



**MAIN STREET ADVISORY BOARD MEETING  
AGENDA**

**Gonzales Municipal Building  
820 St. Joseph Street, Gonzales, Texas  
Tuesday, July 22, 2014– 5:30 p.m.**

1. Call to Order.
2. Public Comments.
3. Approve minutes for June 24, 2014
4. Discuss and Consider Business Development Grant Application.
5. Discuss Appointments/Reappointments to Main Street Advisory Board.
6. Review Treasurer's report for June 2014.
  - a. Promotion Committee.
    1. Discussion and any action regarding:
      - a. Happy Fall Ya'll
      - b. Winterfest/Christmas Parade
  - b. Christmas Decoration Committee
    1. Discussion and any action regarding Christmas Decorations.
  - c. Organization Committee.
    1. Discussion and any action for Organization Committee.
      1. Volunteer Appreciation.
      2. Board Training.
  - d. Design Committee.
    1. Discussion and any action for Design Committee.
  - e. Economic Restructuring Committee.
    1. Discussion and any action for Economic Restructuring Committee.
7. Manager's Report.
8. Board Comments.
9. Next meeting will be August 22, 2014 at 5:30 p.m.
10. Adjourn.

I certify that a copy of the July 22, 2014 agenda of items to be considered by the Gonzales Main Street Advisory Board was posted on the City Municipal Building bulletin board on the 18<sup>th</sup> day of July, 2014, at 2:30 a.m./p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the above agenda was removed on \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ am/pm. I further certify that the following News Media were properly notified of the above stated meeting: KCTI Radio Station, Gonzales Inquirer, and Gonzales cannon.

  
Barbara Friedrich, Main Street Administrator

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, June 24, 2014– 5:30 p.m.**

**M I N U T E S**

On the 24th day of June 2014, at 5:30 p.m. the Gonzales Main Street Advisory Board convened in a Regular Meeting at the Gonzales Municipal Building, 820 St. Joseph, Gonzales, Texas.

The following members were present constituting a quorum.

Del De Los Santos, Connie Dolezal, Susan Weber, Melissa Taylor, Lisa Brown, Sherri Schellenberg, Carlos Camarillo, and Egon Barthels

Absent: Kacey Lindemann Butler, Lisa Brown, and Diane McCaskill

Others: Barbara Friedrich,

**1. Call to Order.**

Chairman Del De Los Santos called the meeting to order at 5:35 p.m.

**2. Public Comments.**

None

**3. Approve minutes for May 27, 2014.**

Following discussion, Susan Weber moved to approve the minutes of May 27, 2014. Sherri Schellenberg seconded the motion. The motion prevailed by unanimous vote.

**4. Discuss and Consider changing Main Street Slogan.**

Barbara Friedrich suggested that Main Street change their slogan to "The Real Deal" in lieu of "Progress through Preservation".

Following discussion, Connie Dolezal moved to change the Main Street slogan to "The Real Deal: Debbie Toliver seconded the motion. The motion prevailed by unanimous vote.

**5. Review Treasurer's report for May 2014.**

Treasurer's report was reviewed.

**6. Committee Reports.**

**a. Promotion Committee.**

**1. Discussion and any action regarding Concert Series and Star Spangled Spectacular.**

Egon Barthels reported that we needed to speak with the Fire Department about watering the grounds for July 4<sup>th</sup>, Tim Patek about mowing the grass, and Todd Remschel about barricades and barrels at Independence Park. Debbie Toliver said she would talk with Tommy Schurig of the Knights of Columbus about meeting at Confederate Square for their flag distribution.

**b. Christmas Decoration Committee**

**1. Discussion and any action regarding Christmas Decorations.**

Connie Dolezal reported that she had not heard from George at George's Yard Art. He was to get back to her with a quote for a lighted sign. Barbara

Friedrich reported that there was about \$2,900.00 left in the budget that needed to be spent by September 30, 2014.

**c. Organization Committee.**

**1. Discussion and any action for Organization Committee.**

**1. Volunteer Appreciation.**

The board discussed having a Volunteer Appreciation Party for all the volunteers who have helped with the Concert Series and Christmas Parade. A committee was formed consisting of Del De Los Santos, Susan Weber, Debbie Toliver and Lisa Brown plan for this event.

**d. Design Committee.**

**1. Discussion and any action for Design Committee.**

None

**e. Economic Restructuring Committee.**

**1. Discussion and any action for Economic Restructuring Committee.**

None

**7. Manager's Report.**

None

**8. Board Comments.**

None

**9. Next meeting will be July 22, 2014 at 5:30 p.m.**

**10. No further matters were discussed. The meeting was adjourned by motion by Sherri Schellenberg and seconded by Susan Weber.**

Barbara Friedrich, Recording Secretary

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Del De Los Santos, Chairman

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Melissa Taylor, Secretary

# Main Street Facade Grant Application

512 Saint James Street, Gonzales, TX

Attention: Barbara Freidrich



PROJECT: 512 St James  
CITY: Gonzales  
DRAWN BY: HL  
DATE: 12-16-13  
ARCHITECT: HL  
Not for regulatory approval,  
permitting, or construction

SHEET

10

RECEIVED

JUN 20 2014



**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: ANDOVER - GOLIAD, LLC

Mailing address: 919 MILAM, SUITE 1900, HOUSTON, TX 77002

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

Street Address: 512 ST. JAMES ST.

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

Company Name: ANDOVER - GOLIAD LLC

Street Address: 501-507 ST. JOSEPH / 323 ST. LAWRENCE (ALL ONE BUILDING)

City: GONZALES, TX 78629

Company Name: ANDOVER - GOLIAD LLC

Street Address: 317 ST. GEORGE

City: GONZALES, TX 78629

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  
GONZALES COMMUNITY CLINIC has been in operation for        years.

Existing # of jobs: 21 (if applicable) Full-time        ☒ Part-time       

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

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

Current Landlord: ANDOVER - GOLIAD

Address: 919 MILAM, SUITE 1900

HOUSTON, TX 77002

Phone Number: (512) 422-0811

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

N/A

11. Additional Information:

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

NO DEBT / CASH PAYMENT

12. Has financing been secured?

Yes        ☒

No       

Pending       

(Attach documentation)

N/A

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.

