

Wylie Historic Review Commission Regular Meeting

September 22, 2022 – 6:00 PM

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



CALL TO ORDER

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 August 25, 2022 Minutes

REGULAR AGENDA

1. REMOVE FROM TABLE

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.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 16, 2022 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: Mary Bradley

Subject

Consider, and act upon, Minutes from the August 25, 2022 Regular Meeting.

Recommendation

Motion to **approve** as presented.

Discussion

The minutes are attached for your consideration.

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



Historic Review Commission

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Item: 1

Subject

Consider and act upon a recommendation to the City Council regarding construction of a new Residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

Recommendation

REMOVE FROM TABLE

Motion to recommend approval as presented

Discussion

Owner: Rick and Helen Pearce

Applicant: Arnulfo Perez

On August 25, 2022 the Commission tabled the item requesting clarification on why using stucco, if stucco will be below the windows and clarification on color of the paint. Although color of paint is not regulated by the Commission, the renderings of the paint color the Commissioners stated it was misleading.

The Owner/Applicant is proposing to construct a new residential dwelling on a single lot. In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

The applicant is proposing to construct a 1,516 s.f. single story residential dwelling on 0.23 acres (10,019 sf). The single-family dwelling will conform to the design standards of Article 6.3 as well as other city ordinances and guidelines.

The proposed style includes an open front gable roof with an 8:12 pitch with vinyl single-hung and fixed windows. The primary exterior material shall be horizontal wood siding with the width between four and five inches, in accordance with Section 6.3.E.5.f. The selected paint colors will be from an Historic Palette.

The design incorporates a covered front wood porch, as well as a covered rear wood patio. A 6' cedar picket fence will replace the existing chain link fence around the perimeter of the property.

Staff Recommends approval subject to additions and alterations as required by City Engineer and Building Inspections Department.

APPLICATION FOR HISTORIC REVIEW #

Date: _____

NOTICE TO APPLICANT

- 1 Completed applications and drawings must be in the Planning and Engineering Office no later than 10 days before the meeting. (Regular meetings are held on the 4th Thursday at 6:00 p.m. in the City Hall Council Chambers, or Special Called Meetings as needed.)
- 2 It is imperative that you complete this application in its entirety. Incomplete applications will be returned and could delay the commencement of your project.
- 3 The presence of the applicant or his/her agent as designated herein is necessary at the Historic Review Commission Meeting.

APPLICANT INFORMATION

Name: Arnulfo Perez Phone: 214 586 1482
 Mailing Address: 411 Fairway Glen Dr. Wylie TX, 75098
 Email Address: arnulfo.perez27@gmail.com Fax: _____

PROPERTY OWNER INFORMATION

Name: Rock and Helen Pearce Phone: 309 310 4908
 Mailing Address: 411 Foxwood Lane Wylie TX 75098
 Email Address: hpearce88@gmail.com Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): _____
 Current or intended use of the building: Residential
 Address of Project: 100 S. Cottonbelt

(The below information (Lot, Block, Subdivision, and Frontage) can be obtained on the County Appraisal District's website by entering the physical address of the property: <http://collincad.org> or <http://dallascad.org> or <http://rockwallcad.org>

If you do not have access to the Internet or cannot locate this information on the website, contact the Planning Department at (972)516-6320 for assistance.

Lot _____, Block _____, Subdivision _____ Current Zoning: _____

Which District is the property located within?

- ☐ Downtown Historic District
☐ South Ballard Overlay District
☐ Other _____

SCOPE OF WORK**o Remodeling/Renovating**

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

Demo of existing house, garage, driveway, fence
New Build

Are you painting an exterior feature? YES NO

If YES:

	Describe Feature	Color Name	Sample Attached	
Ex.	Window and door frames	SW Autumn Hue (No. 7665)	YES	NO
	<u>windows and door frame</u>	<u>white</u>	<u>YES</u>	NO
	<u>exterior siding</u>	<u>Urban Safari PPV8-4</u>	YES	NO
	<u>Doors</u>	<u>cherry 66 51307</u>	<u>YES</u>	NO

Are you replacing an exterior feature? YES NO

If YES:

	Describe Feature	Current Material	Proposed Material	Sample Attached	
Ex.	Window frame	Wood	Vinyl	YES	NO
	<u>windows</u>	<u>Aluminum</u>	<u>Vinyl</u>	YES	NO
	<u>Doors</u>	<u>wood</u>	<u>Metal</u>	YES	NO
	<u>Siding</u>	<u>Vinyl</u>	<u>wood 4"-6"</u>	YES	NO

o New Construction

Are you replacing an existing structure? YES NO

If YES, complete "Demolition" below.

o Demolition

Describe the condition of the existing structure: leaning falling down

What is the estimated cost of restoration or repair of the existing structure? \$ 200,000

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

house is leaning being held up by 13 4x4x12
Damaged by foundation company

What do you plan to do to mitigate the loss of the landmark structure? Rebuild

o **Sign**

Type of Sign:

- ☐ Attached Sign
- ☐ Temporary Sign
- ☐ Monument Sign

- ☐ Pole Sign
- ☐ Banner
- ☐ Other (Specify) _____

Sign Dimensions: ____ Total Square Footage ____

Will the sign be connected to electricity or lit in any way? YES NO

If YES, what is the method of lighting? _____

Will this sign project over a public sidewalk? YES NO

If YES, what is the distance from the sidewalk to the bottom of the sign? _____

Have you submitted an application for a Sign Permit to the Building Inspections? YES NO

o **Fence**

What is the proposed material and style of fence you intend to install? metal post
wood plank

What is the proposed height of the fence? 6'

Are you replacing an existing fence? YES NO

If YES, what is the current fence material? chain link

Have you submitted an application for a Fence Permit to the Building Inspections? YES NO

Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

Demolish all existing structures on property and
Build new

REQUIRED ATTACHMENTS:

- Current photographs of the property
- If available, historic photographs of the property
- Site Plan indicating the following:
 - Dimensions of the lot on which the building will be located, including setbacks (check official plat records and Zoning Ordinance)
 - Location and width of all easements (check official plat records)
 - Location and dimensions of all existing and proposed buildings, parking areas, and existing signs (if any)
 - Architect's rendering or elevations of proposed construction
- Sample board of materials and colors to be used
- Site Plan Fee \$250.00 - Check/Card/Cash (Check made payable to City of Wylie)

Intended start and finish dates: Start _____ Finish _____

I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified or not.

X _____

(Owner or Authorized Agent)

RETURN TO:

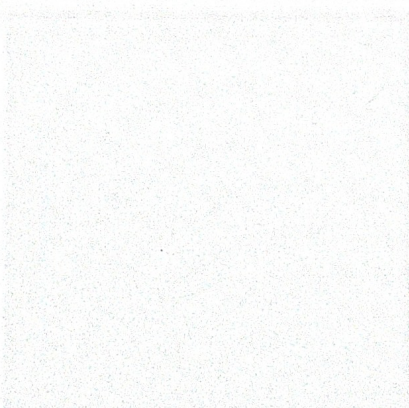
City of Wylie
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098
(972) 516-6320



GREEN COLONIAL



**Urban
Safari**
PPU8-4



White
52



Poppy Seed
PPU15-20



PLANS AND PERMITS
DALLAS

8500 N STEMONS FREEWAY
DALLAS - TEXAS
Serving the metroplex
214-2131418

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED, VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT

NEW RESIDENTIAL
CONSTRUCTION

ADDRESS

100 S COTTONBELT AVE,
WYLIE, TX 75098

OWNER

DRAWN BY: J. LAINEZ

SCALE: 1/8" = 1'-0"

