CITY OF FORNEY AGENDA
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, MARCH 6, 2019, 6:00 P.M.
CITY HALL (COUNCIL CHAMBERS), 101 E. MAIN STREET, FORNEY, TX 75126

1. Call Meeting To Order

2. Consent Items
   2.I. Consider Approval Of The Minutes Of The January 28, 2019, Architectural Review Board Meeting

Documents:

   MINUTES - JANUARY 28, 2019.PDF

3. Public Hearing Items
   3.I. Hold A Public Hearing And Discuss And Consider A Request For A Certificate Of Appropriateness, In Accordance With The Historic Overlay Zone District Regulations, For Exterior Changes To The Main Structure At 306 S. Center Street.

Documents:

   ITEM SUMMARY-306 CENTER.PDF
   EXHIBITS- 306 CENTER.PDF

4. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Peter Morgan, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of March, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.
I. CALL TO ORDER

Richard Cunningham called the meeting to order at 6:00 PM. Present were board members Richard Cunningham, Kendall Milton, Christie Conaway, Bobby Fackler and Richard Hansen. Also, present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Board Secretary Gladis Saldana.

II. CONSENT ITEMS

1. Consider approval of minutes from the December 27, 2018, meeting of the Architectural Review Board.

Kendall Milton made a motion to approve the minutes as presented. Christie Conaway seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

Kendall Milton made a motion to open public hearing and Richard Hansen seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

III. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of a special exception for an expansion of the residential structure located at 310 Border Street.

Planner Alex Dixon introduced the item. No one spoke during public comment. Richard Hansen made a motion to close the public hearing. Christie Conaway seconded the motion. The motion passed by a vote of 5 ayes and 0 nays. The board had no questions on the item. Christie Conaway made a motion to approve the item as presented. Richard Hansen seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

IV. ADJOURNMENT

There being no further business to bring before the board, Richard Hasen made a motion to adjourn the meeting at 6:05 p.m. Christie Conaway seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.
PASSED AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF FORNEY, TEXAS, this _____ day of ____________________, 2019.

________________________________________
Richard Cunningham, Chair

ATTEST:

________________________________________
Gladis Saldana, City of Forney
Architectural Review Board
Agenda Item
Summary Report

Meeting Date: March 6, 2019
Submitted by: P. Morgan

Item Title:
Hold a public hearing and discuss and consider a request for a certificate of appropriateness, in accordance with the Historic Overlay Zone district regulations, for exterior changes to the main structure at 306 S. Center Street.

Public Hearing Item [X]
Consent/Action Item [ ]

Documentation Attached:
Aerial
Renovation Plans
Photographs

Item Summary:
The property owner, Mr. Daniel Sellers, requests approval of a certificate of appropriateness, in accordance with the Historic Overlay Zone (HOZ) district regulations, for major exterior changes to the main structure at 306 S. Center Street.

The request was originally considered by the Architectural Review Board on December 10, 2018. The Architectural Review Board voted 4-0 to recommend denial of the request, finding that it altered the historic characteristics of the home. Mr. Sellers revised the plans and appealed the denial in accordance with Zoning Ordinance Section 34e.10 (D), which states:

“Any person or party aggrieved by a decision of the ARB regarding the issuance or denial of a Certificate of Approval, Certificate of Demolition or Relocation, or a ruling regarding Omissions of Necessary Repairs and other related matters for any properties and structures within the geographic area of the HOZ district may file in writing its notice of appeal to the Planning and Zoning Commission.”

The Planning and Zoning Commission held a public hearing on February 7, 2019. During the public hearing three people spoke in favor of the request and one person spoke in opposition of the request. The Planning and Zoning Commission voted 6 to 0 to revert the request back to the Architectural Review Board. The Commission noted that the Architectural Review Board’s denial was not based on the revised plans.

Mr. Sellers would like to extend the porches of the main structure and expand the rear corner of the building. The combined square footage of the porches is currently 766 square feet. He would like to extend the porches so that the combined square footage is 1089 square feet. He stated that his intent is for balcony to look similar to the historic design of the structure.

Mr. Sellers would also like to replace the brick at the base of the home and install balcony railing on the two balconies on the main structure. The elevation plans show that he proposes to use wood columns, brick for the base of the porches, and composite roofing. The columns at the front of the home are intended to also match the historic design of the home.
This house is a recorded Texas Historic Landmark. Mr. Sellers has stated that he is in contact with the State concerning the renovations.

The Historic Overlay Zone district regulations provide guidance for the Board to make decisions regarding requests. Section 34e10.A(4) states that:

"Upon review of the application and consideration of all testimony presented during the public hearing, the ARB shall determine whether the proposed work is of a nature which will adversely affect:

(a) Any historical, architectural, archaeological, or cultural feature of the building or structure; or
Certificate of approval guidelines, noted in Section 34e10.A(7), discuss that the general design, arrangement, texture, material, color, and fenestration of the proposed building or structure should show relation to such factors to similar buildings in the immediate vicinity of the structure in question.

When specifically discussing porches, City of Forney Zoning Ordinance Section 34e10.A(7) (c) recommends using the remaining feature(s) as a guide for replacement if the porch or entrance is destroyed or deteriorated beyond repair. It may also be restored based on historical, pictorial, and physical documentation or a new design that is compatible with the historic character of the building or structure using the same type materials if the original material type is not available.

When specifically discussing a balcony railing, City of Forney Zoning Ordinance Section 34e10.A(7) (b) recommends using the original material type, if available, or comparable materials as approved by the ARB when repairing or restoring the façade.

City staff published notification of the public hearing in the Forney Messenger newspaper and mailed notification to adjacent property owners. Staff has received three responses in opposition of the request. One of the responses included architectural drawings and photographs provided in a blue folder. That response is being provided to the Board. Staff is also providing a booklet of photographs provided by Mr. Sellers.
James T. Rhea house, north corner of Austin and Houston streets.

Charles H. Alexander house, built about 1883, west d'Arc and Trinity streets.

D. Graham McKellar house, built about 1886, 306 S. Center St. Children on horse John Riddell McKellar, Edward Duncan McKellar (photo about 1894).
DUNCAN AND EMMA MCKELLAR HOUSE


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