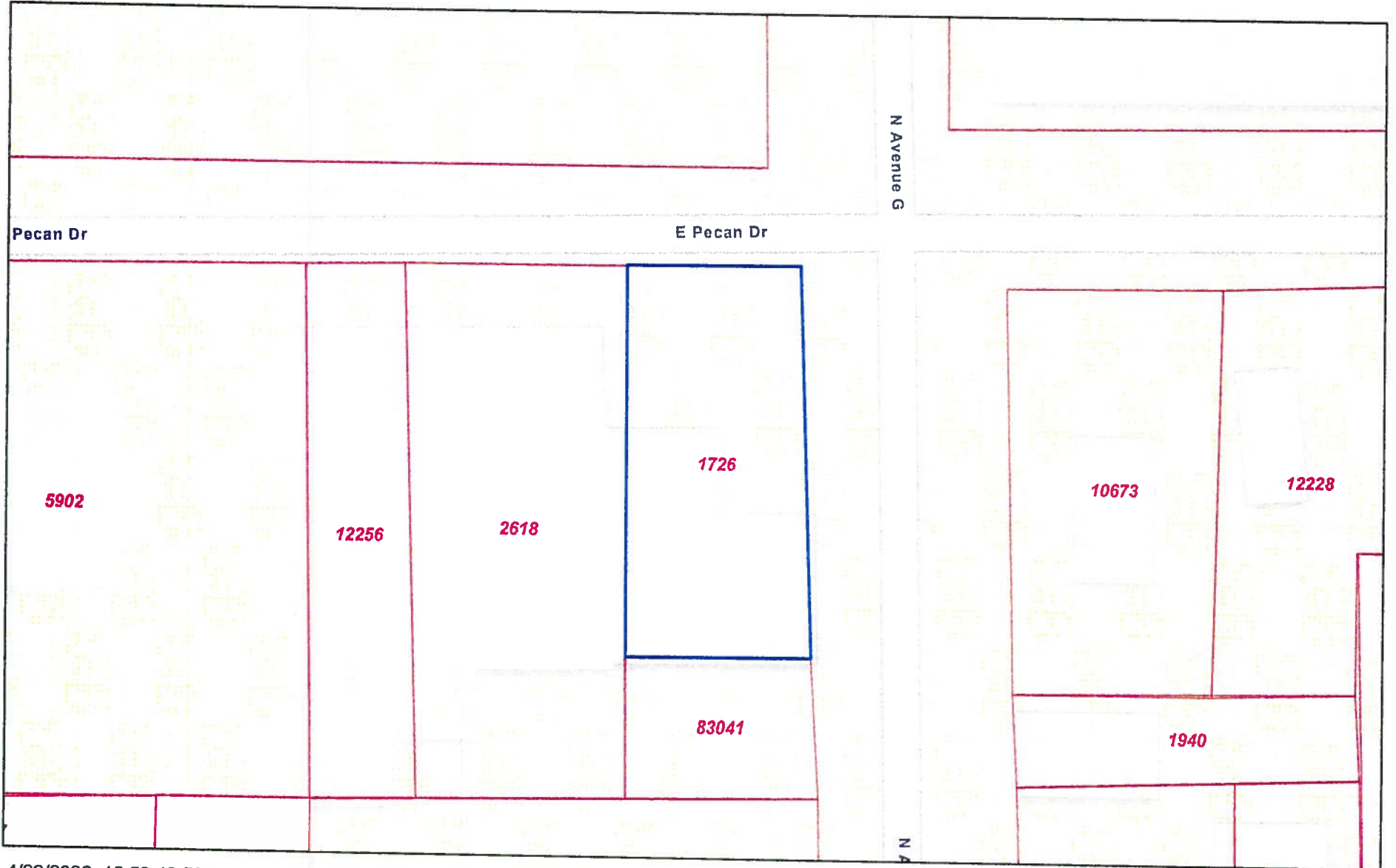
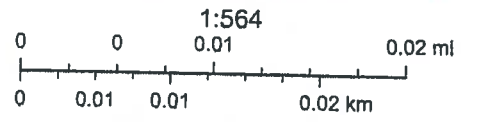


105 N. Ave. G



4/22/2022, 12:53:48 PM

-  Parcels
-  Abstracts

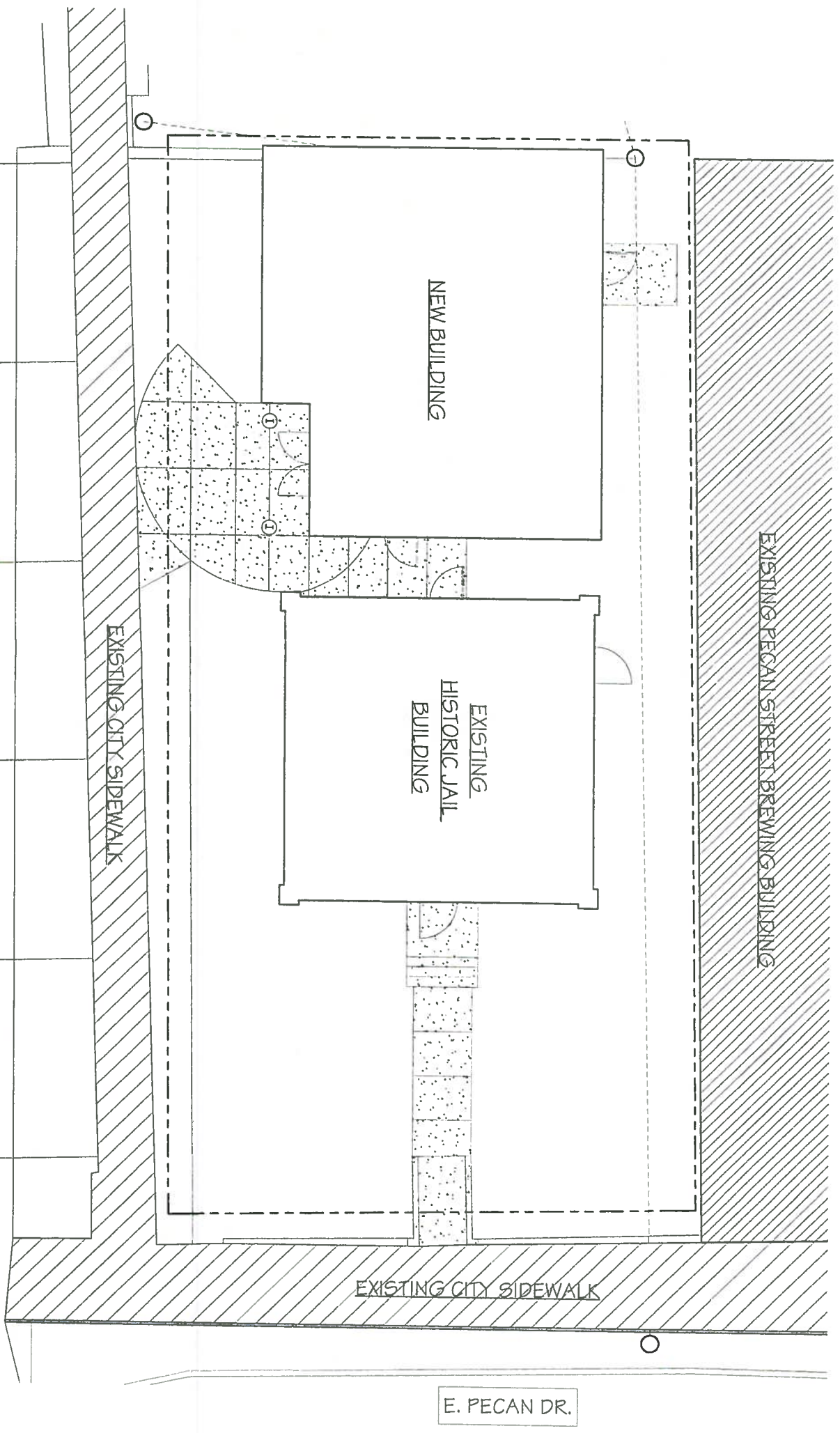


Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

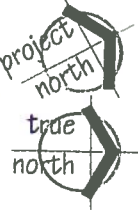
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.  
Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com

**keynotes**  
as indicated by ○ →

- 1 EXISTING BUILDING AND FLOOR SLAB SHALL BE REMOVED
- 2 EXISTING STONE JAIL HOUSE STRUCTURE SHALL REMAIN - PROTECT DURING CONSTRUCTION
- 3 CONNECTION SEAM FROM EXISTING BUILDING TO JAIL HOUSE STRUCTURE - TAKE SPECIAL CARE TO PROTECT EXISTING JAIL HOUSE STRUCTURE AND PRESERVE ITS EXISTING CONDITIONS
- 4 EXISTING SIDEWALK SHALL BE REMOVED.
- 5 EXISTING LANDSCAPING AREA SHALL REMAIN
- 6 EXISTING ELECTRICAL POWER POLE SHALL REMAIN
- 7 EXISTING OVERHEAD POWER LINES - USE CAUTION DURING CONSTRUCTION
- 8 EXISTING PROPERTY LINE
- 9 EXISTING PIPE RAILING SHALL BE REMOVED.
- 10 EXISTING BUILDING OR ADJACENT PROPERTY - PROTECT DURING CONSTRUCTION
- 11 EXISTING SIDEWALK SHALL REMAIN
- 12 EXISTING ASPHALT STREET PAVING
- 13 EXISTING GUARDRAIL SHALL REMAIN
- 14 EXISTING DRAINAGE GUTTER SHALL REMAIN
- 15 EXISTING ACCESSIBLE RAMP SHALL REMAIN
- 16 EXISTING CURB/VERT UNDER ACCESSIBLE RAMP SHALL REMAIN
- 17 EXISTING STEPS SHALL REMAIN
- 18 EXISTING BENCH SHALL BE REMOVED
- 19 EXISTING PIPE BOL/LAND SHALL BE REMOVED
- 20 EXISTING PARALLEL PARKING STRIPS SHALL BE REMOVED



