

**CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) CASE MEMO**

AGENDA DATE: 04/20/2017

APPLICANTS: Robert Proctor

AGENDA ITEM: H2017-004 611 East Rusk Street-COA for Demolition

SUMMARY:

Hold a public hearing to discuss and consider a request by Robert Proctor for the approval of a Certificate of Appropriateness (COA) allowing for the demolition of an existing structure (*Old Rockwall Water Pump House*) on a *High Contributing Property* being a 0.50-acre parcel of land identified as Block 120C, B.F. Boydston & Ballard Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HO) District and the Old Town Rockwall (OTR) Historic District, generally located at the northwest corner of E. Rusk Street and N. Clark Street, addressed as 611 E. Rusk Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The property owner, Robert Proctor, has submitted an application requesting the Historic Preservation Advisory Board (HPAB) approve a Certificate of Appropriateness (COA) for the purpose of allowing the demolition of an existing structure. The 0.50-acre property is considered to be a *High Contributing Property* and is known as the *Old Rockwall Water Pump House*. The property is zoned Single Family 7 (SF-7) District and is generally located at the northwest corner of the intersection of E. Rusk Street and N. Clark Street, and is addressed as 611 E. Rusk Street.

CHARACTERISTICS OF THE PROJECT:

According to the Rockwall Central Appraisal District (RCAD) the structure was built in 1935. When built, the white painted bricked framed structure was designed as a *Center Passage Plan* and was used commercially as a water pump. The 1999 survey recognized this structure as a *High-Contributing Property*, which is considered to have historic characteristics associated with the property and its surroundings.

During the 1999 survey, it was noted that the property was abandoned. Mr. Proctor has stated that the property has remained abandoned, and is currently in a state of disrepair. Due to the condition of the building and the numerous repairs required to bring the structure into compliance, Mr. Proctor is requesting to demolish the building. According to Section 6.2.J.1, *Demolition*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) a Certificate of Appropriateness (COA) is required prior to receiving a permit for demolition of a property that is within the historic district. As part of this process the applicant is required to establish a hardship based on the following criteria:

- a. *The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and*
- b. *The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and*

- c. *Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and/or*
- d. *The structure or property is in such condition as to be irreparably damaged and as such poses a nuisance to the surrounding area and is a "threat" to the health, safety and general welfare of the community.*

If a hardship cannot be established, the Historic Preservation Advisory Board (HPAB) has the option of to consider delaying the demolition of the structure in accordance with the process laid out in Section 6.2.J.2, *Demolition Delay*, of Article V, *District Development Standards*, of the Unified Development Code (UDC). This process is as follows:

- a. *The issuing of a demolition permit shall be delayed for minimum of 60 days from the date of approval of an application by the historic preservation advisory board.*
- b. *During this 60-day delay, the historic preservation officer shall work with the historic preservation advisory board to notify all potentially interested parties of the pending demolition in order to allow such parties to take whatever steps they deem appropriate to accomplish the preservation of the subject property.*
- c. *If it is determined by the director of planning in consultation with the historic preservation officer that a property poses an immediate threat to the public health and safety, this determination shall be reported to the city manager who may instruct the building official to issue a demolition permit without delay.*

As was stated above, the applicant has stated that the structure is in a state of disrepair and he believes that it is not a nuisance to the surrounding area. It should be noted that when the City's consultant, Hardy, Heck, Moore, Inc. (HHM), completed the resurvey of the Old Town Rockwall Historic District in November of 2016 (*this survey has not been adopted by the board*), the consultant recommended lowering the historic designation of the property from *High Contributing Property* to a *Medium Contributing Property*. However, during the HPAB's review of HHM's recommendations at the work session held in February 2017, the Board unanimously recommended that the property be amended to a *Low Contributing Property*. Approval of a Certificate of Appropriateness (COA) for the purpose of the demolition of the structure is a discretionary decision for the HPAB.

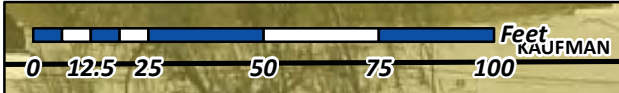
Staff should mention that according to Section 6.2.J.3, *Expiration*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a Certificate of Appropriateness (COA) for the demolition or removal of a structure shall expire after 180 days of the approval date if demolition work has not commenced.


