

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

AGENDA DATE: 02/16/2017

APPLICANTS: Tyler and Megan Riddle

AGENDA ITEM: H2017-003; 307 S. Clark Street– Small Neighborhood Matching Grant

SUMMARY:

Discuss and consider a request by Tyler and Megan Riddle for the approval of a small matching grant associated with the renovation and expansion of an existing single-family home on a Medium Contributing property being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicants have submitted an application requesting the Historic Preservation Advisory Board (HPAB) approve a Small Neighborhood Matching Grant for the purpose of renovating and expanding an existing *medium-contributing* property with a 1,649 sq. ft. single-family home that is located within the Old Town Rockwall (OTR) Historic District. In addition, the applicants have submitted separate requests for a Certificate of Appropriateness (COA) and a Building Permit Fee Waiver/Reduction. The home is considered to be constructed in the Folk Victorian architectural style. The applicants are proposing to expand the existing single-family home by 500 sq. ft. for the purpose of incorporating an additional bedroom and 1½-bathrooms. Additionally, the applicants are proposing to replace the rooftop patio with a pitched roof which will be more compatible with homes constructed during that time period. The current siding on the home and carriage house is a mixture of wood siding and hardi board siding, and the expansion will utilize similar materials to match the existing structure. Additionally, according to the applicants if any windows need to be replaced they will be replaced with windows that will match the existing windows. The applicants are also proposing to replace the current stone on the front porch with brick and to paint the main home. Lastly, the applicants are proposing to add a carport and paint the carriage house.

CHARACTERISTICS OF THE REQUEST:

The subject property is located at 307 S. Clark Street and is recognized as a *medium-contributing* property, which indicates the home has significant architectural and/or historic characteristics. The home is approximately 1,649 sq. ft., and based on the Rockwall Central Appraisal District records, the main area was considered to have been constructed in 1890. The property is zoned Single Family (SF-7) District and is located on the south of the southeast corner of the intersection of Hartman Street and S. Clark Street.

The Small Neighborhood Matching Grants Program is an incentive to encourage small improvements or beautification projects for residential properties within the City's historic districts. This program provides matching funds of up to 50% of the total project cost. For a residential property to be eligible for the Small Matching Grant Program, the property must be


located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and must involve improvements to the outside of the property and visible to the street (i.e. landscaping, painting, replacement of windows, etc). Based upon the applicant's scope of work, the following exterior renovations would be eligible for the Small Neighborhood Matching Grant: painting the exterior of the house, replacing the rooftop patio with a pitched roof, replacing windows, and replacing the stone on the front porch with brick. Properties classified as *Non-Contributing* shall be eligible for a total grant amount of up to \$500.00 and properties that are *Contributing or Landmarked Properties* are eligible for a grant amount of up to \$1,000. Based on the estimated valuation of \$110,500 for the remodel/rehabilitation, the applicants would be eligible for a total grant amount of \$1,000, should the Historic Preservation Advisory Board (HPAB) approve the request.

RECOMMENDATIONS:

Based on the applicants' proposed scope of work and the contributing nature of the subject property, the approval of the proposed Small Neighborhood Matching Grant is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

1. 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 37.5 75 150 225 300 Feet

H201-001- 307 S. CLARK STREET
SMALL MATCHING GRANT - LOCATION MAP = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Main House

- Removal of Current Roof Top Patio
- Extend the Patio Across the Front of the Home with Aluminum Roof
- Add Additional Dormer
- New Paint



FRONT ELEVATION



FRONT ELEVATION

307 S. Clark St. - Rockwall, TX. 75087

ALL COPY
RIGHTS ARE THE
SOLE PROPERTY
OF HOMESTEAD
DESIGNS

Homestead Designs

Plano, TEXAS
214-215-1013
e-mail: homestead.designs@verizon.net

REVISION DATE
11-03-2016 BLP

HIDDLE
OUT BUILDING

PROJECT
ADDRESS:
307 CLARK
STREET
ROCKWALL, TX.

