



Historic Review Commission

AGENDA REPORT

Department: Planning
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Item: 1

Subject

Consider and act upon a recommendation to the City Council regarding the demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 200 W. Brown St. within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Wylie Economic Development Corporation

Applicant: Jason Griener for WEDC

The property owner proposes to demolish an existing residential dwelling. According to Collin County Appraisal District records, the house was built in 1950.

The properties immediately adjacent were constructed in 2003. To the west of the property is the railroad.

The application states that the age and condition of the structure would require a significant expense to make it habitable, the house could be remodeled/restored. It is the staff's opinion that it would come at a significant cost to the property owner and the land is worth as much for development without the home.

The house is not of historical importance or significance.

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.

As stated in the Ordinance criteria, *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* staff believes that its removal would not be detrimental to the public interest.