

Historic Review Commission



October 22, 2015



Wylie Historic Review Commission

NOTICE OF MEETING

Special Called Meeting Agenda
Thursday, October 22, 2015 – 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 October 1, 2015, Special Called Meeting.

Regular Agenda

Action Item

1. Consider, and act upon, approval of a 600 s.f. addition in accordance with Ordinance No. 2013-17, generally located east of Ballard, and north of Brown Street and more specifically at 404 N Ballard, Lot 1, Block A of the St. Anthony Catholic Church Addition within the Downtown Historic District.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 19th day of October, 2015 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

This page is intentionally blank



Wylie Historic Review Commission

Minutes
Wylie Historic Review Commission
Monday, October 1, 2015 – 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 6:08 PM. Commissioners present: Interim Lewis, Commissioner Annilee Waterman, Commissioner James Park, Commissioner Jennifer Wakefield, Commissioner Bob Heath, Sr., and Commissioner John Park. Commissioner Taylor was absent.

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

CITIZENS COMMENTS

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

NOMINATE CHAIR AND VICE CHAIR

1. Nominate and motion on Vice Chair.
2. Nominate and motion on Chair.

A motion was made by Commissioner Wakefield, and seconded by Commissioner Park, to nominate Commissioner Lewis as Chair, and Commissioner Waterman as Vice Chair. Motion carried 6 – 0.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from September 24, 2015, Special Called Meeting.

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

Regular Agenda

Action Item

Remove from Table the consideration for 104 N Birmingham.

A motion was made by Commissioner Waterman, and seconded by Commissioner Wakefield, to remove the Item for 104 N. Birmingham from the table. Motion passed 6 – 0.

Consider, and act upon, approval of exterior renovations in accordance with Ordinance No. 2013-17, generally located on the westside of Birmingham, south of Marble and north of Oak Street and more specifically at 104 N Birmingham, Lot 8, Block 2 of the JW Keller's First Addition within the Downtown Historic District.

Staff Presentation

Ms. Ollie stated that the Commissioners requested more detail plans from the meeting on September 24, 2015. The Plans were revised to indicate the following:

- additional windows on all sides;
- added the colors that are required from Sherwin Williams Preservation per Zoning Ordinance Article 6, Section 5;
- added skirting around perimeter of the building;
- opened up the porch to reflect original configuration;
- added the Corbeless; and
- refurbish and retain original attic vents to the front and rear.

Ms. Ollie pointed out on the Site Plan the applicant proposed alternative material around the back and along the sides of the structure. Alternative material is allowed within the Downtown Historic District, if reviewed and approved by the City Engineer.

Board Discussion

Mr. Bryan Rogers, 511 Rustic Place, representing the Designer, stated that the proposal concrete pad entrances with gravel surrounding the property. The sidewalk in the front and the ramp in the rear will be concrete.

Commissioner Heath complimented the revised plans. Chairman Lewis also complimented the details on the revised plans.

Commissioner Wakefield questioned the style for the door. Mr. Rogers stated that the door will be appropriate era period with details.

Commissioner Wakefield questioned the Color Palette. Mr. Rogers stated that the Owner has a specific brand that is used on all his properties. Commissioner Pugh asked if the consistent color could be revised. Ms. Ollie stated that the Ordinance would have to be revised.

Board Action

A motion was made by Commissioner Pugh, and seconded by Commissioner Heath, to approve the revised exterior plans for 104 N Birmingham. Motion carried 5 – 1, with Commissioner Wakefield voting in opposition.

ADJOURNMENT

A motion was made by Commissioner Wakefield, seconded by Commissioner Park to adjourn the meeting at 6:30pm. All Commissioners were in consensus.

Jon Lewis, Chairman

ATTEST:

Mary Bradley, Administrative Assistant

This page is intentionally blank



Wylie Historic Review Commission

AGENDA REPORT

Meeting Date: October 22, 2015
Department: Planning
Prepared By: Renaë' Ollie
Date Prepared: October 14, 2015

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

Subject

Consider, and act upon, approval of a 600 s.f. addition in accordance with Ordinance No. 2013-17, generally located east of Ballard, and north of Brown Street and more specifically at 404 N Ballard, Lot 1, Block A of the St. Anthony Catholic Church Addition within the Downtown Historic District.

Recommendation

Motion to approve a 600 s.f. addition in accordance with Ordinance No. 2013-17, generally located east of Ballard, and north of Brown Street and more specifically at 404 N Ballard, Lot 1, Block A of the St. Anthony Catholic Church Addition within the Downtown Historic District.

Discussion

OWNER/APPLICANT: St. Anthony Catholic Church - William Kane, Jr.

The Owner/Applicant is proposing to construction a 600 s.f. addition to the rear (east) of an existing structure for a church office use.

