

**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD**

Tuesday, July 14, 2015

City Hall

Conference Room

126 W. Main St.

5:30 P.M.

1. Call to Order
2. Approve Minutes of June 2015 Regular Meeting *Pp 1 - 3*

APPLICATIONS

3. Application #15-51 by John Akin on behalf of Bob and Denise Bauer to construct an approximate 34' x 15' addition to rear of house at 403 N. Adams *Pp 4 - 10*
4. Application #15-53 by Ben & Abigail Jones at 607 W. Main Street to: *Pp 11 - 26*
 - 1) Construct new covered porch on front of building
 - 2) Construct 680 square foot slab in rear of building
 - 3) Construct new 8' tall dog ear cedar and corrugated metal fence
 - 4) Construct 53' ADA ramp on rear of property

ACTION ITEMS

5. Demolition by Neglect property at 114 W. Austin
6. Demolition by Neglect property at 107 W. San Antonio
7. Demolition by Neglect property at 204 S. Crockett
8. Demolition by Neglect property at 503 W. Austin

SIGN OFF APPLICATIONS

9. #15-46 – Replace front façade of new building to remove porch – 319B E. Main (Rios)
10. #15-47 – Construct cedar stockade fence – 112 E. Travis (Hedgepeth)
11. #15-48 – Add decorative fence around children's area– 318 E. Austin (Washburne)
12. #15-49 – Construct 10 x 12 pergola – 314 W. Creek (Hoerster)
13. #15-50 – Construct 1 x 6 horizontal fence – 607 W. San Antonio (Saunders)
14. #15-51 – Make existing front door operable – 113 E. Main (Turbeville)
15. #15-54 - Paint cross in front of building at entrance – 203 S. Orange (St. Mary's)

ADJOURN

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
June 9, 2015
5:30 PM**

On this 9th day of June, 2015 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH
CHARLES SCHMIDT
ERIC PARKER
STAN KLEIN
JOHN MURAGLIA
LARRY JACKSON

ABSENT: DAVID BULLION
KAREN OESTREICH
MIKE PENICK

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
KYLE STAUDT - Building Official
BROC SCHULZ – Building Inspector
TAMMIE LOTH – Development Coordinator

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

Charles Schmidt moved to approve the minutes from the May 2015 regular meeting. Eric Parker seconded the motion. All voted in favor and the motion carried.

APPLICATIONS

Application #15-44 by Billy & Sharon Grona to demolish two residences and outbuilding located at 316 E. San Antonio – Billy and Sharon Grona presented the application and noted there is a main house, an apartment, a dog house and a storage shed on the property and they would like to remove every structure. Stan Klein asked how wide the lot is and Mr. Grona noted it is 40 feet wide. Larry Jackson asked what the property will be used for and Ms. Grona stated they want to add onto the Cameron House on Washington Street and part of this lot will be used for parking for the Cameron house and the remaining green space at the street is planned for some additional bed and breakfast units in the future. Ms. Grona added they will also leave some green space on the back of the lot. Mr. Klein asked if the large tree in the front will have to come down and Ms. Grona stated it would. Ms. Grona added they will take down the fences on the property and put up some retaining walls and a sidewalk. Mr. Klein noted the building on the property is low rated and it is an early building that has been modified. Mr. Klein stated in this block there is another parking lot and a drive access to a commercial

business. Mr. Klein asked the applicants if they are planning on using the existing ramp. Mr. Grona noted they plan to widen the ramp and use it but if that is not possible they will take it out and construct a new one. Mr. Klein stated there are volumes of buildings being removed and while the main building has no value, he would like the look of this property to be softened with landscaping and trees. Ms. Grona noted they plan to landscape the property.

Charles Schmidt moved to approve Application #15-44 and Eric Parker seconded. All voted in favor and the motion carried.

ACTION ITEMS

Demolition by Neglect property at 114 W. Austin Street

Kyle Staudt, Building Official, stated this property was brought to his attention by a member of the Board. The Board looked at photos of the structure and it was noted the left side of the porch is being held up by a 2x4. Eric Parker noted the opposite side of the porch was also leaning. Sharon Joseph noted a letter has not been sent to the owners yet, the property was just being discussed to see if action needed to be taken.

Stan Klein moved to send a Demolition by Neglect letter to the owners of property at 114 W. Austin Street. John Muraglia seconded the motion. All voted in favor and the motion carried.

Demolition by Neglect property at 405 W. Austin

It was noted the wrong address was given and the property at this address is not in danger of demolition by neglect. It was determined the property that should be considered for demolition by neglect is located close to the corner of Edison and Austin. City Staff noted they would determine the correct address and put the property on the next agenda.

DISCUSSIONS

Clarence Bryk

Mr. Bryk, owner of property at 417 W. San Antonio Street, asked to speak to the Board about new construction in the historic district. Mr. Bryk noted a 1850 home located next to his property just sold and the owner is wanting to add three new bed and breakfast rock structures. Mr. Bryk stated that will change the character of the neighborhood. Mr. Bryk noted this is a very historic property and something that should definitely be preserved. Sharon Joseph commented they are of the same mind, which is represented by them volunteering to serve on the Board, but they only serve in advisory capacity regarding new construction. Stan Klein explained they do have purview over scale and effect on the neighborhood as far as new construction goes and they will evaluate any plan that comes before them.

Board Appointments

Brian Jordan, Director of Development Services, noted three members of the Board have terms that are expiring and an alternate position that is open. Mr. Jordan asked members who have terms expiring to

provide him with a letter stating they would like to be re-appointed or noting their desire to step down from the Board. Mr. Jordan also encouraged the members to let him know if there is someone they know of that would be interested in serving on the Board or if there is someone they believe the City should approach to ask to serve on the Board.

