# CITY OF FREDERICKSBURG
# HISTORIC REVIEW BOARD
## Tuesday, September 10, 2013
## City Hall
## Conference Room
## 126 W. Main St.
## 5:30 P.M.

1. Call to Order

2. Approve Minutes of August 2013 Regular Meeting *Pp 1 - 3*

**APPLICATIONS**

3. Application #13-65 (follow-up) by Billy & Sharon Grona at 341 E. Main Street to consider design of proposed 10 unit lodging / bed and breakfast development *Pp 4 – 13*

4. Application #13-70 by Dan Pfeiffer at 102 S. Lincoln to make the following alterations to the west exterior: *Pp 14 - 29*
   1) Remove rotted exterior wall and two old windows for new storefront glass, approximately 16' x 90"
   2) Add new 36" x 96" four glass paneled painted door
   3) Remove plywood under soffit and around one beam
   4) Paint new wood same existing color

   and to the east exterior:
   1) Relocate electric power pole and meter to southeast corner of building
   2) Remove old concrete steps
   3) Remove old cedar post hitching post
   4) Remove old sliding door
   5) Install new 42" x 96" four panel glass insert door
   6) Install new park bench seating with handcrafted cedar slab seating
   7) Trim and re-landscape exterior planting

**DISCUSSIONS**

5. Update on the priority rating and cost of the required repairs at the Old Methodist Episcopal Church located at 600 E. Main Street

**SIGN OFF APPLICATIONS**

6. #13-68 Replace roof covering – 247 W. Main (Metzger)
7. #13-69 Replace roof – 426 W. Main (Hartmann)
8. #13-71 Replace boards and relocate door – 207 Mistletoe (Bumpass)
9. #13-72 Paint exterior, add railing, trim and gable decoration to porch – 212 W. Creek (Breneman)
10. #13-73 Replace roof with standing seam metal – 304 N. Llano (Teague)
11. #13-74 New privacy fence and standing seam metal roof, repairs to exterior – 207 S. Edison (Beall)
12. #13-75 Replace roof on main structure, guesthouse and barn – 714 W. San Antonio (Harpold)
13. #13-76 Replace rotten boards and molding on upstairs porch – 125 E. Main (Buttery)

**ADJOURN**

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

**HISTORIC REVIEW BOARD**
**August 13, 2013**
**5:30 PM**

On this 13th day of August, 2013 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
LARRY JACKSON
KAREN OESTREICH
DAVID BULLION
MIKE PENICK
STAN KLEIN
CHARLES SCHMIDT
ERIC PARKER
BURLEIGH ARNECKE

ABSENT: J. HARDIN PERRY

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
KYLE STAUDT - Building Inspector
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 PM by Sharon Joseph.

**MINUTES**

Eric Parker moved to approve the minutes from the July 2013 regular meeting. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #13-65 by Billy & Sharon Grona at 341 E. Main Street to demolish existing building and construct new 10 unit lodging / bed and breakfast development** – Cass Phillips presented the application. Also present were John Klein, consulting architect, Randy Chastain, engineer, Chris Kaiser, builder, and Billy and Sharon Grona, developers and owners. Mr. Phillips stated the owners would like to construct a 10 unit lodging facility. Mr. Phillips noted he found historic photos from the 1940's and added the gas station that has stood on the property for many years was built in the 1920's. Mr. Phillips commented the building had served as a filling station until the current owners purchased the property. Mr. Phillips noted there is access from both Main Street and Washington. Mr. Phillips stated the owners are proposing a 3-story lodging facility with four B&B units on the main floor, three on the middle floor and one large suite on the top floor. Mr. Phillips commented the city is planning to put a new sidewalk along Washington and the owners would like to tie that into their project. The Board then watched video of the area of the proposed project. Stan Klein asked what the height of the adjacent

building's parapet wall is and Mr. Phillips noted he believes it is 34 – 36 feet. Mr. Klein commented it is pretty close to the height of the proposed building. Mr. Klein stated the façade of the proposed building sets back approximately 9'3" from the façade of the existing building. Mrs. Grona noted they set it back because they wanted to have some green area. Mr. Phillips stated the stone will be a traditional mixed color stone with a random pattern and a smeared mortar. Mr. Phillips stated they are still looking at variations of roof material and are leaning toward a shake or standing seam metal roof. Mr. Phillips explained they are not trying to reproduce anything, but compliment what is already in place and they feel the Nimitz building will still be the dominate structure, as it should be. Sharon Joseph asked why they believe the Nimitz will be the dominate structure because she feels this building will take over. Mr. Klein asked what the roof eave height is of the Cameron House located on the adjoining property on Washington. Mr. Phillips explained the property where the Cameron House sits falls approximately six feet from the subject property, so they have that distance working against them before any structures are built. Ms. Joseph commented the difference in the height of the buildings will be approximately nine feet and Mr. Phillips stated it will be more than that. John Klein noted the eave of the second story of both buildings will align. Stan Klein questioned the 3-story porch that mimics the Nimitz across the street and stated it becomes more powerful than anything else on the corner. Mr. Klein explained they don't want the new building to compete with the Nimitz. John Klein noted if the 3rd story is taken off, there will just be more roof visible and the 3rd story porch breaks up the roof. David Bullion stated the proposed structure is a great anchor point, but noted he has concerns with it, one being the scale of the 3rd floor because there is nothing of that height or magnitude in the area and added it is very massive. Mr. Bullion noted another concern is that there are no rooflines that are even close to the proposed pitch and it does not fit on Main Street. Mrs. Grona stated they looked at putting a flat roof on the building but believe that makes it look very commercial. Mr. Bullion agreed the building does look residential and believes it is out of place. Mike Penick stated his concern is the Washington Street side is the most visible and there are no porches or anything to break up the wall. Mr. Penick suggested the applicants come up with a balcony or some dormers to minimize the size of the wall on Washington. Mr. Penick added the stone face of the dormer is another small detail that bothers him. He commented all the other dormers are plaster and he doesn't see the point of the stone and would rather it be all stucco. Larry Jackson stated coming from Hwy 290, the third floor balcony has some semblance to the Nimitz and he believes the applicants should get rid of the front dormer and balcony. Mr. Phillips asked if they could leave the dormer and take the balcony off if it is the issue. Eric Parker suggested widening the balcony, but there were comments that it will still compete with the Nimitz. Mr. Jackson commented they could make a much larger balcony without a roof covering. Ms. Joseph noted this is a two-part application and asked if anyone had any concerns about the old gas station being demolished and it was agreed there was no opposition.

Stan Klein moved to approve the demolition of the gas station building and David Bullion seconded the motion. All voted in favor and the motion carried.

Mr. Phillips asked that no judgment be made and he provide a 3D rendering for the Board to better visualize what the project will look like in relation to the surrounding buildings. Mr. Phillips stated he would like to work with the Board rather than have the project dismissed altogether. Ms. Grona added the balcony is a very important part of the building and it will be important to the person that is staying in the top suite. Ms. Joseph agreed that is true, and they

can all see that point of view from the person staying in the suite, but noted the Board is charged with keeping any new structure from dominating a historic building.

