
AGENDA

The Historical Preservation Board of the City of Sherman will hold a regular meeting Tuesday, October 1, 2024, at 2:00 PM on the Second Floor at 317 South Travis Street to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE MAY 16, 2023 SPECIAL CALLED MEETING**

Open Public Hearing

3. **1323 SOUTH CROCKETT STREET (PROJECT NO. 24-004615)**
The request of Jacqueline Moore (Owner), Joe Hall (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1323 South Crockett Street, consisting of 0.236 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, being a part of Lot 62, of M.B. Moore's Addition, as follows:
Historical Preservation Board
Request for a Certificate of Appropriateness to allow a 4' wood decorative fence in the Heritage Row Historical District.

Close Public Hearing

4. **ADJOURNMENT**

By direction of the Historical Preservation Board of the City of Sherman.

Robin Phillips, Chairperson

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of the Special Called Meeting of the Historical Preservation Board of the City of Sherman is a true and correct copy of said Notice and that I posted

a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on September 26, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 26th day of September
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator



Planning & Zoning Commission Historical Preservation Board

Agenda Item No. 2.

Meeting Date: 10/1/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE MAY 16, 2023 SPECIAL CALLED MEETING

Background:

This item is to approve the minutes of the May 16, 2023 Historical Preservation Board meeting.

Origination:

City of Sherman

Staff Recommendation:

Staff recommends to approve the minutes.

Attachments:

1. 2023-05-16 Minutes

§

May 16, 2023

§

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 on May 16, 2023, in the City Council Chambers located at 220 West Mulberry Street, Sherman, Texas.

MEMBERS PRESENT:

CHAIRPERSON: ROBIN PHILLIPS

BOARD MEMBERS: SHERI FALLON, CLAY MAHONE, ROD TATCHIO AND TERRIN BERTHOLF

MEMBERS ABSENT:

NONE

CITY STAFF PRESENT:

**ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES,
KERRI TURNER, PLANNING TECHNICIAN AND LAUREN
MARLOW, DEVELOPMENT SERVICES COORDINATOR**

CITY ATTORNEY:

ALICESON COTTON

CALL TO ORDER

Chairperson Robin Phillips called the meeting to order at 4:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Historical Preservation Board reviewed the Minutes of the Special Called Meetings of January 26, 2022. Motion by Board Member Clay Mahone for staff to approve the Minutes as written; Second by Board Member Terrin Bertholf. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

CERTIFICATE OF APPROPRIATENESS REQUEST

THE REQUEST OF DAVID AND MIGNON PLYLER (OWNER), JARED TREDWAY (REPRESENTATIVE), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1102 SOUTH CROCKETT STREET, CONSISTING OF 0.357 ACRES, BEING A PORTION OF LOT 1, BLOCK 3, B.H. MOORE'S HEIRS ADDITION IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

CERTIFICATE OF APPROPRIATENESS

PLYLER FAMILY HOME ADDITION

1102 SOUTH
CROCKETT ST.
(DAVID AND MIGNON
PLYLER)

HISTORICAL PRESERVATION BOARD REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PLYLER FAMILY HOME ADDITION IN THE HERITAGE ROW HISTORICAL DISTRICT.

The property is located at 1102 South Crockett Street; the intersection of West Middleton Street and South Crockett Streets and is zoned R-6 (Single Family Residential) District located in Heritage Row, Sherman's Historic Preservation District.

Jared Treadway, 118 West Chestnut Street, Denison, TX
75021

Mr. Treadway explained, "The property at 1102 South Crockett Street is one of the more recent and modern homes

in the Heritage Row Historical District. We were approved by the Planning and Zoning Commission for a 6' side yard setback for a kitchen addition to the existing structure. The previous owner built a small service kitchen on the north end of the house. We are having to take out two walls and the roof to claim space for the remodel and with that anything that we came up with was really a ground-up addition that would be added to the historic structure. The next thing was how to delicately stitch in and insert the new structure while respecting and preserving the existing facade on the north side. As far as the materials we went with a Georgetown vibe, some other similar natural stone and copper and bronze which speaks to the existing metal work on the house. I am going to recommend to the owner a raised planter bed along the sidewall which will be a nice gesture to the neighborhood, and we may take a similar gesture along the sidewalk on Crockett Street."

Board Member Fallon stated, "I noticed that it goes all the way to the sidewalk, and you are saying you have already gotten Planning and Zoning approval for that?"

Mr. Treadway replied to Board Member Fallon, "For this planter, I believe Mr. Rae is looking into this to see if there are any regulations in the Zoning Ordinance about planters that attach or confront the house and that would be the only piece that touches the sidewalk."

Board Member Fallon asked Mr. Treadway, "So you don't have Planning and Zoning approval for the planter to go to the sidewalk?"

Mr. Treadway replied to Board Member Fallon, "If we find that it is not compatible with the ordinance, we'll come up with a different solution for that. That's just another touch I was thinking about."