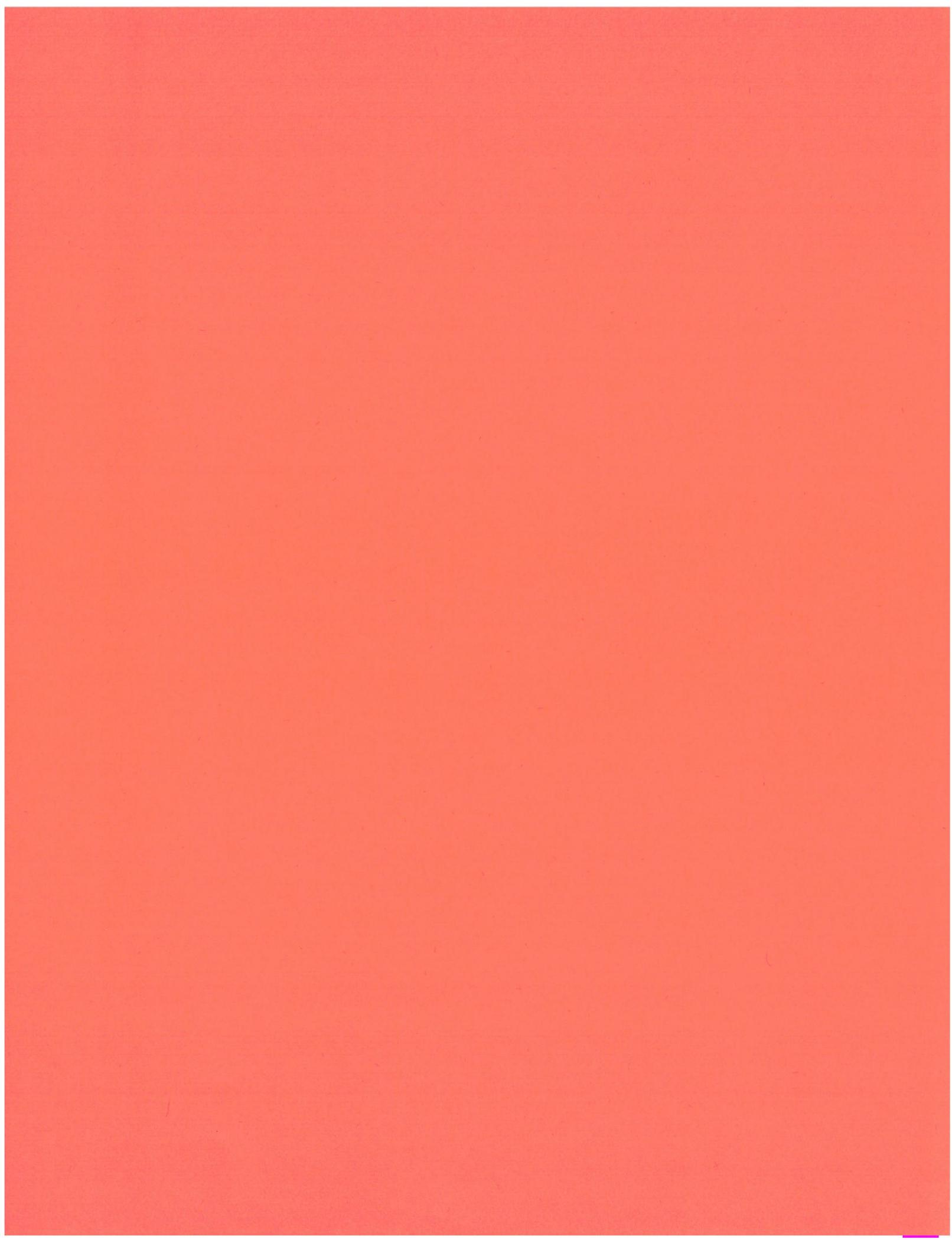
ADJOURN

With nothing further to come before the Board, John Muraglia moved to adjourn. Stan Klein seconded the motion. All voted in favor and the meeting was adjourned at 6:04 p.m.

PASSED AND APPROVED this the 14th day of June, 2015.

SHELLEY BRITTON, CITY SECRETARY

SHARON JOSEPH, CHAIRMAN



**Historic Review Board
Application Information**

Application Number: 15-51
Date: July 9, 2015
Address: 403 N Adams
Owner: Bob and Denise Bauer
Applicant: John Akin
Rating: Medium
Proposed Modifications: See attached.
Neighborhood Characteristics: The subject property is in the Historic District.
Staff Comments: The scope of the project justifies Board review.

General Notes:

The mandatory functions of the Board include the following:

(1) Removal, addition or modification of architectural detail. The distinguishing historic qualities or character of a building, structure, or site and its environment shall not be destroyed. Removal or modification of any historic material or distinctive architectural features may be accomplished upon issue of certificate of appropriateness; however, this should be avoided when possible. Architectural features include but are not limited to exterior wall materials, windows, railings, decorative woodwork, masonry, or stone elements.

(2) Paint color and application. Traditionally, the base colors of Fredericksburg's buildings have been soft muted shades of greens, blues, whites, and tans. In order to continue the historic integrity of the buildings in the district, these colors continue to be acceptable today, and do not require review or issuance of a certificate. The building official shall determine whether or not the proposed color is within the approved list of colors. Base colors such as vibrant or "hot" shades, dark deep shades, and black shades are not acceptable. If one wishes to use these colors, a certificate of appropriateness must be granted in advance of paint application. The painting of existing historic buildings composed of materials such as unpainted stone or unpainted masonry is prohibited.

(3) New construction in historic districts. The board will review all new construction plans within Historic Districts in order to ensure visual compatibility with the surrounding buildings and environment in relation to height, gross volume, proportion, design harmony and setback.

The advisory functions of the Board include the following:

- (1) The effect of the proposed change on the general historic, cultural, and architectural nature of the historic district or landmark.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, or walkway.
- (3) The general design, arrangement, texture, color, and material of the building, or structure, and the relation of such factors to similar features of buildings, or structures, in the district. This consideration shall not be the aesthetic appeal of the structure to the board nor the proposed remodeling, but rather its conformity to the general character of the particular historic area involved.
- (4) Conformance of signage to the general historic, cultural, and architectural character of the historic district or landmark.
- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
- (6) The general and specific Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as issued by the secretary of the interior.
- (7) The importance of finding a way to meet the current needs of the property owner and the importance of approving plans that will be economically reasonable for the property owner to carry out.

