



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2021-008 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 12/16/21 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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 _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 309 Star St.

SUBDIVISION Eppstein Addition

LOT See Letter BLOCK B

Part 3, 4, 5, 6, 11; All of 12, 13, 14, 15, 16

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 Karen Roggenkamp

APPLICANT(S) NAME _____

ADDRESS 309 Star St.
Rockwall, TX 75087

ADDRESS _____

PHONE 612-501-6532

PHONE _____

E-MAIL karenroggenkamp@hotmail.com

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): \$ 12,000

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.

Replace existing fence. Please see attached letter.

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 [Signature]

APPLICANT'S SIGNATURE [Signature]

309 Star St.
Rockwall, TX 75087

Historical Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad St.
Rockwall, TX 75087

12 November 2021

Dear Board Members:

I am the owner of 309 Star St., a 1955 midcentury modern house listed as a medium contributing property in the Old Town Rockwall district (legally described as a part of Lots 3, 4, 5, 6, and 11 and all of lots 12, 13, 14, 15, and 16 in Block B of Eppstein Addition). I am writing to request approval to remove a dilapidated stockade fence located on the northwest side of the property and replace it with a more period-appropriate horizontal board privacy fence, along with a wide gate that will open onto the driveway/garage area.

The current fence, which was on the property when I purchased it in May 2013, is neither stable nor an aesthetically good choice for a midcentury modern property. The fence runs 120 feet along much of the northwest side of the property, from the northeast corner of the garage to a stopping point approximately 6 feet from the northern boundary of the property. It is set very far back from Star St., and as such it cuts off a significant portion of the property from the back yard, making it under-utilized land in terms of our needs. Additionally, its placement and configuration do not allow for larger items, like a riding lawn mower, to pass through the single narrow gate into the back yard (see Figures 1-3).



Figure 1

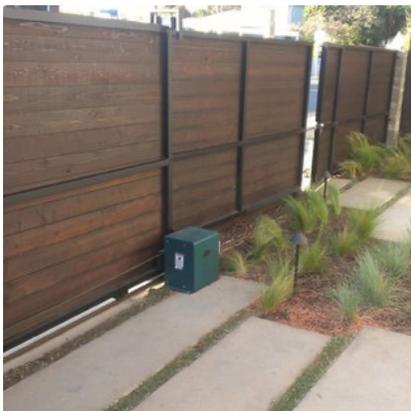
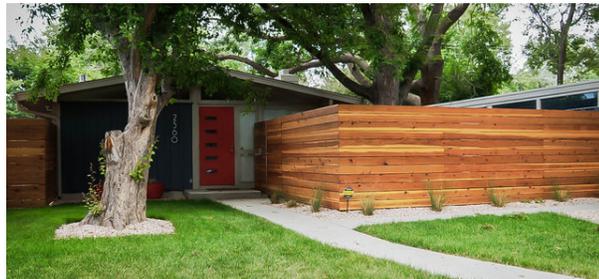


Figure 2



Figure 3

I am requesting a permit to replace the stockade fence with a 100'-long privacy fence made of horizontal boards and steel posts, which is more stylistically appropriate for the architectural lines and aesthetic of a midcentury modern house (see Figures 4-10 below for examples).





Figures 4-10. Examples of horizontal board fence design for midcentury modern properties.

The fence will include a solar-powered 25' driveway gate, which will begin at the end of a curved brick privacy wall that runs beside the driveway (it will not alter the brick wall or change its look). This gate will provide additional security to our garage and the back portions of our property. It will also enable us to move oversized lawn equipment into the back portions of our property and assist in larger-scale landscaping projects, like adding and removing trees—things that cannot easily be done with our current fence/gate configuration. Additionally, we will be able to make better use of our property by moving the fence line several yards forward to run in a straight line from the driveway gate, enclosing more of under-used land into our back yard. The image below shows both the position of the current fence (marked in bold black, upper right-hand portion of image) and the proposed position of the new fence (drawn in dashes) (see Figure 11). The fence will stand approximately 20' from Star St. and the western boundary of the property.