DATE: 07-06-2022

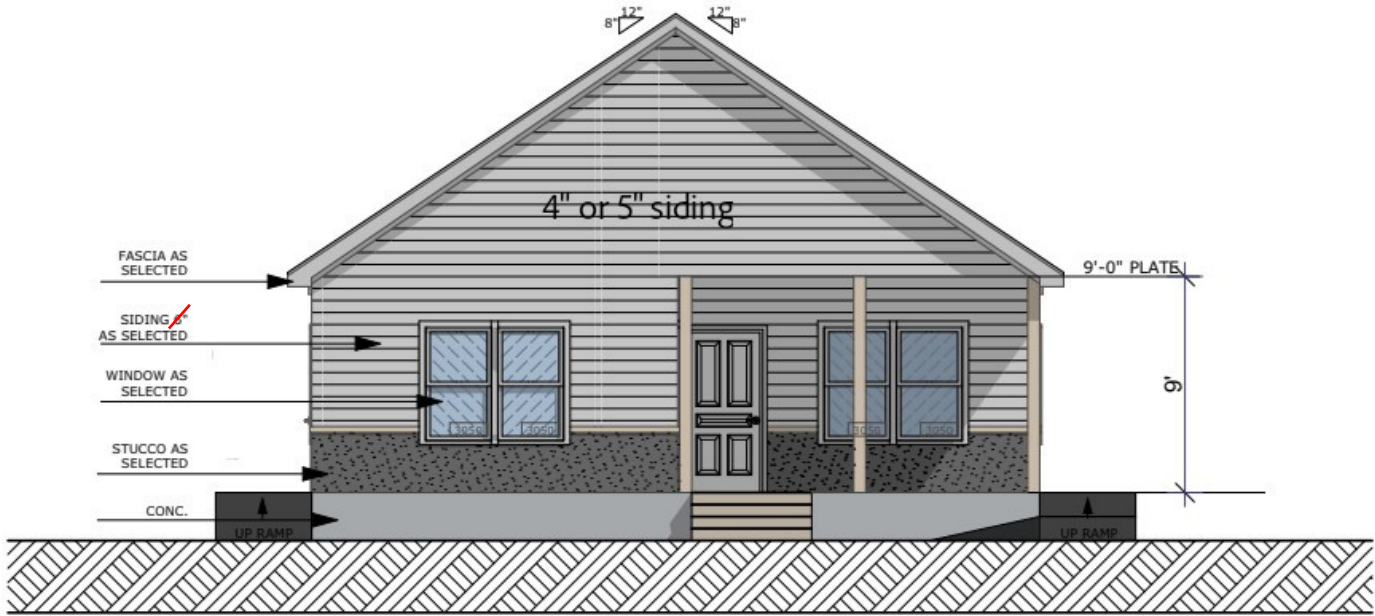
SHEET NAME

FACADE

SHEET

03

Note
Siding to
Be 4" to 5"



1

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

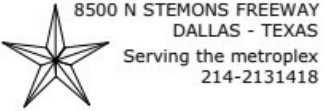


2

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

PLANS AND PERMITS
DALLAS



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

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PROJECT

NEW RESIDENTIAL
CONSTRUCTION

ADDRESS

100 S COTTONBELT AVE,
WYLIE, TX 75098

OWNER

DRAWN BY: J. LAINEZ

SCALE: 1/8" = 1'-0"

