

APPLICATION FOR HISTORIC REVIEW



Date:

7/9/2025

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.

APPLICANT INFORMATION

Name:

SANDRA S STONE

Phone:

972-978-0692

Mailing Address:

211 N Keeler Dr. Wylie, TX 75098

Email:

[REDACTED]

Fax:

—

PROPERTY OWNER INFORMATION

Name:

Same as above

Phone:

—

Mailing Address:

—

Email:

—

Fax:

—

PROJECT INFORMATION

Name of Business (if applicable):

N/A

Current or intended use of the building:

—

Address of Project:

—

(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.com>. 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

48A+49A

Block

10

Subdivision

Brown & Barnes Survey

Current Zoning

Residential Historic District

Which District is the property located within?



Downtown Historic District



South Ballard Overlay District



Other

—

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

N/A

Sign

N/A

Type of Sign:

☐

Attached Sign

☐

Pole Sign

☐

Temporary Sign

☐

Banner

☐

Monument Sign

☐

Other

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 Building Inspections?

☐

Yes

☐

No

Fence

What is the proposed material and style of fence you intend to install?

N/A

What is the proposed height of the fence?

Are you replacing an existing fence?

☐

Yes

☒

No

If Yes, what is the current fence material?

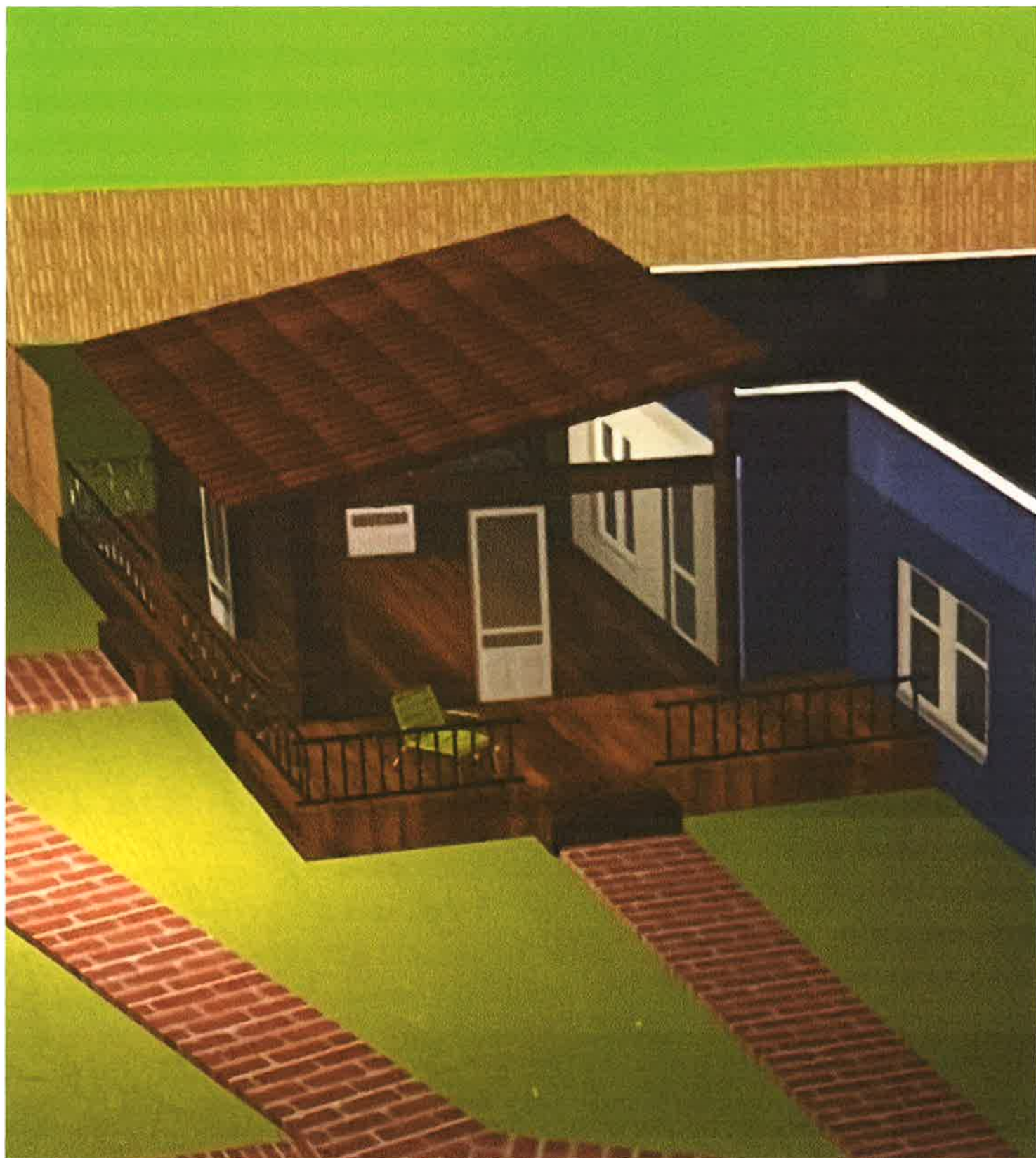
Have you submitted an application for a Fence Permit to Building Inspections?

