

If these walls could talk

By DALE FRY
HIGHLAND LAKES NEWSPAPERS

Local lore claims a historical home located at the corner of Ford and Green Streets in South Llano was built in 1881 and was believed to have been built by one of the first business owners in Llano's history.

History relates that August Zincke, who is believed to have built the two-story home, was the owner of a saddlery business in the very earliest days of Llano.

But regardless of the builder's identity, this well-crafted structure is a remarkable study in sturdiness and spacious rooms, featuring, as it does, walls constructed of hand-hewn 18-inch square blocks of solid rock. Even the inner walls forming each of the home's original rooms are of the same thickness.

These include the living room, dining room, "country kitchen," two bedrooms (one upstairs, one downstairs) and the basement.

One rumor has it that some of these stones came from Llano's first courthouse that fell the victim of a massive fire.

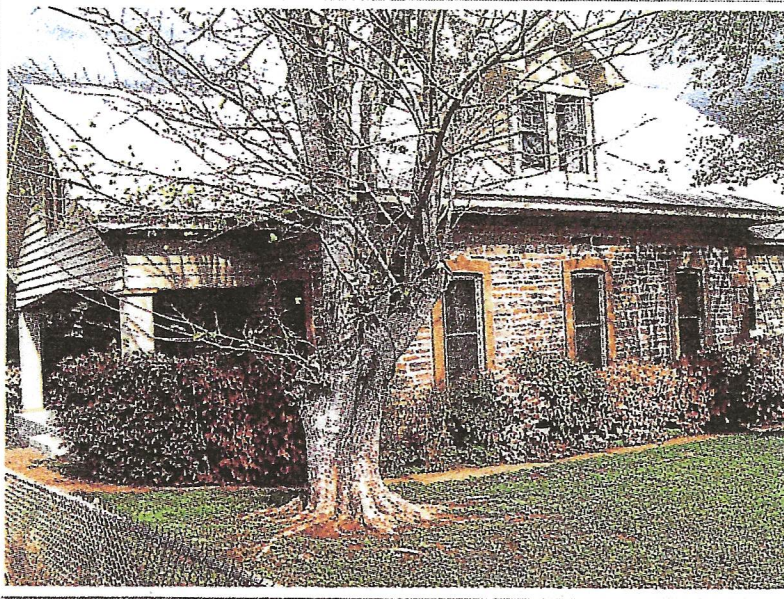
But according to the late Llano historian Wilburn Oatman, Sr., author of *Llano, Gem of the Hill Country, a History of Llano County, Texas*, that conflagration did not occur until

1892, after the completion of this home.

Local folks have referred to this 130-year-old structure through the years as the Cullie Carter home, but history reveals that a family bearing the last name Lange was the original owner. Years later, Carter married Lura Lange, who later inherited the home, after which the couple moved in and lived there for many years.

According to present owners Bobby and Sandy Fullen, who have put the home on the market, the Carters remodeled it in 1973. They covered all of the inner stone walls, along with some fireplaces, with wood paneling, then later bequeathed it all to a woman by the name of Marian Welgehausen, who had worked for Carter in his insurance agency for years.

Today, all of the original structure is still in place, except a large back porch, which the Carters closed in, and the home—one of the very oldest in Llano—remains an interesting historical landmark.



STAFF PHOTO BY DALE FRY
This attractive home is considered one of the oldest historical structures in Llano.

2012

INFORMATION/IMPROVEMENTS ON 1206 FORD ST. IN LLANO, TEXAS

BY CURRENT OWNERS – MAY 25, 2018

EXTERIOR

- Installed Fire Pit next to back patio area
- Removed dead trees and two hackberries on fence line and had all existing professionally trimmed
- Removed old overgrown bushes and installed new landscaping with Llano river rock
- Planted flowers in planter around trees and added pots and plants around and in front of house
- Had a professional rock mason repoint the exterior stone sections where needed
- Had professional tinting done on the front storm door (which reversed the warping of the solid wood front door)
- Recently had front porch repainted, along with touch-ups around front door

INTERIOR

- Removed floor covering from the oldest sections of the house, front bedroom, living room, dining room and kitchen, to expose beautiful long leaf pine floors, which were recently professionally refinished
- A professional also removed and replaced all the old repairs in the long leaf pine floors with reclaimed long leaf pine planks of matching quality and size. The old laminate in the hallway and B/F area has some worn places that have not been replaced, but the wood floors and steps upstairs could also be refinished like new, along with removing existing carpet.
- Removed paneling and plaster to expose stone on one wall in the living room. This is the 1881 section of the home, and the chimney is 1930's, showing the difference in the stone above the fireplace and the wall. A professional repointed the rock wall and scrubbed the haze off the stone wall to the right of the fireplace. Finishing the rest of the wall and other stone walls in the house then sealing them would bring out the gorgeous colors in the stone
- Exposed some of the old stone in the B/F room/hallway around entrance to kitchen, which is the 1930's section. In order to show off the rock, this included installing the cedar beams and header as the wooden structure along the hallway is structural support to upstairs. Finished rest of the wall with new sheetrock, wood trim and fresh paint
- In hallway between Dining Room and hallway, removed a large cabinet and the phone nook and installed an original vintage window taken from the front upstairs room. Trimmed out with a window seat and bead board walls framing the window, it's not operable but lets light into the hallway. Finished rest of hallway and around stairwell w/new sheetrock, trim and paint
- Repainted rest of hallway paneling to match color but did not continue sheetrock replacement
- Have contract with HVAC company to service and repair, if needed, the 3 zoned heat pump units and have also installed new correct for the units and up to date thermostats for each
- House is professionally treated for insects every 3-4 months
- Installed garbage disposal in kitchen sink
- Repainted and installed bead board wainscot in bathroom by utility room and garage

- Installed shower surround panels above the tile in the master bath and turned the “tub only” bathroom into a tub/shower combination
- Installed new exterior doors at back of house and to garage
- Installed workbench with lighting above it in garage
- Had electrical work done that included installing attic lighting, stairway lighting w/switch at bottom of stairs and electric outlets in upstairs smaller rooms/closets
- Installed new top of the line Low E glass windows upstairs. They tilt in for easy cleaning, have stops so can open partway for a small breeze, or can be fully opened. The only salvageable window was the one installed in the hallway as described above. The remaining 6 old panes have been stored in the basement, along with the window weights
- Hired professional to evaluate insulation in house and determined only needed in upstairs areas, so proper insulation was installed in attic area and walls. The 18” hand-hewn square blocks of solid rock in the original part of the house, definitely help with energy efficiency
- Replaced cabinet doors and drawer handles in kitchen and master bathroom
- Door to spacious storage room in garage in an original door from the home, possibly original front door. More original doors are stored in the basement, along with the Craftsman style transom and sidelights that were at the front door. Could still be used but needs some glass replacements

**** THIS WONDERFUL OLD HOME HAS BEEN VERY WELL PRESERVED, BUT WITH MORE RESTORING BACK TO ITS ORIGINAL STATE IN SOME AREAS, ONE COULD MAKE IT EVEN MORE ENCHANTING. THERE IS LOTS OF POTENTIAL FOR THIS MAGNIFICENT HOME ****

April 25, 2018