

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 05/15/2014

APPLICANT: Steve Jackson

AGENDA ITEM: H2014-002; Exterior Alteration - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Steve Jackson to permit the modifications to the existing entryway and to enclose the existing patio area for 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, and 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. The property was rezoned from a Single-Family use to a General Retail use in 2006 and has operated as the Bin 303 restaurant since the restoration of the property.

The applicant is requesting a COA for the purpose of modifying the structure by extending the existing covered porch and waiting space on the front of the establishment and enclosing the existing east facing patio with an air conditioned, glazed fenestration appearance, and using brick columns that match the existing structure. This covered area will replace the existing shed and patio roof with a gabled roof providing an additional articulated element. In order to enhance the ADA accessible ramp, the applicant will relocate the handicap parking spaces to the main (west) parking area and will provide a new ADA ramp accessing the front covered porch area.


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 proposed changes are to be completed without impacting the overall historical aesthetics or the integrity of the property.

RECOMMENDATIONS:

Based on the plans submitted, the proposed changes do not appear to impair the historical integrity of the property, and due to the applicants intent to maintain the historical aspects of the structure, staff supports the applicants request for the COA pending conformance with the following conditions of approval:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 2) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 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 25 50 100 150 200 Feet

H2014-002 - 105 OLIVE STREET
HISTORIC DISTRICT (COA) - LOCATION MAP = 

PD-50

SF-7

GR

DT

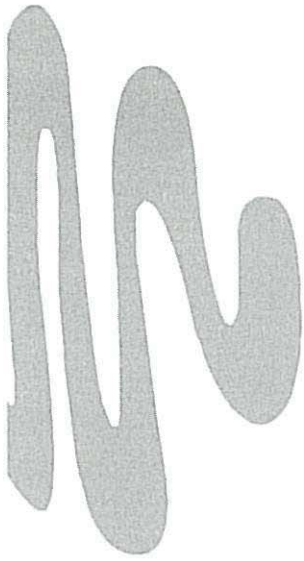


City of Rockwall

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

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residential

commercial

additions

remodels

renovations

kitchen & bath

outdoor living

accessibility

COA Application (continued)

Description of Proposed Scope of Work:

The mission of this proposed project is to make better use of the existing space at both the entry and waiting area of the existing restaurant with low impact on the original structure. The proposed plan is to offer greater comfort and a relaxed atmosphere for its loyal patrons during extended wait times prior to dining.

The schematic design plan calls for modifying the existing structure without impacting the overall historical aesthetics of the original structure. We propose to reconfigure and extend the existing entry / wait space, and provide loyal patrons additional wait space. This will offer greater comfort during extended wait times prior to being sat for dining. By relocating the main entry door towards the front street facing exterior wall, it will increase the front wait area, and reduce the existing congestion currently created at the bar area, immediately as one steps thru the current front door location.

Additionally, plans call for enclosing the existing patio with glazed fenestration and providing a conditioned space when needed to offer patrons a greater level of comfort during potential inclement weather. By removing the existing shed patio roof cover, that roof would be replaced with a gable roof that better matches existing roof structures.

The proposed changes also correct the handicap accessibility access to the facility. Currently the only accessibility to the main entrance leads from the current accessibility parking area, thru the patio area, and to an ADA ramp that leads to the raised porch area at the front door. The proposed plans call for relocating the ADA parking to the main parking lot, then cutting in a curb ramp at the sidewalk, then installing an ADA ramp alongside the front porch. The existing ADA ramp would then be enclosed in the wait area, and would serve patrons at the interior of the space.