21 New Site Plan  
SP-3  
Scale 3/16" = 1'-0"



date:	issue:
Issue Date	

Rehabilitation, Adaptive Reuse, and New Building for:

# Blanco County Historic Jailhouse

106 E. PECAN DRIVE Johnson City, TX 78636

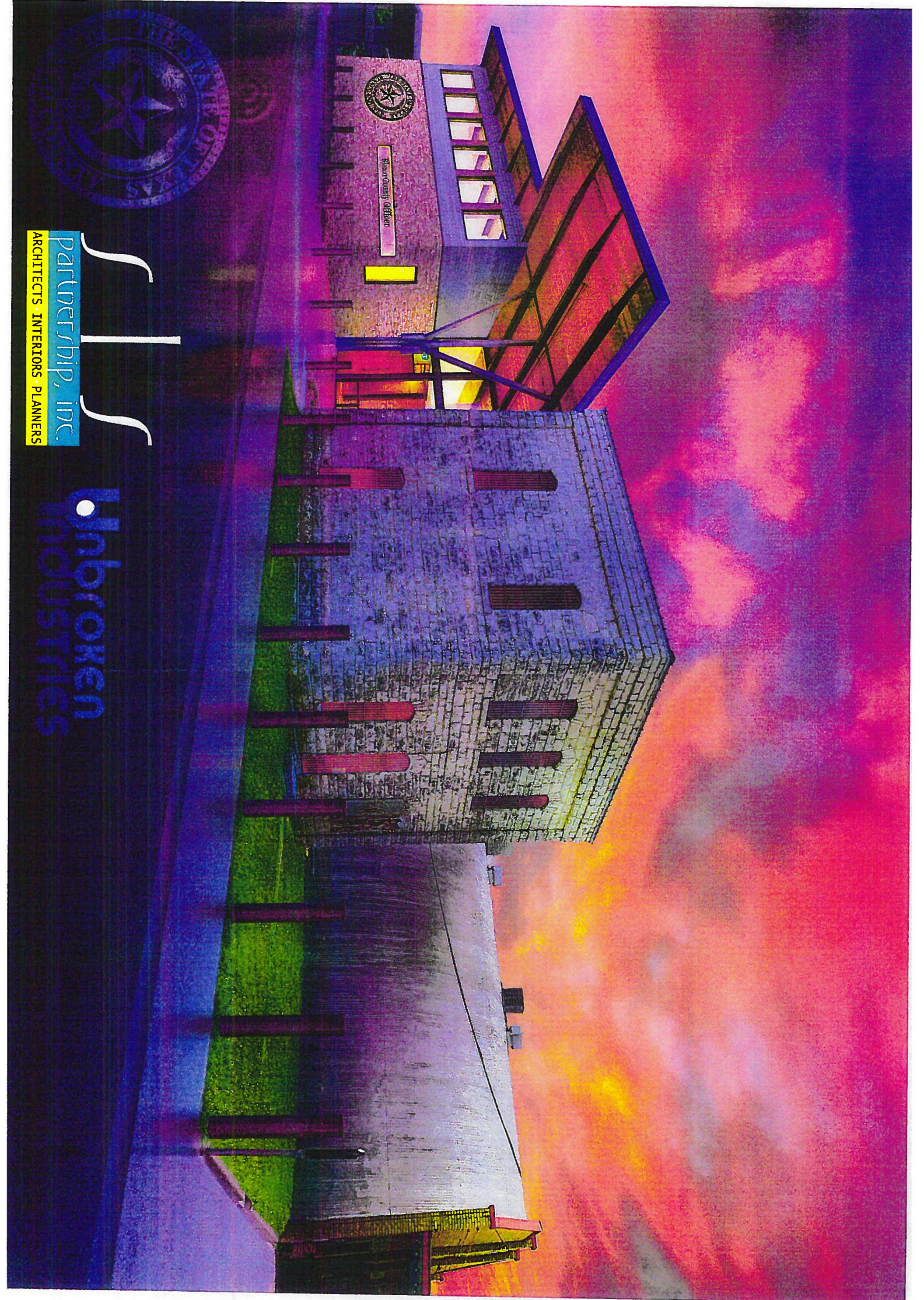
**participip, inc.**  
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THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

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TEXAS NO. 11062

500 riverhill boulevard  
kerrville, texas  
78029.0729  
806.794.4726  
506.553.7570 (cell)

date:	project #
Issue Date	12.2021
New Site Plan	
sheet SP-3	



Brazos County Office



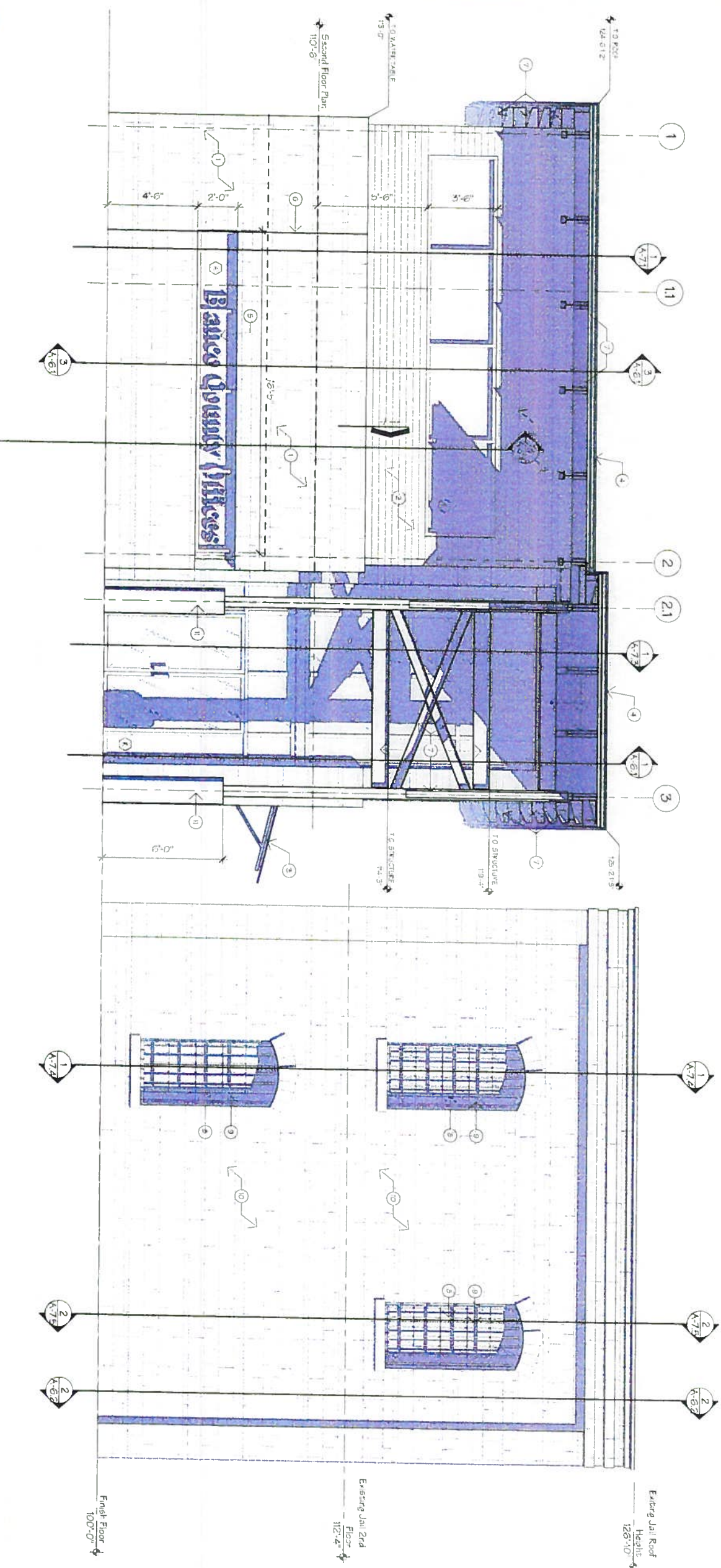
Partnership, Inc.  
ARCHITECTS · INTERIORS · PLANNERS

Unbroken  
Industries

**keynotes**

as indicated by  

- 1 New rough-face coursed, ashlar stone work
- 2 New wooden exterior finish
- 3 New sawing ref
- 4 New prefinished metal roofing
- 5 New "Blanco County Offices" signmas, ref
- 6 Masonry corner joints - coordinate all locations with architect.
- 7 Structural steel framing, typ - ref structural
- 8 Refinished metal bars with row hinge system, ref
- 9 New aluminum framed air/dow behind metal bars
- 10 Existing stone masonry of jail
- 11 Concrete plaster - ref structural
- 12 New aluminum framed door with transom



**East Elevation**  
Scale 3/8" = 1'-0"

date:	issue:
Issue Date	

Rehabilitation/Adaptive Reuse, and New Building for:

# Blanco County Historic Jail Site

106 E. PECAN DRIVE Johnson City, TX 78636

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500 nverhill boulevard  
kerrville, texas  
78029.0729  
806.794.4726  
506.553.7570 (cell)

date: 12 2021  
project #

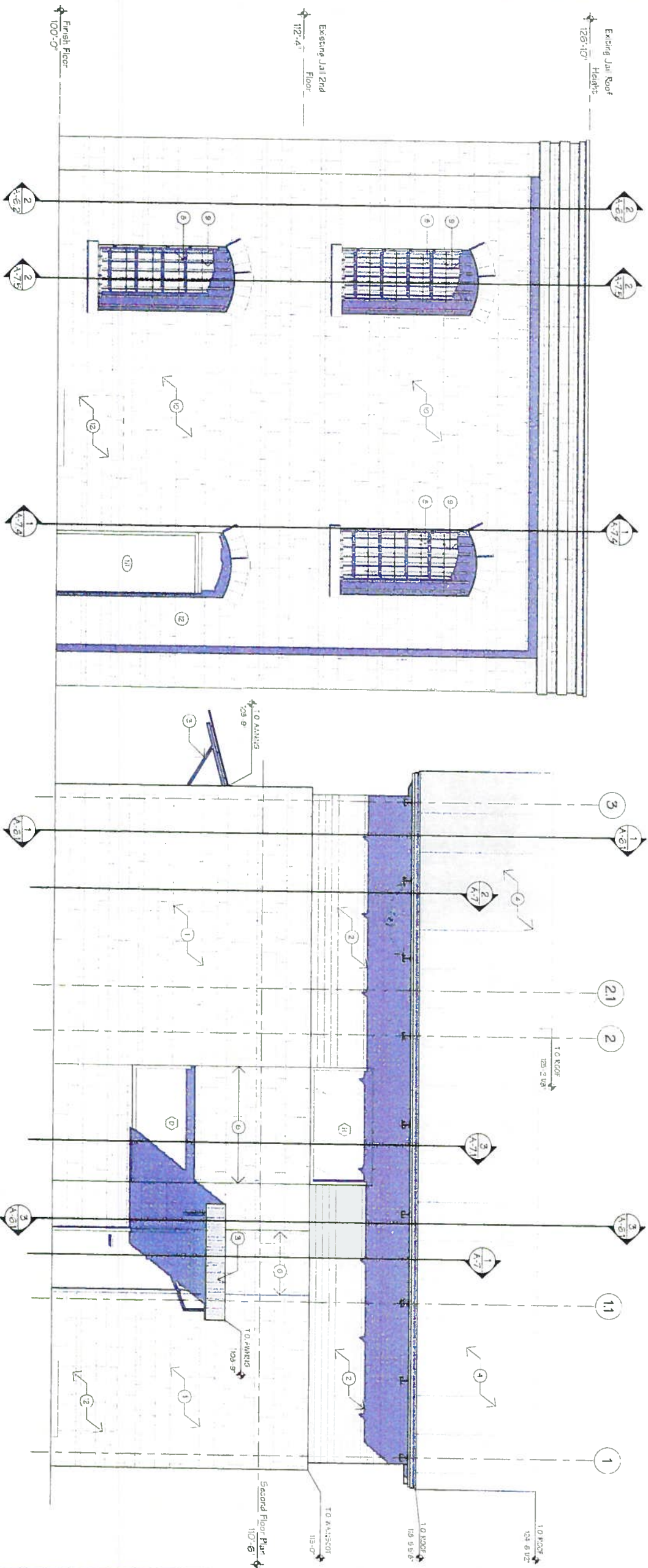
Exterior Elevations

sheet A-5

**keynotes**

as indicated by  

- 1 New rough-fac, coursed, ashlar stone work
- 2 New wooden exterior finish
- 3 New awning ref
- 4 New prefinished retail roofing
- 5 New Blanco County Offices' signage, ref
- 6 Masonry control joint - coordinate all locations with Architect
- 7 Structural steel framing, tyf - ref structural
- 8 Refinished metal bars with raw hinge system, ref
- 9 New aluminum framed window behind metal bars
- 10 Existing stone masonry at jail
- 11 Concrete plaster - ref. structural
- 12 New exterior door with transom



**West Elevation**  
 A-5.1 scale = 3/8" = 1'-0"

date: \_\_\_\_\_  
 issue: \_\_\_\_\_

Issue Date

Rehabilitation/Adaptive Reuse, and New Building for:

# Blanco County Historic Jail Site

106 E. PECAN DRIVE

Johnson City, TX 78636

**participip inc**  
 ARCHITECTS • INTERIORS • PLANNERS

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 TEXAS NO. 11062

500  
 nverhill  
 boulevard  
 kernville, texas  
 78029.0729  
 806.794.4726  
 506.553.7570 (cell)

date: \_\_\_\_\_  
 issue Date

project #  
 12.2021

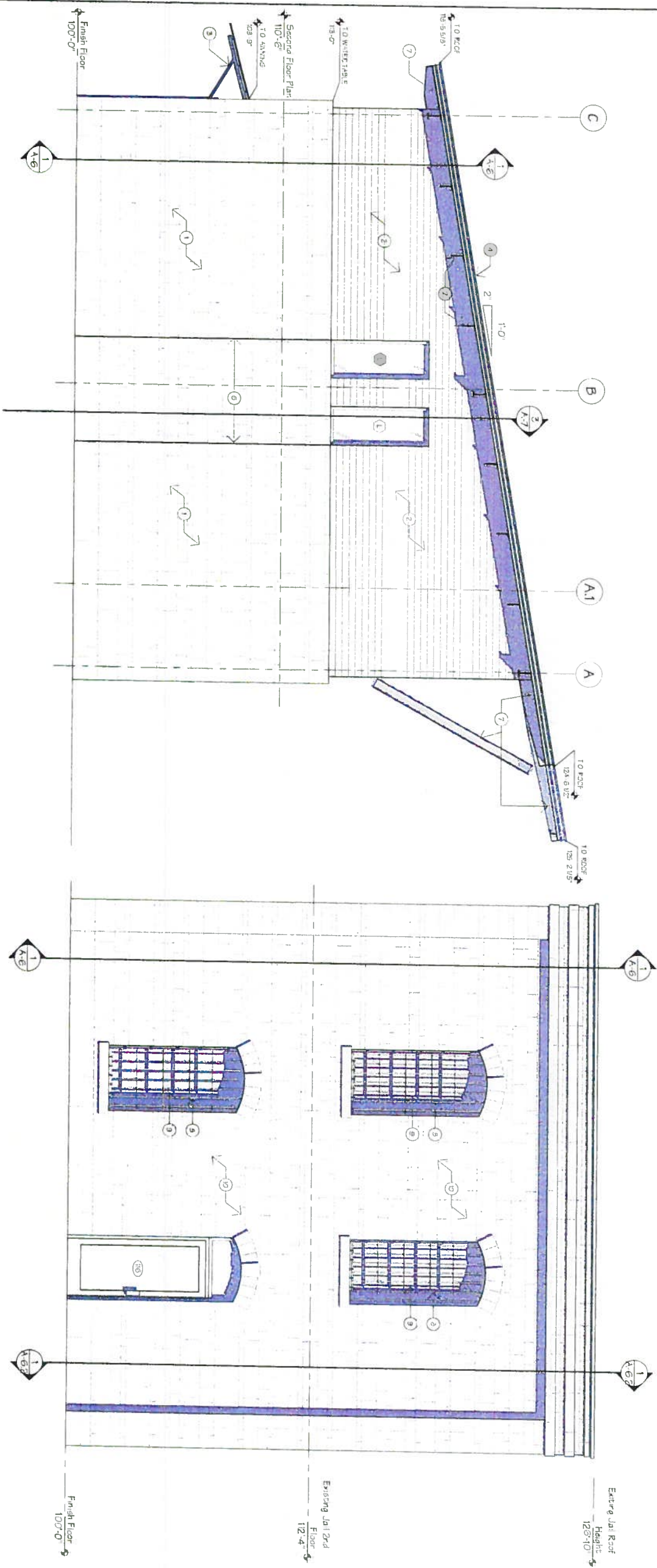
Exterior Elevations

sheet A-5.1

**keynotes**

as indicated by 

- 1 New rough-face, coursed, ashlar stone work
- 2 New wooden exterior finish
- 3 New awning ref
- 4 New refinished metal roofing
- 5 New Blanco County Offices' signage ref
- 6 Masonry control joint - coordinate all locations with Architect
- 7 Structural steel framing 2x6 - ref structural
- 8 Refinished metal bars with new hinge system ref
- 9 New aluminum framed window behind metal bars
- 10 Existing stone masonry at jail
- 11 Concrete plaster - ref structural
- 12 New exterior door with transom



**1** South Elevation - New  
Scale: 3/8" = 1'-0"

**2** South Elevation - Jail  
Scale: 3/8" = 1'-0"

date:	issue:
Issue Date	

Rehabilitation/Adaptive Reuse, and New Building for:

# Blanco County Historic Jail Site

106 E. PECAN DRIVE Johnson City, TX 78636

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PURPOSES

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TEXAS NO. 11062

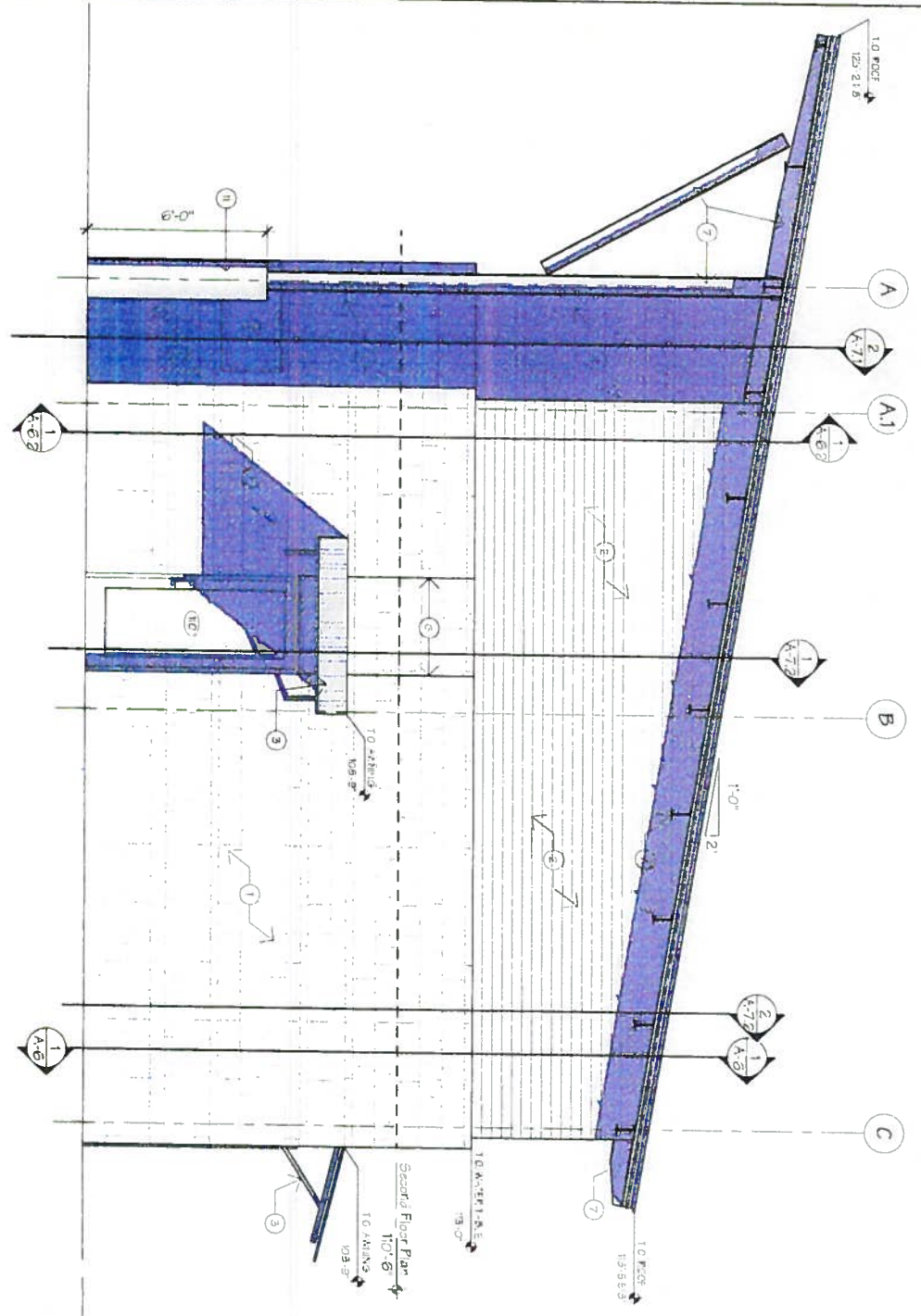
500  
riverhill  
boulevard  
kerrville, texas  
78029.0729  
806.794.4726  
506.553.7570 (cell)

date: 12.2021  
issue Date: 12.2021  
project #

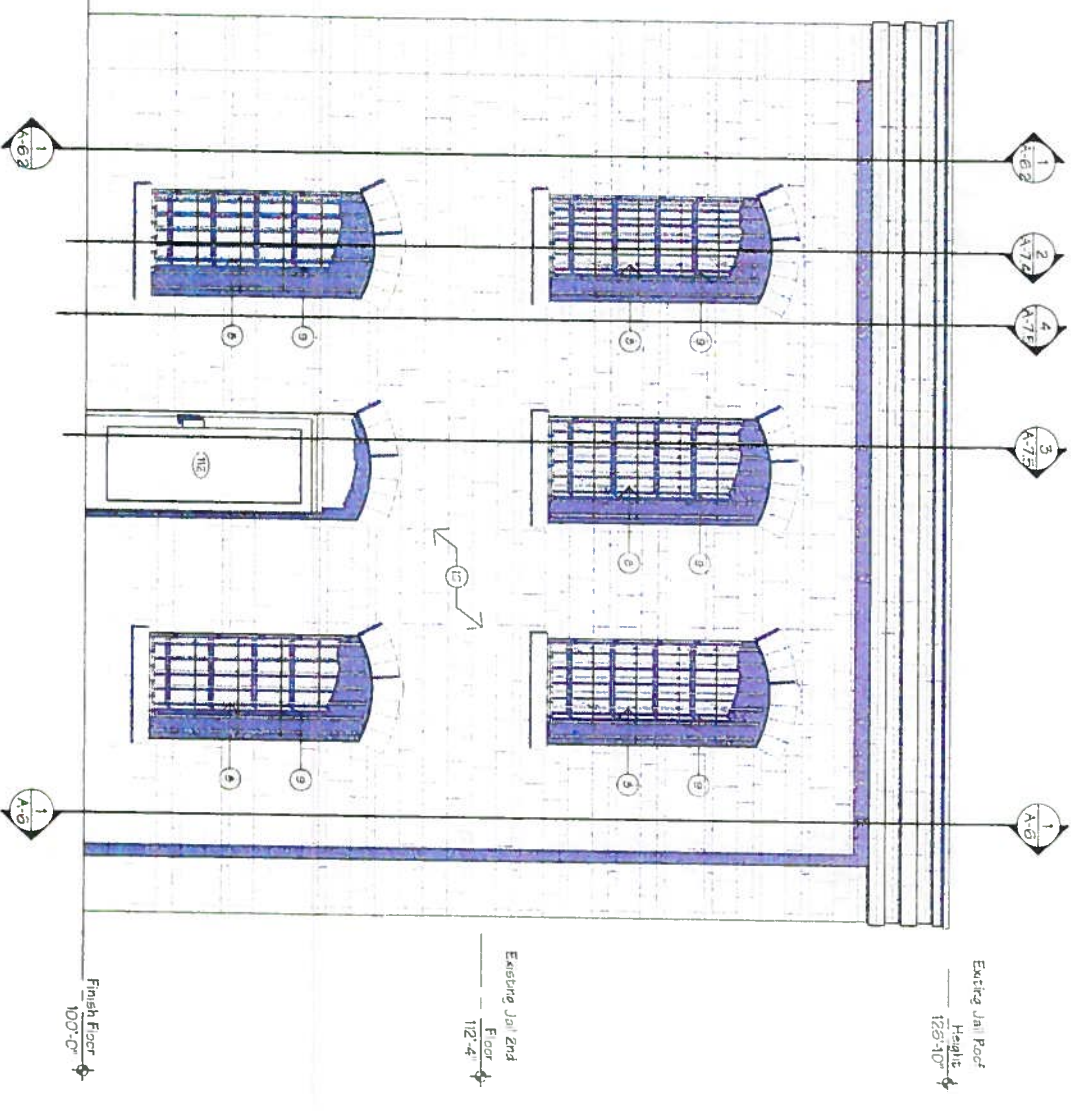
Exterior Elevations  
sheet A-5.2

**keynotes**  
as indicated by 

- 1 New roof - face, coursed, ashlar stone work
- 2 New wooden exterior finish
- 3 New sawing ref
- 4 New finished metal roofing
- 5 New "Blanco County Office" signage ref
- 6 Masonry control joint - coordinate all locations with Architect
- 7 Structural steel framing, typ - ref structural
- 8 Refinished metal bars with new hinge system ref
- 9 New aluminum framed window behind metal bars
- 10 Existing stone masonry at jail
- 11 Concrete plaster - ref structural
- 12 New exterior door with transom



**1 North Elevation - New**  
scale 3/16" = 1'-0"



**2 North Elevation - Jail**  
scale 3/16" = 1'-0"

date:	issue:
Issue Date	

Rehabilitation/Adaptive Reuse, and New Building for:  
**Blanco County Historic Jail Site**  
 106 E. PECAN DRIVE  
 Johnson City, TX 78636

**partnership, inc**  
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 TEXAS NO. 110092

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 riverhill  
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 78029,0729  
 806.794.4726  
 506.553.7570 (cell)

date: **project #**  
 Issue Date 12.20.21

Exterior Elevations

sheet **A-5.3**

# Titan 3

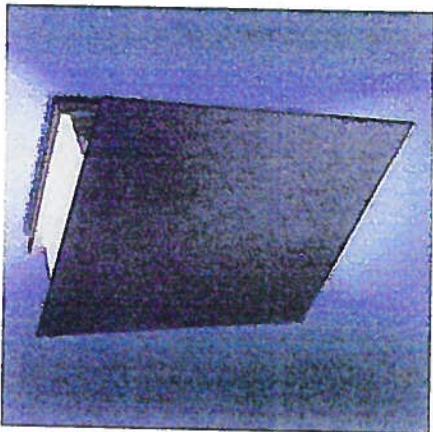
## Flat Front Fascia Shield Wall Wash Indoor/Outdoor Sconce

We reserve the right to revise the design or components of any product without notice.

CATALOG #		TYPE
PROJECT LOCATION		
APPROVED BY		

### SPECIFICATIONS

- BACKPLATE — 16 Ga. aluminum (AL)
- BACKBOX — 16 Ga. aluminum (AL) with wire access on four sides and back through 7/8" dia KO flattened water tight (Optional for surface conduit entry or standard with emergency battery)
- DIFFUSER — White translucent, fully enclosed non-yellowing 100% virgin acrylic, .125 Thick (1/8"), Clear top and bottom for uplight/downlight is Standard. Optional Opaque Top (OQT) for no uplight or Opaque Bottom (OQB) for no downlight.
- DRIVER — Universal Volt (120-277V) Electronic Driver with 0-10V dimming
- FASTENERS — Stainless steel tamperproof screws — (2) To secure lens in place.
- FINISH — Corrosion and Weather resistant, extremely durable pre-treated oven baked polyester powder. Additional custom Grauwra Graphite finishes are available
- GASKETING — High Temp., non-aging black EPDM and/or neoprene rubber around the entire lens perimeter & rear wire entrance hole to protect against dust, moisture & outside contaminants
- MOUNTING — Use (4) or (6) 5/16" diameter holes for 1/4" diameter bolts for outdoor or indoor. 7/8" KO in Center for Wire Access. Must derate lamping for horizontal.
- SHIELD: Solid Aluminum Opaque Shield with Center Square Window.
- WALL WASH — CTB is Standard with Uplight and/or Downlight.
- COMPLIANCE — Built to comply with U.S. and Canadian safety standards. Suitable for wet locations.