Board Member Fallon asked Mr. Treadway, "Are there any other type of materials that you could use that wouldn't look so modern so that it's not historic and modern? Are there other materials that would help blend it a little more?"

Mr. Treadway replied to Board Member Fallon, "Yes but it becomes difficult to match the brick exactly. If we went with a smaller scale brick, then we would want to begin exploring a different hue or saturation of color."

Board Member Fallon asked Mr. Treadway, "Is it painted brick currently?"

Mr. Treadway replied to Board Member Fallon, "No."

Board Member Mahone asked Mr. Treadway, "How about the windows? Is there any way to arrange a window setting that would be consistent with the rest of the house?"

HISTORICAL PRESERVATION BOARD MINUTES – MAY 16, 2023

Mr. Treadway replied to Board Member Mahone, "You could."

David Plyler, 1102 South Crockett, Sherman, TX 75090

Mr. Plyler explained, "Our family is growing, and the kitchen is where families hang out and it's got an elevator in it. My wife is a reader and on the second floor is her library which is why you see a wall of windows for natural light. This is a way for us to tastefully and creatively update our home to match our lifestyle."

Mr. Treadway stated, "We explored smaller panes of glass but the reason we went this direction is because the darker color feels like the addition is lighter and more transparent."

Board Member Mahone asked Mr. Rae, "Is the mandate of this Board to look for things that are consistent with historical standards or just mash based on our current usage?"

Mr. Rae replied to Board Member Mahone, "The guidelines in our Code of Ordinance for this Board is to look at the character of the building, its consistency with the structures and the sections that it looks at is the building height, the relationship of the width to the height, the relationship of width to windows and I could keep going, but there's all these different architectural standards that encourages you all to make that judgment on for or to grant the certificate of appropriateness."

Mr. Bertholf stated, "I think it's incredibly tasteful and I don't have any issues with it nor any further questions."

ACTION TAKEN.

Motion by Board Member Bertholf to grant the Certificate of Appropriateness for the Plyler Family Home Addition at 1102 South Crockett Street. Second by Board Member Fallon.

VOTING AYE: BERTHOLF, FALLON AND PHILLIPS

VOTING NAY: MAHONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUESTS CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 4:20 p.m.

ADJOURNMENT



SECRETARY

CHAIRMAN



Planning & Zoning Commission Historical Preservation Board

Agenda Item No. 3.

Meeting Date: 10/1/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1323 SOUTH CROCKETT STREET (Project No. 24-004615)

The request of Jacqueline Moore (Owner), Joe Hall (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1323 South Crockett Street, consisting of 0.236 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, being a part of Lot 62, of M.B. Moore's Addition, as follows:

Historical Preservation Board

Request for a Certificate of Appropriateness to allow a 4' wood decorative fence in the Heritage Row Historical District.

Background:

The property is located at 1323 South Crockett Street near the intersection of West Martin Lane and South Crockett Street and is zoned R-6 (Single Family Residential) District located in Heritage Row, Sherman's Historic Preservation District.

According to the Heritage Row Historical District regulations, the following applies:

"New construction and existing buildings and structures and appurtenances thereof coming under this article which are moved, reconstructed, material altered, repaired or changed in color shall be visually compatible with other buildings to which they are visually related generally in terms of the factors set out in this division." (Subsection 1.10.061)

"Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses and building facades shall, if necessary, form cohesive walls of enclosure along a street to insure visual compatibility of the building to the other buildings to which it is visually related." (Subsection 1.10.070)

The following has been approved for this location:

- 10/27/2004 - Certificate of Appropriateness for a 30'x30' carport constructed of wood, being the same color and roof as house with entry from the alley.

Origination:

Jacqueline Moore (Owner)

