



**MAIN STREET ADVISORY BOARD MEETING  
AGENDA**

**Gonzales Municipal Building  
820 St. Joseph Street, Gonzales, Texas  
Tuesday, May 27, 2014– 5:30 p.m.**

1. Call to Order.
2. Public Comments.
3. Approve minutes for April 22, 2014.
4. Review Treasurer's report for April 2014.
5. Discuss and Consider Business Development Grant Applications.
6. Discuss and Consider Utility Relocation Grant Application.
7. Discuss and Approve submitting a letter of support to Gonzales County Historical Commission for a grant application to GVEC Power Up Grant Funding.
8. Committee Reports.
  - a. Promotion Committee.
    1. Discussion and any action regarding Concert Series and Star Spangled Spectacular.
  - 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.
9. Manager's Report.
10. Board Comments.
11. Next meeting will be June 24, 2014 at 5:30 p.m.
12. Adjourn.

I certify that a copy of the May 27, 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 27 day of May, 2014, at 3:30 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 \_\_\_\_\_, 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, April 22, 2014– 5:30 p.m.**

**MINUTES**

**On the 22nd day of April 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, Melissa Taylor, Diane McCaskill, Connie Dolezal, Kacey Lindemann Butler, Egon Barthels and Susan Weber**

**Absent: Sherri Schellenberg, and Debbie Toliver**

**Others: Barbara Friedrich**

- 1. Call to Order.**  
Chairman Del De Los Santos called the meeting to order at 5:30 p.m.
- 2. Public Comments.**  
Barbara Friedrich reminded the Board that the Main Street Meetings were governed under the Open Meetings Act and anything said in the meetings was public information and could be repeated.
- 3. Approve minutes for March 25, 2014.**  
Following discussion, Egon Barthels moved to approve the minutes of March 25, 2014. Diane McCaskill seconded the motion. The motion prevailed by unanimous vote.
- 4. Review Treasurer's report for March 2014.**  
Discussion was made as to the March 24<sup>th</sup> entry of a check written to Lone Star Bank for reimbursement. Barbara Friedrich explained that the payment was originally made out of the wrong account and a check was issued to reimburse the Business Development Grant Account.
- 5. Review and Authorize Chairman to sign IRS 990EZ Form.**  
Following discussion Connie Dolezal moved to authorize Del De Los Santos to sign the IRS 990EZ Form. Susan Weber seconded the motion. The motion prevailed by unanimous vote.
- 6. Discuss and Consider Market Days.**  
Kacey Lindemann Butler led the discussion to place Market Days back on the program of work. She suggested that we have this twice a year and to start in the fall.  
Following discussion, Kacey Lindemann Butler made a motion to have a Market Days twice a year. Susan Weber seconded the motion. The motion prevailed by unanimous vote.

**7. Committee Reports.**

**a. Promotion Committee.**

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

Egon Barthels reported that he was working on the stage set-up and repairs to the trailer. It will cost about \$250.00 for axel and wheels. We need to submit the invoices to the Chamber as they have stated they would like to help with the cost.

Following discussion, Connie Dolezal moved to approve spending up to \$500.00 for the trailer improvements. Kacey Lindemann Butler seconded the motion. The motion prevailed by unanimous vote.

Egon also reported that he had sent press releases to several Radio and new stations.

Melissa Taylor reported that she and Kacey Lindemann Butler were working on the T-Shirts and posters. They are also working on signage for the Disc Golf Course.

A promotion committee meeting will be held April 30, 2014 at 12 p.m. at City Hall. Barbara Friedrich will have a sign-up sheet for volunteers for the Concert Series.

**b. Christmas Decoration Committee**

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

Connie Dolezal reported that she and Marilyn Qualls will meet with George at George's Art to see about a Santa's House for the Christmas Decorations. Barbara Friedrich will get the measurements of the house.

**c. Organization Committee.**

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

None

**d. Design Committee.**

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

Reported with Promotion Committee report.

**e. Economic Restructuring Committee.**

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

None

**8. Manager's Report.**

Barbara Friedrich reported that Main Street Architect Howard Langner visited Gonzales to meet with Doug Phelean, GEDC and Joan Walshak for design of their buildings. Barbara is working with Gonzales Pawn Shop for design and grant application. She attended the I-10 Corridor annual meeting and is working on a display for the Old Jail museum.

**9. Board Comments.**

Kacey Lindemann Butler reported that the County had purchased the Randle Rather Building and the SBDC office will be moving to an office owned by Robert Bland on St. Joseph Street.

10. **Next meeting will be May 27, 2014 at 5:30 p.m.**

11. **Adjourn.**

No further matters were discussed. The meeting was adjourned by motion by Egon Barthels and seconded by Diane McCaskill.

Barbara Friedrich, Recording Secretary

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Del De Los Santos, Chairman

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Melissa Taylor, Secretary

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

<b>Date</b>	<b>Num</b>	<b>Description</b>	<b>Category</b>	<b>Amount</b>
Balance as of 03/31/2014				33,464.36
04/04/2014	DEP	Lone Star Bank	Donation	200.00
04/10/2014	DEP	Caraway Ford, etc	Donation	1,100.00
04/17/2014	DEP	DuBose, 4IRV	Donation	1,200.00
Balance as of 04/30/2014				<u>35,964.36</u>

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

<b>Date</b>	<b>Num</b>	<b>Description</b>	<b>Category</b>	<b>Amount</b>
Balance as of 03/31/2014				36,552.30
04/07/2014	1031	Personal Impressions	Grant	-600.00
04/18/2014	1032	Void		0.00
04/18/2014	1033	Void	Reimbursement	0.00
04/18/2014	1034	Personal Impressions	Grant	-2,280.00
Balance as of 03/31/2014				<u>33,672.30</u>

**DOCUMENTATION CHECKLIST**  
**for**  
**Business Improvement Grant Program**

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

<u>N/A</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>N/A</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 contractor of the proposed work.
<u>N/A</u>	Documentation of approved financing
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>      </u>	Copy of construction permit.

Advisory Board Review

Approved <u>AS</u>	<u>By</u>	Date <u>5/22/14</u>
Rejected		Date
Re-Review		Date

\* should "store" door be included in bid for repair & replacement?

Business Entity Name: J. DOUGLAS PHELAN

Mailing address: PO Box 28904, AUSTIN, TX 78755

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

Street Address: 621 ST. PAUL, GONZALES, TX 78629

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

Company Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_

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  
\_\_\_\_\_ has been in operation for \_\_\_\_\_ years.

Existing # of jobs: \_\_\_\_\_ (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: J. DOUGLAS PHELAN  
Address: PO Box 28904  
AUSTIN, TX 78755  
Phone Number: (512) 217-1842

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.

CASH / NO FINANCING

12. Has financing been secured? NA

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.

