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**AGENDA**

The Historical Preservation Board of the City of Sherman will hold a Special Called Meeting Monday, February 24, 2025, 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 DECEMBER 3, 2024 SPECIAL CALLED MEETING**

**Open Public Hearing**

3. **1007 SOUTH CROCKETT STREET (PROJECT NO. 25-000430)**  
The request of Sam Fritcher (Owner), Corey Streetman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1007 South Crockett Street, being in Lot 47 of M.B. Moore's Addition and currently zoned R-6 (Single Family Residential) District, as follows:  
***Historical Preservation Board***  
Request for a Certificate of Appropriateness to allow a detached garage in the Heritage Row Historical District.
4. **1319 SOUTH CROCKETT STREET (PROJECT NO. 25-000625)**  
The request of Jordan and Tessa Foreman (Owner) and Cox Land Surveying, Co. (Surveyor) concerning the property at 1319 South Crockett Street, being in all of Lot 61 of the Mrs. Moore's Addition (also known as M.B. Moore's Addition) and currently zoned R-6 (Single Family Residential) District, as follows:  
***Historical Preservation Board***  
Request for a Certificate of Appropriateness to allow two fiberglass exterior doors to the front of the residence in the Heritage Row Historical District.

**Close Public Hearing**

5. **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 Historical Preservation Board 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 Historical Preservation Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

**Certification**

I, the undersigned authority, do hereby certify that the above Agenda 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 February 20, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 20<sup>th</sup> day of February 2025  
City of Sherman, Texas



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Lauren Marlow,  
Development Services Planning Technician



**Planning & Zoning Commission Development Services**

Agenda Item No. 2.

**Meeting Date:** 2/24/2025

**Prepared By:** Lauren Marlow, Development Service Coordinator

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**APPROVE MINUTES OF THE DECEMBER 3, 2024 SPECIAL CALLED MEETING**

**Background:**

APPROVE MINUTES OF THE DECEMBER 3, 2024 SPECIAL CALLED MEETING

**Origination:**

Development Services

**Staff Recommendation:**

Staff recommends that the Historical Preservation Board approve the minutes of the December 3rd, 2024 Special Called Meeting.

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**Attachments:**

1. 2024-12-03 Action Minutes

**ACTION MINUTES**

The Historical Preservation Board of the City of Sherman held a special called meeting Tuesday, December 3, 2024, at 2:00 p.m. on the Second Floor at 317 South Travis Street, Sherman, Texas to consider the following:

The Historical Preservation Board meetings are Audio recorded and can be viewed at:  
<https://www.ci.sherman.tx.us/Archive.aspx?AMID=51&Type=&ADID=>

**1. CALL TO ORDER**

Chairperson Phillips called the meeting to order at 2:00 p.m.

**2. APPROVE MINUTES OF THE OCTOBER 1, 2024 SPECIAL CALLED MEETING**

The Historical Preservation Board reviewed the Minutes of the Special Called Meetings of October 1, 2024. Motion by Board Member Clay Mahone for staff to approve the Minutes as written; Second by Board Member Sheri Fallon. All present voted AYE.  
**MOTION CARRIED.**

**3. 1302 SOUTH CROCKETT STREET (Project No. 24-005528)**

The request of Steven Schneider (Owner) and Sartin & Associates Surveying Company (Surveyor) concerning the property at 1302 South Crockett Street, consisting of 0.236 acres, being Lot 1 in Block 5, of B.B. Moore's Heirs Addition, as follows:

***Historical Preservation Board***

- A. Request for a Certificate of Appropriateness to allow a 4' vinyl decorative fence in the Heritage Row Historical District.
- B. Request for a Certificate of Appropriateness to allow a 6' wood privacy fence in the Heritage Row Historical District.

**Historical Preservation Board**

Motion by Board Member Clay Mahone to approve Item A with a height of 42" at 1302 South Crockett Street. Second by Board Member Terrin Bertholf.

**VOTING AYE: MAHONE, FALLON, TATCHIO, BERTHOLF AND PHILLIPS**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

Motion by Board Member Rod Tatchio to approve Item B located at 1302 South Crockett Street. Second by Board Member Sheri Fallon.

**VOTING AYE: MAHONE, FALLON, TATCHIO, BERTHOLF AND PHILLIPS**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

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

**4. OTHER BUSINESS**

Discuss Flyer and Ordinance Update

**Historical Preservation Board**

Motion by Board Member Terrin Bertholf that City Staff petition to City Council to lower the application fee for the cost of appropriateness to \$75.00. Second by Board Member Board Member Clay Mahone.

**VOTING AYE: MAHONE, FALLON, TATCHIO, BERTHOLF AND PHILLIPS**

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**5. ADJOURNMENT**

Chairperson Phillips adjourned the meeting at 2:38 p.m.

\_\_\_\_\_  
**CHAIRPERSON**

  
\_\_\_\_\_  
**ACTING SECRETARY**



**Planning & Zoning Commission Development Services**

Agenda Item No. 3.

**Meeting Date:** 2/24/2025

**Prepared By:** Lauren Marlow, Development Service Coordinator

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**1007 SOUTH CROCKETT STREET (Project No. 25-000430)**

The request of Sam Fritcher (Owner), Corey Streetman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1007 South Crockett Street, being in Lot 47 of M.B. Moore's Addition and currently zoned R-6 (Single Family Residential) District, as follows:

***Historical Preservation Board***

Request for a Certificate of Appropriateness to allow a detached garage in the Heritage Row Historical District.

