



# Historic Review Commission

## AGENDA REPORT

Department: Planning

Account Code: \_\_\_\_\_

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### Subject

Consider and act upon a recommendation to the City Council regarding a request to renovate an existing commercial structure, located at 110 East Oak Street, within the Downtown Historic District.

### Recommendation

Motion to recommend (approval, approval with conditions, or denial) as presented

### Discussion

**OWNER: BBHS Holdings, LLC.**

**APPLICANT: Blake Herpeche**

#### MOTION TO REMOVE FROM TABLE

The Owner/Applicant proposes to make renovations to the exterior facade as well as interior changes to accommodate a hair salon on the subject property. The applicant has made adjustments to the original plans based on feedback received from the Commission at the April meeting.

The following renovations to the facade are proposed:

1. Remove and replace the existing small window on the west end of the building with an aluminum frame glass window.
2. Remove and replace the existing single door with an aluminum frame glass door.
3. Remove and replace existing double doors with aluminum frame double doors.
4. Remove and replace the existing garage overhang door with a six pane glass window.
5. Add a hanging sign in accordance with Section 6.3.E.6.f of the Zoning Ordinance

#### Projecting Signs

- i. Signs shall be constructed of noncombustible material.
- ii. Signs shall not project more than three feet (3'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.
- iii. Bottom of the sign shall be at least 8 feet above the sidewalk.
- iv. Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.
- v. Signs shall not exceed sixteen (16) square feet per sign face.

According to available records, the property was originally developed in 1910. However, it appears that the current structure was built sometime later as the brickwork is at least mid-twentieth century if not newer. Until 2021 the property was owned by Ladylike, LLC., a company with some historic significance to Wylie.

Currently, the building does not have pediments along the top of the facade, palistares on the facade, nor decorative or architectural detailing on the windows as the structure was built before the DTH Ordinance was adopted. The remodel is not proposing to add these features.

This item will be considered at the July 9th City Council meeting.