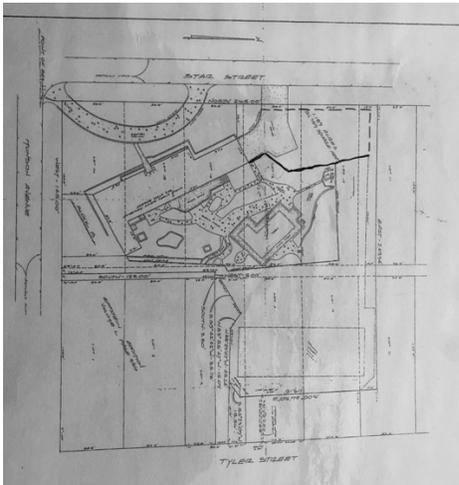


Figure 11. Existing fence indicated by bold black line, upper right; new fence line drawn in dashed line, upper right.

I have hired a contractor to build this fence, and the company uses pre-stained wood in a medium brown color. The photo below is an example of the back side of one of their gates, though the one pictured uses vertical boards instead of horizontal (see Figure 12).



Figure 12

Please note: because this project involves replacing an already-existing fence and does not require alteration to the house itself, neither I nor the fencing contractor understood that we needed to first gain approval from the preservation board before proceeding. The contractor had already set the posts for the new fence when we realized our mistake, and we immediately stopped construction. These photos show the posts already set for the new fence, with the old fence in the background (see Figures 13-14). As you can see, one additional reason we wish to place the fence in this location is because the slope of the ground is much less severe and will allow us to use the horizontal board configuration, unlike the ground where the old fence is currently located, which has a much sharper slope.



Figures 13 and 14

We are excited about how this new fence will enhance the historic character of the property and provide a more appropriate enclosure for a MCM home. We have been working toward restoring this architectural gem for the past 8 years, and the fence project will provide a significant step forward in the external part of that ongoing work. Maintaining the integrity of Old Town Rockwall is extremely important to me as the owner of a contributing property, and I thank you for your service to that shared mission. Please do not hesitate to contact me if you have any additional questions or require clarification.

Sincerely,

Karen Roggenkamp

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X [Signature]
 X [Signature]

FIELD NOTES

Being a part of Lots 8, 9, 10, and 11, and all of Lots 12, 13, 14, 15, and 16 in Block 3, of EPPSTEIN ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume 1, Page 386, of the Best Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" Iron rod found for the southwest corner of Lot 14, Block 3 of said EPPSTEIN ADDITION, and the northeast intersection of Star Street and Museum Avenue;

THENCE along the easterly line of said Star Street North a distance of 241.00 feet to a 1/2" Iron rod set, said Iron rod being North 15.00 feet from the northwest corner of Lot 12, Block 3 of said EPPSTEIN ADDITION;

THENCE departing the easterly line of said Star Street East a distance of 349.34 feet to a 1/2" Iron rod set;

THENCE South 00 degrees 44 minutes 35 seconds East a distance of 118.14 feet to a steel post in concrete;

THENCE South 14 degrees 27 minutes 49 seconds West a distance of 15.34 feet to a steel post in concrete;

THENCE South 44 degrees 27 minutes 07 seconds West a distance of 41.34 feet to a 1/4" Iron rod found;

THENCE North 22 degrees 37 minutes 47 seconds West a distance of 15.09 feet to a 1/4" Iron rod found;

THENCE South 18 degrees 41 minutes 42 seconds West a distance of 25.78 feet to a 1/4" Iron rod found;

THENCE South a distance of 3.80 feet to a 1/4" Iron rod found;

THENCE West a distance of 5.00 feet to a 1/4" Iron rod found;

THENCE South a distance of 125.00 feet to a 1/2" Iron rod found in the northerly line of said Museum Avenue;

THENCE along the northerly line of said Museum Avenue West a distance of 345.00 feet to the POINT OF BEGINNING and containing 1.123 acres or 31,743 square feet of land more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey is a true representation of facts found on the ground under my direct supervision on July 1, 1932

[Signature]

Michael E. Glover
 S. T. L. 2, 473



THIS PROPERTY APPEARS TO LIE WITHIN ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 40127-03557. DATE: JUNE 15, 1932

ACCEPTED AND APPROVED BY [Signature]

DATE 7-1-32

SCALE 1" = 20'

DRAWN BY J. M. R.

CHECK BY M. E. G.