Joe Hall (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

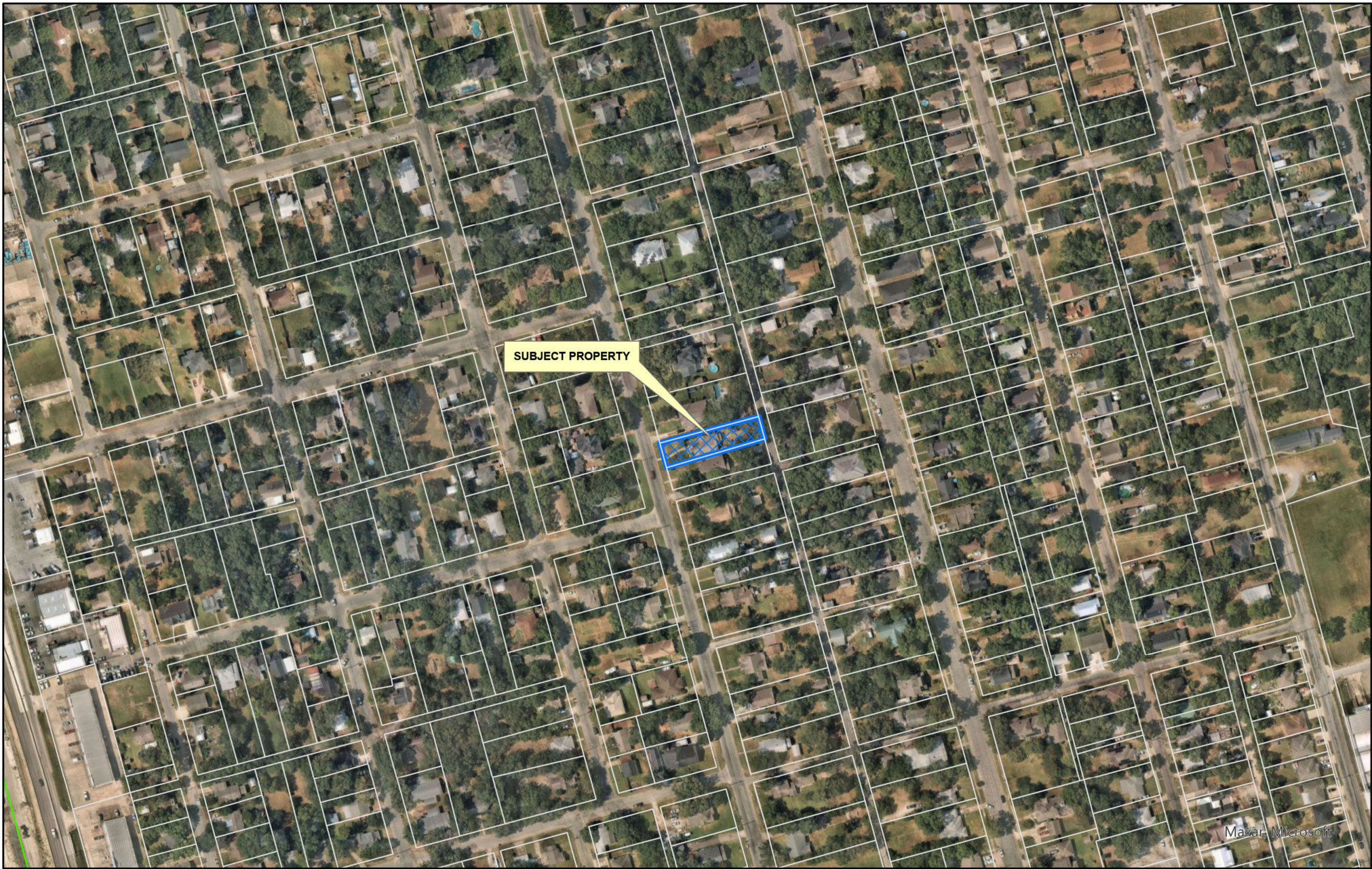
Staff Recommendation:

Staff recommends that the Historical Preservation Board deny this Certificate of Appropriateness as the proposed fence is not visually compatible with other buildings to which they are visually related.

Attachments:

1. Location Map
2. Zoning Map
3. Improvement Survey
4. Narrative
5. Site Plan
6. Elevation Example
7. Current Fence Photos
8. MyGov Permit Overview with Comments

