



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider, and act upon, a request regarding the demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 300 N. Second St. within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

Owner: Wylie Economic Development Corporation

Applicant: Jason Griener for WEDC

The current property owner proposes to demolish the existing 1,814 square foot residential structure. According to Collin County Appraisal District records, the structure was built in 1967. The property was acquired by WEDC in 2019 for redevelopment purposes as part of strategic planning efforts for the Downtown Historic District. The subject property is on the western boundary of the Highway 78 and Brown redevelopment and will bridge the new development to the existing DTH District.

The exterior material is siding and includes a wraparound porch with decorative arched columns.

The application states that the property is not of historic value. Staff reviewed the historic Sanborn Maps, and it appears the current footprint of the structure had been altered from its original shape. Redevelopment of this prime property located within the entryway into the Downtown Historic District will contribute to the charm and vibrancy of Historic Downtown Wylie while further spurring economic development for our community.

Section 6.3.E.3. of the City's Zoning Ordinance outlines the criteria for demolition as follows:

Demolition of a structure will NOT be allowed if any of the items below are met:

1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.

Demolition of a structure MAY be allowed if any of the following criteria is met:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or

2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non-contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

HRC Recommendation

At the October 26th meeting, the board requested the item be tabled to allow for further research into the origins of the subject property. Commissioner Stowe stated that she has resources to conduct such research. Commissioner Stowe informed staff that she found some information that seems to point to the house predating the 60s but nothing definitive. She mentioned we may not be able to date this house for sure and suggested moving forward with consideration.

In addition, staff reached out to the previous owners seeking any information on the history of the property. The owner confirmed there were additions/alterations made from the original footprint of the house.

With no further questions for staff or for the applicant, the Commission voted 5-0 to recommend approval for demolition.