STATE OF TEXAS

8

August 28, 2018

COUNTY OF GRAYSON

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BE IT REMEMBERED THAT A Special Called Meeting of the Historical Preservation Board of the City of Sherman, Grayson County, Texas was begun and held in the City Manager's Conference Room of City Hall on August 28, 2018.

MEMBERS PRESENT:

BOARD MEMBERS: JIM JACOBS AND IVERT MAYHUGH

MEMBERS ABSENT:

WALLY BLACK

CITY STAFF PRESENT:

SCOTT SHADDEN, DIRECTOR OF DEVELOPMENTAL SERVICES AND PATSY REEVES, DEVELOPMENTAL

SERVICES COORDINATOR.

CALL TO ORDER

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The meeting was called to order at 3:00 p.m.

APPROVE MINUTES

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The Historical Preservation Board reviewed the Minutes of the Special Called Meeting of June 20, 2018. Motion by Board Member Mayhugh to approve the Minutes as written; Second by Chairman Jacobs. All present voted AYE. MOTION CARRIED.

CERTIFICATE OF APPROPRIATENESS REQUEST

THE REQUEST OF CRETA LYNN CARTER II (OWNER) CONCERNING THE PROPERTY AT 301 SOUTH CROCKETT STREET, BEING THE WEST 57 FEET OF THE NORTH 65 FEET OF LOT 1, BLOCK 10, ORIGINAL TOWN PLAT, AS FOLLOWS:

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A NEW OFFICE BUILDING IN THE HERITAGE ROW HISTORICAL DISTRICT.

HISTORICAL PRESERVATION BOARD

Creta Lynn Carter, II, 801 S. Armstrong, Denison, Texas, Lloyd Lumpkins and Mykala Hale, L. Lumpkins Architects, Inc., 12720 Hillcrest Rd., Ste. 345, Dallas, TX

Mr. Carter, Mr. Lumpkins and Ms. Hale appeared to represent the request and answer any questions. The property is located at 301 South Crockett Street; the southeast corner of Crockett and Jones Streets. The property is zoned a C-1 (Retail Business) District and is also located in the Heritage Row Historical District. The owner would like to construct a three-story office building at this location.

Exceptions/Variances have been approved by the Planning and Zoning Commission for the following:

 To allow a 17' front setback in lieu of 25', 3' rear setback in lieu of 10' and 0 side yard setback in lieu of 10' on Jones Street. To allow no off-street parking in lieu of 5 required. The building area to be 400 sq. ft. more than half the lot area – August 28, 1986. CERTIFICATE OF APPROPRIATENESS

CARTER'S LAW OFFICES

301 S. CROCKETT (CRETA LYNN CARTER II)

- To allow zero parking spaces in lieu of the required 1/400 square foot in a C-1 (Retail Business) District – June 20, 2006
- To allow a zero side yard setback in a C-1 (Retail Business) District – June 20, 2006

Mr. Lumpkins explained "the office building will have offices on the first two floors and the third floor will be a residential unit. We were looking at something that would be fitting for Sherman, taking a lot of cues from the Episcopal Church right down the street for guidance. This building takes its cues from the late 1800's to early 1900's French and English architecture; this is primarily English architecture that was being done at that time period. It has the steeper pitched roof, it has the stone exterior, and it has the cast stone trim details, the fireplace chimneys that are more elaborate, all typical elements from that time period. The roof will be slate, preferably a Vermont slate. The windows will be a clad wood window, stained or painted on the inside and clad on the exterior with a color to match the cast stone color; the window sash will be made out of wood."

Commission Member Mayhugh asked if they plan to lower the ground level, "right now it is two to three feet above the surface of the street and sidewalk."

Mr. Lumpkins explained "we will leave it up, we are looking at doing a handicap ramp coming up the side of the building to get up to that upper level. We want to keep the step entry on the corner to maintain what was there before."

Mr. Carter explained "I would like to be in the building by January 1, 2020; that's my goal."

Mr. Lumpkins explained "the stone is a cut stone in irregular sizes. Some of the features in front will be a statue of The Lady Justice holding the scales of justice over to the side."

No other citizens appeared before the Historical Preservation Board to discuss the request for the Certificate of Appropriateness for 301 S. Crockett Street.

ACTION TAKEN.

Motion by Board Member Mayhugh to grant the Certificate of Appropriateness for Carter Law Offices at 301 South Crockett Street. Second by Chairman Jacobs.

VOTING AYE: JACOBS AND MAYHUGH

VOTING NAY: NONE. MOTION CARRIED.

THE COMMISSION FOUND THE REQUESTS CONFORM TO THE INTENT OF THE ORDINANCE.

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

HISTORICAL PRESERVATION BOARD MINUTES - AUGUST 28, 2018

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at

3:10 p.m.

CHAIRMAN