diagrone H:\PLANNING\Public Notification K.T.aprx



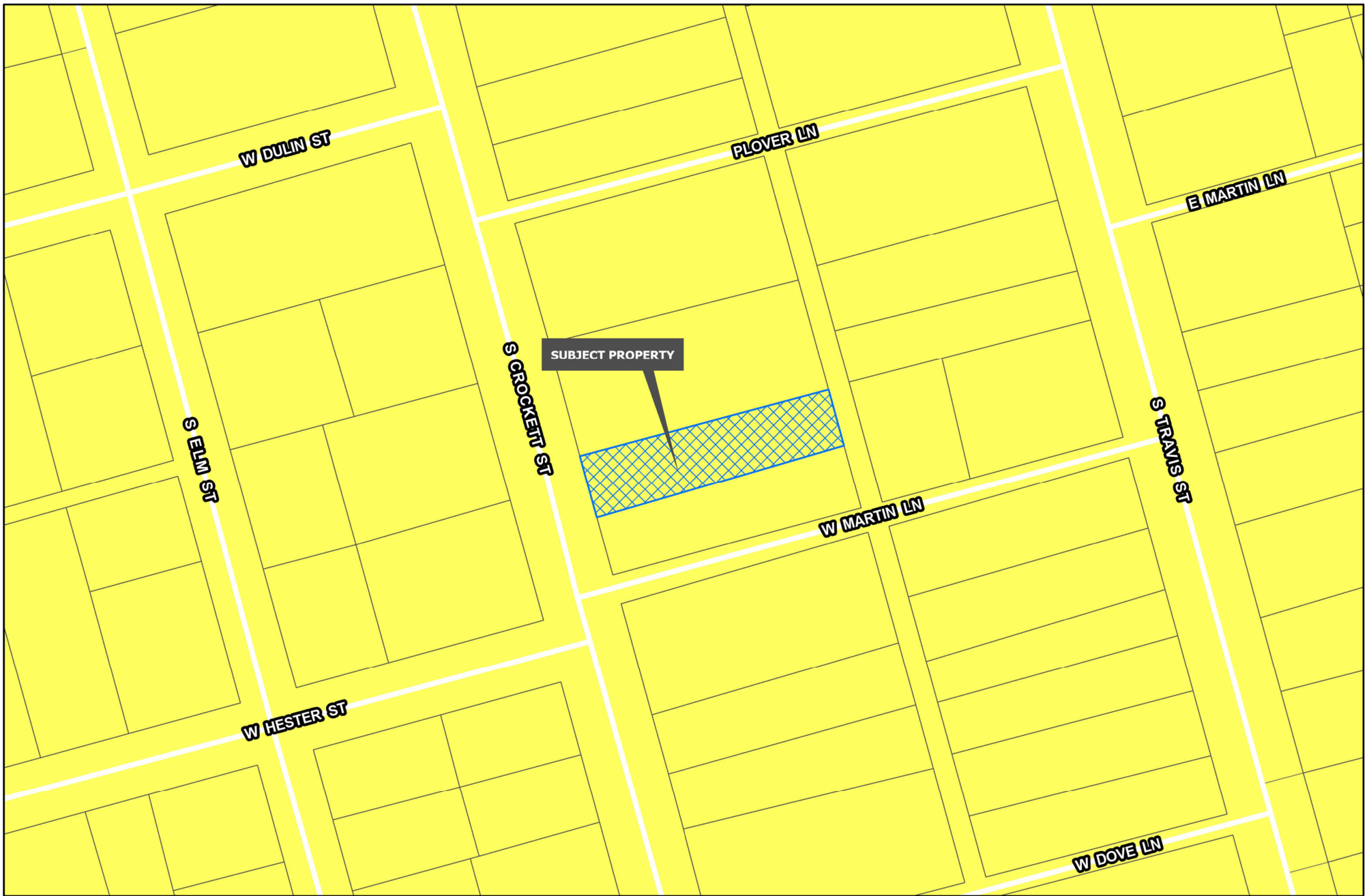
Maxar, Microsoft



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1323 S CROCKETT ST



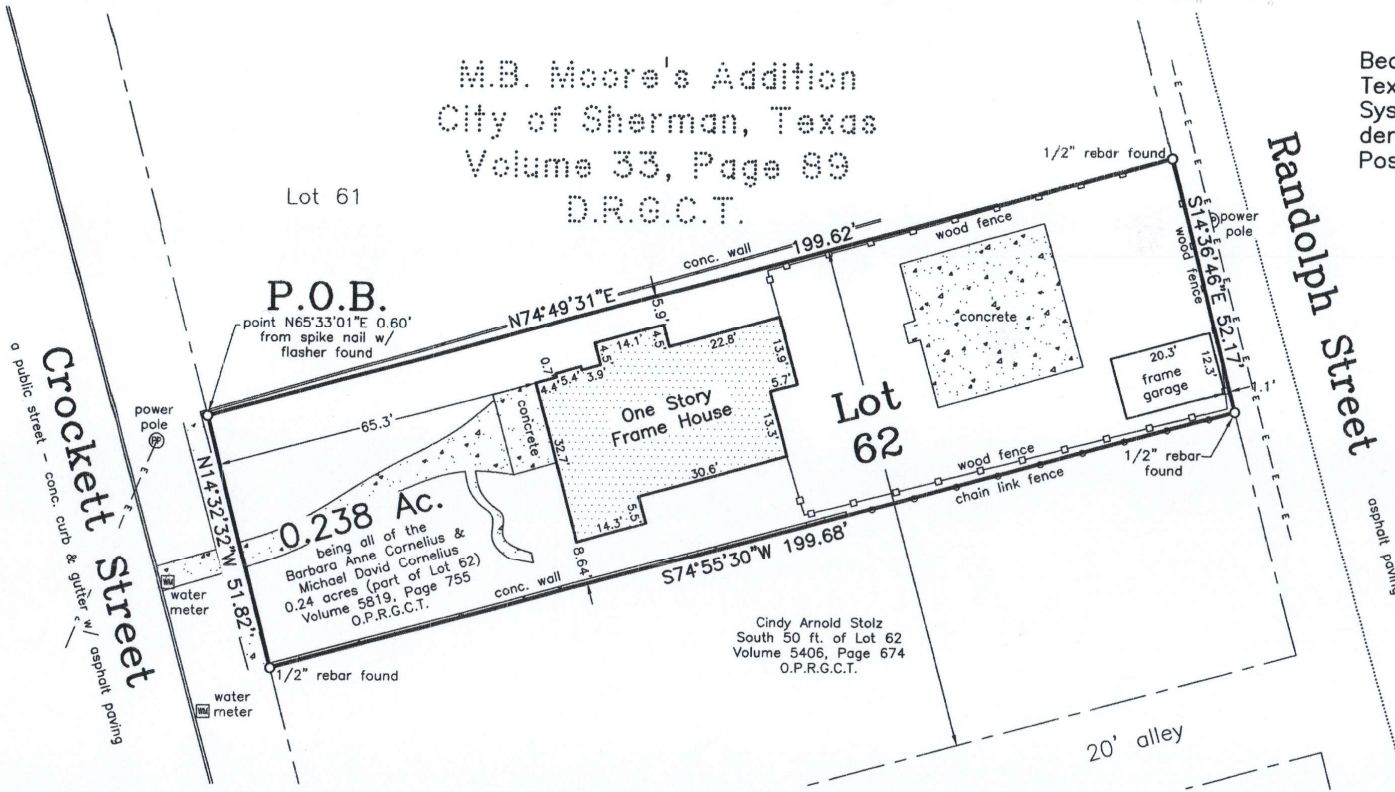
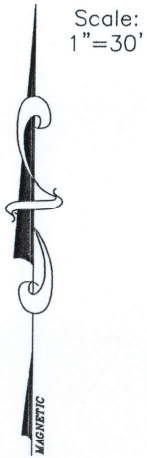


