

Wylie Historic Review Commission Regular Meeting

August 25, 2022 – 6:00 PM

Second Floor Conference Room - 300 Country Club Road, Building #100, Wylie, Texas
75098



CALL TO ORDER

Chair Joe Chandler called the meeting to order at 6:05 p.m. Commissioners present: Chair Joe Chandler, Vice Chair Sandra Stone, Commissioner Kali Patton, Commissioner Allison Stowe, and Commissioner Anita Jones. Commissioner Krisleigh Hoermann joined the meeting at 6:26 p.m. Commissioner Laurie Sargent was absent. Also present were staff members Jasen Haskins, Interim Director of Community Services and Erin Day, Assistant to the City Secretary.

NOMINATE CHAIR AND VICE CHAIR

Nominate and Motion on Chair and Vice Chair

Vice Chair Sandra Stone indicated she would be interested in being Chair. Commissioner Allison Stowe indicated she would be interested in Vice Chair.

A motion was made by Allison Stowe, seconded by Kali Patton, to nominate Vice Chair Sandra Stone as Chair. A vote was taken and motion passed 5-0 with Commissioners Sargent and Hoermann absent.

A motion was made by Chair Sandra Stone, seconded by Commissioner Kali Patton, to nominate Commissioner Allison Stowe as Vice Chair. A vote was taken and motion passed 5-0 with Commissioners Sargent and Hoermann absent.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one spoke on non-agenda items.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider, and act upon, the approval of the June 23, 2022 Minutes

Commission Action

A motion was made by Commissioner Joe Chandler, seconded by Vice Chair Allison Stowe, to approve the Consent Agenda as presented. A vote was taken and motion passed 5-0 with Commissioners Sargent and Hoermann absent.

REGULAR AGENDA

1. **Consider and act upon a recommendation to the City Council regarding construction of a new Residential structure in accordance with Ordinance Number 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.**

Staff Presentation

Interim Director of Community Services Jasen Haskins explained that demolition was approved for the existing structure and the applicant is now asking to construct a roughly 1600 sq. ft. building with horizontal wood siding as required between 4 and 5" in width and with paint colors from the historic palette. It includes a covered front and rear porch and they are proposing a 6' picket fence to replace existing chain link fence. Staff recommends approval subject to any additions or alterations that the building department or city engineering recommends.

Commission Comments

Commissioner Jones asked what the historic paint colors are and where they can be found. Haskins explained that there is not an ordinance that dictates colors, but that it should be similar to colors that are found in the historic district. Commissioner Jones asked about the stucco on the bottom portion of the house. She stated it is not something that is typically found on that style of a house.

Chair Stone asked what type of style this house is. She stated it appears to be a quasi-Craftsman style of house. Haskins explained it was more of a bungalow type home or an American standard style, and stated it does fit the historical nature. He advised the siding is wood, as is required. Chair Stone asked if this was going to be a slab or a pier-and-beam home. Haskins advised it was going to be a slab, and if he had to guess, the stucco will be for durability and to keep moisture off of the slab. He advised we can make a recommendation that the application be approved with as minimal stucco as possible.

The Commission members discussed confusion over the color palette, and Haskins explained the exterior siding is Urban Safari and the doors are Cherry Cola, and windows and doorframes are white.

Haskins explained that as the applicants are not in attendance, the Commissioners may table until the next meeting for clarification.

Commissioner Chandler asked if the ramps are going to be for handicap access, and expressed that the stucco should go all the way around the house. He also stated the stucco should be below the windows.

Commissioner Jones asked if they chose stucco because it is cheaper than stone or brick. Haskins explained that the city does not allow stone in the historic district, and that brick is typically used for an entire house, not just used as an accent.

Chair Stone suggested tabling the item and requesting the applicant to come to the next meeting to explain why they chose to use stucco, explain the actual colors they will be using, if the stucco could be below the windows, and does stucco go with this style of house.

Commissioner Patton asked about landscaping, Haskins explained that landscaping is not a consideration for the Historic Review Commission and will be as required by the Zoning Ordinance.

Chair Stone asked if historically everything else is in compliance. Haskins confirmed it is. He advised the vinyl will be painted to look as historic as possible. Chair Stone advised we need a truer example of the coloring as the rendering is misleading.

Commission Action

A motion was made by Commissioner Chandler, seconded by Vice Chair Stowe, to table the item until the next meeting. A vote was taken and motion carried 5-0 with Commissioners Sargent and Hoermann absent.

2. **Consider and act upon a recommendation to the City Council regarding a request for demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 407 N Ballard within the Downtown Historic District.**

Staff Presentation

Planning Manager Haskins advised applicants were in attendance and are asking for demolition of the existing structure. He advised they have a property and the neighbor to the south has a property and they purchased the property in the middle. They want to demo the structure so they can make use of the property itself. The house was built in 1960 and there was a garage added last year. The slabs are completely separate and the garage is completely separate, so there are no real historical or architectural elements that make this house significant. The house is basically unsafe to live in and staff recommends approval.

Commissioner Comments

Chair Stone asked what happened to the house that it got this way. Applicants Kari and Mark Isom explained that the owner was ill and could not maintain the home and did not have insurance after the storm in 2016. Mrs. Isom advised they fixed the roof but had left the garage in disrepair. The house was not up to code. She advised they purchased the home with their neighbors Tracy and Robert Lawson. She advised it is on two lots and they wish to tear the house down and divide the property.

Commissioner Hoermann joined the meeting at 6:26 p.m.

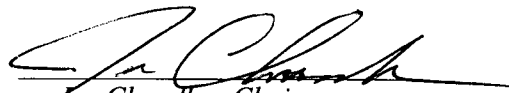
Chair Stone asked if at this point there are no plans for another structure to be built. Mrs. Isom stated she would like to build another structure on their portion of the land. Haskins explained this address would disappear and they would have to replat. Mrs. Isom explained the neighbors to the south would just like to use their portion as a greenspace and have access to the driveway. The applicant asked how they could go forward with another structure. Haskins explained there would need to be a new application submitted.

Commission Action

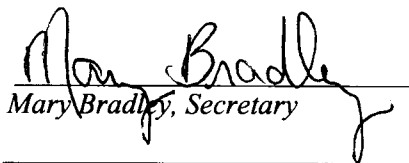
A motion was made by Commissioner Patton, seconded by Vice Chair Stowe, to approve the item as presented. A vote was taken and motion passed 6-0 with Commissioner Sargent absent.

ADJOURNMENT

A motion was made by Vice Chair Stowe, seconded by Chair Stone, to adjourn the meeting. A vote was taken and motion passed 6-0 with Commissioner Sargent absent. The meeting was adjourned at 6:31 p.m.


Joe Chandler, Chair

ATTEST


Mary Bradley, Secretary