PLAN NUMBER
0000

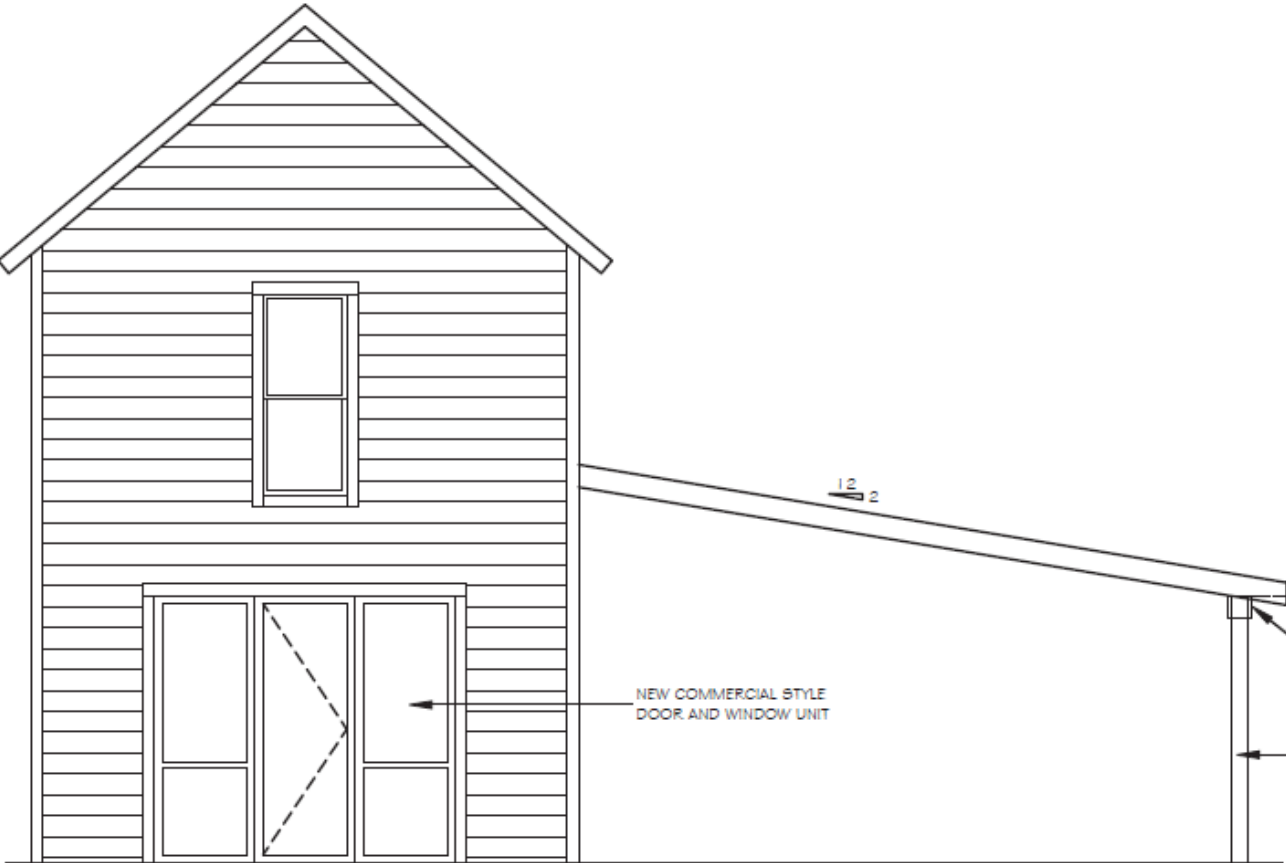
DESIGNED AND
DRAWN BY:
HOMESTEAD
DESIGNS
B.L. PHILLIPS
FOUNDER-
DESIGNER
214-215-1013

