

Wylie Historic Review Commission Regular Meeting

June 22, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

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.

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 May 25, 2023 Meeting Minutes.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding a request to renovate an existing commercial structure, located at 105 W Jefferson within the Downtown Historic District.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 16, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the

Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.073 – Discussing prospective gift or donation to the City.



Historic Review Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider and act upon Minutes from the May 25, 2023 Regular Meeting.

Recommendation

Motion to approve as presented.

Discussion

The minutes are attached for your consideration.

Wylie Historic Review Commission Regular Meeting

May 25, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Vice Chair Allison Stowe called the meeting to order at 6:03 p.m. Commissioners present: Vice Chair Allison Stowe, Commissioner Kali Patton, Commissioner Laurie Sargent, Commissioner Joe Chandler, Commissioner Krisleigh Hoermann, Director of Planning Jasen Haskins, and Secretary Lilian Baker. Commissioners absent: Commissioner Anita Jones, Deputy City Manager Renae Ollie, Chair Sandra Stone arrived at 6:10 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Chandler and the Pledge of Allegiance was led by Vice Chair Stowe.

COMMENTS ON NON-AGENDA ITEMS

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No one approached the Commissioners.

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 April 27, 2023 Meeting Minutes.

BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Hoermann and seconded by Commissioner Chandler to approve the consent agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct an addition to an existing residential structure, located at 409 N. Ballard within the Downtown Historic District.

BOARD PRESENTATION ON REGULAR AGENDA

Director of Planning Haskins an overview of plans submitted for an attached workshop/garage that is 400 square feet. The addition is at the rear of the property and will not be seen from the street. The façade and materials will

match the existing materials. Vice Chair asked if the applicant would like to speak to their submittal, to which the applicant declined to speak.

BOARD ACTION ON REGULAR AGENDA

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann to approve as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Chandler and seconded by Commissioner Patton to adjourn. A vote was taken and carried 5 – 0. The meeting was adjourned at 6:10 p.m.

Sandra Stone, Chair

ATTEST

Lillian Baker, Secretary



Historic Review Commission

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Renae' Ollie

Subject

Consider and act upon a recommendation to the City Council regarding a request to renovate an existing commercial structure, located at 105 W. Jefferson within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

