverage Company Visalia CA

"I cannot recommend your product more highly. It's only competitor costs over twice as much to rent and requires nearly 30 stagehand hours to build and strike. When they both are done, there is little to tell them apart. In fact, your banner package set-up gives your stage a finished look and feel that many larger, more complex stages lack. Simple, cost effective, sturdy, and endlessly sponsor dressable. It is an amazing product!"

Robie Gibson MESH Marketing Denver CO

"Having five diverse acts a week at 1300 Pennsylvania Avenue, we needed the ultimate value and flexibility in a portable stage. After much research, we found only one stage that had the size, durability, safety and convenience that we needed - for a very reasonable."

Giles Becker Trade Center Management Associates International Trade Center - Washington, D.C.

"Thank you for your great product. It always shines."

Like 312 your

MAP24 Price List

Federal Agencies call 866-988-5550 for GSA schedule pricing.

MOBILE STAGES

MAP24B	Basic Package (Includes standard stairs with a handrail, roof, skirts and guardrails)	\$73,490.00
MAP24D	Deluxe Package (Includes the Basic Package plus: a backdrop, a 12 ft. equipment ramp, two stage extensions, professional lights, two light cases and pair of sidewalls.)	\$81,750.00

OPTIONS

All options may be added or substituted with any Package.

O-SS	Standard stairs with a handrail	\$2,385.00
O-24BD	Backdrop	\$1,680.00
O-SKT	Skirting	\$94.00 /each
O-LTS	Professional Lights	\$730.00
O-ER	12 ft. equipment ramp	\$1,890.00
O-EXT	4 ft. x 4 ft. stage extensions	\$975.00 /each
O-SIDE	Sidewalls	\$1,162.00
O-24GR	Guardrails	\$3,495.00
O-RWB	Red/White/Blue Fans	\$56.00 /each
O-SADA	ADA compliant stairs	\$5,940.00
O-WCL	Portable Wheel Chair Lift	\$11,900.00
O-BAN	Banner Hardware Package	\$4,695.00
O-BANB	5 Branded Banners	\$3,900.00
O-RBP	Rolling Billboard Package	\$2,900.00
O-MSA	Movie Screen Assembly	\$10,500.00

Prices subject to change without notice.

Like 312 your

Winch Assemble

The winch is manual and does not require outside or on-board power to raise the roof. The patented single-winch mechanism allows the canopy to rise to a ten-degree slope (front to back) and helps shed water and maintain the great looking slope roof design.

Banner Package

Maximize your advertising and revenue stream by selling sponsorship space on the stage or by leveraging your own brand to it's fullest. The Banner Package features a special aluminum attachment that affixes to the stage to support a 32 ft x 4 ft Valance Banner and two 4 ft x 12.5 ft vertical side banners. Marshall Austin can place your graphics, size them appropriately and output your banners for any sponsor or event.

Rolling Billboard Package

Take your brand on the road with the Rolling Billboard Package to promote your city, your company, your events or your sponsors. We reproduce your artwork into large, durable, custom decals that are affixed to interchangeable aluminum side panels. You can easily switch the panels to feature different signage as your advertising needs change. It's more than just your stage - it's your rolling billboard.

Movie-in-the-Park Package

Convert the Marshall Austin Mobile Stage into an outdoor theater with the Movie-in-The-Park Package - the only adaptable stage conversion on the market. The Movie-in-The-Park Package includes a large venue projector and a 24 ft. x 13.5 ft movie screen. The movie screen easily mounts to the front of the stage. And with our remote screen controller, you are ready to go in minutes!

Patent No. 6,393,769



John Wigginton Multimedia Audio Visual

"The Marshall Austin stage was one of the things that made our festival spectacular."

Traci Brown Halaui Hula o na Mauna Pohaku

"The MAP24 mobile stage is one of the best investments we ever made."

Bruce Meier, City of Pflugerville TX

"Staging perfection as always! Thank you so very much."

Laurie Dowd Mile High Harley

"The MAP24 stage has been used all summer for different events around town. It provided a great place for the acts to perform during our Friday night concert series. Local talent performed every Friday night to large crowds. Each time the performers commented on how solid and safe the stage is."

Bill Wallace City of Point Pleasant WV

"Three years ago we had an opportunity to invest in purchasing a mobile stage from Marshall Austin which has been a huge part of our success. The stage has been used for community performances, movies in the park, teen movie nights at the local high school, graduation ceremonies etc. The stage has proven to be a reliable, valuable addition to the Community Services Department."

