



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie / Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a request to construct a new residential structure, located at 111 Keefer Street within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Angelica Hernandez

APPLICANT: Angelica Hernandez

The Owner/Applicant is proposing to construct a new residential dwelling on a single lot. In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the District.

The applicant is proposing to construct a 2,193 sf single story Craftsman style residential dwelling on 0.12073 acres (5,259 sf). The design includes an 8:12 pitch gable roof, a 4' open front porch with tapered square columns, and American craftsman standard glass multi-pane windows. The primary exterior material shall be horizontal Hardi Board siding with a width between four and five inches.

The selected paint colors will be from Sherwin Williams Historic Color Palette:

Siding: Roycroft Vellum SW 2833

Trim: Classical White SW 2829

Wavy Decorative Shingles: Craftsman Brown SW 2835

As stated in the book *A Field Guide to American Houses* by Virginia Savage McAlester, identifying features of a Craftsman style house typically includes low-pitched, gabled roof with wide, unenclosed eave overhang; roof rafters usually exposed; decorative false beams or braces commonly added under gables; porches, either full or partial width; with roof supported by tapered square columns; columns or piers frequently extend to ground-level (without a break at level of porch floor); commonly one or one-half stories high, although two story examples occur in every subtype.

The single-family dwelling will conform to the design standards of Article 6.3 as well as other City ordinances and guidelines. Staff Recommends approval subject to additions and alterations as required by City Engineer and Building Inspections Department.

History of property

It is believed that the property was platted sometime between the late 1940's to mid-1950's. A 1921 Sanborn Map shows a structure on the property. It is unknown when the structure was demolished.

If approved, work will begin October 15th with an approximate completion date of seven months.

HRC Recommendation

After some discussion regarding setbacks, the attached garage, and the lack of a porch railing, in which staff explained that the presented plan followed the requirements of the Zoning Ordinance except the railing, the Commission voted 4-1 to recommend approval with the condition that a porch railing be added. The railing has been added and is shown in the exhibit.