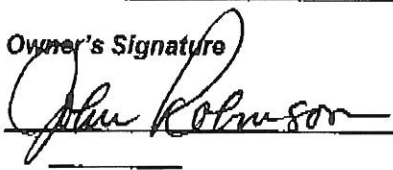


- EXHIBIT (2) -

OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: <u>304 STAR ST</u> (address or legal description) Street Address			
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: _____ (name of Structure or Addition name)			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT _____ National Register District _____ Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Property Owner: <u>JOHN ROBINSON</u>		Street Address: <u>1107 MIDNIGHT PASS</u>	
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>RCKWL</u> <u>972 971 0918</u> County Telephone Number
Authorized Contact: <u>AJ SOTO</u> (if different from Owner)		Street Address: <u>306 STAR ST</u>	
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>RCKWL</u> <u>214 274 9886</u> County Telephone Number
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>DEMO - SEE POWER POINT</u>			
Owner's Signature 		City of Rockwall Use Only:	<u>H2003 -</u> Project Number

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 7/17/2008

APPLICANT: John Robinson

AGENDA ITEM: H2008-004; 304 Star St.

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from John Robinson for the demolition of the primary structure, and enclosing the garage door opening on the detached garage with an exterior wall at 304 Star (Eppstein Subdivision, Lot 6, 7, & 8). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Medium Contributing Property."

BACKGROUND INFORMATION:

The applicant, John Robinson has submitted a request for a Certificate of Appropriateness to demolish the primary structure and restore/renovate the detached garage located at 304 Star St. The subject property is 0.48-acre, zoned (SF-7) Single Family 7 and is a medium contributing property within the Historic District.

The applicant has presented both interior and exterior pictures of the existing structure in an effort to show the existing condition of the house. Staff feels that years of neglect have removed any significant level of contribution the house may have once had in the District.

The "Old Town Rockwall Historic District" Guidelines state that the demolition of a structure would be allowed if:

- 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
- A structure does not contribute to the historical or architectural character and importance of the Historic District (such as a non-contributing structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (See Section VII, Demolition-by-Neglect).

Staff believes that this is a text book case of Demolition-By-Neglect.

The "Old Town Rockwall Historic District" Guidelines define Demolition-By-Neglect as:

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.

The converted detached garage is proposed to be finished out as a hobby shop/storage quarters. The structure has already been transformed by the enclosing of the garage door, and opening with a wall and regular pedestrian door and windows. The property owner has submitted an application for a C of A and a Building Permit in order to continue.