**Background:**

The property is located at 1007 South Crockett Street at the corner of West Lark Lane and South Crockett Street and is zoned R-6 (Single Family Residential) District located in Heritage Row, Sherman's Historic Preservation District.

The following has been approved for this location:

- 4/28/2021 - Certificate of Appropriateness for a Santa Barbara Greenhouse in the Heritage Row Historical District.

**Origination:**

Sam Fritcher (Owner), Corey Streetman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor)

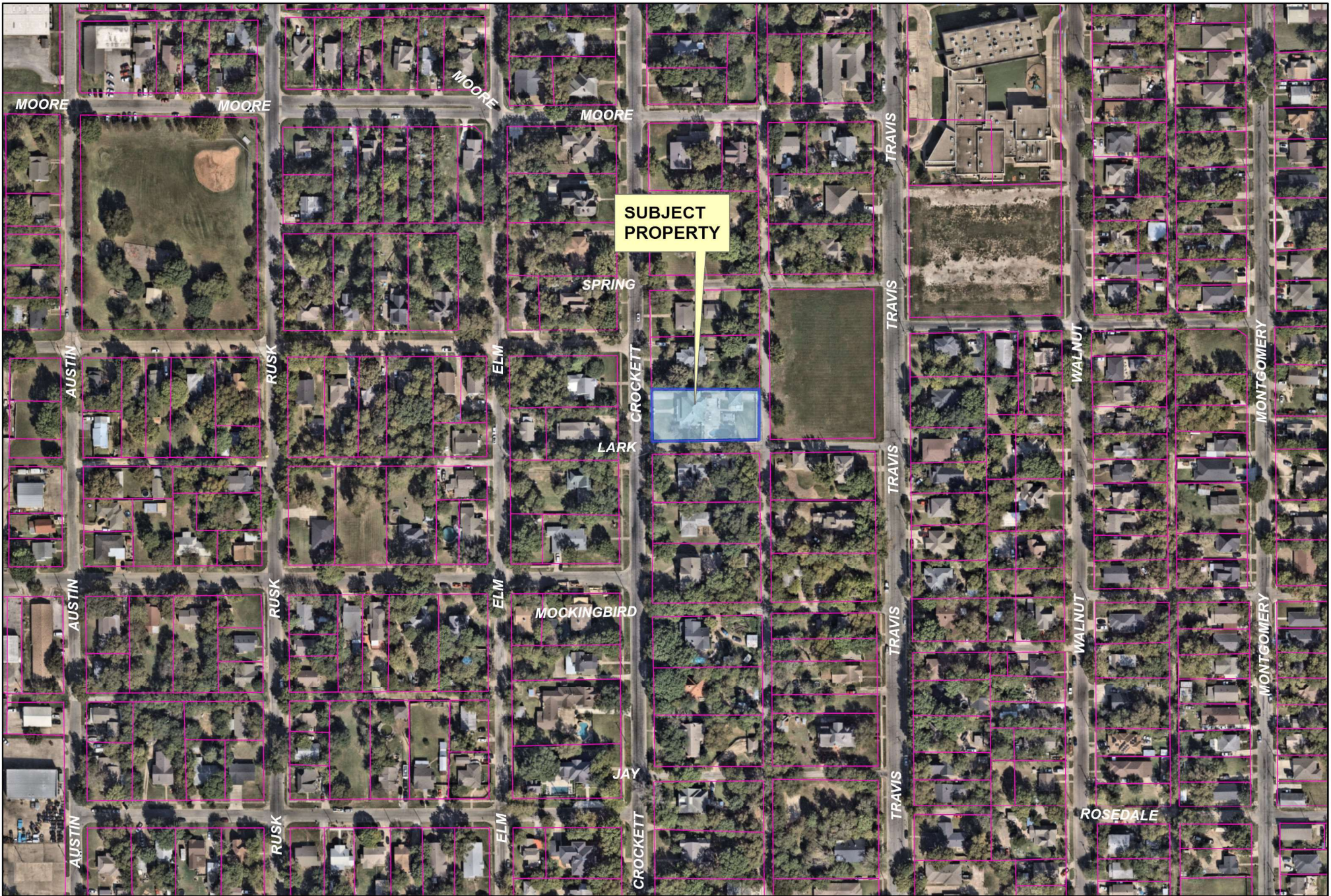
**Staff Recommendation:**

Staff has no objection to the approval of this request.

