

Historic Review Commission



May 26, 2016



Wylie Historic Review Commission

NOTICE OF MEETING

Special Called Meeting Agenda
Thursday, May 26, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Jon Lewis Chair
Annilee Waterman Vice Chair
Gary Taylor Board Member
John Pugh Board Member
Bob Heath, Sr. Board Member
James Park Board Member
Jennifer Wakefield Board Member

Renaè Ollie Planning Director
Mary Bradley Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

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.

CALL TO ORDER

Announce the presence of a Quorum.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Coimmissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from April 28, 2016, Special Called Meeting.

Regular Agenda

Regular Agenda

1. Remove from table
Consider and act upon renovations to a 1,912 sf residential structure located 507 N Ballard, for Kime Roofing and Construction.
2. Consider and act upon renovations to the roof of a 2,563 sf residential structure located at 301 N Ballard Avenue, for City of Wylie Brown House.
3. Consider and act upon renovations to exchange window and door for a commercial structure located at 100 N Ballard Avenue.
4. Consider and act upon modifications to approved plans to include a balcony to a 2,825 sf commercial structure located at 129 N Ballard, for Wylie Flower Shop.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 23rd day of May, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Historic Review Commission

Minutes
Wylie Historic Review Commission
Thursday, April 28, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Jon Lewis called the meeting to order at 6:02 PM. Commissioners present: Chair Lewis, Vice Chair Annilee Waterman, Commissioner James Park, Commissioner Jennifer Wakefield, Commissioner Bob Heath, Sr. and Commissioner John Park. Commissioner Gary Taylor arrived late.

Staff present: Renae' Ollie, Planning Director and Administrative Assistant Mary Bradley.

CITIZENS COMMENTS

Chair Lewis opened the Citizens Participation. With no one approaching the Commissioners, Chair Lewis closed the Citizens Participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from February 25, 2016, Special Called Meeting.

A motion was made by Commissioner Park and seconded by Commissioner Wakefield, to approve the minutes as submitted. Motion carried 6 – 0.

Regular Agenda

Action Item

1. Consider and act upon renovations to a 2,825 square foot commercial structure located at 129 N. Ballard, for Wylie Flower Shop.

Staff Presentation

Ms. Ollie stated that the item is to remodel and renovate an existing 2,825 square foot structure located at 129 N Ballard. The purpose will allow two residential dwelling units upstairs and create a new commercial lease space on the first floor.

According to Collin County Appraisal District Records the total area of the building is 5,950 square feet. Commercial structures can be used for commercial and residential uses, if they occupy less than forty percent of the floor area of the building. The applicant is proposing to remodel approximately 1,400 square foot for residential purposes, which is less than twenty-five percent of the total floor area.

The intent is also to install metal stairs and railings to the rear of the property. This will replace the existing wood stairs and railings and will allow access to the upstairs dwellings. A wood composite patio is also planned for the second floor and will be visible from Ballard Avenue.

The lights on the side of the building will be LuraLine and the lighting on the patio will be wall scones.

The fencing will be typical vertical rails on the bottom and horizontal rails to the top.

Board Discussion

Ms. Wells, applicant/owner of property, stated that the patio is on the front and back. A six foot walkway will be installed to front and to the rear. The remodel to the front is to open up the existing windows. These windows were boarded up for several years, and the whole covering will be taken out.

The railings for the patio will not be seen from the street. Ms. Wells explained the safety concerns if the railing was vertical for the second floor patio. The railings will be painted black.

Board Action

A motion was made by Commissioner Heath, and seconded by Commissioner Waterman, to approve the renovations to property located 129 N Ballard. Motion carried 6 – 0.

2. Consider and act upon renovations to a 1,912 square foot residential structure located 507 N Ballard, for Kime Roofing and Construction.

Staff Presentation

Ms. Ollie stated that the applicant is proposing to remodel/renovate an existing 2,290 square foot residential structure for the purpose of accommodating a roofing and construction office. The office will house office staff, no outside storage, vehicles or equipment.

Ms. Ollie went over the parking options, and the use requires five parking spaces. Two of the options that the applicant proposed will not conform to the Ordinance. Staff recommends enlarging concrete pad to the rear of the structure to allow for three parking spaces, and add two parallel parking spaces to the side of the structure.

The proposed color of the exterior is SW 7008 Alabaster White color with a trim of Tricon Black. The front door and casing around the windows is proposed SW 6884 Obstinate Orange.

Board Discussion

Mr. Russell Kime, 2021 Highland Drive, Wylie stated that the siding on the structure was vinyl siding, and they are proposing hardiboard siding.

The Commissioners offered options for the paint color. The proposed color was not from a historical palette. Mr. David Brennan, 12647 Sunglow Lane, Dallas, represented applicant for the property, stated that they are willing to change the colors. The Commissioners recommended the Alabaster White for the house, with black for the trim. Mr. Brennan asked for additional time in order to research a shade of black and shade of orange for the door. The orange is the company franchise color.

Commissioner Taylor arrived.

Mr. Brennan stated that the posts on the front porch will be replaced with historic looking posts. The windows on the right side will be replaced, with the same design.

Both Mr. Brennan and Mr. Kime stated that the desire to put a sign in the front. The Commissioners recommended having the sign with the orange color. The Commissioners desired to see definite drawings for the house structure, and type of porch columns.

Board Action

A motion was made by Commissioner Heath, and seconded by Commissioner Park, to table the request until May 26, 2016, for property located at 507 N Ballard, so the applicant to provide definite drawings for the color, the type of posts, landscaping around the drive, and stipulation that no outside storage allowed. Motion carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner Pugh, seconded by Commissioner Heath to adjourn the meeting at 6:53pm. All Commissioners were in consensus.

Jon Lewis, Chairman

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Historic Review Commission

AGENDA REPORT

Meeting Date: May 26, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 19, 2016

Item Number: 1
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Application, Color Samples

Subject

Consider and act upon renovations to a 1,912 sf residential structure located 507 N Ballard, for Kime Roofing and Construction.

Recommendation

Motion to remove from table.
Motion to approve renovations to a 1,912 sf residential structure located 507 N Ballard, for Kime Roofing and Construction.

Discussion

OWNER: Matt Mason

APPLICANT: David Brennan – Kimer Roofing

This item was tabled at the April 28, 2016 meeting, in order for applicant to choose a color for the door. The applicant has submitted a variety of colors for the door and is asking the Commissioners for guidance.

The applicant is proposing to paint the main structure white and the trim black. The decking for the porch will be replaced with white composite similar in nature with wood grain decking and the railing with Hardi-board.

Motion was made at previous meeting that no outside storage be allowed. This same motion should be included with any new motion made on this item.

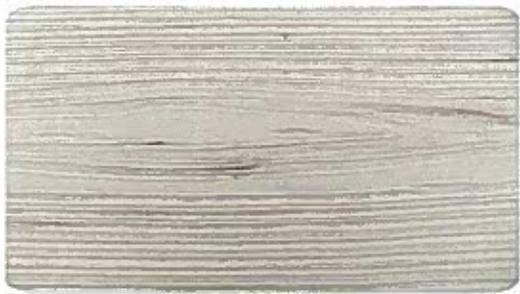
507 N. BALLARD AVE.

Pravol Composite Decking New Classics XL ~~FOR A WHITE~~

Sand/Lite Grooved/1"x5 1/2"x16'

~~COMPOSITE
SIMILAR IN NATURE~~

DECKING OPTION W/WOOD GRAIN



A



FOR 607 N. BARNARD PORCH

607

BLACK TRIM
BLACK MID POST

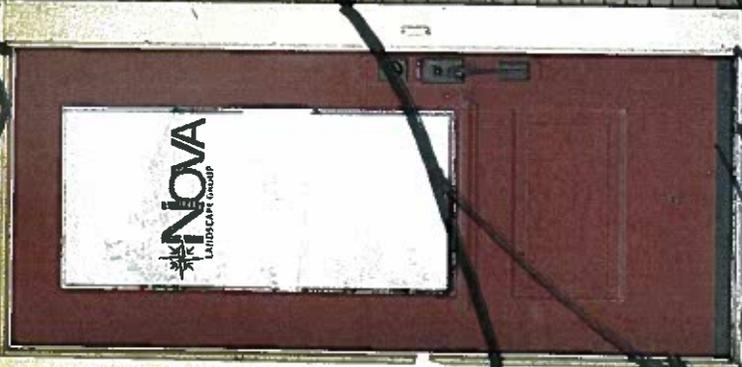
WHITE

JACKSON ST.

FOR 507 N. BALLARD PORCH

JACKSON ST.

307



WHITE

RAILING
TO BE
HARDY BOARD

WHITE COMPOSITE DECKING
SEE ATTACHMENT (A)

SEROCO READY MIXED HOUSE PAINT. Guaranteed for Wearing Qualities

SEE OUR GUARANTEE ON SEROCO HOUSE PAINT ON PAGE 2, antiquehome.org

1 gallon covers 35 sq. ft. per gallon \$1.10 5 gallon kit (100 sq. ft.) \$1.13 7 gallon kit (140 sq. ft.) \$1.20 1 gallon covers each \$1.23

WE FURNISH SEROCO READY MIXED HOUSE PAINT IN THE FOLLOWING MOST POPULAR SHADES:
When ordering mention catalog number and name of color. For description see pages 2 and 3 of this catalog.

Trim/legs to match Color No.	Trim/legs to match Color No.	Trim/legs to match Color No.	Trim/legs to match Color No.
30B201 - FRENCH GRAY 30B237 30B225 30B229	30B214 - OLIVE DRAB 30B215 CREAM 30B204 30B211 30B205	30B225 30B236 30B240	30B242 30B232 30B241
30B202 - LAVENDER 30B203 STRAW 30B204 PEA GREEN 30B205 LIGHT DRAB 30B206 CANARY 30B207 LEMON STONE 30B208 PEARL 30B209 - BEAVER 30B210 - PINK 30B211 - MILWAUKEE BRICK	30B216 - FAWN 30B217 PURE BLUE 30B218 BUFF 30B219 TERRA COTTA 30B220 - APPLE GREEN 30B221 - LEATHER BROWN 30B222 - LIGHT BLUE 30B223 - MARDON 30B225 - BRONZE GREEN	30B227 30B232 30B243	30B244 30B245 30B246 30B247 - CARMINE 30B248 30B249 30B250 30B251 30B252 30B253 30B254 - CREAM TINT 30B255 - FLESH COLOR
30B220 30B236 30B208	30B219 30B232 30B211	30B222 30B233 30B243	30B220 30B216 30B224 30B246 30B239 30B227 30B240 30B208 30B256 - ORANGE 30B202 30B250 30B239 30B202 30B218 30B251 30B204 30B224 30B215 30B202 30B213 30B206 30B202 30B209 30B243 30B201 30B211 30B209
30B222 - DRAB 30B227 - DRAB 30B228 RED 30B230 - Brown or Blk Walnut 30B232 - MYRTLE GREEN 30B233 - SLATE 30B234 - VERMILION 30B235 - LIGHT STONE 30B238 Emerald or Blind Green 30B237 - DARK GRAY 30B239 - BLACK 30B240 - YELLOW STONE	30B241 30B242 30B243 30B244 30B245 30B246 30B247 30B248 30B249 30B250 30B251 30B252 30B253 30B254 30B255 30B256 30B257 30B258 30B259 30B260 30B261 30B262 - OAK WOOD 30B263 - GOLDEN GREEN 30B264 30B265 30B266 30B267 30B268 30B269 30B270 30B271 30B272 30B273 30B274 30B275 30B276 30B277 30B278 30B279 30B280 30B281 30B282 30B283 30B284 30B285 30B286 30B287 30B288 30B289 30B290 30B291 30B292 30B293 30B294 30B295 30B296 30B297 30B298 30B299 30B300 30B301 30B302 30B303 30B304 30B305 30B306 30B307 30B308 30B309 30B310 30B311 30B312 30B313 30B314 30B315 30B316 30B317 30B318 30B319 30B320 30B321 30B322 30B323 30B324 30B325 30B326 30B327 30B328 30B329 30B330 30B331 30B332 30B333 30B334 30B335 30B336 30B337 30B338 30B339 30B340 30B341 30B342 30B343 30B344 30B345 30B346 30B347 30B348 30B349 30B350 30B351 30B352 30B353 30B354 30B355 30B356 30B357 30B358 30B359 30B360 30B361 30B362 30B363 30B364 30B365 30B366 30B367 30B368 30B369 30B370 30B371 30B372 30B373 30B374 30B375 30B376 30B377 30B378 30B379 30B380 30B381 30B382 30B383 30B384 30B385 30B386 30B387 30B388 30B389 30B390 30B391 30B392 30B393 30B394 30B395 30B396 30B397 30B398 30B399 30B400		

antiquehome.org

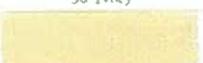
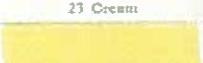
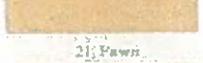
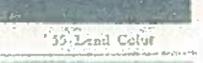
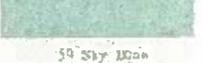
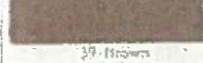
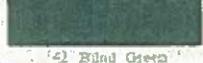
Coverall House Paint

The Best Paint for the Money—Made in Our Factory—Satisfaction Guaranteed

Made in 32 Popular Shades as Shown and as—

- No. 22 Black (for doors, sash, etc.)
- No. 10 Inside Gloss White (for all interior white painting where a glossy white finish is desired.)
- No. 10½ Inside Flat White (for snow white finishes without gloss, inside work only.)
- No. 11 Outside Gloss White (for all exterior work in gloss white finish.)