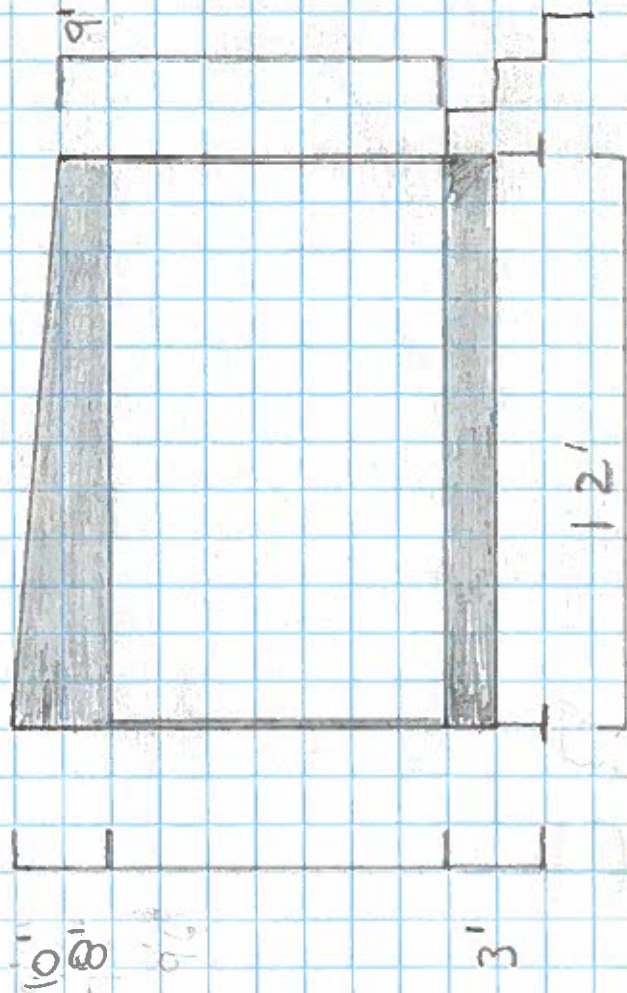
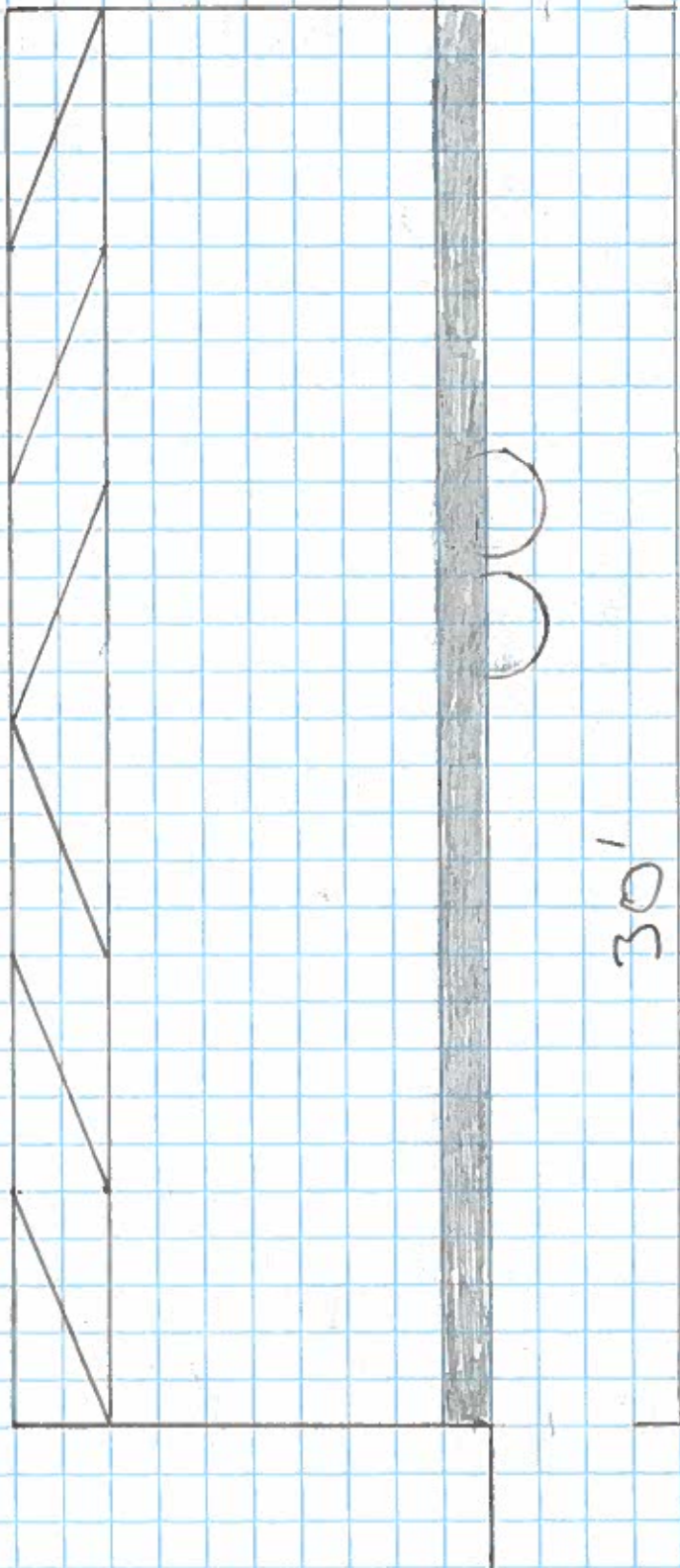
Maria Billingsley City of Maricopa AZ