Development Services
Department

R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	Road Names All
R-5 Single Family Residential	C-O Office	Planning & Zoning
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
1323 S CROCKETT ST





Bearing Base: Grid North, NAD83
Texas State Plane Coordinate
System, North Central Zone, as
derived by survey-grade Global
Positioning System.

Owner: Barbara Anne Cornelius &
Michael David Cornelius
Buyer: Jacqueline Moore
Address: 1323 S. Crockett Street
Sherman, Texas

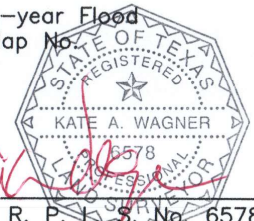
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0405 F, Revised Date: September 29, 2010.

Job No. BGS110320

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, Property Home Mortgage, LLC and Red River Title Company and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.



Kate A. Wagner, R. P. L. S., No. 6578
Copyright Date: March 5, 2020

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
TBPLS Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES 0.238 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being a part of Lot 62, of M.B. Moore's Addition to the City of Sherman, Texas, as shown by plat recorded in Volume 33, Page 89, Deed Records, Grayson County, Texas and being the same 0.24 acre tract of land conveyed by Warranty Deed from Randi L. Tangelen to Barbara Anne Cornelius and Michael David Cornelius on June 8, 2016, as recorded in Volume 5819, Volume 755, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point at in the East line of Crockett Street, a public street, at the Northwest corner of both said Lot 62 and Cornelius 0.24 ac. and the Southwest corner of Lot 61, said M.B. Moore's Addition, **SAID** point bears North 65 deg. 33 min. 01 sec. East, 0.60 ft. from a spike nail with flasher found;

THENCE North 74 deg. 49 min. 31 sec. East, with the South line of said Lot 61 and the North line of both said Lot 62 and Cornelius 0.24 ac., a distance of 199.62 ft. to a 1/2 inch rebar found in the West line of Randolph Street, a public street, at the Southeast corner of said Lot 61 and the Northeast corner of both said Lot 62 and Cornelius 0.24 ac.;

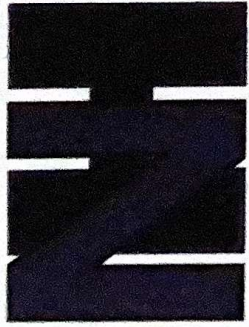
THENCE South 14 deg. 36 min. 46 sec. East, with the West line of said Randolph Street and the East line of said Lot 62, a distance of 52.17 ft. to a 1/2 inch rebar found at the Southeast corner of said Cornelius 0.24 ac.;

THENCE South 74 deg. 55 min. 30 sec. West, over and across said Lot 62, with the South line of said Cornelius 0.24 ac., a distance of 199.68 ft. to a 1/2 inch rebar found in the East line of said Crockett Street and the West line of said Lot 62, at the Southwest corner of said Cornelius 0.24 ac.

THENCE North 14 deg. 32 min. 32 sec. West, with the East line of said Crockett Street and the West line of said Lot 62, a distance of 51.82 ft. to the **PLACE OF BEGINNING** and containing **0.238 ACRES** of land.