RECOMMENDATIONS:

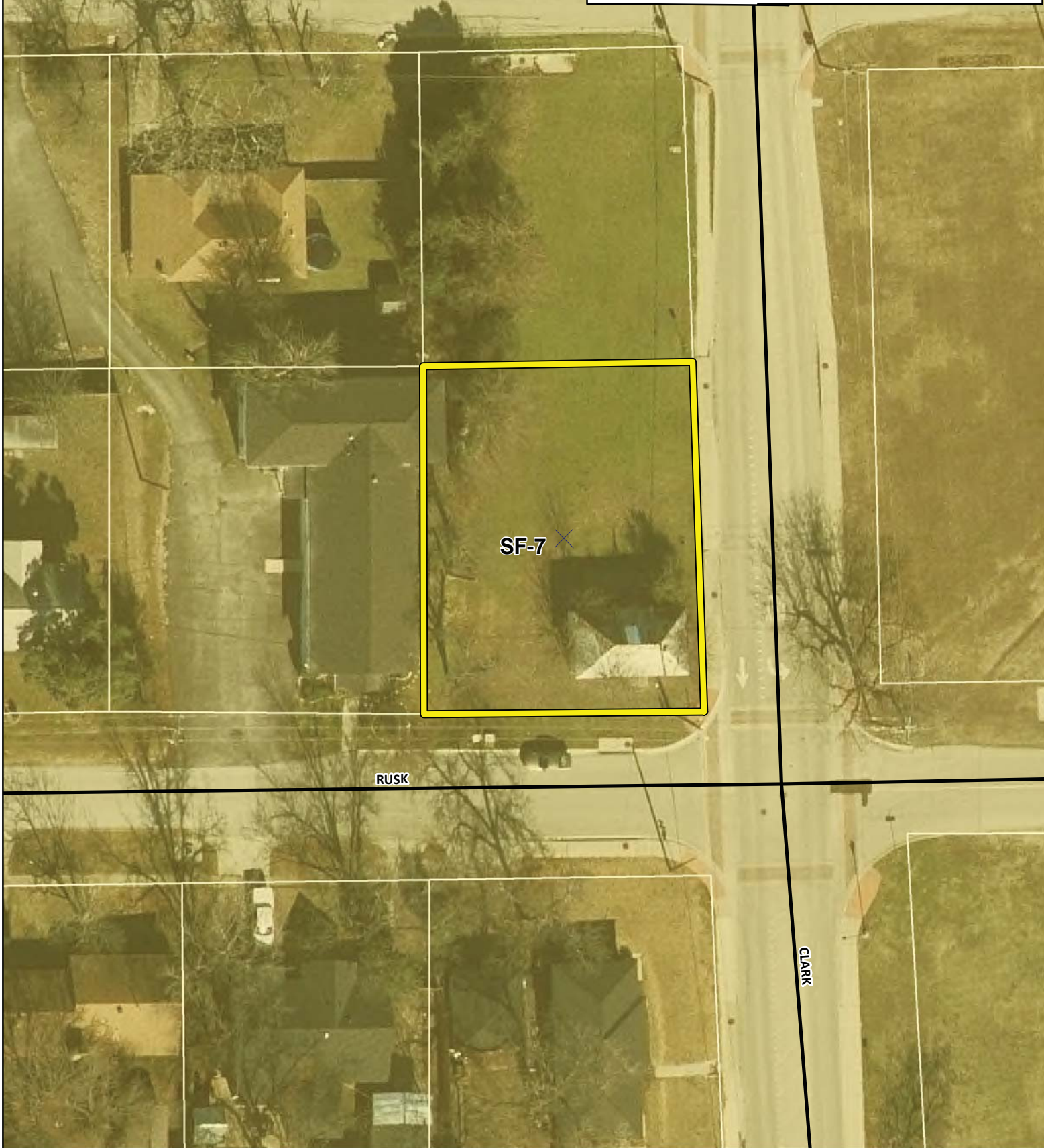
Should the Historic Preservation Advisory Board (HPAB) approve the Certificate of Appropriateness (COA), staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this *Certificate of Appropriateness (COA)* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

- 2) The structure should be secured so that the general public cannot gain access to the interior of the structure until the structure has been demolished or repaired in accordance with the requirements of the Unified Development Code (UDC) and the Municipal Code of Ordinances for the City of Rockwall.
- 3) Submittal and approval of a demolition permit through the Building Inspections Department shall be required.



H2017-004- 611 E. RUSK STREET
DEMOLITION BY NEGLECT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



Robert Proctor

204 Windy Ln.
Rockwall, Texas 75087

March 31, 2017

City of Rockwall Historic Preservation Advisory Board
385 S. Goliad
Rockwall, Texas 75087

RE: Rockwall County Central Appraisal District, Property ID Number: 14467
Property description: GEO 3140-120C-0000-00-0R LEGAL DESCRIPTION BF
BOYDSTON & BALLARD, BLOCK 120C, ACRES 0.5

Dear City of Rockwall Historic Preservation Officer:

I am writing regarding the property referenced above, located in the Rockwall Historic District at the corner of Clark St. and Rusk St. in Rockwall, and identified by the Rockwall Central Appraisal District as Property ID number: 14467.