The new addition shall include four offices that share a common center hallway. The exterior will be constructed of 4" width Hardi-board siding and single hung windows. New shingles and roof color shall match existing structure. The proposed paint color is SW2822 Downing Sand, which adheres to Sherwin Williams Preservation Palette per Article 6, Section 5 of the Zoning Ordinance.

According to Collin County Appraisal District records, the somewhat similar Ranch style design was built in 1987, and does not fall into the category of a contributing structure as defined in Article 6.3.A.

In accordance with Ordinance No. 2013-17, 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 attached Exhibits reflect the applicant's design for the proposed addition.

APPLICATION FOR HISTORIC REVIEW #

Date: 10-9-15

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

(Bill Kane)

Name: St. Anthony Catholic Church Phone: 972 442 2765

Mailing Address: 404 N. Ballard Ave

Email Address: wmkanejr@msn.com Fax: 972 429 6215

PROPERTY OWNER INFORMATION

Name: Catholic Diocese of Dallas Phone: 214 528 2240

Mailing Address: 3725 Blackburn St P.O. Box 190507

Email Address: wmkanejr@msn.com Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): St. Anthony Catholic Church

Current or intended use of the building: Church office

Address of Project: 404 N. Ballard Avenue

(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):

Enlarge current office space by approximately 600 sf
adding onto structure on east side. ~~adding~~ All exterior
colors to be used will be "to match" ~~added~~ off
approved color pallet

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	<input type="radio"/> NO
	<u>Hardi board siding</u>	<u>Downing Sand SW2822</u>	YES	<input checked="" type="radio"/> NO
	<u>Doors, door frames</u>	<u>Downing Sand SW2822</u>	YES	<input checked="" type="radio"/> NO
	<u>window frames</u>	<u>Downing Sand SW2822</u>	YES	<input checked="" type="radio"/> NO
	<u>Gutters</u>	<u>Rockwood Red SW2802</u>		

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	<input type="radio"/> NO
	_____	_____	_____	YES	<input type="radio"/> NO
	_____	_____	_____	YES	<input type="radio"/> NO
	_____	_____	_____	YES	<input type="radio"/> 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

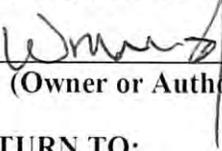
Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

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 Nov. 23rd 2015 Finish Dec. 24th 2015