#### 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 MAY, 2014.

Applicant J. DOUGLAS PHELAN

Applicant \_\_\_\_\_

Signature 

Signature \_\_\_\_\_

Address PO Box 28904

Address \_\_\_\_\_

AUSTIN, TX 78755

Phone Number (512) 217-1842

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

Name of Property Owner/Landlord J. DOUGLAS PHELAN

Signature 

Address PO Box 28904 AUSTIN, TX 78755

Phone Number (512) 2171842



**218264**

**General Warranty Deed,**

**Date:** The 18<sup>th</sup> day of August, 2003

**Grantor:** Anton Hanzalik, III, a single man, owning, occupying, and claiming other property as homestead

**Grantor's Mailing Address:**

Anton Hanzalik, III  
11306 Dorrance Lane  
Meadows Place, Texas 77477  
\_\_\_\_\_ County

**Grantee:** J. Douglas Phelan

**Grantee's Mailing Address:**

J. Douglas Phelan  
P.O. Box 246  
Austin, Texas 78767  
Travis County

**Consideration:**

Cash and other good and valuable consideration.

**Property (including any improvements):**

Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas, and within the Corporate Limits of the City of Gonzales, being PART OF LOT NO. SIX (6), in BLOCK NO. 23, in the ORIGINAL INNER TOWN OF GONZALES, and being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 1 page, said Exhibit "A" being incorporated herein for all purposes.

**Reservations from Conveyance:**

None

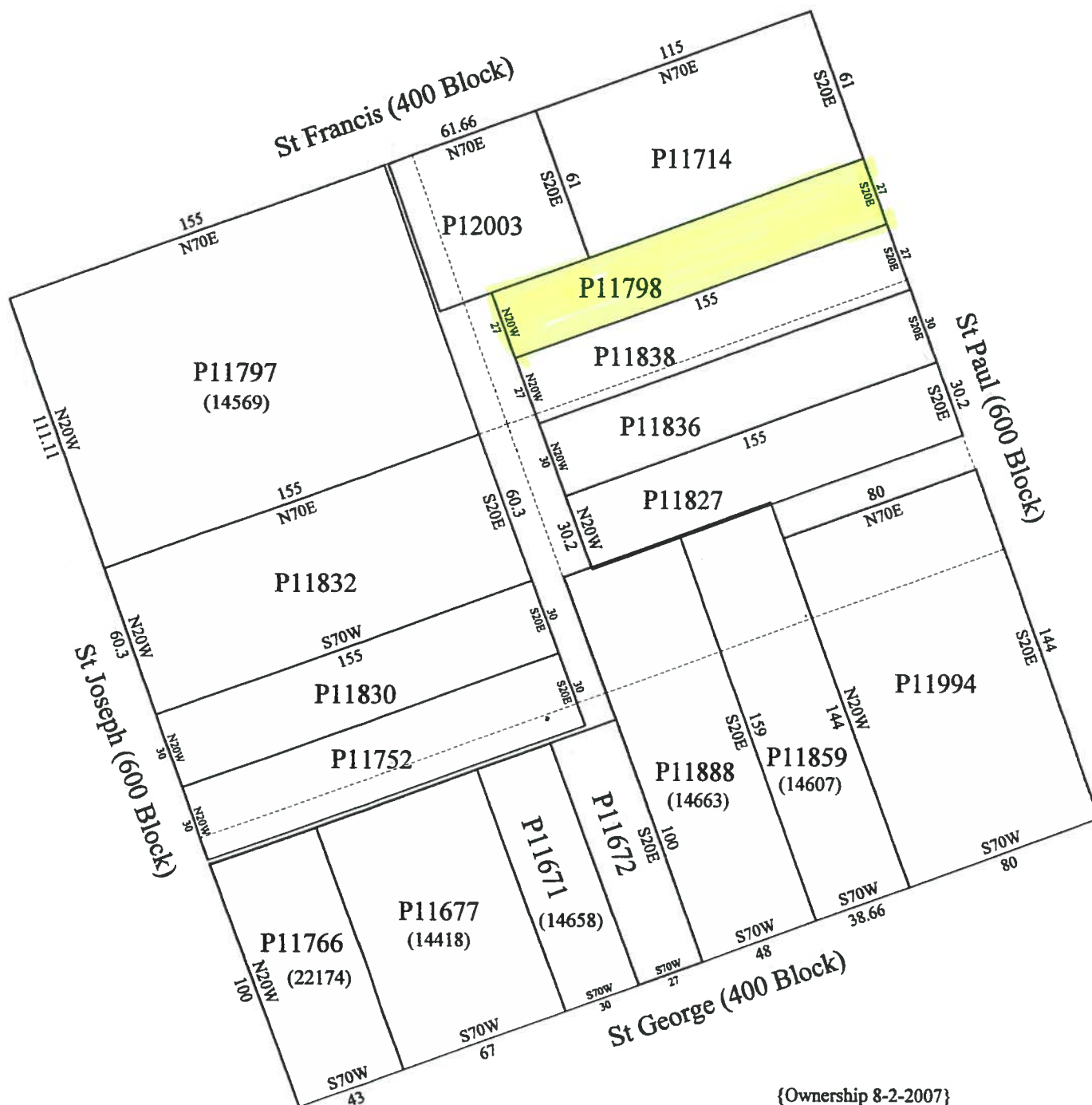
**Exceptions to Conveyance and Warranty:**

1. Any visible and apparent roadway or easement over or across subject property the existence of which does not appear of record.

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

# Block 23, Inner Town of Gonzales

Scale: 1" = 60'



{Ownership 8-2-2007}

This Data was prepared for Tax Appraisal purposes only and no warranty is expressed or implied to any user for any purpose.

Property on St. Paul Street  
Renovation of Exterior of Building  
Owner Doug Phelan

**CONTRACTOR: JAMES MCMAINS**

**Templin Saloon** Renovation of Exterior of Bldg., 621 St. Paul, Gonzales, TX 78629

**15-May-14**

<b>SUBCONTRACTOR</b>	<b>DESCRIPTION OF WORK TO BE PERFORMED</b>	<b>PRICE</b>
Dexter Hempstead	Pointing up mortar joints in brick and repairs	\$750.00
D & W Painting	Painting brick and wood work at exterior of bldgs.	\$5,625.00
Lockhart Glass	Repair broken windows at store fronts and lease spaces	\$200.00
Clear Choice Roofing	Demo metal, clean-up and haul off trash. Complete replacement of metal awning roof with custom made Galvalum 24 gauge curved corrugated metal. Includes all flashing necessary.	\$4,362.00
Scotty Grant Electrical	Demo and replace lighting at awning	\$734.00
James McMains	Demo all wood from awning and replace with new wood (rough cedar) and pressure wash bldg. Coordinate project.	\$1,619.00
Lockhart Flooring	Repair tile flooring at entry of Templin Saloon	\$1,500.00
	<b>TOTAL</b>	<b>\$14,790.00</b>
	Misc. Materials and Overhead	2,218.50
	<b>TOTAL PRICE OF CONTRACT</b>	<b>\$17,008.50</b>









## TEXAS HISTORICAL COMMISSION

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Date: May 15, 2014

### Texas Main Street Center Design Report

Re: 621 St Paul Street  
City: Gonzales, TX  
By: Howard Langner, Texas Main Street Center design staff

*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 requested for a row of adjacent buildings on St Paul Street. The owner wanted to understand what would be involved in returning all of the building facades to their original appearance. This report contains a series of sketches that explore rehabilitating the facades that are currently there versus returning the more modern facades to their pre-modified state (late 1800's).