It has recently come to my attention that the building on the property, which is vacant, needs numerous repairs. After considering the list of required repairs, it is my opinion that these repairs are extensive and that the building has deteriorated to the point that it is not feasible to make the required repairs, but rather, I would like to demolish the building. As such, by this letter, I am requesting a Certificate of Appropriateness and approval by the City of Rockwall Historic Preservation Advisory Board ("the Board") for the demolition of the building located on the property referenced herein.

Please advise me of any procedural requirements regarding this matter, and of any documentation that must be completed and submitted to the Board. Thank you for your attention to this request. Should you have any questions please do not hesitate to contact me at telephone number:

972-772-4045

Best regards,

Robert Proctor

TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

H

County Rockwall
City/Rural _____
Historic Name "OLD WATER HOUSE"
Address NW COR. E. ASK & N. CLARK
Owner ROAN
Legal Desc. 3140-120C-0000-00-0R
Property Type ABANDONED

SITE # _____ USGS Quad # _____
Date: Factual _____ Est. _____ Additions: _____
Architect/Builder _____
Contractor _____
Historic Use YVON ROAN'S - PUMP HOUSE
Present Use VACANT
Subtype _____ Stylistic Influence _____

Integrity of: location design setting materials workmanship association feeling

HISTORY OF PROPERTY

AREAS OF SIGNIFICANCE (Include justification)

BIBLIOGRAPHY (Include oral histories)

Surveyor JSW Date Surveyed 10-19-99
Photo Data: Roll/Frame 1/20 + 19 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

original location
 moved (specify date) _____
5 building faces (N/S/E/W)

STORIES:

1 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

frame
 solid brick (color?) _____
 solid stone (color?) _____
PAINTED - WHITE specify other

PLAN:

L-plan
 modified L-plan
 Center passage plan
2 (specify # of rooms deep)
 2-room plan
 T-plan
 bungalow plan
 shotgun plan
 asymmetrical plan
_____ specify other

FOUNDATION MATERIALS:

pier-and-beam
 stone
 brick
_____ specify other

EXTERIOR WALL SURFACE:

weatherboard siding
 drop siding
 stucco
 stone
 board-and-batten siding

fieldstone veneer
 brick (color?) _____
 wood shingle
 synthetic siding
_____ specify other

PORCHES:

_____ specify # of bays
_____ specify N/E/S/W elev.
 shed roof
 hipped roof
 gable roof
 inset
 turned-wood posts
 square posts
 chamfered wood posts
 brick piers
 box columns
classical columns (specify) _____

taper box supports
 full
 on piers
 fabricated metal
 squared wood balusters
 turned wood balusters
 jig-sawn brackets
 jig-sawn porch frieze
 turned work frieze
_____ specify other

WINDOWS:

wood sash
 aluminum sash
 double-hung

casement
 fixed
 decorative screenwork
(specify light configuration) _____
_____ specify other

DOORS / ENTRIES:

single-door primary entrance
 double-door primary entrance
 2 primary entrances
 with transom
 with sidelights
_____ specify other

GABLE END TREATMENT:

same as wall surface
 stucco
 wood shingle
 wood siding
 decorative bargeboards
 windows
 vents
_____ specify other

ROOF TYPE:

gable
 hipped
 flat/with parapet
 gambrel
 dormers: (specify #)
 gable
 hipped
 shed
_____ specify other

ROOF MATERIALS:

wood shingles
 composition shingles
 tile
 metal (specify) TIN
 box eaves
 exposed rafter ends
 jig-sawn brackets
 stick brackets
_____ specify other

CHIMNEYS:

_____ specify #
_____ interior (placement?)
_____ exterior (placement?)

brick stone
 with corbelled caps
 stucco
_____ specify other

OTHER:

OUTBUILDINGS:

_____ (specify # & type)
 garage barn
 shed
_____ specify other

LANDSCAPE:

sidewalks
 terracing drives
 cistern gardens



NO PARKING

PRIVATE PARKING
NO PARKING
EXCEPT FOR
AUTHORIZED PERSONNEL

PRIVATE PARKING
NO PARKING
EXCEPT FOR
AUTHORIZED PERSONNEL

ROLET

NOV 11 2004



NO
PARKING

PRIVATE
PROPERTY

2012



2012



NO
PARKING



