

APPLICATION FOR HISTORIC REVIEW

Date: August 15, 2022

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.
- 4 All presentation material must be received by Staff on the Monday the week prior to the meeting. This will be case for Historic Review Commission and City Council.

APPLICANT INFORMATION

Name: Kari & Mark Isom Phone: 972-890-3919
Mailing Address: 409 N Ballard Ave. Wylie, TX 75098
Email Address: mkisom@gmail.com Fax: _____

PROPERTY OWNER INFORMATION

Name: Isom Revocable Trust and Tracy & Robert Lawson Isom: 972-890-3919
Phone: Lawson: 614-439-6291
Mailing Address: Isoms: 409 N Ballard Ave. Lawsons: 405 N Ballard Ave. Wylie, TX 75098
Email Address: mkisom@gmail.com or tracy.s.lawson@gmail.com Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): _____
Current or intended use of the building: Demolition
Address of Project: 407 N Ballard Ave. Wylie, TX 75098

*(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 2, Block 2g/2h, Subdivision Russell Addition Current Zoning: Downtown Historical District

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):

NA

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
	NO		
	_____	_____	YES NO
	NO	_____	YES
	_____	_____	
	YES NO		

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 NO
	_____	_____	_____	YES NO
	_____	_____	_____	YES NO
	_____	_____	_____	YES 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: The single family home is in a state of considerable disrepair.

The attached engineer's report says "there are obvious structural failures of the building," that should "condemn the building as 'not safe for occupancy'." Vinyl siding is falling off the exterior. The old garage was demolished and another garage was started but was not finished and reported was not built to code. A large amount of concrete rubble is left from the old garage. There is a rodent infestation (and we have hired exterminators to control the issue.)

What is the estimated cost of restoration or repair of the existing structure? NA

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:
According to the engineering report, "because the structure appears to be constructed in several piece components...the residence is not capable of being repaired or moved."

What do you plan to do to mitigate the loss of the landmark structure? Although located in the Downtown Historic District, the structure has no architectural or historical interest, nor does it contribute to the character of the district. Added greenspace between the residences at 405 and 409 N Ballard will significantly add to their prominence in the district. All debris will be removed from the lot and the lot will be graded and grass planted. The current trees will remain.

o Sign

Type of Sign:

- | | |
|--------------------------------------|---|
| <input type="radio"/> Attached Sign | <input type="radio"/> Pole Sign |
| <input type="radio"/> Temporary Sign | <input type="radio"/> Banner |
| <input type="radio"/> Monument Sign | <input type="radio"/> 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? WOOD / CEDAR

What is the proposed height of the fence? 6'

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):

Eventually, the two lots will be split with the Isoms taking the northern half and the Lawsons taking the southern portion. The Isoms plan to construct a small workshop and possibly a small residence near the rear of the lot. The Lawsons plan to move their current carport (located in front of their garage) to the rear of their half of the property. Both portions will mostly be grass lawn with appropriate landscaping. The current trees will stay.

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 N/A
- Site Plan Fee \$250.00 - Check/Card/Cash (Check made payable to City of Wylie)

Intended start and finish dates: Start October 1, 2022 Finish October 31, 2022

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

Gari Isom Mark Olson Robert Lee Tracy A. Lee
(Owner or Authorized Agent)

RETURN TO:

City of Wylie
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098
(972) 516-6320



LIGHTHOUSE ENGINEERING, L.L.C.

Texas Professional Engineer (TX: 95672)
Oklahoma Professional Engineer (OK: 22438)
Arkansas Professional Engineer (AR: 17788)
New Mexico Professional Engineer (NM: 26495)
Registered Texas Engineering Firm (F: 9334)

Phone: 214-577-1077
Fax: 214-224-0549

Website: www.LighthouseEng.com
Email: Office@LighthouseEng.com

DATE: Thursday, June 16, 2022

TO: Tracy Lawson (Potential Buyer and the City of Wylie)

RE: Evaluation of Residence - Not Safe for Occupancy - Recommend Demo
407 North Ballard Avenue, Wylie, TX 75098

Jason Conklin, PE physically inspected the above referenced residence to investigate the structural integrity of the structure. Based on my observations, experience and judgment, I concluded that the residence should be demolished. There are obvious structural failures of the building. These structural failures condemn the building as "not safe for occupancy". See the photos below for the current condition of the structure.