Preservation Priority Rating. Three-tier rating system used in the 2002 *Fredericksburg Historic Resource Survey* to evaluate all properties within, and adjoining to, the City's Historic District. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change.

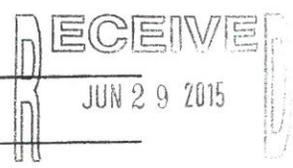
HIGH rating. The most significant properties identified in the 2002 *Fredericksburg Historic Resource Survey*. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

MEDIUM rating. Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the Historic District's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the Historic District or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

LOW rating. Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual fifty (50) year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than fifty (50) years of age, but which nevertheless may have relative value within the Historic District, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

15-51

Application for Certificate of Appropriateness



Application Date: 29 June 2015

Application Complete: _____

Property Address: 403 N ADAMS

Legal Description: _____

Owner: BOB AND DENISE BAUER Phone No. (443) 878-6168

Address: 403 N ADAMS, FREDERICKSBURG, TEXAS 78624

Applicant: JOHN AKIN AKIN CONSTRUCTION Phone No. (830) 456-5870

Address: 246 GALLE HOLT ROAD FREDERICKSBURG, TEXAS 78624

Description of External Alteration/Repair or Demolition: ADDING FIFTEEN FEET TO BACK OF HOME TO ACCOMMODATE NEW BEDROOM AND LIVING SPACE. MATCH EXISTING WOOD SIDING AND COLORS.

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: ADDITION WILL MATCH EXISTING STRUCTURE IN DESIGN AND APPEARANCE.

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: NONE

Drawing Sketch Date Submitted: _____ Historic Photograph

Desired Starting Date: 15 AUGUST 2015 Desired Completion Date: 15 NOVEMBER 2015

SURVEY RATING: High Medium Low None
 RTHL: Estimated Date of Construction _____

APPLICANT SIGNATURE: [Signature] Date: 6/29/15
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

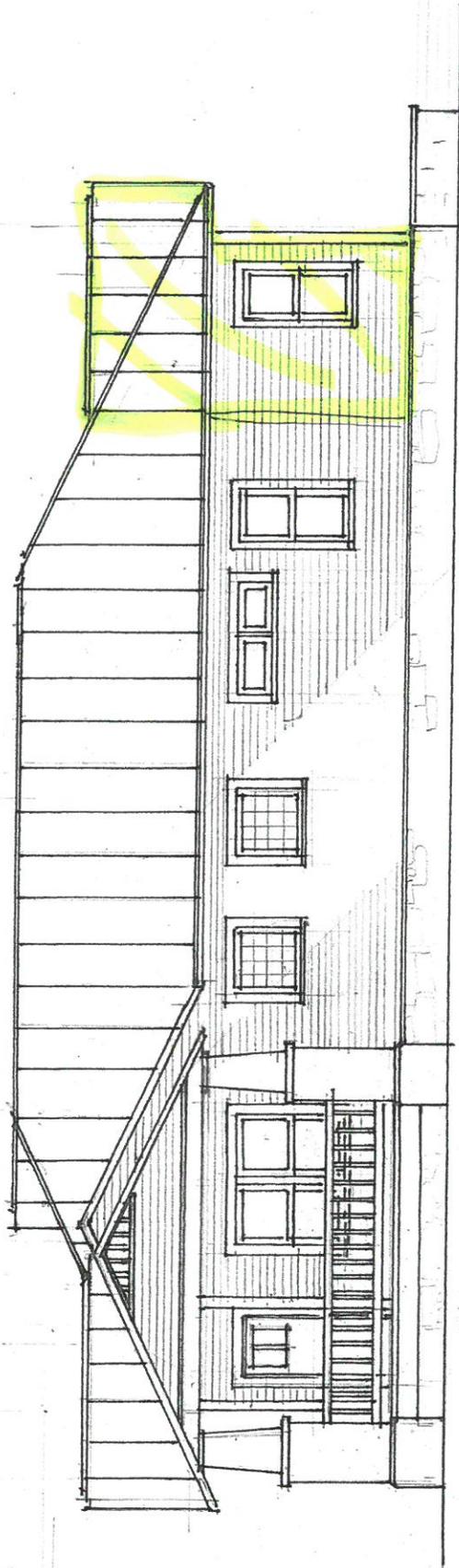
[Signature] Date: 6/30/15 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination Date _____ Insignificant Significant
(Max 7 days)

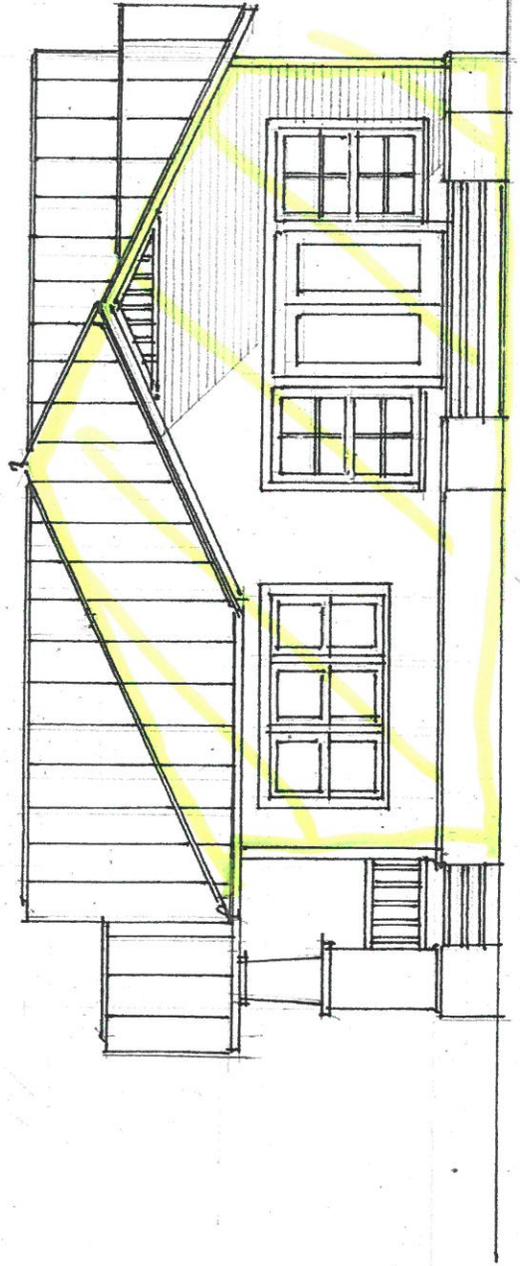
Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$20.00