Charles Schmidt moved to table the portion of Application #13-65 that deals with new construction and Eric Parker seconded the motion. All voted in favor and the motion carried. Mr. Klein added this is a very important and positive project, but it is important that the Board is comfortable that it be constructed in the spirit of what the ordinance is all about and be clear what the end project will look like.

**DISCUSSIONS**

**UPDATE ON THE OLD METHODIST EPISCOPAL CHURCH AT 600 E. MAIN STREET** – Kyle Staudt, Building Inspector, stated he met Richard Laughlin and Bernardo Gomez at the site to do a thorough inspection of the building to determine what repairs were needed to save the building from demolition by neglect. Mr. Staudt noted Mr. Laughlin created an itemized list of repairs and added the building is in a worse condition than the Board originally thought. Mr. Staudt noted Dr. Phillips is back in the states and will again be involved in getting the necessary repairs accomplished. Ms. Joseph noted the Board still wants an estimated amount of funds needed for the repairs so they can present that to the City Council. Mr. Staudt stated Mr. Laughlin is working on a dollar value for the repairs. Ms. Joseph noted the item should be put back on the agenda for the next meeting to discuss the cost for the required repairs.

**ELECT CHAIR AND VICE-CHAIR** – Eric Parker moved to elect Sharon Joseph as Chair and Larry Jackson as Vice-Chair. David Bullion seconded the motion. All voted in favor and the motion carried.

**ADJOURN**

With nothing further to come before the Board, Stan Klein moved to adjourn. Eric Parker seconded the motion. All voted in favor and the meeting was adjourned at 6:21 p.m.

PASSED AND APPROVED this the 10th day of September, 2013.

_____ _____

SHELLEY BRITTON, CITY SECRETARY SHARON JOSEPH, CHAIRMAN

**Historic Review Board**
**Application Information**

| | |
|---|---|
| **Application Number:** | 13-65 |
| **Date:** | August 5, 2013 |
| **Address:** | 341 E. Main |
| **Owner:** | Billy and Sharon Grona |
| **Applicant:** | Billy and Sharon Grona |
| **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:**

**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.

13-65

# Application for Certificate of Appropriateness

Application Date: July 29 2013 Application Complete: July 29, 2013

Property Address: 341 E. Main

Owner: Billy + Sharon Grona Phone No. 830 889 9276

Address: 341 E. Main

Applicant: Billy + Sharon Grona Phone No. 830 889 9276

Address: 341 E. Main Fax No.

Description of External Alteration/Repair or Demolition: Demo Mahaley Building at 341 E. Main construct 10 unit Lodging

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

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

☒ Drawing ☐ Sketch Date Submitted: 7.29.13 ☒ Historic Photograph

Desired Starting Date: Nov 1 2013 Desired Completion Date: Nov 1 2014

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐RTHL: Estimated Date of Construction

APPLICANT SIGNATURE: Sharon Grona

The Applicant *certifies that he/she is the Owner or duly authorized Agent for the Owner of the Property*

Date 7/29/13 ☐*Insignificant* ■*Significant*

*Building Official's Determination* *(Max 7 days)*

Date ☐*Insignificant* ☐*Significant*

*Chairman's Determination* *(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*

RECEIVED JUL 29 2013

4

**341 E. Main**

| | |
|---|---|
| *Site ID No.* | 836 |
| *Address* | 341 E. Main |
| *Date* | 1980 |
| *Stylistic Influence* | |
| *GCAD Hyperlink* | R13730 |
| *Owner* | SMITH, EDWIN V & SHIRLEY M FAMILY LIMITED PARTNERSHIP #1 |
| *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. |
| Notes | |

**1983 Historic Resources Survey**

| | |
|---|---|
| Previous Site No. | |
| Previous Ranking | |
| Previous Photo References | |
| Roll | |
| Frame | |

*2002-05 Re-evaluation*

☐ High ☐ Medium ☑ Low

**401 E. Main**

| | |
|---|---|
| *Site ID No.* | 440 |
| *Address* | 401 E. Main |
| *Date* | 1970 |
| *Stylistic Influence* | |
| *GCAD Hyperlink* | R17101 |
| *Owner* | GIVIGLIANO, RUTH KEIDEL |
| *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. |
| Notes | |

**1983 Historic Resources Survey**

| | |
|---|---|
| Previous Site No. | |
| Previous Ranking | |
| Previous Photo References | |
| Roll | |
| Frame | |

*2002-05 Re-evaluation*

☐ High ☐ Medium ☑ Low

**402 E. Main**

| | |
|---|---|
| *Site ID No.* | 403 |
| *Address* | 402 E. Main |
| *Date* | |
| *Stylistic Influence* | |
| *GCAD Hyperlink* | R26996 |
| *Owner* | ATWELL, RICHARD A |
| *Historic District* | Yes Historic District |
| *Assessment* | Resource is an empty lot. |
| Notes | Resource is an empty lot at the northeast corner of E. Main & N. Washington |

**1983 Historic Resources Survey**

| | |
|---|---|
| Previous Site No. | |
| Previous Ranking | |
| Previous Photo References | |
| Roll | |
| Frame | |