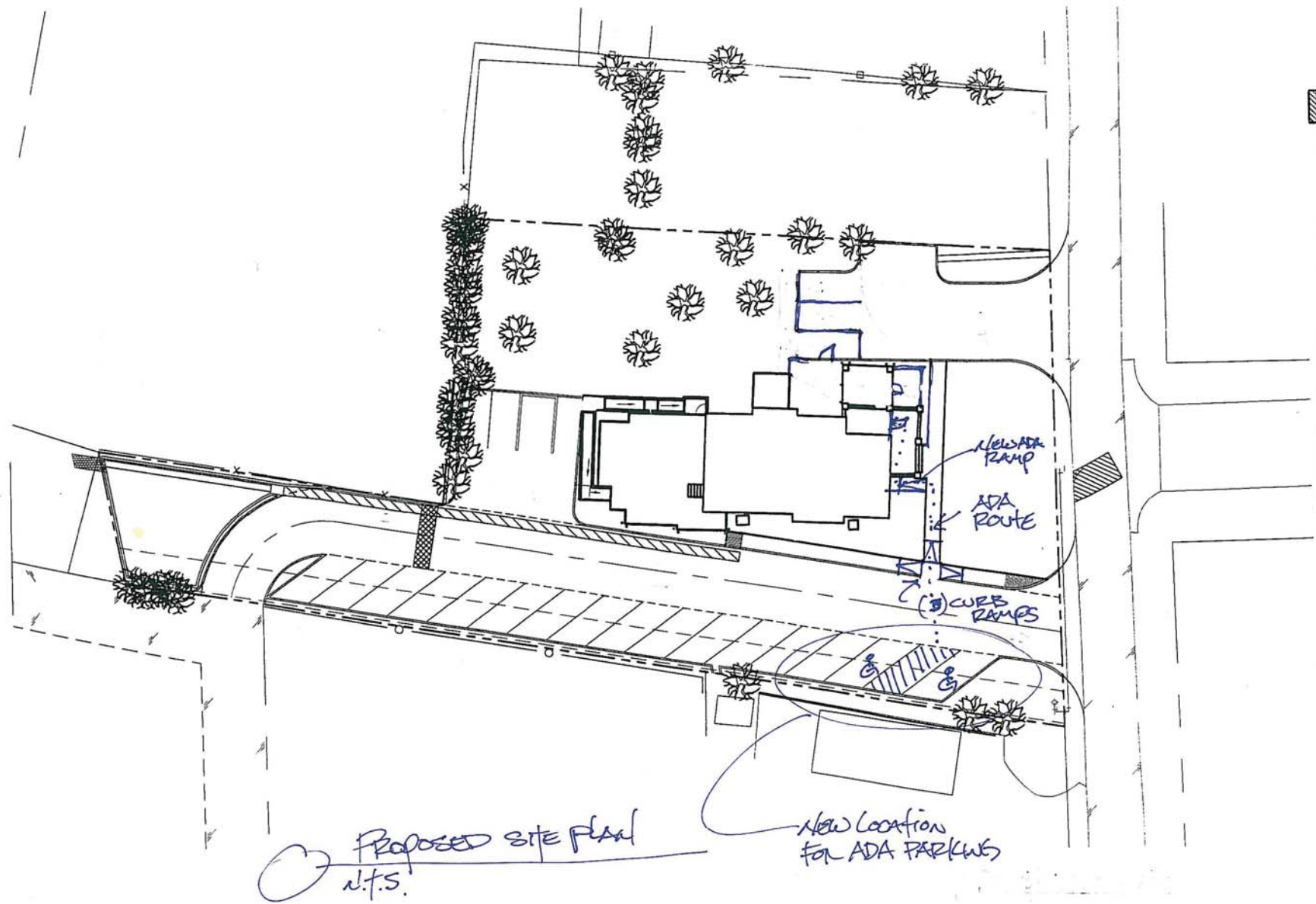
P.O. Box 550129

Dallas, TX 75355

t: 972.524.5100

f: 972.524.5102

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Proposed site plan
n.f.s.