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**Attachments:**

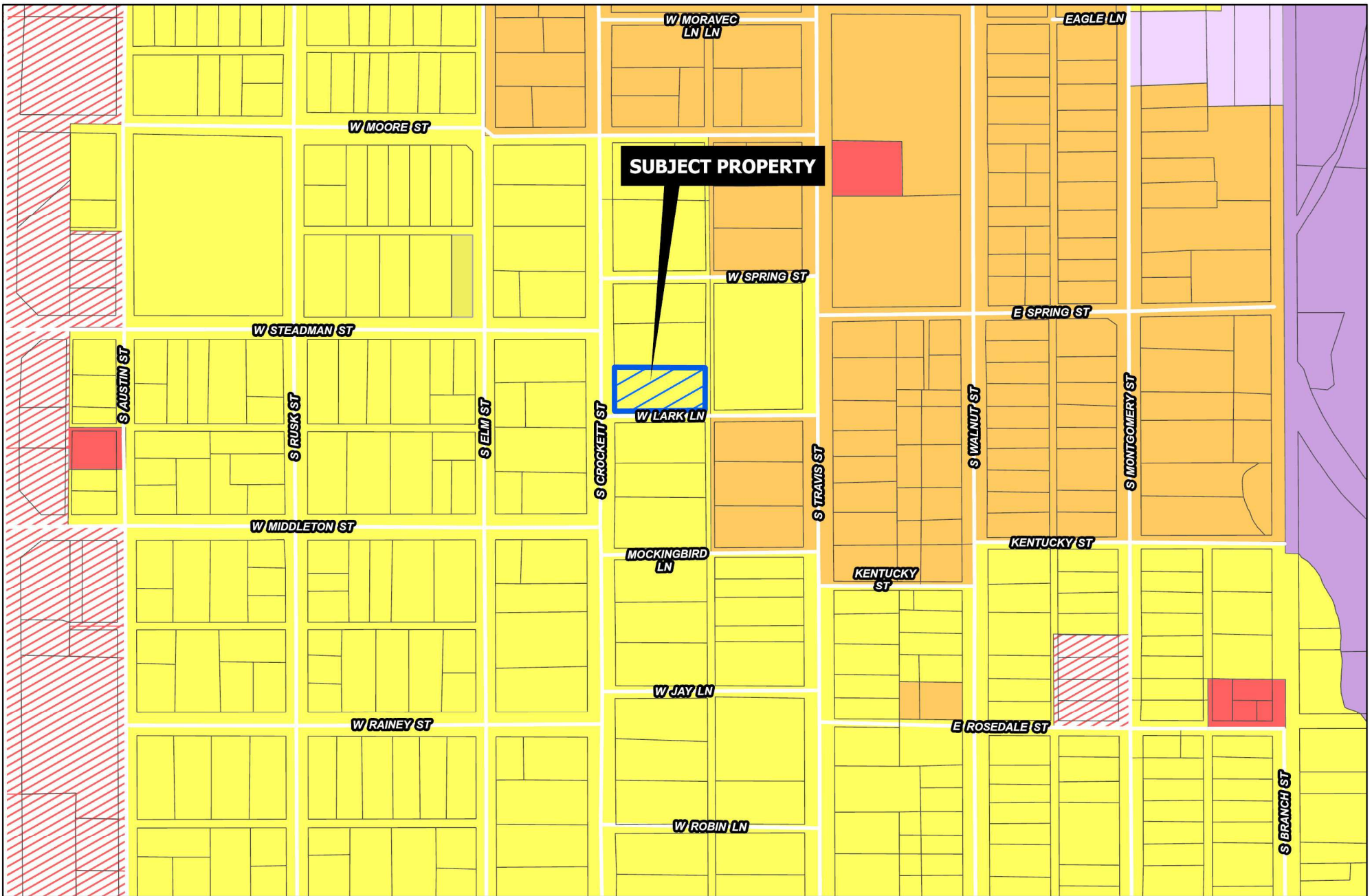
1. Location Map
2. Zoning Map
3. Survey
4. Narrative
5. Site Plan
6. Elevations