### ORDERING INFORMATION

ORDERING GUIDE:  Series  Size  LED Wattage  CCT  CRI  Voltage  Finish  Options

### SERIES

T13 = Titan 3 Series

### SIZE

L = Large 16" Square x 4" Depth

### LED WATTAGE

Refer to Below Chart for Size/Wattage Compatibility

\*LED(x) = LED (xx = Wattage, ex: LED15)

UP(x) = Uplight LED (xx = Wattage, ex: UP10)

DN(x) = Downlight LED (xx = Wattage, ex: DN10)

UP(x)/DN(x) = Uplight & Downlight LED (STANDARD)

— (xx) = Wattage, ex: UPS/DNS

### LED COLOR TEMPERATURE (CCT)

3K = 3300K Range

35K = 3500K Range

4K = 4400K Range

5K = 5500K Range

### COLOR RENDERING INDEX (CRI)

80CRI = 80 Color Rendering Index (STANDARD)

90CRI = 90 Color Rendering Index

### VOLTAGE

347 = 347 Volt

UNV = Universal Volt (120-277V) Driver

ZUNV = Two Universal Volt (120-277V) Drivers

### FINISH

BK = Black Finish

BZ = Bronze Finish

PNA = Painted Natural Aluminum

SCR = Silver Gray

WH = White Finish

CC = Custom Color (Visit [www.ralcolor.com](http://www.ralcolor.com))

— Provide RAL # or Make-to-Match Color Chip

### DIMMING OPTIONS

Note: 0-10V 100%-30% is Standard

D7A = 0-10VDC LED Dimming Driver (100-10%)

D7B = 0-10VDC LED Dimming Driver (100-1%)

### CONTROL OPTIONS

Note: See Accessory Options for Required Remote Controller

9328 = Photocell Button (120/277V)Ⓢ

— Compatible with SK-M Only

OCC = Occupancy Sensing | Motion Sensor IntegralⓈ

— Microwave / Single Feed / 120/277V Only

BLD = Bi-Level Dimming | Motion Sensor IntegralⓈ

— Microwave / Single Feed / 120/277V Only

— Standby Dim Level Preset:

10% / 20% / 30% (Standard) / 50%

BIS = Bi-Level Switching — Using 2 Drivers (2UNV)

### MISC OPTIONS

CW = Center Window

BB = Backbox (2" depth)

— Required for Integral Emergency Battery

FUS = Single Fusing

DFUS = Double Fusing

OQT = Opaque Top (No Uplight)

OQB = Opaque Bottom (No Downlight)

SG = 10KA Surge Protection (ANSI spec CG2 41.2)

### EMERGENCY BATTERY OPTIONS Ⓢ

No onsite Emergency Power LAC or DDC is provided

Meets California Energy Commission Title 20:

(CEC-400 2014-009 CMF) Efficiency Standards

EL8W = Integral LED 8 WattⓈ

EL16W = Integral LED 16 WattⓈ

RELBW = Remote LED 8 Watt

RELBW = Remote LED 16 Watt

### Cold Weather Emergency Batteries:

Operating Temp: -20°C thru 50°C

NON-CEC Compliant

EL10W-CW = Integral LED 10 Watt (Cold Weather) Ⓢ

REL10W-CW = Remote LED 10 Watt (Cold Weather)

### ACCESSORY OPTIONS (order as a separate line)

9002 = Tamperproof Screwdriver

REMT = Remote Controller for Sensor Options

LED LAMP TYPE	CODE	WATTAGE
*Center LED	LED	LED15
Uplight LED	UP	UPS   UP10   UP25
Downlight LED	DN	DNS   DN10   DN25
Uplight & Downlight LED	UP/DN	UPS/DNS (10 Watt Total)

\*Note: Center LED compatible only with Center Window (CW) option, and 5W Uplight (UPS) and/or 5W Downlight (DNS). If Center LED is combined with Uplight or Downlight, fixture requires Back Box (BB) option.

### NOTES:

Ⓢ Backbox (BB) Required

Ⓢ Max mounting height of fixture is 18' (1.8 feet)

Ⓢ Max WHIP length of the REL is 8 feet.

Ⓢ Final selection of the Battery Pack under discretion of factory



9245 W. Ivanhoe St., J Schiller Park, IL 60176  
P: 847-260-0333 | FAX: 847-260-0344 | E: [quote@eclipselighting.com](mailto:quote@eclipselighting.com) | W: [eclipselighting.com](http://eclipselighting.com)

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Eclipse Lighting - PE-1  
Rev. 10/30/2010



# Titan 3

## Flat Front Fascia Shield

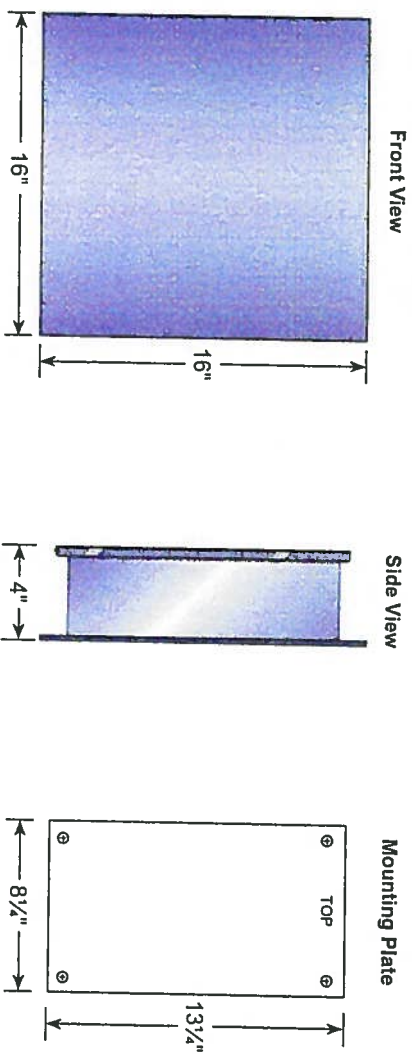
### Wall Wash Indoor/Outdoor Sconce

We reserve the right to revise the design or components of any product without notice.

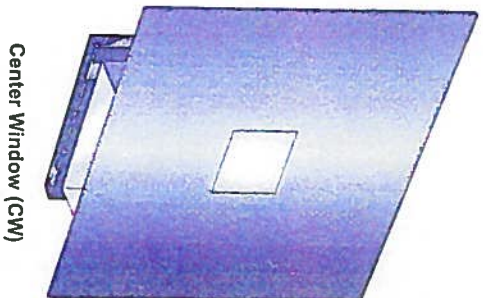
CATALOG #		TYPE
PROJECT/LOCATION		
APPROVED BY		

#### DIMENSIONS

NOTE: Dimensions Are Nominal.

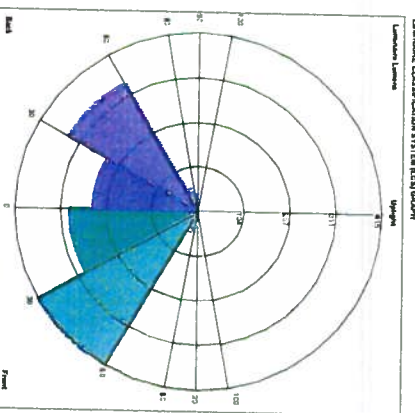
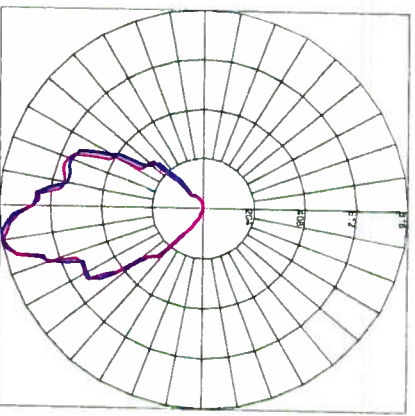


#### OPTIONS



#### PHOTOMETRY

Test Catalogue #: T13-L-DN25-4K-80CRI-LUNV-PNA-OQT   Test Date: 9/14/2020						
Lamp Output	Lumen Efficacy	Input Voltage	Input Wattage	Distribution Type	Color Temp	BUG Rating
1386.6 Lumens	56.8 LPW	120V	24.4W	Type I	4000K	B1-U0-G0



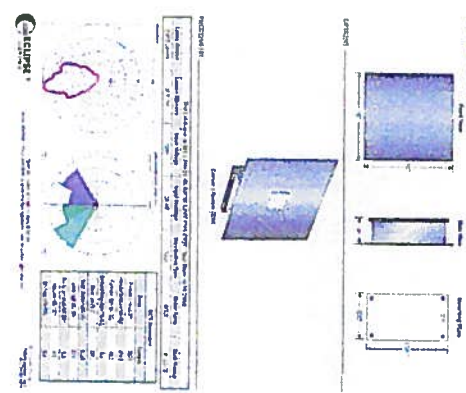
LCS Summary	
Zone	Lumens
Forward Low (0-30)	289.6
Forward Medium (30-60)	414.7
Forward High (60-90)	48.0
Forward Very High (90-90)	0.6
Back Low (0-30)	237.1
Back Medium (30-60)	338.2
Back High (60-90)	53.1
Back Very High (90-90)	5.3
Up Low (90-100)	0.0
Up High (100-180)	0.0