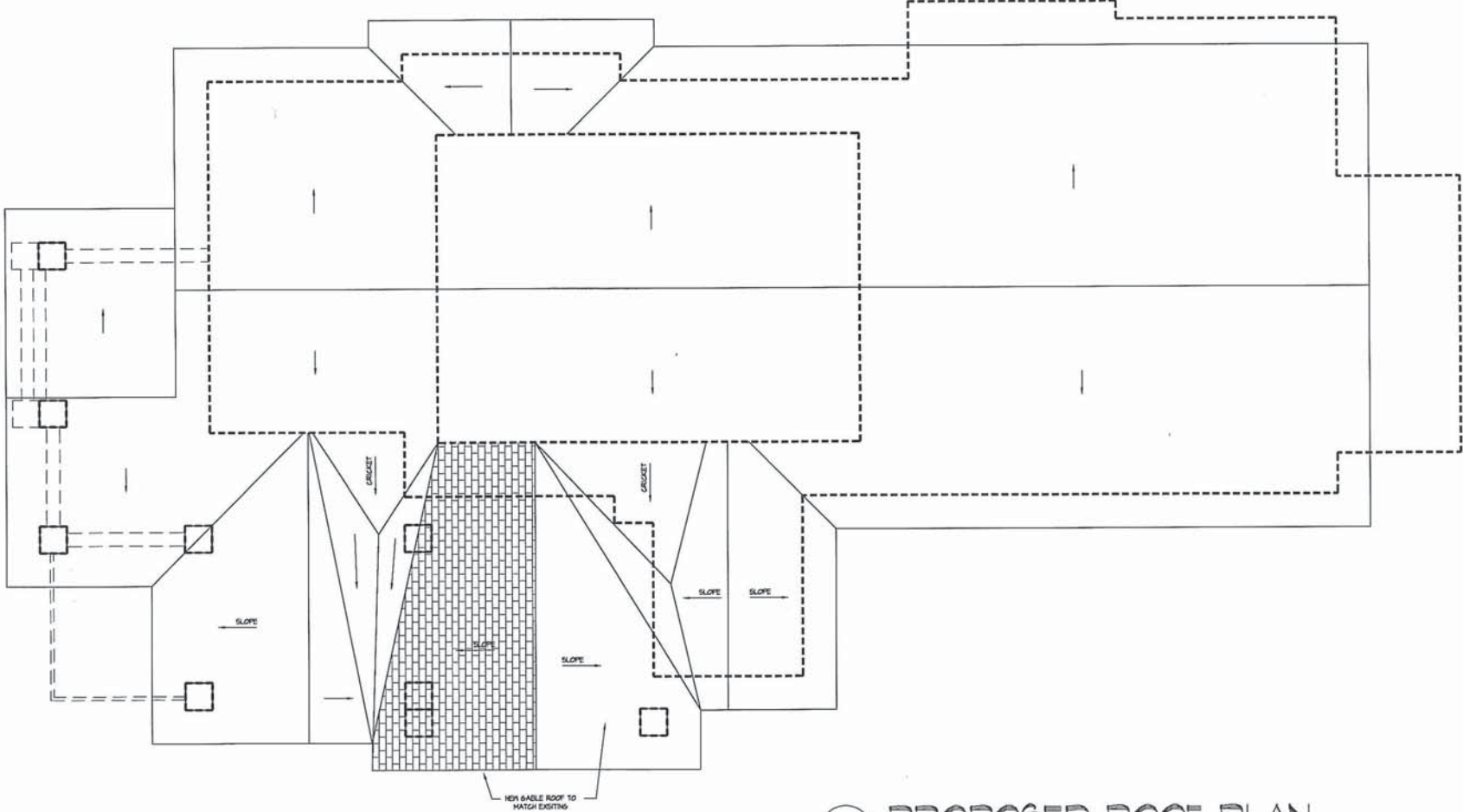
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WaterMark
 DESIGN BUILD RENOVATE
 P.O. BOX 550129
 Dallas, TX 75355
 T 972.524.5100
 F 972.524.5102
 www.WaterMarkDBR.com

Remodel Design for "Bin 303" for:
Mr. Matt & Mrs. Breean Nugent
 105 Olive Street, Rockwall, TX 75082

ISSUED FOR:
 PRELIMINARY DESIGN
 SCHEMATIC DESIGN
 CONSTRUCTION DOCUMENTS
 PERMIT
 SCALE
 SHEET NO. 14000
 SITE PLAN
 DATE 05/05/2014
 A1.02

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3 PROPOSED ROOF PLAN
 1/8" = 1'-0"