#### 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 19<sup>TH</sup> day of JUNE, 2014.

Applicant ANDOVER-GOLIAD LLC  
KEN MORRISON

Applicant \_\_\_\_\_

Signature [Signature]

Signature \_\_\_\_\_

Address 919 MILAM, STE 1900  
HOUSTON, TX 77002

Address \_\_\_\_\_

Phone Number (512) 422-0811

Phone Number \_\_\_\_\_

Name of Property Owner/Landlord ANDOVER-GOLIAD LLC

Signature [Signature]

Address 1004 MITCHELL ST. GONZALES, TX 78629

Phone Number (512) 422-0811

## 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.)
N/A	Copy of lease agreement (if facility is leased)
✓	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 contractor of the proposed work.
N/A	Documentation of approved financing
N/A	State sales tax reporting form for most current three month period (if applicable)
	Copy of construction permit.

### Advisory Board Review

Approved 	Date
Rejected	Date
Re-Review	Date





Office of the Secretary of State

CERTIFICATE OF FILING  
OF

ANDOVER-GOLIAD, LLC  
File Number: 801323548

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: 09/27/2010

Effective: 09/27/2010



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade  
Secretary of State

**CERTIFICATE OF FORMATION**

**OF**

**ANDOVER-GOLIAD, LLC**

**FILED  
In the Office of the  
Secretary of State of Texas**

**SEP 27 2010**

**Corporations Section**

I, the undersigned natural person of the age of eighteen years or more, acting as the sole organizer of a limited liability company under the Texas Business Organizations Code, as amended, do hereby adopt the following Certificate of Formation for such limited liability company:

**ARTICLE 1.**

The name of the filing entity being formed is **ANDOVER-GOLIAD, LLC**.

**ARTICLE 2.**

The type of filing entity being formed is a limited liability company.

**ARTICLE 3.**

The purpose for which the limited liability company is organized is to transact any or all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code, as amended.

**ARTICLE 4.**

The street address of its initial registered office in Texas is:

919 Milam  
Suite 1900  
Houston, Texas 77002

and the name of its initial registered agent at such address is A. John Knapp, Jr.

**ARTICLE 5.**

The limited liability company is to be managed by managers. The name and address of the initial manager is:

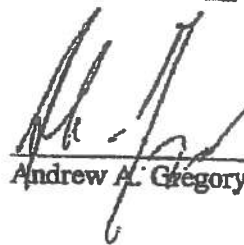
A. John Knapp, Jr.  
919 Milam  
Suite 1900  
Houston, Texas 77002

**ARTICLE 6.**

The name and address of the organizer is:

Andrew A. Gregory  
10934 Beinhorn Road  
Houston, Texas 77024

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of September, 2010.



Andrew A. Gregory, Organizer

EXHIBIT "A"

VOL 1049 PAGE 192

VOL 1037 PAGE 513

2010314

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.

250277  
247886

Warranty Deed

Date: December 13, 2010

Grantor: G. Dewitt Developers, Ltd., a Texas Limited Partnership

Grantor's Mailing Address:

1100 N.E. Loop 410, Ste. 810  
San Antonio, Texas 78209  
Bexar County

Grantee: ~~Goliao~~ Andover-Goliao, LLC, a Texas Limited Liability Company

Grantee's Mailing Address:

919 Milam, Suite 1900  
Houston, Texas 77002  
Harris County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of Citizens National Bank in the principal amount of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Citizens National Bank and by a first-lien deed of trust of even date from Grantee to Michael E. Vance, trustee.

Property (including any improvements):

TRACT ONE: Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas within the Corporate Limits of the City of Gonzales, being PART OF LOT NO. 1, in BLOCK NO. 19, in the ORIGINAL INNER TOWN OF GONZALES, and

TRACT TWO: Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas within the Corporate Limits of the City of Gonzales, being PART OF LOTS NO. 2

1 Re-recorded to correct  
spelling of Buyer's name

and 3, in BLOCK NO. 19, in the ORIGINAL INNER TOWN OF GONZALES, containing 0.18 of an acre of land, more or less, and

TRACT THREE: Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas within the Corporate Limits of the City of Gonzales, being PART OF LOT NO. 4, in BLOCK NO. 19, in the ORIGINAL INNER TOWN OF GONZALES, containing 0.058 of an acre of land, more or less, and

TRACT FOUR: Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas within the Corporate Limits of the City of Gonzales, being PART OF LOT NO. 4, in BLOCK NO. 19, in the ORIGINAL INNER TOWN OF GONZALES, containing 0.1071 of an acre of land, more or less, and

Tracts One, Two, Three and Four (which Tracts One and Two are not contiguous) being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 7 page(s), said Exhibit "A" being incorporated for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to the following matters:

Insofar as to Tract One: Easement for utility maintenance and appurtenance purposes granted to DeMent & Company, LLC by G. DeWitt Developers, Ltd. in instrument dated Mar. 5, 2009, recorded in Volume 998, Page 718, of the Official Records of Gonzales County, Texas;

Insofar as to Tract Two: Easement for pipe line and appurtenance purposes dated Nov. 14, 1927, executed by Josephine K. Peck, a widow, to southwest Gas Company, recorded in Volume "H", Page 315, of the Bills of Sale, Contract and Agreement Records of Gonzales County, Texas;

Insofar as to Tract Two: Encroachment of fence line into subject property as shown on survey plat dated Oct. 23, 2002, prepared by Stephen O. Pirkle, Jr., R.P.L.S. No. 4227;

Insofar as to Tract Two: Encroachment of overhang into subject property as shown on survey plat dated Oct. 23, 2002, prepared by Stephen O. Pirkle, Jr., R.P.L.S. No. 4227;

Insofar as to Tract Two: Encroachment of gutter into subject property as shown on survey plat dated Oct. 23, 2002, prepared by Stephen O. Pirkle, Jr., R.P.L.S. No. 4227;

Terms, provisions, and conditions of any and all lease/rental agreements, if any, verbal or written, and amendments thereof, and rights of parties thereunder;

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

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

All easements, rights-of-way, ordinances, zoning, oil, gas and other mineral reservations, restrictions, all oil and gas leases of record in Gonzales County, Texas as of the date hereof; all prescriptive rights and easements, whether or not of record; and ad valorem taxes for the year 2010, which Grantee assumes and agrees to pay, 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Citizens National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Citizens National Bank and are transferred to Citizens National Bank without recourse against Grantor.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property in its present "as is" condition.