# CITY OF SHERMAN

## 1007 S Crockett





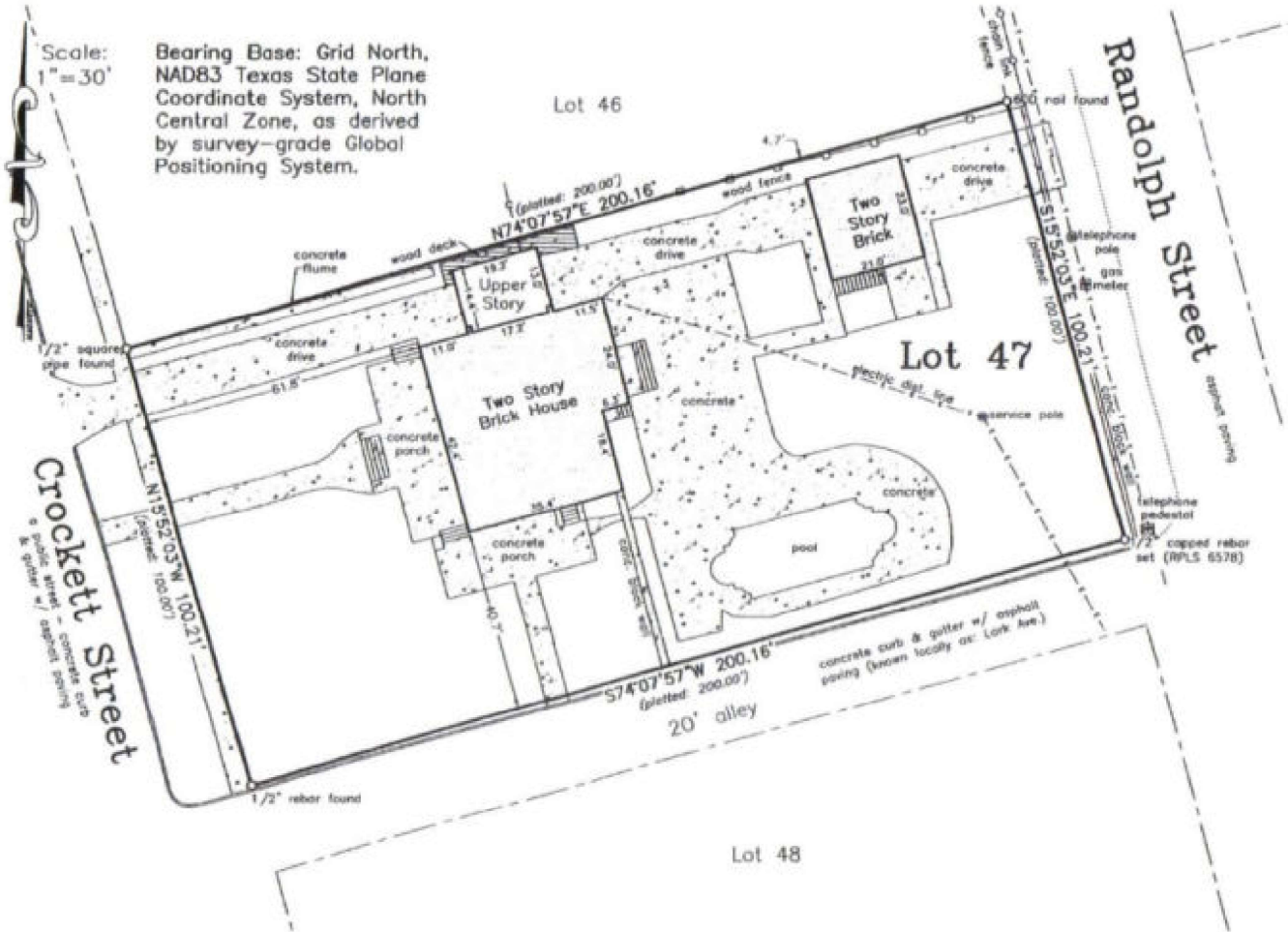
Development Services  
Department

- |                                |                                |                            |
|--------------------------------|--------------------------------|----------------------------|
| 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

1007 S Crockett  
166233





Scale: 1"=30'

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

Owner: Jose L. Rocha and Patricia A. Rocha  
 Buyer: Sammy Ray Fritcher  
 Address: 1007 S. Crockett Street Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, their lender/mortgage company and Capital 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.

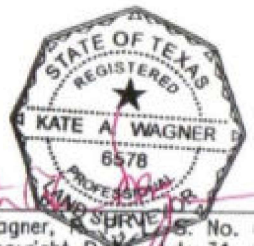
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon.

Legal Description is as follows: Lot 47, M.B. Moore's Addition, an Addition to the City of Sherman, Grayson County, Texas, as per plat of record in Volume 33, Page 89, Deed Records, Grayson County, Texas.

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. 48181C0290 F, Revised Date: September 29, 2010.

Job No. AGS960720

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



*Kate A. Wagner*  
 Kate A. Wagner, Registered Professional Land Surveyor, No. 6578  
 Copyright Date: July 31, 2020

S:\Load Projects 82\1007-S-Crockett-Street-Sherman\04\_30\1007 S Crockett Street.dwg 7/31/2020 12:43 PM

**Marlow, Lauren**

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**From:** laurenm@cityofsherman.com  
**To:** Corey Streetman  
**Subject:** RE: 1007 S. Crockett Street

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**From:** Corey Streetman  
**Sent:** Monday, January 27, 2025 11:36 PM  
**To:** Marlow, Lauren  
**Subject:** Re: 1007 S. Crockett Street

Dear Historical Preservation Board,  
I am requesting a Certificate of Appropriateness for a detached garage. As shown on the diagrams, it will be placed between the existing building and the pool, and match the look of the house.

