

## APPLICATION FOR HISTORIC REVIEW

Date: 5/12/22

### 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: MLD Custom Homes Phone: 214-458-0214

Mailing Address: PO Box 428 Wylie, TX 75098

Email Address: Landon@mldhomes.com Fax: \_\_\_\_\_

### PROPERTY OWNER INFORMATION

Name: Brian Tobias Phone: 214-649-5235

Mailing Address: 108 W Marble St. Wylie, TX 75098

Email Address: briantobiasinsurance@yahoo.com Fax: \_\_\_\_\_

### PROJECT INFORMATION

Name of Business (if applicable): American Entitlements

Current or intended use of the building: Insurance office-expanding office space by enclosing current overhead structure drivethru

Address of Project: 108 E Marble St. 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.*

<sup>22 & 1/2"</sup>South of 23  
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):

Enclose existing covered drive thru to create open call center room

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>	<b><u>SW Autumn Hue (No. 7665)</u></b>	YES
	NO		
	Yes	Bronze Metal-to match existing	YES NO
			YES
	NO		
	Stucco	To match existing trim/stucco on building	
	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: \_\_\_\_\_

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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:

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What do you plan to do to mitigate the loss of the landmark structure? \_\_\_\_\_

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o **Sign**

Type of Sign:

- o Attached Sign
- o Temporary Sign
- o Monument Sign

- o Pole Sign
- o Banner
- o 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? \_\_\_\_\_

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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? \_\_\_\_\_

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What is the proposed height of the fence? \_\_\_\_\_

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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):

