

**CITY OF FORNEY AGENDA
ARCHITECTURAL REVIEW BOARD
THURSDAY, FEBRUARY 20, 2020, 6:00 P.M.
CITY HALL (COUNCIL CHAMBERS), 101 E. MAIN STREET, FORNEY, TX 75126**

1. Call Meeting To Order
2. Consent Items
 - 2.1. Consider Approval Of The Minutes Of The November 12, 2019 Meeting Of The Architectural Review Board.

Documents:

[MINUTES - NOVEMBER 12, 2019.PDF](#)

3. Public Hearing Items
 - 3.1. 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 Changes To The Property At 210 S. Bois D'Arc Street.

Documents:

[ITEM SUMMARY- 210 S BOIS DARC.PDF](#)
[EXHIBIT-210 S BOIS DARC.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 14th day of February, 2020, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
Tuesday, November 12, 2019 – 6:00 p.m.
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Richard Cunningham called the meeting to order at 6:00 PM. Present were board members and alternates Richard Cunningham, Kendall Milton, Richard Hansen, Andy Parker and Sandy Blair. Also, present were Director Peter Morgan, City Planner Alex Dixon and Board Secretary Gladis Saldana. Board members and alternates Christie Conaway and Brandon Gladney were absent.

II. CONSENT ITEMS

1. Consider approval of the minutes of the October 17, 2019 Architectural Review Board meeting.

Sandra Blair made a motion to approve the minutes and Kendall Milton seconded. The motion passed by a vote of 5 ayes and 0 nays.

Andy Parker made a motion to open public hearing. Kendall Milton 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 a request for a certificate of appropriateness, in accordance with the Historic Overlay Zone District regulations, for exterior changes (new fence and accessory structure) to the property at 117 E. Church Street.

Director Peter Morgan introduced the item. There was no public comment. Richard Hansen made a motion to close public hearing. Andy Parker seconded the motion. The motion passed by a vote of 5 ayes and 0 nays. After a brief discussion Richard Hansen made a motion to approve the request with the doors being moved from the side elevation to the directly behind the house. Andy Parker seconded the motion. The motion passed by a vote of 4 ayes (Cunningham, Blair, Hansen and Parker) and 0 nays. Due to Kendall Milton owning property within 200 feet of the property, Ms. Milton was unable to participate in any discussion or vote on this item.

IV. ADJOURNMENT

There being no further business to bring before the board, Richard Cunningham adjourn the meeting at 6:06 p.m.

**PASSED AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD OF THE
CITY OF FORNEY, TEXAS, this _____ day of _____, 2020.**

Richard Cunningham, Chair

ATTEST:

Gladis Saldana, City of Forney



Architectural Review Board Agenda Item Summary Report

Meeting Date:
February 20, 2020

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 changes to the property at 210 S. Bois D'Arc Street.

Consent Item []
Public Hearing Item [X]

Documentation Attached:
Plans

Item Summary:

Approval is requested for exterior changes to the structure located at 210 S. Bois D'Arc Street. The purpose of the request is to renovate the structure for use as a mortgage office.

The applicant is proposing to make the following changes:

1. Remove the existing windows and siding below the windows;
2. Add new wood framing to set storefront doors;
3. Add a new door; and
4. Add sidelights on both sides of and above the new door;

The request also includes new paint for the rear awning and siding. The requested paint color for the awning is SW-2850, Chelsea Gray.



The requested paint color for the siding is SW-2849, Weschester Gray.



The Historic Overlay district regulations provide the following general guidance for the Board to consider when making a decision. 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*
- (b) The future preservation, maintenance and use of the HOZ District.”*

Staff recommends approval of the request.



January 15, 2020

Reference:

Fairway Independent Mortgage Office
210 S. Bois D' Arc Street
Forney, TX 75126

To:

Planning and Development – A.R.B. – Historic District
101 E. Aimee Street
PO Box 826
Forney, TX 75126
Phone: (972) 564-7386

From:

Bluestone Partners
4708 N. FM 1417
Sherman, TX 75092
Matthew Berkstresser



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Existing Conditions and Reason for Modification:

There are currently no rear entry/exits into the space. There are two adjacent rooms in the rear of the building. Each room has 2 windows shown below. We propose to add in one (x1) door with sidelites that meet HOZ criteria.



Photo above is taken from the back patio.

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Photo above is from the street view. The new rear door will not be visible to cars/traffic in the street due to the existing fence.

