



Historic Review Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item: 2

Subject

Consider and act upon a recommendation to the City Council regarding a request for demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 407 N Ballard within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Kari and Mike Isom

Applicant: Isom Revocable Trust and Tracy & Robert Lawson

The property owner(s) propose to demolish an existing residential dwelling that has undergone significant additions and modifications from its original construction.

The Engineer's report gives an overview of the condition of the property stating that the home is "not safe for occupancy". The home is a one story, single-family residence. The overall structure is constructed with separate foundations and framing components connected together and could not be moved. Due to obvious structural failures of the building, the report recommends demolition.

According to Collin County Appraisal District records, the house was built in 1960 with a garage added in 2021 and is not of architectural or historical interest.

The house to the north along Ballard was constructed in 1993. The home to the south was constructed in 1868 with a detached garage added in 1955. To the west are townhomes built in 2007. To the east is St. Anthony's Catholic Church.

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.

If approved for demolition, the applicant(s) will submit new plans for HRC review to add a garage and relocate a carport that meets the current design standards of the Downtown Historic District.