### **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.

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

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Texas Historical Commission  
P.O. Box 12276  
Austin, TX 78711-2276  
512.463.6100  
fax 512.475.4872  
[thc@thc.state.tx.us](mailto:thc@thc.state.tx.us)



TEXAS HISTORICAL COMMISSION  
*real places telling real stories*

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



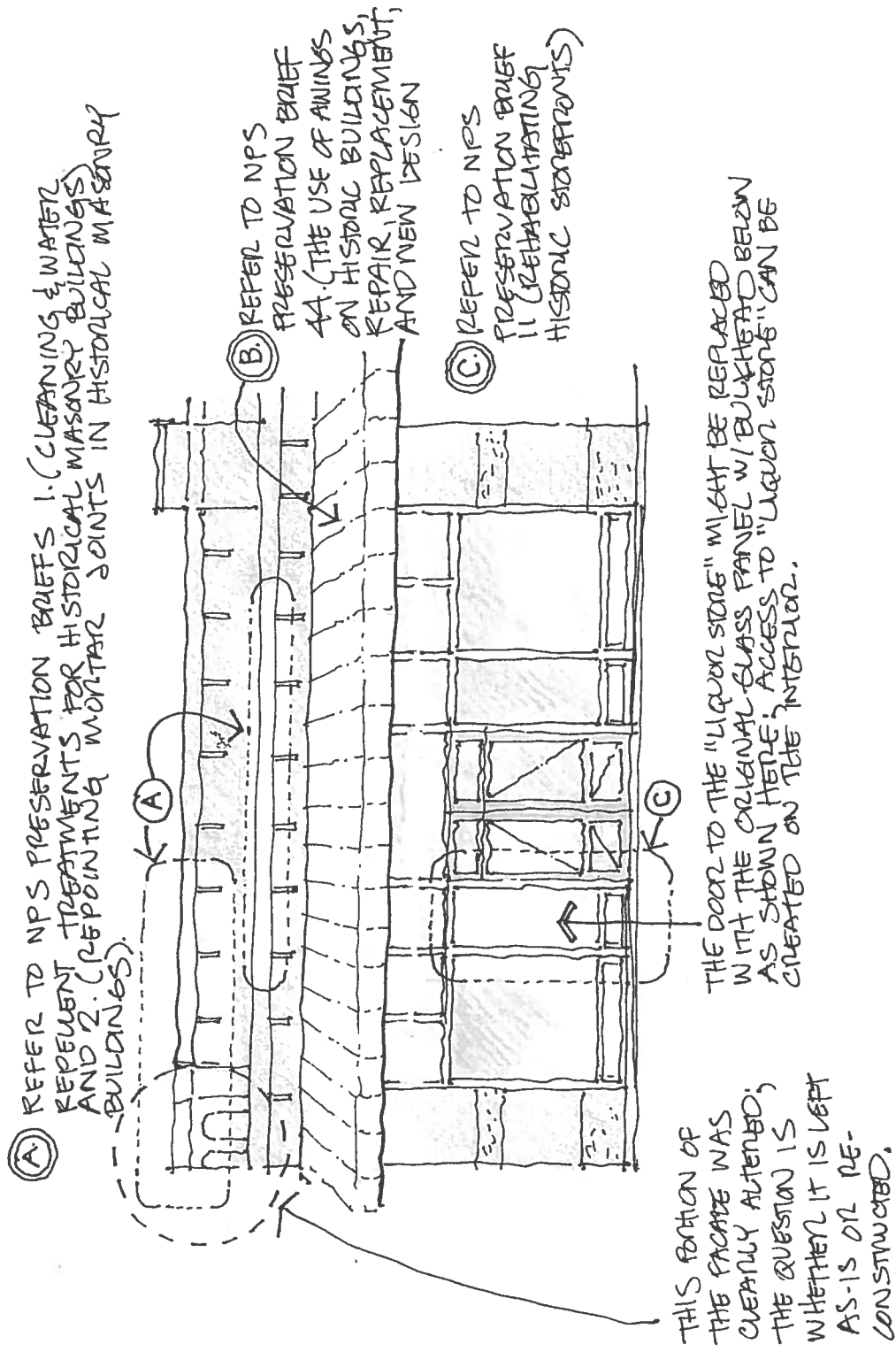
sources at the local, state and federal levels and they are outlined in those documents. The list provides only brief summaries of potential funding sources, and information including eligibility requirements and application deadlines that are subject to change without notice. Please contact possible grantors directly for more information on their programs.

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.

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 point 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/grantsincent/gracfg.shtml>.
- Investment Tax Credits are available at the federal level. For more information please see <http://www.irs.gov/irs/irs/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/r6coment.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 TMSDC 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)






**DOCUMENTATION CHECKLIST**  
**for**  
**Business Improvement Grant Program**

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

<u>N/A</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>N/A</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 contractor of the proposed work.
<u>N/A</u>	Documentation of approved financing
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>      </u>	Copy of construction permit.

Advisory Board Review

Approved	<u></u>	Date	<u>5/22/14</u>
Rejected	<u>      </u>	Date	<u>      </u>
Re-Review	<u>      </u>	Date	<u>      </u>

Business Entity Name: J. DOUGLAS PHELAN

Mailing address: PO Box 28904 AUSTIN, TX 78755

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

Street Address: 623 ST. PAUL, GONZALES, TX 78629

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

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

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  
\_\_\_\_\_ has been in operation for \_\_\_\_\_ years.

Existing # of jobs: \_\_\_\_\_ (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: J. DOUGLAS PHELAN

Address: PO Box 28904

AUSTIN, TX 78755

Phone Number: (512) 217-1842

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.

CASH / NO FINANCING

\_\_\_\_\_  
\_\_\_\_\_

12. Has financing been secured? NA

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.