See Opposite Page for Prices and Description.

 56 Ivory	 23 Cream	 29 Canary	 28 Straw	 21 Fawn	 20 Rust	 12 Light Tan	 26 Salmon	 49 Pink Tint For Inside Use Only	 31 Pearl Gray	 62 Blue Gray	 54 Dark Gray	 55 Lead Color	 59 Sky Blue Inside Use and Patch Colors	 50 Ocean Blue Inside Use and Patch Colors	 52 Deep Blue Inside Use and Patch Colors	 32 Light Sage	 61 Sage	 34 French Drab	 53 Light Brown	 39 Brown	 15 Wine Color	 13 Cherry Red	 63 Sea Green	 45 Lattice Green	 47 Sea Green	 58 Willow Green	 44 Moss Green	 42 Blind Green	 36 Deep Drab	 60 Gray Green	 14 Dark Tan
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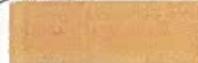
Wardway Shingle Stain

Beautifies and Also Preserves the Wood
See Page 4 for Prices

 142 Red	 116 Grass Green
 109 Dark Brown	 117 Dark Green

Coverall Barn Paint

A Guaranteed Mineral Paint for Barns, Sheds, etc.
See Page 5 for Prices

 150 Yellow	 159 Slate
 157 Red	 158 Maroon



MASTER-MIXED INTERIOR FINISHES

Master-Mixed Interior Finishes, for years the choice of thousands of particular homeowners, have been further improved by the exclusive Siliconizing process. This gives a surface resistant to stains and grime. Smooth and tough as a sheet of glass... and just as easy to clean! Also see Sears Master-Mixed Flat and Semi-Gloss folder for other decorating suggestions and color schemes for living rooms, bedrooms, etc.

MASTER-MIXED SILICONIZED SERO-GLO
A 4-STAR FEATURE

A higher gloss than most high gloss, what some find objectionable in regular enamel. Now "Sero-Glo" gives a surface new properties, makes it smoother and easier to wash than ever before. You'll be delighted with it!

MASTER-MIXED SILICONIZED FOUR-HOUR ENAMEL goes on smoothly...one coat covers...dries fast

		<p>For many years, Master-Mixed Four-Hour Enamel has been America's favorite. Now, Sears exclusive "siliconizing" process has brought new value to this famous enamel... makes it dry to a glass-smooth finish which stands up to complete wipe-down with a damp cloth.</p>		

Also made in 12 1/2" and 24 1/2" Flat Glass

Colors marked with asterisks are also available in the new Master-Mixed Sero-Glo Enamel

High-Style 4-Hour Enamel Colors That You Can Mix Yourself

Amounts may be varied by using more or less of the above color combination in equal parts.

MASTER-MIXED ONE-COAT SILICONIZED HIGH GLOSS FINISH

Master-Mixed High-Gloss Enamel is known for long lasting beauty. For 40 years and 100 millions of homes, where extreme durability was demanded, this "Sero-Glo" Enamel has been the standard. Makes a fine surface for paint and wood.

MASTER-MIXED OIL STAIN

MASTER-MIXED COLOR VARNISH

Also made in 12 1/2" and 24 1/2" Flat Glass

OLD FORT PREPARED PAINT

An economical paint for Outside and Inside use

Now available in a wide variety of attractive colors and in all sizes cans from 1/4 Pint up, making it convenient for use as a general household family paint for the small jobs in and about the home as well as for the large house paint jobs.

For use on all surfaces outside and inside, wood, brick, metal plates, wall board, cement, houses, barns, screens, fences, and little jobs such as chairs, tables, shelving, toys, flower boxes, porch and yard furniture.

Full measure packages:

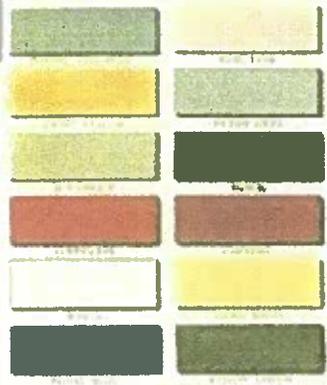
- 1/4 Pint cans
- 1/2 Pint cans
- Pint cans
- Quart cans
- 1/2 Gallon cans
- 1 Gallon cans
- 5 Gallon cans
- Half Barrels 30 to 32 Gals.
- Barrels 60 to 55 Gals.

MANUFACTURED BY
J. F. KURFEES PAINT CO.
LOUISVILLE, KENTUCKY

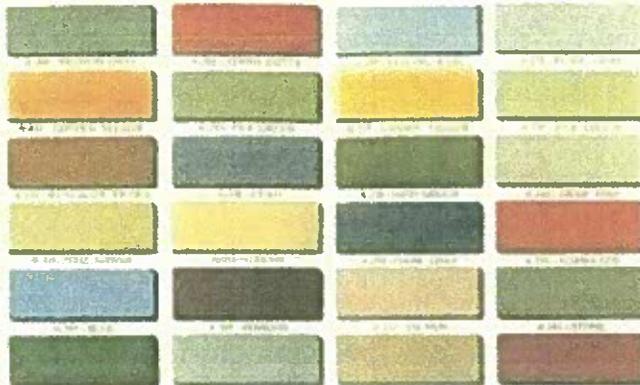
OLD FORT PREPARED PAINT

Color Name	Suggested Trimmers
Old Fort Orange	Jade Green, Black, Lt. Brown
Old Fort Vermilion	For Porch and Yard Furniture, Toys, Etc.
Old Fort Brilliant Red	For Porch and Yard Furniture, Toys, etc.
Old Fort Rich Red	Lt. Brown, Lt. Green, Black
Old Fort Pearl Green	Light Green, Forest Green, Black
Old Fort Forest Green	For Shutters, Sash and Trim
Old Fort Moss Green	Forest Green, Lead Green, Brown
Old Fort Plat White	Black
Old Fort Stone Gray	
Old Fort Silver Gray	
Old Fort Battleship Gray	
Old Fort Dark Lead	
Old Fort Sky Blue	
Old Fort Medium Blue	
Old Fort Army Green	
Old Fort Lt. Green	
Old Fort Yellow	
Old Fort Light Yellow	
Old Fort Tan	
Old Fort Light Tan	
Old Fort Cream	
Old Fort White	

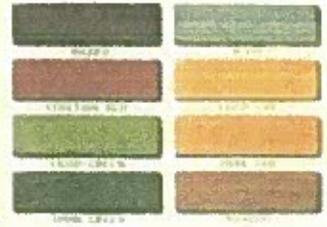
INTERIOR ENAMEL



ALADDIN READY MIXED HOUSE PAINT

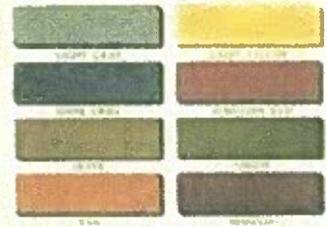


SHINGLE STAIN



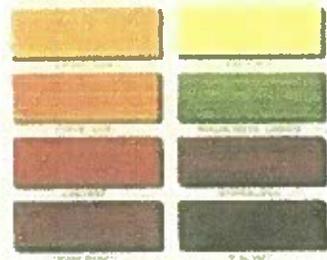
SPECIAL SHADES MATCHED NO EXTRA CHARGE

INSIDE FLOOR PAINT



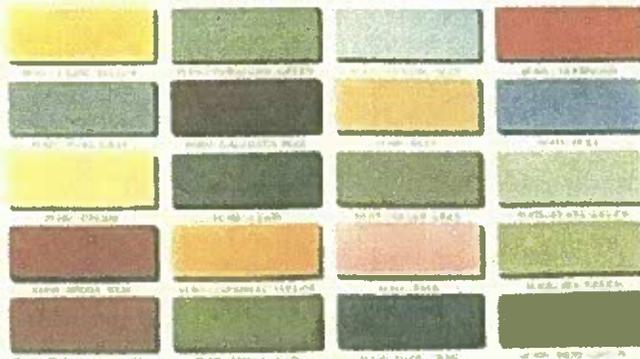
PURCH FLOOR PAINT MADE IN SAME LOT

ALADDIN-LAC



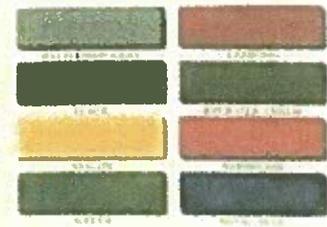
ALSO FLAT BLACK AND LIGHT WHITE

HY-VALU READY MIXED HOUSE PAINT



Also Outside White, Inside White and Black. H-420, H-421, H-438, Extra Price.

BUGGY AND AUTO FINISH



WAGON PAINT MADE IN LOWER PRICED COUNTRY

BARN PAINT



Also Outside White and Black



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Wylie Historic Review Commission

AGENDA REPORT

Meeting Date: May 26, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 19, 2016

Item Number: 2
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Application, Site Plan,
Elevations, Photos

Subject

Consider and act upon renovations to the roof of a 2,563 sf residential structure located at 301 N Ballard Avenue, for City of Wylie Brown House.

Recommendation

Motion to approve renovations to the roof of a 2,563 sf residential structure located at 301 N Ballard Avenue, for City of Wylie Brown House.

Discussion

OWNER: City of Wylie

APPLICANT: Robert Diaz

The subject property suffered major damage to the roof during the April 11, 2016 hail storm. The Brown House is a City owned recreation facility. The Applicant is seeking alternative roofing options to the current cedar shingle roof.

The current roof only has the cedar shingles and no plywood decking under the shingle. Therefore in addition to the extensive roof damage there was also interior damage after the roof failed and hail/water entered the building. Alternatives to the cedar shingle would be a composite roofing material, metal roofing, and a combination of decking and cedar shingle.

Exhibit "A" is attached as alternative options proposed by the applicant.



APPLICATION FOR HISTORIC REVIEW

(PLEASE TYPE OR PRINT)

The Following Information To Be Supplied By The **Applicant**:

Name: _____ Brown House – City of Wylie Recreation Division _____

Contact Person: _____ Robert Diaz _____

Address: _____ 300 Country Club #100 _____

City: _____ Wylie _____ State: _____ TX _____ Zip: _____ 75098 _____

Telephone: _____ 972-516-6341 _____ Fax:: _____ 972-516-6355 _____ E-Mail _____ robert.diaz@wylitetexas.gov _____

Signature of Applicant

The Following Information To Be Supplied By The **Owner**:

Name: _____ Same as above _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax:: _____ E-Mail _____

I Am The Owner Of The Herein Described Property, And _____
Is Authorized To File This Application On My Behalf.

