

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

**AGENDA DATE:** 05/18/2017

**APPLICANTS:** Matt Nugent; *Bin 303*

**AGENDA ITEM:** **H2017-005** *105 Olive-COA*

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**SUMMARY:**

Hold a public hearing to discuss and consider a request by Matthew Nugent of Bin 303 for the approval of a Certificate of Appropriateness (COA) allowing the construction of a detached patio for an existing restaurant on a *High-Contributing* property being a 0.719-acre parcel of land identified as Lot 1, Block 1, Bin 303 Restaurant Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 105 Olive Street, and take any action necessary.

**PURPOSE AND BACKGROUND:**

The applicant has submitted an application requesting the Historic Preservation Advisory Board (HPAB) approve a Certificate of Appropriateness (COA) for the purpose of allowing the construction of a detached patio for an existing restaurant (i.e. Bin 303) on a *high-contributing* property that is located in the Old Town Rockwall (OTR) Historic District. In addition, the applicant has submitted a separate application for the Building Permit Fee Waiver Program [*H2017-008*].

**CHARACTERISTICS OF THE PROJECT:**

The subject property is addressed as 105 Olive Street and is recognized as a *High-Contributing* property, which indicates that the property has significant architectural and/or historic characteristics. The existing restaurant is approximately 3,579 SF and according to the Rockwall Central Appraisal District (RCAD) records the main area is considered to have been constructed in 1920. This property was remodeled and issued a Certificate of Occupancy (CO) to operate as a restaurant in 2009. The property is zoned General Retail (GR) District and is located east of the intersection of N. Goliad Street [*SH-205*] and Olive Street.

The applicant is proposing to construct an ~946 SF detached, covered patio located on the east side of the property towards to rear of the existing structure. The proposed patio is intended to provide an area for guests as they wait for a table. The proposed patio will include a satellite bar, fireplace, heaters, and fans. The applicant is proposing to provide landscape screening so the patio will have limited visibility from Olive Street. The proposed patio will be constructed of a combination of painted white brick and cedar beams.

According to Section 6.2.B, *Contributing Structure*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a *contributing structure* is a building, site, structure, or object which adds to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because:

1. It was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period; or,

2. It independently meets the National Register criteria. The level by which a property is “contributing” (high-, medium-, and low-contributing property) was originally determined by a historical survey of the properties within the Old Town Rockwall (OTR) District implemented by the Planning and Zoning Department through the spring and summer of 2000.

Additionally, Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that 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 the Unified Development Code (UDC).

According to Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC):

- All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face. **The proposed patio is ~12-feet in height, which means that it is consistent with and compatible to the existing neighboring structures.***
- All new additions and alterations, should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing. **The proposed patio will be screened with landscaping and has limited visibility from both Olive Street and N. Goliad Street [SH-205]. Additionally, the structure will be in conformance with the setbacks for properties located within a General Retail (GR) District.***

According to Section III.D, *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC):

- Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District. **The roof shape of the proposed covered patio is not typical of architecture of the period of the primary structure or adjacent structures.***
- The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof. **The roof overhang of the proposed covered patio is not consistent with the architecture of the period.***
- The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.*
- Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.*

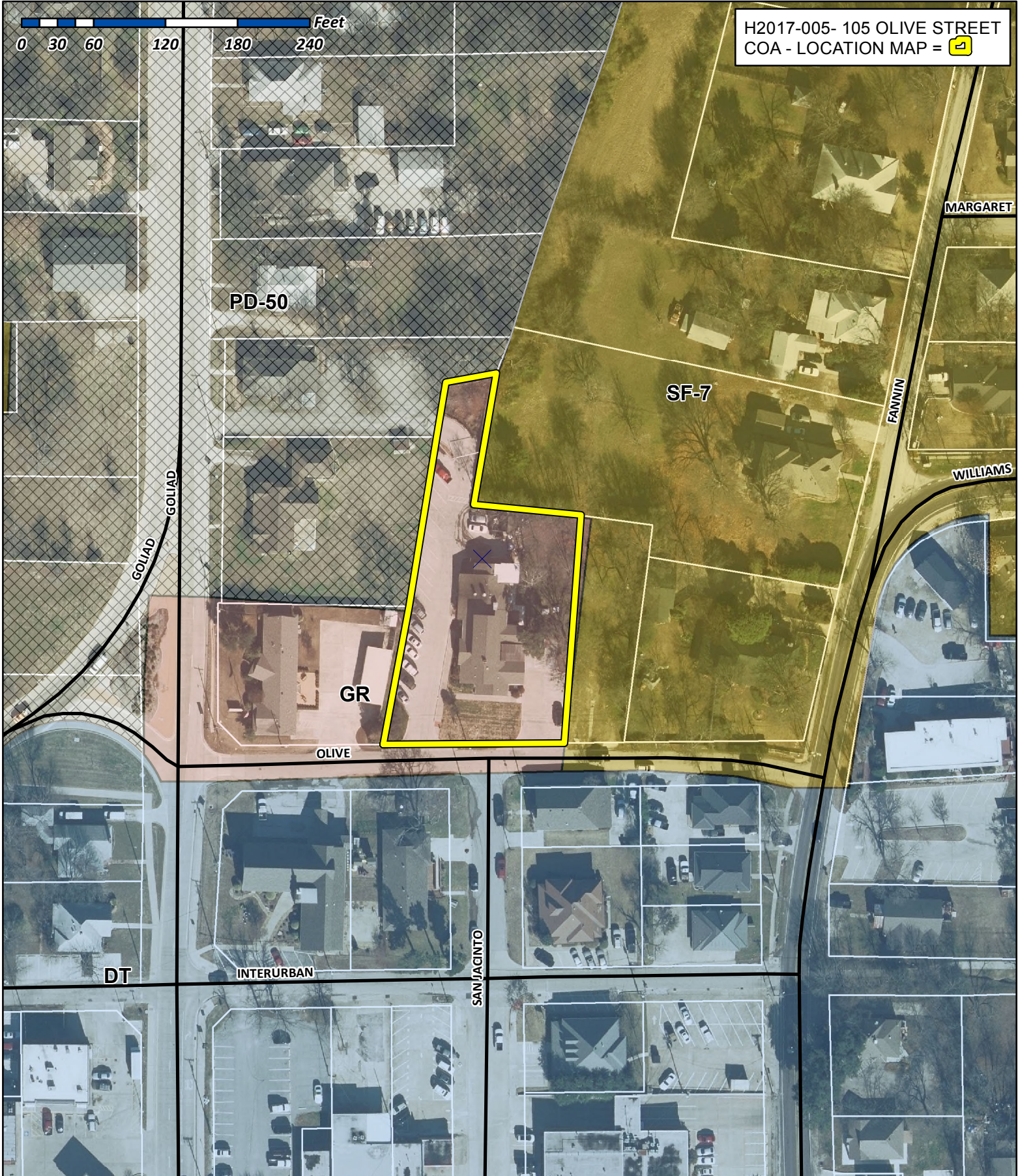
- *The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure. **The roof pitch and slope is not consistent with the style and period of the primary historic structure.***

