

APPLICATION FOR HISTORIC REVIEW



Date: 03/14/2024

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: Blake Herpeche Phone: 972-655-6138
Mailing Address: 307 N Jackson Ave
Email: ~~blakeherpeche@collinscad.com~~
blakeherpeche@gmail.com Fax: _____

PROPERTY OWNER INFORMATION

Name: Blake Herpeche Phone: 972-655-6138
Mailing Address: 307 N Jackson Ave
Email: ~~blakeherpeche@collinscad.com~~
blakeherpeche@gmail.com Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): Low & Be Salon
Current or intended use of the building: Salon - hair only
Address of Project: 110 e Oak Street

(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://collinscad.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 7A 7B Block 18 Subdivision Railroad Current Zoning Commercial-Res

Which District is the property located within?



Downtown Historic District



South Ballard Overlay District



Other _____

SCOPE OF WORK

Remodeling/Renovating

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

Interior and exterior remodeling. Plans attached

Are you painting an exterior feature?

☒

Yes

☐

No

If Yes:

	Describe Feature	Color Name	Sample Attached	
Example	Brick and door frames	White (no. 7665)	☒ Yes	☐ No
	Brick, exterior	White or black from the historic palette	☐ Yes	☒ No
			☐ Yes	☐ No
			☐ Yes	☐ No

Are you replacing an exterior feature?

☒

Yes

☐

No

If Yes:

	Describe Feature	Current Material	Proposed Material	Sample Attached	
Example	Window Frame	Wood	Vinyl	☒ Yes	☐ No
	Gutters	Copper look	Painted black	☐ Yes	☒ No
				☐ Yes	☐ No
				☐ Yes	☐ No

New Construction

Are you replacing an existing structure?

☐

Yes

☒

No

If Yes, complete "Demolition" below

Demolition

Describe the condition of the existing structure:

What is the estimated cost of restoration or repair of the existing Structure? 100 - 150k

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

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

Sign

Type of Sign:

☒

Attached Sign

☐

Pole Sign

☐

Temporary Sign

☐

Banner

☐

Monument Sign

☐

Other

Sign Dimensions:

TBD

Total Square Footage

2100

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?

14 feet

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?

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

Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

Remove garage door, replace with exterior windows.
Consideration needs to be given to the current windows.
Keep them or replace? HRC to weigh in on this decision.

REQUIRED ATTACHMENTS:

- Current photographs of the property
- If available, historic photographs of the property
- Site Plan indicating the following:
 - Dimensions of the lot on which the building will be located, including setbacks (check official plat records and Zoning Ordinance)
 - Location and width of all easements (check official plat records)
 - Location and dimensions of all existing and proposed buildings, parking areas, and existing signs (if any)
 - Architect's rendering or elevations of proposed construction
- Sample board of materials and colors to be used
- Site Plan Fee \$350.00 - Check/Card/Cash (Check made payable to City of Wylie)

Intended start and finish dates:

Start: 5/1/2024

Finish: 9/1/2024

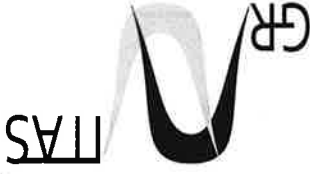
I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified or not.

X


(Owner or Authorized Agent Signature)

RETURN TO:

**City of Wylie
Planning Department
300 Country Club Road, Building 100
Wylie, Texas 75098
(972) 516-6320**



MATERIAL CONVENTIONS

ABBREVIATIONS

02 SITE CONSTRUCTION	03 CONCRETE	04 MASONRY	05 METALS	06 WOODS AND PLASTICS	07 THERMAL & MOISTURE PROTECTION	08 GLAZING	09 FINISHES
EARTH (excavation) EARTH (backfill) EARTH (fill) EARTH (fill)	CAST-IN-PLACE CONCRETE PRECAST CONCRETE	BRICK CONCRETE MASONRY UNITS STONE CAST STONE GROUT	ALUMINUM STEEL	CONTINUOUS WOOD INTERMITENT WOOD FINISH WOOD HARDBOARD PLYWOOD FIBER BOARD (MDF) PARTICLE BOARD PLASTERBOARD SOLID SURFACE MATERIAL	VAPOR BARRIER BATT INSULATION RIGID INSULATION POLYISO INSUL. BD.	GLASS	LATH AND PLASTER GYPSUM BOARD