Thank you for your consideration,

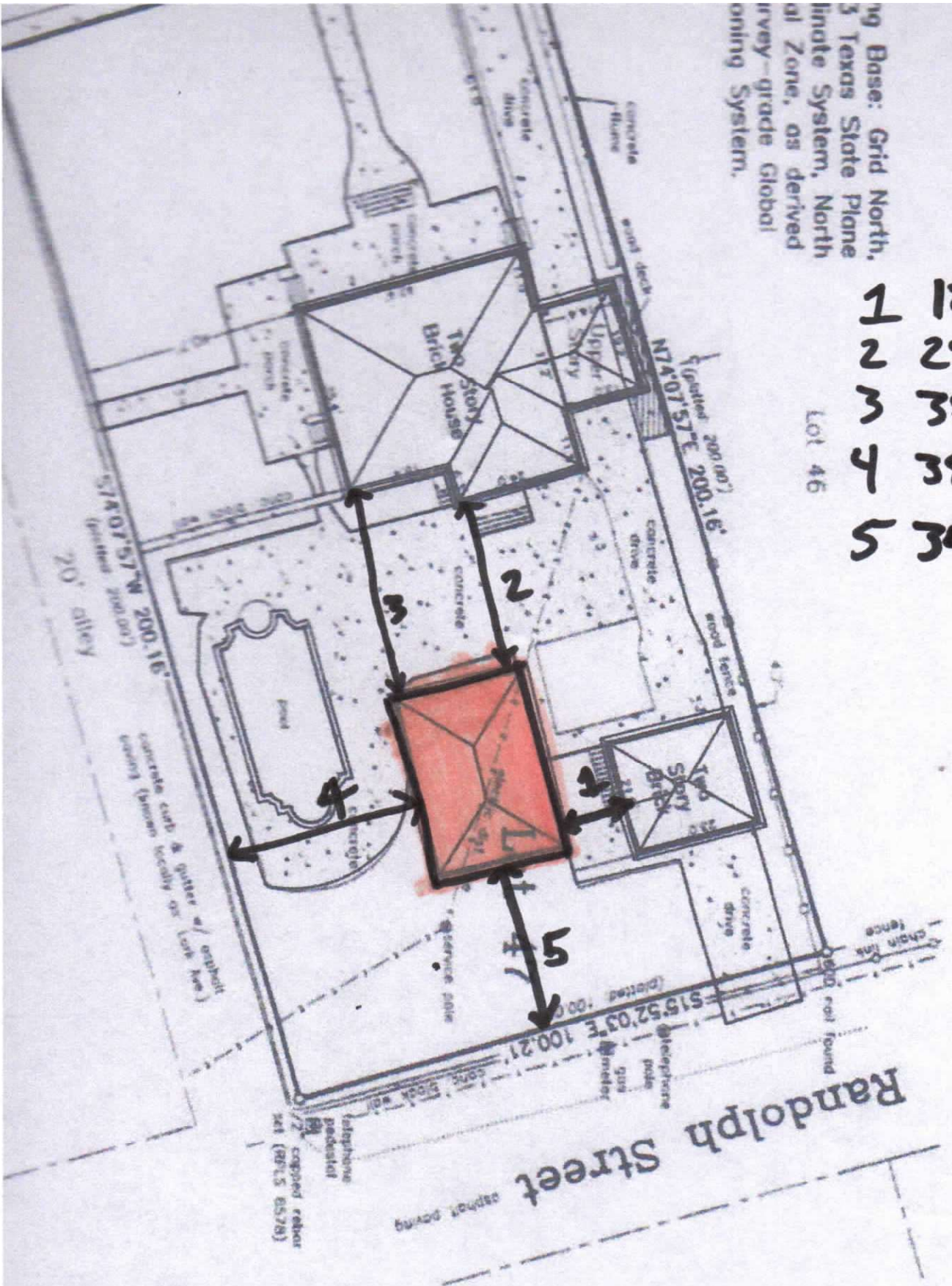
Corey Streetman  
Streetman Custom Pools, LLC



ing Base: Grid North,  
 5 Texas State Plane  
 hinate System, North  
 al Zone, as derived  
 rvey—grade Global  
 oning System.

- 1 12'4"
- 2 29'
- 3 35'10"
- 4 38'6"
- 5 34'6"

Lot 46



Randolph Street

Owner: Jost  
 Buyer: Pat  
 Address: Som  
 100  
 Shei

This survey is for the  
 between the owner  
 lender/mortgage car  
 null and void for an  
 use of this survey is  
 undersigned surveyor  
 copyright statutes.  
 aggressively pursued

I, Kate A. Wag  
 Land Surveyor,  
 survey was per  
 property shown  
 survey with the  
 Professional Su  
 for a Category  
 Title Survey an  
 the best of m  
 shown hereon.

Legal Descriptio  
 M.B. Moore's A  
 City of Sherma  
 as per plat of  
 89, Deed Reco

The subject pr  
 not lie within t  
 100-year Floo  
 on the "FEMA"  
 for Grayson Co



Streetman Custom pools LLC | Corey Streetman  
Sam Fritcher



Streetman Custom pools LLC | Corey Streetman

Sam Fritcher



Streetman Custom pools LLC | Corey Streetman

Sam Fritcher



Streetman Custom pools LLC | Corey Streetman

Sam Fritcher



Streetman Custom pools LLC | Corey Streetman

Sam Fritcher



**Planning & Zoning Commission Development Services**

Agenda Item No. 4.

**Meeting Date:** 2/24/2025

**Prepared By:** Lauren Marlow, Development Service Coordinator

**Approved By:** Rob Rae, Developmental Services Director

**Requested Action/Proposed Use:**

**1319 SOUTH CROCKETT STREET (Project No. 25-000625)**

The request of Jordan and Tessa Foreman (Owner) and Cox Land Surveying, Co. (Surveyor) concerning the property at 1319 South Crockett Street, being in all of Lot 61 of the Mrs. Moore's Addition (also known as M.B. Moore's Addition) and currently zoned R-6 (Single Family Residential) District, as follows:

***Historical Preservation Board***

Request for a Certificate of Appropriateness to allow two fiberglass exterior doors to the front of the residence in the Heritage Row Historical District.

**Background:**

The property is located at 1319 South Crockett Street between Plover Lane and West Martin Lane and is zoned R-6 (Single Family Residential) District located in Heritage Row, Sherman's Historic Preservation District. The owner would like to replace two existing doors on the front (west) side of the house.