"We are loving our Marshall Austin Stage. We just finished having a University Day Event and the stage was front and center, the focal point."

Mark Packer University of North TX

"Thanks again for a perfect score!"

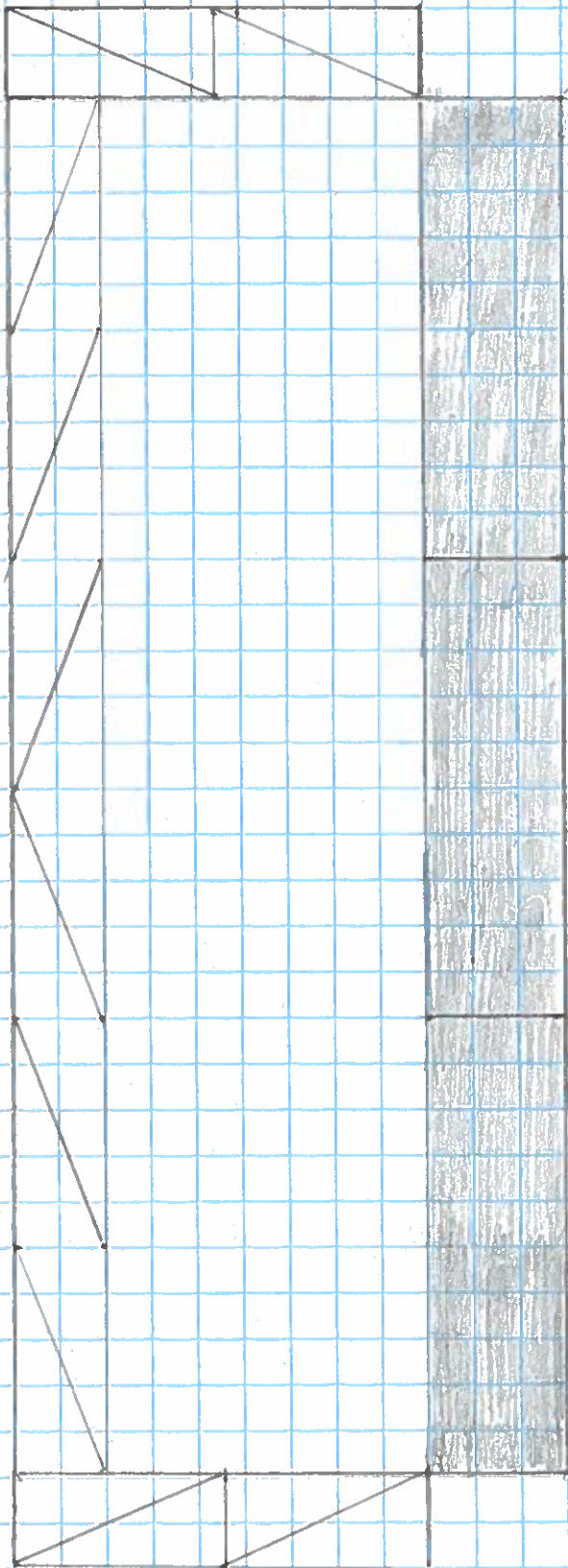
Tony Piwowar NBC Today Show



Total Price \$ 37,500

8/15/19

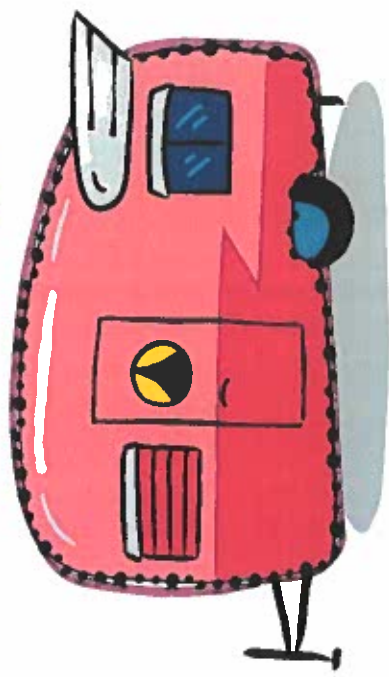
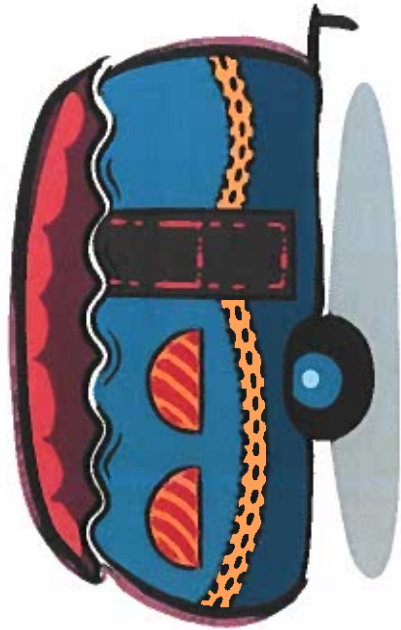
Mark Metzler
 527 CR 523
 Gonzales, Tx 78629
 820 657 002



WELCOME

is fun

on the



**Financial Statement
July 31, 2019
Gonzales Main Street, Inc.**

Date	Num	Description	Category	Amount
Balance as of June 30, 2019				13,860.14
7/3/2019	DEP	Deposit	Vendor Fees	1,260.00
7/3/2019	DEP	Deposit	Dierlam Insurance	400.00
7/3/2019	ATM	HEB	supplies	-6.95
7/4/2019	2076	Texas Unlimited Band	Concert	-2,500.00
7/8/2019	DEP	Deposit	T Shirts	265.00
7/8/2019	DEP	Deposit	Vendor Fees	260.00
7/8/2019	DEP	Deposit	50/50	499.00
7/9/2019	ATM	WalMart	supplies	-19.40
7/9/2019	ATM	ASCAP	Legal Profeesional	-272.81
7/12/2019	ATM	CH Graphics	T-Shirts	-612.50
7/29/2019	DEP	Deposit	Sponsor	500.00
7/20/2019	DEP	Deposit	Contribtuion	201.00
7/31/2019	2077	Barbara Friedrich	Egon Barthels-Ligl	-200.00
Balance as of July 31, 2019				13,633.48

**Business Improvement Grant
July 31, 2019**

Date	Num	Description	Category	Amount
Balance as of May 31, 2019				20,135.68
7/11/2019	268	Andrew and Raschel Bruken		-15,000.00