6

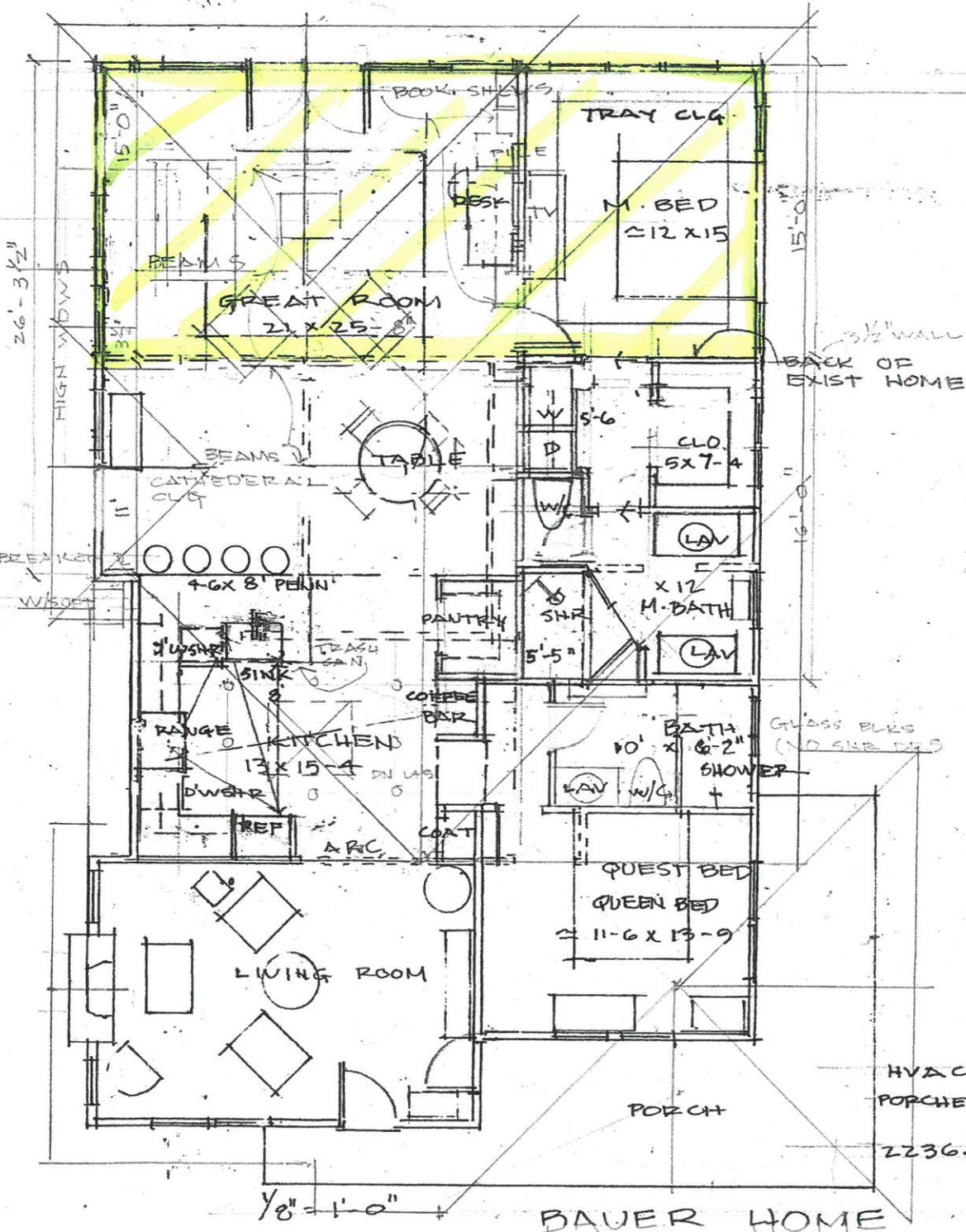


SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

BAUER RESIDENCE



HVAC 17 ≈ 50 F
 PORCHES ≈ 50 F
 2236.25 TOTAL

BAUER HOME

JUNE 17 2015

Inventory of Properties

211 -? N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 580
 Address 211 -? N. Adams
 Date 1900
 Stylistic Influence _____
 GCAD Hyperlink [R74615](#)
 Owner ATWELL, FAMILY INVESTMENTS LTD
 Historic District Yes Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

Notes Window openings and primary entry door transom infilled w/plywood panels.

1983 Historic Resources Survey	
Previous Site No.	16
Previous Ranking	3
Previous Photo References	
Roll	30
Frame	2

303 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 579
 Address 303 N. Adams
 Date 1990
 Stylistic Influence vernacular
 GCAD Hyperlink _____
 Owner _____
 Historic District Yes Historic District
 Assessment Does not appear on Sanborn map updated to 1945

Notes

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	
Roll	_____
Frame	_____

304 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 819
 Address 304 N. Adams
 Date 1918
 Stylistic Influence Art Deco
 GCAD Hyperlink [R14112](#)
 Owner CONNELLY, ROBERT
 Historic District No Outside Historic District
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration. Outstanding decorative features contribute to the resource's significance. Property contributes significantly to local history or broader historical patterns.

Notes

1983 Historic Resources Survey	
Previous Site No.	17
Previous Ranking	2
Previous Photo References	
Roll	8
Frame	5

403 N. Adams



2002-05 Re-evaluation

High Medium Low

Site ID No. 672
 Address 403 N. Adams
 Date 1920
 Stylistic Influence Craftsman
 GCAD Hyperlink [R14867](#)
 Owner GRIER, CHARLES W & MARJORIE
 Historic District Yes Potential Historic District
 Assessment Typical example of a distinctive building plan that has suffered minor or no alterations.