Signature of Owner

Location of Request: _____ 301 N. Ballard Ave. Wylie, Texas 75098 _____

Explanation: _____ The city wide hail storm that occurred on April 11, 2016 did major damage to the roof of the Brown House, a City owned recreation facility. City Staff would like the Historic Review Board to review some alternative roofing options to the current cedar shingle roof. The current roof only has the cedar shingles and no plywood decking under the shingle. Therefore in addition to the extensive roof damage there was also interior damage after the roof failed and hail/water entered the building. Alternatives to the cedar shingle would be a composite roofing material, metal roofing, and a combination of decking and cedar shingle. _____

Date Filed: _____

Meeting Date _____

Pending Plat: _____

EXHIBIT "A"

Substitutes for Traditional Roofing Materials

If your budget won't allow replacing your old house's roof with the traditional material, here are some modern substitutes to consider. By [James C. Massey & Shirley Maxwell](#)



Traditional wood shingles
(Photo:
[Vrisphuket/Fotolia.com](http://www.fotolia.com))

Traditional Material: Wood Shingles

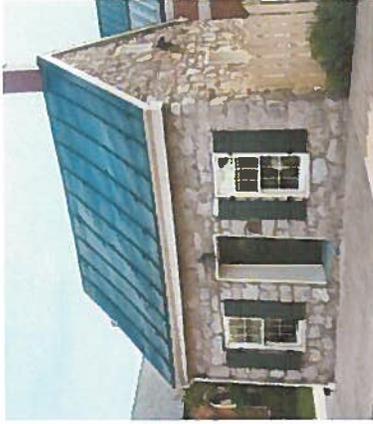
Modern Substitute: Wood-look shingles made of fiber-cement, architectural-grade asphalt, sheet metal, and tile. The substitutes offer fire resistance, which may be important, although wood shingles also can be chemically treated for fire resistance (required by code in many areas). Rough split wood shakes and manmade replicas are available, but are only appropriate for vintage houses that were originally built with them.



Manmade slates from recycled rubber by [EcoStar](#)

Traditional Material: Slate (Stone)

Modern Substitute: Manmade slates are widely available in varied colors and butt ends in differing proprietary polymer compositions, frequently incorporating recycled rubber. There are many asphalt-based, sheet-metal, fiber-cement, and concrete manmade slates in production.



A classic standing-seam metal roof (Photo: James C. Massey)

Traditional Material: Sheet Metal (Tin, Zinc, Terne, Lead)
Modern Substitute: Aluminum or coated-steel sheet, generally galvanized with zinc, with one of numerous factory finishes and colors, installed with traditional site-formed standing-seam joints. Probably the best quality is stainless steel.



Embossed sheet-metal shingles (Photo: James C. Massey)

Traditional Material: Sheet Metal Shingles
Modern Substitute: Some metal shingles embossed in traditional patterns are still available, as are a wide variety of plain metal shingles.



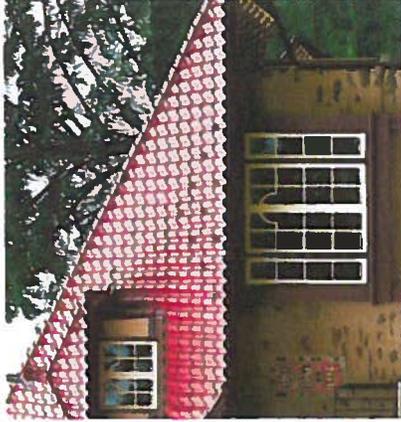
Traditional Material: Copper
Modern Substitute: Copper sheet metal is available; alternately, copper-coated steel or copper-finished sheet metal also works.

An aged copper roof (Photo:
MMackillop/Fotolia.com)



Traditional Material: Cement-Asbestos Shingles
Modern Substitute: Close proximities are available in fiber-cement and concrete.

Concrete roofing tiles from
[Bartile](#)



Clay tiles on the roof of an
Arts & Crafts house (Photo:
Tom Crane)

Traditional Material: Terra Cotta Tiles
Modern Substitute: Besides widely available terra cotta and tile products, some shapes (e.g., flat) are available in coated sheet metal.

Published in: [Old-House Journal August 2014](#)



26 people like this. Be the first of your friends.





Wylie Historic Review Commission

AGENDA REPORT

Meeting Date: May 26, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 19, 2016

Item Number: 3
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Application, Site Plan,
Elevations, Photos

Subject

Consider and act upon renovations to exchange window and door for a commercial structure located at 100 N Ballard Avenue.

Recommendation

Motion to approve renovations to exchange window and door for a commercial structure located at 100 N Ballard Avenue.

Discussion

OWNER: Taylor and Son Properties, LLC

APPLICANT: Gary Taylor

The Applicant is proposing to renovate a 3,640 sq. ft. commercial space for an ice cream shop (TCBY). The exterior of the subject structure will be modified only by the relocation of the primary entry door and the windows facing Ballard.

The front door will be relocated approximately three feet to the south. The existing window will be relocated approximately three feet to the north.

Elevations and photos are included to depict current and proposed locations.

APPLICATION FOR HISTORIC REVIEW #

Date: 5/18/2016

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: GARY TAYLOR Phone: 469-209-1550
 Mailing Address: 109 N JACKSON
 Email Address: gary@taylorandson.net Fax: _____

PROPERTY OWNER INFORMATION

Name: TAYLOR AND SON PROPERTIES, LLC Phone: 469.209.1550
 Mailing Address: 109 N JACKSON
 Email Address: gary@taylorandson.net Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): TAYLOR - FUNK ENTERPRISES / TCBY - MRS FIELDS
 Current or intended use of the building: YOGURT SHOP
 Address of Project: 100 N BALLARD

(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 70, Block 18, Subdivision Railroad West 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):

- INTERIOR FINISH OUT
- RELOCATE FRONT DOOR APPROXIMATELY 3' SOUTH

Are you painting an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Color Name</i>	<i>Sample Attached</i>	
Ex.	<u>Window and door frames</u>	<u>SW Autumn Hue (No. 7665)</u>	YES	NO
	_____	_____	YES	NO
	_____	_____	YES	NO
	_____	_____	YES	NO

Are you replacing an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Current Material</i>	<i>Proposed Material</i>	<i>Sample Attached</i>	
Ex.	<u>Window frame</u>	<u>Wood</u>	<u>Vinyl</u>	YES	NO
	_____	_____	_____	YES	NO
	_____	_____	_____	YES	NO
	_____	_____	_____	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: _____

What is the estimated cost of restoration or repair of the existing structure? _____

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

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

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? _____

What is the proposed height of the fence? _____

Are you replacing an existing fence? YES NO

If YES, what is the current fence material? _____

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

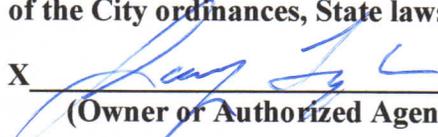
Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

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)

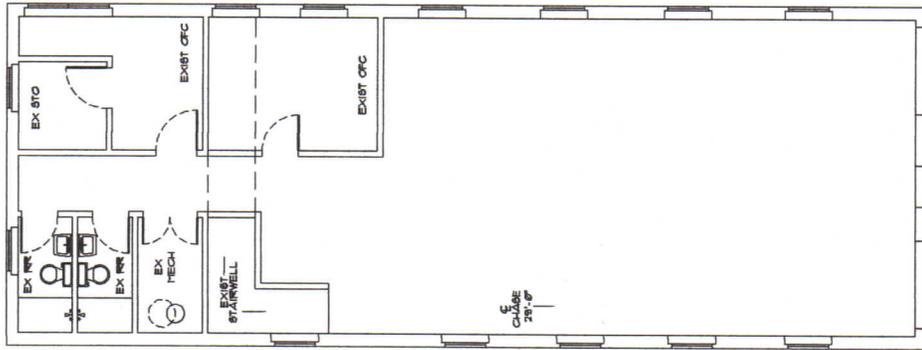
Intended start and finish dates: Start 5/30/14 Finish 6/15/14

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.

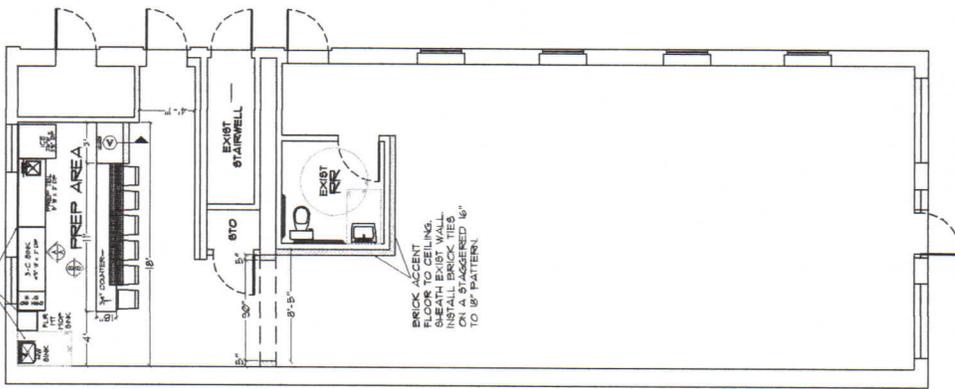
X 
(Owner or Authorized Agent)

RETURN TO:

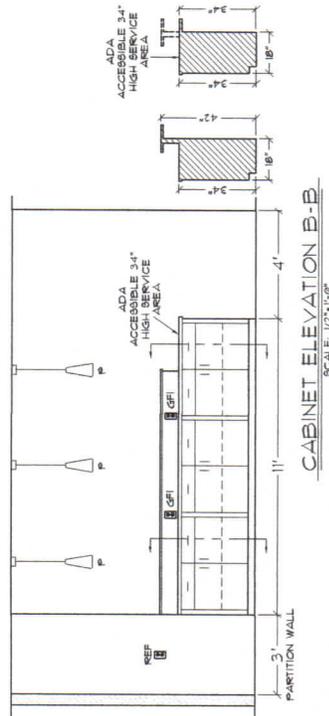
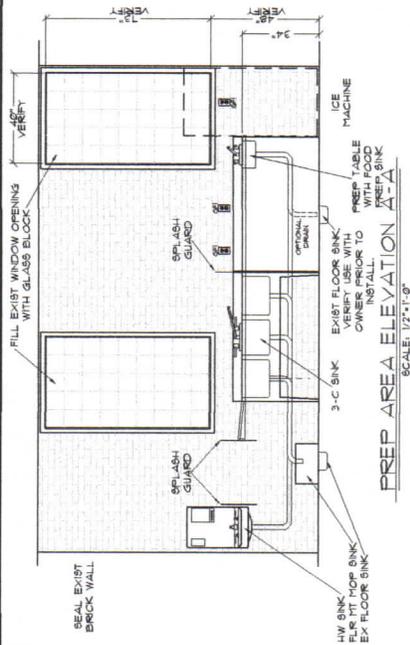
**City of Wylie
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098
(972) 516-6320**



2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



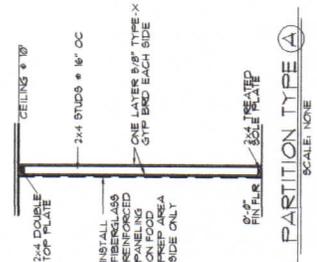
1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



- WALL LEGEND
 SCALE: NONE
- EXISTING WALL
 - DEMO WALL
 - NEW WALL
 - NEW INSULATED WALL
 - NEW BRICK ACCENT FACADE

NOTES:

1. CONSTRUCTION SHALL COMPLY WITH:
 2006 INTERNATIONAL BUILDING CODE (IBC)
 2006 INTERNATIONAL PLUMBING CODE (IPC)
 2006 INTERNATIONAL MECHANICAL CODE (IMC)
 2006 INTERNATIONAL FIRE CODE (IFC)
 2005 NATIONAL ELECTRIC CODE (NEC)
 2005 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA)
 TEXAS ACCESSIBILITY STANDARDS (TAS)
 CITY OF WYLIE ORDINANCES AND AMENDMENTS
2. WALL DIMENSIONS SHOWN ARE FINISH DIMENSIONS FROM FINISH WALLS.
3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. INSTALL BRICK WALL TIES PER IBC 2109.6.3. MAX VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24". MAX HORIZONTAL DISTANCE 18" X 18" STAGGERED ARRAY IS RECOMMENDED.