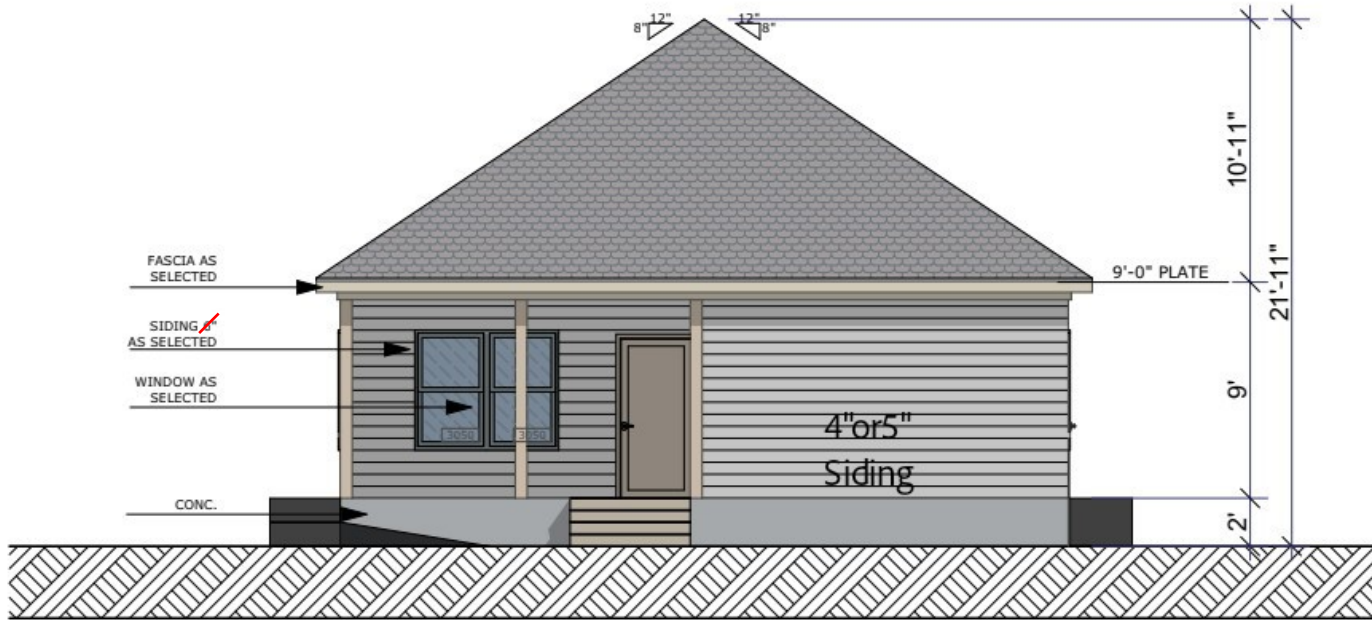
DATE: 07-06-2022

SHEET NAME

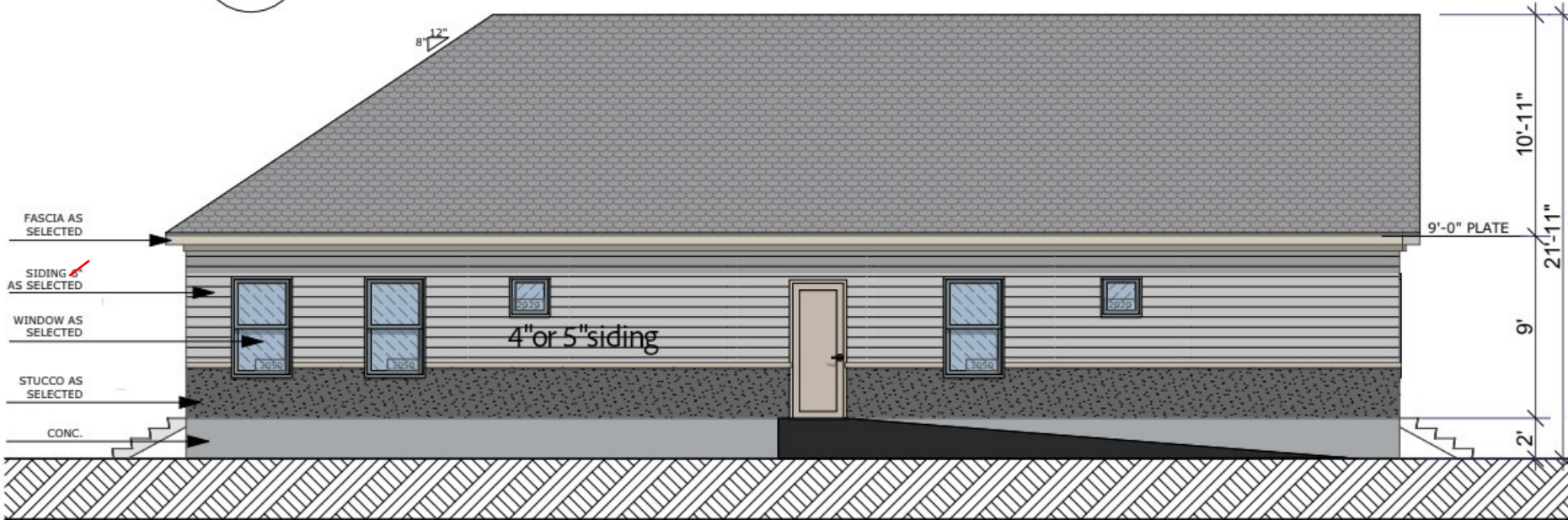
FACADE

SHEET

04



1 REAR ELEVATION (1)
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

4"or5"siding
To meet historical
Req.