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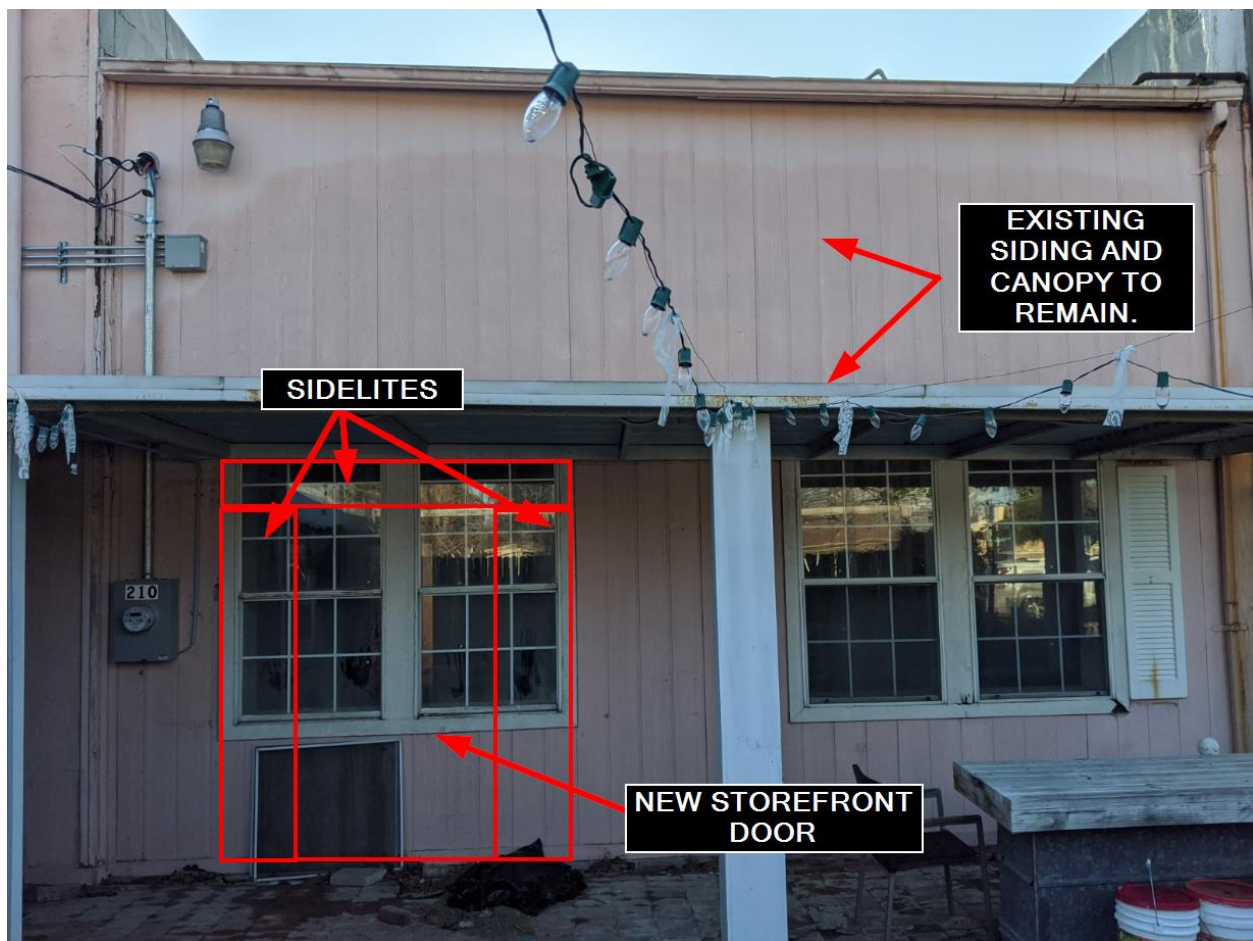
4708 N. FM 1417, Sherman, Texas 75092 – 903.813.1415

Proposal:

Fairway Independent Mortgage (My Client) will be occupying 210 S. Bois D' Arc and will need separation of space as they do not own 210 S. Bois D' Arc.

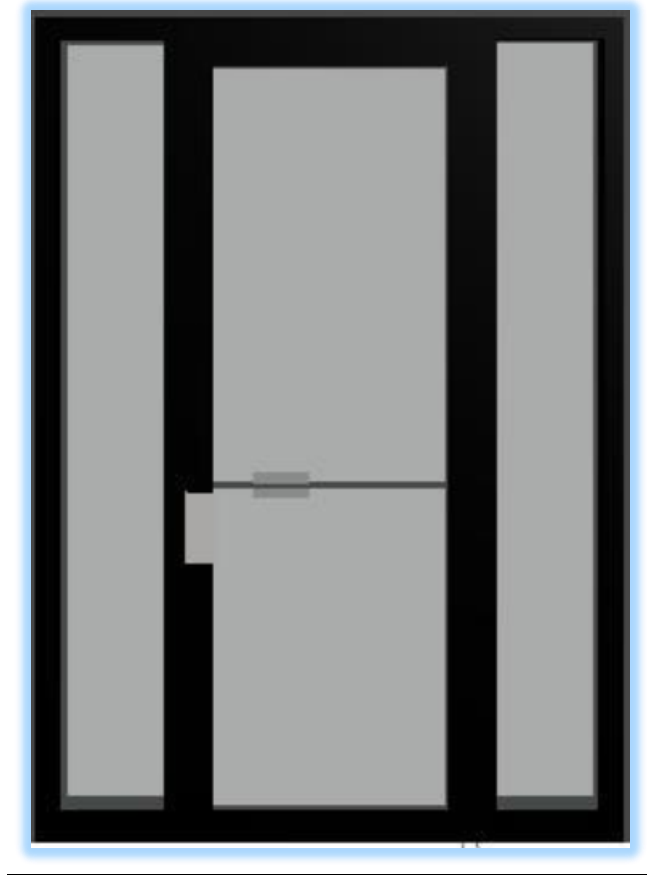
We are proposing to;

- Remove existing windows and siding below the windows.
 - Careful not to remove any additional side on either side of the windows.
- Add in new wood framing to set storefront doors.
- Add sidelites;
 - on both sides (20" W x 7' H) of the new doors and;
 - above (2" H x 80" W).
- Add New Door
 - (7' H x 3' W) w/ Egress Hardware on the interior. (Color: Black)



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Example Finish:



If there are any questions or comments, please call

Thank you,
Matthew Berkstresser
Senior Project Manager