Because the structure appears to be constructed in several piece components connected together (separate foundations and framing), the residence is not capable of being repaired or moved. The residence violates most safety building codes and standards of the 2021 International Residential Code as adopted by the City of Wylie. **It is the opinion of this engineer that the structure has outlived its serviceable life and it is recommended to demolish the residence.**



Michael Gandy, P.E.
Thursday, June 16, 2022
Registered Engineering Firm F-9334

Lighthouse Engineering, L.L.C.

AGREEMENTS AND LIMITATIONS

Use of this report for any reason implies consent to all agreements and limitations of this report. This report is the professional opinion of Lighthouse Engineering, LLC and is based upon a limited evaluation of the property. This report is provided for the exclusive use of the addressee. We have no contractual relationship with, or obligation to, any party other than the addressee of this report.

This report does not constitute a structural warranty or performance contract with the purchaser of this report to or with any other party. It only states conditions observed at the time of the inspection. The evaluation of the property included a visual examination of the exposed interior and exterior finishes of the structure and the ground surfaces adjacent to the structure and to the taking of relative floor elevations. The taking and testing of soil samples was not included. Unless written in the report, the original design drawings and any design conditions were not known. Determination of construction to Building Code is best done during the original construction and is not a part of this evaluation. Testing for plumbing leaks was not performed but is recommended after foundation work is performed.

It is possible that future repairs could be required for the subject foundation/structure. This evaluation only addresses the current condition of the foundation/structure. Lighthouse Engineering, LLC does not offer or imply any warranty for the repairs or for the repair company's acts or omissions or for any other person conducting the repairs.

The fee collected is for this inspection only. Additional engineering services are available at an additional cost. Requests for these services must be made in a timely manner before commencement of work. Please contact this office for additional inspection scheduling and fee arrangements.

Sincerely,



Michael Gandy, P.E.
Thursday, June 16, 2022
Registered Engineering Firm F-9334

Lighthouse Engineering, L.L.C.



Lighthouse Engineering, L.L.C.