Kate A. Wagner, R.P.L.S. No. 6578
March 3, 2020

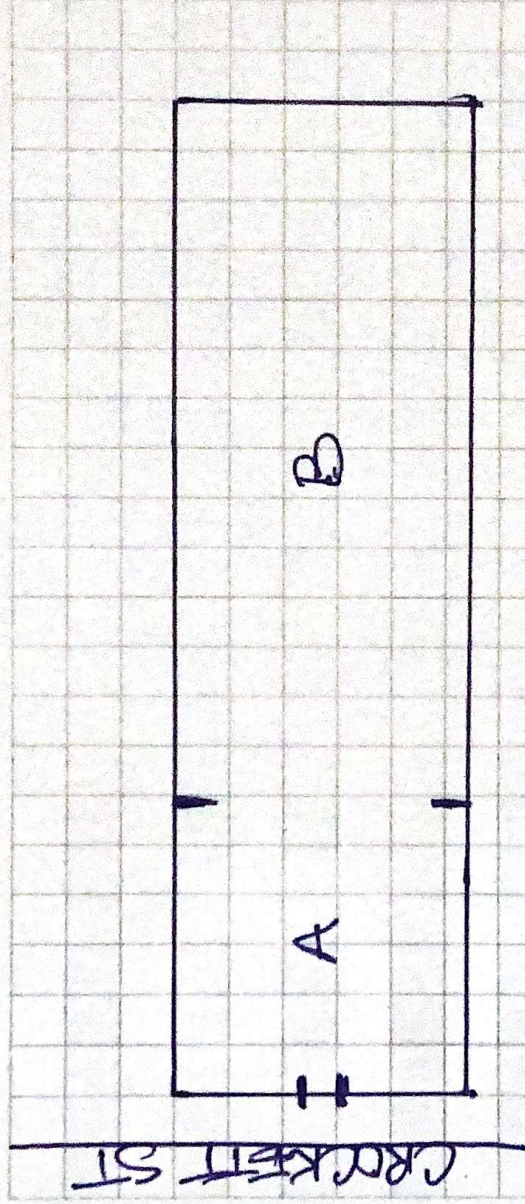


**NEW HEIGHTS
CONSTRUCTION**

JOSEPH HALL
903.718.1774

Property Owner:
Jacqueline Moore

Address:
1323 S. Crockett Street
Sherman, Texas 75090



SECTION A: FRONT YARD (4 ft. Pine board
50% open, horizontal design)

SECTION B: BACK YARD (8 ft. Pine board
on board privacy fence)

- Fence material will be Pine Wood with
Stain by Ready Seal in Color Pecan

The property owner, Ms. Moore, hired me to remove a 6 ft. Privacy fence in the back yard and replace it with an 8 ft. Privacy fence constructed out of Pine and stained using Ready Seal Stain in color Pine. In addition to the backyard fence I will also be installing a 4 foot decorative fence in the front yard. Please see the attached photos of examples that will give a good idea as to the end result for the project. Again this property is located on 1323 S. Crockett Street Sherman Texas 75090. The estimated time to complete will be no more than 5 days (weather permitting).

Garph Street
small parking

20' alley

Cindy Arnold Stolz
South 50 ft. of Lot 62
Volume 5406, Page 674
O.P.R.G.C.T.

0.238 Ac.
being all of the
Barbara Anne Cornelius &
Michael David Cornelius
Volume 5819, Page 755
O.P.R.G.C.T.

Lot 62

One Story
Frame House

P.O.B.
point N65°33'01"E 0.60'
from spike nail w/
flasher found

M.B. Moore's Addition
City of Sherman, Texas
Volume 33, Page 89
O.P.R.G.C.T.

Cornelius &
Cornelius

Crockett Street

public street - conc curb & gutter w/ surface parking

water meter

water meter

power pole

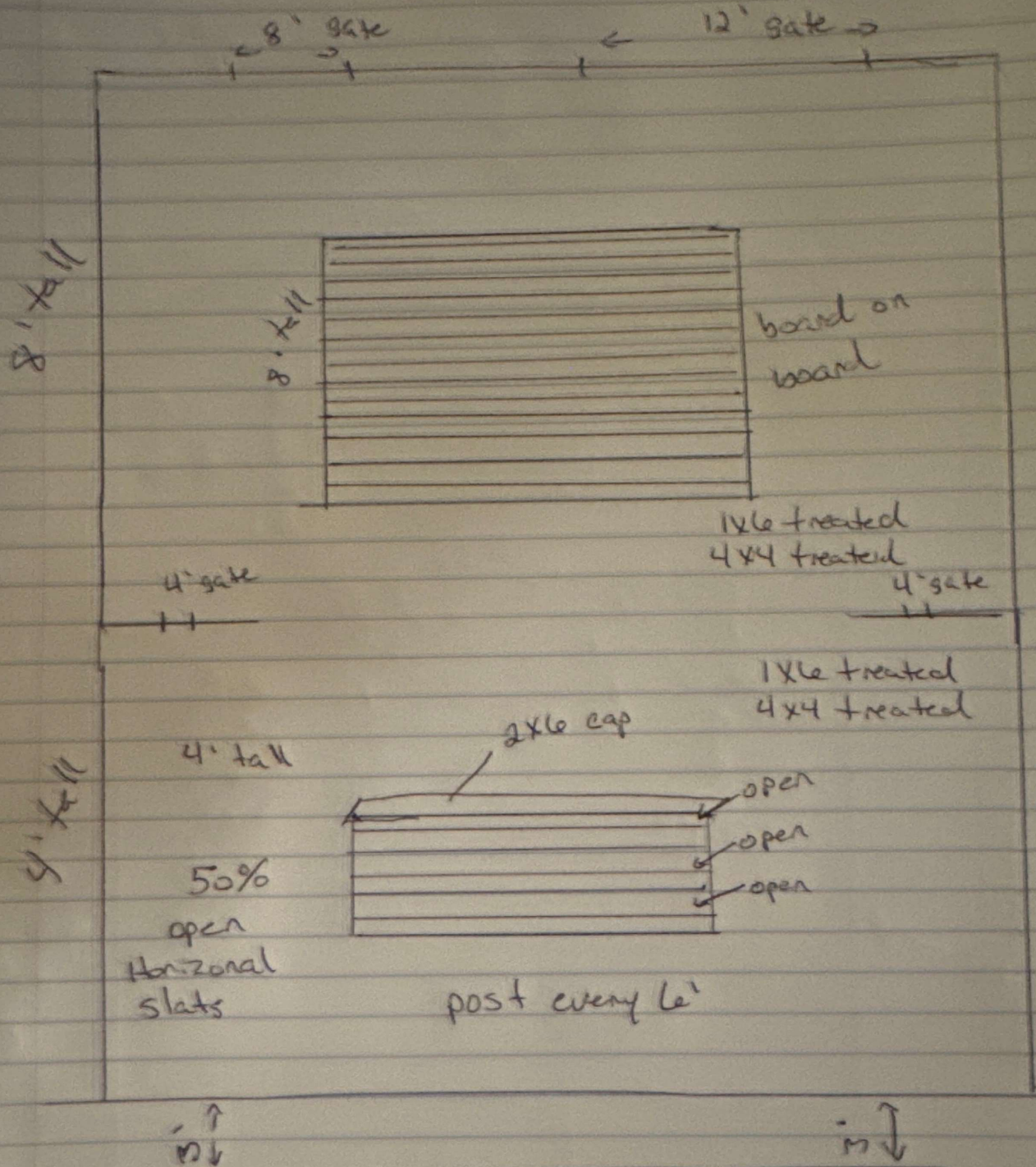
N14°32'32"W 51.82'