OWNER: Robert Heath

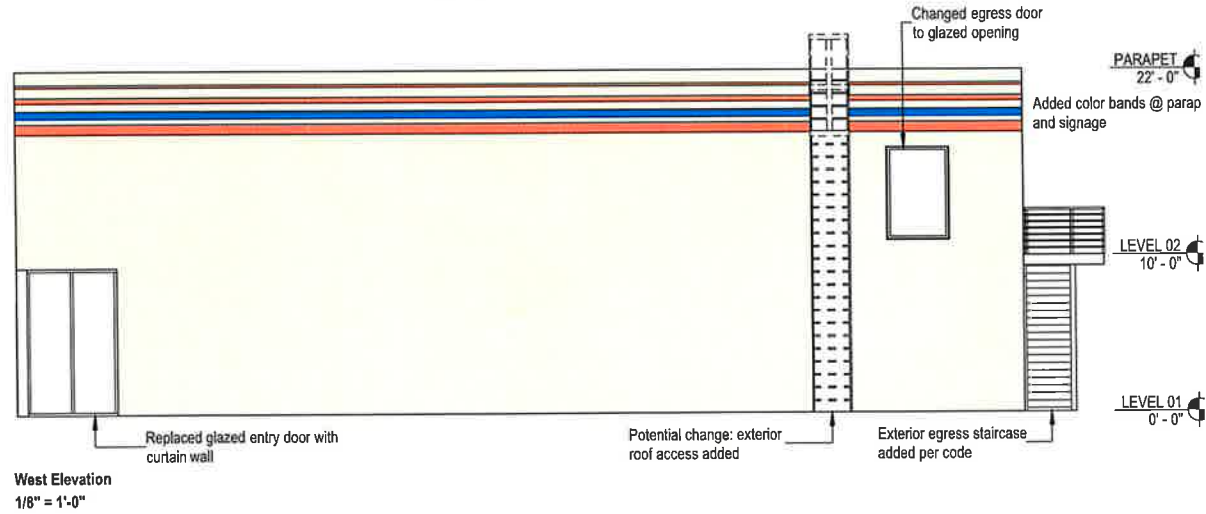
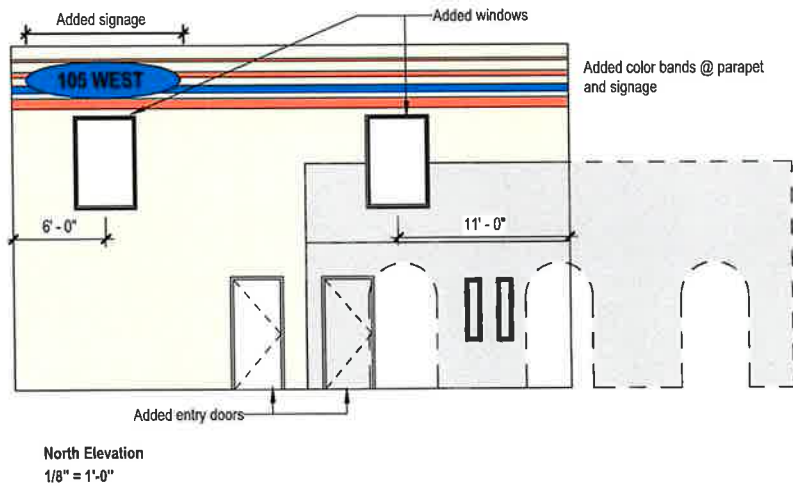
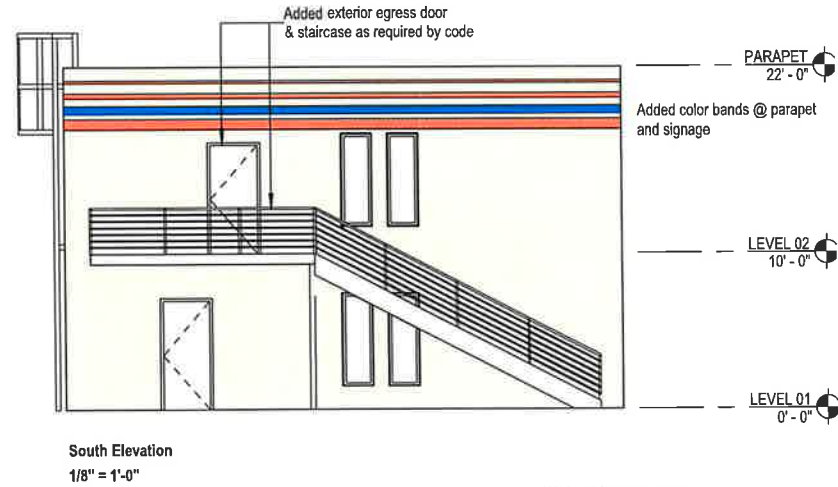
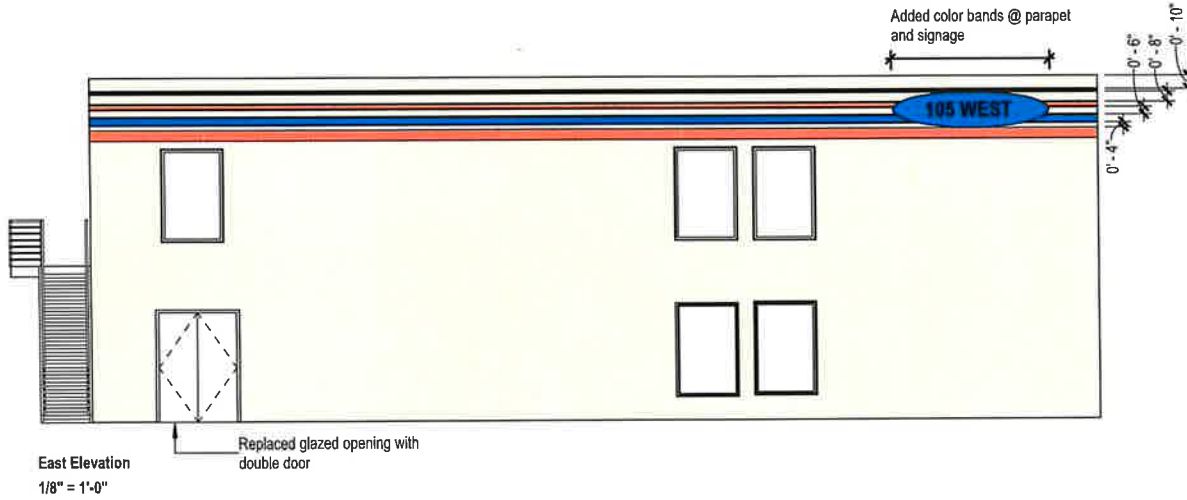
APPLICANT: Robert Heath