**Exhibit A**

**Legal Description of Property**

DOROTHY PLOEGLER WALSHAK  
792/909  
N 70°00'00" E  
89.00'

POB G  
S10-172

N 20°00'00" W  
6'-35"

S 20°00'00" E  
97.35'

PARTIAL LOT 17  
40% / 80%

15 FOOT WIDE ALLEYWAY U-2/42

LOT 2

LOT 6

ST. LAWRENCE STREET

EET

SHOW

TO THE EAST

FROM

THE

COR.

TO COR.

**SURVEY PLAT Prepared By**  
**GONZALES FIRST SHOT**  
**SURVEYING, L.L.C.**  
**403 ST. GEORGE STREET**  
**GONZALES, TEXAS 78629**  
**830 672-8651**  
**FAX 830 672 8654**

PLAT: SHOWING ALL THAT CERTAIN TRACTS OF 0.08 AND 0.10 OF AN ACRE OF LAND, MORE OR LESS, LYING AND BEING SITUATED IN GONZALES COUNTY, TEXAS, BEING PART OF LOTS NOS. 1, 2 AND 3 IN BLOCK NO. 19, OF THE ORIGINAL INNER TOWN OF GONZALES, AS WAS FOUND DURING AN ON THE GROUND SURVEY DONE UNDER MY SUPERVISION ON AUGUST 18, 2010.

ST. LAWRENCE STREET

Exhibit B  
Map of Area

512 St. James Street

Owned by Andover-Goliad, LLC - "Come and Take It" Building

Block 19

Inner Town of Gonzales

Scale: 1" = 60'

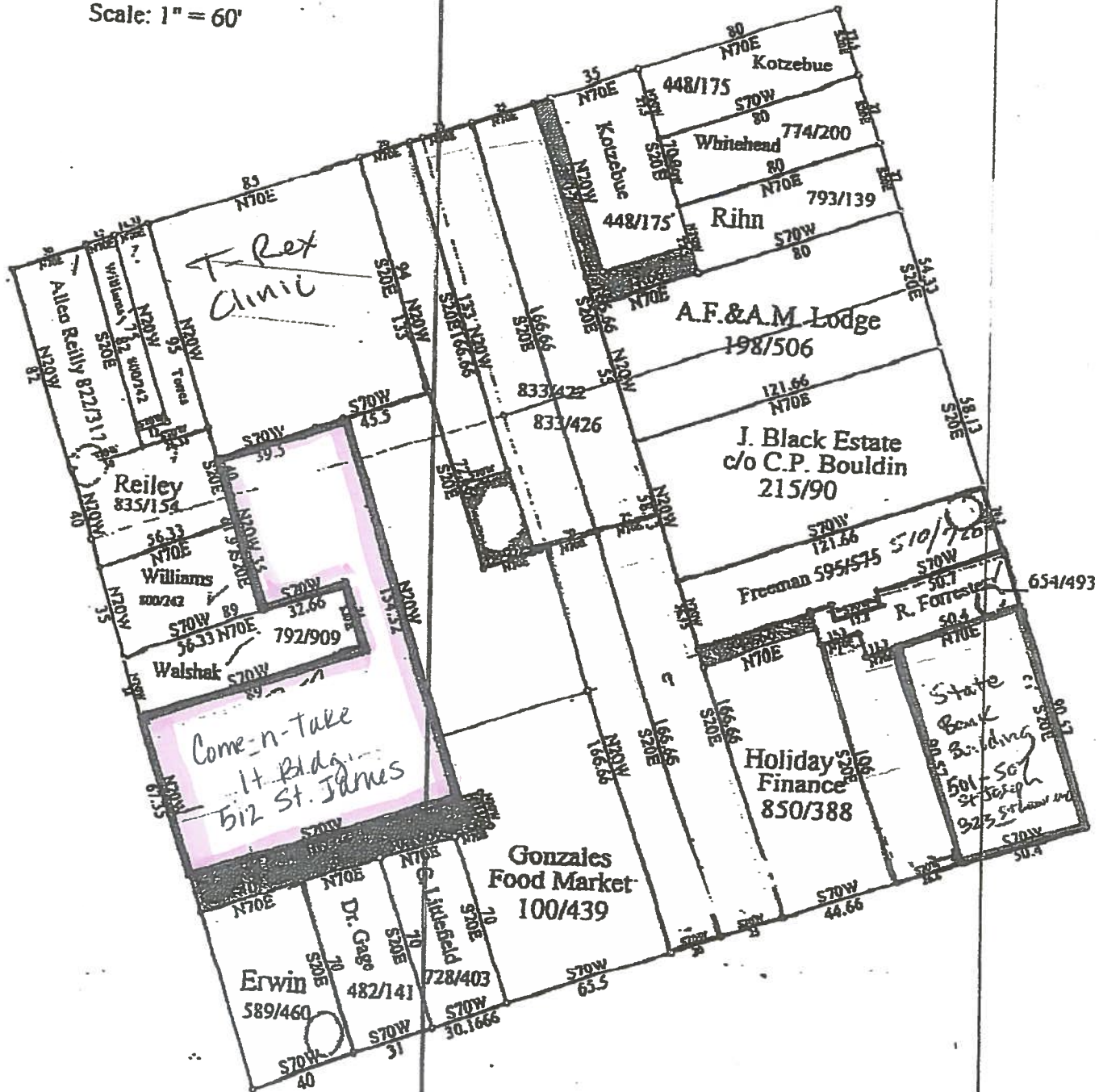


EXHIBIT "B"