*2002-05 Re-evaluation*

☐ High ☐ Medium ☐ Low

**403 E. Main**

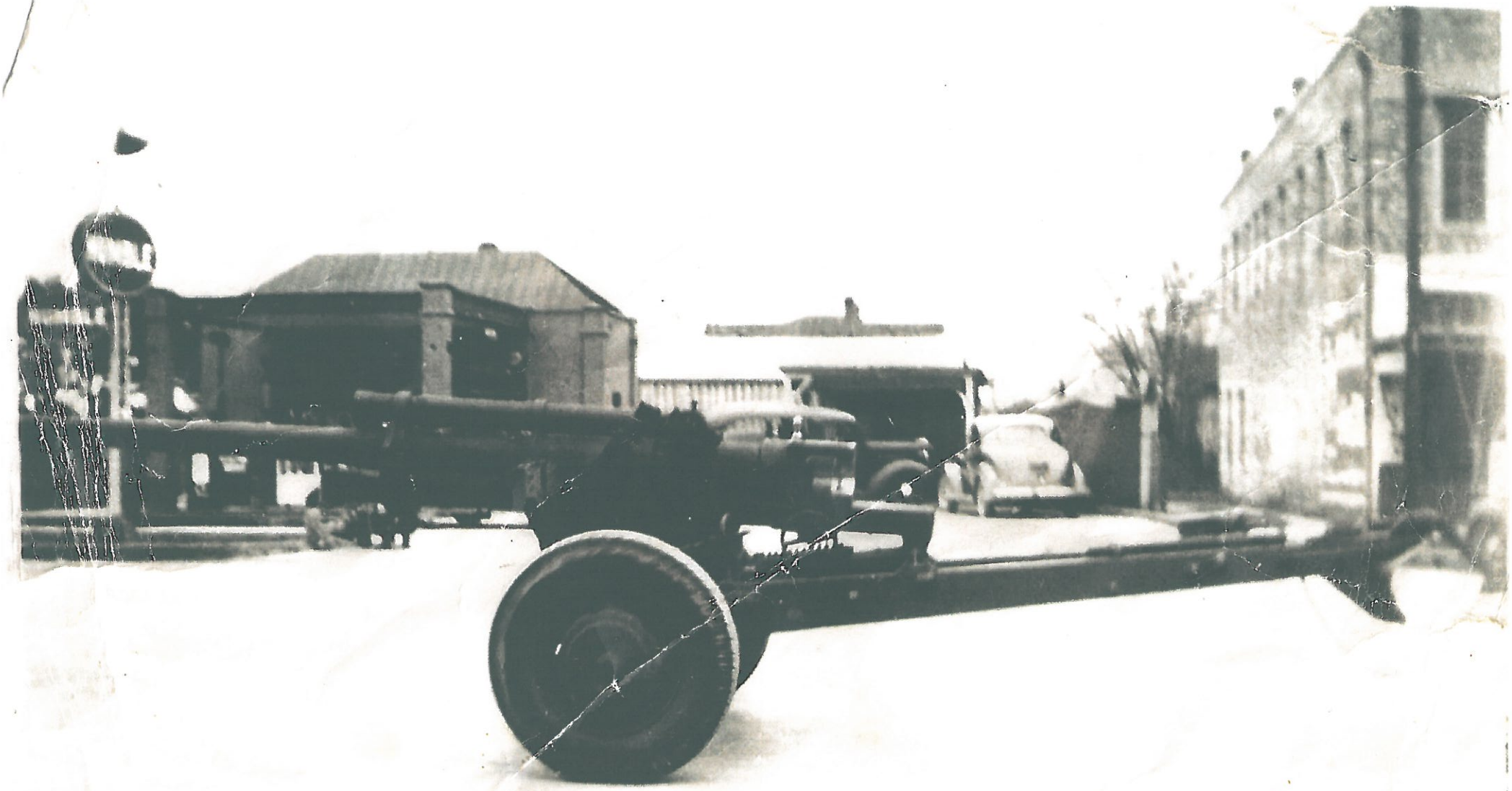
| | |
|---|---|
| *Site ID No.* | 439 |
| *Address* | 403 E. Main |
| *Date* | 1930 |
| *Stylistic Influence* | Spanish Colonial |
| *GCAD Hyperlink* | R25891 |
| *Owner* | HEINEN, BARBARA |
| *Historic District* | Yes Historic District |
| *Assessment* | Example of a distinctive building type or architectural style that has undergone alterations or deterioration. |
| Notes | House has a small house to the rear (see site ID# 636). |

**1983 Historic Resources Survey**

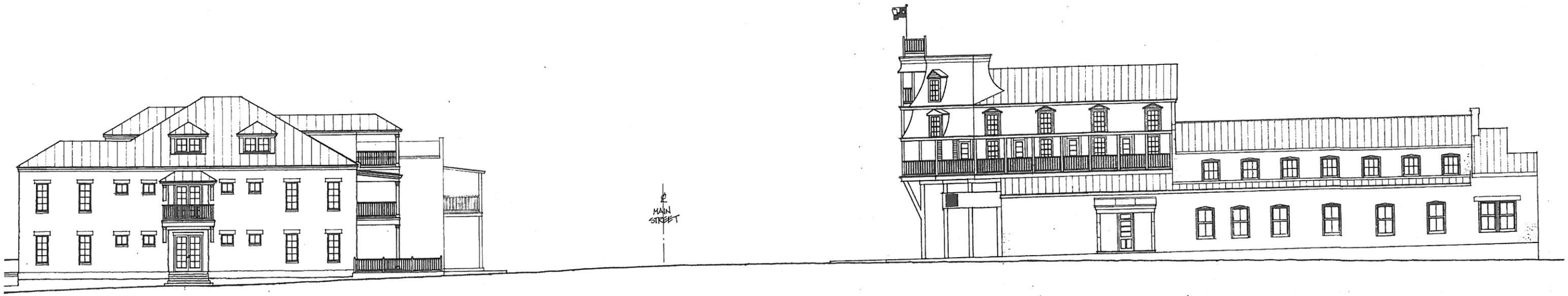
| | |
|---|---|
| Previous Site No. | 435 |
| Previous Ranking | 4 |
| Previous Photo References | |
| Roll | 34 |
| Frame | 10 |