Notes

1983 Historic Resources Survey	
Previous Site No.	18
Previous Ranking	3
Previous Photo References	
Roll	8
Frame	26

404 N. Adams



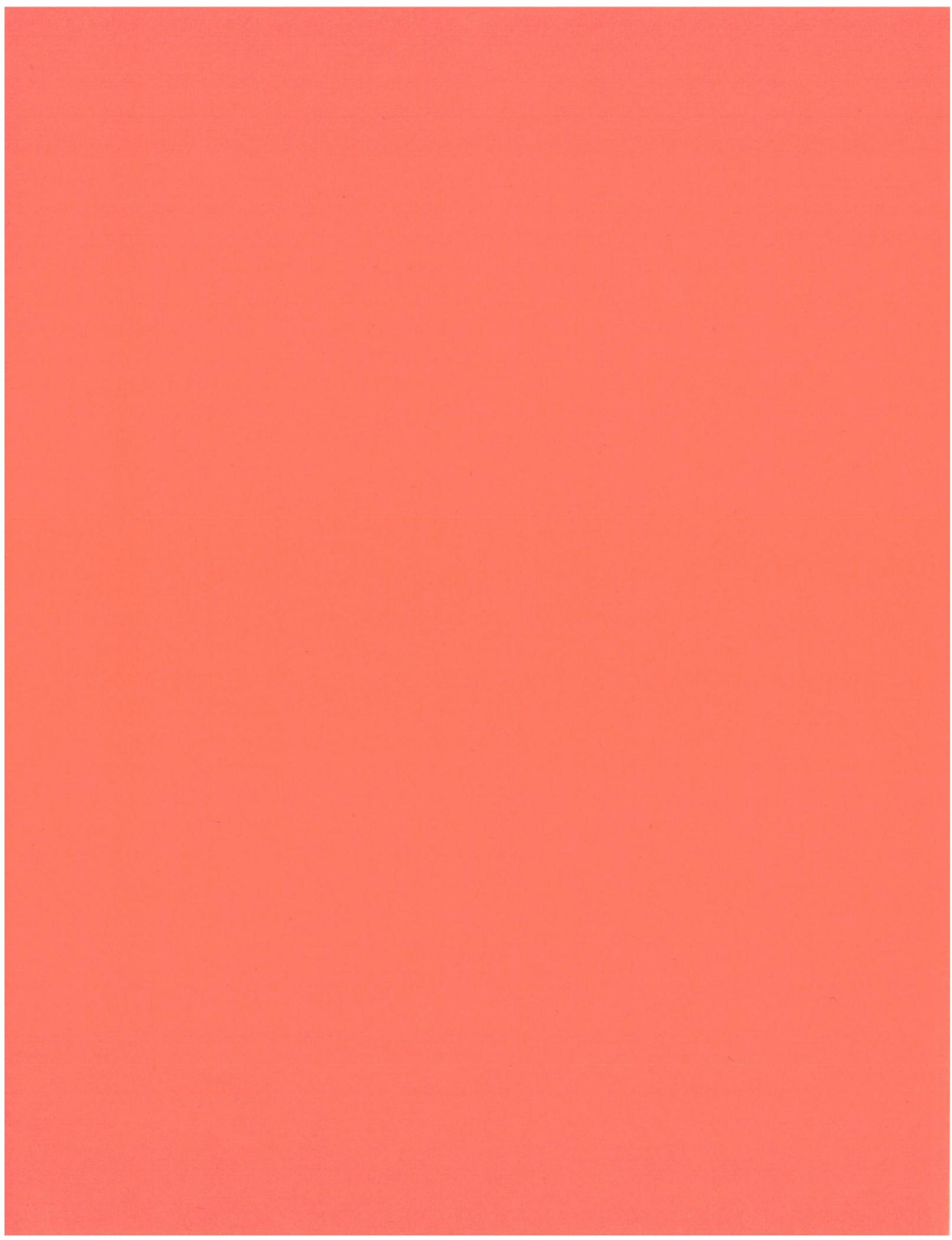
2002-05 Re-evaluation

High Medium Low

Site ID No. 869
 Address 404 N. Adams
 Date 1960
 Stylistic Influence _____
 GCAD Hyperlink [R28520](#)
 Owner MILLER, EUGENE H
 Historic District Yes Potential Historic District
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	
Roll	_____
Frame	_____



**Historic Review Board
Application Information**

Application Number: 15-53
Date: July 9, 2015
Address: 607 W. Main
Owner: Jim Garner
Applicant: Abigail Jones
Rating: Low
Proposed Modifications: See attached.
Neighborhood Characteristics: The subject property is in the Historic District.
Staff Comments: The scope of the project justifies Board review.

General Notes:

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- (5) The effects of the proposed change to the value of the historic district or landmark as an area of unique interest and character.
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Application for Certificate of Appropriateness

Application Date: 6/29/2015 Application Complete: _____

Property Address: 607 B West Main Street

Owner: Jim Garner Phone No. 830 456 2640

Address: POB 404 FBI Texas 78024

Applicant: Abigail Jones Phone No. 512 551 2400

Address: 136 E Main St. Fax No. _____

Description of External Alteration/Repair or Demolition: Adding Patio/Fence to back

New 8' tin fence, front patio/porch, (repair)

680 sq. ft slab (back of property), 53' ADA ramp

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site: Add valve + cohesive harmony amongst

existing structures

Any circumstances or conditions concerning the property which may affect compliance with the ordinance: _____

607 A is not part of our lease; see Exhibit E highlighted.

Drawing Sketch Date Submitted: 6/29 Historic Photograph

Desired Starting Date: July 3, 2015 Desired Completion Date: July 30, 2015

SURVEY RATING: High Medium Low None

RTHL: Estimated Date of Construction July 3, 2015

APPLICANT SIGNATURE: Abigail Jones
The Applicant certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property

[Signature] Date 6/30/15 Insignificant Significant
Building Official's Determination (Max 7 days)

Chairman's Determination (Max 7 days) Insignificant Significant

Meeting Date (40 days max. after complete application) _____ Notice to Applicant: _____

APPLICATION FEE: -\$10.00 plus Board Review; CERTIFICATE OF APPROPRIATENESS-\$40.00

ELEVATIONS

Street Frontage and West Alley Elevations

NOTES:
Proposed change of use to
Cocktail Lounge from General
Retail Sales

Zoning Classification: C-2
Front Setback: 15 ft.
Side Setback: 0 ft.
Rear Setback 0 ft.
Height Restriction: 38 ft.