0906

Block No. 1 & 2 & 3 City of Wylie, Collin County, Texas

Page No. 262

Original Grantee: MATTHEW VILGINS
Pat. No. 159-148-7
School District: WYLIE

Assignee: KELLY M. D...
Certificate: 3 RD GRASS
Road District: WYLIE

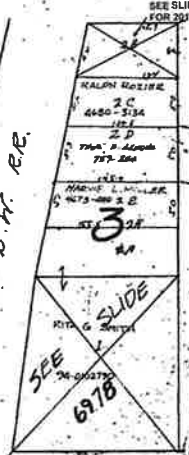
No. 15

Scale: 60

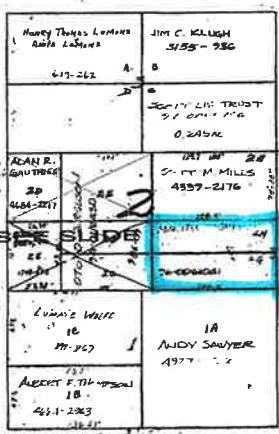
Feet 1 inch

RUSSELL ADDITION

54 I & S.W. R.R.



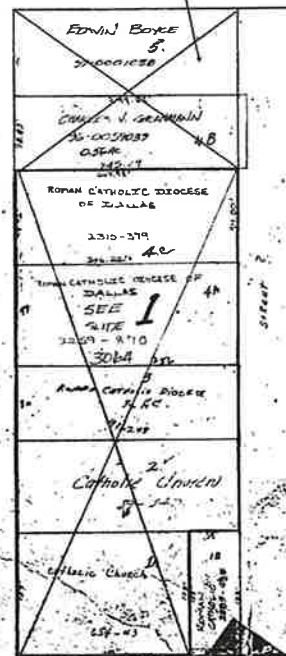
Jackson Street



ALLEY

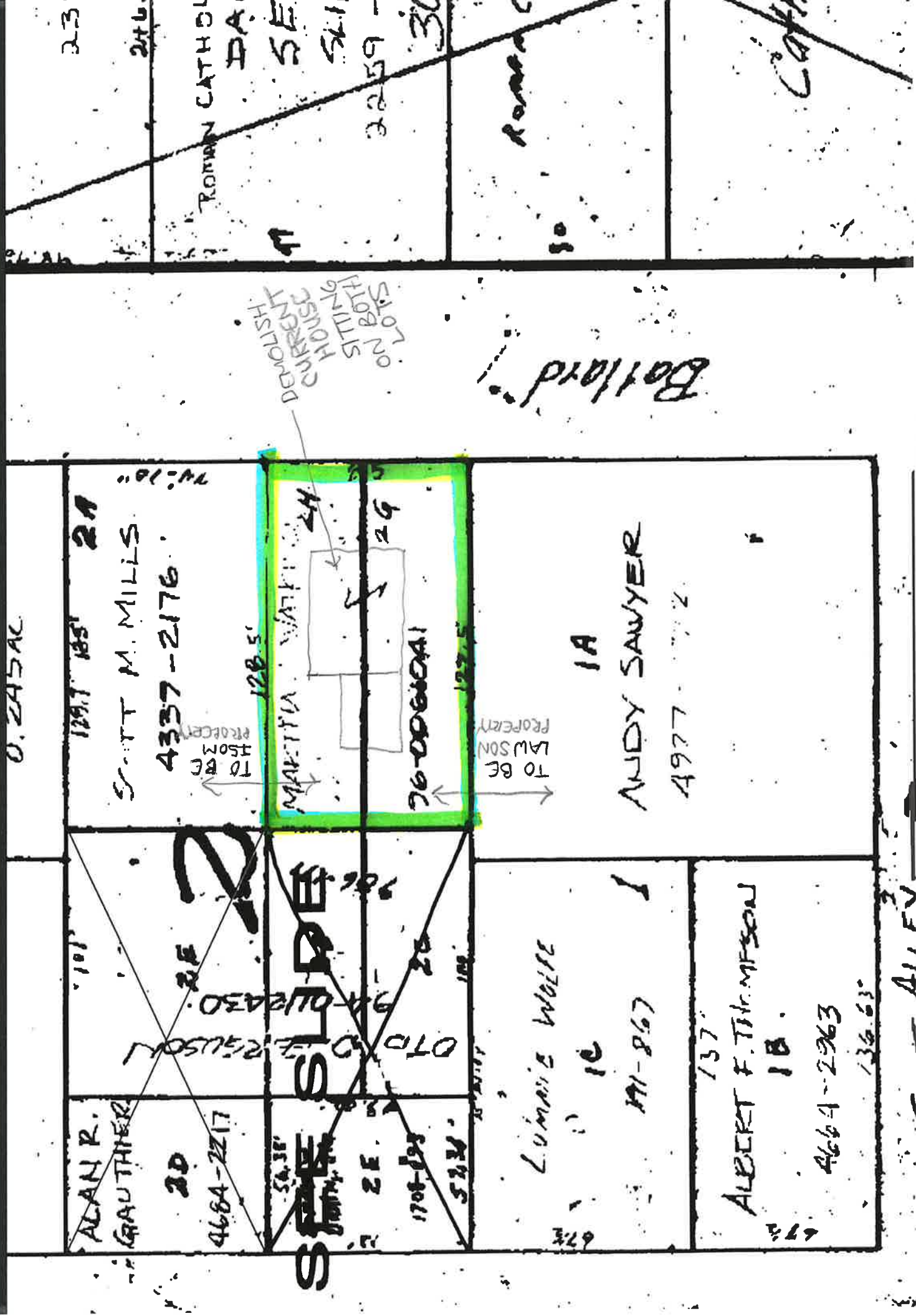
Ballard Street

SEE SLIDE 10276 FOR 2013



ACCT # 1173

S1173



Proposed carport location 405 N Ballard Ave, Wylie, TX.