*2002-05 Re-evaluation*

☐ High ☑ Medium ☐ Low



LATE 1940'S
341 EAST MAIN STREET
LOOKING SOUTH



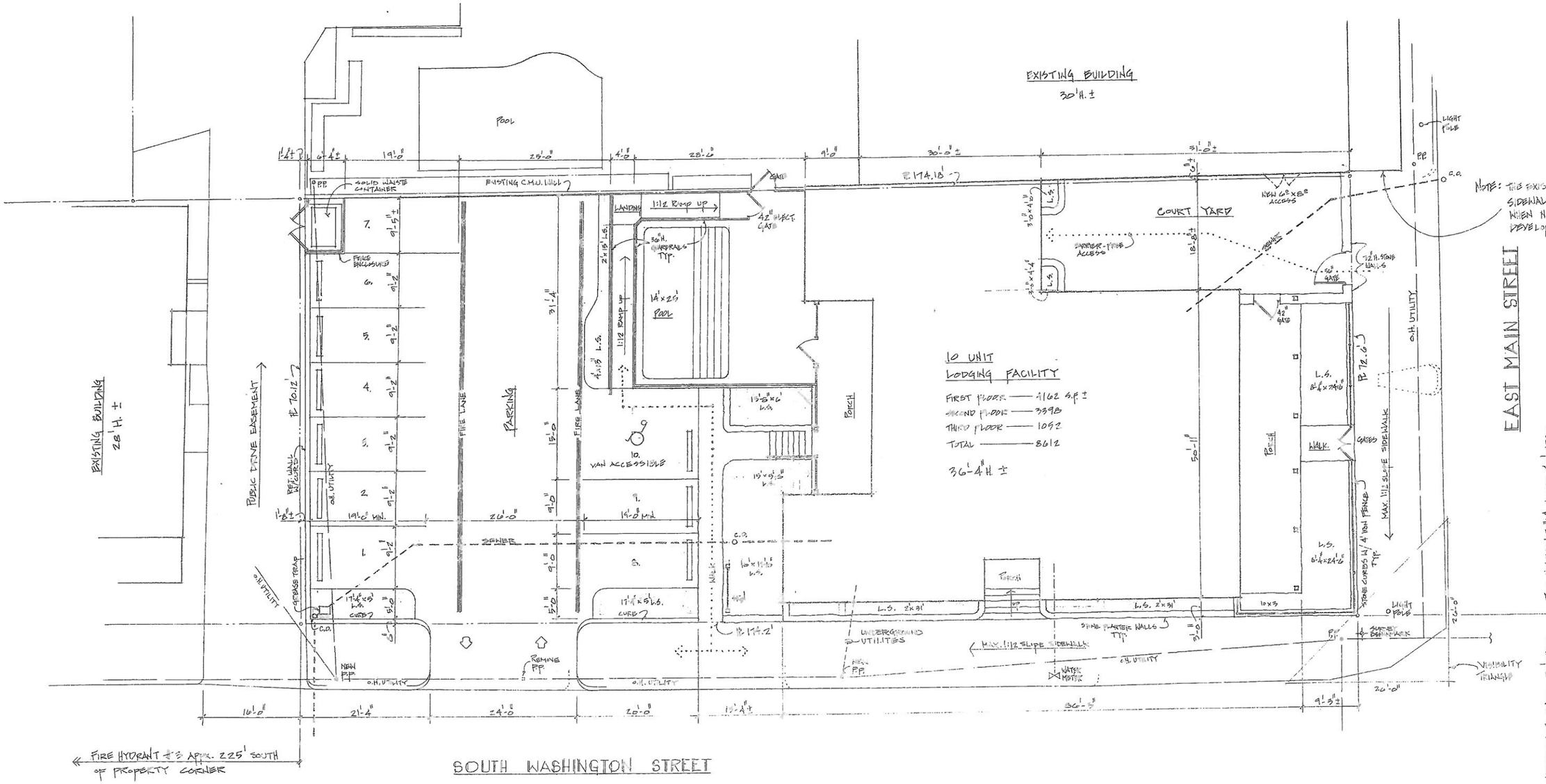

1" = 10'-0"

EAST ELEVATION ALONG WASHINGTON STREET

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY & SHARON GRONA

9-3-13

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, TX 78624
(830) 997-0169




NOTE: THE EXISTING STEP AT THE SIDEWALK TO BE CORRECTED WHEN NEW WALKS ARE DEVELOPED.

10 UNIT
LODGING FACILITY

FIRST FLOOR —— 4162 S.F. ±
SECOND FLOOR —— 3398
THIRD FLOOR —— 1052
TOTAL —— 8612

36'-4" H. ±

## SITE PLAN

1" = 1'-0"

PART OF GERMAN EMIGRATION COMPANY TOWN LOT NO. 224

NOTES:

- LOT IS ZONED CBD:
  - MINIMUM REQUIRED LOT AREA —— 5000 S.F.
  - ACTUAL LOT AREA —— 12430 S.F.
  - PERVIOUS AREA (INCL. POOL) —— 1558 S.F. —— 13% OF LOT AREA
  - IMPERVIOUS AREA —— 10872 S.F. —— 87% " " "
- MAXIMUM ALLOWED BUILDING HEIGHT —— 38'-0"
- BUILDING HEIGHT —— 36'-4"
- BUILDING COVERAGE —— 4978 S.F.
- REQUIRED BUILDING SETBACKS —— ALL 0'-0"

- ALL EXTERIOR LIGHTING TO BE HOODED

- PARKING REQUIREMENTS:
  - 1.1 SPACES PER UNIT
  - 10 UNITS @ 1.1 = 11 SPACES
- 50% OF REQUIREMENT APPLIES PER SECTION 7.825 OF THE FREDERICKSBURG MUNICIPAL CODE = 6 SPACES
- TOTAL SPACES AVAILABLE = 10 SPACES

10

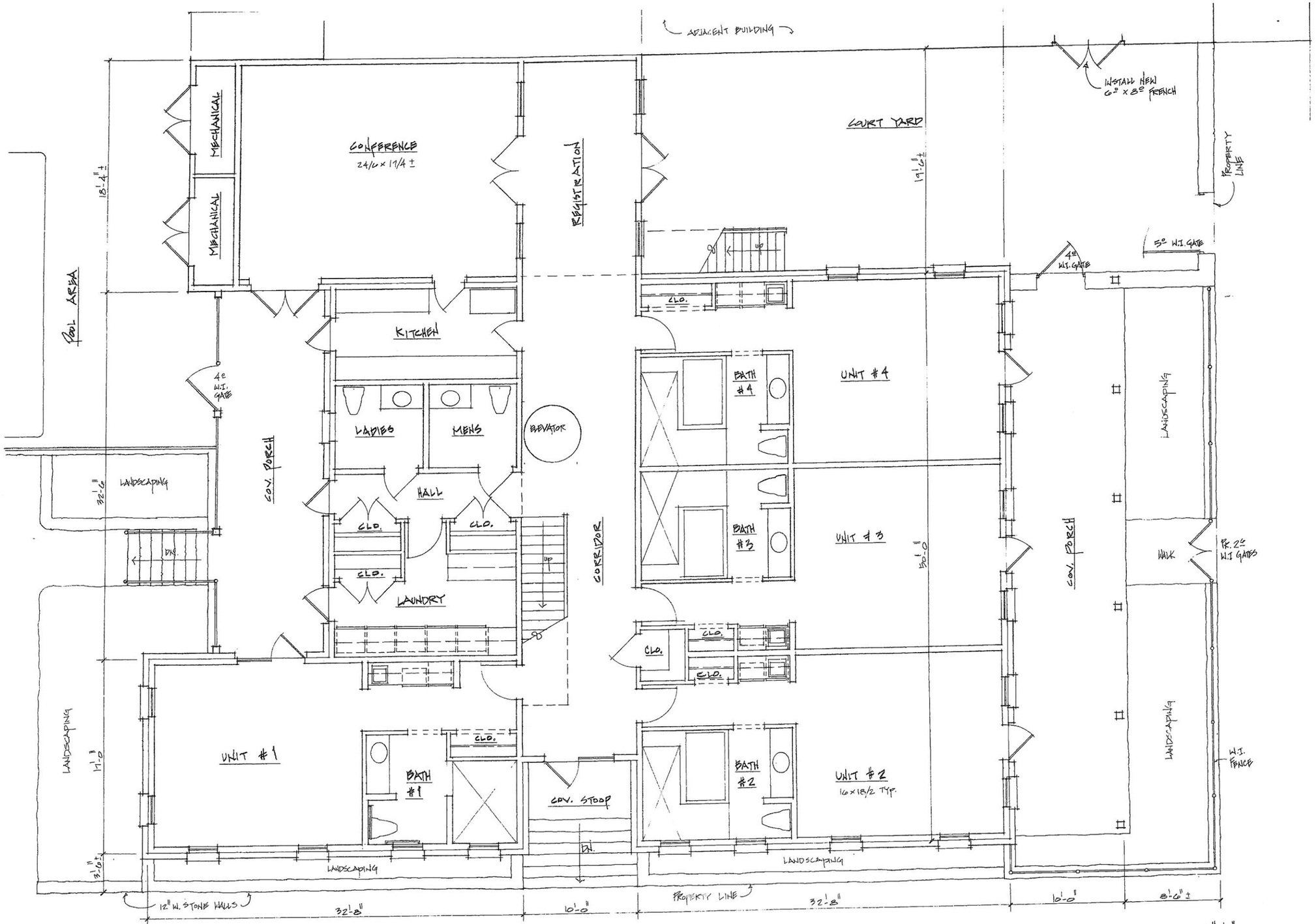
Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
P.O. Box 1
Fredericksburg, TX 78624
(830) 997-0169