1/2" rebar found

Lot 61

4' tall in front
8' tall in back

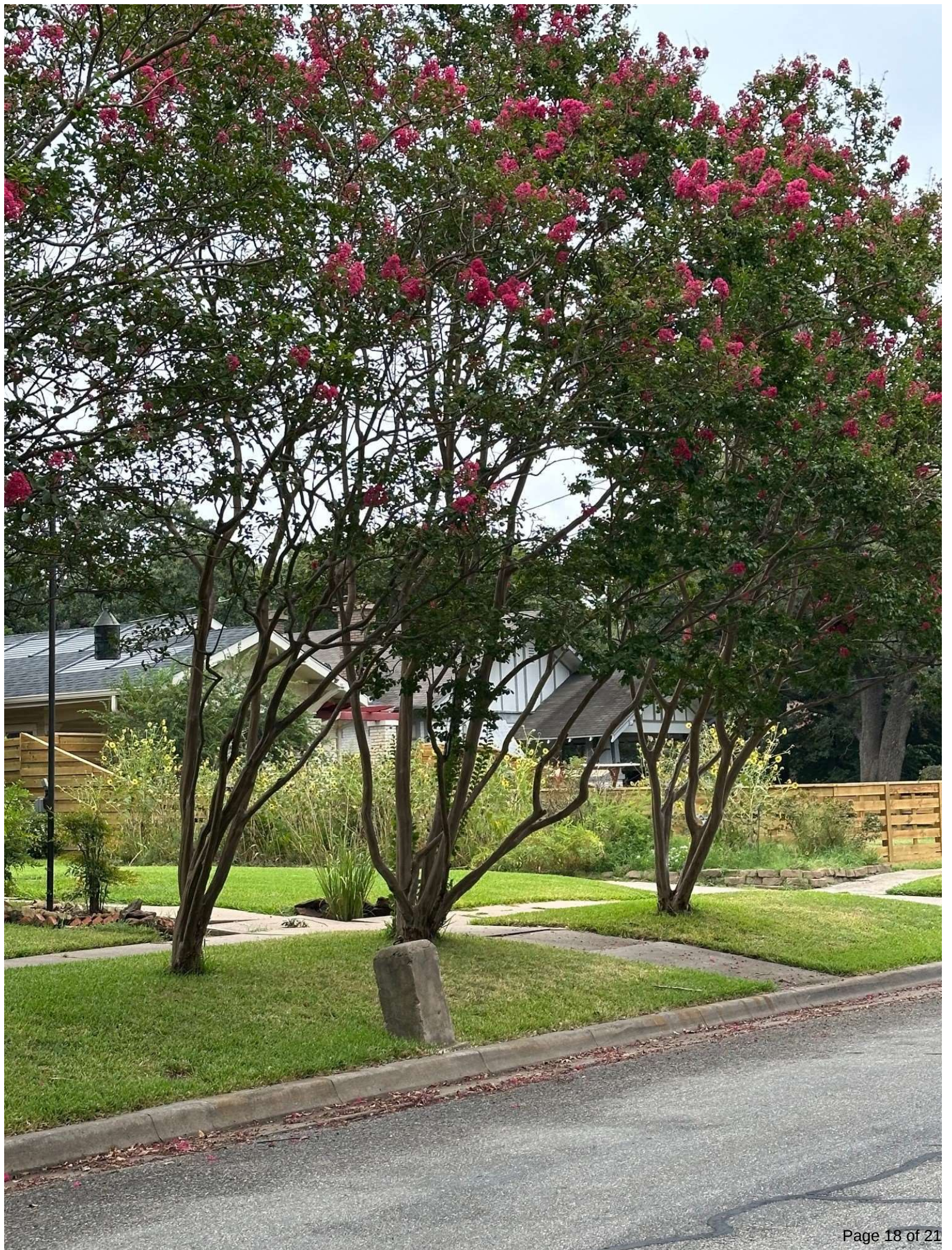
1323 Crockett
Sherman Tx 75092



Sidewalk







PROJECT OVERVIEW

Project Type: Fence Permit Online | **Project Title:** Fence Permit Online

ID # 24-004162 | **Started** 08/12/2024 at 12:18 PM



Address

1323 S CROCKETT St, Sherman, TX USA

Legal

Moore M B Addn, Lot N/2 62, Acres .2296

Description

Remove existing fence and install new one

PROPERTY DETAILS

Property ID	166250
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CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Jacqueline M Moore	-	1323 S Crockett St Sherman, TX 75090	-	Property Owner
Josep Hall		2036 fm 1897 Bells, TX 75414	-	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Application Request	08/12/2024 at 12:18 PM	Accept	-
Misc Permit Application Review	08/16/2024 at 2:30 PM	Reviewed	Cynthia Saenz
Payment Due Permit	08/16/2024 at 3:11 PM	Paid	Caleb Green
Print Permit	-	-	-
Stringline Inspection	-	-	-
Archive	-	-	-

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE																									
24-005735	09/15/2024	Josep Hall	\$ 325.00	\$ 325.00	\$ 0.00																									
<table><tr><th>Fees</th><th>Account No</th><th>Total</th><th>Paid</th><th>Due</th></tr><tr><td>Fence Permit Fee</td><td>100-2127-64101</td><td>\$ 75.00</td><td>\$ 75.00</td><td>\$ 0.00</td></tr><tr><td>Work Prior to Permit Issuance (in addition to permit fees)</td><td>100-2127-64112</td><td>\$ 250.00</td><td>\$ 250.00</td><td>\$ 0.00</td></tr><tr><td colspan="5">Receipts</td></tr><tr><td colspan="5">24-005210</td></tr></table>						Fees	Account No	Total	Paid	Due	Fence Permit Fee	100-2127-64101	\$ 75.00	\$ 75.00	\$ 0.00	Work Prior to Permit Issuance (in addition to permit fees)	100-2127-64112	\$ 250.00	\$ 250.00	\$ 0.00	Receipts					24-005210				
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Receipts																														
24-005210																														
TOTALS			\$ 325.00	\$ 325.00	\$ 0.00																									

GENERAL COMMENTS