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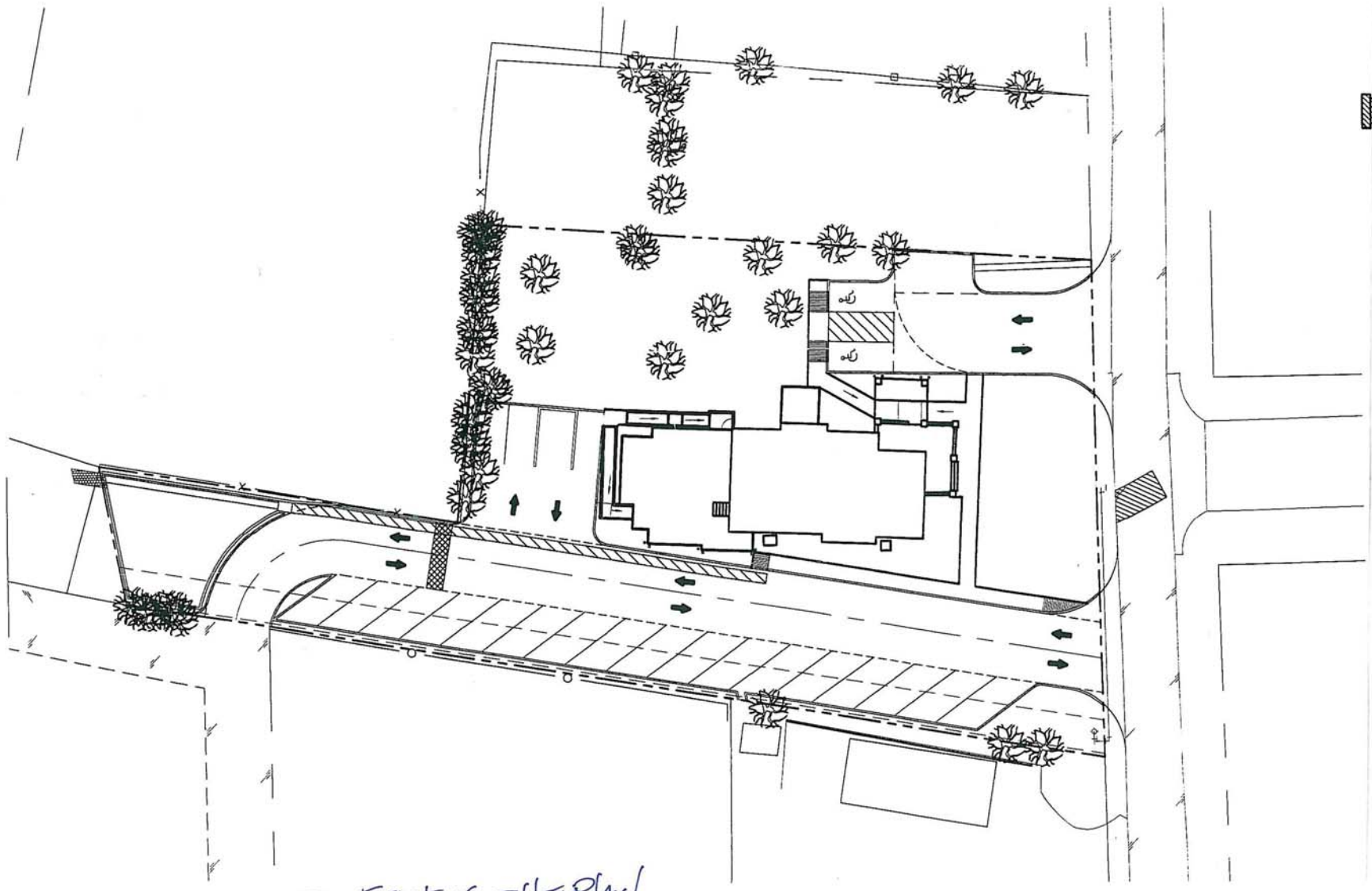
Remodel Design for "Bin 303" for:
Mr. Matt & Mrs. Breean Nugent
 105 Olive street, Rockwall, TX 75032

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ISSUED FOR:
 PRELIMINARY DESIGN
 02/07/2014
 SCHEMATIC DESIGN
 03/03/2014
 DESIGN DEVELOPMENT
 04/03/2014
 CONSTRUCTION DOCUMENTS
 05/05/2014

DATE: 05/05/2014
 JOB NO.: 14XXX
 SHEET NO.: 5/05/2014
A3.01

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EXISTING SITE PLAN
N.T.S.