Balance as of July 31, 2019				5,135.68

Barbara Friedrich

From: cti@gonzalestexas.com
Sent: Monday, August 12, 2019 10:57 AM
To: 'Dawn ODonnell'; Barbara Friedrich; Genora Young
Cc: Tim Patek; Liz Reiley Dubose
Subject: FW: Twirling Camp in Gonzales

Please see below.

Thank you!

Daisy Scheske Freeman

Executive Director

Gonzales Chamber of Commerce & Agriculture/ Visitor Center

www.GonzalesTexas.com

Office 830.672.6532


Fax: 830.672.6533

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Sent from my iPhone

Begin forwarded message:

 **From:** Tom Pardue <tpardue@gvtc.com>
Date: July 13, 2019 at 8:11:36 PM CDT
To: DLScheske@gmail.com
Subject: Twirling Camp in Gonzales

Daisy,

I enjoyed meeting you at the performance on Saturday morning at the closing of the twirling camp. I am attaching a couple of photos of the patch that I made from a koozie from the concert series. I sewed it onto a black rain breaker that I was able to find for my little granddaughter, Ava. The hardest part was finding a black wind breaker.

We really enjoyed our time in Gonzales and at the night concert series. Thank you for hosting this camp in your town.

We look forward to visiting Gonzales again.

I forgot to mention to you that we made a visit to the Adams Extract Factory that I have been wanting to stop by. That was a treat for me as I bake a lot of cakes.

Everlyn Teague



07/13/2019 20:04



07/13/2019 20:05