PARTITION TYPE A
 SCALE: NONE

As Built - Before Finish Out

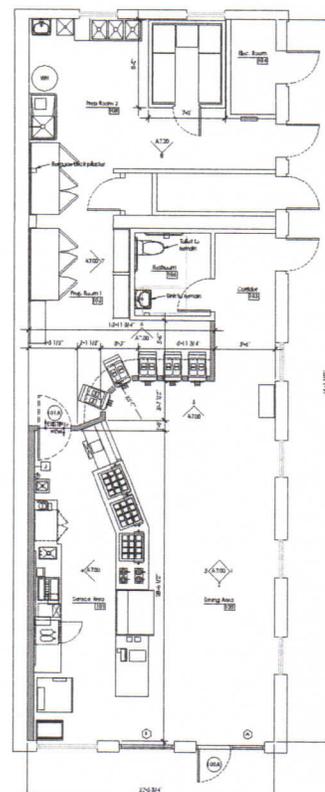
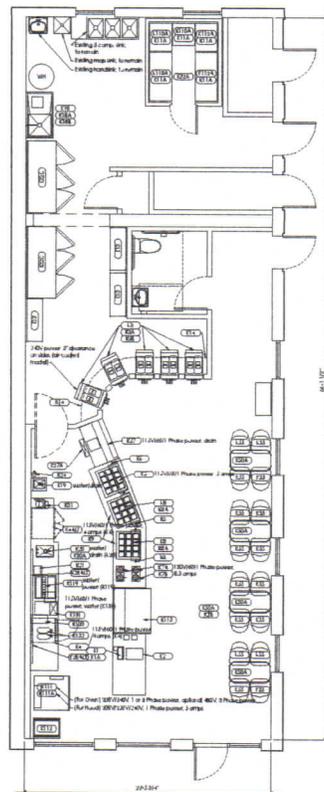
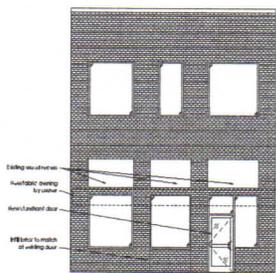
TCBY WYLLIE
100 N. BALLARD
WYLLIE, TEXAS

DESIGN TEAM
ARCHITECT:
MC CARTHY ARCHITECTURE
1000 N. FRISK ST.
GARLAND, TEXAS 75040
P: 972.272.2500

MFP ENGINEER:
MFP SYSTEMS DESIGN AND
ENGINEERING, INC.
918 DRAKON ST.
DALLAS, TEXAS 75207
P: 214.916.6929

No.	Qty.	Description	Manufacturer	Provided By	Installed By
01	1	FIRE SYSTEM	CONTRACTOR PROVIDED	GC	GC
01A	1	FIRE ALARM NOTIF.	CONTRACTOR PROVIDED	GC	GC
02	1	FIRE ALARM NOTIF.	CONTRACTOR PROVIDED	GC	GC
03	1	EXPOSURE CABINET	EXPOSURE CABINET MANUFACTURER	GC	GC
04	1	EXPOSURE CABINET	EXPOSURE CABINET MANUFACTURER	GC	GC
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98	1	EXPOSURE CABINET	EXPOSURE CABINET MANUFACTURER	GC	GC
99	1	EXPOSURE CABINET	EXPOSURE CABINET MANUFACTURER	GC	GC
100	1	EXPOSURE CABINET	EXPOSURE CABINET MANUFACTURER	GC	GC

Equipment schedule is preliminary. Contractor shall coordinate, modify, and delete as necessary the equipment. Any discrepancies exist in this schedule of work, Contractor shall immediately notify the Owner and Architect and shall be directed. Should Contractor order equipment without contractor, Contractor shall be at all work and any associated cost.



REVISIONS
- PERMIT SET - 05/10/2018



Copyright © 2018
DATE: 05/10/2018
SCALE: 1/8"=1'-0"
JOB NO: 18110214
DRAWN: JF
APPROV: JF
SCALE: 1/8"=1'-0"
FLOOR PLAN, EQUIPMENT PLAN, FRONT ELEVATION

05/10/2018
A2.00



100A

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Wylie Historic Review Commission

AGENDA REPORT

Meeting Date: May 26, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 19, 2016

Item Number: 4
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Application, Site Plan,
Elevations, Photos

Subject

Consider and act upon modifications to approved plans to include a balcony to a 2,825 sf commercial structure located at 129 N Ballard, for Wylie Flower Shop.

Recommendation

Motion to approve modifications to approved plans to include a balcony to a 2,825 sf commercial structure located at 129 N Ballard, for Wylie Flower Shop.

Discussion

OWNER: Pamela Wells, Wylie Flower Shop

APPLICANT: Pamela Wells

The Applicant recently received approval to begin renovations of an existing 2,825 s.f. commercial structure for the purpose of creating new lease space and two upstairs dwelling units. The total area of the building is 5,950 s.f. according to Collin County Appraisal District Records.

The previously approved plans included a patio for the residential lofts on the second floor. Recently the applicant was contacted by the architect and informed that in order for the patio to be constructed and properly structured, it would require adding additional beams to the interior of the flower shop.

This was not a feasible option, therefore the applicant is requesting a modification to construct a walkway and awning that will extend from the side of 131 N. Ballard and wrap around to the front of 129 N. Ballard.

In addition, the applicant is proposing that the door entry to the upstairs lofts facing Marble Street and the windows facing Marble Street will be restored to their original full length.

APPLICATION FOR HISTORIC REVIEW #

Date: 5/17/16

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: Pamela Wells Phone: 972-442-5837
 Mailing Address: 129 N. Ballard Wylie 469-371-2523
 Email Address: pamela@WylieFlowerShop.com 972-442-3377

PROPERTY OWNER INFORMATION

Name: _____ Phone: _____
 Mailing Address: SAME AS ABOVE
 Email Address: _____ Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): Wylie Flower & Gift
 Current or intended use of the building: Retail & Residential
 Address of Project: 129 & 131 N. Ballard, Wylie
↳ 131A & 131B

(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):

Change to previous plans - walkway/awning from back of 131 N. Ballard Marble around corner to 129 N. Ballard. Door entry to upstairs facing marble & windows facing marble will be restored to full length.

Are you painting an exterior feature?

YES NO yes to match existing paint

If YES:

	<i>Describe Feature</i>	<i>Color Name</i>	<i>Sample Attached</i>	
Ex.	<u>Window and door frames</u>	<u>SW Autumn Hue (No. 7665)</u>	YES	NO
	<u>SAME as already approved</u>		YES	NO
			YES	NO
			YES	NO

Are you replacing an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Current Material</i>	<i>Proposed Material</i>	<i>Sample Attached</i>	
Ex.	<u>Window frame</u>	<u>Wood</u>	<u>Vinyl</u>	YES	NO
	<u>upstairs walkway/awning</u>	<u>wood</u>	<u>& steel</u>	YES	NO
				YES	NO
				YES	NO

o New Construction

Are you replacing an existing structure? YES NO Stairway

If YES, complete "Demolition" below.

o Demolition

Describe the condition of the existing structure: already done

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:

N/A

What do you plan to do to mitigate the loss of the landmark structure? N/A

o Sign

Type of Sign:

- Attached Sign
- Temporary Sign
- Monument Sign

- Pole Sign
- Banner
- Other (Specify) _____

N/A

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? SAME AS
already approved

What is the proposed height of the fence? SAME

Are you replacing an existing fence? YES NO

If YES, what is the current fence material? _____

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):

waiting for permits - plans in
Bldg Code plan approval - Hopefully
approved before this meeting.

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) — *for revision?*

Intended start and finish dates: Start ASAP - as soon as permits are available Finish ASAP - b/f July 1, 2016

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 *Pamela Ann Wells*
(Owner or Authorized Agent)

RETURN TO:

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

A PROJECT FOR WYLIE FLOWER SHOP & LOFT APARTMENTS

129 N. BALLARD AVE. WYLIE, TEXAS 75098

WYLIE FLOWER SHOP
LOFT APARTMENTS
WYLIE, TEXAS

DESIGN TEAM

OWNER:
WYLIE FLOWER & GIFT SHOP
129 N. BALLARD AVE.
WYLIE, TEXAS 75098
P: 972.442.8837

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TEXAS 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
CHIVERS ENGINEERING
SERVICES, INC.
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SUITE 3000
RICHARDSON, TX 75080
214.451.6630 P
214.451.6631 F

MEP ENGINEER:
MEP SYSTEMS DESIGN AND
ENGINEERING, INC.
918 DRAGON ST.
DALLAS, TEXAS 75207
P: 214.915.0929

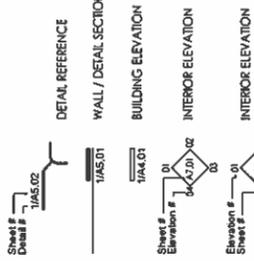
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- A0.02 ACCESSIBILITY STANDARDS
- A2.00 DEMOLITION PLAN
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- A3.00 SCHEDULES, WALL TYPES, DOOR TYPES, DETAILS
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SYMBOL LEGEND



SPRINKLER INTENTIONS

- Building is not currently sprinkled.

APPLICABLE CODES

- 2012 International Building Code
- 2012 International Existing Building Code
- 2009 International Energy Conservation Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Fuel Gas Code
- 2011 National Electric Code
- 2012 International Fire Code
- Texas Administrative Code
- Texas Accessibility Standards 2012
- Architectural Barriers Project Registration No.: N/A
- Second Floor lifts not subject to Fair Housing Act.
- No TDR registration required for First Floor Renovation due to construction costs being less than \$50,000.

GENERAL NOTES

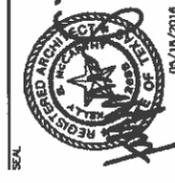
- Plan dimensions are to finished face unless otherwise indicated which will then indicate the dimension to the center of the element. (column, wall, stud, etc.)
- Alignment takes precedent over dimensions. Verify all dimensions and conditions and notify architect prior to installation of any work.
- Do not scale the drawings - the contractor shall use dimensions shown on the drawings and actual field measurements. Notify the architect if any discrepancies are found prior to installation of any work.
- All details and sections shown on the drawings are intended to be typical and shall be construed to apply to similar conditions elsewhere.
- The contractor shall field check and verify all existing conditions including utilities and report any discrepancies to the architect before proceeding with the work.
- This building to be a "NON-SMOKING FACILITY".
- The contractor shall familiarize himself with the scope of the work, existing conditions and locations of all utilities to be tapped or avoided before proceeding with the work. The contractor is also to have a set of approved plans on the job site at all times.
- The contractor is to verify the requirements of all other trades and coordinate with those trades prior to the installation or installation of work.
- The ideas and creations expressed through the representative drawings herein are the intellectual property of McCarthy Architecture, Inc. As such, these ideas, and by extension the drawings that they represent, may not be used without the express written permission of McCarthy Architecture, Inc. for any other purpose from that of the specific project design for which they are intended.