JULY 5, 2013

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY & SHARON GRONA

REVISED 7.26.13

1 of 1




JOB

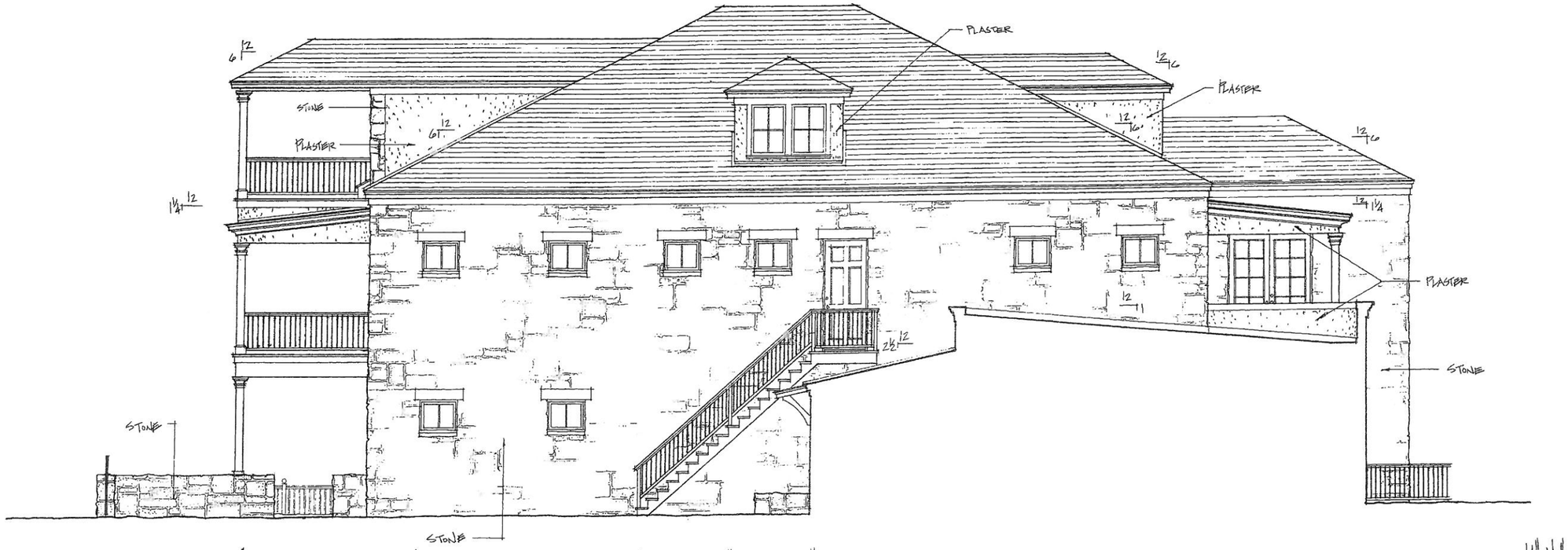
MAIN FLOOR PLAN

Prepared By
W. CARS PHILLIP
PLANNING & DESIGN
Fredericksburg, Texas 78624
Phone 830-997-7846
FAX 830-997-2116

JULY 29, 2013

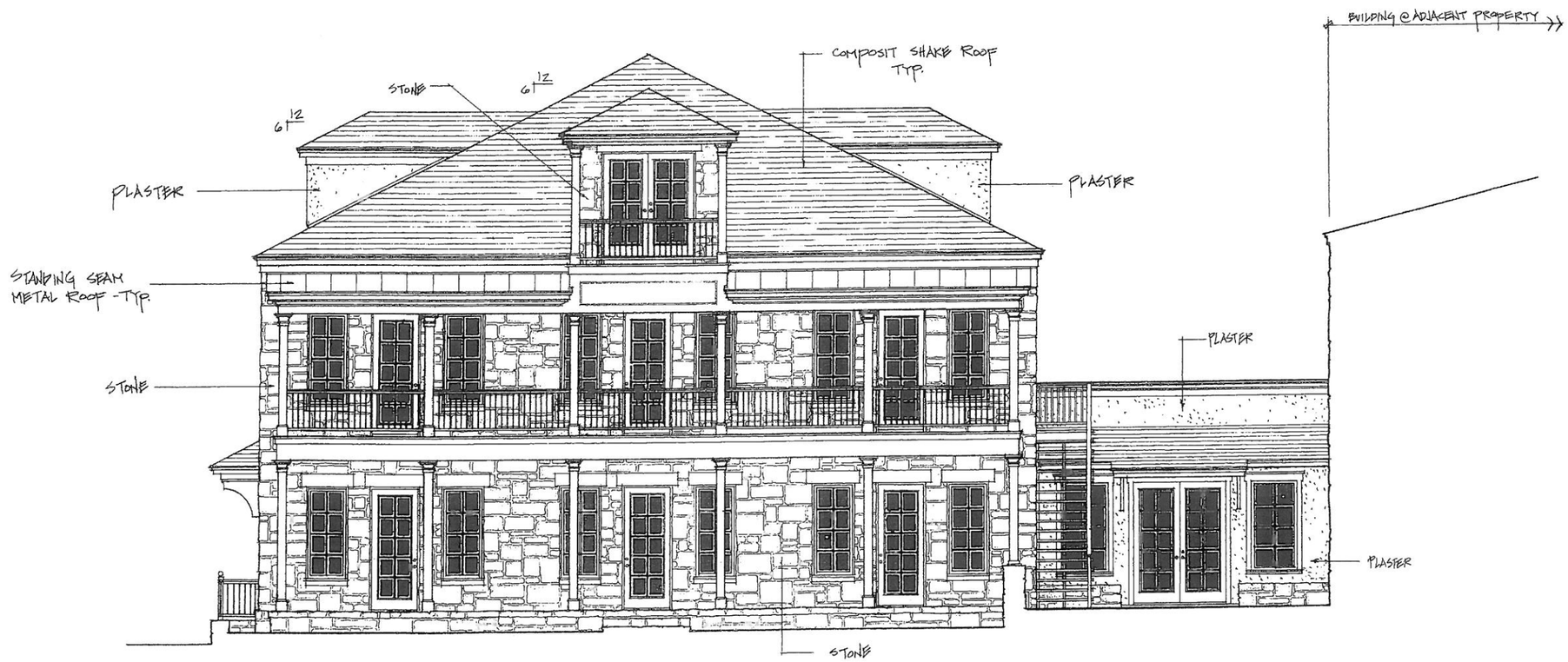
A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
KIM BILLY + CHARDAI COMLA

11




RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"