ACQ.	AIR CONDITIONING	ACQ.	AIR CONDITIONING
ACP.	ACOUSTICAL PANEL	ACP.	ACOUSTICAL PANEL
ACT.	ACOUSTICAL TILE	ACT.	ACOUSTICAL TILE
ADA	AMERICANS WITH DISABILITIES ACT	ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTABLE	ADJ.	ADJUSTABLE
ADR.	ARCHITECTURAL DRAWING	ADR.	ARCHITECTURAL DRAWING
AEG.	ABOVE GRADE	AEG.	ABOVE GRADE
AJ.	JOINT	AJ.	JOINT
ALJ.	AUTHORITY HAVING JURISDICTION	ALJ.	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM	ALUM.	ALUMINUM
ALT.	ALTERNATE	ALT.	ALTERNATE
L	ANGLE	L	ANGLE
ASPH.	ASPHALT	ASPH.	ASPHALT
BD.	BOARD	BD.	BOARD
BLOG.	BUILDING	BLOG.	BUILDING
BLK.	BLACK	BLK.	BLACK
BLR.	BELLY	BLR.	BELLY
B.U.R.	BUILT-UP ROOF	B.U.R.	BUILT-UP ROOF
C	CHANNEL	C	CHANNEL
CAB.	CABINET	CAB.	CABINET
CAIR.	CORRUGATED METAL FRAMING	CAIR.	CORRUGATED METAL FRAMING
C.C.	CORNER UNIT	C.C.	CORNER UNIT
C.C.L.	CENTER LINE	C.C.L.	CENTER LINE
C.G.	CEILING	C.G.	CEILING
C.I.U.	CONCRETE MASONRY UNIT	C.I.U.	CONCRETE MASONRY UNIT
C.L.	CORNER LENS	C.L.	CORNER LENS
C.O.L.	COLUMN	C.O.L.	COLUMN
COMP.	COMPRESSIBLE	COMP.	COMPRESSIBLE
COND.	CONDITION	COND.	CONDITION
CONT.	CONTINUOUS	CONT.	CONTINUOUS
CONTR.	CONTRACTOR	CONTR.	CONTRACTOR
COR.	CORNER	COR.	CORNER
CT.	CERAMIC TILE	CT.	CERAMIC TILE
CTB.	COUNTERSINK	CTB.	COUNTERSINK
C.W.	COLD WATER	C.W.	COLD WATER
D	DRYER	D	DRYER
D.P.	DIAMETER	D.P.	DIAMETER
DIA.	DIMENSION	DIA.	DIMENSION
D.P.	DAMPENING	D.P.	DAMPENING
D.S.	DOWN SPOUT	D.S.	DOWN SPOUT
DWG.	DRAWING	DWG.	DRAWING
EACH	EACH	EACH	EACH
E.D.F.	ELECTRIC DRINKING FOUNTAIN	E.D.F.	ELECTRIC DRINKING FOUNTAIN
EL.	ELEVATION (HEIGHT)	EL.	ELEVATION (HEIGHT)
ELV.	ELEVATION	ELV.	ELEVATION
ELV.ELEVATION	ELEVATION (DRAWING)	ELV.ELEVATION	ELEVATION (DRAWING)
E.J.	EXPANSION JOINT	E.J.	EXPANSION JOINT
EQUIP.	EQUIPMENT	EQUIP.	EQUIPMENT
EXIST.	EXISTING	EXIST.	EXISTING
EXT.	EXTERIOR	EXT.	EXTERIOR

FB.	GA.	HC	JT.	LAV.	MFR.	MEZZ.	NH.	OR.	QI.	REACT.	W.W.	Y.
FE.	GALV.	HT.		LAV.	MATL.	MH.	MI.	GR.	GEN.			
F.C.	CMBU	HORIZ.		L.P.	MATL.	MSG.	MSG.		G.I.			
FIN.	G.			L.T.	MB.	MOD.	MOD.		GR.			
FIXT.		GTP.		LT.	MECH.	MTS.	MTS.		G.I.P.			
FLN.	FLUOR.	GYP.		LT.WT.	MEM.	MEF.	MEF.					
FLN.					MEM.							
FLN.					MEF.							

FACE BRICK
FLOOR DRAIN
FRONT DOOR
GUTTER
EXTINGUISHER CABINET
FIRE HOSE CABINET
FINISH
GLASS
FLOOR
FLAME
FLASHING
FLOOR
FLUORESCENT
GAUGE
GENERAL
GLAZED CONCRETE MASONRY UNIT
GENERAL
GLASS
GRADE
GLAZED TILE PAVEMENT
GYPSUM
HANDICAPPED ACCESSIBLE
HORIZONTAL
HOLLOW METAL FRAME
HOT WATER
INSIDE DIAMETER
INSULATION
IRON PIPE
IRON PIPE SIZE
JOINT
LAMINATE
LAVATORY
LIGHT
PIPE
LIGHT
LIGHT WEIGHT
MANUFACTURER
MASONRY
MATERIAL
MECHANICAL
MARKER BOARD
MEMBRANE WATERPROOFING
MECHANICAL, ELECTRICAL
PAINTING
SECOND FLOOR
MAN FLOOR
MINIMUM
MUSCLES
MASONRY OPENING
MODULE
METAL TOILET PARTITION

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LOU AND BE BOUTIQUE SALON

RESPONSIBILITY & LIABILITY

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GENERAL NOTES

1. G.C. 19 TO COMPLY WITH ALL APPLICABLE CODES, FIRE DEPT. REQUIREMENTS, AND TAG 2012 ACCESSIBILITY STANDARDS. IN ALL CASES, THE APPLICABLE CODES SHALL GOVERN IN THE INSTALLATION OF ALL WORK. THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES BEFORE ANY CONSTRUCTION COMMENCES. SHOULD THE OCCUR, BETWEEN ANY NOTES IN THESE DRAWINGS AND SPECIFICATIONS AND THE APPLICABLE CODES,