SHEET 4

BEING PART OF LOTS 8, 9, 10, 11, 12 AND ALL OF LOTS 12, 13, 14, 15, 16, OF BLOCK 3, OF EPPSTEIN ADDITION, VOLUME 1, PAGE 386.

BOUNDARY SURVEY OF A 1.123 ACRE TRACT CITY OF ROCKWALL

SURVIVE SURVEYING COMPANY 3333 Breckbldg.



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: December 16, 2021
APPLICANT: Karen Roggenkamp
CASE NUMBER: H2021-008; *Certificate of Appropriateness (COA) for 309 Star Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 309 Star Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the city prior to 1911 based on the April 1911 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~3,713 SF single-family home that was constructed in 1955. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The property is a one (1) story home constructed in a ranch style. The Rockwall Central Appraisal District (RCAD) indicates that a tennis/basketball court is also located on the property. This is a *Non-Contributing* secondary structure. As a note, the 1911 and 1934 Sanborn Map(s) indicate a primary and secondary structure that do not meet the existing building footprint. This indicates that these previous structures were demolished at some point prior to construction of the current single-family home.

On November 8, 2021, the property owner submitted a fence permit (*Permit No. RES2021-6279*) to allow the construction of a fence on the subject property; however, construction of the fence had already commenced prior to this submission. According to the applicant's letter, the applicant and his contractor were unaware they needed to get a permit "...because this project involves replacing an already existing fence and does not require alteration to the house itself..." Staff should point out that there was an existing six (6) foot wood fence that was removed from the property. This fence extended from the front corner of the existing single-family home -- *parallel to the front property line* --, to the northern property line along the front yard building setback. Staff should note, that this was a permitted fence configuration; however, the applicant has moved the fence into the front yard building setback. This means that in addition to seeking a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB), the applicant will also need to seek a variance from the Planning and Zoning Commission.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence/front yard fence on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 309 Star Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 305 Star Street, which is a 0.203-acre parcel of land with a ~1,444 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1996 and is designated as a *Non-Contributing Property*. Beyond this is 301 Star Street, which is a 0.249-acre parcel of land with a ~1,325 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home

was constructed in 1995 and is designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is 402 Star Street, which is a 0.321-acre parcel of land with a ~3,851 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1885 and is designated as a *High Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 407 Munson Street and 409 Munson Street. 407 Munson Street is a 0.152-acre parcel of land with a ~1,040 SF single-family home built in 1930 situated on it. 409 Munson Street is a 0.185-acre parcel of land with a ~1,566 SF single-family home built in 1970 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 501 Munson Street, which is a 0.313-acre parcel of land with a ~1,816 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1901 and is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 307 Munson Street and 306 Star Street. 307 Munson Street is a 0.482-acre parcel of land with a ~3,163 SF single-family home built in 1980 situated on it. 306 Star Street is a 0.480-acre parcel of land with a ~3,451 SF single-family home built in 1985 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 317 Fannin Street, which is a 0.273-acre parcel of land with a ~1,702 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1940 and is designated as a *Low Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to finish constructing a wood fence that will stand six (6) feet in height and incorporate horizontal board design. This fence will be located along the western property line adjacent to Star Street and extend from the end of the existing brick fence that runs along the driveway to the norther property line. At this point the fence will turn east and run to a point along the property line even with the eastern corner of the garage. Additionally, the proposed fence will incorporate an electrical gate at the driveway. The fence will be visible from Star Street and the adjacent properties to the north and west.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the proposed fence is being built using a horizontal board design, which is stylistic of midcentury modern homes. Staff should note that the fence will only be visible along Star Street and will be situated within the front yard building setback of the property. As previously stated the fence is intended to replace an existing six (6) foot wood fence that was located at the front yard building setback and which has been removed from the property.