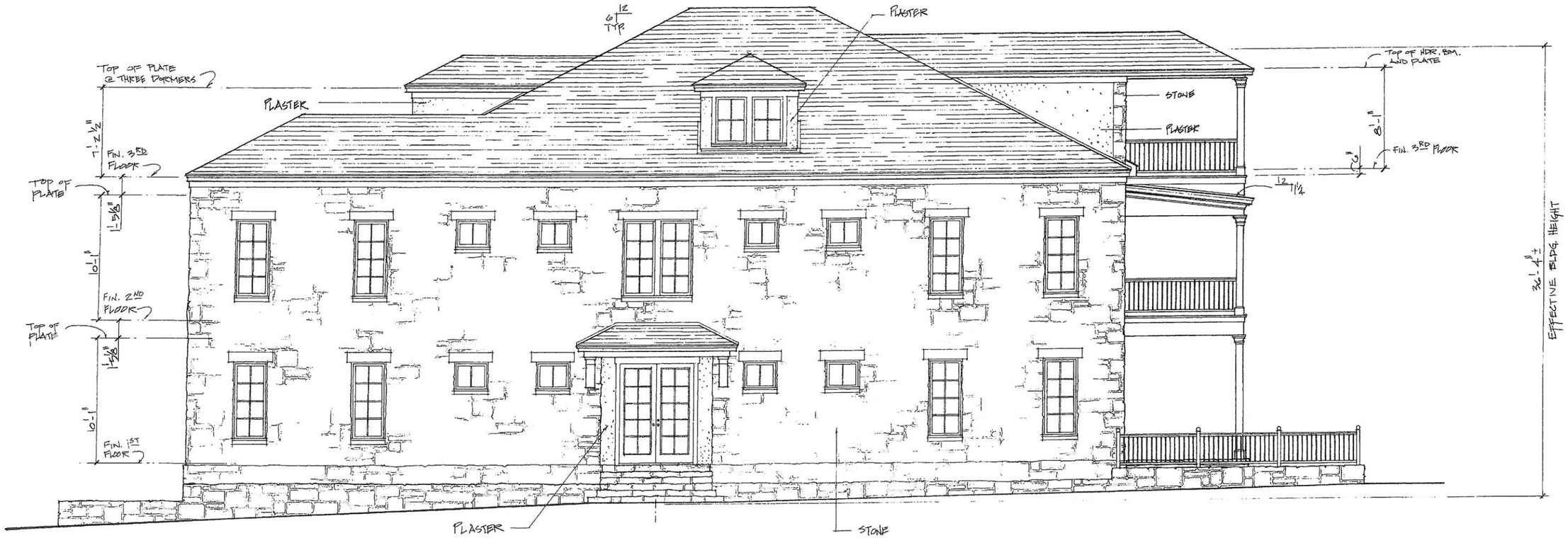

FRONT (NORTH) ELEVATION

1/4" = 1'-0"

Prepared by
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, Texas 78624

7.29.13

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY & SHARON GRONA




LEFT SIDE (EAST) ELEVATION

1/4" = 1'-0"


13 REAR (SOUTH) ELEVATION

1/4" = 1'-0"

Prepared By
W. CABS PHILLIPS
PLANNING & DESIGN
1000 Hill Street
Fredericksburg, Texas 78624
(830) 997-0169

7.29.13

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY + SHARON GRONA

of

**Historic Review Board**
**Application Information**

| | |
|---|---|
| **Application Number:** | 13-70 |
| **Date:** | September 4, 2013 |
| **Address:** | 102 S. Lincoln |
| **Owner:** | Mike Sudderth |
| **Applicant:** | Dan Pfeiffer |
| **Rating:** | High |
| **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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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.

# Application for Certificate of Appropriateness

Application Date: Aug 30 2013 Application Complete: AUG 30 2013

Property Address: 102 LINCOLN

Owner: Mike Sudderth Phone No.

Address:

Applicant: Dan Pfeiffer Phone No. 210 882 6446

Address: 17 MEUSEBACH Fax No. —

Description of External Alteration/Repair or Demolition: Remove existing wall for storefront Windows,

Description of how the proposed change will be in character with the architectural or historic aspect of the structure or site:

SEE CONSTRUCTION SCOPE

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

No

☑ Drawing ☐ Sketch Date Submitted: ☐ Historic Photograph

Desired Starting Date: Desired Completion Date:

SURVEY RATING: ☐High ☐Medium ☐Low ☐None

☐ RTHL: Estimated Date of Construction

APPLICANT SIGNATURE:

The Applicant *certifies that he/she* is *the Owner or duly authorized Agent for the Owner of the Property*

Date ☐*Insignificant* ☐*Significant*

*Building Official's Determination* *(Max 7 days)*

Date ☐*Insignificant* ☐*Significant*

*Chairman's Determination* *(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*

Construction Scope. Aug 1 2013

The south back building space at 102 Lincoln, Henke meat market space is in need of upgrade for new Art Gallery.

The interior space is a local treasure with character through out having elements of old smoke stained roof rafter and ceiling. The meat hooks on curved metal rails still hanging . The metal drive shaft for vintage belt driven equipment is still in place. The fire pit with smoke stack still in place. The boiling pot with stack still intact. Eyewitness tell of the space being screened in until the 1970 where new exterior walls and windows were installed . All the vintage elements will be will be cleaned and displayed. The belt driven equipment will be outfitted with new motor to turn when visitors enter displaying the old way for drive shaft equipment. The character of the space is one reason we want to open the space up for viewing from the courtyard. A living history space as well as a historical setting for modern art . The only way for the concept to work is to open up the space to let the outside in and inside out.