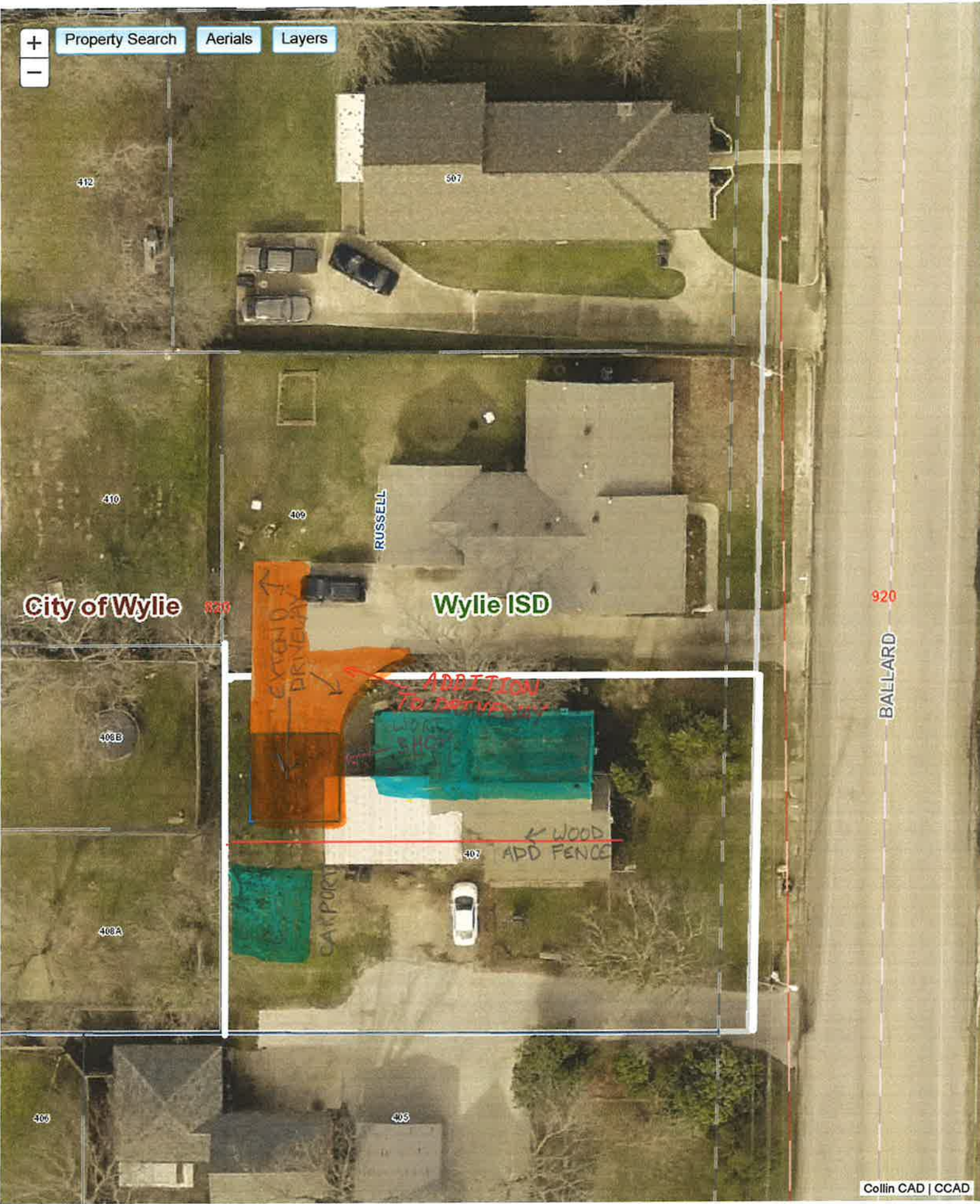




Property Search

Aerials

Layers



City of Wylie

Wylie ISD

920

BALLARD

EXTEND DRIVEWAY

ADDITION TO EXISTING LOT

WOOD ADD FENCE

CAMPOUT

METAL POST FOR WITNESS
N 35°45'41" W 0.31'

N 89° 31' 00" E 129.70'

WOOD FENCE

5.1'

ELIZABETH MORRISON
C.F. NO. 20110712000719550
O.P.R.C.C.T.

9,661 SQ. FT.
0.222 ACRES

WOOD FENCE

N 00° 54' 00" W 74.83'

19.8' 10.0' 17.5' 4.0' 11.4' 20.8'

ONE STORY
FRAME

CONCRETE
DRIVE

POINT OF
BEGINNING

METAL GATE

S 89° 31' 00" W 128.52'
(REFERENCE BEARING)

WOOD FENCE

3.40'

IRF
CM
1/2'

PLAT
CK 2

GERALD RILEY AND
SHELLY BOHANNON
C.F. NO. 20120918001173020
O.P.R.C.C.T.