Within Historic District
Outside CBD

607 West Main, Fredericksburg, TX

"The Coop" Cocktail Lounge
Client: Abbi Jones
(512) 557-2400
ajones@vintageeventplanning.com

SHEET
4 OF 4

Date: 7/1/2015
Drawn By: Kirsten Jahn, MA

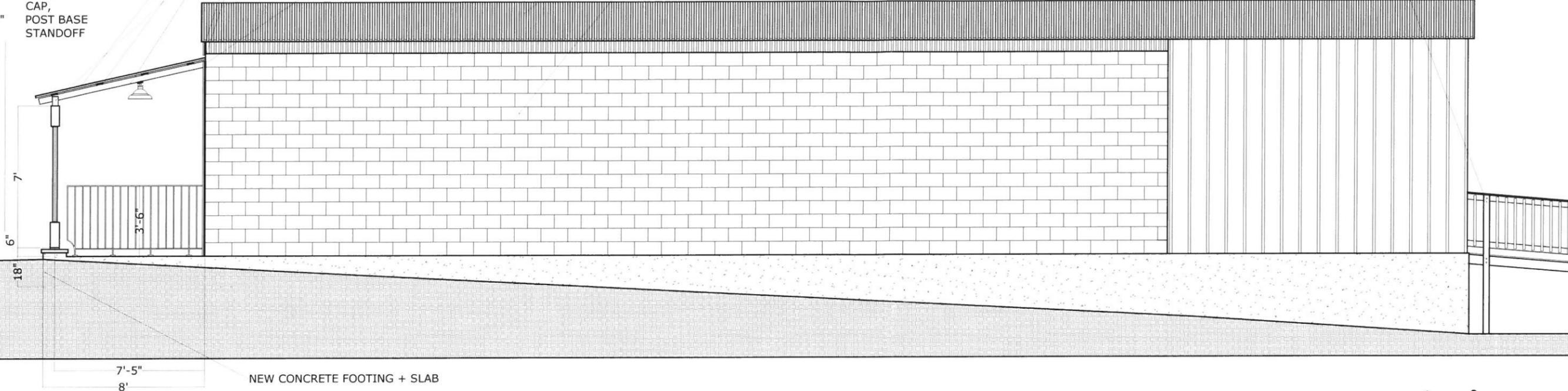
NEW CORRUGATED METAL ROOF
1 X 4 PURLIN STRAPING
4 X 4 JOIST
4 X 6 BEAM
NEW BOARD + BATTON SHEATHING WITH MOISTURE BARRIER
NEW FLASHING

EXISTING CORRUGATED METAL ROOF
EXISTING CMU EXTERIOR ENVELOPE

RAMP TO BACK PATIO

SIMPSON STRONG TIE HUC44XSLD13
4 X 4 JOIST TO CMU HANGER

3" COLUMN
FOOTING UPLIFT,
THICK LIMESTONE
CAP,
POST BASE
STANDOFF



1 "The Coop" West Alley Elevation
3/16" = 1'-0"



SIMPSON STRONG TIE CONCEALED POST BASE WITH 1" STANDOFF
NEW FLASHING + CORRUGATED METAL ROOF
ARCHITECTURAL SALVAGE DOORS AND SIDELIGHTS
4 X 4 JOIST
NEW BOARD + BATTON SHEATHING WITH MOISTURE BARRIER
ARCHITECTURAL SALVAGE COLUMNS
18" X 16" X 2" LIMESTONE CAP
SET WITH PROPER ADHESIVE

ALLOW FOR PASSAGE OF DOWNSPOUT FROM 607-A CORNER GUTTERS



2 "The Coop" Street Frontage Elevation
3/16" = 1'-0"



14

ELEVATION



Hardboard and baton
with batons every 12 inches.

Color:

Hardboard: Benjamin Moore Chili Pepper
Columns and Small Panel near Doors: Valspar Dairy Bell
Stain on Doors: Dark Mahogany