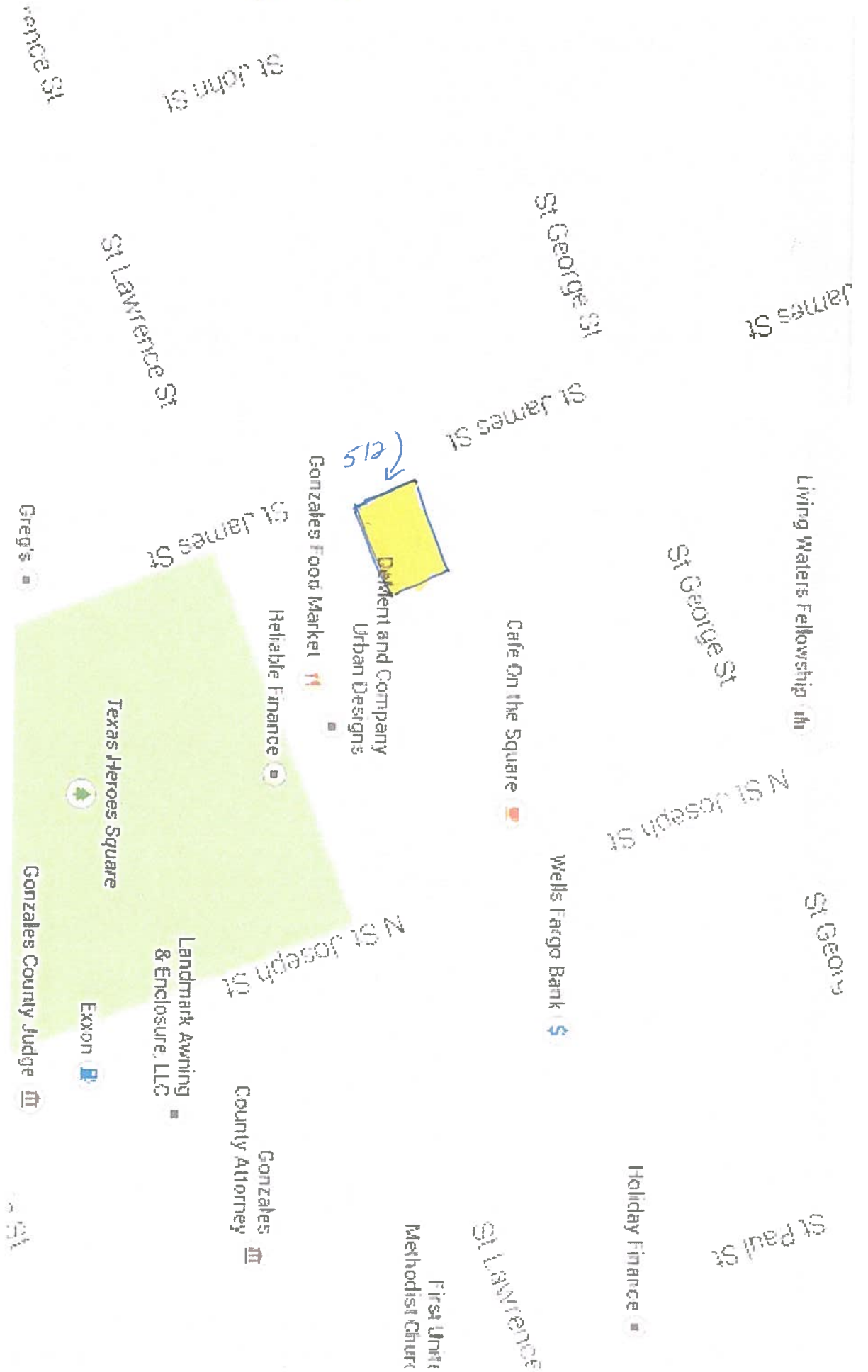
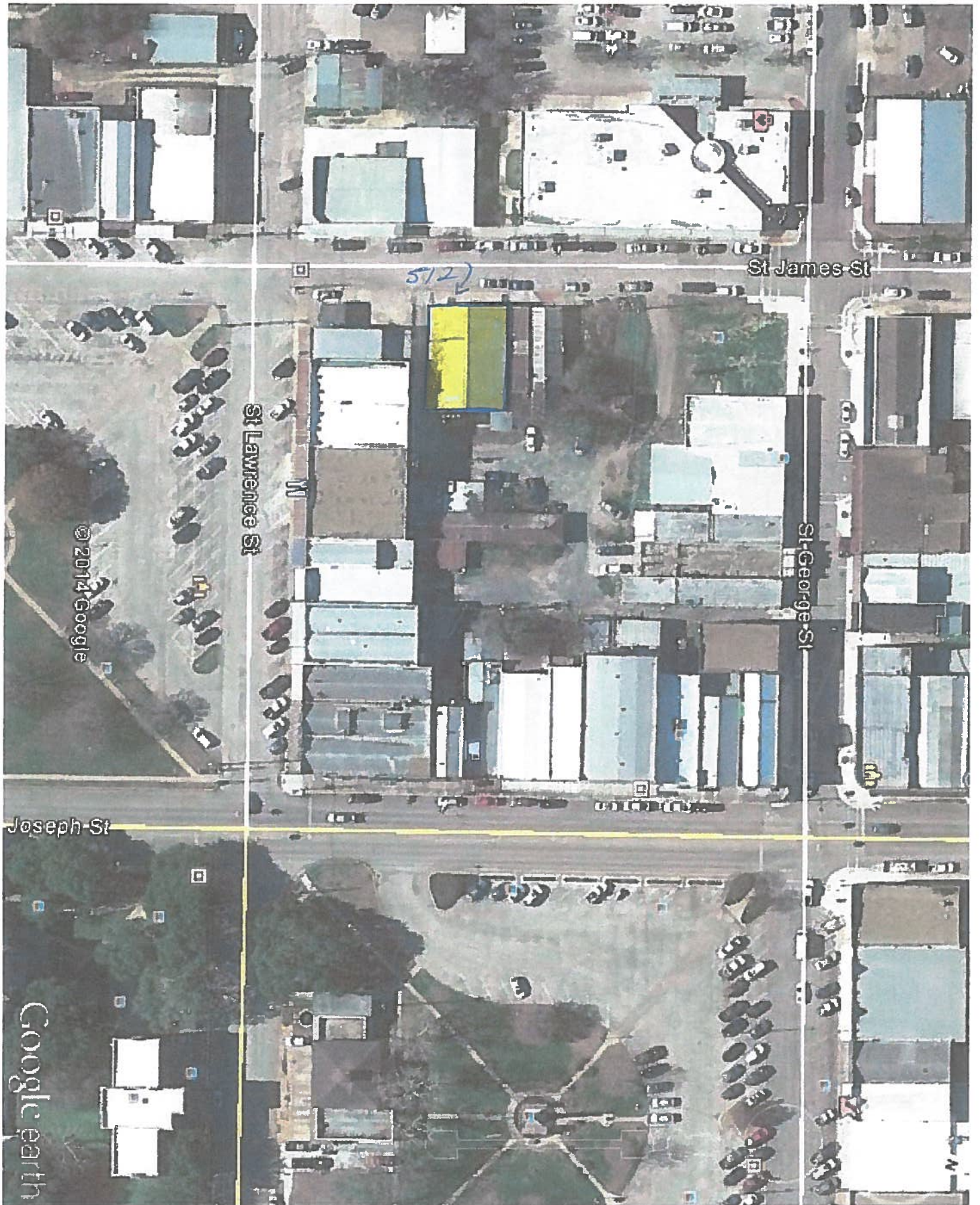