**Table 3**  
 Material Schedule  
 Material Schedule - Exterior Finishes

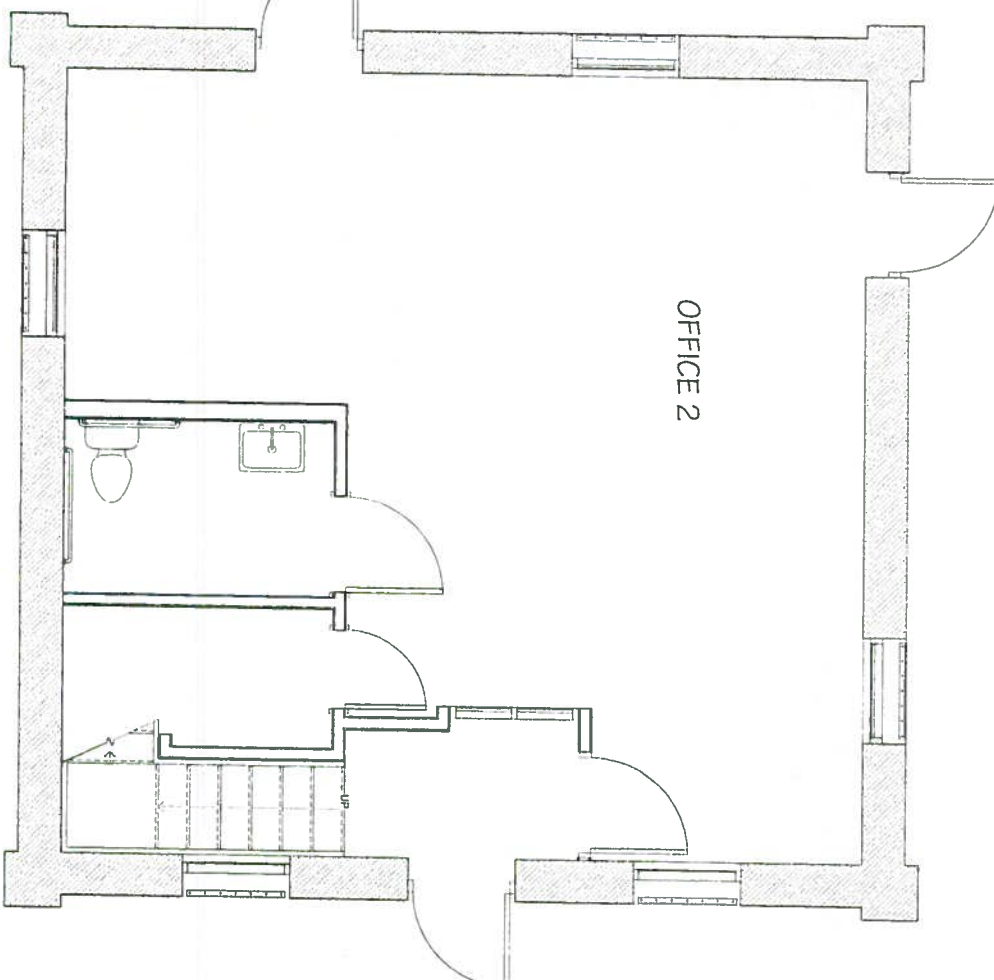
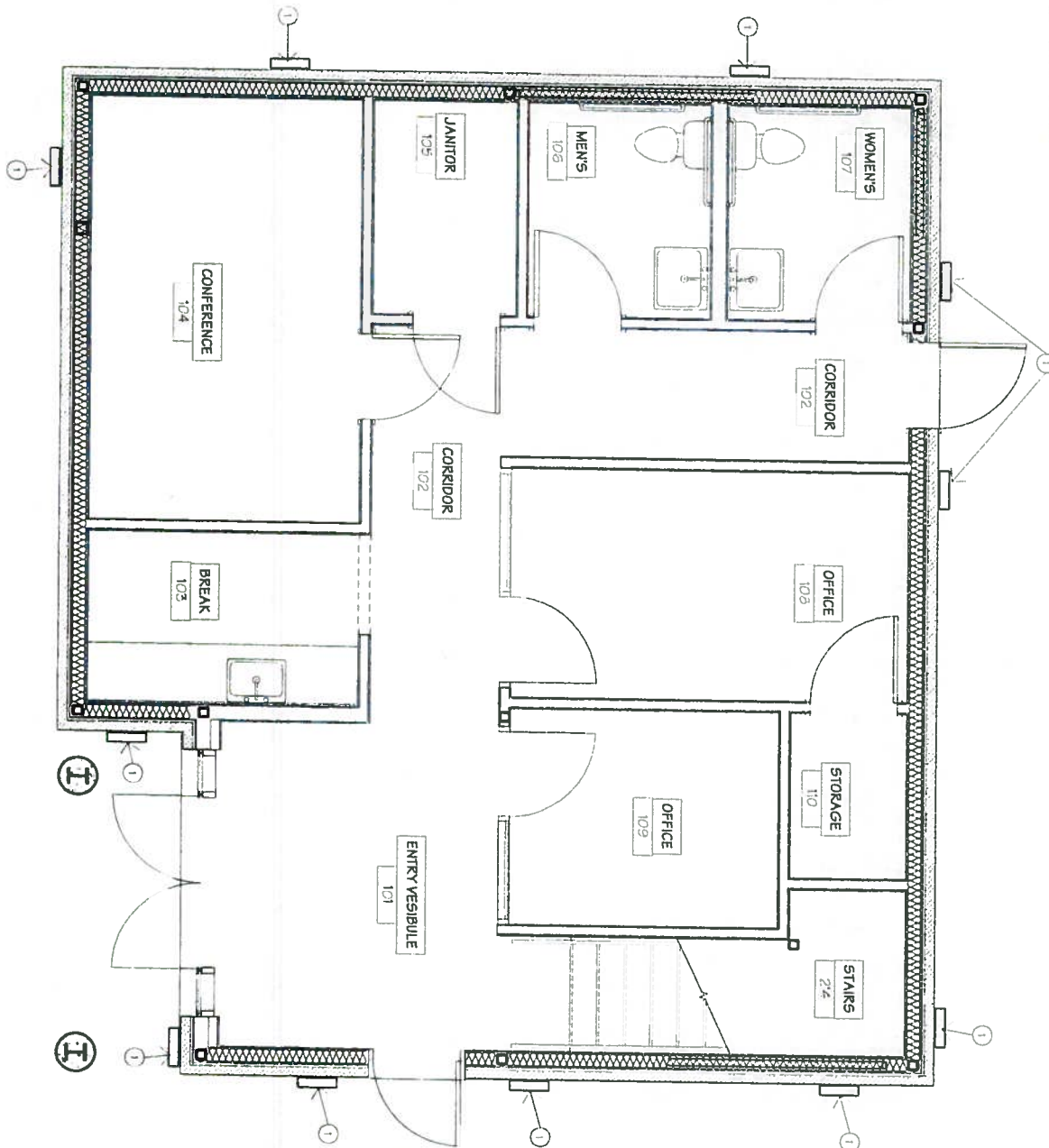
ITEM NO.	DESCRIPTION	UNIT	QTY	EXTENSIVE	EXTENSIVE
101	CONCRETE	SQ. FT.	1000		
102	BRICK	SQ. FT.	500		
103	PAINT	SQ. FT.	1000		
104	GLASS	SQ. FT.	1000		

**Table 3**  
 Material Schedule  
 Material Schedule - Interior Finishes

ITEM NO.	DESCRIPTION	UNIT	QTY	EXTENSIVE	EXTENSIVE
101	CONCRETE	SQ. FT.	1000		
102	BRICK	SQ. FT.	500		
103	PAINT	SQ. FT.	1000		
104	GLASS	SQ. FT.	1000		



28 Exterior Lighting Cut sheet  
 Scale: 1" = 1'-0"



25 First Floor Plan - Exterior Lighting  
 Scale: 3/8" = 1'-0"

**keynotes**  
 as indicated by   
 Proposed re exterior light fixture ref 23.1.15

date:	issue:
issue Date	

Rehabilitation/Adaptive Reuse, and New Building for:  
**Blanco County Historic Jail Site**  
 106 E. PECAN DRIVE  
 Johnson City, TX 78636

**partnership, inc.**  
 ARCHITECTS • INTERIORS • PLANNERS


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 TEXAS NO. 11062

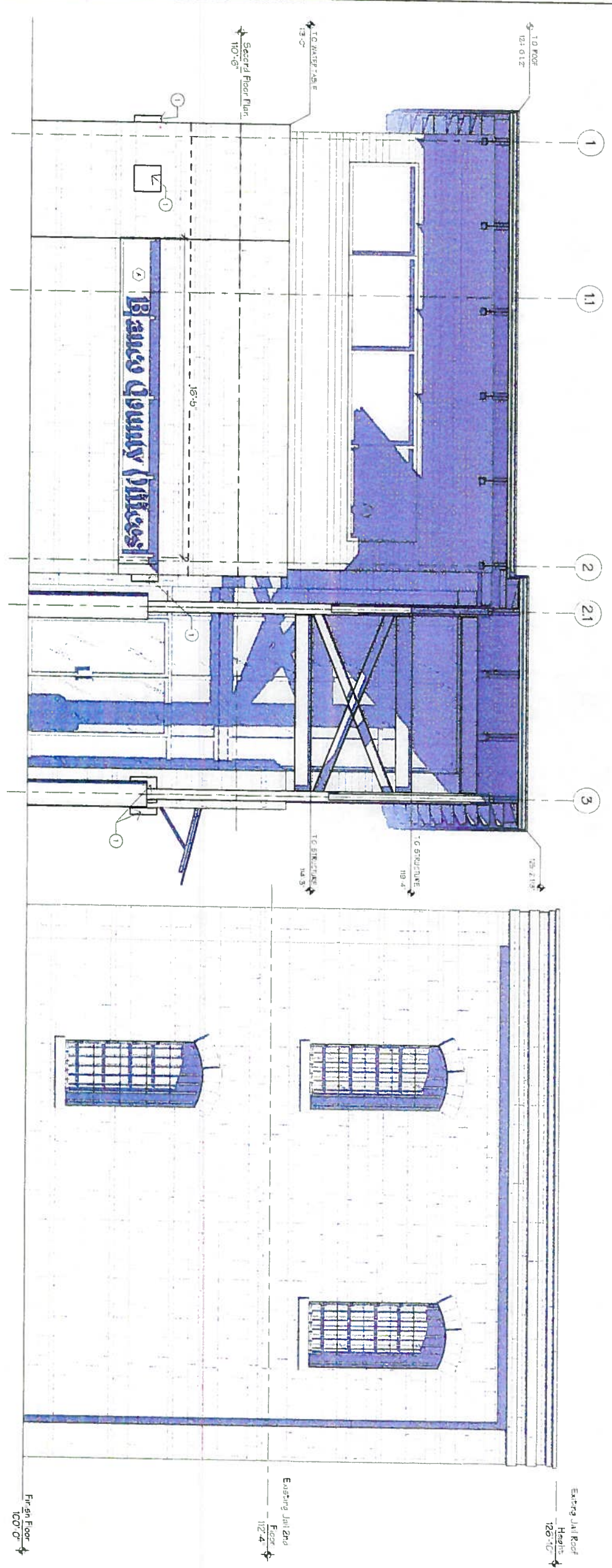
500  
 riverhill  
 boulevard  
 kerrville, texas  
 78029.0729  
 806.794.4726  
 506.553.7570 (cell)