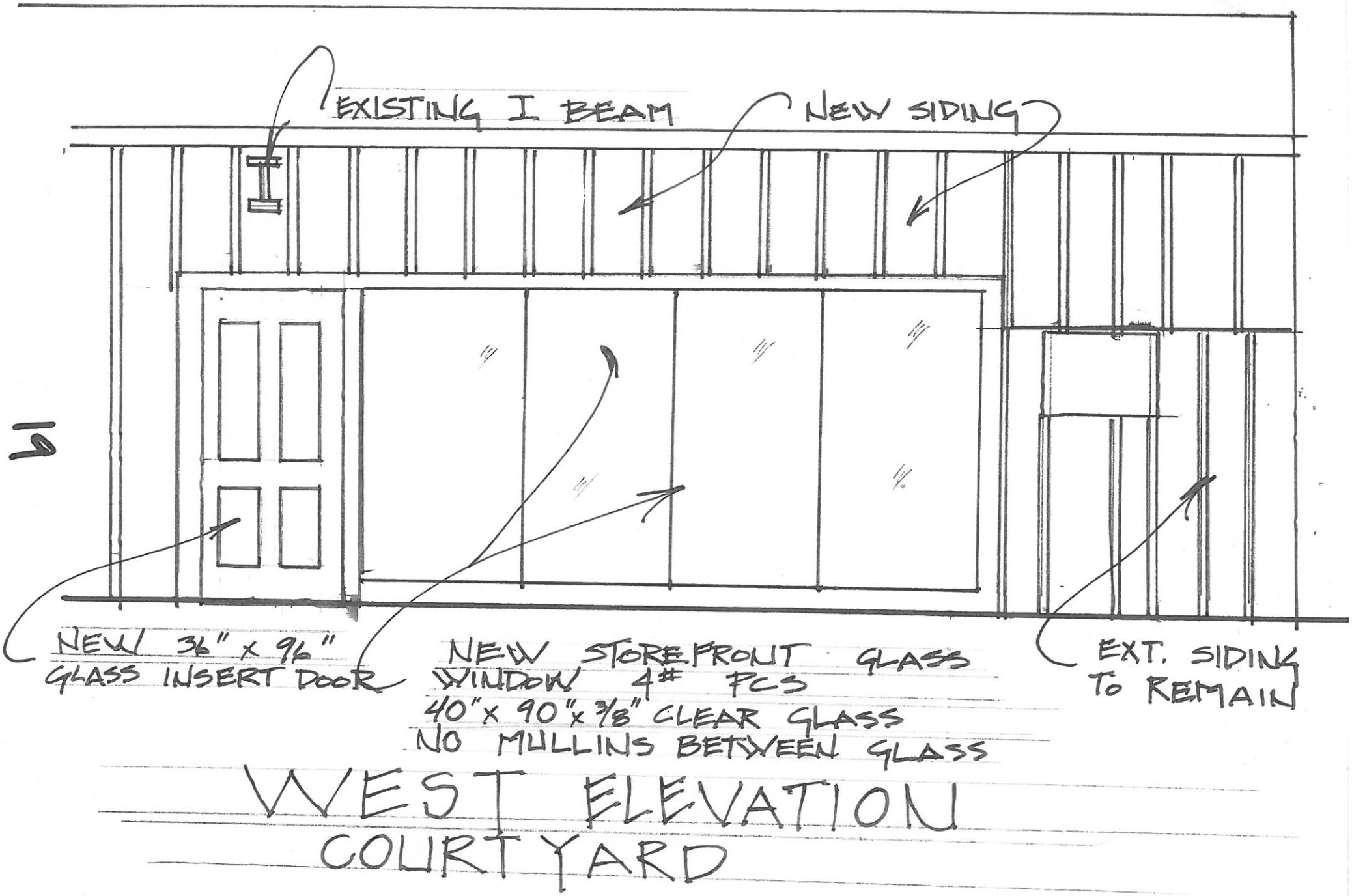
West Exterior ( Courtyard )

1. Remove rotted exterior wall and two old windows for new storefront glass. Approx. glass opening 16' wide x 90" tall.
2. Add new 36" x 96 " four glass paneled door(painted).
3. Remove plywood under soffit and around I beam.

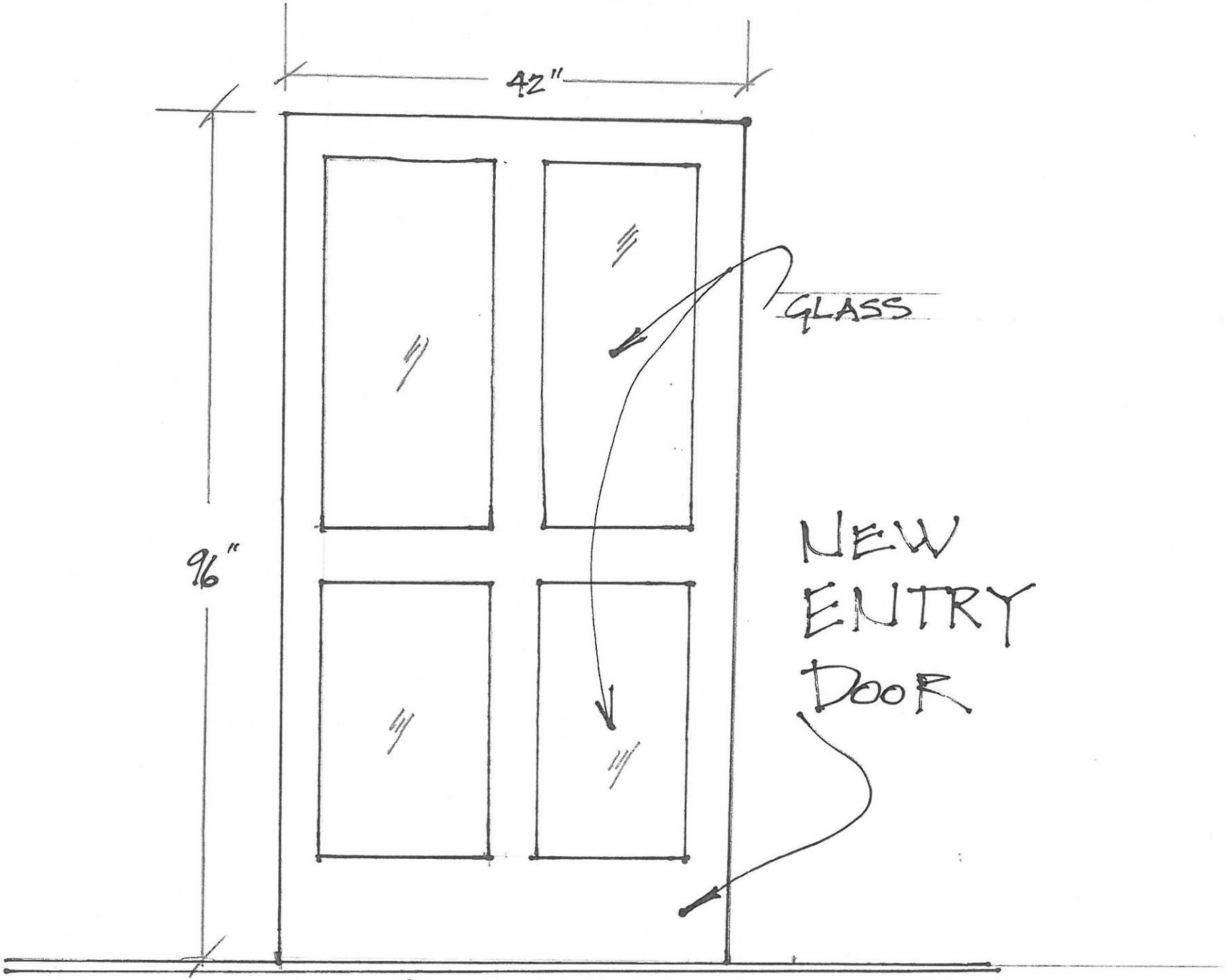
4. Paint new wood same color.

East Exterior

1. Remove and relocate electrical power pole and meter to corner of south east corner elevation.
2. Remove old concrete steps.
3. Remove old cedar post hitching post.
4. Remove old siding door.
5. Install new 42" x 96" four panel glass insert door.
6. Install new park bench seating with handcrafted cedar slab seating.
7. Paint to match exterior.
8. Trim and re landscape exterior planting.