#### 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 MAY, 2014.

Applicant J. DOUGLAS PHELAN

Applicant \_\_\_\_\_

Signature [Signature]

Signature \_\_\_\_\_

Address PO Box 28904

Address \_\_\_\_\_

AUSTIN, TX 78755

Phone Number (512) 217-1842

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

Name of Property Owner/Landlord J. DOUGLAS PHELAN

Signature [Signature]

Address PO Box 28904 AUSTIN, TX 78755

Phone Number 512 217-1842

**General Warranty Deed**

**Date:** May 23, 2002

**Grantor:** J.N. Dechman and Virgie Lee Dechman, Trustees for the J.N. Dechman and V.L. Dechman Family Trust

**Grantor's Mailing Address:**

J.N. Dechman  
Rt. 1, Box 1014  
Harwood, Texas 78632  
Gonzales County

Virgie Lee Dechman  
Rt. 1, Box 1014  
Harwood, Texas 78632  
Gonzales County

**Grantee:** J. Douglas Phelan

**Grantee's Mailing Address:**

J. Douglas Phelan  
P.O. Box 246  
Austin, Texas 78767  
Travis County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

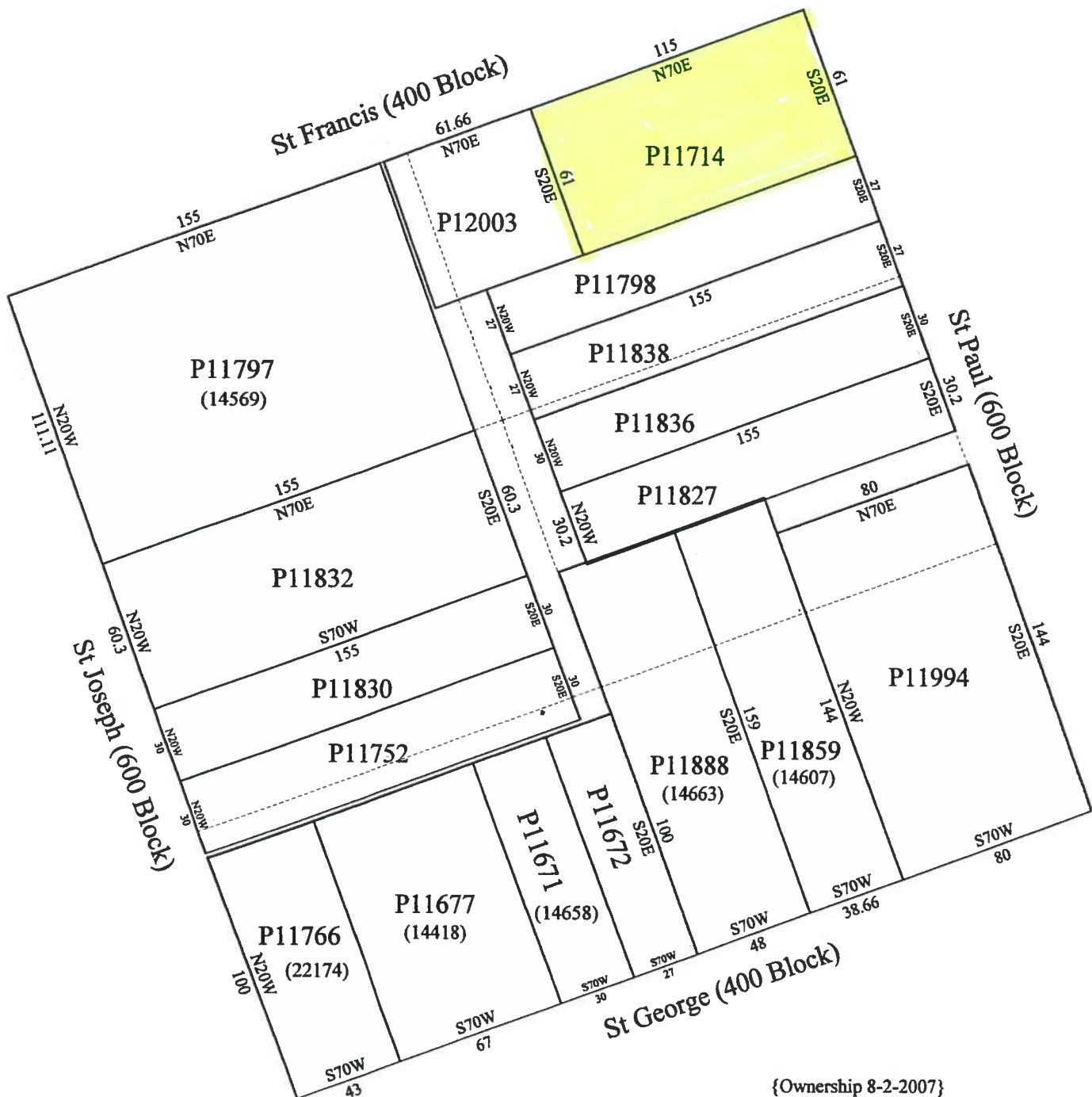
Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas within the Corporate Limits of the City of Gonzales, being **PART OF LOT NO. 6, in BLOCK NO. 23, in the ORIGINAL INNER TOWN OF GONZALES**, and being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 1 page, said Exhibit "A" being incorporated herein for all purposes.

**Reservations from Conveyance:**

None

# Block 23, Inner Town of Gonzales

Scale: 1" = 60'



{Ownership 8-2-2007}

This Data was prepared for Tax Appraisal purposes only and no warranty is expressed or implied to any user for any purpose.

**Property on St. Paul Street  
Renovation of Exterior of Building  
Owner Doug Phelan**

**CONTRACTOR: JAMES MCMAINS**

**World Finance Renovation of Exterior of Bldg., 623 St. Paul, Gonzales, TX 78629**

**15-May-14**

<b>SUBCONTRACTOR</b>	<b>DESCRIPTION OF WORK TO BE PERFORMED</b>	<b>PRICE</b>
Dexter Hempstead	Pointing up mortar joints in brick and repairs	\$750.00
D & W Painting	Painting brick and wood work at exterior of bldgs.	\$5,625.00
Lockhart Glass	Repair broken windows at store fronts and lease spaces	\$736.00
Clear Choice Roofing	Demo metal, clean-up and haul off trash. Complete replacement of metal awning roof with custom made Galvalum 24 gauge curved corrugated metal. Includes all flashing necessary.	\$4,362.00
Scotty Grant Electrical	Demo and replace lighting at awning	\$734.00
James McMains	Demo all wood from awning and replace with new wood (rough cedar) and pressure wash bldg. Coordinate project.	\$1,619.00
	<b>TOTAL</b>	<b>\$13,826.00</b>
	Misc. Materials and Overhead	2,073.90
	<b>TOTAL PRICE OF CONTRACT</b>	<b>\$15,899.90</b>











## TEXAS HISTORICAL COMMISSION

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Date: May 15, 2014

### Texas Main Street Center Design Report

Re: 621 St Paul Street  
City: Gonzales, TX  
By: Howard Langner, Texas Main Street Center design staff

*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 requested for a row of adjacent buildings on St Paul Street. The owner wanted to understand what would be involved in returning all of the building facades to their original appearance. This report contains a series of sketches that explore rehabilitating the facades that are currently there versus returning the more modern facades to their pre-modified state (late 1800's).

### **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.

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

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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)

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.

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.