According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line..." In this case, the applicant is proposing a front yard fence which would require approval from the Planning and Zoning Commission. Staff would like to note that due to the unusual orientation of the home and the existing driveway on the subject property, a fence that is in line with the front build line of the home makes it difficult for the proposed fence to properly cross the driveway. Additionally, the existing brick wall that extends from the front build line would require the fence to begin where the corner of the garage and wall meet. This would result in a fence line that potentially would take away from the midcentury

modern aesthetic of the existing property. Further, the sloped grade where the existing fence sits would make it difficult for a fence with horizontal boards in the midcentury modern style to be placed. Additionally, the property adjacent to the north of the subject property sits below grade, this results in the adjacent property already being partially screened from the view from Star street. As noted in the *Adjacent Land Uses and Access* section of this case memo, this property (*i.e. the property north of the subject property*) is a *Non-Contributing* property that was constructed in 1996.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...". While the applicant's proposed scope of work does not meet the existing UDC guidelines for placement of a front yard fence in a residential district, the proposed project does not appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) The applicant will need to submit and be approved for an exception to allow a front yard fence.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

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RECEIVED BY: _____

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CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Karen Roggenkamp

APPLICANT(S) NAME _____

ADDRESS 309 Star St.
Rockwall, TX 75087

ADDRESS _____

PHONE 612-501-6532

PHONE _____

E-MAIL karenroggenkamp@hotmail.com

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
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Replace existing fence. Please see attached letter.

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OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]

Petition for Certificate of Appropriateness
309 Star St.
Rockwall, TX 75087
Karen Roggenkamp, Owner
15 November 2021

Overview

309 Star St. is a 3800+ square foot midcentury modern house listed as a Medium Contributing property in the Old Town Rockwall district which sits on 1.18 acres of land, legally described portions of Lots 3, 4, 5, 6, and 11 and all of lots 12, 13, 14, 15, and 16 in Block B of Eppstein Addition. The house was built by then-Judge Ralph Hall in 1955, and the family lived there for twenty years (see Figure 1).



Figure 1. 309 Star St.

This petition requests a Certificate of Appropriateness to replace a failing stockade fence located on the northwest side of the property with a more period-appropriate horizontal board privacy fence, along with a gate that will open onto the driveway/garage area. The new fence will merge more of the property into the back yard, provide increased security to the garage and back yard, and screen an unattractive parking area from street view. As detailed below, due to the unique qualities of the property, this project may require a variance to the city ordinance regarding the build line for fence placement.

Unique Property Features

309 Star St. is located one block east of City Hall. The property is unusual because of the amount of land it includes for a home within city limits, but also because of its orientation. Unlike the normal orientation of Rockwall houses, which are built directly parallel to a street, this house sits at a pronounced angle at the corner of Fannin and Munson streets. The garage is on the side of the house, angling toward Star St., and a sizeable outdoor parking area is adjacent to the garage. Most of the driveway and the parking area are not visible from the front yard of the house because they are hidden behind a curved brick wall (seen at far left in Figure 1; closer views in Figures 2-4)



Figure 2. Curved wall and beginning portion of driveway as seen from front yard (Star St. on left). Exterior parking area and majority of driveway are blocked by wall.



Figure 3-4. Curved wall from beginning portion of driveway and from parking area.

Current Fence

The current stockade fence is neither stable nor an aesthetically sound choice for a midcentury modern property. It runs 120 feet from the northeast corner of the garage to a stopping point approximately 6 feet from the northern boundary of the property (see Figure 5). On the survey below, the bold line indicates property perimeter; the red line indicates the curved wall beside driveway/parking area; and the blue line indicates the location of the fence that needs replacing. The beginning of the brick wall stands at a point that is in line with the front portion of the house, as seen in Figure 3, but the garage is recessed a several feet back from this point. The old fence is set far back from Star St., and as such it does not enclose a significant portion of what could be part of the back yard of this angled property, rendering it under-utilized. Additionally, the fence's placement and configuration do not allow for larger items, such as a riding lawn mower or other sizable landscaping equipment, to pass through the narrow gate (see Figure 6).