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

Receipt # 731255 10/9/2015



No.	Date	Revision	By

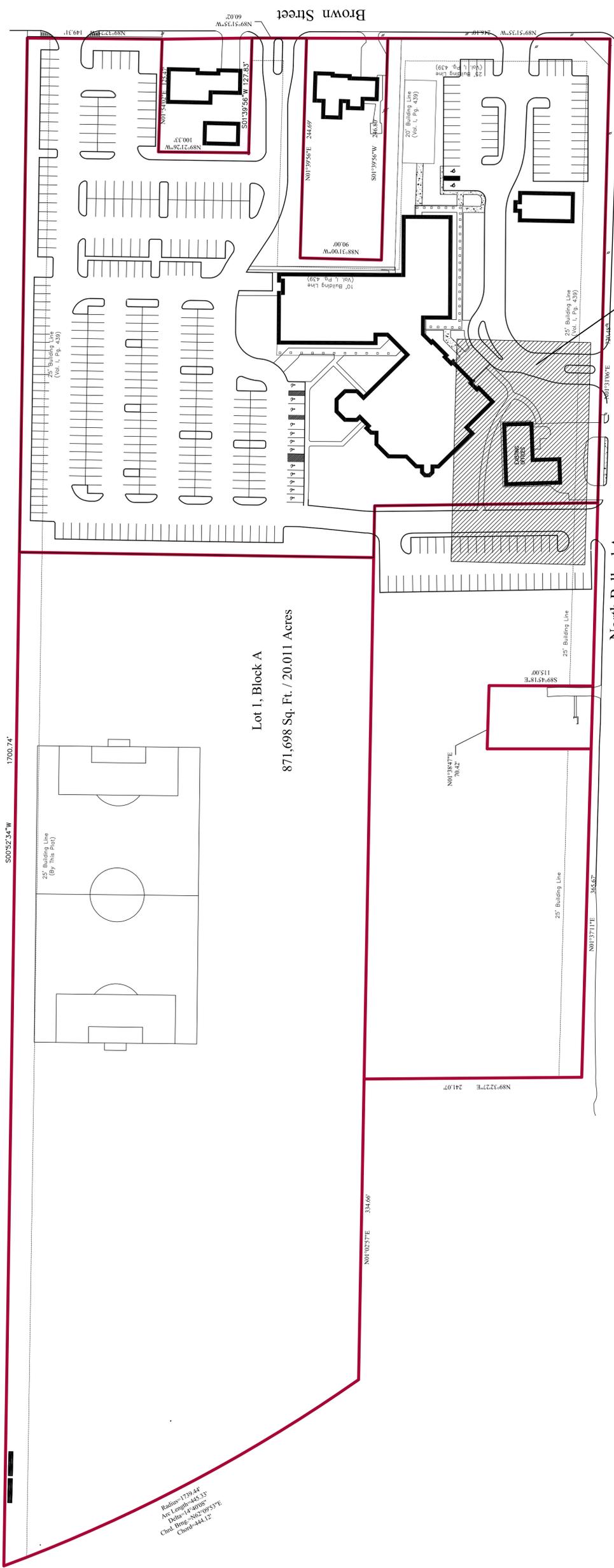
EXISTING SITE PLAN

**ST. ANTHONY ADDITION
 WYLLIE, TX**

Scale:	1"=20'-0"
Date:	10/28/15
Project No.:	151002
Design:	GW
Drawn:	CS
Checked:	GW

SHEET
A1
 OF
6

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SHADED AREA, SEE ENLARGED PLAN, SHEET
 A2, SHOWING PROPOSED ADDITION
 TO EXISTING OFFICE BUILDING

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.

© **COPYRIGHT 2015 MERSHAWN ARCHITECTS, INC.**
 NO PRINTING OR COPYING IS ALLOWED
 WITHOUT PERMISSION FROM MERSHAWN.

Radius=179.44'
 Arc Length=445.53'
 Delta=4°40'00"
 Chd. Ring=362.09537E
 Chord=44.12'

No.	Date	Revision	By

ST. ANTHONY ADDITION
 WYLIE, TX
PARTIAL SITE PLAN



GENERAL NOTES:
 1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.
© COPYRIGHT 2015 MERSHAWN ARCHITECTS, INC.
 NO PRINTING OR COPYING IS ALLOWED WITHOUT PERMISSION FROM MERSHAWN.

Ballard Avenue

No.	Date	Revision	By

Scale: 3/16"=1'-0"