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Remodel Design for "Bin 303" for:
Mr. Matt & Mrs. Breean Nugent
FOR PERMIT & CONSTRUCTION
105 Olive street, Rockwall, TX 75032

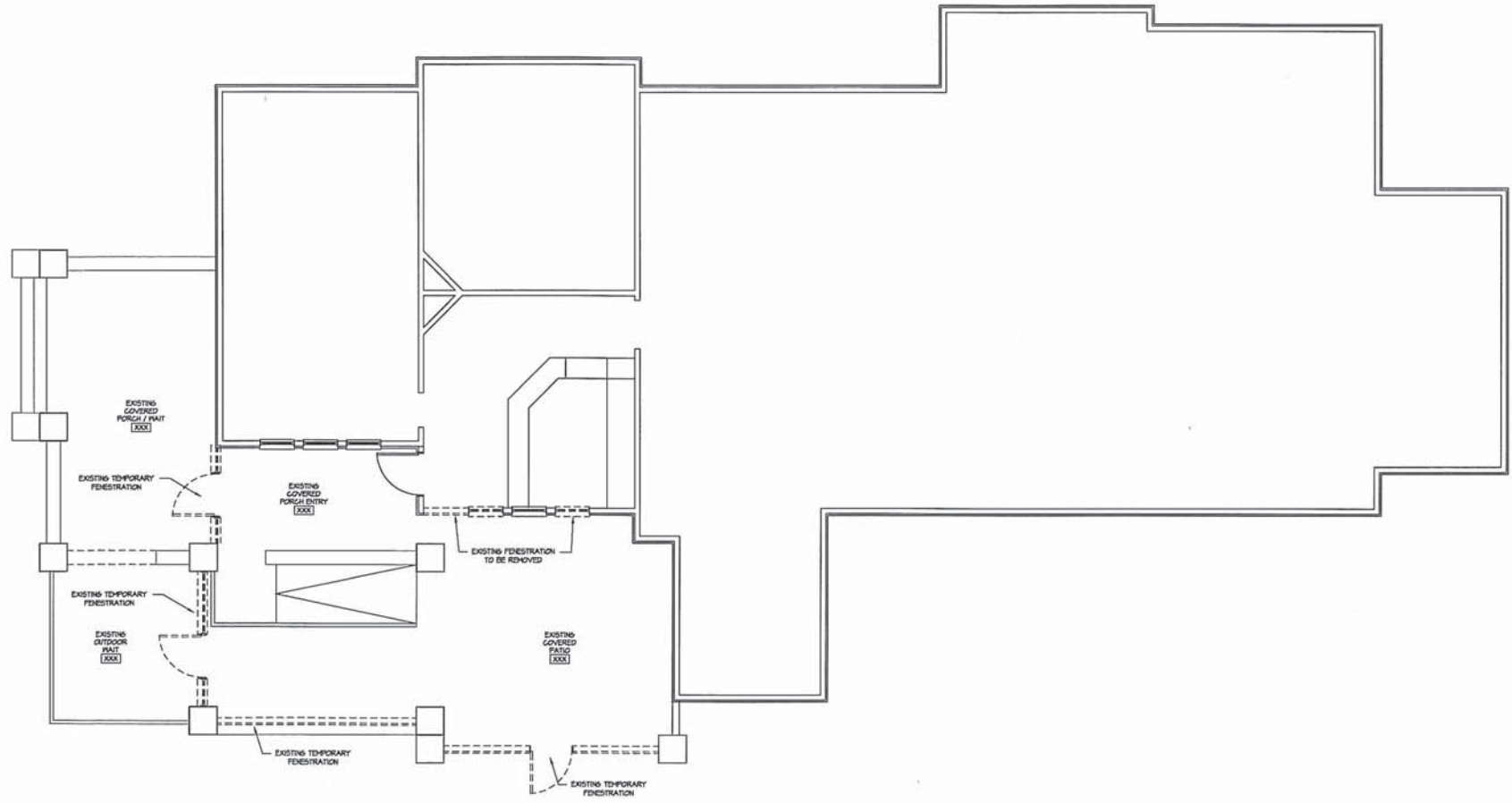
ISSUED FOR:
FINAL REVIEW
CONSTRUCTION
SCHEMATIC DESIGN
CONSTRUCTION
ISSUE FOR PERMIT & CONSTRUCTION

DATE: 05/05/2014
SCALE: 1/8" = 1'-0"
SHEET NO.: 14X024
SITE PLAN

A1.01

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1 DEMOLITION PLAN
 1/8" = 1'-0"