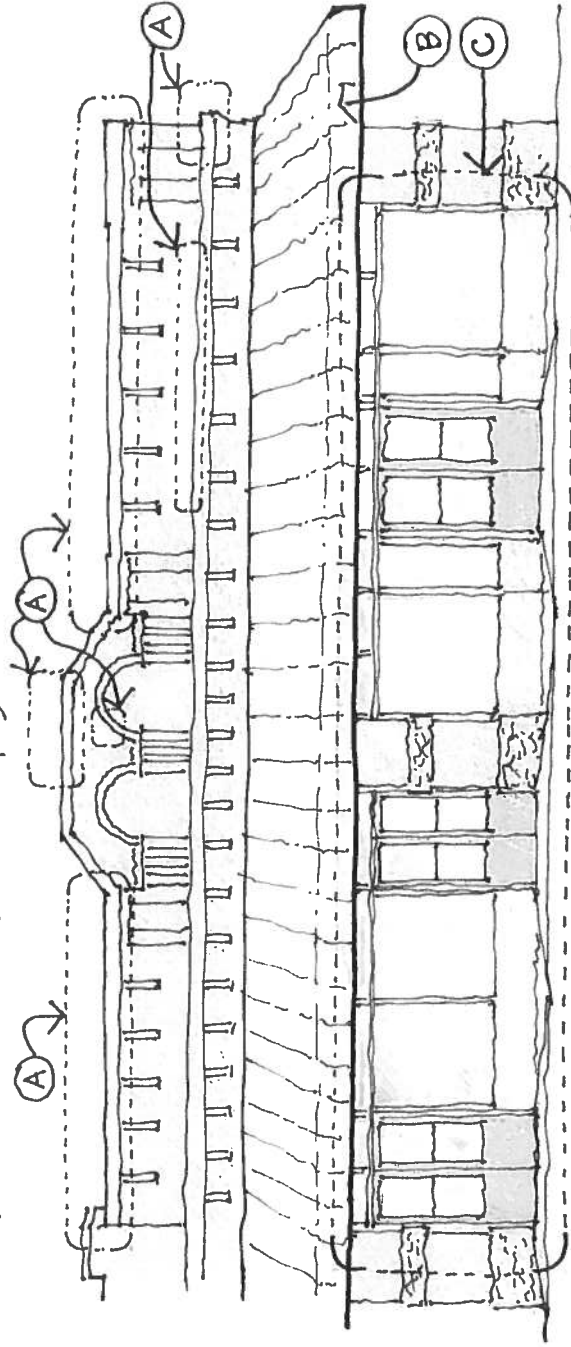
While the availability of some of these funding sources will vary depending on certain characteristics of your building or whether your community participates in certain programs, some tools to point out are:

- 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/grantsincent/gracfg.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/r6coment.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 TMSDC 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)

THIS BUILDING HAS MAINTAINED A GREAT DEAL OF ITS HISTORIC INTEGRITY. MOST OF WHAT IS NEEDED IS PROPER MAINTENANCE:

- (A) REFER TO NPS PRESERVATION BRIEF 11 (CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS) AND 21 (REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS)



- (B) REFER TO NPS PRESERVATION BRIEF 44 (THE USE OF AWNINGS ON HISTORIC BUILDINGS, REPAIR, REPLACEMENT, AND NEW DESIGN)
- (C) REFER TO NPS PRESERVATION BRIEF 11 (REHABILITATING HISTORIC STOREFRONTS)

**DOCUMENTATION CHECKLIST**  
**for**  
**Business Improvement Grant Program**

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

<u>N/A</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>N/A</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 contractor of the proposed work.
<u>N/A</u>	Documentation of approved financing
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>      </u>	Copy of construction permit.

Advisory Board Review

Approved <u>CP</u> <u>BL</u>	Date <u>5/22/14</u>
Rejected <u>      </u>	Date <u>      </u>
Re-Review <u>      </u>	Date <u>      </u>

Business Entity Name: J. DOUGLAS PHELAN

Mailing address: PO Box 28904, AUSTIN, TX 78755

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

Street Address: 627 ST. PAUL, GONZALES, TX 78629

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

Company Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_

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  
\_\_\_\_\_ has been in operation for \_\_\_\_\_ years.

Existing # of jobs: \_\_\_\_\_ (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: J. DOUGLAS PHELAN  
Address: PO Box 28904  
AUSTIN, TX 78755  
Phone Number: (512) 217-1842

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.

CASH / NO FINANCING

12. Has financing been secured?

Yes \_\_\_\_\_

No \_\_\_\_\_

Pending \_\_\_\_\_

(Attach documentation)

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 MAY, 2014.

Applicant J. DOUGLAS PHELAN

Applicant \_\_\_\_\_

Signature [Signature]

Signature \_\_\_\_\_

Address PO Box 28904

Address \_\_\_\_\_

AUSTIN, TX 78755

Phone Number (512) 217-1842

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

Name of Property Owner/Landlord J. DOUGLAS PHELAN

Signature [Signature]

Address PO Box 28904 AUSTIN, TX 78755

Phone Number (512) 2171842

**General Warranty Deed****Date:** May 23, 2002**Grantor:** J.N. Dechman and Virgie Lee Dechman, Trustees for the J.N. Dechman and V.L. Dechman Family Trust**Grantor's Mailing Address:**

J.N. Dechman  
Rt. 1, Box 1014  
Harwood, Texas 78632  
Gonzales County

Virgie Lee Dechman  
Rt. 1, Box 1014  
Harwood, Texas 78632  
Gonzales County

**Grantee:** J. Douglas Phelan**Grantee's Mailing Address:**

J. Douglas Phelan  
P.O. Box 246  
Austin, Texas 78767  
Travis County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

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. 6, in BLOCK NO. 23, in the ORIGINAL INNER TOWN OF GONZALES**, and being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 1 page, said Exhibit "A" being incorporated herein for all purposes.