PROJECT ANALYSIS

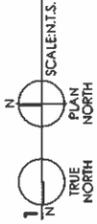
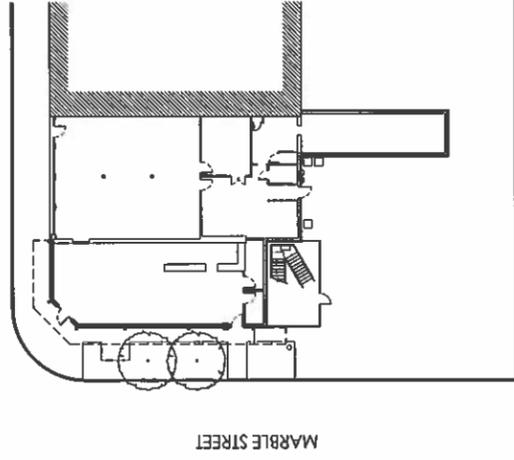
First floor renovation:
Second floor loft units:
Occupancy Group:
Fire Floor:
Construction type:

1,271 sq. ft.
645 sq. ft.
700 sq. ft.
Group B
Group R-2
Type VB

ISSUE
- PERMIT SET.....03/25/2016
- REVISION 1.....05/18/2016

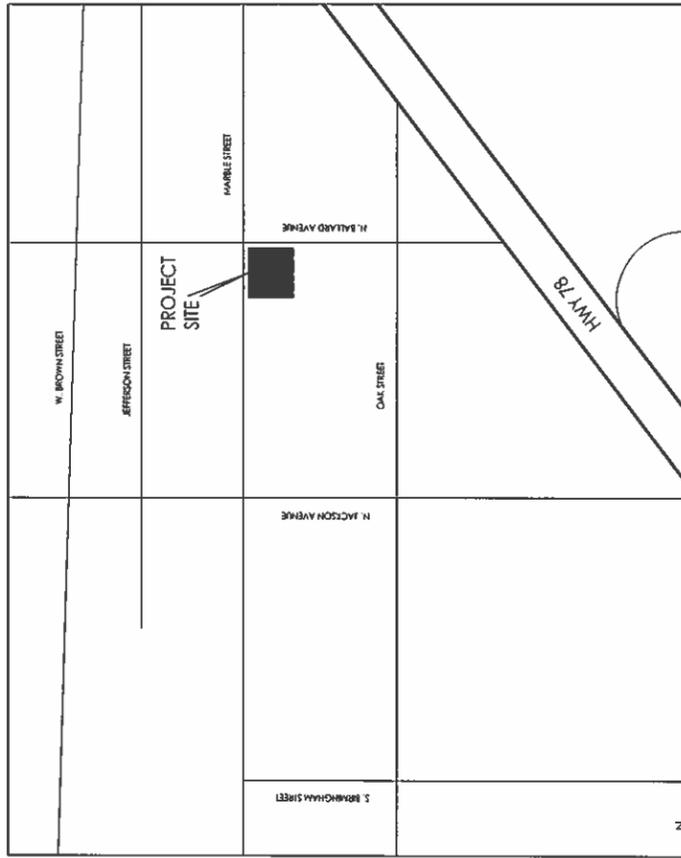


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SCALE: 1/8" = 1'-0"
JOB NO.: M11002
DRAWN: AK
APPRO: KM
ACAD #
COVER SHEET



Site Plan
plan

DRAWING NO. REV. NO.
A0.00



Vicinity
map

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WYLIE, TEXAS

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OWNER:
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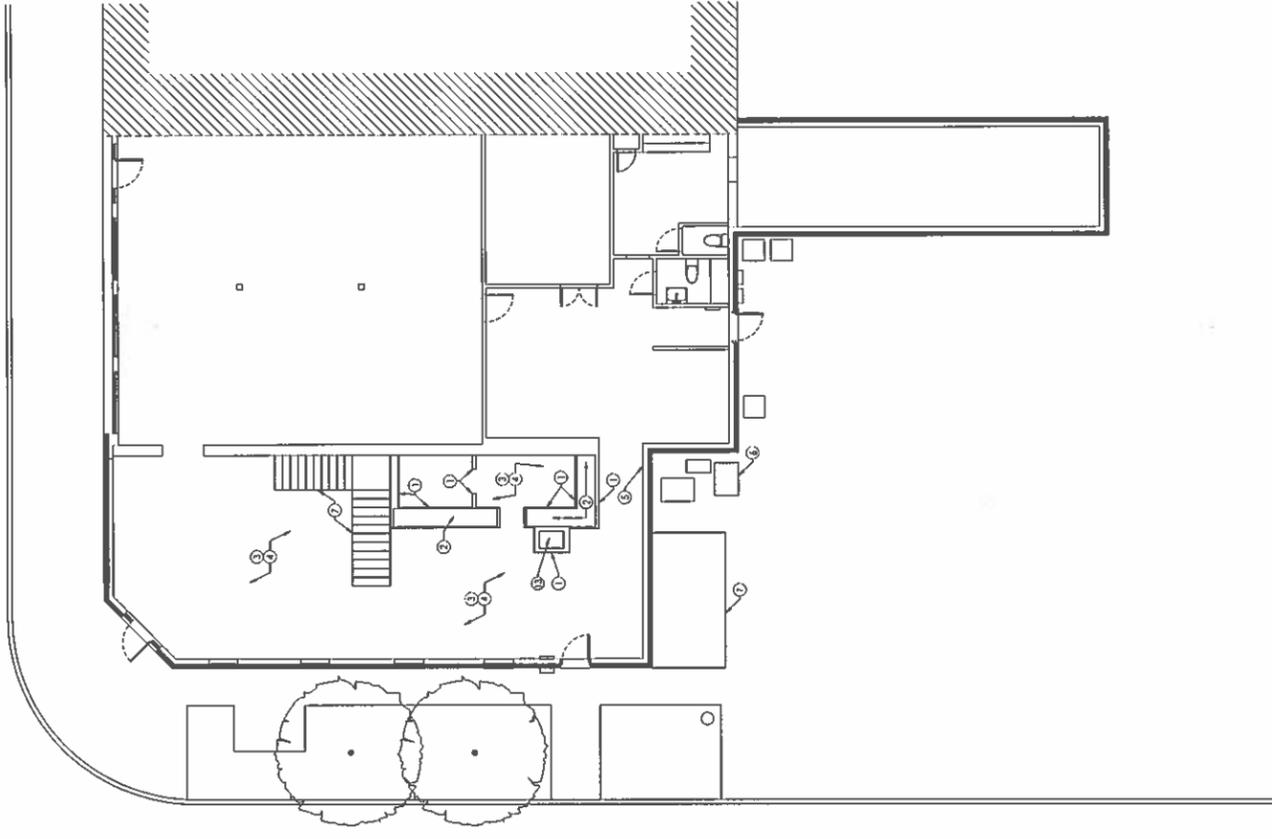
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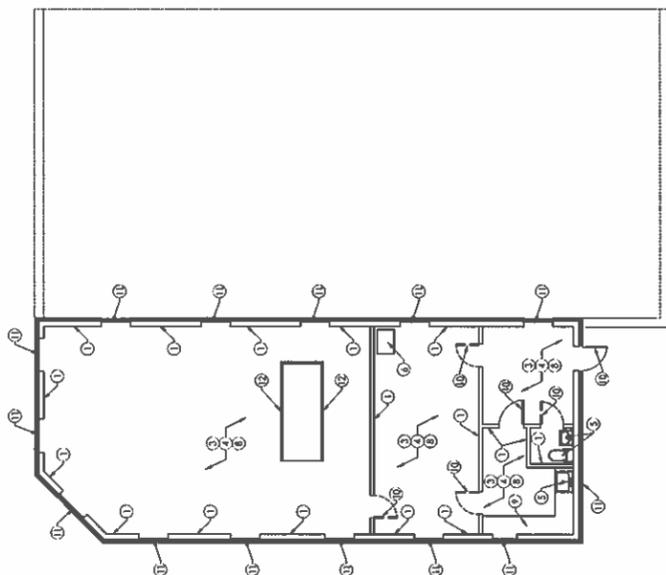
SEA.



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SCALE: MA18202
JOB NO. MA18202
DRAWN: AF
APPD: -M
SCALE: 1/8" = 1'-0"
DEMOLITION PLANS



1 TRUE NORTH
PLAN NORTH
SCALE: 1/8" = 1'-0"
First Floor Demolition
plan



2 TRUE NORTH
PLAN NORTH
SCALE: 1/8" = 1'-0"
Second Floor Demolition
plan

DEMOLITION NOTES	
1	demolish and remove existing portion of wall shown cleared. provide structural support where needed.
2	existing portion of wall to remain. patch as required to produce a clean, smooth surface.
3	demolish and remove existing ceiling and associated lighting. protect existing structure during demolition.
4	demolish and remove existing flooring.
5	demolish and remove existing plumbing, cut and cap stub out below finish floor. patch concrete as required for new floor finish.
6	demolish and remove existing mechanical unit.
7	demolish and remove existing 1001, support, and associated work.
8	demolish and remove existing ductwork.
9	demolish and remove existing millwork.
10	demolish and remove existing door, frame and hardware.
11	demolish and remove existing window and frame.
12	demolish and remove existing railing.
13	relocate existing mechanical unit as shown on 1/A2.01
GENERAL NOTE	
<ul style="list-style-type: none"> Contractor performing work in the building is responsible for identifying the fire gasifier shut-off valve. In the event of an unanticipated gasifier hood or piping failure or any accidental gas release, the contractor shall immediately shut-off the gasifier at that valve in a timely manner, so that the building or its contents are not damaged. The contractor shall be responsible for all damage. Unless otherwise noted, firm / structure / assembly to remain. All power cables and conduits in walls to be removed and removed. 	

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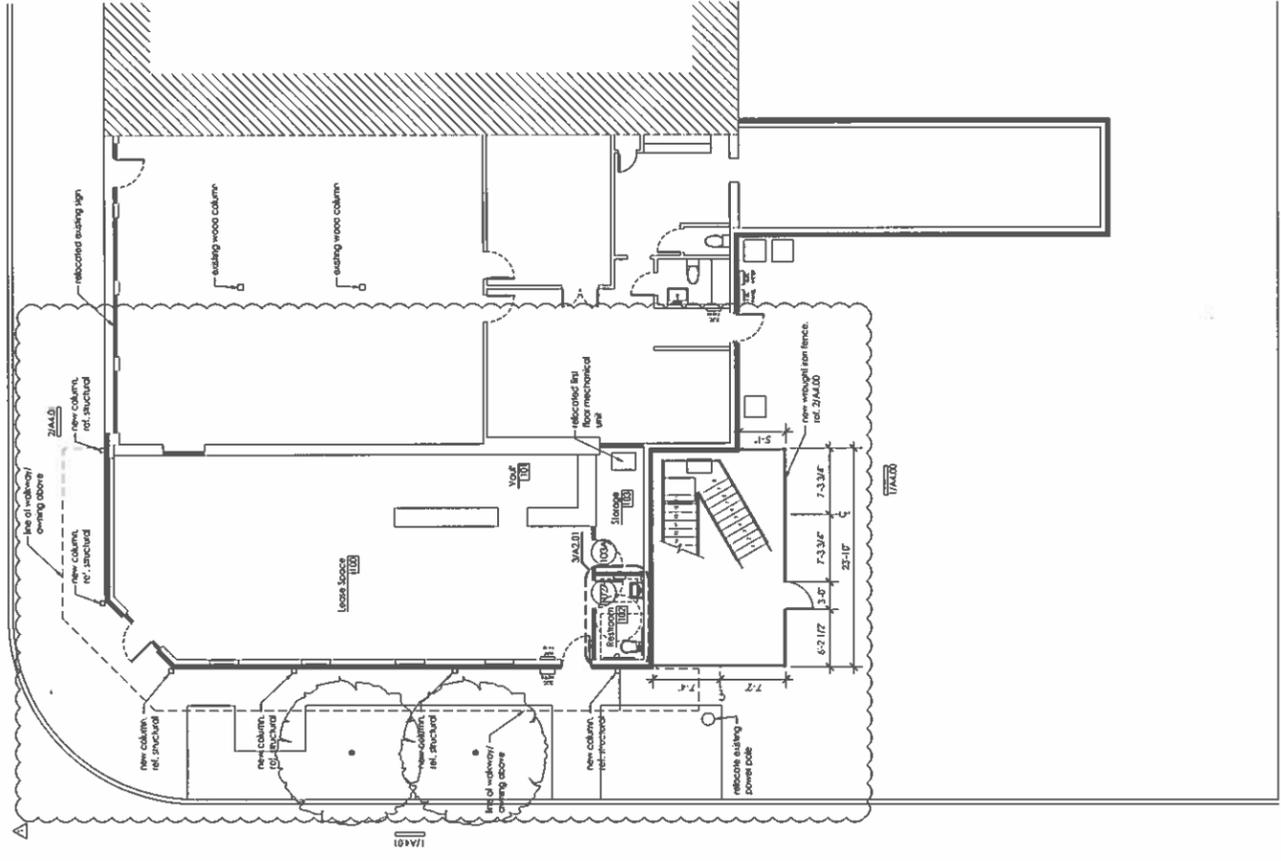
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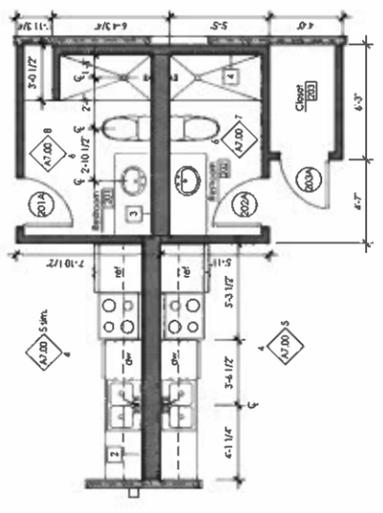
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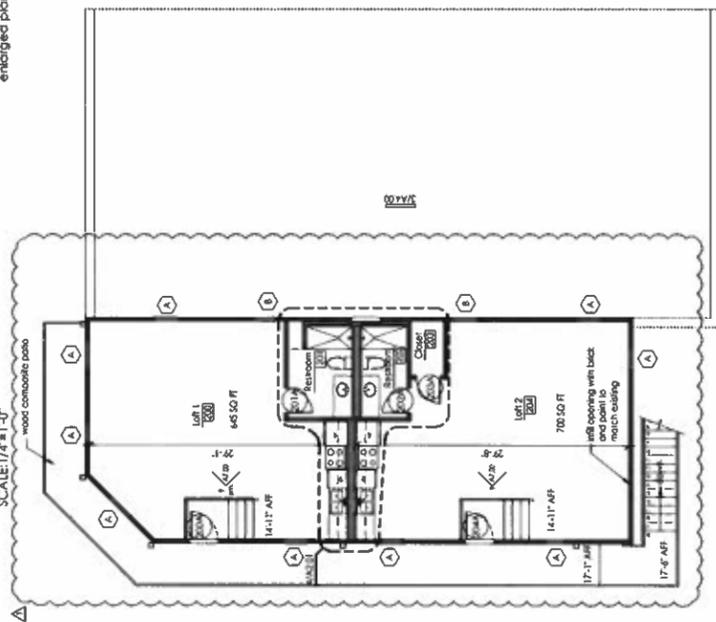
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JOB NO. MAL0207
DRAWN: AF
CHECKED: NM
SCALE: FLOOR PLANS