WOOD FENCE
BUILDING

5/8" IRF
(TX DOT)

CM
1/2' IRF

5.48'

SOUTH 74.83'

5/8" IRF
(TX DOT)

GM
EM

AC

7.0'

30.0'

5.99'

24.5'

0.6'

26.2'

4.0'

14.6'

12.2'

4.5'

3.1'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'

0.6'

7.0'

30.0'

5.48'

17.0'

22.0'

18.0'

6.1'

19.3'

19.8'

10.0'

17.5'

4.0'

11.4'

20.8'

19.3'

6.1'

18.0'

22.0'

17.0'

4.5'

3.1'

14.6'

4.0'

26.2'

5.99'

24.5'



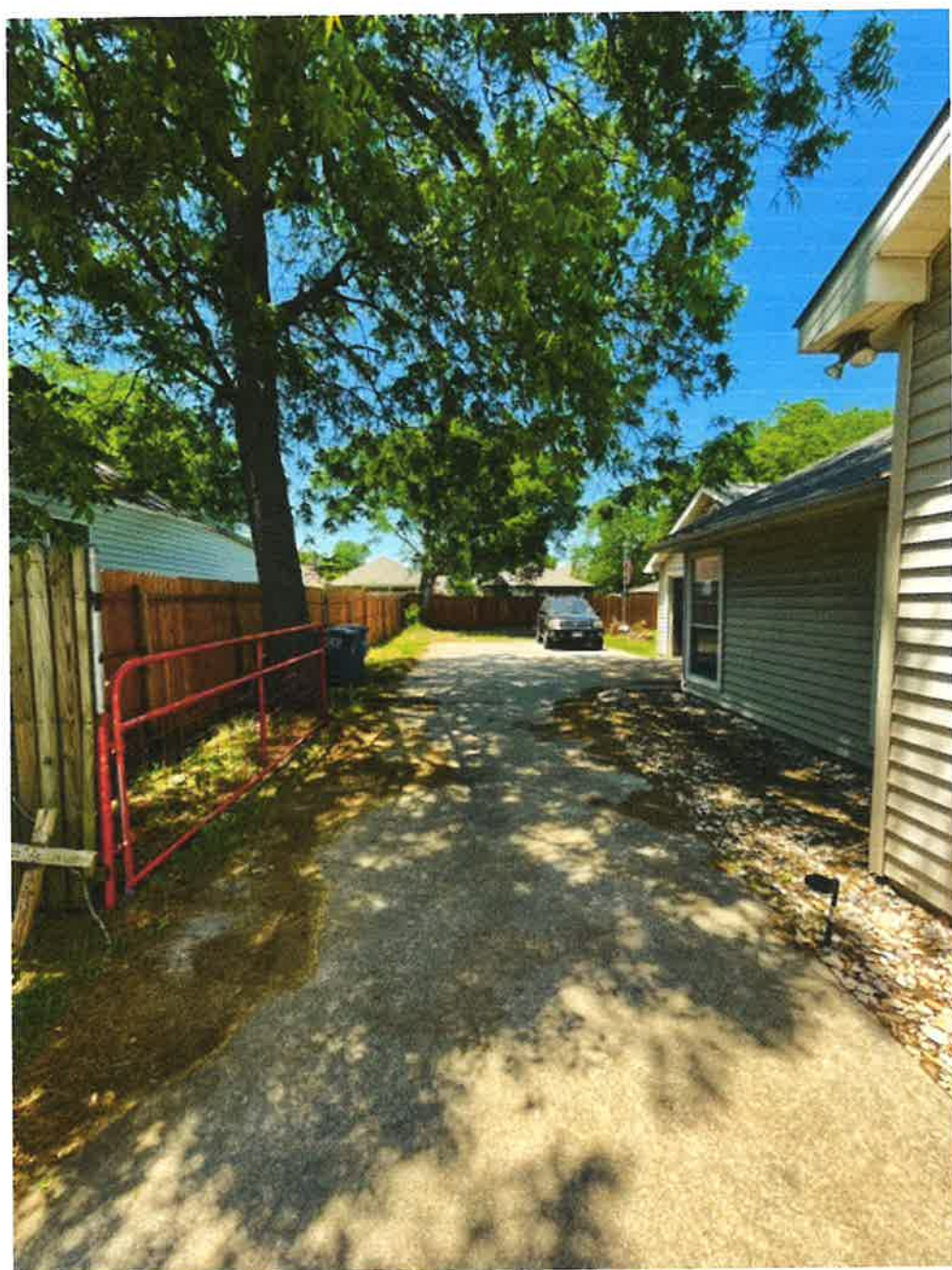
From: **Kari Texas** mkisom4@gmail.com
Subject: **Joshua Isom wish: Pics of backyard**
Date: **May 13, 2022 at 4:09:35 PM**
To: **Bailey Muehlstein** bmuehlstein@ntx.wish.org

Pictures of the backyard



Our driveway from the street







Preferred location of workshop is straight back and on top of driveway slab we will be extending...