The following has been approved for this location:

- 4/2/2009 - Certificate of Appropriateness for exterior paint colors and the addition of a dormer window to the front of the residence

**Origination:**

Jordan and Tessa Foreman (Owner) and Cox Land Surveying, Co. (Surveyor)

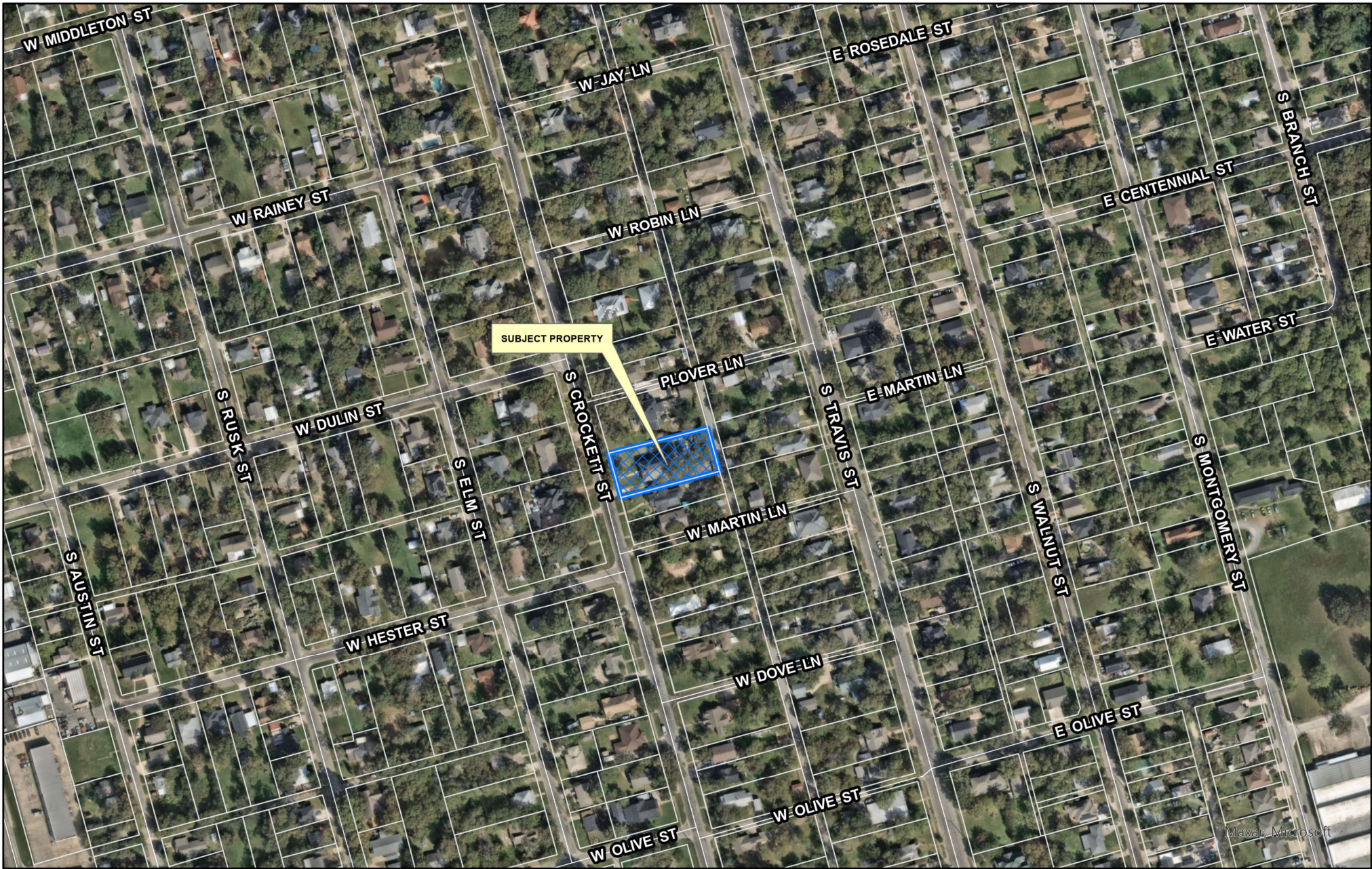
**Staff Recommendation:**

Staff has no objection to the approval of this item.