EXHIBIT "B"



**Aliant Homes**  
**1004 Mitchell Street**  
**Gonzales, TX 78629**  
**(512) 422-0811**  
**Ken.Morrow@alliant-hr.com**

**Main Street Façade Grant**  
**CATI Building, 512 St. James St., Gonzales, TX 78629**

**Estimates of proposed improvements**

**EXHIBIT "C"**

- |   |           |
|---|-----------|
| • 2 metal roofed awnings @ \$1000/ ea.  | \$2000.00 |
| • Power wash, prime, caulk and paint brickwork on front of building (owner chooses colors). | \$3950.00 |
| • 5 custom oak doors (DeMent and Co.)   | \$8650.00 |

<b>TOTAL</b>	<b>\$14,600.00</b>
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Terms: 50% payment due upon commencement, 50% payment due upon completion.

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DeMent & Co. LLC  
313-B St. Lawrence  
Texas Heroes Square  
Gonzales, TX 78629  
(830) 672-2904

BID

6/17/2014

Aliant Homes  
Main Street Façade Grant  
CATI Building, St. James St., Gonzales, TX 78629

## EXHIBIT "C"

- 5 Custom solid, quarter-sawn, Oak doors (prairie school design as pictured in THC drawing provided by client) with tempered, insulated glass. \$5500.00
- 5 Doors stained and varnished. \$500.00
- 2 Slide-bolts, prairie school. \$150.00
- 5 Locksets (prairie school, budget \$300.00/ ea. clients choice.) \$1500.00
- 5 Doors mortise (jamb and door) and install hinges, install lock-sets, hang and install doors, set and install threshold. (Aliant Homes to provide two men for four hours per door to help me move the doors as needed. These solid oak doors are too heavy for me!) \$1000.00