The Owner/Applicant proposes to make major renovations to the exterior facade as well as interior changes to accommodate an Office Use and a T-Shirt Shop on the subject property.

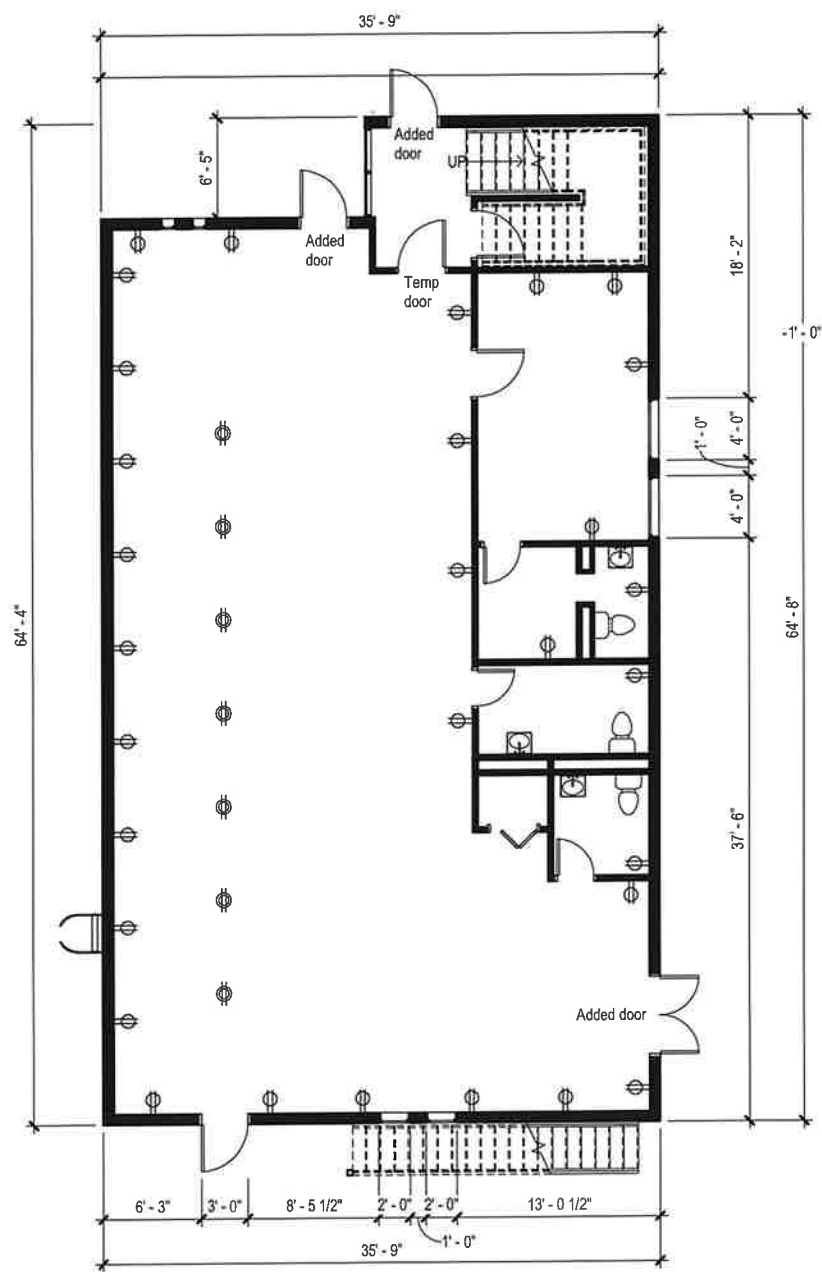
The plans indicate new paint colors, removing and adding new windows and doors, replacing fire escape, added color bands at parapet and signage, and a wood fence to match existing. New windows will be aluminum.