date: 12/20/21  
 issue Date 12/20/21  
 project #

Floor Plan - Exterior  
 Lighting

sheet A-15

**keynotes**  
as indicated by  →  
1 Proposed new exterior light fixture, ref 20-A-15



date:	issue:
issue date:	

Rehabilitation/Adaptive Reuse, and New Building for:  
**Blanco County Historic Jail Site**  
 106 E. PECAN DRIVE  
 Johnson City, TX 78636

**DATOCORP, INC.**  
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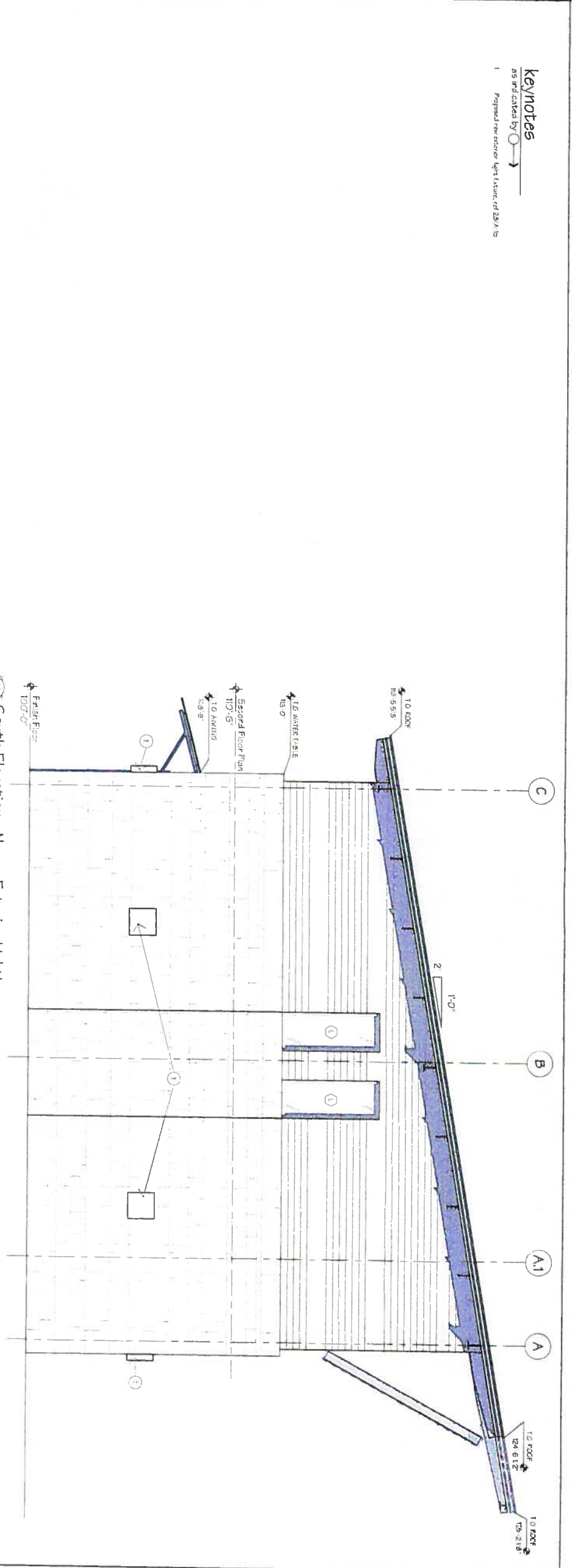
date: 12/20/21  
 issue date: 12/20/21  
 project #

Exterior Elevations  
 - Lighting  
 sheet A-15.1

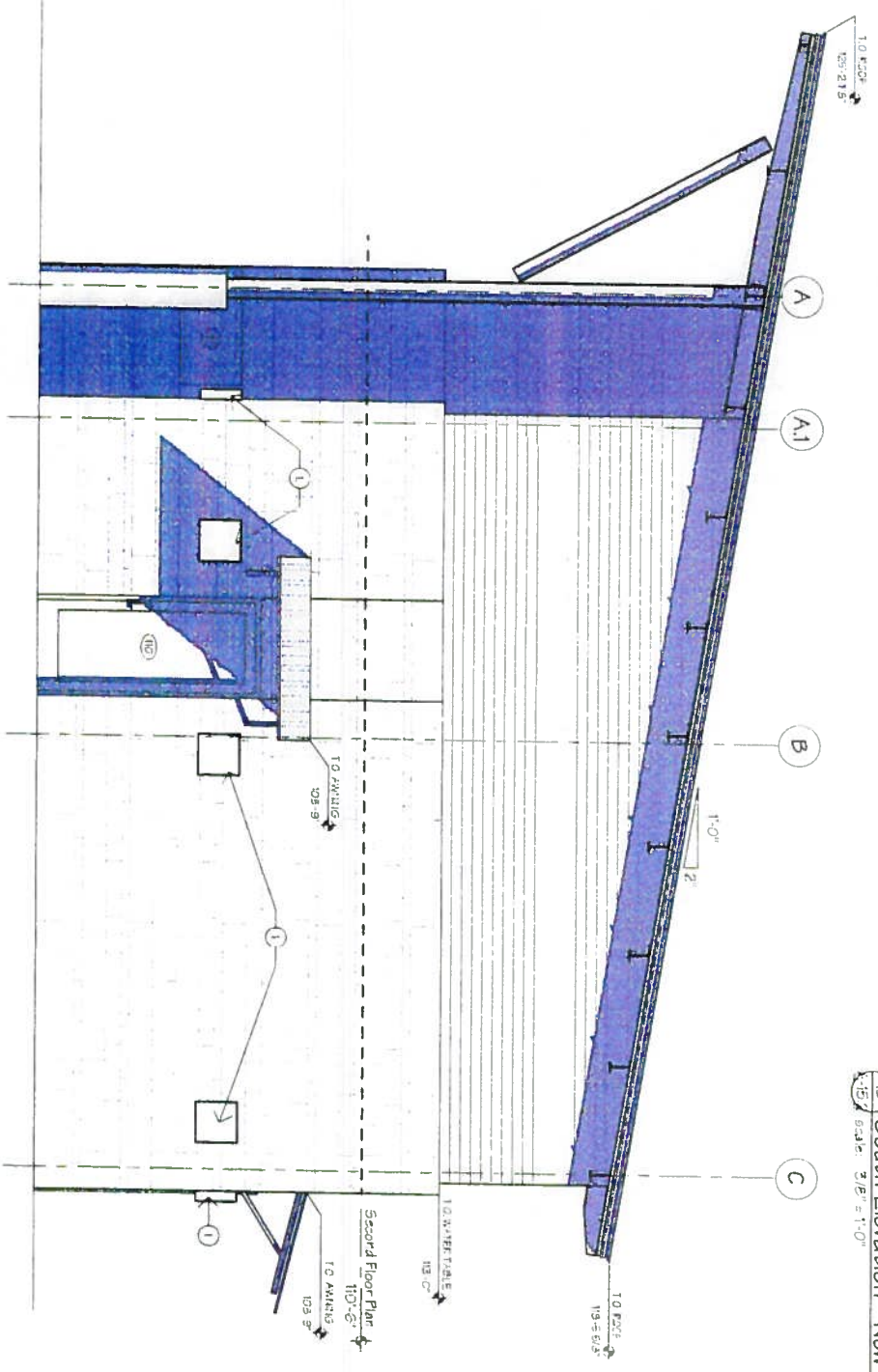
1 East Elevation Exterior Lighting  
 scale: 3/8" = 1'-0"

**keynotes**

as indicated by    
 Proposed new exterior light fixture, of 28" dia.



