

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

**AGENDA DATE:** 03/21/2013

**APPLICANT:** Mathew Nugent

**AGENDA ITEM:** H2013-002; Exterior Alteration - COA

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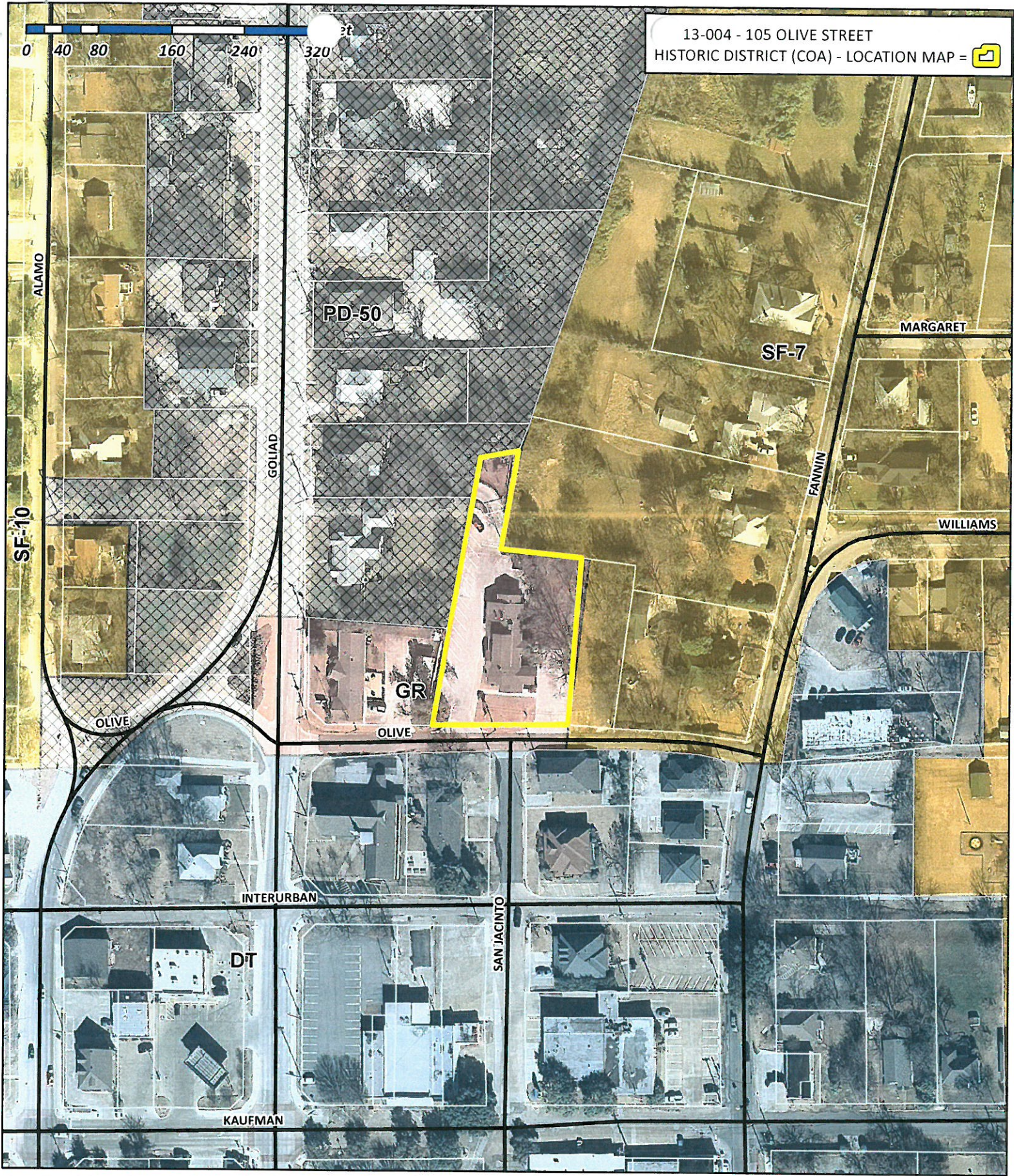
**SUMMARY:**

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Mathew Nugent to permit the construction of an addition to a *High Contributing Property* situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned General Retail (GR) District. The subject property is located at 105 Olive Street and is further identified as Lot 1, Block 1 of the Bin 303 Restaurant Addition, City of Rockwall, Rockwall County, Texas.

**DISCUSSION:**

The subject property is located at 105 Olive Street, and is recognized as a *High Contributing Property*. The primary structure on the property was constructed in 1932 utilizing the "Flying Bungalow" style of residential architecture that was popular through the 1920's and 1930's in California. In 2006, the Historic Preservation Advisory Board (HPAB) and City Council approved a zoning change [*Case No. Z2006-016*] for the property from a Single Family 7 (SF-7) District to a General Retail (GR) District for the purpose of establishing a restaurant. Additionally, the applicant Mathew Nugent received a Certificate of Appropriateness (COA) [*Case No. H2008-002*] to remodel the property in 2008. As part of this remodel the applicant provided a parking lot, which connects to the property directly northwest of the subject property through a mutual access easement. Since the approval of this remodel the applicant has owned and operated a restaurant, Bin 303, on the subject property.