The owner desires to begin work as soon as possible and complete within 3 - 6 months. This item will be considered on the July 11th Council Consent Agenda.

105 Jefferson Street

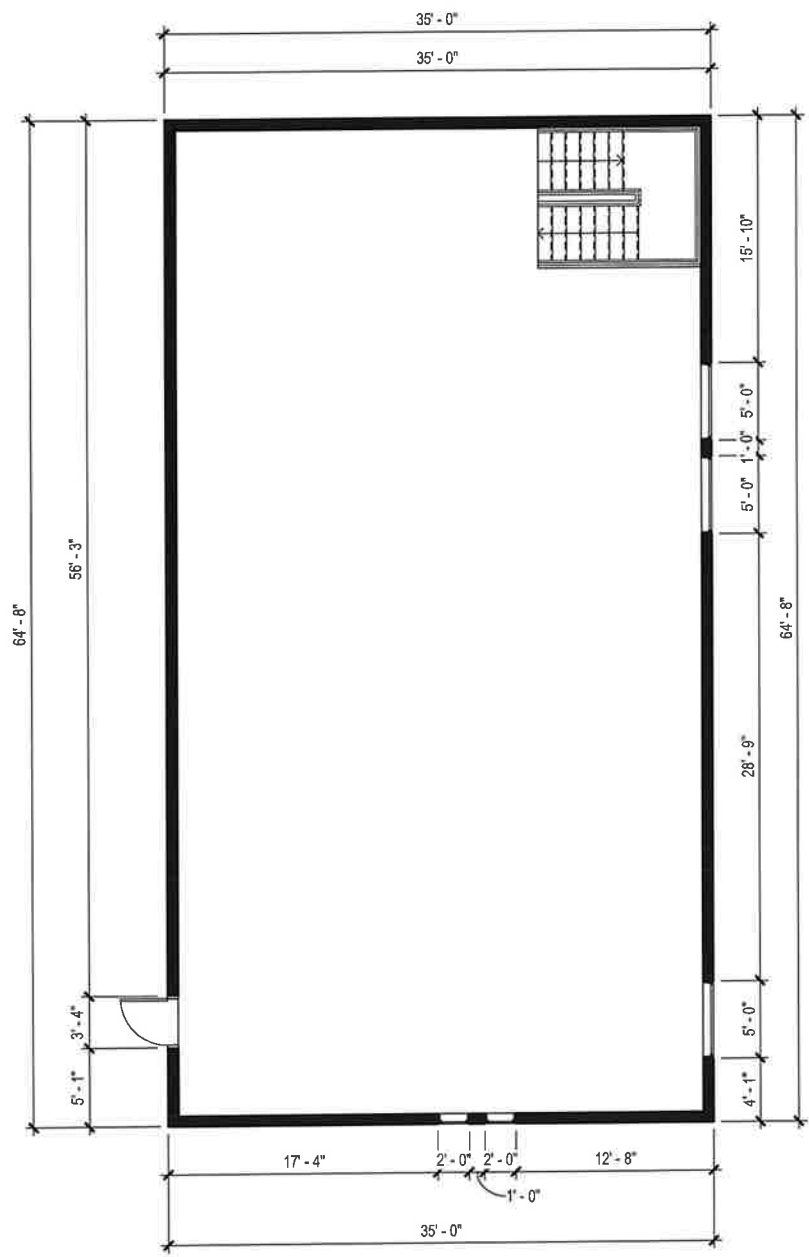


105 Jefferson Street



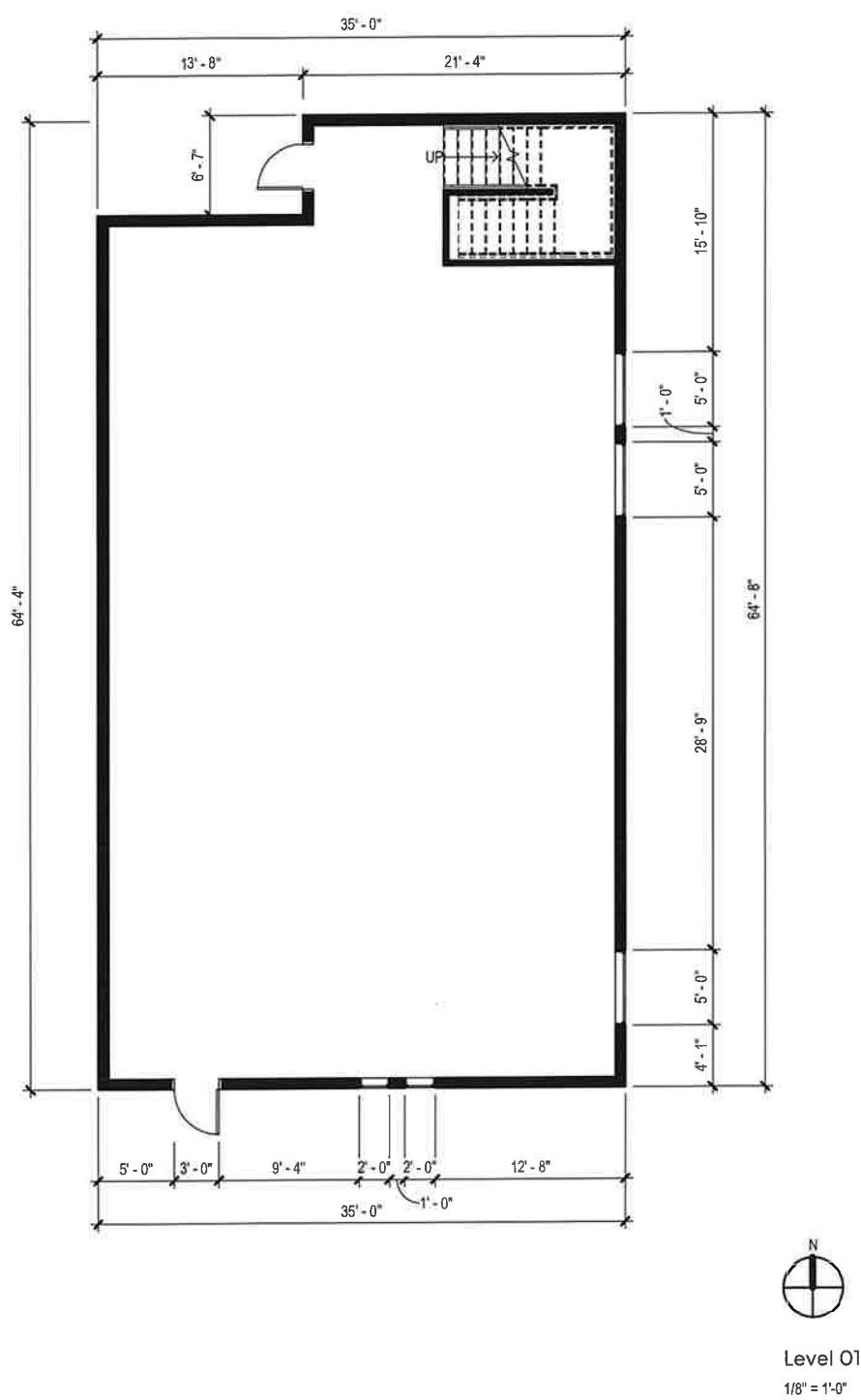
Level 01
Floor Plan
1/8" = 1'-0"