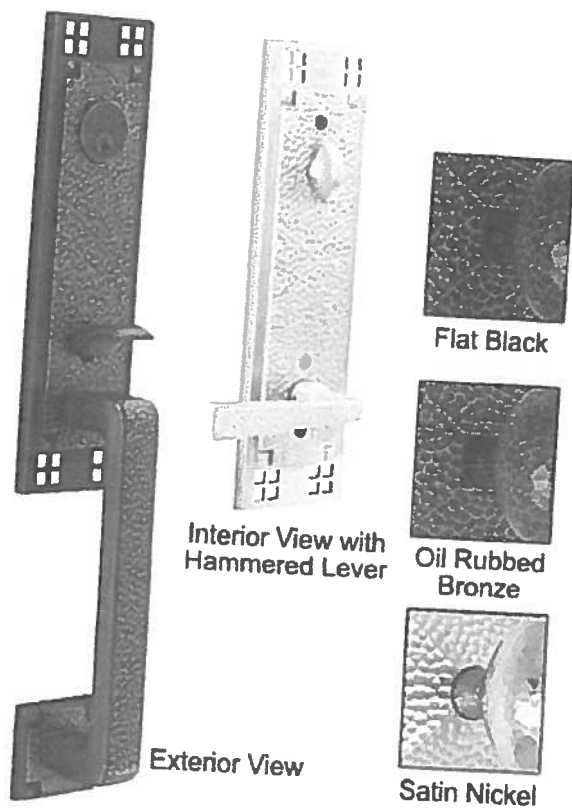
TOTAL

\$8650.00

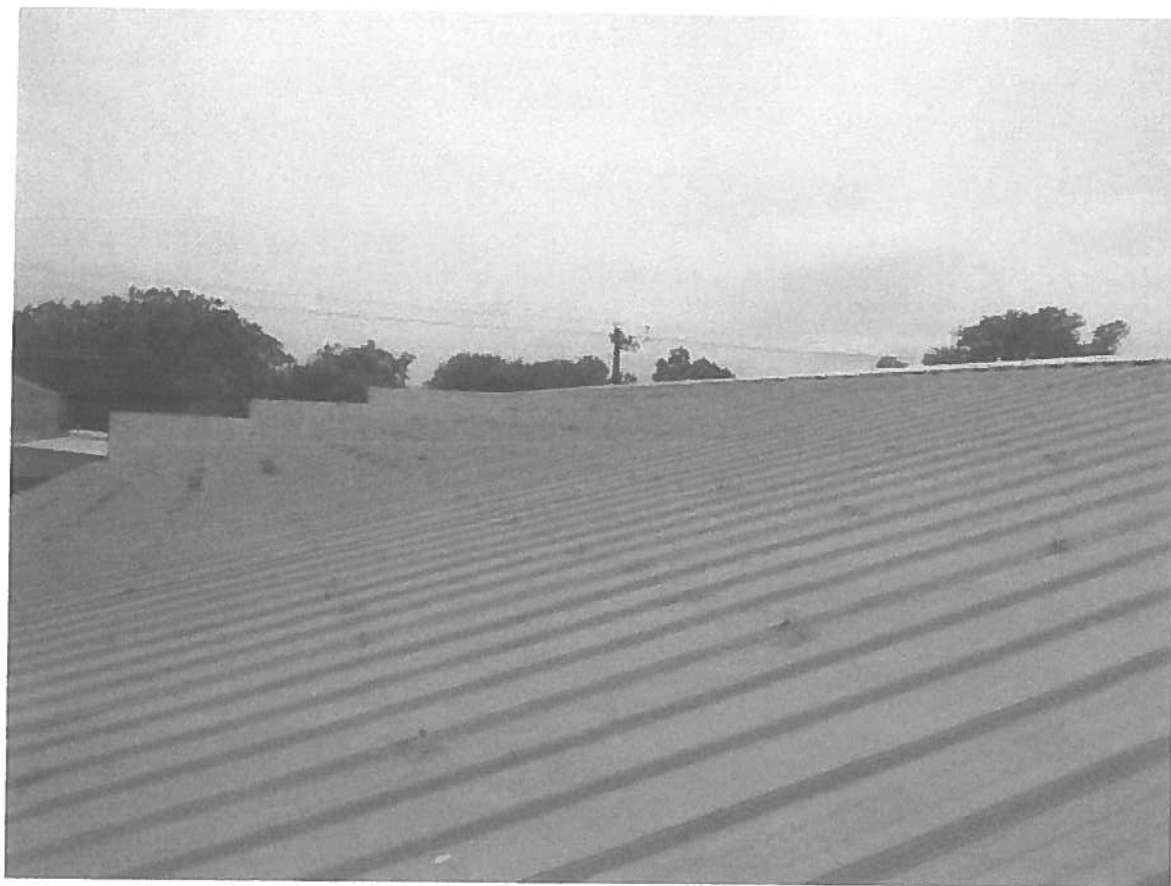
Terms: Payment due upon completion of bulleted item. Will invoice.

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## TEXAS HISTORICAL COMMISSION

December 16, 2013

Revised to show awnings over doors, February 4, 2014: See rendering at end of report  
Texas Main Street Center Design Report

Re: 512 St James  
City: Gonzales  
By: Howard Langner, Main Street Design Staff

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

*Prior to making any improvements to the building facade(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 and Existing Conditions

From the Design Request Form 12/12/13:

"Building owner wants suggestions for façade of building. He is talking about putting up awnings...He wants to make it more appealing."



- Good location and size for sign
- Brick has been painted
- Probably original windows
- Not original doors
- Handicapped access is a concern

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](http://www.thc.state.tx.us)



## Design Suggestion

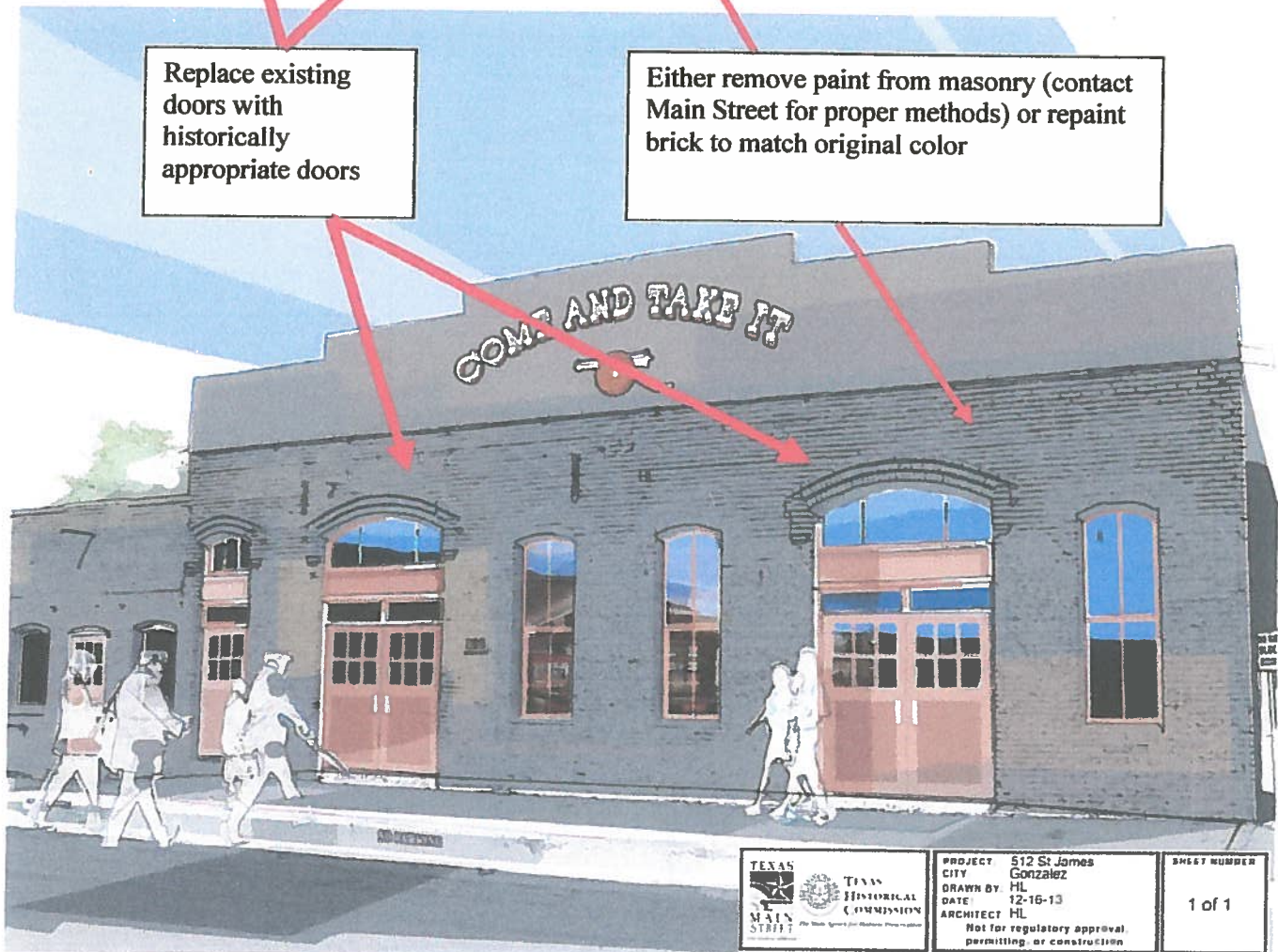


Although many changes have been made to the façade over the years, the historic character remains intact. The illustration below shows how more appropriate doors and paint color are all that may be needed to revitalize this building's exterior.