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 6/15/22 Finish 11/15/22

**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.**

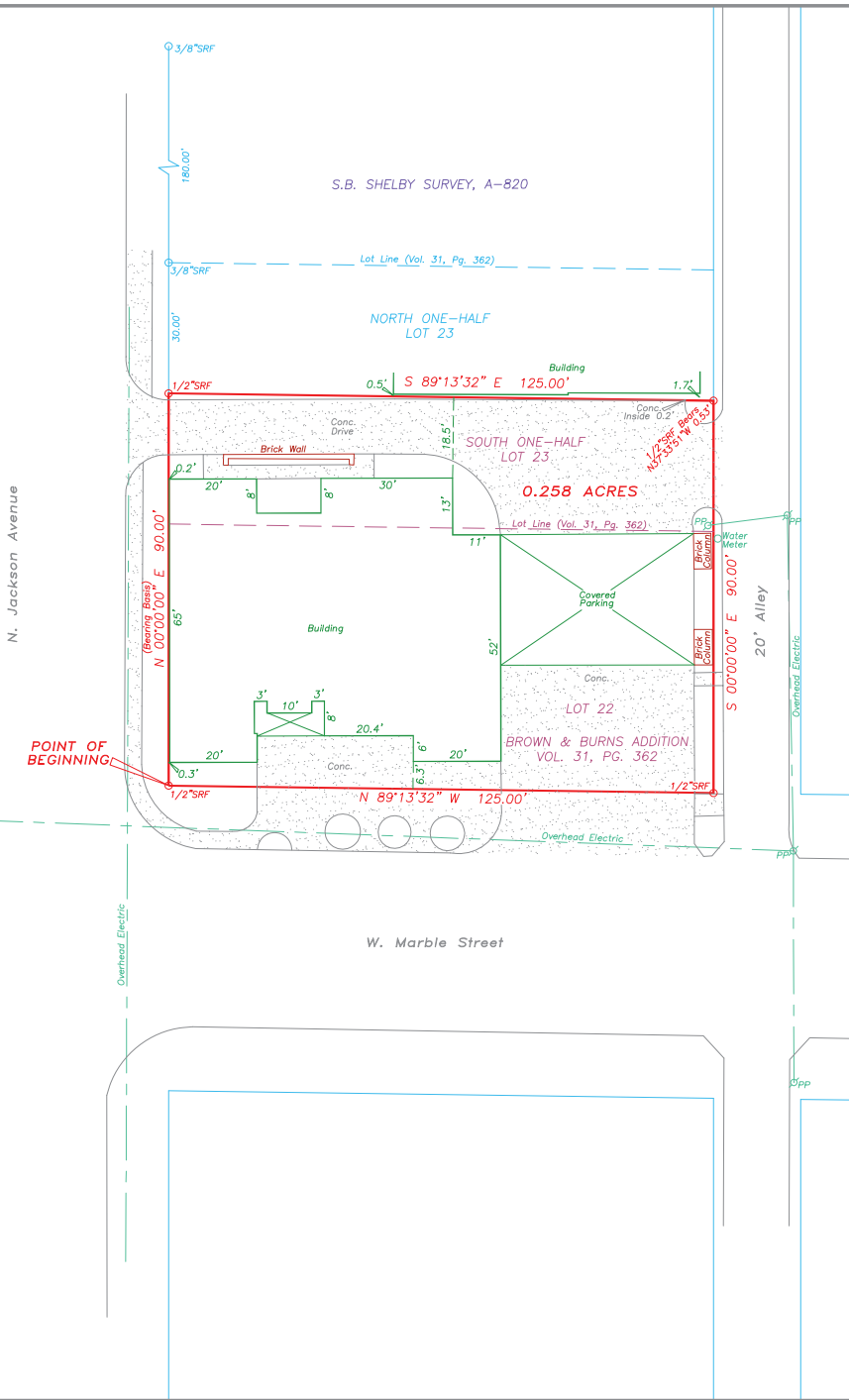
X



\_\_\_\_\_  
(Owner or Authorized Agent)

**RETURN TO:**

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



STATE OF TEXAS  
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in the City of Wylie, Collin County, Texas, out of the S.B. Shelby Survey, A-820, and being all of Lot 22 and the South one-half of Lot 23 of the Brown and Burns Addition as recorded in Volume 31, Page 362 of the Plat Records of Collin County, Texas, and being further described as follows:

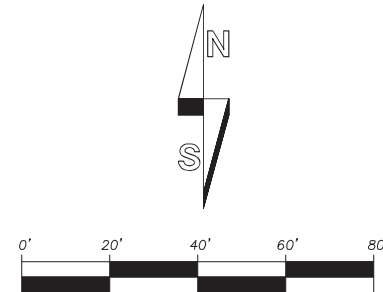
BEGINNING at a 1/2 inch steel rod found at the intersection of the North line of W. Marble Street with the East line of N. Jackson Avenue, same being the Southwest corner of said Lot 22;

THENCE North 00 degrees 00 minutes 00 seconds East (Bearing Basis), 90.00 feet along the East line of said N. Jackson Avenue to a 1/2 inch steel rod found for corner, from which a 3/8 inch steel rod found at the Northwest corner of said Lot 23 bears North 00 degrees 00 minutes 00 seconds East, 30.00 feet for witness, and from which a 3/8 inch steel rod found at the Northwest corner of Lot 26 bears North 00 degrees 00 minutes 00 seconds East, 210.00 feet for witness;

THENCE South 89 degrees 13 minutes 32 seconds East, 125.00 feet to a point for corner on the West line of a 20 foot alley, from which a 1/2 inch steel rod found bears North 37 degrees 33 minutes 51 seconds West, 0.53 feet for witness;

THENCE South 00 degrees 00 minutes 00 seconds East, 90.00 feet along the West line of said alley to a 1/2 inch steel rod found at the intersection of the North line of W. Marble Street with the West line of said 20 foot alley, same being the Southeast corner of said Lot 22;

THENCE North 89 degrees 13 minutes 32 seconds West, 125.00 feet along said line of W. Marble Street to the POINT OF BEGINNING, containing 0.258 acres of land.



SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND

Note: Bearings based on recorded plat (Vol. 31, Pg. 362).

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of December, 2010; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

December 13, 2010



*Matthew Busby*  
Matthew Busby  
R.P.L.S. No. 5751

BOUNDARY SURVEY

0.258 ACRES  
S.B. SHELBY SURVEY, A-820  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS

**Boundary Solutions Inc.**  
*The Quality Answer*

P.O. BOX 250  
CADDO MILLS, TX 75135  
OFFICE: 214-499-8472  
FAX: 972-782-7611  
EMAIL: mbusby\_bsl@yahoo.com

COMMERCIAL AND RESIDENTIAL  
BOUNDARY, TOPOGRAPHIC, &  
ALTA/ACSM LAND TITLE  
SURVEYS

CLIENT:

Farmers Electric  
Cooperative, Inc.

