

STATE OF TEXAS                    §                    November 25, 2013  
COUNTY OF GRAYSON           §

BE IT REMEMBERED THAT A Special Called Meeting of the Historical Preservation Board of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on November 25, 2013.

MEMBERS PRESENT:                    BOARD MEMBERS: JIM JACOBS AND IVERT MAYHUGH

MEMBERS ABSENT:                    WALLY BLACK

CITY STAFF PRESENT:                    SCOTT SHADDEN, DIRECTOR OF DEVELOPMENTAL SERVICES, PATSY REEVES, DEVELOPMENTAL SERVICES ADMINISTRATIVE SECRETARY AND SONNY ABERNATHY, DEVELOPMENTAL SERVICES GENERALIST.

**CALL TO ORDER**

The meeting was called to order at 2:00 p.m.

**APPROVE MINUTES**

The Historical Preservation Board reviewed the Minutes of the Special Called Meeting of July 27, 2010. Motion by Board Member Mayhugh to approve the Minutes as written; Second by Board Member Jacobs. All present voted AYE. MOTION CARRIED.

**CERTIFICATE OF APPROPRIATENESS REQUEST**

THE REQUEST OF KENT AND KARLA HUGHLETT (OWNERS) CONCERNING THE PROPERTY AT 529 SOUTH CROCKETT STREET, BEING 0.289 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:  
*HISTORICAL PRESERVATION BOARD*  
REQUEST OF CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLORS, GUTTERS, FENCE, GARAGE, FIREPLACE CHIMNEY CAPS AND RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION TO ALLOW A BED AND BREAKFAST.

**Kent & Karla Hughlett, 529 S. Crockett, Sherman, Texas**

Mr. and Mrs. Hughlett appeared to represent the request. Mr. Hughlett explained they purchased the house from a foreclosure and they felt it would make a great bed and breakfast. "The main thing is to get the house back into shape where it is livable, there are pigeons living in the attic, a lot of the soffit has rusted and fallen down. The pigeons are gone now and we have removed all the ductwork and the insulation; we have cleaned up all the rafters from the pigeon waste. We had a chimney sweep come out and there are six fireplaces in the main part of the house. There was some hail screen over the chimneys that kept the pigeons and squirrels from getting down in there, but it didn't stop the pigeons from roosting on top, so I would like to put low profile chimney caps on to stop the droppings from coming down the chimney. These are coal burning fireplaces, we are

**CALL TO ORDER**

**APPROVE MINUTES**

**CERTIFICATE OF APPROPRIATENESS**

EXTERIOR PAINT COLORS, GUTTERS, FENCE, GARAGE, FIREPLACE CHIMNEY CAPS & RECOMMENDATION TO PLANNING & ZONING COMMISSION TO ALLOW A BED & BREAKFAST.

529 S. CROCKETT  
(KENT & KARLA HUGHLETT)

not going to put coal back in, we will put gel fuel inserts in them, we really won't be using the chimneys per se, but I would like to put the low profile chimney caps on so the pigeons will stay off of them."

Mr. Hughlett explained "there is a single car garage and a two story office building, as well as a carport on the lot. The carport has been torn down because it was about to fall down. We would like to take down the building and use the clay tile that was on it to maintain the roof on the house. We would like to put in a two car garage attached to the back of the house, keeping with the design of the house; we would put a deck above the garage. There are decks coming off two of the bedrooms and this would match with the architectural style of the house."

Commission Member Jacobs asked the age of the house.

Mr. Hughlett thought 1910 or 1911 from what they had researched. Mrs. Hughlett had gone to the museum and she explained "it used to be known as the Coates House. Mr. Coates and his son lived in the house, they both worked in the same business, a few years later the son moved out and Mr. Coates wife passed away in the house; he moved to Dallas, the house was sold to a District Attorney and was sold several times before the Adamson's bought the house; they owned the house the longest period of time from 1934 to 1998 and the family sold it. It is zoned right now R-2 (Multi-Family Residential) District and you can see where dead bolts have been put in the house to be used as a boarding house."

Mr. Hughlett explained he would like to put a fence around the house for security reasons as well as aesthetics; "it kind of gives it a buffer from the street."

Parking will be provided for four spaces; the house will be arranged for four bedrooms and parking will be provided for one space per bedroom. Two will be provided in the garage and the driveway will have two parking spaces. Mrs. Hughlett explained "there will also be a ramp on the side of the house for handicap accessible."

"The house has been pink for a number of years and we don't like pink so we would like to have the exterior paint colors, Valspar 3004-10B Holmes Cream for the exterior of the house, Valspar 3011-9 Cooper Adobe Brown for the trim and Senox Musket Brown for the fascia and downspouts. We will be replacing the windows to be more energy efficient. The stucco on the outside of the house will remain and the garage will have a similar look to the stucco as the rest of the house."

"The fence in front will have a tan retaining wall with concrete post and a five foot wrought iron fence in between. The privacy fence in back will be eight foot."

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Scott Shadden, Director of Developmental Services explained the height of the fence will require approval for an exception from the Planning and Zoning Board.

Commission Member Jacobs asked if the home was Historically designated.

Mrs. Hughlett responded “no.”

Commission Member Jacobs thought “the idea was to make the house time appropriate using modern materials.”

Mr. Hughlett explained this will be an on-going project that will probably take a year to complete.

Commission Member Jacobs asked Mr. Shadden to explain the charge of the Historical Preservation Board.

Mr. Shadden explained “the Historical Preservation Board was created to preserve the 300-1300 Blocks of South Crockett Street. Any time anyone wants to change a color, or build a building, or change a use in that area, or even demolish a building, they would come to this board for a Certificate of Appropriateness; that’s what this board issues. This board was created when they built the flat top duplexes, just south of King Street, they were bright blue when they built them, I don’t know if they still are, because the people on Crockett Street were mad so they created this board many years ago; it’s just another set of eyes. We will still be going to the Planning and Zoning Board for the Specific Use Permit to allow the bed and breakfast, for any variances or exceptions, any code issues will be separate from this board.”

No other citizens appeared before the Historical Preservation Board to discuss the request for the Certificate of Appropriateness for exterior paint colors, gutters, fence, garage, fireplace chimney caps and recommendation to the Planning and Zoning Commission to allow a Bed and Breakfast.

**ACTION TAKEN.**

Motion by Board Member Jacobs to grant the Certificate of Appropriateness for exterior paint colors (Valspar 3004-10B Holmes Cream for the exterior of the house, Valspar 3011-9 Cooper Adobe Brown for the trim and Senox Musket Brown for the fascia and downspouts), gutters, fence, garage, fireplace chimney caps and recommendation to the Planning and Zoning Commission to allow a Bed and Breakfast at 529 South Crockett Street. Second by Board Member Mayhugh.

**VOTING AYE: JACOBS AND MAYHUGH**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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OTHER BUSINESS


No other business came before the board.

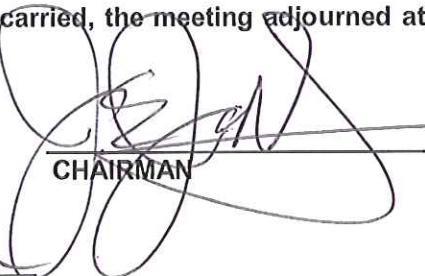
OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 2:34 p.m.

ADJOURNMENT

  
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SECRETARY

  
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CHAIRMAN