Date: 10/28/15

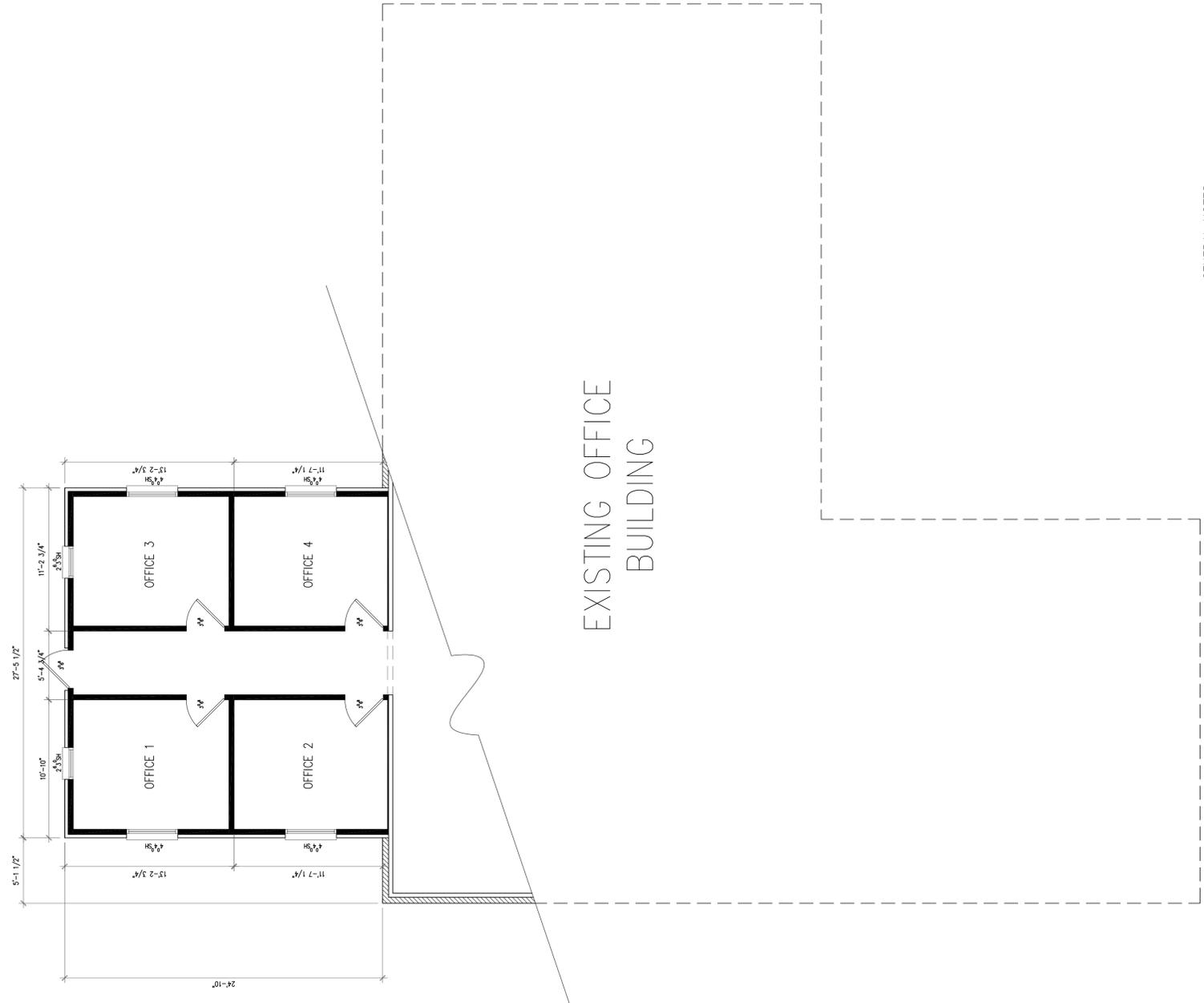
Project No.: 151002

Design: GW

Drawn: CS

Checked: GW

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



EXISTING OFFICE BUILDING

EXISTING DOOR AND WINDOWS TO BE REMOVED

LEGEND

—	EXISTING TO REMAIN
- - - - -	EXISTING TO BE REMOVED
—	PROPOSED

GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
 - ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.
- © COPYRIGHT 2015 MERSHAWN ARCHITECTS, INC.
 NO PRINTING OR COPYING IS ALLOWED
 WITHOUT PERMISSION FROM MERSHAWN.