**15 South Elevation - New - Exterior Lighting**  
 Finish Elevation  
 1/8" = 1'-0"  
 scale 3/16" = 1'-0"



**25 North Elevation - New - Exterior Lighting**  
 1/8" = 1'-0"  
 scale 3/16" = 1'-0"

date:	issue:
12/2021	
12/2021	

Rehabilitation/Adaptive Reuse, and New Building for:  
**Blanco County Historic Jail Site**  
 106 E. PECAN DRIVE  
 Johnson City, TX 78636

**Partnership, LLC**  
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 riverhill  
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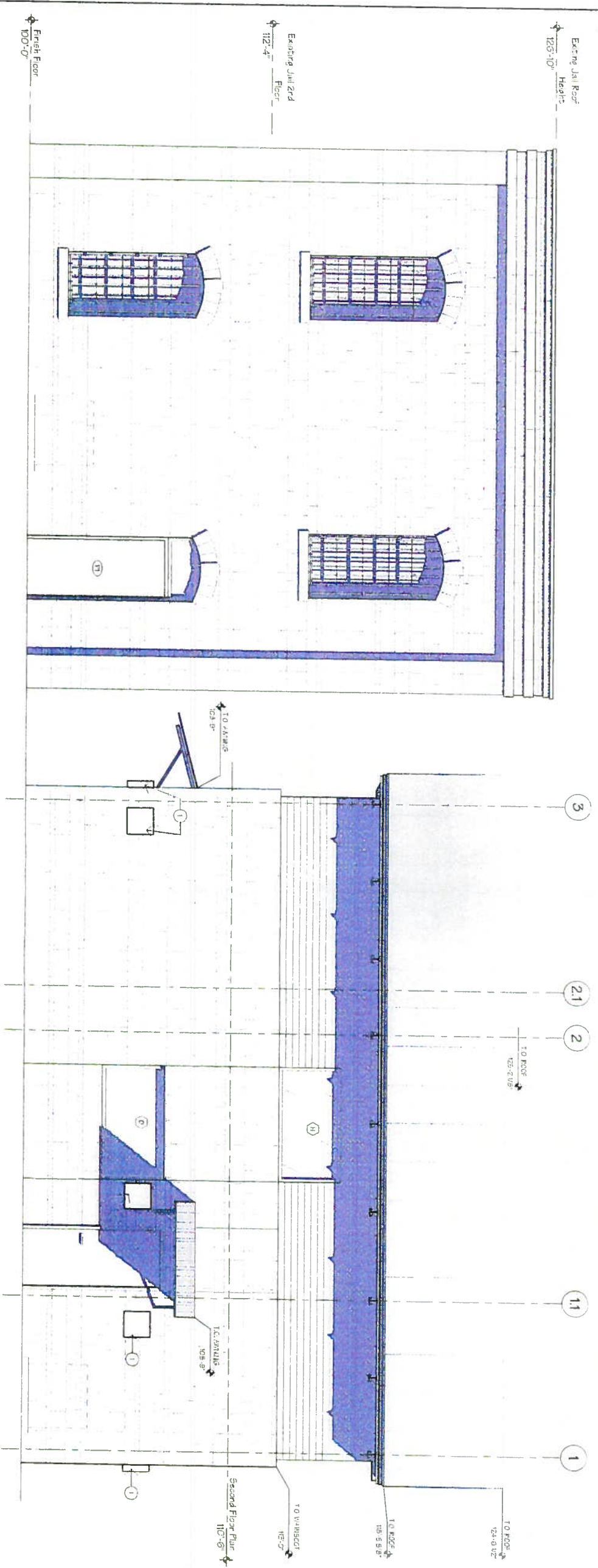
date: **project #**  
 issue Date 12/2021

Exterior Elevations  
 - Lighting

sheet **A-15.2**

**keynotes**  
 as indicated by  →  
 1. Proposed exterior light fixture, ref 230 & 1p

date:	issue:
Issue Date	



**15 West Elevation - Exterior Lights**

Scale: 3/8" = 1'-0"

Rehabilitation/Adaptive Reuse, and New Building for: <h1>Blanco County Historic Jail Site</h1>	
106 E. PECAN DRIVE Johnson City, TX 78636	
<p>THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES</p> <p>W. SCOTT SCHELLHASE, AIA          TEXAS NO. 110362</p>	
<p><b>partnership, inc.</b>          ARCHITECTS-INTERIORS-PLANNERS</p>	
500 riverhill boulevard kerrville, texas 78029.0729 806.794.4726 506.553.7570 (cell)	
date: 12/20/21 Issue Date	project #
Exterior Elevations - Lighting	
sheet A-15.3	

## Division 2. Historic Preservation\*

### Sec. 3-16. Definitions.

Historic overlay district. "H." An area which has outstanding historical and cultural significance in the State, region, or City, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance for the development of culture and tourism because of their association with history, including:

- (1) Historic structures, sites, or areas within which the buildings, structures, appurtenances, and places exemplify the cultural, political, economic, or social history of the State, region, or City.
- (2) Historic structures, sites, or areas that are identified with the lives of historic personages or with important events in State, regional, or local history.
- (3) Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form, and architectural details.

Historic landmark. "HL." A place which has outstanding historical and cultural significance in the nation, region, or City. The designation "historic landmark" recognizes that the historic place or the building(s), structure(s), accessory building(s), fences, or other appurtenances at the place, are of basic and vital importance for the preservation of culture and the development of tourism.

### Sec. 3-17. Designation of historic districts and historic landmarks.

(a) Designation of historic districts. The city council designates the area noted on the city's official Zoning Map as the "Historic Overlay District." The Historic Overlay District shall bear the word "Historic" in its zoning designation, and such designation shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the Historic Overlay District by the letter "H."

(b) Criteria for designation of Historic Overlay District. In making the designation of an area as a historic district, the city council shall consider one or more of the following criteria:

- (1) Character, interest, or value as part of the development, heritage, or cultural characteristics of the city;
- (2) Location as the site of a historical event;
- (3) Embodiment of distinguishing characteristics of an architectural type or specimen;
- (4) Relationship to other distinctive buildings, sites, districts, or structures which are historically significant and preserved, or which are eligible for preservation;
- (5) Unique location of singular physical characteristics represents an established and familiar visual feature of a neighborhood, community, or the city;
- (6) Value as an aspect of community sentiment of public pride; and
- (7) Identification with a person or persons who significantly contributed to the development or culture of the city.
- (c) Designation of historic landmarks. After public notice and hearing, the city council may from time-to-time designate certain places in the city as historic landmarks. Such places shall bear the word "Historic" in their zoning designation, and such designations shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the historic landmark by the designation "HL."
- (d) Criteria for designation of historic landmark. In making the designation of a place as a historic landmark, the city council shall consider the criteria set forth in Subsection (b) of this section.

### Sec. 3-18. Historic review board.

(a) Creation; composition. The Planning and Zoning Commission of the city shall serve as the Historic Review Board, hereinafter the "Board." In addition to its planning and zoning duties, the Commission shall assume all duties and perform all functions of the Board as contained and described in this division. All references to the "review board," or "historic review board" or the "board" in this division are to the Planning and Zoning Commission.

(b) Functions. The Board shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise. It shall be the function of the Board to advise the city council concerning all applications for certificates of review in Historic Overlay Districts or Historic Landmarks.

**Sec. 3-19. Certificate of review required; procedures.**

(a) No person or entity shall install, construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of any historic landmark or of any building or structure located within a Historic Overlay District unless application is made for a certificate of review and such a certificate is granted by the city council.

(b) The applicant shall submit to the Board an application in writing for a certificate of review that includes data and information required by the city council, including, but not limited to, the following:

- (1) Name of the applicant and the property owner;
  - (2) Mailing address of the applicant and permanent address of the property owner;
  - (3) Location of the property to be altered or repaired;
  - (4) A detailed description of the nature of the proposed external alteration or repair to be completed;
  - (5) The intended and desired starting date and completion date of the alterations or repairs to be made; and
  - (6) A drawing or sketch of the proposed external alteration, if applicable.
- (c) Applications that are incomplete or not in compliance with the city Building Code, restrictions, and other City Ordinances shall be returned to the applicant for completion and compliance.
- (d) All applications shall be subject to review by the Board and action by the city council. The Board shall review the applications for all certificates of review and determine whether the applications are in conformance with this division. With the exception of Subsection (e) hereof, the city council shall approve, approve with conditions, or deny all applications within sixty (60) days of application submittal.
- (e) For a permit to demolish or move a historic landmark or building within a Historic Overlay District or any other Zoning District, the city council shall render a decision within one hundred twenty (120) days after receipt of a completed application.

**Sec. 3-20. Criteria for action on certificate of review.**

In determining the recommendation and action on an application for a certificate of review, the Board and City Council shall consider the following matters:

- (1) The effect of the proposed change upon the general historic, cultural, and architectural nature of the District or landmark;
- (2) The appropriateness of exterior architectural features that can be seen from a public street, alley, or walkway;
- (3) The general design, scale, arrangement, texture, and material of the building or structure and the relation of such factors to similar features of buildings or structures in the District. The criteria shall not be the aesthetic appeal of the structure or the proposed remodeling, but rather, its conformity to the general character of the particular historic area involved;
- (4) The character of the Historic Overlay District or Landmark for all signs;
- (5) Preservation of the value of the Historic Overlay District or Landmark, as the area of unique interest and character;
- (6) The general and specific Standards for Rehabilitation and Guidelines for Applying the Standards for Rehabilitation, as issued by the Secretary of the Interior; and
- (7) The importance of balancing the current needs of the property owner with the importance of approving plans that will be economically reasonable for the property owner.

**Sec. 3-21. Violations; penalty.**

(a) It shall be unlawful to construct, reconstruct, structurally alter, remodel, renovate, relocate, restore, demolish, raze, or maintain any building, structure, accessory building, fence or other appurtenance in a Historic Overlay District or Historic Landmark in violation of the provisions of this division. The city may institute any appropriate action or proceeding to prevent such unlawful

construction, reconstruction, structural alteration, remodeling, renovation, restoration, relocation, demolition, razing, or maintenance; to restrain, correct, or abate such violation; and to prevent any illegal act, conduct, business, or maintenance in and about such premises. Each day such violation continues shall constitute a separate violation.

(b) Criminal Offense. Violation of any provision of this division is a misdemeanor. Each day of a violation shall constitute a separate offense. A fine for a violation may not exceed two hundred dollars (\$200.00).

(c) Civil Action. A person who violates a provision of this article is subject to a civil suit for injunctive relief and to a civil penalty. The city may seek also to recover damages from the violator in an amount adequate for the city to undertake activity necessary to bring compliance with the ordinance.

(Ordinance 21-1201 adopted 12/7/21)