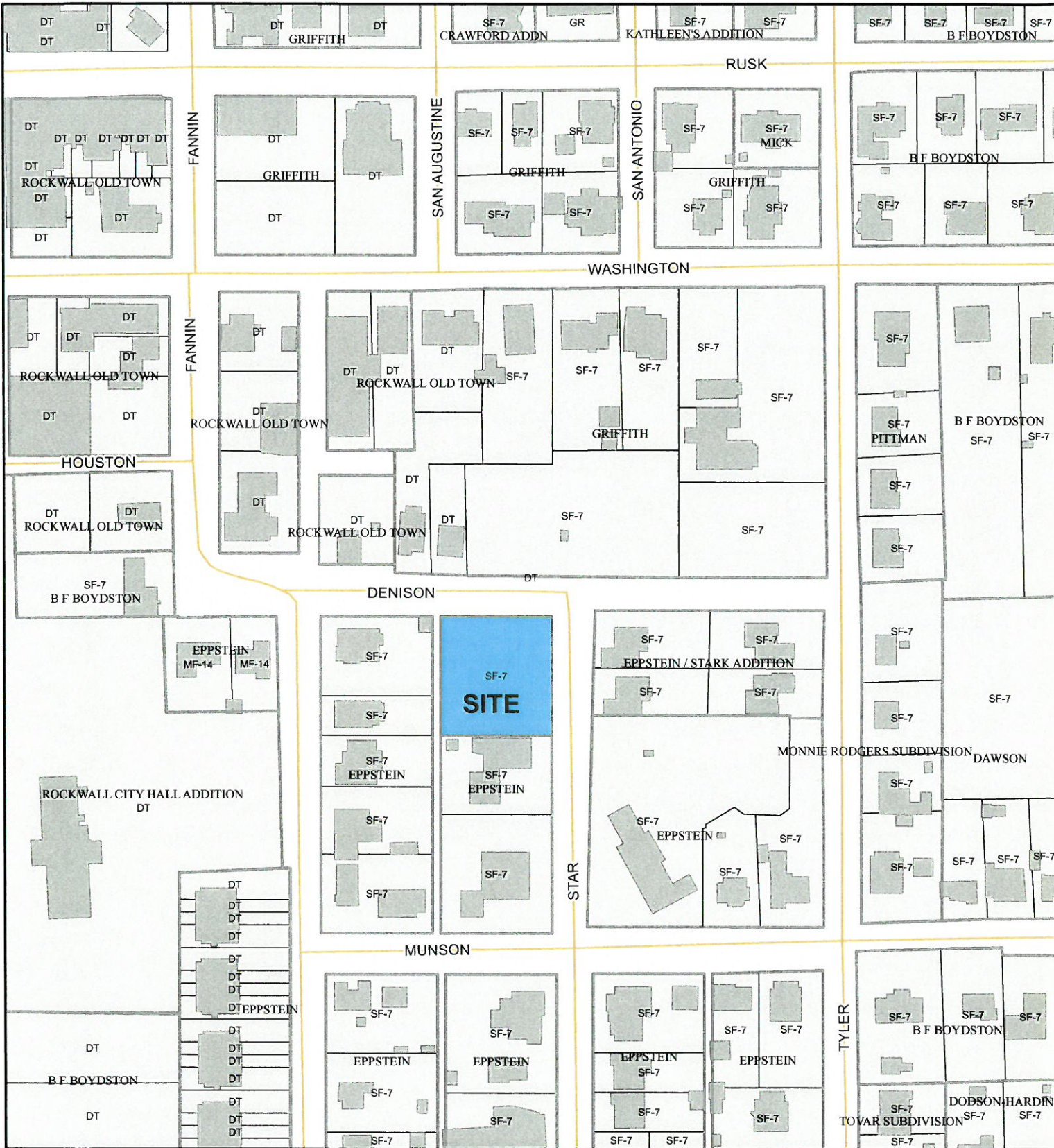
RECOMMENDATIONS:

Staff feels this is a judgment call for the board. If the Board approves that C of A staff would offer the following condition:

1. That any development or other building activity be subject to review and to the requirements of the certificate of appropriateness (C of A).



SITE



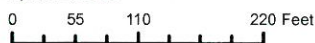
H2008-004

304 Star Street

Certificate of Appropriateness



April 22, 2008



The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

H2008-

304 Star Update

John Robinson

Background

- I purchased in late Jan 2008
- House has been abandoned for over two years
- House was last inhabited by nephew of previous owner for short time
- House was last fully inhabited by elderly couple in capable of making repairs/improvements
- I intended to develop all three lots over time
- Currently I am being recalled to Active Duty
 - No time to work on property-selling lots
 - Mr. Soto represents me

State of House

- House Facts:
 - It is the only frame home on this block of Star
 - It is the only frame home on this block not built after 1940-50's
 - It has no historical value
 - Offered to historic museum for free Including relocation(refused)
 - House is composed of various construction materials
 - No architectural value (see photos)
 - Neighbors and community support removal/demo
 - Land is partially leased to Oncor
 - Plans to expand presence

Exterior Condition



Ext. Condition Cont.



Interior



Interior Cont.



Interior Cont.



Conclusion

- Recommend Demo
 - Build modern structures that resemble Americana designs similar to existing design
 - Safety
 - Property values
- Alternatives
 - Offer house for free to anyone willing to move it
 - Move house fully onto lot 8
 - New owner to repair



City of Rockwall
The New Horizon

7/18/2008

John Robison
1107 Midnight Pass
Rockwall, TX 75032

**RE: H2008-004
304 Star St.
Project Type: HISTORIC (C of A)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 7/17/2008. The following is a record of all recommendations, voting records and conditions of approval:

Staff feels this is a judgment call for the board. If the Board approves that C of A staff would offer the following condition:

- 1. That any development or other building activity be subject to review and to the requirements of the certificate of appropriateness (C of A).*

On July 17, 2008, the Historic Preservation Advisory Board approved the Certificate of Appropriateness by a vote of 6-0.

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer
Planning and Zoning
City of Rockwall



John Robinson
Business Development



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