PROPOSED FLOOR PLAN

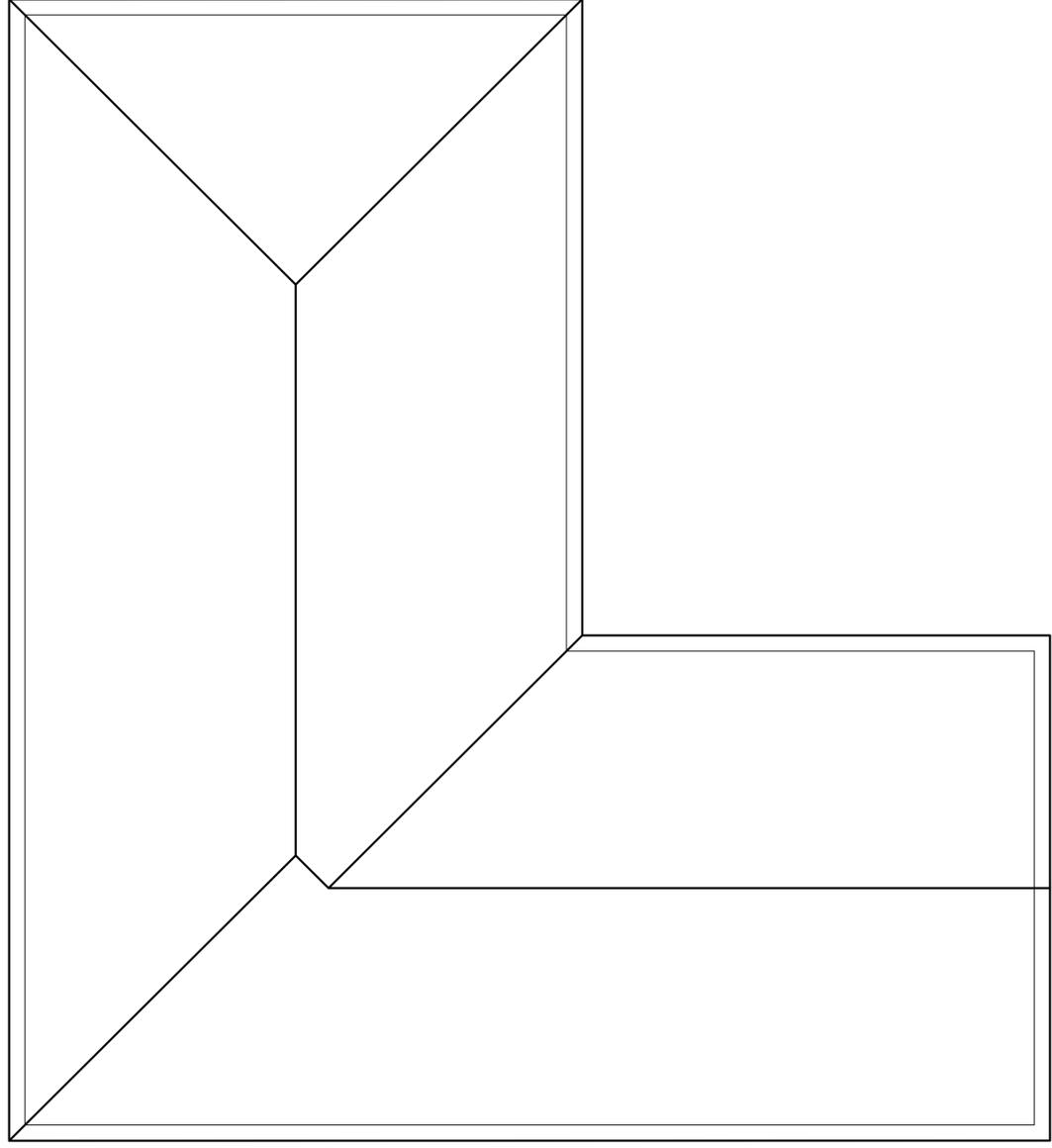
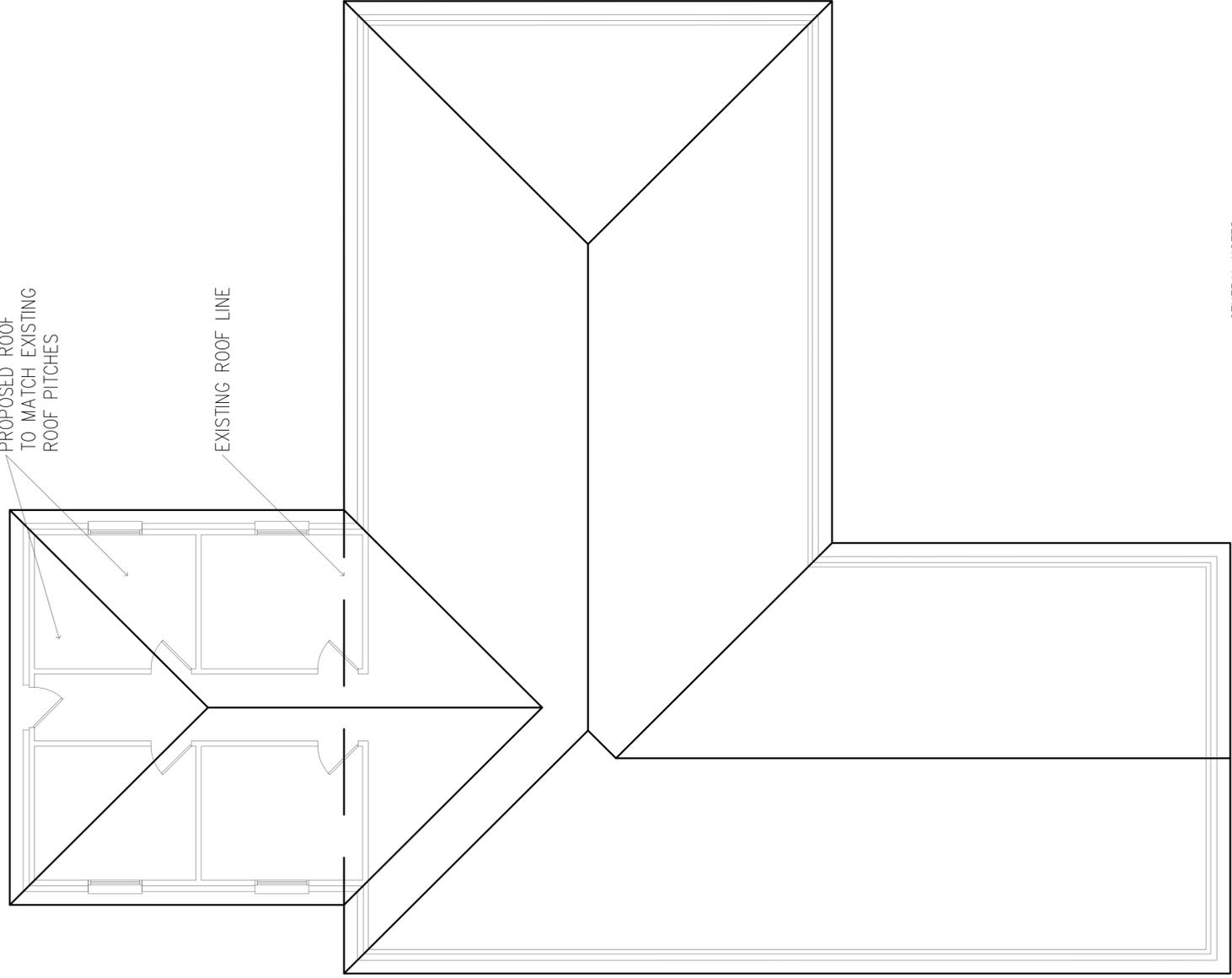
EXISTING FLOOR PLAN

No.	Date	Revision	By

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

PROPOSED ROOF
TO MATCH EXISTING
ROOF PITCHES

EXISTING ROOF LINE



GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.

© COPYRIGHT 2015 MERSHAWN ARCHITECTS, INC.
 NO PRINTING OR COPYING IS ALLOWED
 WITHOUT PERMISSION FROM MERSHAWN.