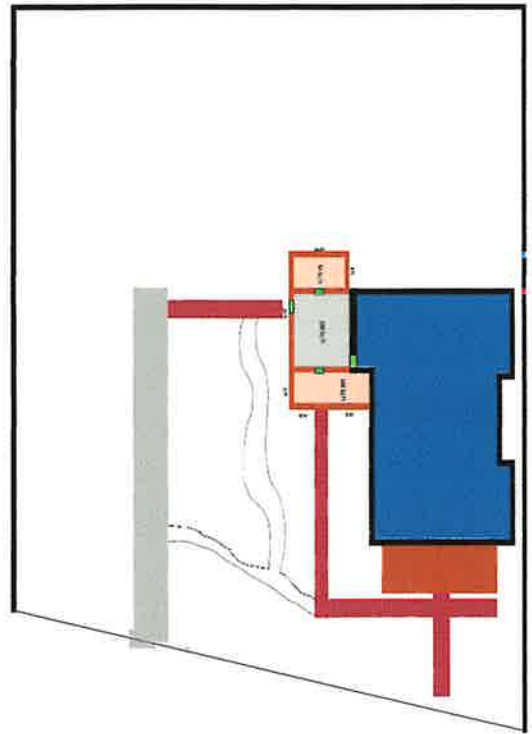
☐

Yes

☐

No





Project Summary

- **Total Deck Size:** 388 sq ft
 - **Deck Shape:** Rectangular
 - **Deck Height:** 13 inches (1 ft 1 in) above finished grade
 - **Deck Layout:**
 - **Left side:** 6 ft deep × 14 ft wide (uncovered)
 - **Middle section:** 14 ft × 14 ft (covered & screened-in area)
 - **Right side:** 6 ft deep × 18 ft wide (uncovered)
-

Foundation & Framing Specs

- **Post Footings:**
 - Min. 12" diameter × 18–24" deep concrete piers
 - Spaced no more than 8 ft apart under beams
 - **Posts:**
 - 6×6 pressure-treated posts
 - Anchored using galvanized post base brackets
 - **Beams:**
 - 2×10 or engineered beams, double-ply
 - Attached to tops of posts or notched in
 - **Joists:**
 - 2×8 pressure-treated lumber
 - Spaced 16" O.C.
 - Joist hangers attached to ledger and beams
 - **Decking:**
 - 5/4" × 6" pressure-treated deck boards
 - Perpendicular to house
 - 1/8" spacing between boards
-

Lean-To Roof Specs (Screened Area Only)

- **Covered Area Size:** 14 ft wide × 14 ft deep = 196 sq ft
- **Roof Type:** Lean-to / ~~Screened~~ Pergola style
- **Roof Pitch:** From 12 ft high at house connection down to 10 ft at outer beam (2 ft drop over 14 ft span ≈ ~1.7:12 slope)

- **Rafters:**
 - 2×6 or 2×8 spaced 24" O.C.
 - Birdsmouth cuts at ledger and beam
- **Roof Sheathing:** ½" OSB or plywood
- **Roofing Material:** Corrugated metal / ~~singles~~ / appropriate roofing panel (as per local weather code)
- **Ledger Board for Roof:**
 - Mounted to rim joist or wall plate of house
 - Flashing installed under siding

Screened-In Porch Details (Middle Section)

- **Framing:**
 - 4×4 posts at corners and every 6–8 ft
 - Top plate: 2×4 or 2×6 tied into rafters
- **Screen Material:**
 - Aluminum or fiberglass mesh
 - Framed with pressure-treated lumber
- **Doors:**
 - 3 Screen doors total
 - One on each side of deck (left, right, and rear exit)
 - Door framing: 36" wide rough openings with headers

Dimensions Breakdown

Section	Width (ft)	Depth (ft)	Sq Ft	Notes
Left Side	14	6	84	Uncovered
Middle (Screened)	14	14	196	Covered lean-to roof
Right Side	18	6	108	Uncovered
Total	—	—	388	