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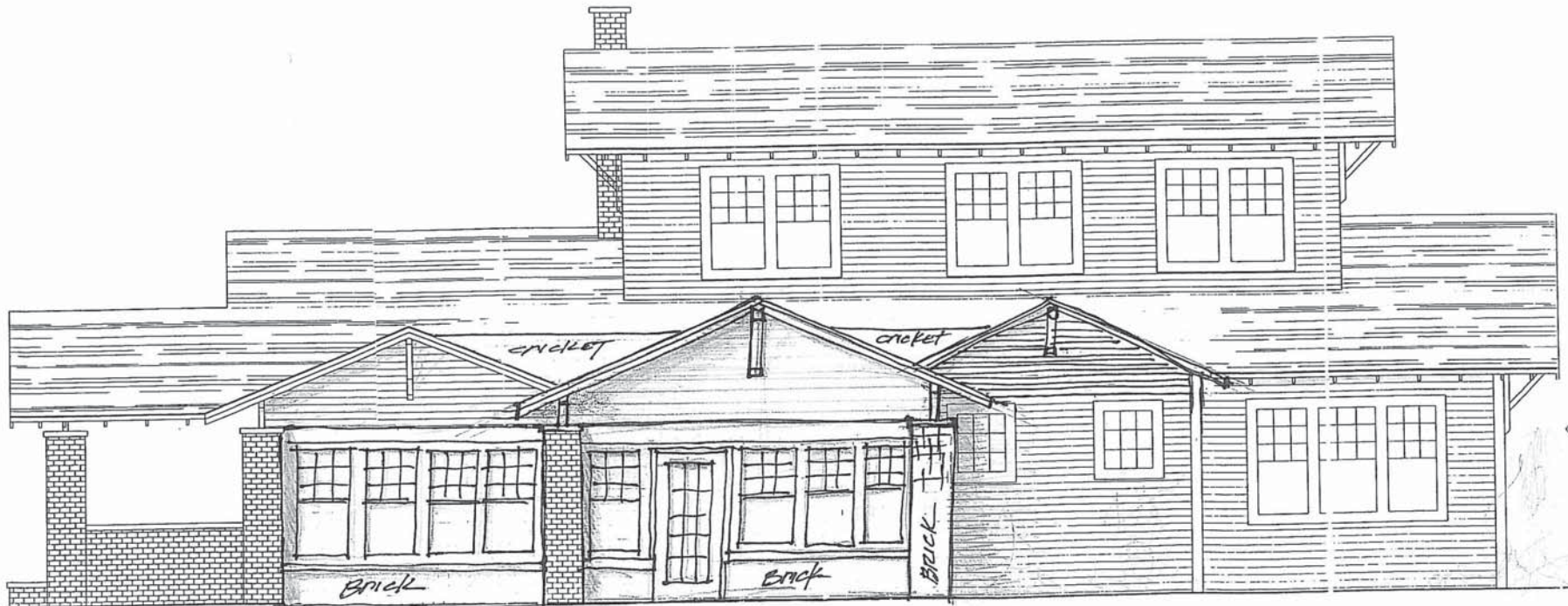
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 www.WaterMark609A.com

Remodel Design for "Bin 303" for:
Mr. Matt & Mrs. Breean Nugent
 105 Olive street, Rockwall, TX 75032

ISSUED FOR:
 PRELIMINARY DESIGN
 05/05/2014
 SCHEMATIC DESIGN
 05/05/2014
 DESIGN DEVELOPMENT
 05/05/2014
 CONSTRUCTION DOCUMENTS
 05/05/2014