G.F.# 1913500290  
Address: 108 Marble

Drawn by: mjb  
B.S.I.Job# 1012-003

PROJECT:

# AMERICAN ENTITLEMENTS REMODEL

108 E. MARBLE STREET  
WYLIE, TX 75098

BUILDER:

## MLD CUSTOM HOMES

LANDON DAY  
31 STEEL ROAD, WYLIE, TEXAS 75098

DESIGNER:

GUSTAVSON & ASSOCIATES LLC



113 Lantana Lane  
Wylie, TX 75098  
Phone: (214) 675-3172  
Email: Allen@GusTX.com

### SHEET LIST:

- T-1 — TITLE SHEET
- A-1 — AS BUILT FLOOR PLAN
- A-2 — REMODEL FLOOR PLAN
- A-3 — REMODEL REFLECTED CEILING
- A-4 — EXTERIOR ELEVATIONS



DESIGNER GUSTAVSON & ASSOCIATES LLC

113 Lantana Lane  
Wylie, TX 75098  
Phone: 214-675-3172  
Email: Allen@GusTX.com



PROJECT  
AMERICAN  
ENTITLEMENTS  
ADDITION  
108 W. Marble St. Wylie, TX 75098

BUILDER  
MLD CUSTOM HOMES  
31 STEEL ROAD  
WYLIE, TEXAS

SHEET NAME  
TITLE SHEET

SCALE:  
N.S.  
DATE:  
12-22-2021  
DRAWN BY:  
AEG  
CHECKED BY:  
AEG  
SHEET NUMBER:  
T-1



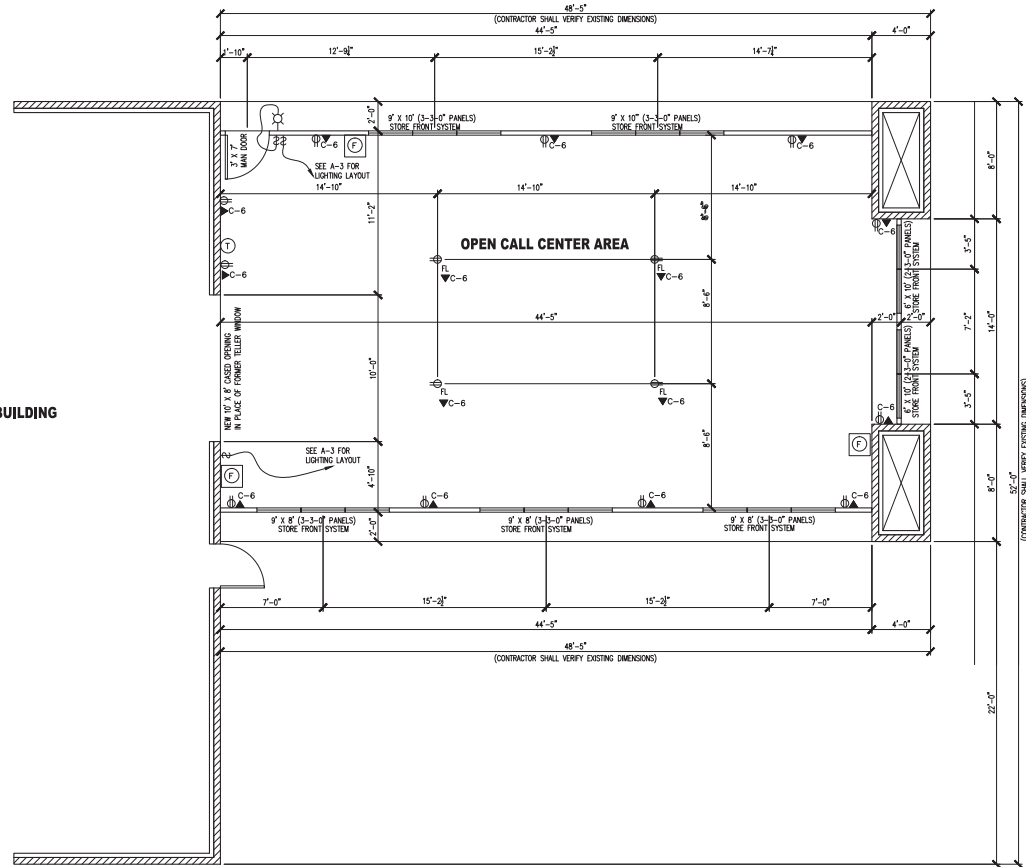
EXISTING BUILDING

EXISTING PORTE COCHERE

**AS BUILT  
FLOOR PLAN**  
SCALE: 1/4"=1'-0"

SHEET NAME <b>AS-BUILT FLOOR PLAN</b>	BUILDER <b>MLD CUSTOM HOMES</b> 31 STEEL ROAD WYLE, TEXAS	PROJECT <b>AMERICAN ENTITLEMENTS ADDITION</b> 108 W. Marble St. Wyle, TX 75098	DESIGNER <b>GUSTAVSON &amp; ASSOCIATES LLC</b> 113 Larkspur Lane Wyle, TX 75098 Phone: 214-675-3172 Email: Allen@GustTX.com	
SCALE: 1/4"=1'-0"				
DATE: 12-22-21				
DRAWN BY: AEG				
CHECKED BY: AEG				
SHEET NUMBER: <b>A-1</b>				

