

Historic Review Commission



December 1, 2016



Wylie Historic Review Commission

NOTICE OF MEETING

Special Called Meeting Agenda
Thursday, December 1, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Jon Lewis Chair
Gary Taylor Vice Chair
Sandra Stone Board Member
John Pugh Board Member
Bob Heath, Sr. Board Member
James Park Board Member
Mandi Wilson 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 Commissioners 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

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1. Consider and act upon approval of the Minutes from October 17, 2016, Special Called Meeting.

Regular Agenda

Regular Agenda

Motion to remove from table

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 28th day of November, 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
Monday, October 17, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Interim Chair Jon Lewis called the meeting to order at 6:03 PM. Commissioners present: Jon Lewis, Sandra Stone, Gary Taylor, John Pugh, Bob Heath, Sr., James Park, and Mandi Wilson.

Staff present: Renae' Ollie, Planning Director and Planner Kevin Molina.

CITIZENS COMMENTS

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

NOMINATE CHAIR AND VICE CHAIR

1. Nominate and motion on Vice Chair. A motion was made by Commissioner Heath, and seconded by Commissioner Pugh, to nominate Commissioner Taylor as Vice Chair. Motion carried 7 – 0.
2. Nominate and motion on Chair. A motion was made by Commissioner Park, and seconded by Commissioner Taylor, to nominate Commissioner Lewis as Chair. Motion carried 7 – 0.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from May 26, 2016, Special Called Meeting.

A motion was made by Vice Chair Taylor and seconded by Commissioner Park, to approve the minutes as submitted. Motion carried 7 – 0.

2. Consider and act upon approval of the Minutes from September 27, 2016, Joint Work Session Meeting with City Council.

A motion was made by Vice Chair Taylor and seconded by Commissioner Pugh, to approve the minutes as submitted. Motion carried 7 – 0.

Regular Agenda

Action Item

In an effort to allow time for the applicant to arrive, the Commission moved to consider Item 2 first.

2. Consider and act upon approval of the Bylaws, and Rules of Procedure for the Historic Review Commission.

Staff Presentation

Ms. Ollie stated that pursuant to the Attorney General's opinion KP-0105 regarding a conflict of interest, the City Council has directed staff to draft an amendment to the Rules and Procedures of the HRC that reflect the board in an advisory capacity only.

Adoption of Ordinance 2013-17 set forth the powers and duties of the Commission and gave final approval on certain matters to the board. At the joint work session between the City Council and the Historic Commission the direction was given to modify the rules that would restrict the responsibilities of the HRC and bring it into conformance with Chapter 171 of the Texas Local Government Code.

Board Discussion

The Commission asked if there were any incentives currently available for property owners within the district. Ms. Ollie stated that there was not currently through the City, but property owners could reach out to Collin County as well as the State.

Board Action

A motion was made by Vice Chair Taylor, and seconded by Commissioner Stone, to recommend approval of the Bylaws, and Rules of Procedure for the Historic Review Commission. Motion carried 7 – 0.

1. Consider and act upon a recommendation to the City Council regarding a request to provide 7-1/4" Smartsiding as an alternate exterior material, in lieu of the required 4" – 5" wood siding or composite masonry to an existing contributing residential structure located at 201 E. Jefferson Street.

Staff Presentation

Ms. Ollie stated that the request is to install 7-1/4" LP Smartsiding in lieu of the required 4" – 5" width wood or composite masonry with a wood pattern siding. In accordance with Section 6.3.E.5.f, renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible. The applicant states that cost restraints prevent the installation of similar materials that match the existing 3"-3-1/2" wood siding.

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.

Board Discussion

Mr. Rod Staring, applicant/contractor of property, began the work to repair damages to the house due to the April 11 hail storm. He stated that the house had not been taken care of over the years and several changes have taken place to both the interior and exterior.

The Commission expressed their concern with the size of the siding in that it did not meet the historic style of the house. They commented that the house was not just in a historic district, but was indeed a historic house (Sears & Roebuck) and want to preserve the historic character of the house.

Board Action

A motion was made by Commissioner Taylor, and seconded by Commissioner Stone, to recommend denial to install 7-1/4" siding to property located 201 E. Jefferson Street. Motion carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner Stone, seconded by Commissioner Pugh to adjourn the meeting at 6:48pm. All Commissioners were in consensus.

Jon Lewis, Chairman

ATTEST:

Renaë' Ollie, Director of Development Services

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Wylie Historic Review Commission

AGENDA REPORT

Meeting Date:	<u>December 1, 2016</u>	Item Number:	<u>1</u> <i>(City Secretary's Use Only)</i>
Department:	<u>Planning</u>	Account Code:	<u></u>
Prepared By:	<u>Renae' Ollie</u>	Budgeted Amount:	<u></u>
Date Prepared:	<u>November 28, 2016</u>	Exhibits:	<u>Roof Photo Examples, Selection Guide</u>

Subject

Consider and act upon a recommendation to the City Council regarding 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 REMOVE FROM TABLE

Motion to recommend approval to the City Council regarding 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 item was tabled at the May 26, 2016 meeting, in order for the applicant to decide on which roofing material either slate, copper or metal.