105 Jefferson Street

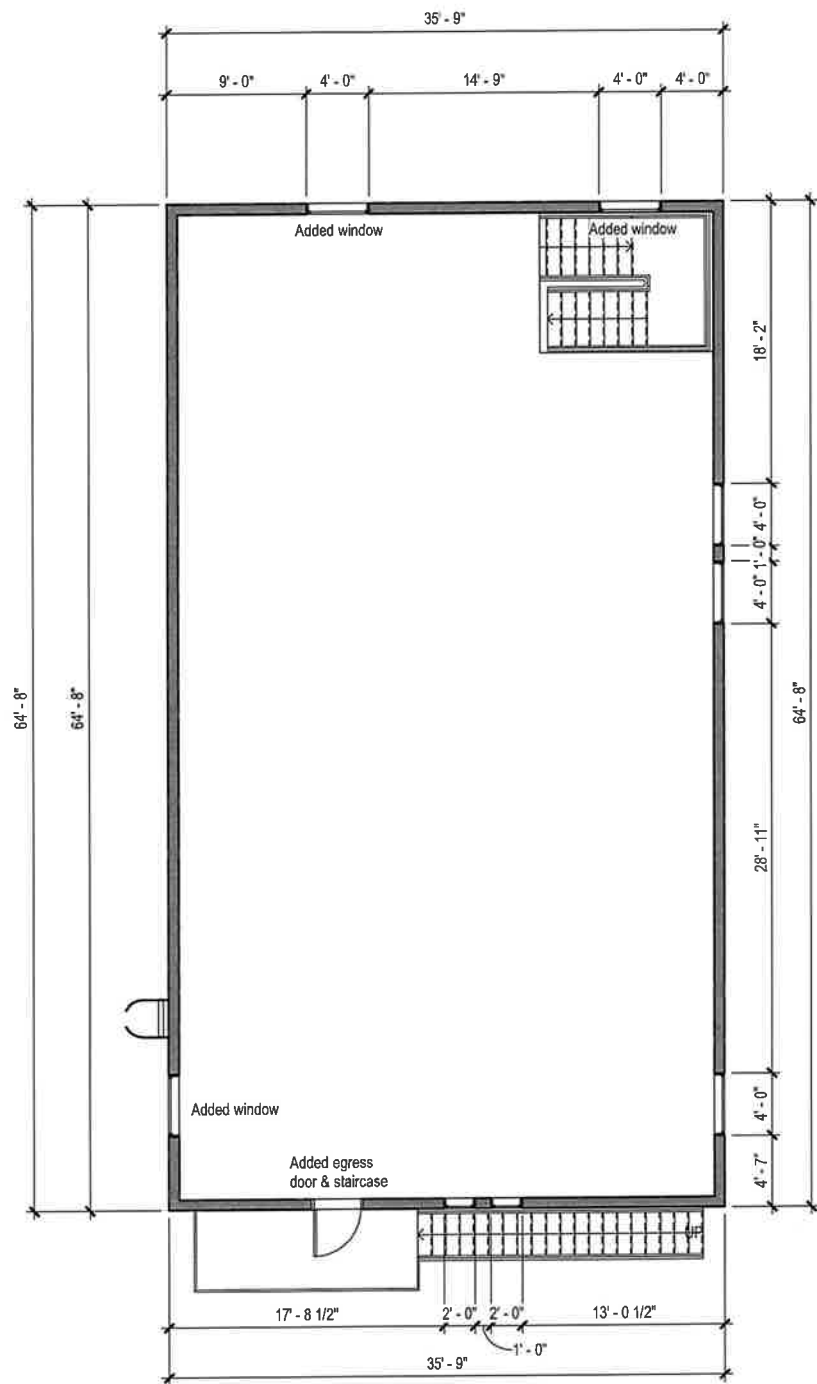


Level 02
1/8" = 1'-0"