SCALE:
1/4" = 1'-0" (SEE SHEET)

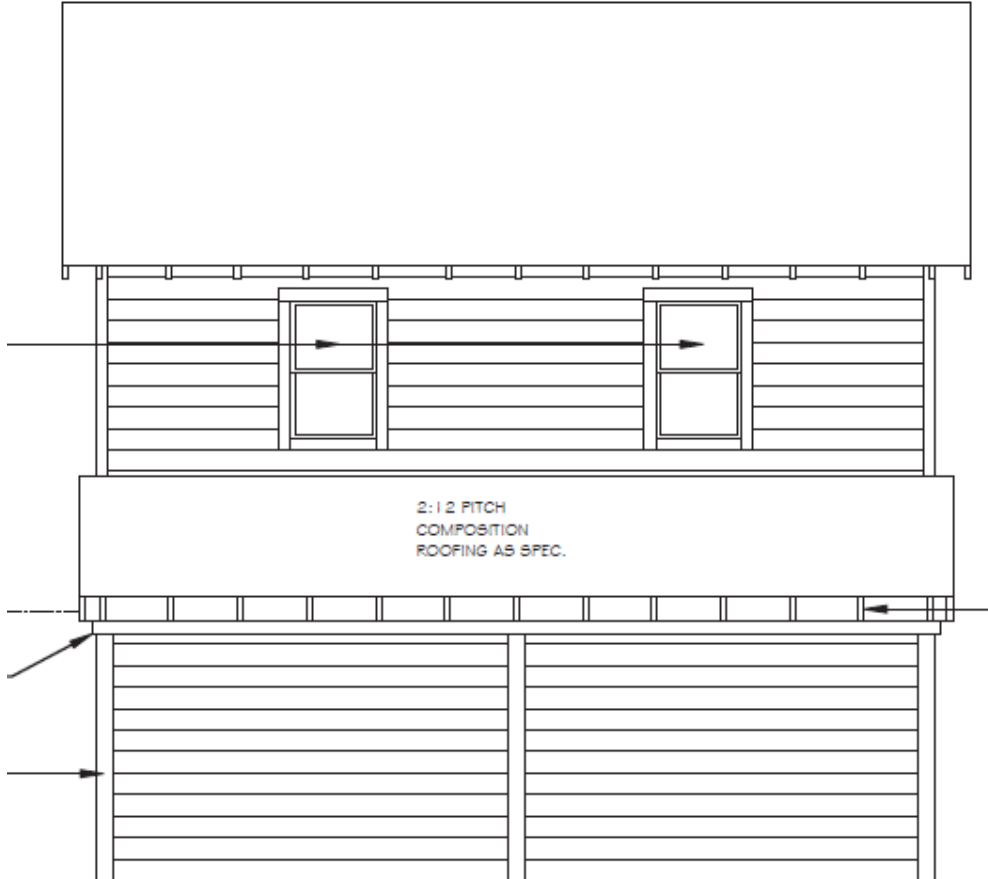
PAGE # 1

Carriage House

- Carport Addition on Right Side of House



FRONT ELEVATION



RIGHT SIDE ELEVATION

307 S. Clark St. - Rockwall, TX. 75087

ALL COPY RIGHTS ARE THE SOLE PROPERTY OF HOMESTEAD DESIGNS

Homestead Designs

Plano, TEXAS
214-215-1013
e-mail: homestead.designs@verizon.net

REVISION DATE
11-03-2016 MLP
MIDDLE OUT BUILDING

PROJECT ADDRESS:
307 CLARK STREET
ROCKWALL, TX.

PLAN NUMBER
0000

DESIGNED AND DRAWN BY:
HOMESTEAD DESIGNS
S.L. PHILLIPS
FOUNDER-DESIGNER
214-215-1013

SCALE:
1/4" = 1'-0" (SEE NOTES)

PAGE # 1