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 Grand Manor by CertainTeed in a gray/slate color.

The product is a fiber glass base shingle with randomly applied tabs and authentic depth and dimensions of natural slate.



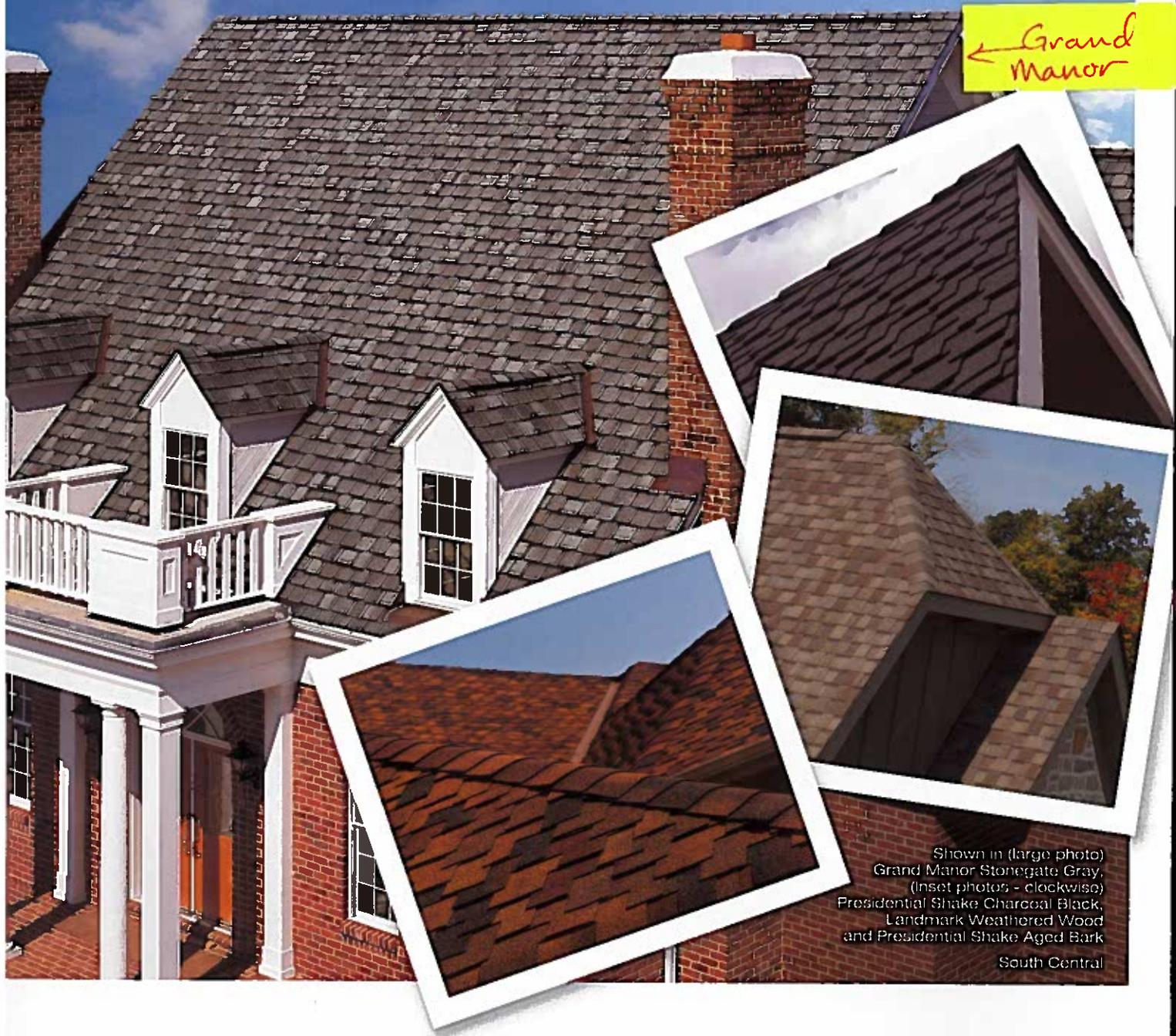
2016

CertainTeed

Roofing Selection Guide

Luxury, Designer and Traditional Shingles

← Grand Manor



Shown in (large photo)
Grand Manor Stonegate Gray,
(Inset photos - clockwise)
Presidential Shake Charcoal Black,
Landmark Weathered Wood
and Presidential Shake Aged Bark
South Central

CertainTeed
SAINT-GOBAIN

LUXURY SHINGLES

Color Availability

Black Pearl

Brownstone

Colonial Slate

Gatehouse Slate

Georgian Brick

Sherwood Forest

Stonegate Gray

Terra Cotta

Tudor Brown

Weathered Wood



Shown in Brownstone

GRAND MANOR®

- Two full-size, fiber glass base shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available.
CertainTeed starter and CertainTeed hip and ridge required
- High-Performance Starter and hip and ridge accessory available
(see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:

- UL2218 Class 2

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389