 **Cynthia Saenz**, *Permits & Inspections, Aug 14, 2024 at 2:21 PM*

Please upload plans showing how high the fence will be and what type of material it will be made of (i.e. iron or wood). Additionally, this home is in the historic district and the Building Official must review the plans to ensure that you are in compliance with the materials and how the fence can be constructed in this district. Until all information has been received, we cannot process this permit.

Cynthia Saenz

 **Cynthia Saenz**, *Permits & Inspections, Aug 14, 2024 at 2:23 PM*

A working without a permit fee has been assessed per the Building Official.

Cynthia Saenz

 **Joseph Hall**, *Aug 15, 2024 at 10:20 AM*

I am wanting to get a permit to build a fence in the front and back yard at 1323 Crockett st. I will be building the front and back with treated wood and the front will be 4' tall and the back 8' tall. Please let me know what I need to do. The front will be 50% open and the back board on board

 **Cynthia Saenz**, *Permits & Inspections, Aug 16, 2024 at 3:43 PM*

Please upload plans showing how high the fence will be and what type of material it will be made of (i.e. iron or wood). Additionally, this home is in the historic district and the Building Official must review the plans to ensure that you are in compliance with the materials and how the fence can be constructed in this district. Until all information has been received, we cannot process this permit. No work can be started until this is received.

Cynthia Saenz

 **Cynthia Saenz**, *Permits & Inspections, Aug 26, 2024 at 9:57 AM*

Please upload plans showing how high the fence will be and what type of material it will be made of (i.e. iron or wood). Additionally, this home is in the historic district and the Building Official must review the plans to ensure that you are in compliance with the materials and how the fence can be constructed in this district. Until all information has been received, we cannot process this permit. No work can be started until this is received.

Cynthia Saenz



**Planning & Zoning Commission Historical Preservation
Board**

Agenda Item No. 4.

Meeting Date: 10/1/2024

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None