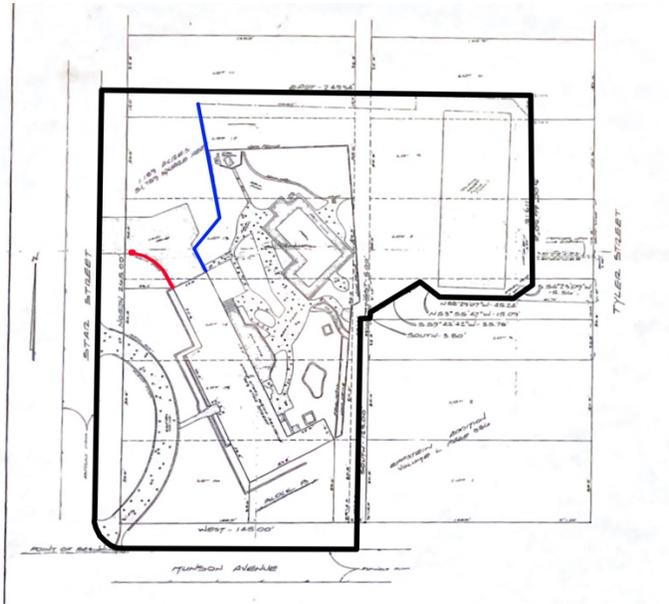


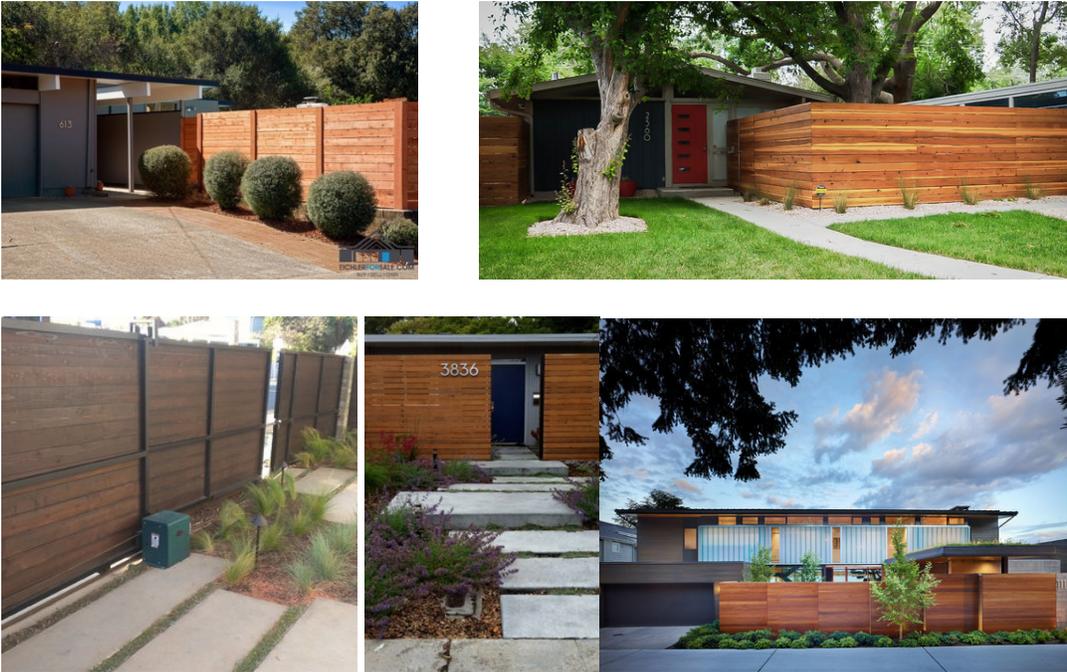
Figure 5. Survey of property. Bold line indicates property perimeter; red line indicates curved wall beside driveway/parking area; blue line indicates current stockade fence. The brick wall begins at a point that is on the same build line of the front portion of the house. Garage is recessed several feet back from main portion of the house.



Figure 6. Current narrow gate.

Design of New Fence

This project will replace the stockade fence with a 100’-long privacy fence made of horizontal boards and steel posts, which is more stylistically appropriate for the architectural lines and aesthetic of a midcentury modern house, as seen in the examples below (see Figures 7-11 below for examples).



Figures 7-11. Examples of horizontal board fence design for midcentury modern properties.

The proposed fence will include a solar-powered driveway gate, which would begin at the end of the curved brick privacy wall that runs beside the driveway. The gate will not affect the construction or integrity of the wall. This gate will provide additional security to the garage and the back yard of the property. It will also enable back yard access for oversized lawn equipment and assist in larger-scale landscaping projects which are not possible under the current fence/gate configuration. A contractor has already been hired to build this fence, and the company uses pre-stained wood in a medium brown color with secured metal posts, in keeping with current city code.