1 First Floor Plan
plan
SCALE: 1/8"=1'-0"
PLAN NORTH

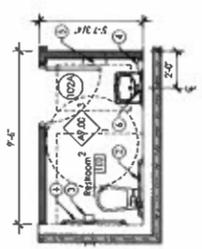


2 Restroom 102
enlarged plan
SCALE: 1/4"=1'-0"



3 Second Floor Plan
plan
SCALE: 1/8"=1'-0"
PLAN NORTH

FLOOR PLAN GENERAL NOTES	
1	REF. ADOT AND ADOT FOR ALL ACCESSIBILITY REQUIREMENTS
2	ALL WALLS TO BE TYPE 1 UNLESS NOTED OTHERWISE
3	ALL DOORS TO BE INSTALLED WITH INCH SIDE BUSH OR SPRING 2" FROM THE NEAREST WALL UNLESS NOTED OTHERWISE
TOILET ROOM ACCESSIBILITY SCHEDULE	
ACCESSORIES EQUAL TO KOBICKI	
①	8-5000-12 GRAB BAR 42"
②	8-5000-34 GRAB BAR 36"
③	8-4288 SURFACE MOUNTED MULTIROLL TOILET TISSUE DISPENSER
④	8186 15 SURFACE MOUNTED SOAP DISPENSER
⑤	8-3942 15X46 ACCESSIBLE PAPER TOWEL/WAIVE RECEPTACLE
⑥	8-290-104 HERRON



3 Restroom 102
enlarged plan
SCALE: 1/4"=1'-0"

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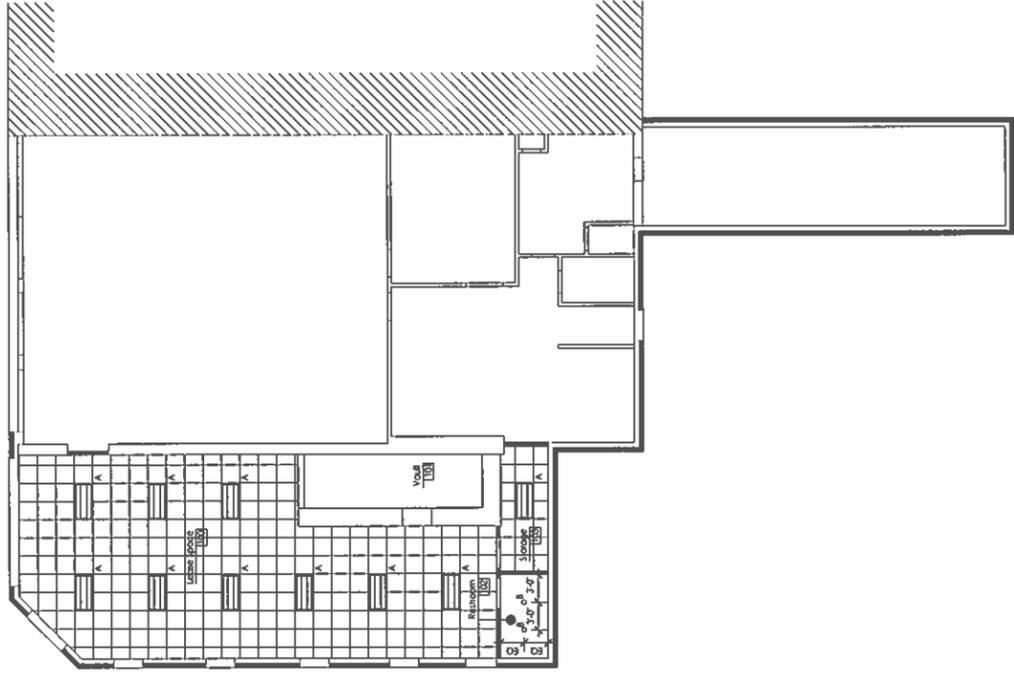


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DATE: 05.18.2016
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JOB NO.: MA1B5D2
DRAWN: AF
APPD: NOM
ACAD: F
REFLECTED CEILING PLANS

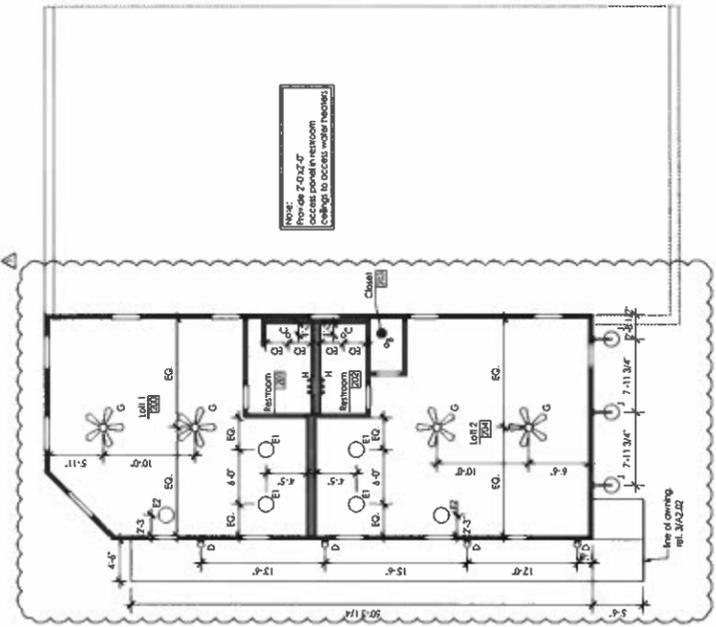
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A2.02

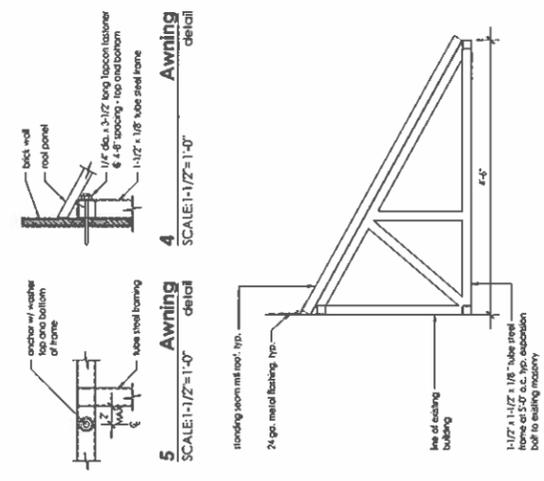
Item	Mounting	Description	Manufacturer/Model #	Qty
A	100W MH recessed	2x1 circular recessed fixture	Cooper Lighting 280A3209-UVV-8882 or approved equivalent	120
B	42W triple recessed	recessed can light fixture	Cooper Lighting CDM425-6-CA1 120V or on approved equivalent	120
C	42W triple recessed	recessed power can light fixture	Lightsaver 11011W-4 or on approved equivalent	120
D	30W recessed mounted on 7'-0" AHF	exterior grade wall sconce	Luxulite Lighting LHM1201-C-CA18 or on approved equivalent	120
E1	42W triple recessed on 8'-0" AHF	pendant light fixture	Luxulite Lighting R20AITEM14-C-CA18	120
E2	42W triple recessed on 8'-0" AHF	pendant light fixture	Luxulite Lighting R20AITEM14-C-CA18	120
F		NOT USED		
G	suspended	owner selected ceiling fan, contractor installed		
H	suspended	owner selected ceiling light, contractor installed		
J	20W recessed mounted on 24'-0" AHF	exterior grade wall fixture	Luxulite Lighting R11-CA1A24-275-C-CA18	120



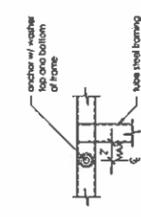
1 First Floor Reflected Ceiling Plan
SCALE: 1/8"=1'-0"
TRUE NORTH
PLAN NORTH



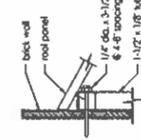
2 Second Floor Reflected Ceiling Plan
SCALE: 1/8"=1'-0"
TRUE NORTH
PLAN NORTH



3 Awning section
SCALE: 3/4"=1'-0"



5 Awning detail
SCALE: 1/2"=1'-0"



4 Awning detail
SCALE: 1/2"=1'-0"

**WYLE FLOWER SHOP
LOFT APARTMENTS**
WYLE TEXAS

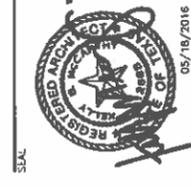
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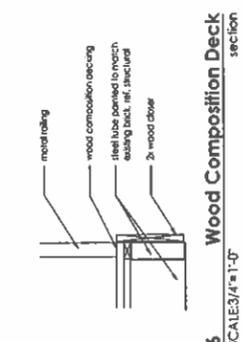
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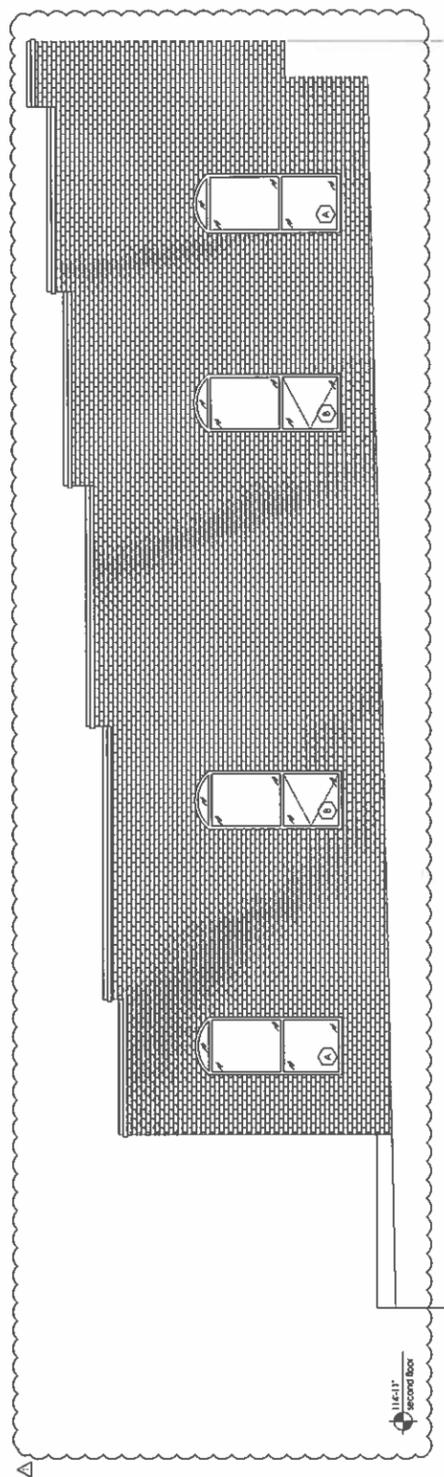