# WEST ELEVATION
## COURTYARD




EAST ELEVATION


THANK YOU - CALL AGAIN
DAYTON


23


EXIT

25

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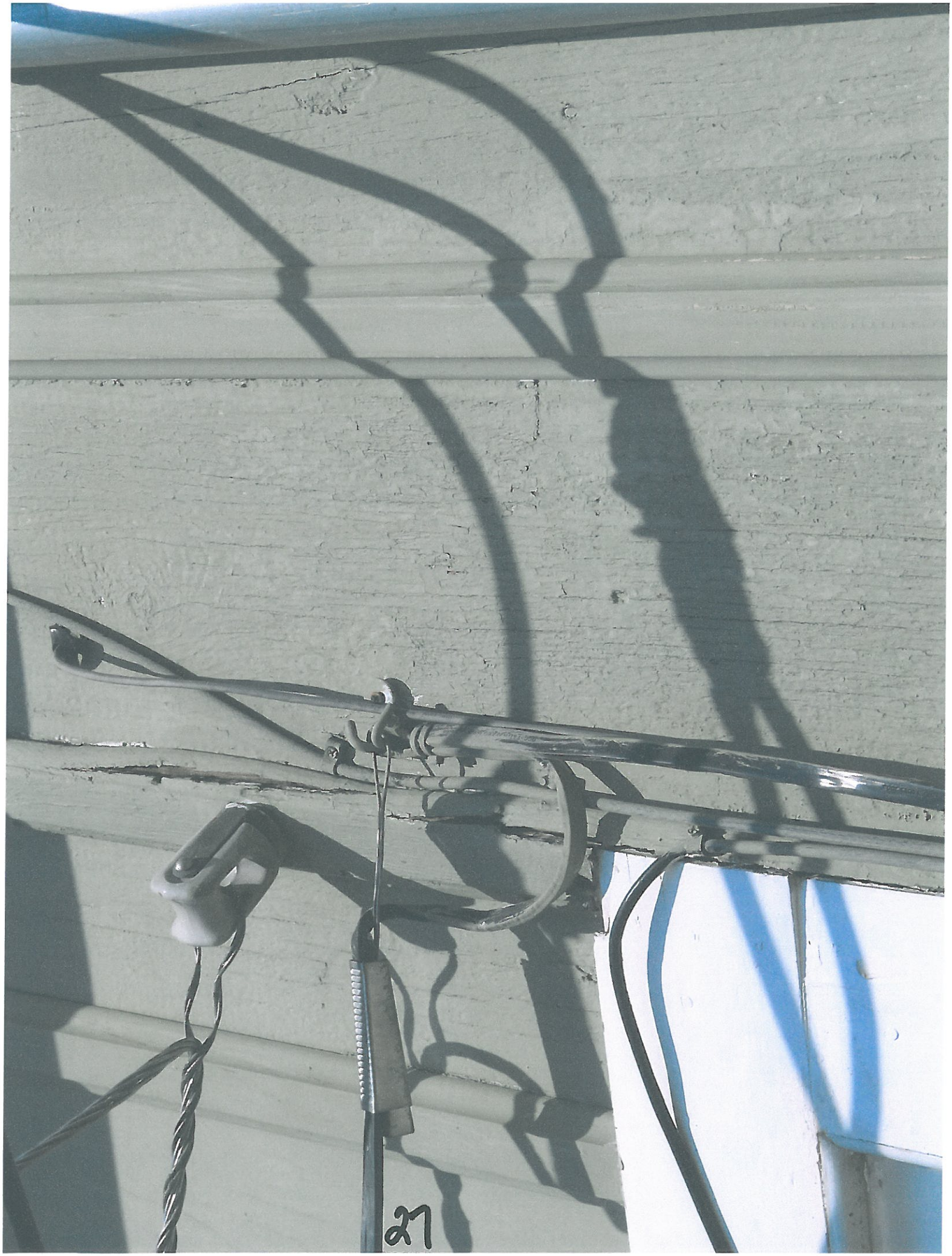
27


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102

**249 A/B E. Main**

*2002-05 Re-evaluation*

☑ High ☐ Medium ☐ Low

| | |
|---|---|
| ***Site ID No.*** | 452 |
| ***Address*** | 249 A/B E. Main |
| ***Date*** | 1910 |
| ***Stylistic Influence*** | |
| ***GCAD Hyperlink*** | |
| ***Owner*** | |
| ***Historic District*** | Yes Historic District |
| ***Assessment*** | An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. |
| **Notes** | |

**1983 Historic Resources Survey**

| | |
|---|---|
| **Previous Site No.** | 418 |
| **Previous Ranking** | 3 |
| **Previous Photo References** | |
| Roll | 17 |
| Frame | 33 |

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**249 C E. Main**

*2002-05 Re-evaluation*

☐ High ☐ Medium ☑ Low

| | |
|---|---|
| ***Site ID No.*** | 451 |
| ***Address*** | 249 C E. Main |
| ***Date*** | 1995 |
| ***Stylistic Influence*** | vernacular |
| ***GCAD Hyperlink*** | |
| ***Owner*** | |
| ***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. |
| **Notes** | |

**1983 Historic Resources Survey**

| | |
|---|---|
| **Previous Site No.** | |
| **Previous Ranking** | |
| **Previous Photo References** | |
| Roll | |
| Frame | |

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**252 E. Main**

*2002-05 Re-evaluation*

☑ High ☐ Medium ☐ Low

| | |
|---|---|
| ***Site ID No.*** | 390 |
| ***Address*** | 252 E. Main |
| ***Date*** | 1860 |
| ***Stylistic Influence*** | Victorian Italianate |
| ***GCAD Hyperlink*** | R19667 |
| ***Owner*** | BONNELL, MARGARET E -LIFE EST- D/O KEIDEL FAMILY GENERAL PARTNERSHIP |
| ***Historic District*** | Yes Historic District |
| ***Assessment*** | An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Outstanding decorative features contribute to the resource's significance. |
| **Notes** | Keidel House. |

**1983 Historic Resources Survey**

| | |
|---|---|
| **Previous Site No.** | 419 |
| **Previous Ranking** | 2 |
| **Previous Photo References** | |
| Roll | 35 |
| Frame | 11 |

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**254 E. Main**

*2002-05 Re-evaluation*

☑ High ☐ Medium ☐ Low

| | |
|---|---|
| ***Site ID No.*** | 391 |
| ***Address*** | 254 E. Main |
| ***Date*** | 1867 |
| ***Stylistic Influence*** | vernacular |
| ***GCAD Hyperlink*** | R2328 |
| ***Owner*** | LUNGKWITZ, INC |
| ***Historic District*** | Yes Historic District |
| ***Assessment*** | An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. |
| **Notes** | Lungkwitz Home. |

**1983 Historic Resources Survey**

| | |
|---|---|
| **Previous Site No.** | 420 |
| **Previous Ranking** | 1 |
| **Previous Photo References** | |
| Roll | 35 |
| Frame | 12 |

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