105 Jefferson Street



105 Jefferson Street



Level 02
Floor Plan
1/8" = 1'-0"

105 W Jefferson additions or alterations

1) Exterior

a) N

- i) 1 new downstairs exterior door facing N
- ii) Two upstairs windows
- iii) Alteration to downstairs windows facing N to door
- iv) "Hidden" security camera (not visible from street)

b) W

- i) Alteration to emergency exit door to window
- ii) Potential exterior ladder for rooftop access
- iii) Alteration to current downstairs door to large window (N side facing W)

c) S

- i) New emergency egress, landing and stairs with additional balcony area
- ii) Slight alteration to downstairs door (left to right swing) exit towards alley vs towards church)
- iii) Visible security camera (visible from alley)

d) E

- i) Alteration to 1st floor window changed to double doors
- ii) Gas line going over building removed
- iii) New to code electrical base meters

e) Entire Exterior

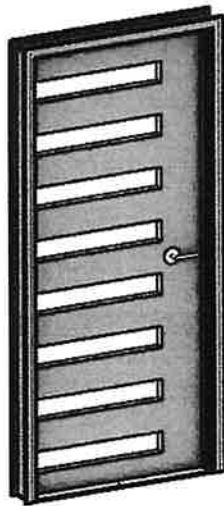
- i) New paint color
- ii) New signage
- iii) Visible security cameras (visible from street and alley)

2) Interior 1st floor

- a) Removal of walls (offices turned to open space)
- b) Removal of drop ceiling
- c) Original offices that do remain drop ceiling turned to drywall or bead board
- d) Bathrooms
 - i) Shower added to original private office bath
 - ii) Urinal removed from ADA bath
 - iii) 2nd commode removed from employee bath
 - iv) All trades, electrical, plumbing, mechanical updated to todays code.
 - v) All windows updated to todays code (low E tempered glass)
 - vi) Insulation better than minimum code standards
 - vii) Removal of interior door connecting 1st and 2nd floor

3) Interior 2nd floor

- i) Walls removed for open space
- ii) Drop ceilings removed in remaining offices
- iii) Drywall ceilings to replace removed drop ceilings
- iv) No change to bathrooms
- v) All trades, electrical, plumbing, mechanical updated to todays code
- vi) All windows ypdated to todays code
- vii) Insulation better than minimum code standard
- viii) Alteration of some office doors from wood to glass



105 W Jefferson Additional Notes

1. Exterior roof access ladder may or may not be added depending on need, interior roof access ladder is in place and meets current code but sits in the corner of reception area
2. Exterior aggregate is stained with rust. Our goal is to do whatever is feasibly possible (power wash, scrub, chemical cleaning) to bring back this portion of the façade to original state. Failing this aggregate will be painted same color as church brick to tie the two buildings together.
3. All work has been verbally approved based on our measurements actual placement may be adjusted a couple of inches for windows up to a foot plus for 2nd floor emergency egress door depending on engineers actual findings.
4. Our understanding is this building design was approved by Truit Smith. One of a number of buildings he had built in the Historic Zone. This is the third building of his that we have taken stewardship of. His generosity with the community transposed by his frugality with construction cost is well known (as evidenced by the gas pipe ran over the building and tied into the church). The end product was often a building that met all of its utilitarian requirements, but whose personalities were muted.
Here is an example of a post modern two story office building tied into a turn of the century church building by a common breezeway. The additional windows asked for are of the same size as are currently installed at other points on the building.

The doors are of the style you find during that era and the paint color scheme pays homage to the past but is more aesthetically pleasing, as well as making the building “pop” without dominating the buildings around it. Emergency egress is updated to code and eliminates a potential choke point as well as legal issues. The interior is brought to code with the biggest change being the removal of the drop ceiling and the addition of open and closed cell foam for increased energy efficiency. Downstairs we were mindful to keep the lighting period correct but changed from florescent tube to some pendent light fixtures with LED bulbs in the main area and recessed LEDs in the bathrooms and office. Upstairs interior, while not fully fleshed out, will continue this direction.