EXISTING BUILDING



# LEGEND

- ① THERMOSTAT
- ⑥ FIRE ALARM - EMERGENCY PULL
- ▼C-6 CATEGORY 6 NETWORK JACK
- ⌘ TOGGLE SWITCH
- ⊕ 110 VOLT OUTLET W/ USB
- ⊕ FL FLOOR MOUNTED OUTLET (CONTRACTOR TO COORD. LOCATION)
- ⌘ WALL MOUNTED EXT. LED LIGHT FIXTURE

SEE REFLECTED CEILING PLAN (A-3) FOR LIGHTING LAYOUT

## ADDITION FLOOR PLAN W/ ELECTRICAL LAYOUT

SCALE: 1/4"=1'-0"

## SQUARE FOOTAGE CALCULATIONS

NEW ADDITION SQUARE FOOTAGE: 1,183  
(DOES NOT INCLUDE EAST SIDE COLUMNS  
IN TOTAL SQUARE FOOTAGE)

SHEET NAME

REMODEL FLOOR PLAN

BUILDER

MLD CUSTOM HOMES

31 STEEL ROAD  
WYLLIE, TEXAS

PROJECT

AMERICAN  
ENTITLEMENTS  
ADDITION

108 W. Marble St. Wylie, TX 75098

DESIGNER

GUSTAVSON & ASSOCIATES LLC

113 Lakeway Lane  
Wylie, TX 75098  
Phone: 214-679-3172  
Email: Allen@GustTX.com



SCALE:

1/4"=1'-0"

DATE:

12-22-2021

DRAWN BY:

AEG

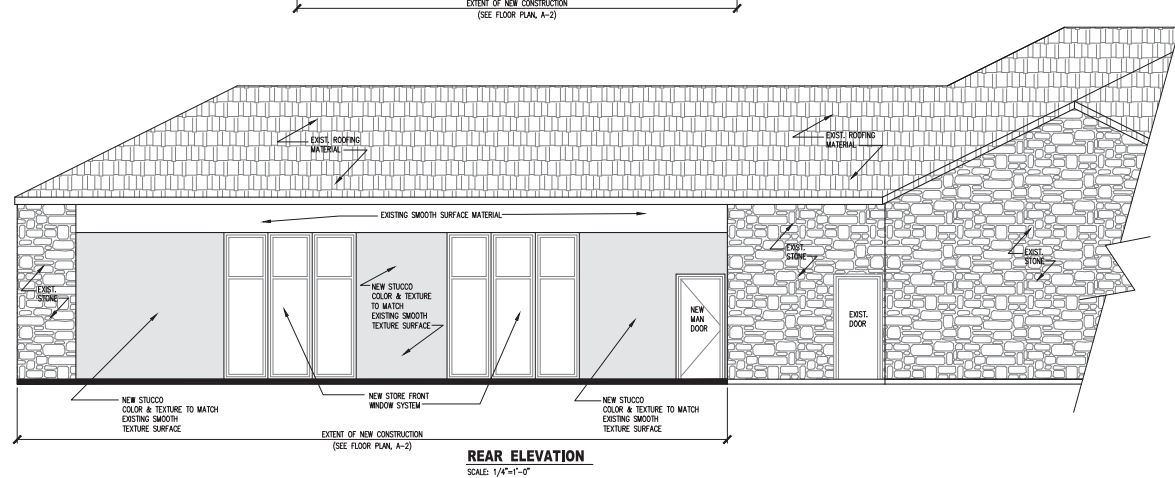
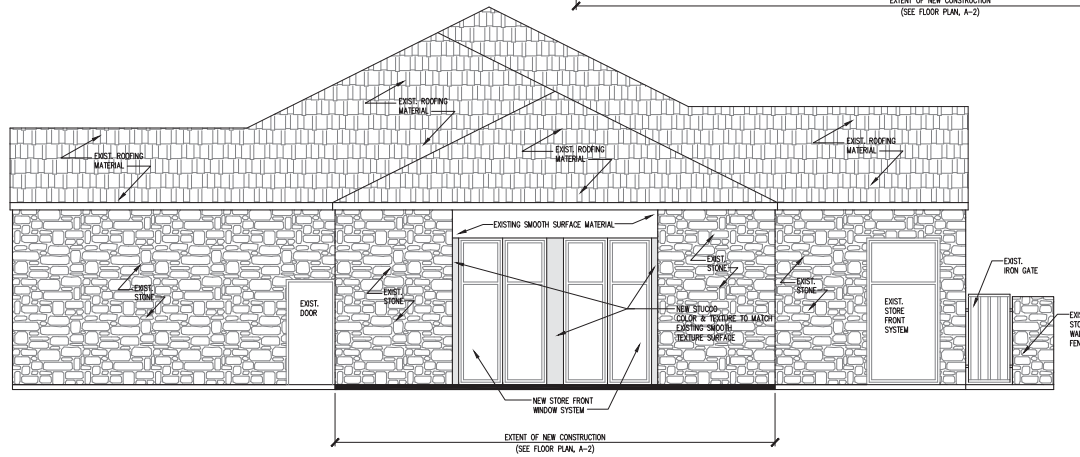
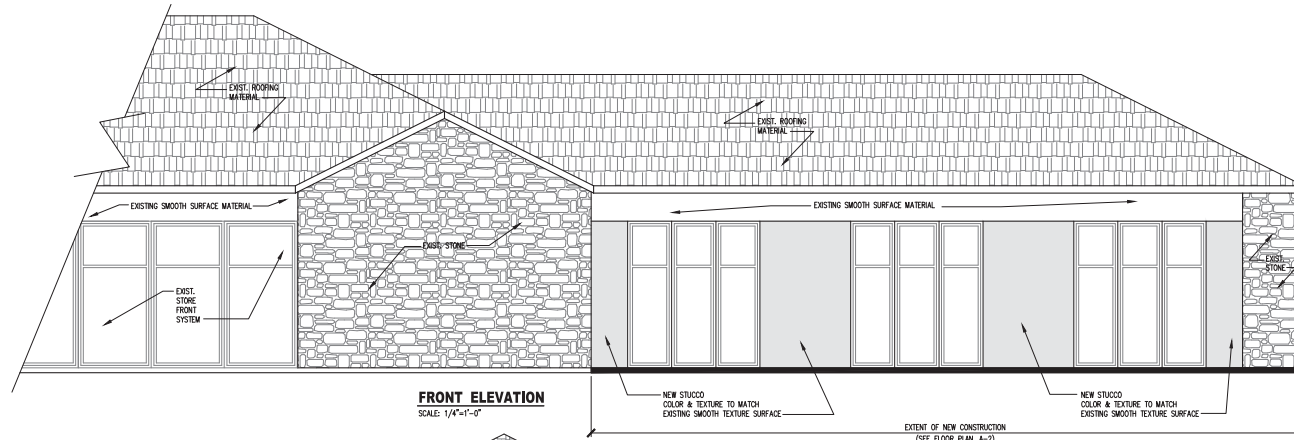
CHECKED BY:

AEG

SHEET NUMBER:

A-2





DESIGNER  
**GUSTAVSON & ASSOCIATES LLC**

113 Lakotas Lane  
Wylie, TX 75098  
Phone: 214-679-3172  
Email: Allen@GustTX.com



PROJECT  
**AMERICAN ENTITLEMENTS ADDITION**

108 W. Marble St. Wylie, TX 75098

BUILDER  
**MLD CUSTOM HOMES**

31 STEEL ROAD  
WYLIE, TEXAS

SHEET NAME  
**EXTERIOR ELEVATIONS**

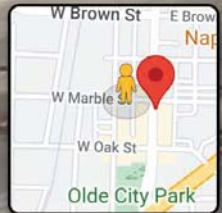
SCALE:  
1/4"=1'-0"  
DATE:  
12-22-2021  
DRAWN BY:  
AEG  
CHECKED BY:  
AEG

SHEET NUMBER:  
**A-4**

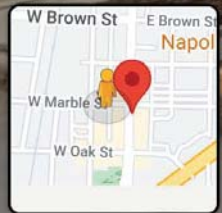
200 W Marble St  
Wylie, Texas  
Google  
Street View - Feb 2021



American Entitlements-Insurance  
5.0 ★★★★★ 3 reviews







Google