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**Attachments:**

1. Location Map
2. Zoning Map
3. Survey
4. Narrative/Elevation
5. Concept Photos



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Maxar, Microsoft

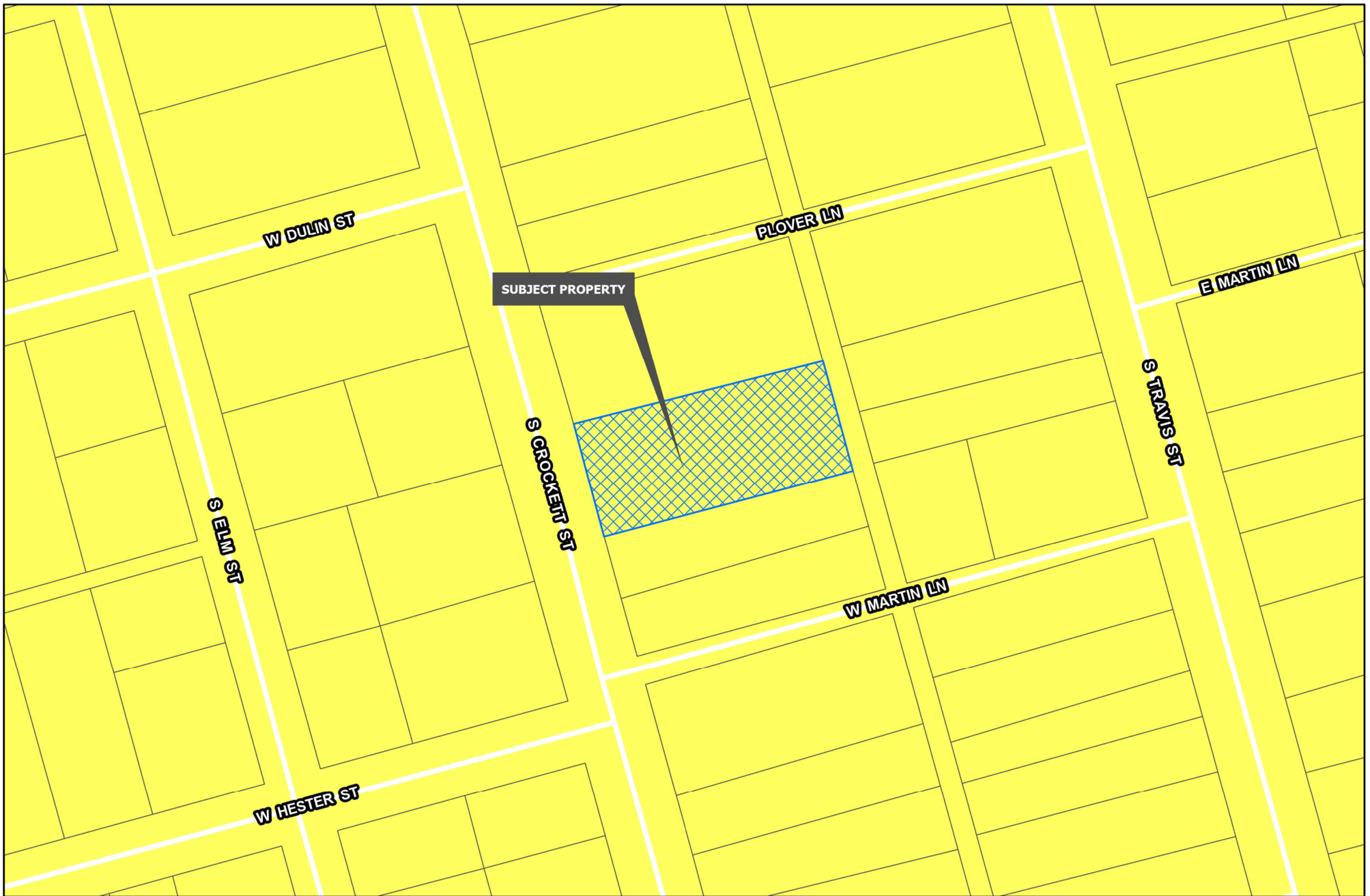


City of Sherman, Texas  
Development Services Department

**CITY OF SHERMAN  
LOCATION MAP  
1319 S CROCKETT ST**



Date: 2/13/2025 4:14 PM



Development Services  
Department

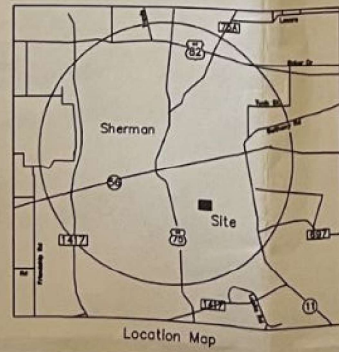
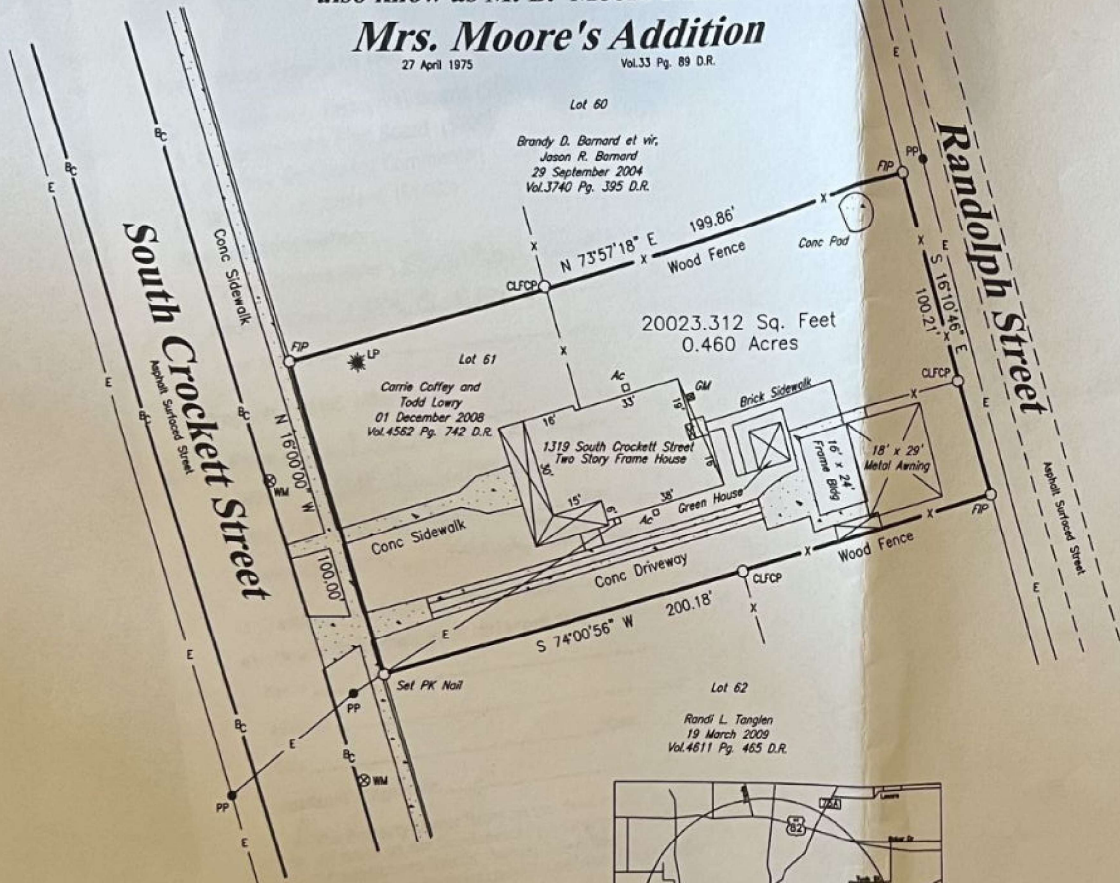
R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial	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  
1319 S CROCKETT ST