PROPOSED ROOF PLAN

EXISTING ROOF PLAN

No.	Date	Revision	By

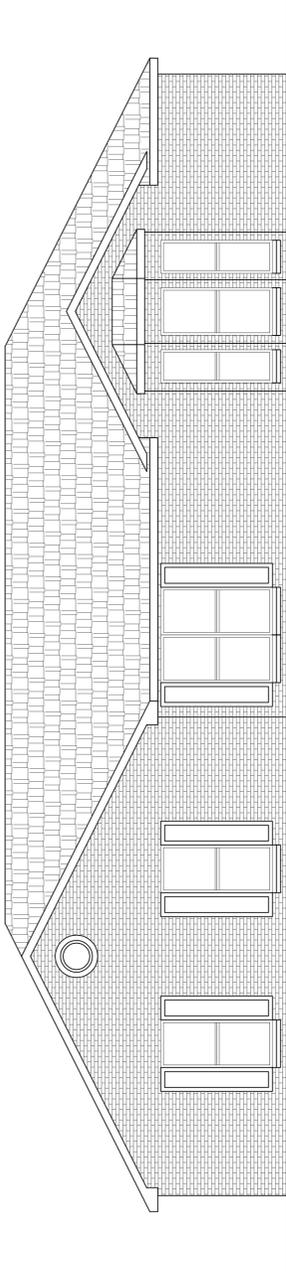
EXISTING ELEVATIONS

ST. ANTHONY ADDITION
WYLLIE, TX

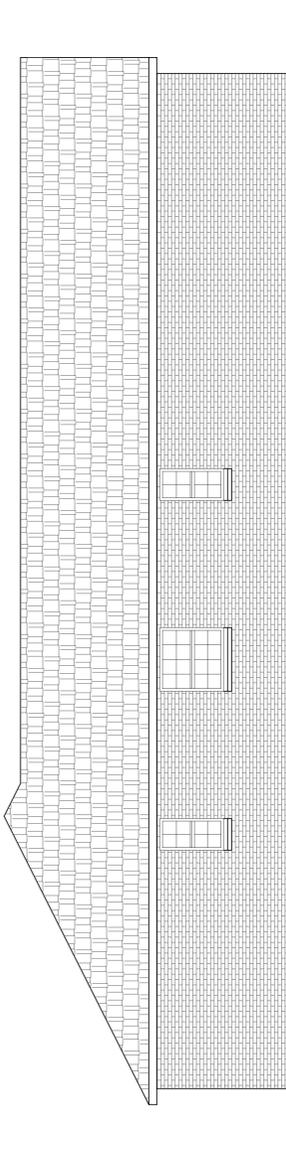
Scale: 3/16"=1'-0"
 Date: 10/28/15
 Project No.: 151002
 Designer: GW
 Drawn: CS
 Checked: GW

SHEET
A5
 OF
6

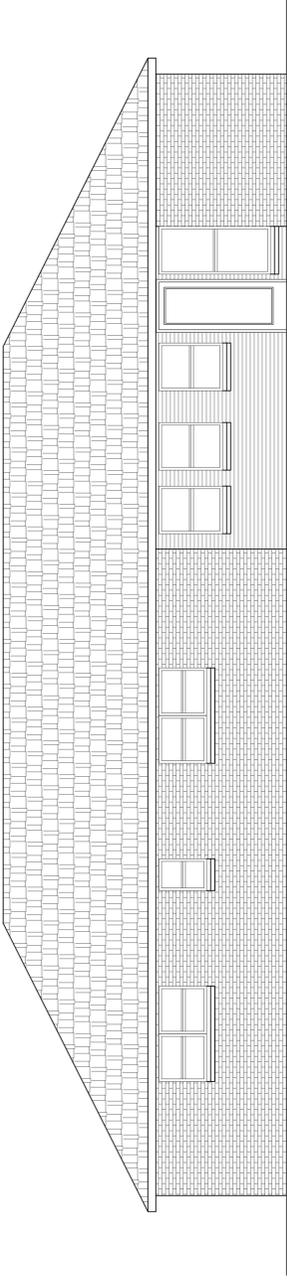
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



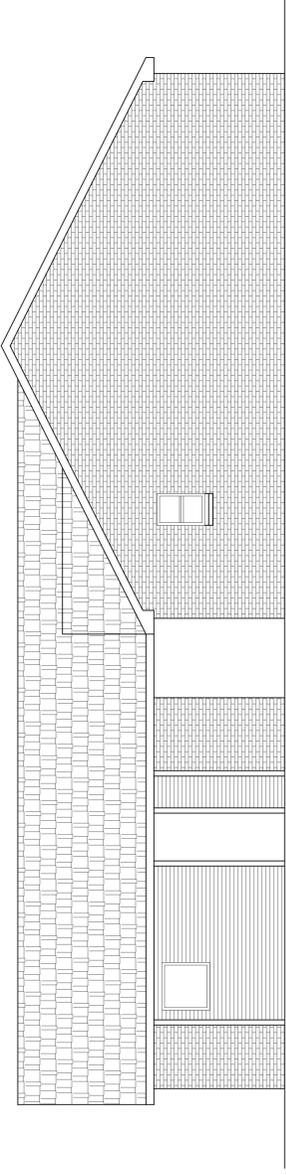
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.