ISSUED FOR:
 PERMIT
 05/05/2014
 14XXX
 05/05/2014
 DEMOLITION
 PLAN
 05/05/2014
 A2.01



EAST ELEVATION

05/05/2014

SECTION

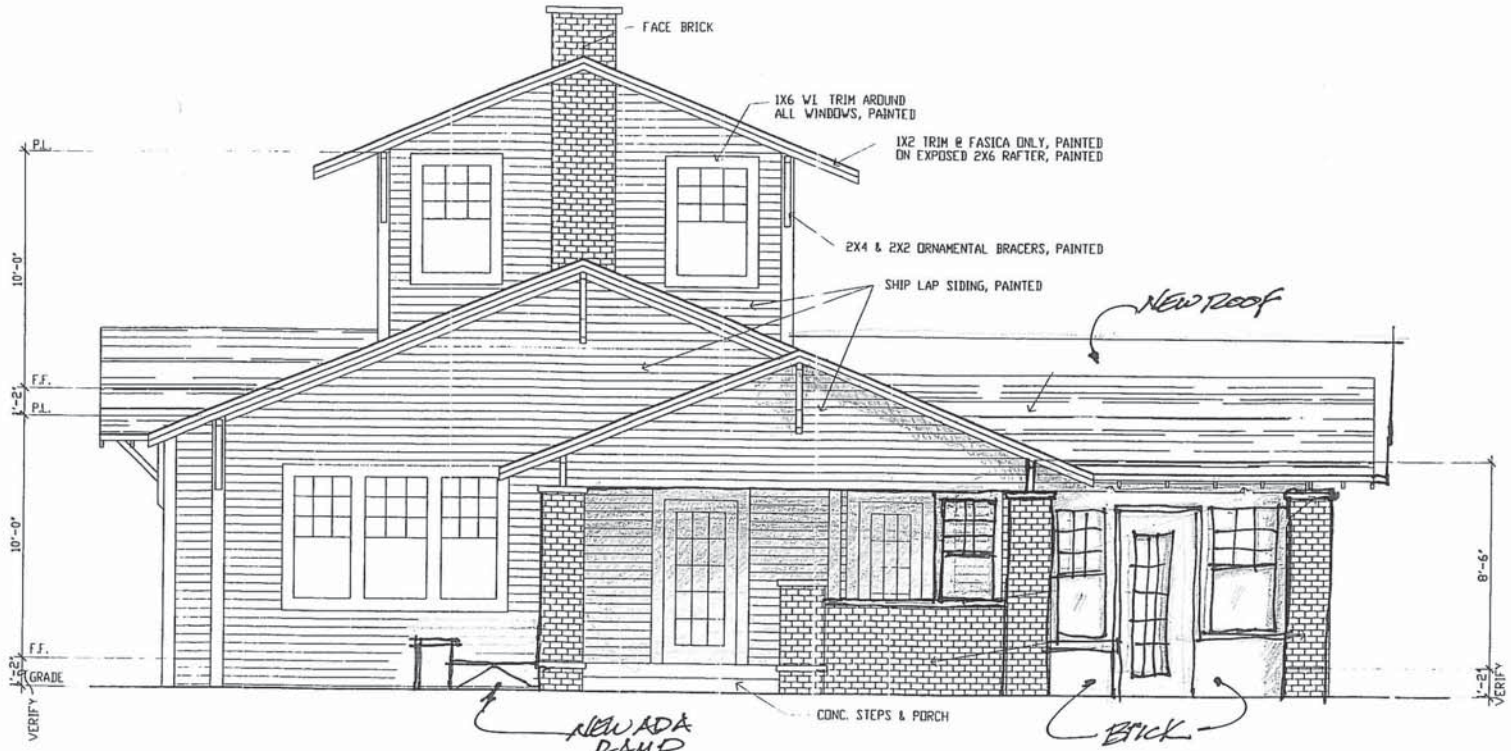
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Remodel Design for "Bin 303" for:

Mr. Matt & Mrs. Breean Nugent
 FOR REMODEL OF ONE OF THE BINS AT THE BINS FOR CONSTRUCTION
 105 Olive Street, Rockwall, TX 75082

ISSUED FOR:
 PRELIMINARY PERMITS
 03/01/2014
 SCHEDULED PERMITS
 05/05/2014
 PERMITS DEVELOPMENT
 05/05/2014
 CONSTRUCTION DOCUMENTS
 05/05/2014
 DESIGN
 PERMIT
 DATE: 05/05/2014
 JOB NO: 14X0014
 SHEET NO: 14X0014
 SITE PLAN
 05/05/2014
 A



SOUTH ELEVATION

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Remodel Design for "Bin 303" for:

Mr. Matt & Mrs. Breean Nugent
 FOR PERMIT & CONSTRUCTION
 105 Olive street, Rockwall, TX 75082

ISSUED FOR:
 PRELIMINARY DESIGN
 CONSTRUCTION
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

DATE: 05/05/14
 JOB NO.: 14X88X
 SHEET TITLE: SITE PLAN
 SHEET NO.: A