also known as M. B. Moore's Addition  
**Mrs. Moore's Addition**

27 April 1975 Vol.33 Pg. 89 D.R.



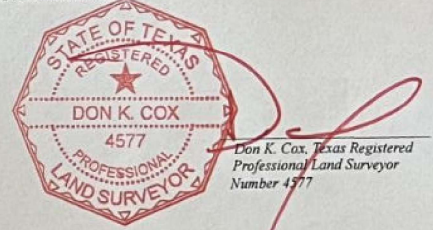
•• PROPERTY DESCRIPTION ••

We have made a careful and accurate survey on the ground of the property located at 1319 South Crockett Street in the City of Sherman, County of Grayson, State of Texas, and being described as follows: All of Lot 61 of the Mrs. Moore's Addition (also known as M.B. Moore's Addition), an Addition to the City of Sherman, County of Grayson, State of Texas, according to the plat of the same, filed 27 April 1975, and Recorded in Volume 33 Page 89 of the Deed Records of Grayson County, Texas.

The Plat hereon is a true, correct, and accurate representation of the property as determined by survey, and the lines and dimensions of said property being as indicated by the plat. The size, location and type of buildings, and improvements are as shown. All improvements being within the boundaries of the property and there are no visible intrusions, protrusions, or apparent easements, except as shown.

The undersigned does hereby State that the map or plat is based upon an on the ground survey, dated 26 February 2016, This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

29 February 2016



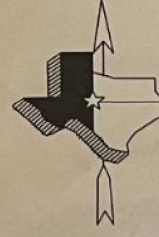
FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181-C effective date of 29 September 2010, and that map indicates that this property is Not within Zone A (Special flood hazard area) as shown on Panel Number 0405F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- LEGEND**
- S/R = Set 3/4" Rod
  - FP = Found Peg
  - SP = Set 1/2" Sq. Tubing
  - ST = Set 1/2" Sq. Tubing
  - FSR = Fd Sq. Rod
  - ROW = Right-of-Way
  - X = Fence Line
  - = Dead Call
  - = Electric Line
  - = Telephone Line
  - = TV Cable
  - = Gas Meter
  - = Power Pole
  - WM = Water Meter
  - AC = Air Cond.
  - BL = Building Line
  - UOT = Underpass
  - FCP = Fence Corner Post
  - EC = Easement
  - BC = Block of Curb

Notes:  
 1. All the Original Surveyors Seal & Signature is Not in "Red" Ink. The Drawing may be a Copy or Copy.  
 2. These May or May Not be True Lines or This Property.  
 3. Additional tract data is for informational purposes only and does not represent a complete survey of those lands.  
 4. This Survey May or May Not Comply With City of County Planning Regulations.  
 5. All other claims or claims of representation will have to meet from the date the survey was issued to change any misappellings or any errors on the survey report, other than the one has applied all parties involved must amend the survey as issued.  
 6. This Survey was prepared without the benefit of having a Title Policy.



SCALE: 1" = 40'

**COX LAND SURVEYING CO.**

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233  
 COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLS108@aol.com  
 Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

1319 S. Crockett Street  
 Lot 61 of the  
 Mrs. Moore's Addition  
 City of Sherman  
 County of Grayson  
 State of Texas

Registered Professional  
 Land Surveyors Seal

Drawn by: MJC  
 Check by: DKC

Job No.  
**16-11064**  
 Firm # 10005500

Date: 29 February 2016

## Narrative Description

We plan to replace two existing exterior doors, both on the front (west) side of the house. Both doors are shown in the picture below:



These doors will be replaced with period-appropriate energy-efficient fiberglass doors that have a wood look. The front door will include sidelights, all of which will be stained a dark brown. The side door will be painted white (as it is today). Both doors and sidelights will include clear glass. Example renderings have been provided. Our intent is to improve both the aesthetics and functionality of the home while remaining true to its historical character.

# Main Street Lumber Main Street Millwork

## Artistic Custom Door Concept



**For Illustration  
Purposes Only.**

**Not a Final  
Drawing**

**\*Note**

**Door Handle Not  
Included**

# Main Street Lumber Main Street Millwork

## Artistic Custom Door Concept



**For Illustration  
Purposes Only.  
Not a Final  
Drawing**

**\*Note**

**Door Handle Not  
Included**



**Planning & Zoning Commission Development Services**

Agenda Item No. 5.

**Meeting Date:** 2/24/2025

**Prepared By:**

**Approved By:**

**Requested Action/Proposed Use:**

**ADJOURNMENT**

**Background:**

**Origination:**

**Staff Recommendation:**

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**Attachments:**

None