There was mention of adding awnings in the design request, but this is probably unnecessary. It would be best to evaluate the situation after doors have been replaced and exterior paint either removed or repainted to see if awnings are still desired.

Replace existing doors with historically appropriate doors

Either remove paint from masonry (contact Main Street for proper methods) or repaint brick to match original color



PROJECT 512 St James  
CITY Gonzalez  
DRAWN BY HL  
DATE 12-16-13  
ARCHITECT HL  
Not for regulatory approval,  
permitting, or construction

SHEET NUMBER  
1 of 1





TEXAS  
HISTORICAL  
COMMISSION  
512 St. James  
City, TX 78701  
For more information, visit  
www.thc.state.tx.us

PROJECT: 512 St. James  
CITY: Houston  
DRAWN BY: HL  
DATE: 12-16-13  
ARCHITECT: HL  
Not for regulatory approval,  
permitting, or construction

SHEET NUMBER  
1 of 1

## **Guidance for Rehabilitation**

The Texas Main Street Program helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies. The Secretary of the Interior's Standards for Rehabilitation is a list of ten ways to approach rehabilitation on historic buildings. The Texas Historical Commission uses this list of standards when analyzing and making recommendations for a project. The standards can be found here: [http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_standards.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm)

Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

## **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. If the scope of work exceeds available sources of funding, the project should be phased accordingly.

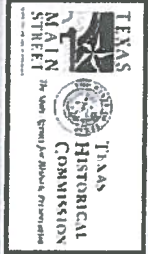
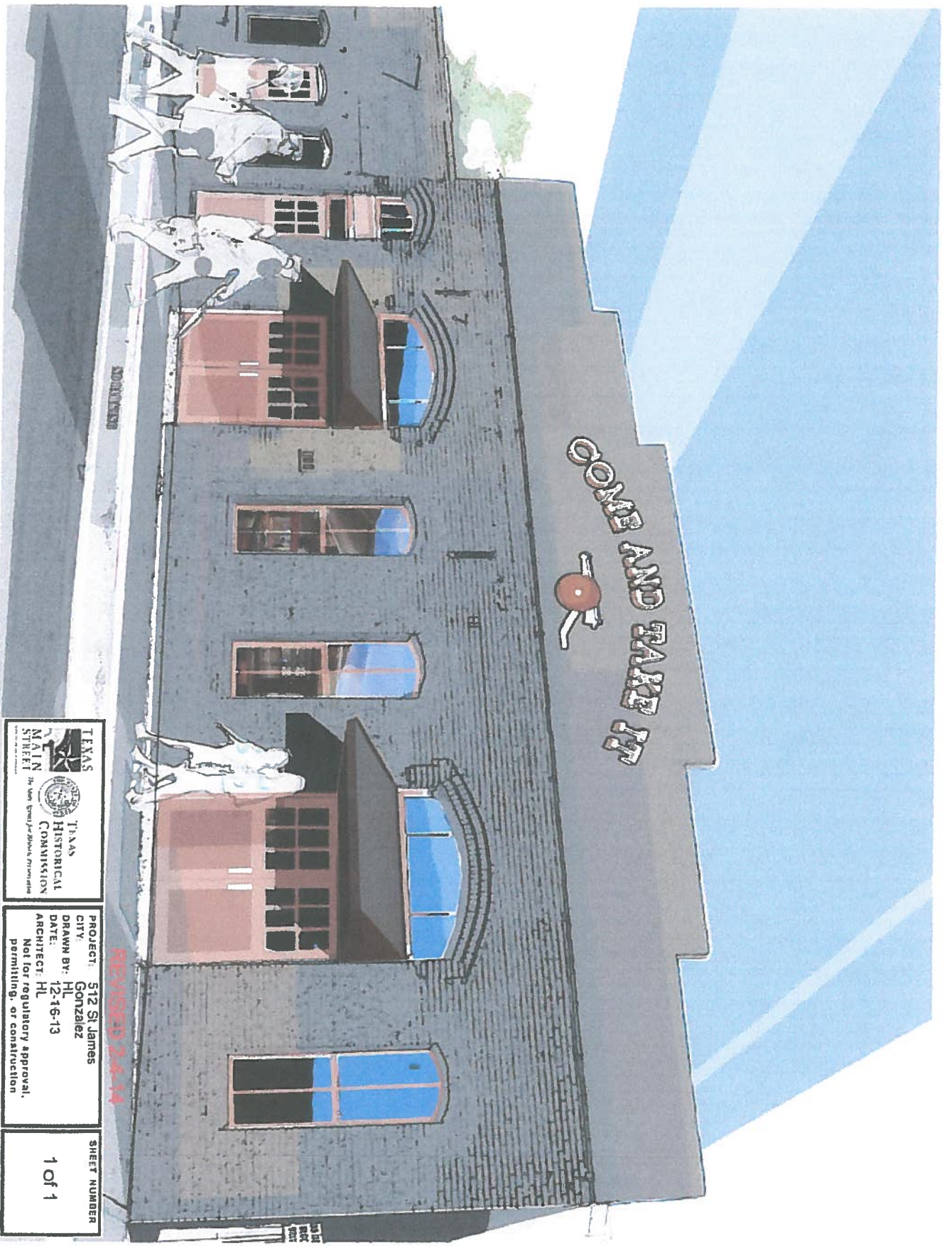
The THC and TMSP also can make available various documents they have compiled that comprehensively identify many of these avenues for funding and financing. These include "*Funding Methods for Main Street Communities, 2012*" and "*THC Funding and Assistance for Preservation Projects 2012*". There are funding sources at the local, state and federal levels and they are outlined in those documents. 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. Please contact possible grantors directly for more information on their programs.