Note: because this project involves replacing an already-existing fence and does not require alteration to the house itself, neither I nor the fencing contractor understood that we needed to gain approval from the historic preservation board before construction began. The contractor had already set the posts for the new fence when we recognized our mistake, and we immediately stopped construction pending approval (see Figures 12 and 13) The photographs below show the posts that were set for the new fence, with the old fence in the background. (The northern edge of the property is the retaining wall on the left side of Figure 13.)



Figures 12 and 13. Desired placement of new fence.

Justification of Variance

The proposed new fence will run parallel to Star St. on a build line that begins at the western-most start point of the curved brick wall. The new fence may require a variance depending on whether the build line is taken from the brick wall, which is an integral part of the architecture, or from northwestern-most corner of the garage, which is approximately six feet further east.

Understandably, planning and zoning boards are typically reluctant to grant variances for fear that such action will set precedent. However, a variance is appropriate and justifiable in this case for several reasons.

- First, 309 Star St. is a unique Old Town Rockwall property sitting on an extremely atypical lot, and the skewed orientation of the house in relation to the street presents an unusual set of circumstances and challenges. The angled alignment of the house is a notable feature of the property, but as a result, current city ordinances do not easily apply. As such, a code variance in this situation is worthy of consideration, and it should not set precedent given that other properties do not feature the same characteristics.
- Second, the garage area of the house includes a large, oddly-shaped parking area extending away from the garage. Provided the new fence and gate can begin at build line extending from the curved wall, they will screen this visually unappealing area from the street, which currently detracts from the aesthetic of the house.
- Third, the only feasible location for the new gate and fence follows a build line defined by the brick wall, which is at the narrowest portion of the driveway and is, again, an integral part of the house. In contrast, if the build line for the fence begins at the northwest corner of the garage, it will not be possible to screen the parking area and provide additional security because a gate and fence cannot be constructed along that line. A fence/gate that follows that line would bisect the concrete parking area and make entrance into the garage difficult, rendering both useless (see Figure 14—the proposed new fence that follows the build line extending from the curved wall is marked in green, while the build line defined by the corner of the garage and that bisects the parking area is marked in orange).

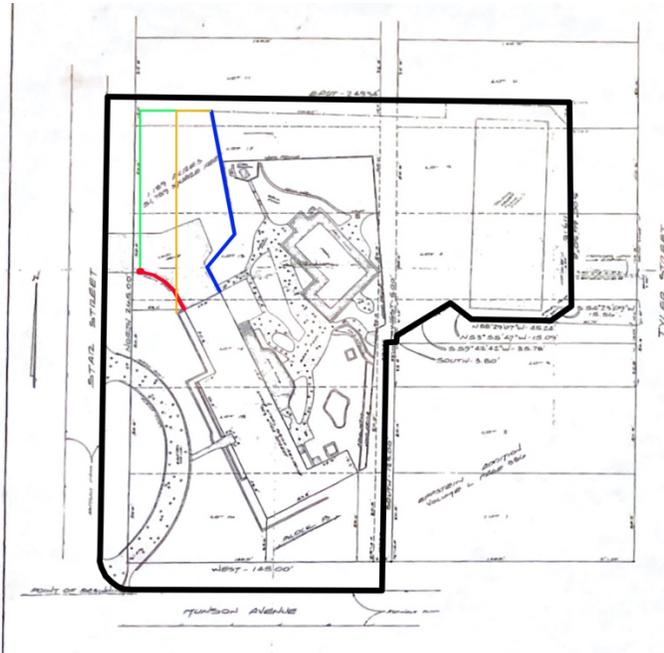


Figure 14. Proposed new fence line extending from the build line of the curved brick wall indicated by green line; fence line that extends from northwest corner of house indicated by orange line, cutting directly through driveway and parking area.

- Fourth, in order to construct a horizontal-board fence, the land must not have a sharp slope. The build line extending from the end of the wall has a much less severe slope than other parts of this area, and as a result, a horizontal fence is possible here, as seen in Figure 13.
- Fifth, the request for a variance must address potential arguments that the proposed fence qualifies as a “front yard fence.” Because of the angled placement of the house, this fence does not serve as a “front-yard fence”—the true front yard of 309 Star St. is some distance from this area of the property, and the driveway/parking area is not even readily visible from the front yard because of the brick wall (see Figures 1 and 2, above). As such, this fence will function to enclose an additional portion of the property into the *back yard* space.