Additional Structural Details

- **Ledger Board (deck):** 2×10 PT lumber bolted to house with lag screws, properly flashed
 - **Lateral Bracing:** Diagonal bracing or blocking under joists for anti-sway
 - **Screen Room Floor:** Same deck boards continue throughout — no gap between sections
 - **Skirting (Optional):** Treated lattice or framed vertical board skirting for ventilation
-

W. JEFFERSON STREET

70' ROW
ASPHALT ROAD

POINT OF
BEGINNING

LOT 48

301 W.
JEFFERSON
STREET
ONE STORY
FRAME
18.4' 14.0' 20.0' 42.4'

JAMES D. KENNEDY, JR.
VOL. 1817, PG. 419
D.R.C.C.T.

LOT 49

LOT 50

NO. 12612' W 119.95'

20' ALLEY
ENCROACHED BY DEED TO MR.
JAMES D. KENNEDY, JR. (at us)
PER PLAT
RESEARCHED

3.6'± S89°57'05" E
119.98'

14.6' 13.4' 14.2' 38.5' 21.1' N. KEEFER
DRIVE
ONE STORY
FRAME
14.0' 28.0' 30.6'

0.30 ACRES
JAMES KENNEDY, et ux
VOL. 1583, PG. 738
D.R.C.C.T.

LOT 54

CAR
PORT
GRAVEL

STOR.
BLDG.

0.5'±

WEST 100.95'
(REFERENCE BEARING)

LOT 53

H.L. SMITH
VOL. 1240, PG. 855
D.R.C.C.T.

Handwritten signatures and date
05/16/02

DATE

120.88'

N. KEEFER STREET
ASPHALT ROAD

(CM) = CONTROL MONUMENT

LEGEND

- IRON ROD FND. [X] = TRANSFORMER
- IRON ROD SET [] = PAD
- IRON PIPE FND. [] = SUBSURFACE
- POWER POLE [] = ELECTRIC BOX
- GAS METER [] = WATER METER
- CHAIN-LINK FENCE []
- WOOD FENCE []
- BARBED-WIRE FENCE []
- IRON FENCE []
- OVERHEAD ELECTRIC []

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE
FLOOD PLAIN MAP OF CITY OF WYLLIE COMMUNITY PANEL NO. 480759 0470 G
MAP DATED 1/19/96 (ZONE "X"). NO OTHER FLOOD OF RECORD, IF ANY, HAS BEEN
RESEARCHED.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 211 N. KEEFER STREET in the City of WYLIE, Texas, described as follows:

Legal Description

Being all of Lot 54 in Block 10 and part of an alley along the West line of said lot 54 in the Brown and Burns Addition, an addition to the city of Wylie, Texas, according to the Map thereof recorded in Volume 1, Page 111 of the Map Records of Collin County, Texas, and being the same tract of land described in deed to James Kennedy, et ux, as recorded in Volume 1683, Page 739, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Westerly line of N. Keefer Street, an asphalt road, and the Southerly line of W. Jefferson Street, a 70 foot right of way, from which a 1 / 2 inch iron pipe found being off-set WEST, 2.5 feet;

THENCE South 07°37'59" West along the Westerly line of said N. Keefer Street, a distance of 120.88 feet to a point for corner, from which a 1 / 2 inch iron rod found being off-set WEST 2.5 feet, said point being the Northeast corner of Lot 53;

THENCE West, (bearing base for this survey), along the Northerly line of said Lot 53, a distance of 100.95 feet to a 1 / 2 inch iron rod set for corner;

THENCE North 01°25'12" West, a distance of 119.95 feet to a 1 / 2 inch iron rod found being the Southerly line of aforesaid W. Jefferson Street;

THENCE South 89°57'05" East, a distance of 119.99 feet to the POINT OF BEGINNING, containing 0.30 acres of land, more or less.

ACCEPTED AND APPROVED

James Campbell

DATE

BEARINGS BASED ON VOL. 1617, PG. 419, D.R.C.C.T.

The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 00142988C of COMMONWEALTH TITLE CO. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional
Land Surveyor

D.A. Smith

Daniel A. Smith, R.P.L.S. No. 4645



Daniel A. Smith Land Surveying, Inc.

309 N. Galloway, Suite 107
Mesquite, Texas 75149

(972) 216-3334 fax (972) 216-9822

Job No. 5322

Scale: 1" = 30'

Date: 12/12/00

Drawn by: Mww