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APP'D: NM
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EXTERIOR ELEVATIONS

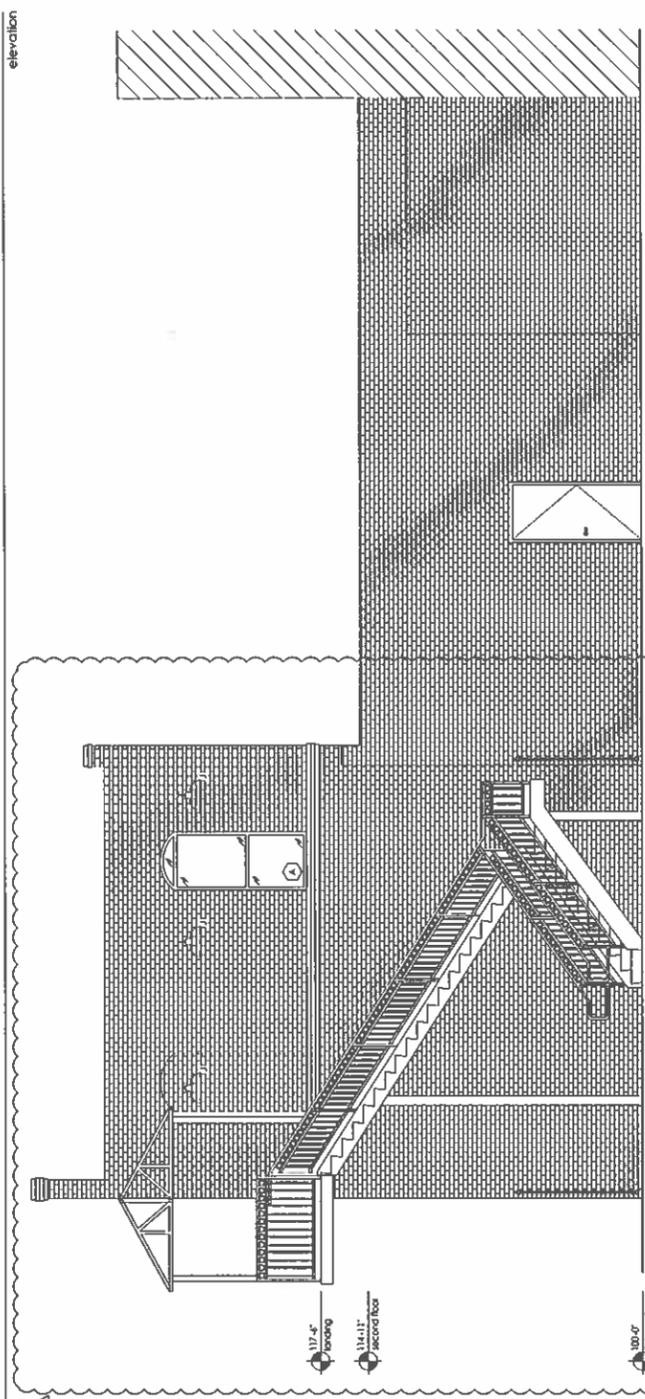
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A4.00



6 Wood Composition Deck
section
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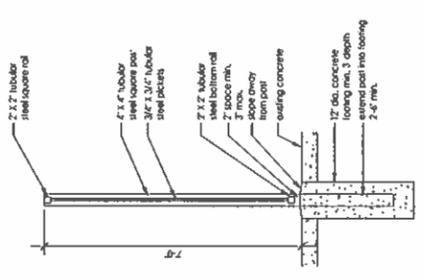


Roof Elevation
elevation

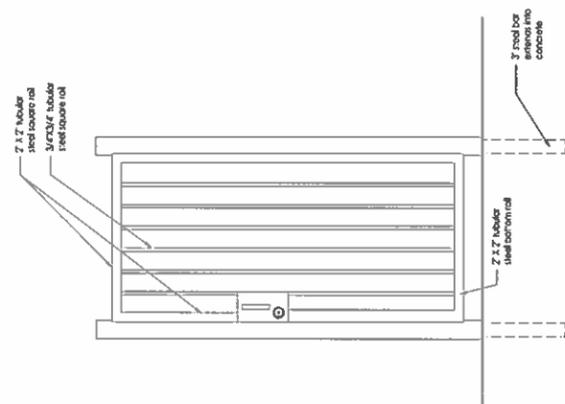


West Elevation
elevation

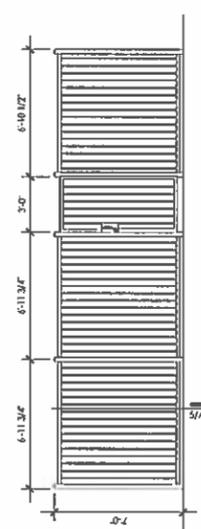
4
SCALE: 1/4"=1'-0"



5 Wrought Iron Fence
section
SCALE: 1/2"=1'-0"



3 Gate Detail
elevation
SCALE: 3/4"=1'-0"



2 Fence
elevation
SCALE: 1/4"=1'-0"

**WYLIE FLOWER SHOP
LOFT APARTMENTS**
WYLIE, TEXAS

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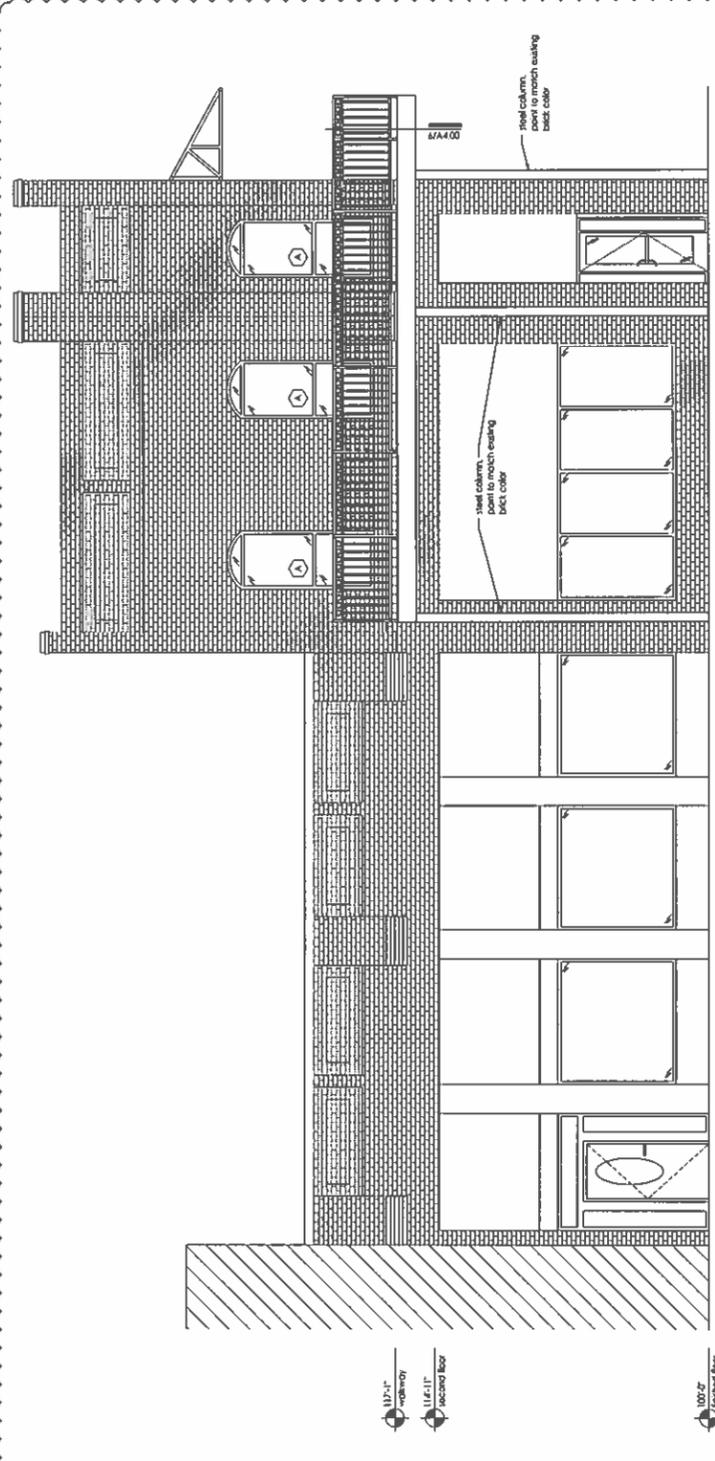
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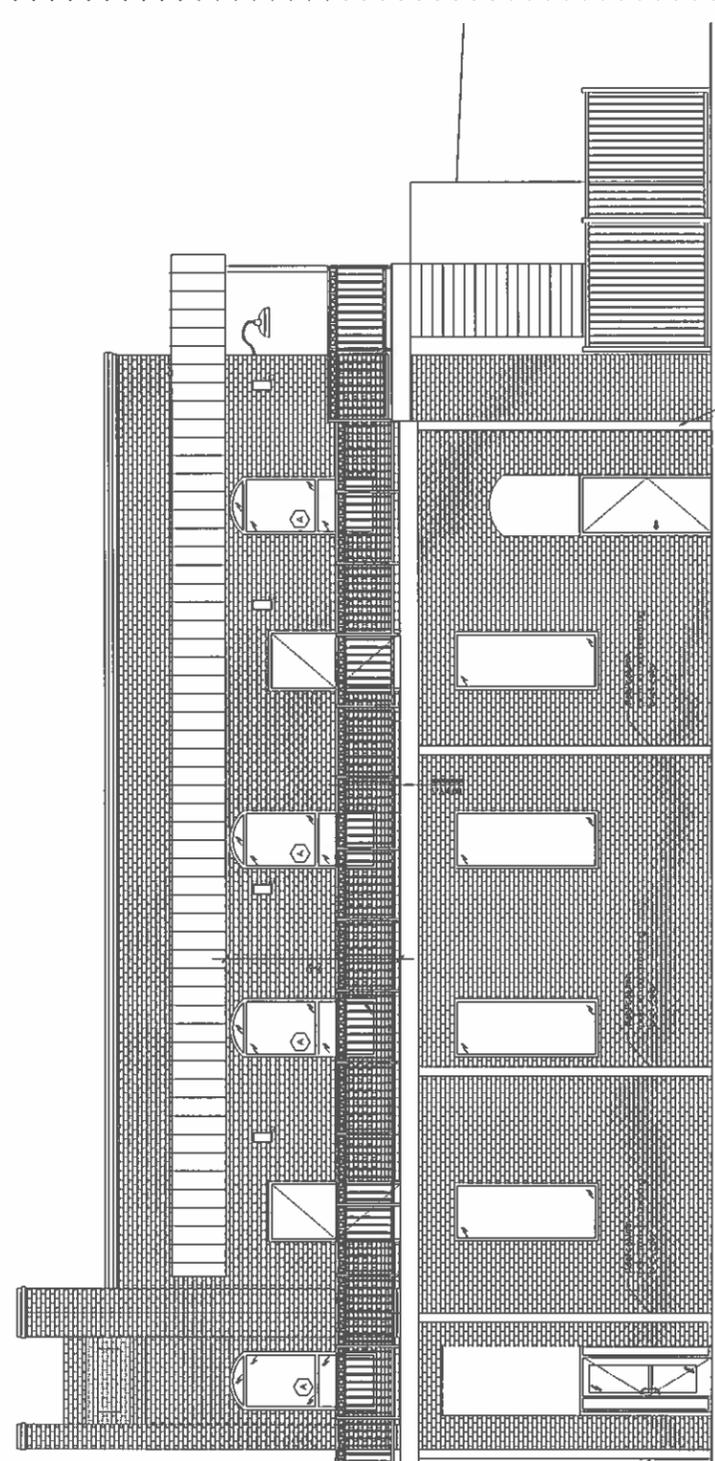


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CHECKED BY: KM
SCALE: F
EXTERIOR ELEVATIONS

