



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: H2018-015

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

PROPERTY INFORMATION [PLEASE PRINT]

Address: 202 S. Clark, Rockwall TX. 75087
 Subdivision: Old Town Lot: Block:

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same. Other, Specify: _____

Owner(s) Name	LISA A. RICH	Applicant(s) Name	
Address	202 S. Clark	Address	
Phone	972-854-1483	Phone	
E-Mail	rlrich1@sbcglobal.net	E-Mail	

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: _____

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ _____

PROJECT DESCRIPTION. In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

Add covered porch to N/E corner of house.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature: Applicant's Signature:



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # H2018-015 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 9/20/18 PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 09/20/2018

APPLICANT: Lisa Rich

AGENDA ITEM: H2018-016; Building Permit Fee Waiver/Reduction for 202 S. Clark

SUMMARY:

Hold a public hearing to discuss and consider a request by Lisa Rich for a Building Permit Fee Waiver/Reduction for modifications to a Non-Contributing Property being a 0.2070-acre parcel of land located in the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO) District, identified as Lot 1, Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 202 S. Clark Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of Building Permit Fee Waiver/Reduction in conjunction with a Certificate of Appropriateness (COA) [Case No. H2018-015] for the purpose of expanding the front porch on an existing single-family home. According to the 2017 Historic Resources Survey of Rockwall, the home was constructed in 1950 and is considered to be a Bungalow with Craftsman stylistic influences. The home is located on a *Non-Contributing Property*, situated within the Old Town Rockwall (OTR) District and the Historic Overlay (HO) District, and is addressed as 202 S. Clark Street. Currently, the home has a small front porch and the applicant is proposing to increase the size of the front porch by ~110 SF to extend it to the end of the home. According to the applicant, the materials and design will match the existing porch.

In March 2019, the City Council approved *Resolution No. 16-08*, establishing the *Building Permit Waiver and Reduction Program* as an incentive for residential and commercial properties developing and/or redeveloping within eligible historic districts within the City of Rockwall. For *Non-Contributing Properties* to be eligible for the *Building Permit Fee Waiver and Reduction Program*, the property must be a rehabilitation or restoration project involving a minimum of \$5,000 for substantial exterior improvements. Based on the applicant's scope of work and the estimated valuation of approximately \$8,000, the permit fees would be approximately \$166.15. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant would be eligible for a 50% reduction of building permit fees, which would equate to approximately \$83.00.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the non-contributing status of the subject property, the applicant is eligible for a 50% building permit reduction, however, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the HPAB choose to approve the request, staff would offer the following condition of approval:

- Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, 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.

0 12.5 25 50 75 100 Feet

H2018-016 - 202 S. CLARK STREET
HISTORICAL - LOCATION MAP = 



City of Rockwall

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

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Lisa A. Rich -
202 S. Clark
Rockwall, TX. 75087
972-854-1483

I am adding a small front patio
to the existing front patio on the N/E
corner of the house.

Using the same materials as the existing
house. Size: 10x11 w/ a
covered patio.

L.A.R.

Google Maps 202 S Clark St



Google

Image capture: Dec 2016 © 2018 Google

Rockwall, Texas



Street View - Dec 2016

Small front patio
 roofed - to existing
 (10x11) house.