In short, this project may require a variance that will only apply to a single Old Town Rockwall property and that is justifiable for this unusual situation.

Closing Remarks

I am excited about how the fence and gate will enhance the historic character of the property and provide a more appropriate enclosure for the back yard of this midcentury modern home. I have been working toward restoring this architectural gem for the past eight years, and the fence project will provide a significant step forward in that ongoing work. Maintaining the integrity of Old Town Rockwall is extremely important to me as the owner and steward of a contributing property, and I thank you for your service to that shared mission.

Sincerely,

Karen Roggenkamp

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X [Signature]
 X [Signature]

FIELD NOTES

Being a part of Lots 8, 9, 10, and 11, and all of Lots 12, 13, 14, 15, and 16 in Block 3, of EPPSTEIN ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume 1, Page 386, of the Best Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" Iron rod found for the southwest corner of Lot 14, Block 3 of said EPPSTEIN ADDITION, and the northeast intersection of Star Street and Museum Avenue;

THENCE along the easterly line of said Star Street North a distance of 241.00 feet to a 1/2" Iron rod set, said Iron rod being North 15.00 feet from the northwest corner of Lot 12, Block 3 of said EPPSTEIN ADDITION;

THENCE departing the easterly line of said Star Street East a distance of 349.34 feet to a 1/2" Iron rod set;

THENCE South 00 degrees 44 minutes 35 seconds East a distance of 118.14 feet to a steel post in concrete;

THENCE South 14 degrees 27 minutes 49 seconds West a distance of 15.34 feet to a steel post in concrete;

THENCE South 44 degrees 27 minutes 07 seconds West a distance of 41.34 feet to a 1/4" Iron rod found;

THENCE North 22 degrees 37 minutes 47 seconds West a distance of 15.09 feet to a 1/4" Iron rod found;

THENCE South 18 degrees 41 minutes 42 seconds West a distance of 25.78 feet to a 1/4" Iron rod found;

THENCE South a distance of 3.80 feet to a 1/4" Iron rod found;

THENCE West a distance of 5.00 feet to a 1/4" Iron rod found;

THENCE South a distance of 125.00 feet to a 1/2" Iron rod found in the northerly line of said Museum Avenue;

THENCE along the northerly line of said Museum Avenue West a distance of 345.00 feet to the POINT OF BEGINNING and containing 1.123 acres or 31,743 square feet of land more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey is a true representation of facts found on the ground under my direct supervision on July 1, 1932

[Signature]

Michael E. Glover
 S. T. L. 2, 473



THIS PROPERTY APPEARS TO LIE WITHIN ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY FIRM, NO. 420127-02557. DATE: JUNE 15, 1932

ACCEPTED AND APPROVED BY [Signature]

DATE: 7-1-32

SCALE: 1" = 20'

DRAWN BY: J. M. R.

CHECK BY: M. E. G.

SHEET 4

BEING PART OF LOTS 8, 9, 10, 11, 12 AND ALL OF LOTS 12, 13, 14, 15, 16, OF BLOCK 3, OF EPPSTEIN ADDITION, VOLUME 1, PAGE 386.

BOUNDARY SURVEY OF A 1.123 ACRE TRACT CITY OF ROCKWALL

SURVIVE SURVEYING COMPANY 3333 Breckbryn



DATE: December 20, 2021

TO: Karen Roggenkamp
309 Star St.
Rockwall, Texas, 75087

FROM: Andrew Reyna
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2021-008; Certificate of Appropriateness (COA) for 309 Star Street

Karen Roggenkamp:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Historic Preservation Advisory Board (HPAB) on 11/16/2021. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant will need to submit and be approved for an exception to allow a front yard fence.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

Historic Preservation Advisory Board

On December 16, 2021, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 5-0, with Commissioner(s) McClintock and Bowlin absent.

Please note that approval of the Planning and Zoning Commission will be required before construction of the fence can resume. Your case will go before the Planning and Zoning Commission on 12/28/2021. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

Andrew Reyna
Planner