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A4.01



East Elevation
elevation
SCALE: 1/4"=1'-0"
2



North Elevation
elevation
SCALE: 1/4"=1'-0"
1

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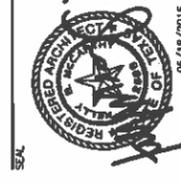
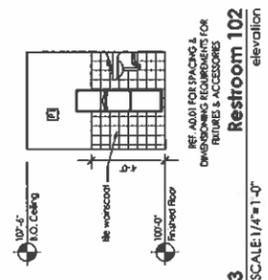
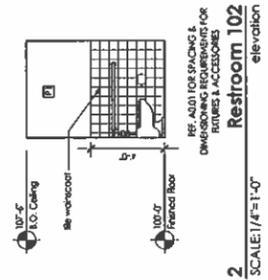
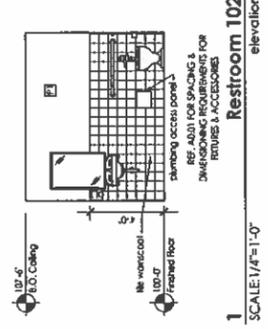
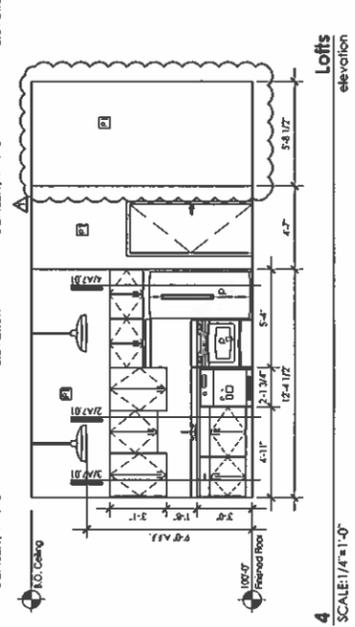
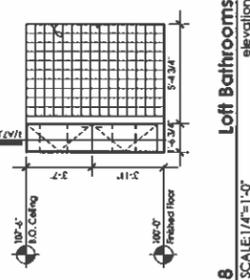
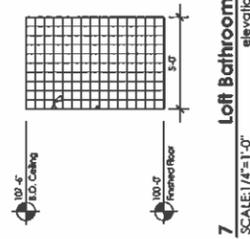
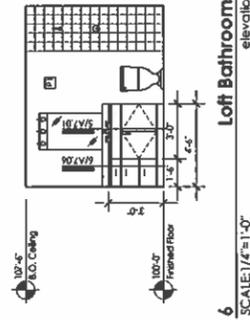
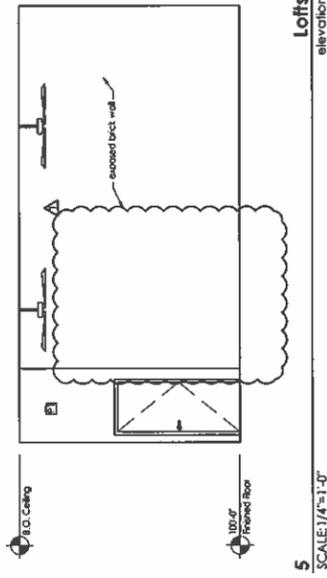
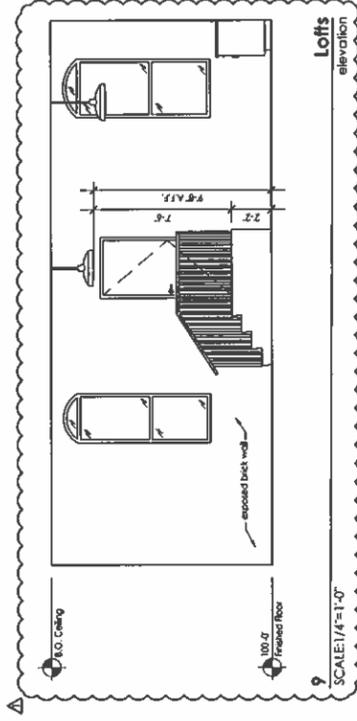
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SCALE: M1:8002
JOB NO. M1:8002
DRAWN: AF
APPD: KM
ACAD
INTERIOR ELEVATIONS

DRAWING NO. **A7.00**
REV. NO.

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WYLIE, TEXAS

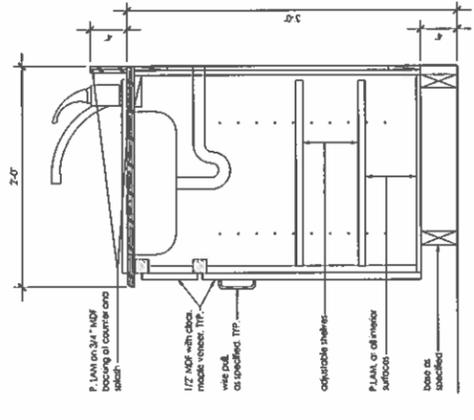
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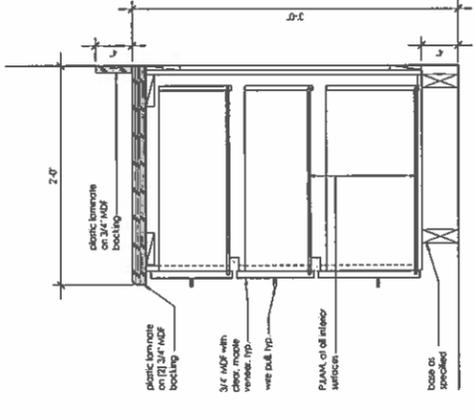
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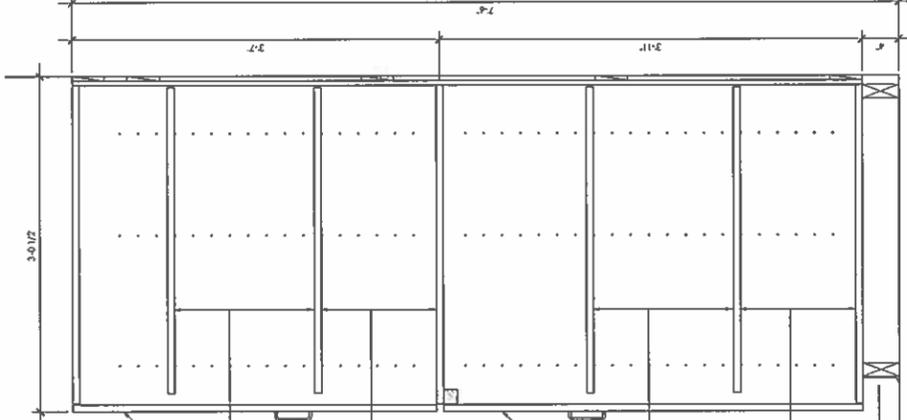
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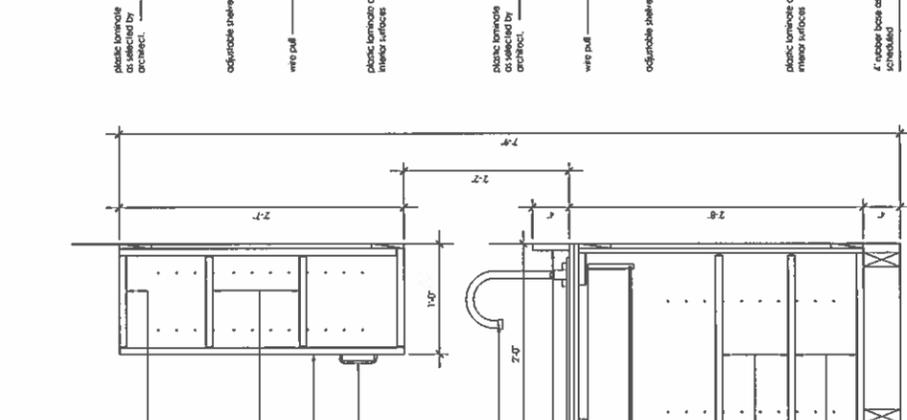
5 Millwork Detail
SCALE: 1-1/2" = 1'-0"



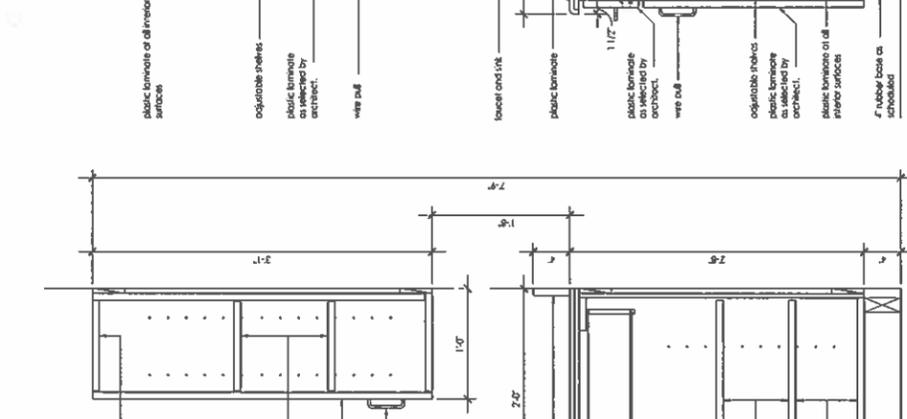
6 Millwork Detail
SCALE: 1-1/2" = 1'-0"



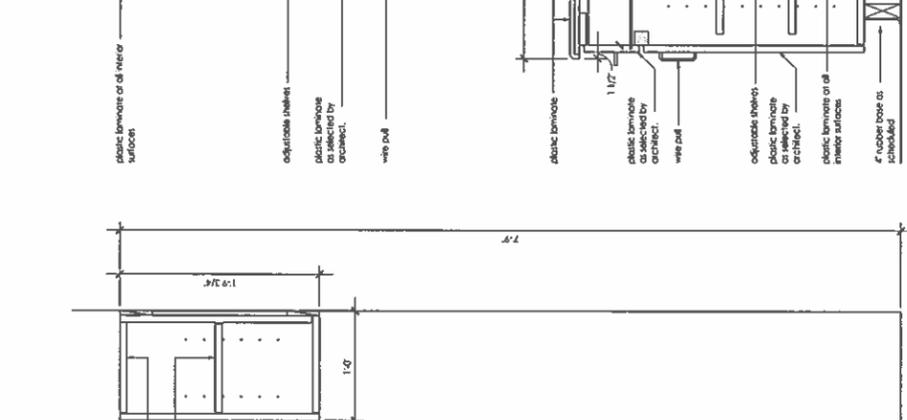
1 Millwork Detail
SCALE: 1-1/2" = 1'-0"



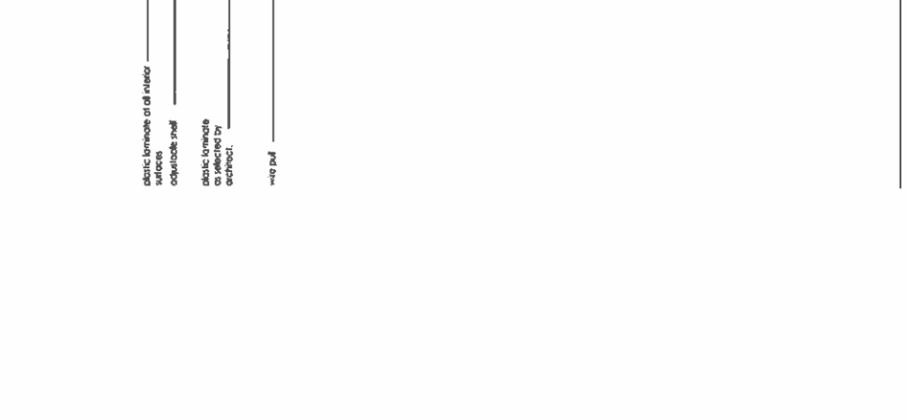
2 Millwork Detail
SCALE: 1-1/2" = 1'-0"



3 Millwork Detail
SCALE: 1-1/2" = 1'-0"

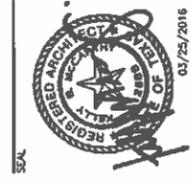


4 Millwork Detail
SCALE: 1-1/2" = 1'-0"



5 Millwork Detail
SCALE: 1-1/2" = 1'-0"

ISSUE
- PERMIT SET.....03/25/2016



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SCALE: M1:8002
JOB NO. M1:8002
DRAWN: AF
APPD: KM
ACAD: J
MILLWORK

DRAWING NO. REV. NO.
A7.01