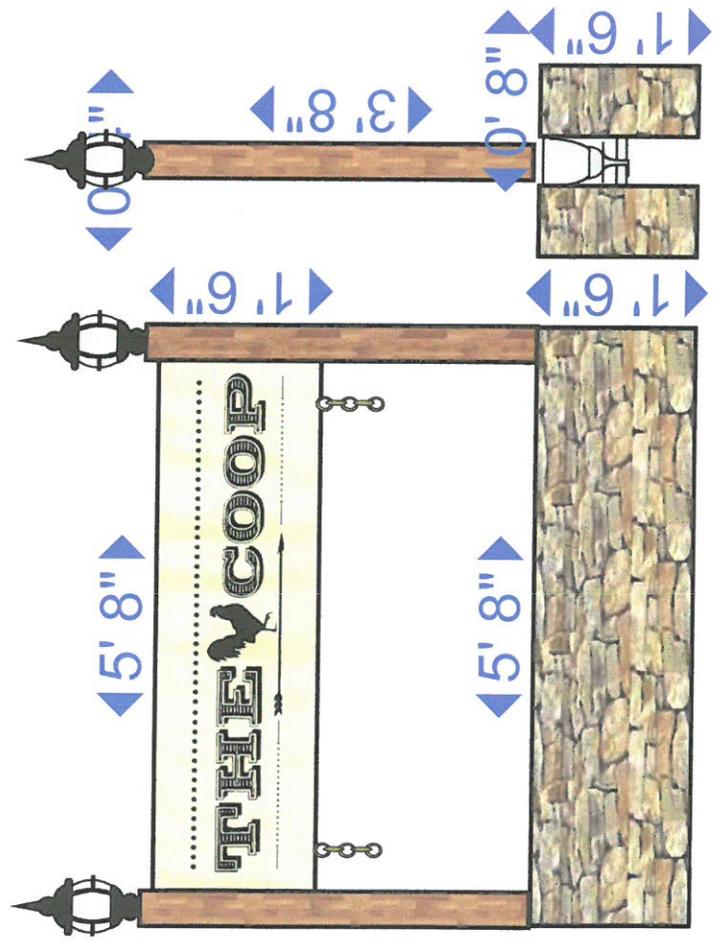


Front Doors



Dark Mahogany

Sign



Examples of Acceptable / Unacceptable Lighting Fixtures

FIGURE C

Unacceptable / Discouraged

Fixtures that produce glare and light trespass

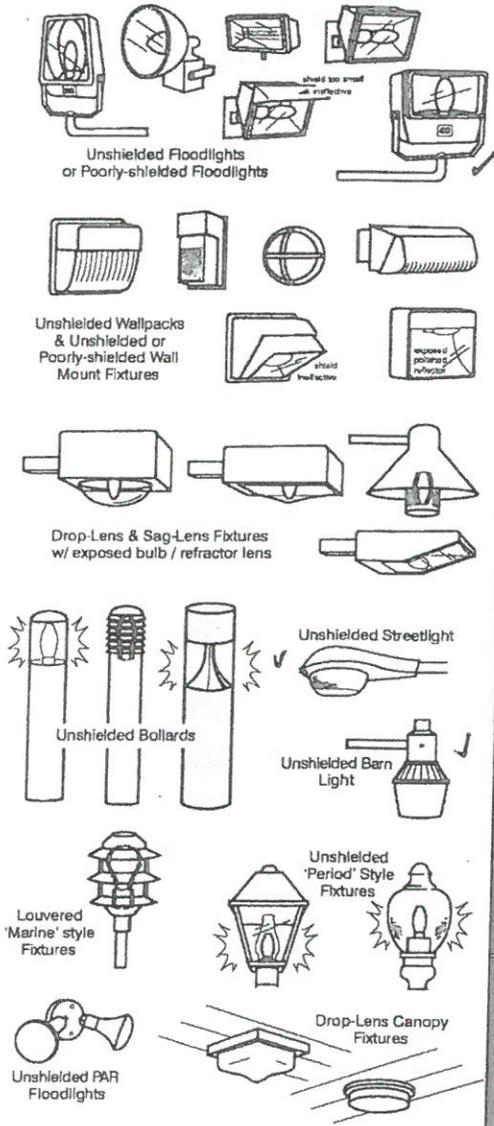


FIGURE D

Acceptable

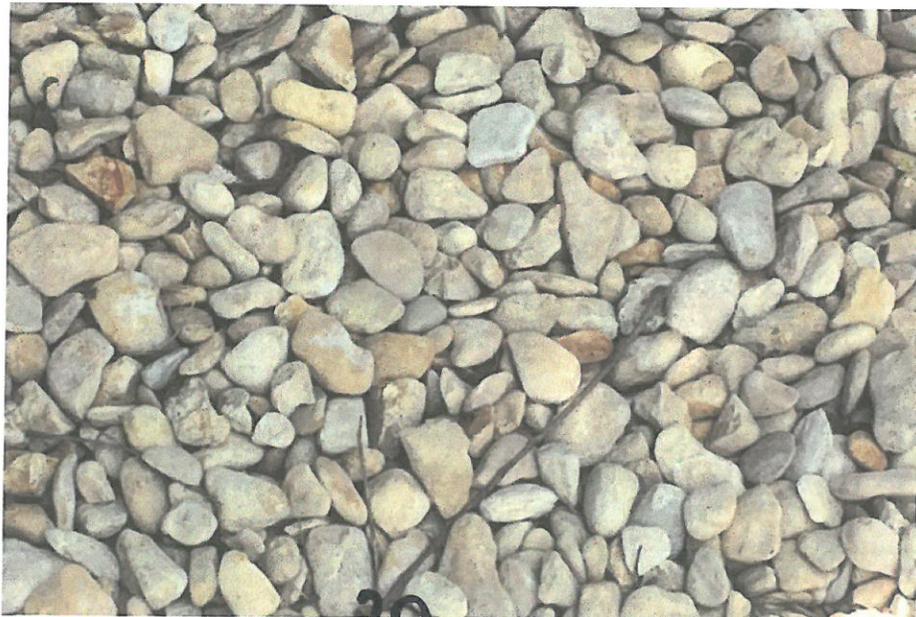
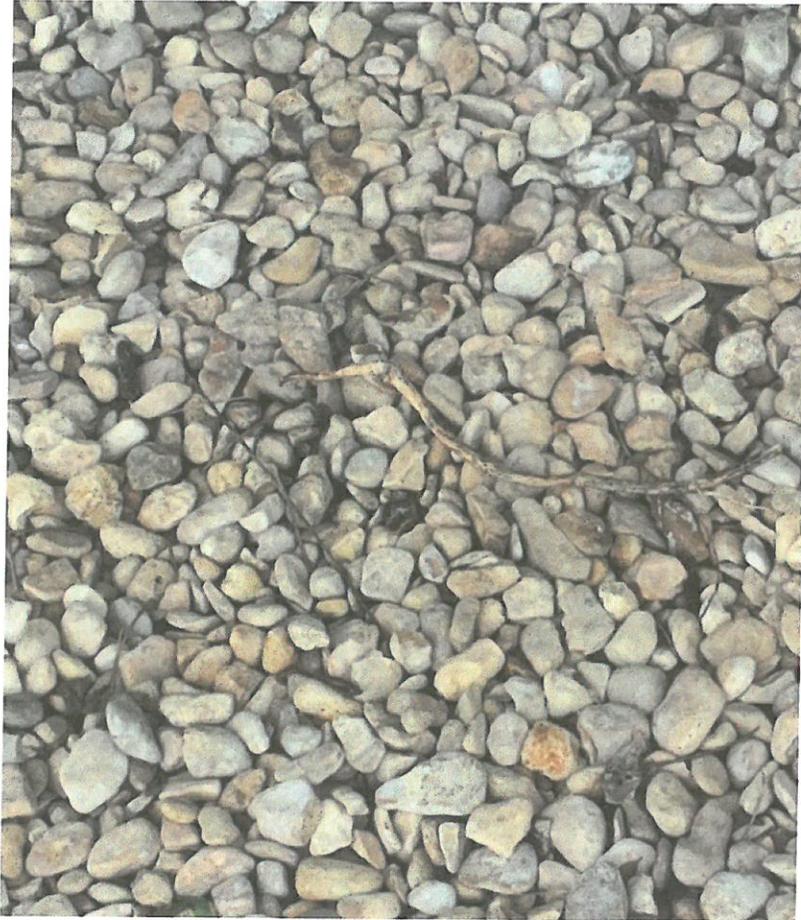
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Top Fixture for Sign

The lights on the left are non-conforming due to inadequate shielding. Those on the right can be used in most cases; however, the mounting height and proximity to the property line may require additional shielding to prevent the luminous elements from being visible from any other property.