The applicant is requesting an additional COA to construct a 11' 4" by 12' (or approximately 136 square foot) addition attached to the northeastern exposure of the subject property, which is located at the rear of the primary structure. The purpose of the addition is to provide a walk-in cooler that will be utilized in the operation of the restaurant. According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), a COA is required for all "(a)lterations to the façade, including additions and removals that will be visible from a public street." The applicant has stated that the addition will be integrated into the primary structure and finished with materials that match the existing structure.



13-004 - 105 OLIVE STREET  
 HISTORIC DISTRICT (COA) - LOCATION MAP =

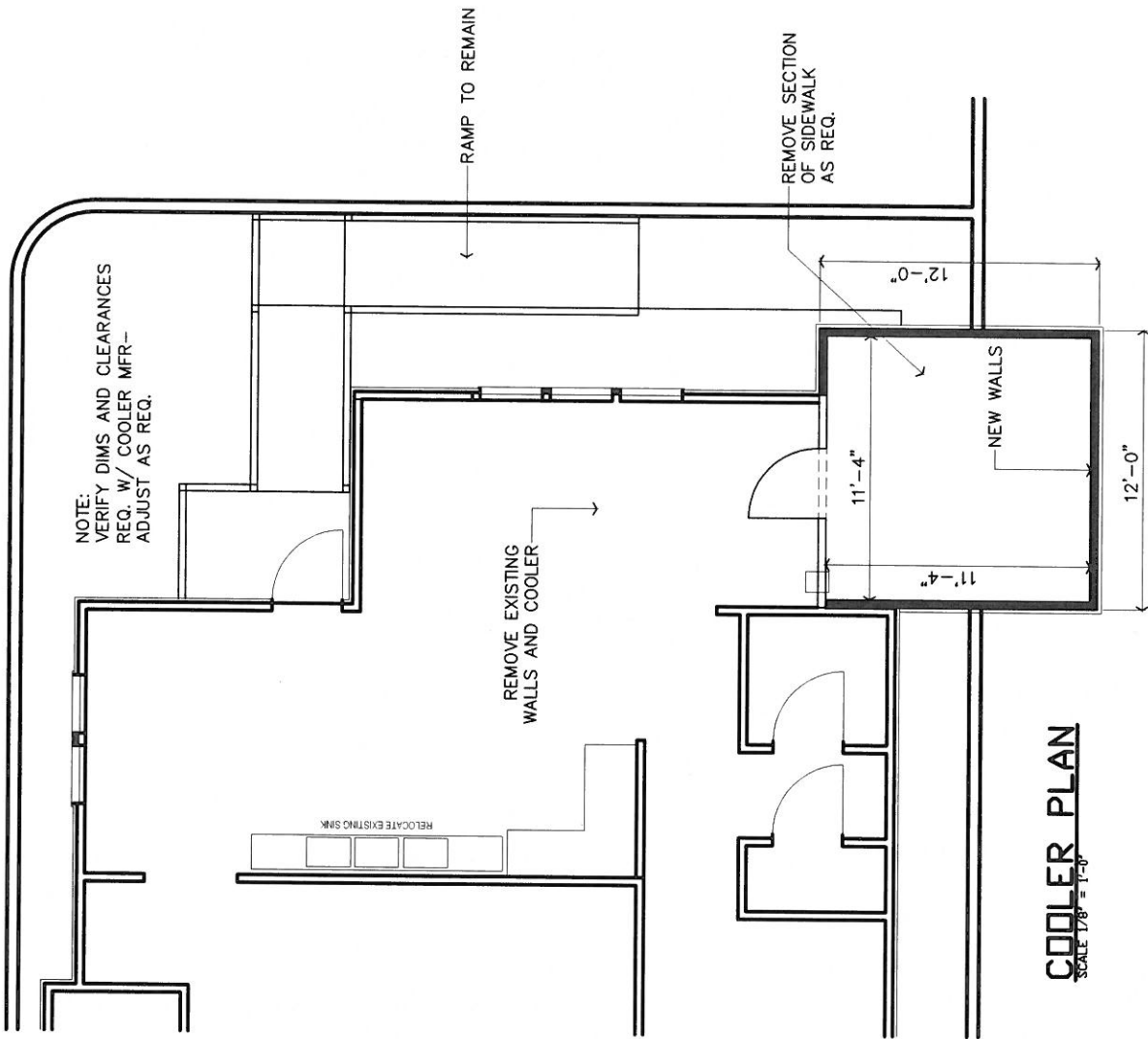


# City of Rockwall

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**COOLER PLAN**  
SCALE 1/8" = 1'-0"