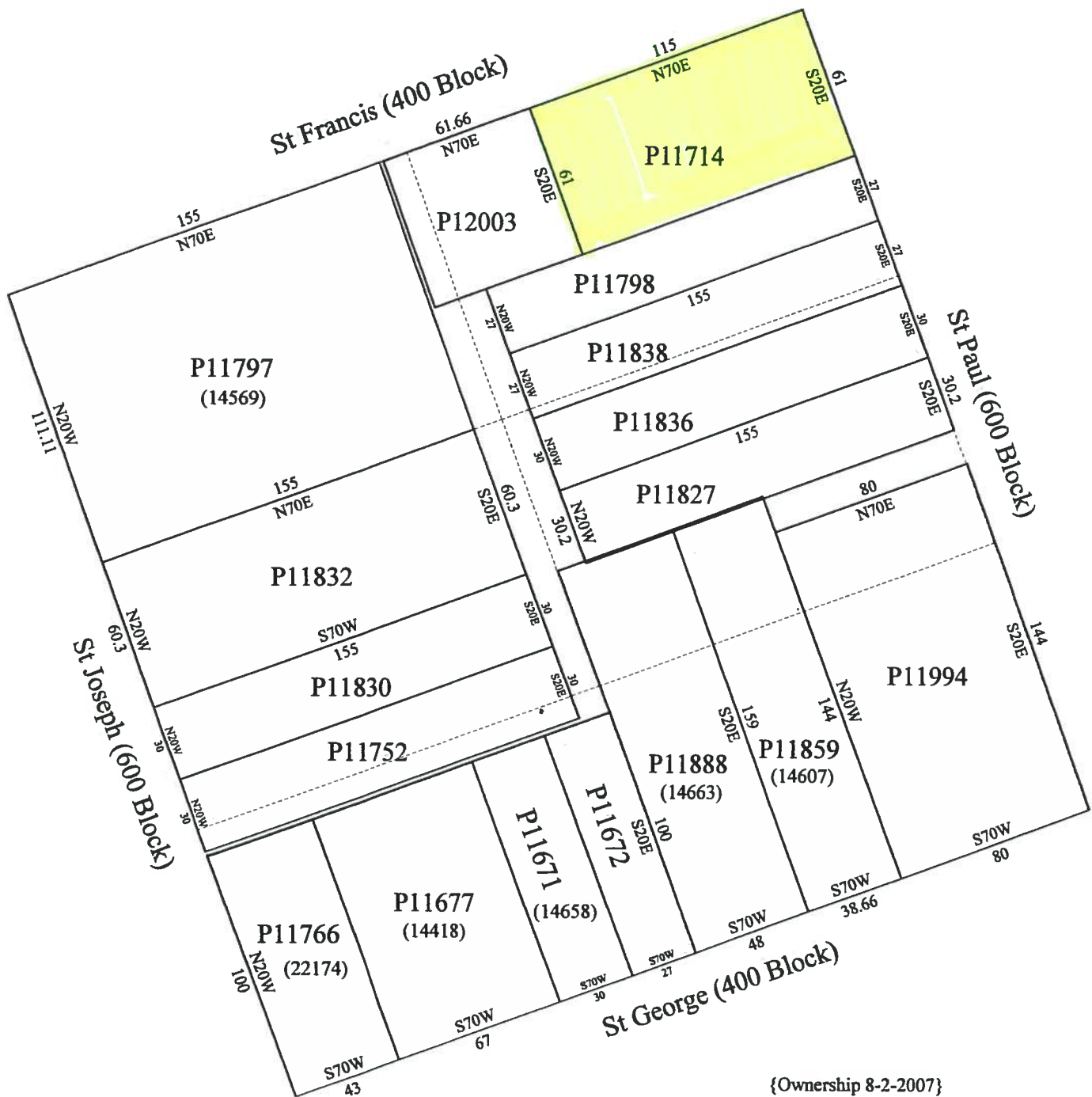
**Reservations from Conveyance:**

None



# Block 23, Inner Town of Gonzales

Scale: 1" = 60'



{Ownership 8-2-2007}

This Data was prepared for Tax Appraisal purposes only and no warranty is expressed or implied to any user for any purpose.



**Property on St. Paul Street  
Renovation of Exterior of Building  
Owner Doug Phelan**

**CONTRACTOR: JAMES MCMAINS**

**Your Way Furniture Co. Renovation of Exterior of Bldg., 627 St. Paul, Gonzales, TX 78629**

**15-May-14**

<b>SUBCONTRACTOR</b>	<b>DESCRIPTION OF WORK TO BE PERFORMED</b>	<b>PRICE</b>
Dexter Hempstead	Pointing up mortar joints in brick and repairs	\$1,500.00
D & W Painting	Painting brick and wood work at exterior of bldgs.	\$7,250.00
Lockhart Glass	Repair broken windows at store fronts and lease spaces	\$350.00
Clear Choice Roofing	Demo metal, clean-up and haul off trash. Complete replacement of metal awning roof with custom made Galvalum 24 gauge curved corrugated metal. Includes all flashing necessary.	\$4,362.00
Scotty Grant Electrical	Demo and replace lighting at awning	\$734.00
James McMains	Demo all wood from awning and replace with new wood (rough cedar) and pressure wash bldg. Coordinate project.	\$1,619.00
	<b>TOTAL</b>	<b>\$15,815.00</b>
	Misc. Materials and Overhead	2,372.00
	<b>TOTAL PRICE OF CONTRACT</b>	<b>\$18,187.00</b>



**Partners**  
FURNITURE  
APPLIANCES  
ELECTRONICS  
RENTAL PURCHASE  
ELECTRONICS

30-672-1



**Partners**  
• FURNITURE  
• APPLIANCES  
• ELECTRONICS  
RENTAL PURCHASE  
**830-672-1300**









## TEXAS HISTORICAL COMMISSION

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Date: May 15, 2014

### Texas Main Street Center Design Report

Re: 621 St Paul Street  
City: Gonzales, TX  
By: Howard Langner, Texas Main Street Center design staff

*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 requested for a row of adjacent buildings on St Paul Street. The owner wanted to understand what would be involved in returning all of the building facades to their original appearance. This report contains a series of sketches that explore rehabilitating the facades that are currently there versus returning the more modern facades to their pre-modified state (late 1800's).

### 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.

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P.O. Box 12276  
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*real places telling real stories*

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

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.

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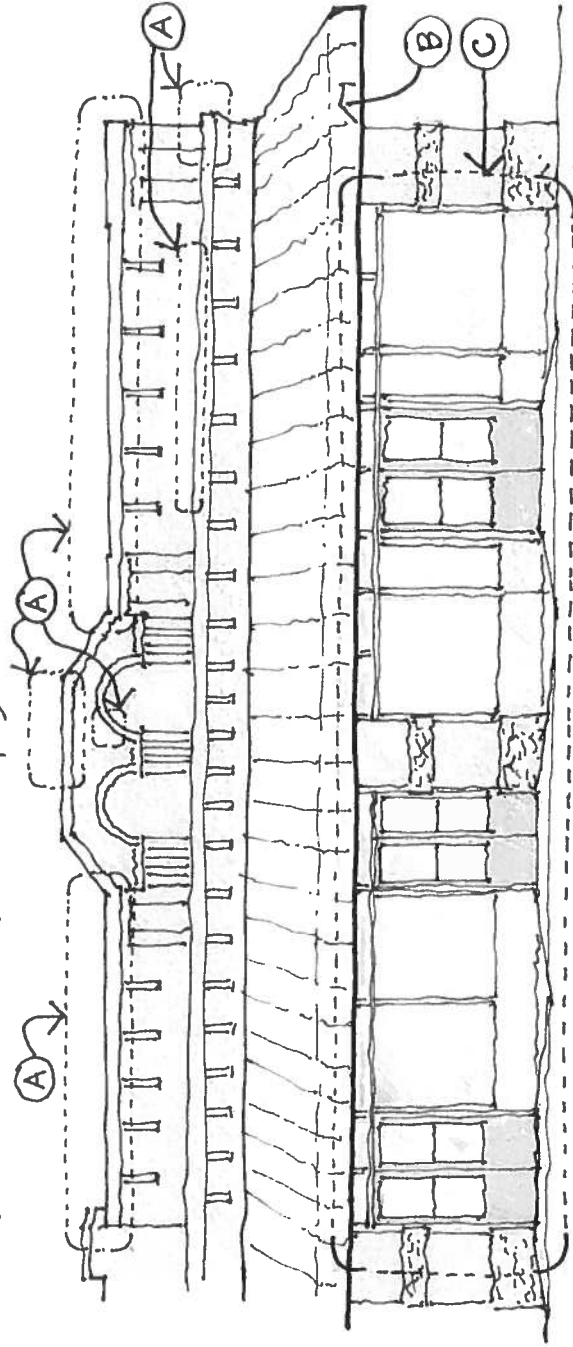
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- Investment Tax Credits are available at the federal level. For more information please see <http://www.nps.gov/hps/tps/tax/index.htm>.
- Americans with Disabilities Act (ADA) tax credit/deduction for making ADA improvements. Please see <http://www.ada.gov/taxcred.htm> for more information.
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THIS BUILDING HAS MAINTAINED A GREAT DEAL OF ITS HISTORIC INTEGRITY. MOST OF WHAT IS NEEDED IS PROPER MAINTENANCE:

- (A) REFER TO NPS PRESERVATION BRIEF 11 (CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS) AND 21 (REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS)





- (B) REFER TO NPS PRESERVATION BRIEF 44 (THE USE OF AWNINGS ON HISTORIC BUILDINGS, REPAIR, REPLACEMENT, AND NEW DESIGN)
- (C) REFER TO NPS PRESERVATION BRIEF 11 (REHABILITATING HISTORIC STOREFRONTS)

**DOCUMENTATION CHECKLIST**  
**for**  
**Utility Relocation Grant Program**

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

<u>N/A</u>	Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
<u>N/A</u>	Copy of lease agreement (if facility is leased)
<u>✓</u>	Legal description of subject property (Exhibit A)
<u>✓</u>	Vicinity map of subject
<u>N/A</u>	Documentation of approved financing
<u>N/A</u>	State sales tax reporting form for most current three month period (if applicable)
<u>          </u>	Copy of construction permit.

Advisory Board Review

Approved <u></u>	<u></u>	Date <u>5/22/14</u>
Rejected		Date
Re-Review		Date



Business Entity Name: J. DOUGLAS PHELAN

Mailing address: PO Box 28904, AUSTIN, TX 78755

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

Street Address: 621 ST PAUL, GONZALES, TX 78629

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

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

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  
\_\_\_\_\_ has been in operation for \_\_\_\_\_ years.

Existing # of jobs: \_\_\_\_\_ (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: J. DOUGLAS PHELAN

Address: PO Box 28904

AUSTIN, TX 78755

Phone Number: (512) 217-1842

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.

CASH / NO FINANCING

12. Has financing been secured? NA

Yes \_\_\_\_\_

No \_\_\_\_\_

Pending \_\_\_\_\_

(Attach documentation)

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 utility relocation grant program to applicant for review, and the delivery hereof does not constitute an offer of a relocation 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 Utility Relocation 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 MAY, 20 14.

Applicant J. DOUGLAS PHELAN

Applicant \_\_\_\_\_

Signature [Signature]

Signature \_\_\_\_\_

Address PO Box 28904

Address \_\_\_\_\_

AUSTIN, TX 78755

Phone Number (512) 217 1842

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

Name of Property Owner/Landlord J. DOUGLAS PHELAN

Signature [Signature]

Address PO Box 28904 AUSTIN, TX 78755

Phone Number (512) 217 1842

**General Warranty Deed**

**Date:** May 23, 2002

**Grantor:** J.N. Dechman and Virgie Lee Dechman, Trustees for the J.N. Dechman and V.L. Dechman Family Trust

**Grantor's Mailing Address:**

J.N. Dechman  
Rt. 1, Box 1014  
Harwood, Texas 78632  
Gonzales County

Virgie Lee Dechman  
Rt. 1, Box 1014  
Harwood, Texas 78632  
Gonzales County

**Grantee:** J. Douglas Phelan

**Grantee's Mailing Address:**

J. Douglas Phelan  
P.O. Box 246  
Austin, Texas 78767  
Travis County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

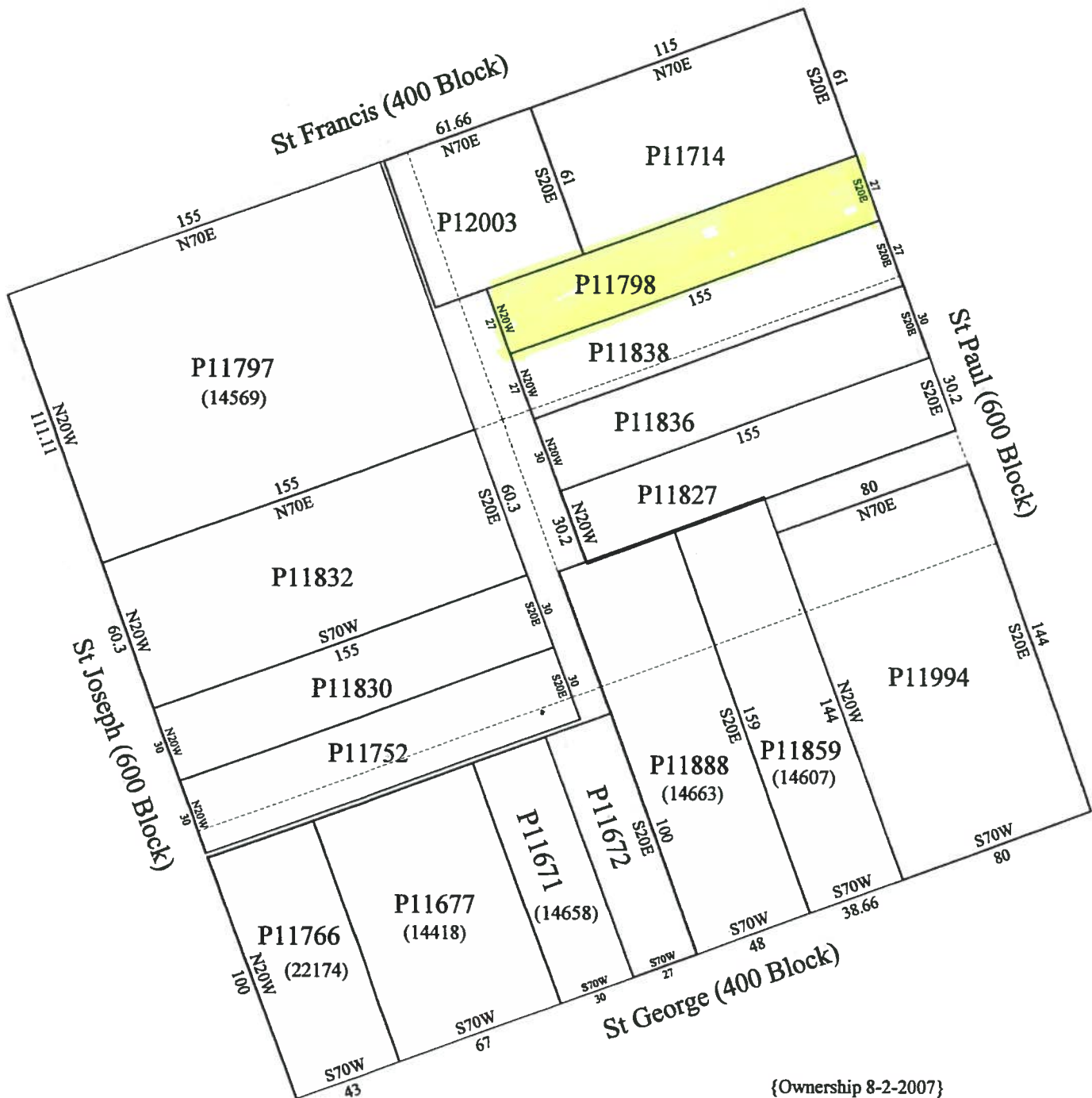
Being all that certain lot or parcel of land, lying and being situated in Gonzales County, Texas within the Corporate Limits of the City of Gonzales, being **PART OF LOT NO. 6, in BLOCK NO. 23, in the ORIGINAL INNER TOWN OF GONZALES**, and being more particularly described by metes and bounds attached hereto in Exhibit "A" consisting of 1 page, said Exhibit "A" being incorporated herein for all purposes.