© COPYRIGHT 2015 MERSHAWN ARCHITECTS, INC.
 NO PRINTING OR COPYING IS ALLOWED
 WITHOUT PERMISSION FROM MERSHAWN.

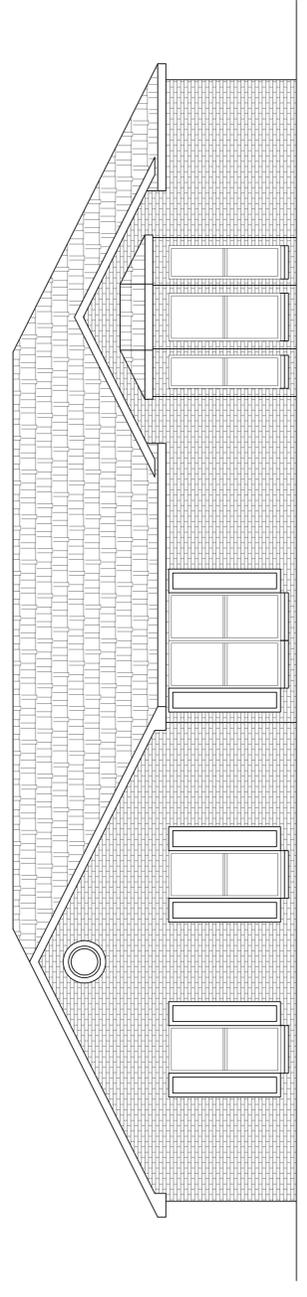


No.	Date	Revision	By

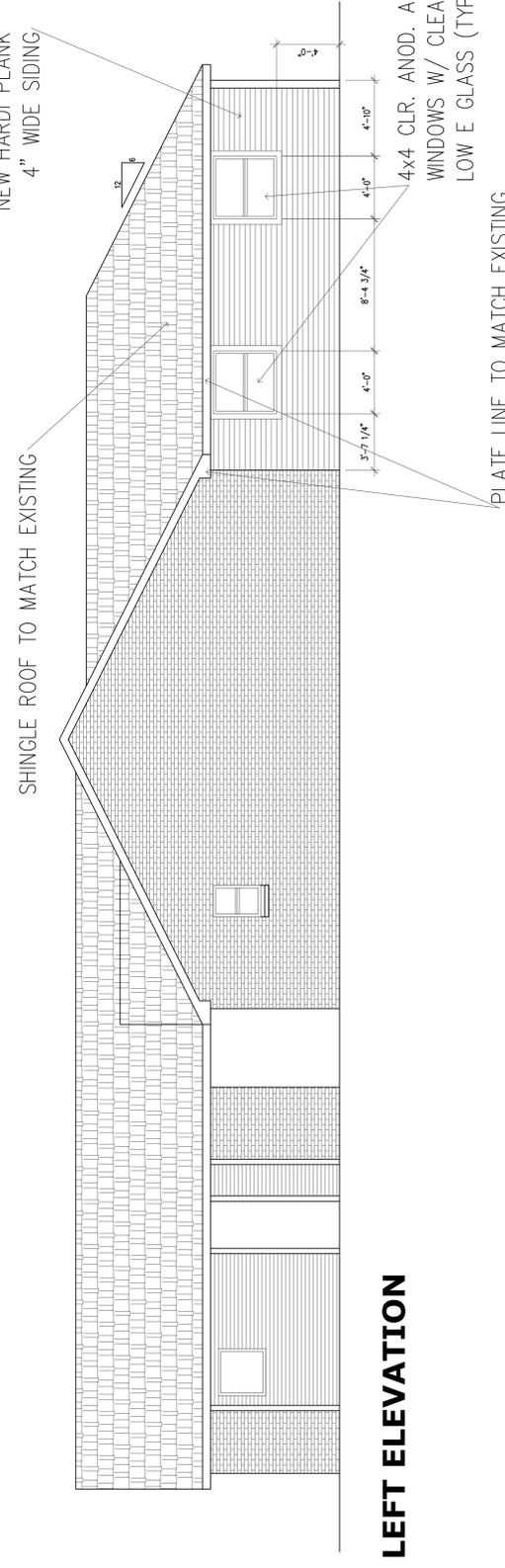
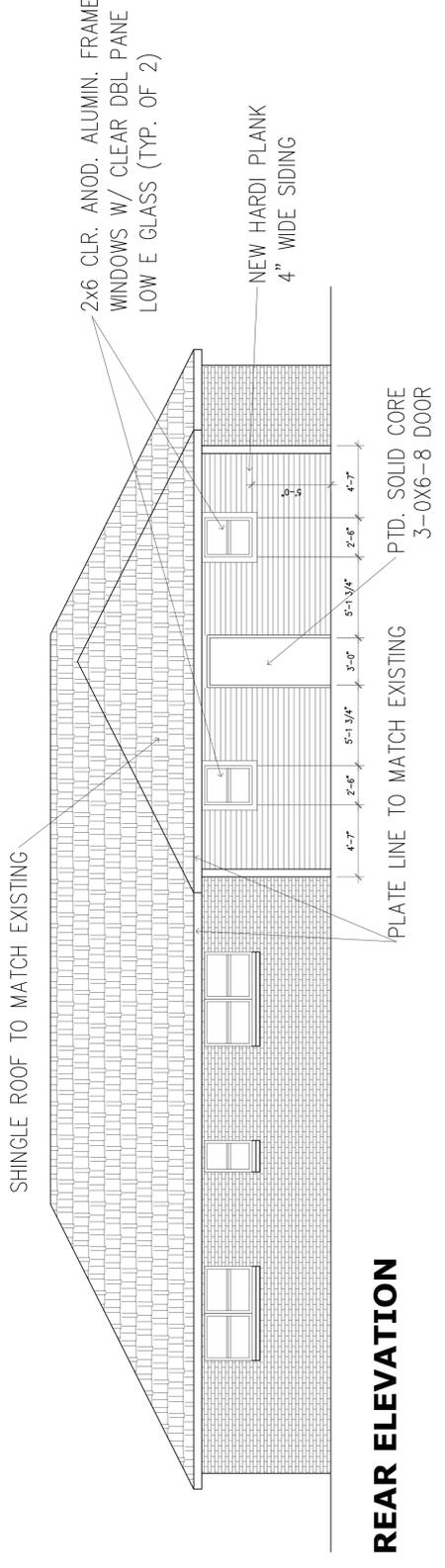
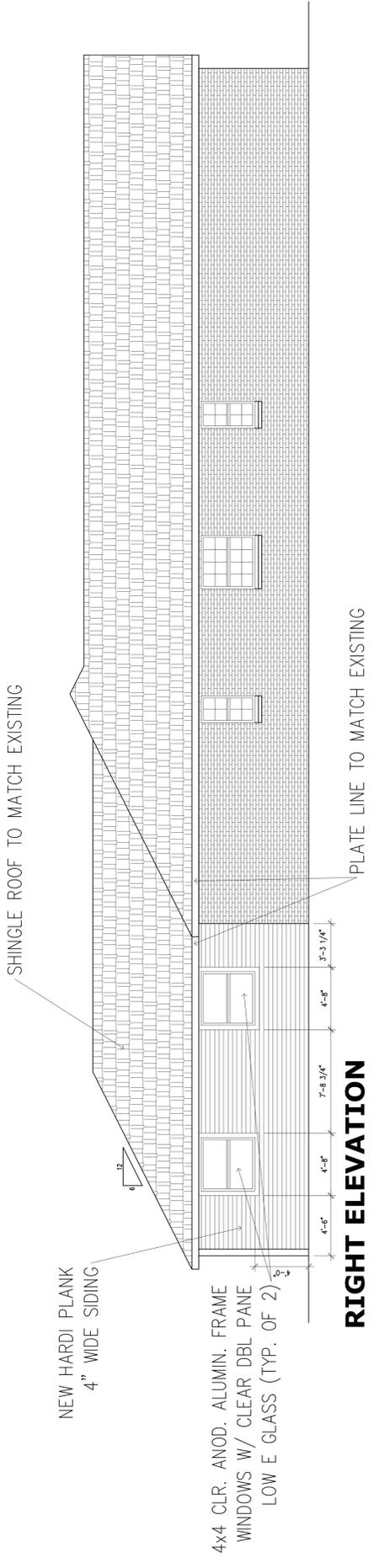
PROPOSED ELEVATIONS
ST. ANTHONY ADDITION
WYLIE, TX

Scale:	1/4"=1'-0"
Date:	10/28/15
Project No.:	151002
Designed:	GW
Drawn:	CS
Checked:	GW
SHEET	A6
OF	6

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FRONT ELEVATION



GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
 3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.
- © COPYRIGHT 2015 MERSHAWN ARCHITECTS, INC.
 NO PRINTING OR COPYING IS ALLOWED
 WITHOUT PERMISSION FROM MERSHAWN.



View from the west side of the front and the Front view





Existing view from the side and back





Existing brick and hardi board color.



New Color (Historic Color Patellete)