1. CONTRACTOR TO VERIFY EXISTING CONSTRUCTION AND COORDINATE WITH THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ARCHITECT AS SOON AS POSSIBLE IN THE EVENT OF DISCREPANCIES.
2. DASHED LINE INDICATES LIMITS OF DEMOLITION. DEMOLITION TO BE LIMITED TO THE AREA REFERRED TO BY THE ITEM AND ITS RELATED ASSEMBLY U.N.O.
3. REPAIRS AND INSTALL ASSIGNEE SURFACING OF ALL LOAD BEARING AREAS RELATED TO DEMOLITION AS REQUIRED FOR THE BUILDING TO REMAIN STRUCTURALLY SOUND UNTIL NEW CONSTRUCTION IS COMPLETE.
4. REMOVE ALL EXISTING PLUMBING FIXTURES AND VISIBLE PIPING, GRIND ALL PIPING FLUSH TO FINISH FLOOR. REMOVE ALL PLUMBING UTILITY PIPES MIN. 6" BELOW FINISH FLOOR.
5. DEMOLITION AND DISPOSAL OF EXISTING MATERIALS & UTILITIES IS NOT A PART OF THE SCOPE OF WORK OF THIS DOCUMENT SET.



1 DEMOLITION PLAN
(1/4" = 1'-0")
01500

Abstract

DEMOLITION PLAN

Prüfung	
Datum	

2401
03/21/24



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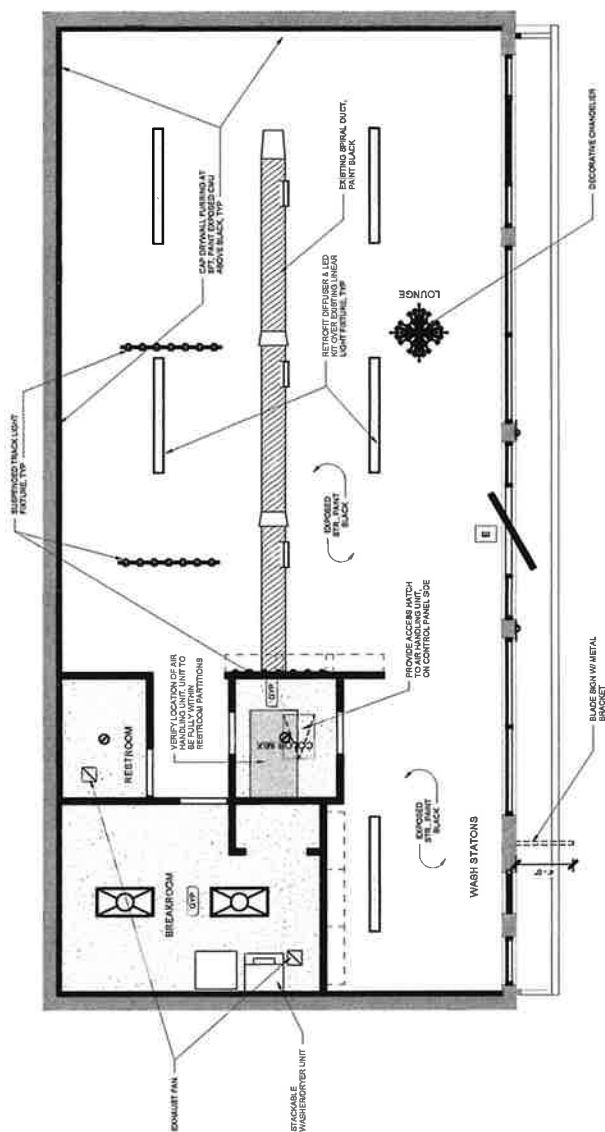
110 E. OAK STREET
MUYLIE, TEXAS 75098
ISSUE FOR PERMIT

LOU AND BE BOUTIQUE SALON



1. ALL CEILING HEIGHTS ARE 8'-0" A F F, U.N.O.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DESIGN & INSTALLATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS TO HVAC AND DUCTING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATION OF ALL LIGHT FIXTURES, EXIST SIGNS

"E" INDICATES EMERGENCY LIGHTS - REF ELEC.
 "FM" INDICATES EMERGENCY LIGHTS - REF ELEC.



1 REFLECTED CEILING PLAN
1/4" = 1'-0"
A102 E

A102

Project No.	2401
Date	03/21/24
REFLECTED CEILING PLAN	

[illegible]

LOU AND BE BOUTIQUE SALON

110 E. OAK STREET
WYLLIE, TEXAS 75098
ISSUE FOR PERMIT



1 SOUTH ELEVATION DEMOLITION - OAK STREET
1/4" = 1'-0"
A-201