**Reservations from Conveyance:**

None

# Block 23, Inner Town of Gonzales

Scale: 1" = 60'



{Ownership 8-2-2007}

This Data was prepared for Tax Appraisal purposes only and no warranty is expressed or implied to any user for any purpose.



# **Scott Electric**

1311 St. Matthew  
Gonzales, TX 78629  
(830) 445-9496

## **PROPOSAL**

14-May-14

Project: Templin Saloon

Location: 621 St. Paul, Gonzales, TX 78629

Owner: Doug Phelan

Relocate service at front to rear of bldg. and demo existing service  
This work only includes service relocation and new braker box.

PRICE      \$3,000.00



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t.com

NOW  
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Mr. Pay  
CHECK

**Gonzales County Jail Museum**  
**2014-2015 Access and Renovation Project**  
**May 15, 2014**

The Gonzales County Jail Museum, Gonzales County Historical Commission (GCHC), and Gonzales County are actively pursuing critical renovations to the historic 1885 Gonzales County Jail. We are seeking Power Up grant funding from GVEC in the amount of **\$20,000** as part of a **2014-15 Projected Renovations Budget of \$80,000**.

The historic Gonzales County Jail is an important asset to Gonzales. As the “Old Jail” transforms into the Gonzales County Jail Museum and becomes a more vital part of the downtown landscape, there are critical projects at the jail that must be addressed immediately.

- **Renovate Jail Museum Restroom, including addition of AC/Heat.** The Jail must have a clean, safe, climate controlled, accessible restroom in the museum. The current museum restroom has been closed to the public since April 2013.
- **Provide Handicapped parking and entrance to the 1885 Jail**  
Visitors must have barrier-free access to the 1885 Gonzales County Jail Museum, Visitor Center, and Chamber of Commerce offices. The handicapped parking area will be shared by the Courthouse and Jail Museum.
- **Add AC/Heating to: 1) “Back Porch” museum store and office, and 2) the conference room in the east wing (Chamber of Commerce office) of the jail.**  
The museum must have one climate/moisture-controlled area where staff and visitors can work and paper-based material will not “melt”. The conference room currently has one window unit AC on the south wall.

### **Significance**

The Gonzales County Jail is located on Courthouse Square. It lies within the Gonzales Main Street District, the state-designated Texas History Museum District, and the Gonzales Historic Business District.

It is a **Recorded Texas Historic Landmark (1966)**, listed on the **National Register of Historic Places (1975)**, and one of three properties in Gonzales designated as a **State Antiquities Landmark (SAL) (1981)**.

The Jail, owned by Gonzales County, currently houses the Gonzales County Jail Museum, the Gonzales Chamber of Commerce office, and Gonzales Visitor Information Center. The jail is often a first stop for visitors and potential new residents to Gonzales.

## **Mission: Protect-Interpret-Restore**

The "Old Jail Committee", appointed in 2013 by the Gonzales County Historical Commission, accepted the challenge to protect, interpret and restore the historic Gonzales County Jail. We began in March 2013 to plan for the restoration and historical interpretation of the building, and the re-organization of the Jail Museum. To that effect, in 2013, **1,000 volunteer hours** were logged on efforts at the Jail Museum. A part time (20 hrs. per week) docent was hired, and volunteers have worked on interpretive projects at the museum weekly. The Spade and Trowel Garden Club donated phase 1 exterior lighting (\$6,000) in 2014. Gonzales County replaced the jail roof in 2013, and provided plumbing to the kitchen in the east wing. Museum volunteers created exhibit space and a slide show of vintage photographs showcasing the **Texas History Museum District** and the **Historic Homes Association** Tour. **Gonzales Main Street** Organization is currently showcased, and additional slide shows and exhibits are in the making. "Ghost Hosts" events are being held regularly in conjunction with paranormal investigation organizations in our region. The Victoria College Summer Day Camp has a day of activities planned on Courthouse Square, in addition to the hundreds of individual and school groups who come to tour the jail each month.

We thank you for your support and consideration. With GVEC participation, these planned 2014-15 renovations will move forward in a huge way the museum's goal to position the 1885 Jail as a centerpiece of Gonzales' historic downtown.

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David Bird,  
Gonzales County Judge

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Glenda Gordon,  
Gonzales County Historical Commission, Chair

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Sandra Wolff  
Gonzales County Jail Museum Committee, Chair



Gonzales County Jail Museum  
Renovation/Restoration  
**Projected Annual Budget 2014-2015**  
**Jail Museum Total Cash Assets \$71,000**

Item	Cash	GVEC			County In Kind	Total
Moisture Control Lobby (Heater/fans)						<b>\$800</b>
Electrical Supply to building						<b>\$12,000</b>
Public Restroom Renovation: (THC Approval ) Plumbing Floor Walls AC/venting/ Lighting Door Fixtures Storage						<b>\$25,000</b>
Handicapped Ramp (THC approval pending)						<b>\$23,000</b>
AC/Heat						<b>\$15,000</b>
Back Porch: Ceiling LV lighting						
Architect						
<b>TOTALS</b>		<b>20,000</b>				<b>\$75,800</b>