While the availability of some of these funding sources will vary depending on certain characteristics of your building or whether your community participates in certain programs, some tools to points out are:

- Certified Local Government is a program in the Texas Historical Commission (THC) that has a grants component. For more information please visit <http://www.thc.state.tx.us/grantsnoent/gradg.shtml>.
- Investment Tax Credits are available at the federal level. For more information please see <http://www.nps.gov/hps/tps/tax/index.htm>.
- Americans with Disabilities Act (ADA) tax credit/ deduction for making ADA improvements. Please see <http://www.ada.gov/taxcred.htm> for more information.
- Brownfields Site Assessment (BSA) Program and the Targeted Brownfields Assessment (TBA) are for properties that are being underutilized or where a property transaction is complicated by the real or perceived presence of contamination, which can include asbestos and lead paint. The Texas Commission on Environmental Quality (TCEQ), in cooperation with local, state, and federal partners, is facilitating cleanup and revitalization of brownfields properties in Texas through regulatory, tax, and technical assistance. For more information visit: <http://www.tceq.texas.gov/remediation/bsa/bsa.html/> or call 512-239-1000. The TCEQ works very closely with the Environmental Protection Agency (EPA) which offers a free Targeted Brownfields Assessment (TBA). Contact the EPA Region 6 Main Office at 214-665-2760 or 1-800-887-6063 <http://www.epa.gov/region6/r6comment.htm>
- Localized financial tools can include façade grants or other direct assistance programs that come through sources such as local economic development organizations.

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 TMSPDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Howard Langner (512) 305-9045/ [howard.langner@thc.state.tx.us](mailto:howard.langner@thc.state.tx.us).





PROJECT: 512 St. James  
CITY: Gonzales  
DRAWN BY: HL  
DATE: 12-16-13  
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1 of 1

## Gonzales Main Street Advisory Board

Terms Ended – September 30, 2014

Egon Barthels

Melissa Taylor

Susan Weber

Kacey Lindeman Butler

Connie Dolezal

Lisa Kay Brown

George Wilhelm – Letter of Resignation – Vacant

**Financial Statement**  
**June 30, 2014**  
**Gonzales Main Street, Inc.**

Date	Num	Description	Category	Amount
Balance as of 05/31/2014				35,951.18
06/02/2014	DEP	Deposit	Booth Spaces	520.00
06/02/2014	DEP	Deposit	Sponsorship	1,500.00
06/02/2014	1871	Gonzales Building Center	Supplies	-59.94
06/03/2014	1872	Owens Entertainment	Deposit for Bands	-8,950.00
06/03/2014	1873	Owens Entertainment	Sound System	-1,800.00
06/06/2014	1874	Wells Fargo	Mike & the Moonpi	-1,010.00
06/09/2014	ATM	Ice Vending	Concert series	-6.00
06/09/2014	ATM	Buc-Ee's	Ice	-4.95
06/12/2014	1876	Personal Impressions	Signage	-793.58
06/12/2014	1876	Signs for the Time	Bench Signs	-100.00
06/12/2014	Dep	Deposit	Sponsorship	6,250.00
06/12/2014	1877	Void		0.00
06/12/2014	1878	Wells Fargo	Kevin Naquin	-2,000.00
06/13/2014	ATM	A-Line Auto	cable ties	-14.82
06/13/2014	ATM	Buc-Ee's	Ice	-6.45
06/17/2014	1879	Reese's Print Shop	trash can signs	-90.00
06/19/2014	1880	Wells Fargo	Blue Finger Disco	-1,250.00
06/20/2014	ATM	Buc-Ee's	Ice	-6.45
06/20/2014	ATM	Buc-Ee's	Ice	-3.23
06/24/2014	DEP	Deposit	Booth Spaces	590.00
06/24/2014	1882	Wal Mart	Supplies	-54.23
06/24/2014	1881	Personal Impressions	T-Shirts	-751.00
06/24/2014	1883	Wells Fargo	Lucky Joe	-600.00
06/24/2014	1884	Wells Fargo	Elida Reyna	-2,400.00
06/27/2014	ATM	Buc-Ee's	Ice	-3.23
06/27/2014	ATM	Buc-Ee's	Ice	-8.06
Balance as of 06/30/2014				<u>24,899.24</u>

**Small Business Improvement Grant**  
**June 30, 2014**

Date	Num	Description	Category	Amount
Balance as of 05/31/2014				33,672.30
Balance as of 06/30/2014				<u>33,672.30</u>

# GONZALES MAIN STREET ADVISORY BOARD

Concert Series 2014

## Proposed Budget FYE 2014

Category Description	Budget FYE 2014		Actual 01/01/2014 09/30/2014		Budget Balance Budet
<b>INCOME</b>					
Sponsorships	27,000.00		24,150.00		2,850.00
Tourism	5,000.00		5,000.00		0.00
Booth Spaces	1,200.00		1,370.00		(170.00)
T-Shirt/Koozies Sales	300.00		313.00		(13.00)
BBQ Cook-off	0.00		0.00		0.00
<b>TOTAL INCOME</b>	<b>33,500.00</b>		<b>30,833.00</b>		<b>2,667.00</b>

<b>EXPENDITURES</b>					
Bands	17,000.00		17,900.00		(900.00)
Sound System	1,200.00		1,800.00		(600.00)
Mr. B Fireworks	12,500.00		12,500.00		0.00
T Shirts	800.00		1,054.48		(254.48)
Banners/signs	1,000.00		1,520.51		(520.51)
Stage	500.00		1,036.10		(536.10)
Snacks for volunteers	100.00		0.00		100.00
Meals for Bands	100.00		0.00		100.00
Drinks/Supplies	300.00		337.60		(37.60)
Light from R Harkey	0.00		0.00		0.00
BBQ Cook Off	0.00		0.00		0.00
Cashier check charge	0.00		10.00		(10.00)
<b>TOTAL BUSINESS EXPENSES</b>	<b>33,500.00</b>		<b>36,158.69</b>		<b>(2,658.69)</b>