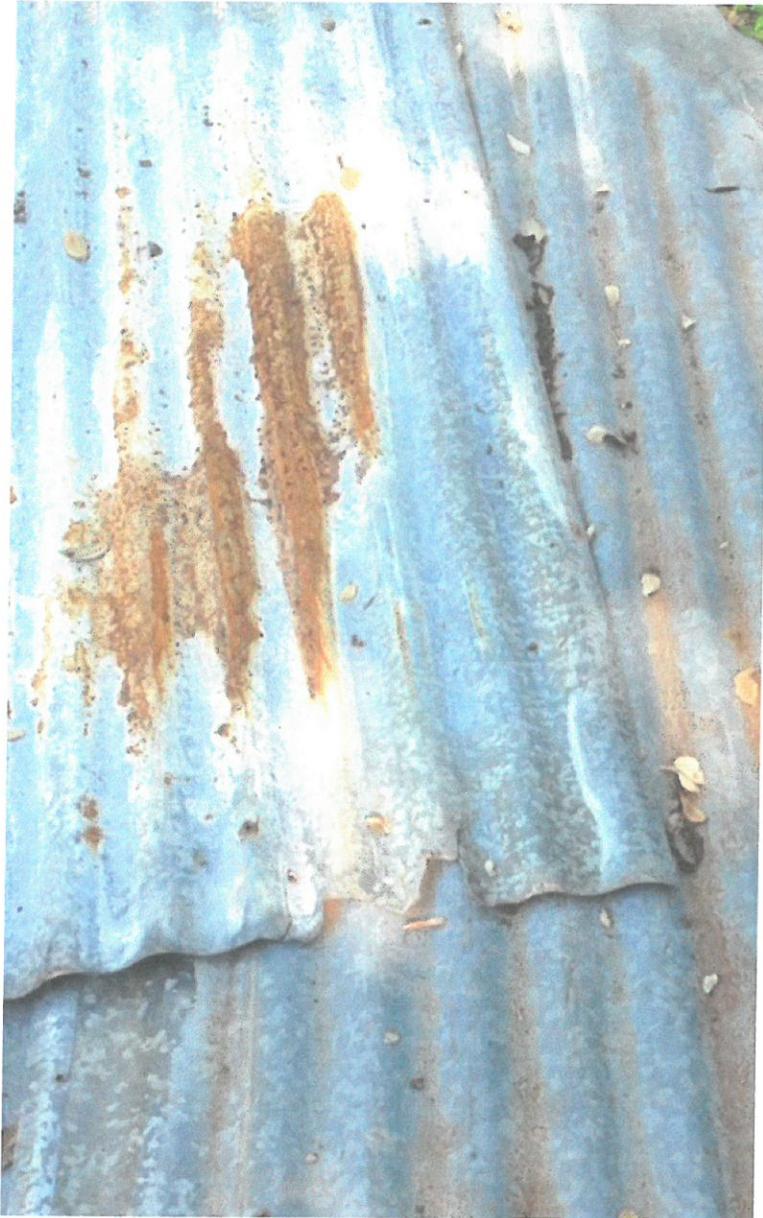
Fill for Front Patio



Columns for Front Patio
Measurements: 7 x 5 ¾



Tin for Fence and Front Overhang



Tin and Wood Fence

Materials: Old Tin and Cedar Pickets



Inventory of Properties

601 A W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 760
Address 601 A W. Main
Date 1920
Stylistic Influence vernacular
GCAD Hyperlink [R17845](#)
Owner WARD, JOHNNIE Q II & ELAINE H
Historic District No Outside Historic District
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

1983 Historic Resources Survey
Previous Site No. _____
Previous Ranking _____
Previous Photo References
 Roll _____
 Frame _____

Notes

602 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 331
Address 602 W. Main
Date 1855
Stylistic Influence vernacular
GCAD Hyperlink [R2288](#)
Owner WILBURN, LYNNE
Historic District Yes Historic District
Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

1983 Historic Resources Survey
Previous Site No. 507
Previous Ranking 1
Previous Photo References
 Roll 33
 Frame 19

Notes Betz-Kammlah Home. Original porch replaced.

602 (rear) W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 330
Address 602 (rear) W. Main
Date 1970
Stylistic Influence vernacular
GCAD Hyperlink [R2288](#)
Owner WILBURN, LYNNE
Historic District Yes Historic District
Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

1983 Historic Resources Survey
Previous Site No. _____
Previous Ranking _____
Previous Photo References
 Roll _____
 Frame _____

Notes Resource was erected c. 1970 and shares the lot with the house at 602 W. Main.

605 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 220
Address 605 W. Main
Date _____
Stylistic Influence _____
GCAD Hyperlink [R20203](#)
Owner BOPP, FRIEDHELM C
Historic District Yes Historic District
Assessment Resource is an empty lot.

1983 Historic Resources Survey
Previous Site No. 509
Previous Ranking 2
Previous Photo References
 Roll 33
 Frame 13

Notes

607 W. Main



2002-05 Re-evaluation

High Medium Low

Site ID No. 219
Address 607 W. Main
Date 1950
Stylistic Influence _____
GCAD Hyperlink [R20205](#)
Owner GARNER, JIM C
Historic District Yes Historic District
Assessment Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

1983 Historic Resources Survey
Previous Site No. _____
Previous Ranking _____
Previous Photo References
 Roll _____
 Frame _____

Notes