### **RECOMMENDATIONS:**

Staff should note that the proposed covered patio is not typical with the style and period of the architecture of the buildings within the historic district. Specifically, the roof, painted white brick, and cedar beams represent a more modern style of architecture; however, since the covered patio will be screened from Olive Street by landscaping and screened from N. Goliad Street [SH-205] by the existing restaurant, the request appears to generally conform with the guidelines for renovations and expansions of commercial properties within the City's historic district. Furthermore, since this is a detached patio, should the property be converted to another use, the patio could be demolished to maintain the original look of the main building. that the roofing materials match the asphalt shingles on the existing structure.

Should the Historic Preservation Advisory Board (HPAB) approve the Certificate of Appropriateness (COA), staff would recommend the following conditions of approval:

- 1) The roofing materials match the asphalt shingles on the existing structure.
- 2) Any construction or building necessary to complete this Certificate of Appropriateness (COA) request must conform to the requirements set forth by the UDC, 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.



H2017-005- 105 OLIVE STREET  
COA - LOCATION MAP = [icon]



# 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.





## Bin 303

Mat Nugent  
Chef/Owner  
Bin 303  
105 Olive St  
Rockwall, Tx 75087  
972-400-8991

4/14/17

To whom it may concern,

Bin 303 is seeking a Certificate of Appropriateness for the construction of a detached patio to be positioned on the east side of the existing structure. In order to better service our clients, a patio would provide an area where guest can relax under cover from the elements while waiting on a table. The waiting area will include a satellite bar, fireplace, heaters & fans. Our goal is not to take away from the historic nature of the property, but to accentuate with a patio that's value and joins to eras of time. As our community grows we hope to grow with it representing the past, present and future. Your help is appreciated.

Sincerely,

Mat Nugent

BLACKS COLLECTABLES ADDITION  
CABINET F PAGE 243  
P.R.R.C.T.

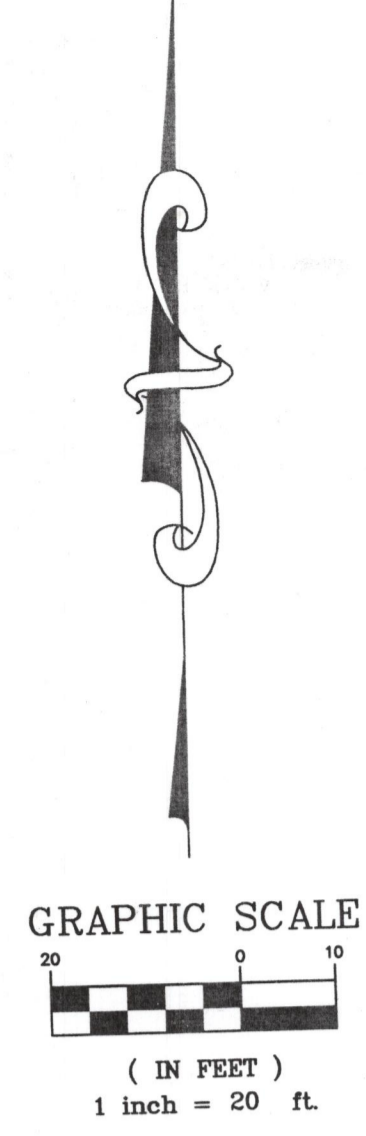
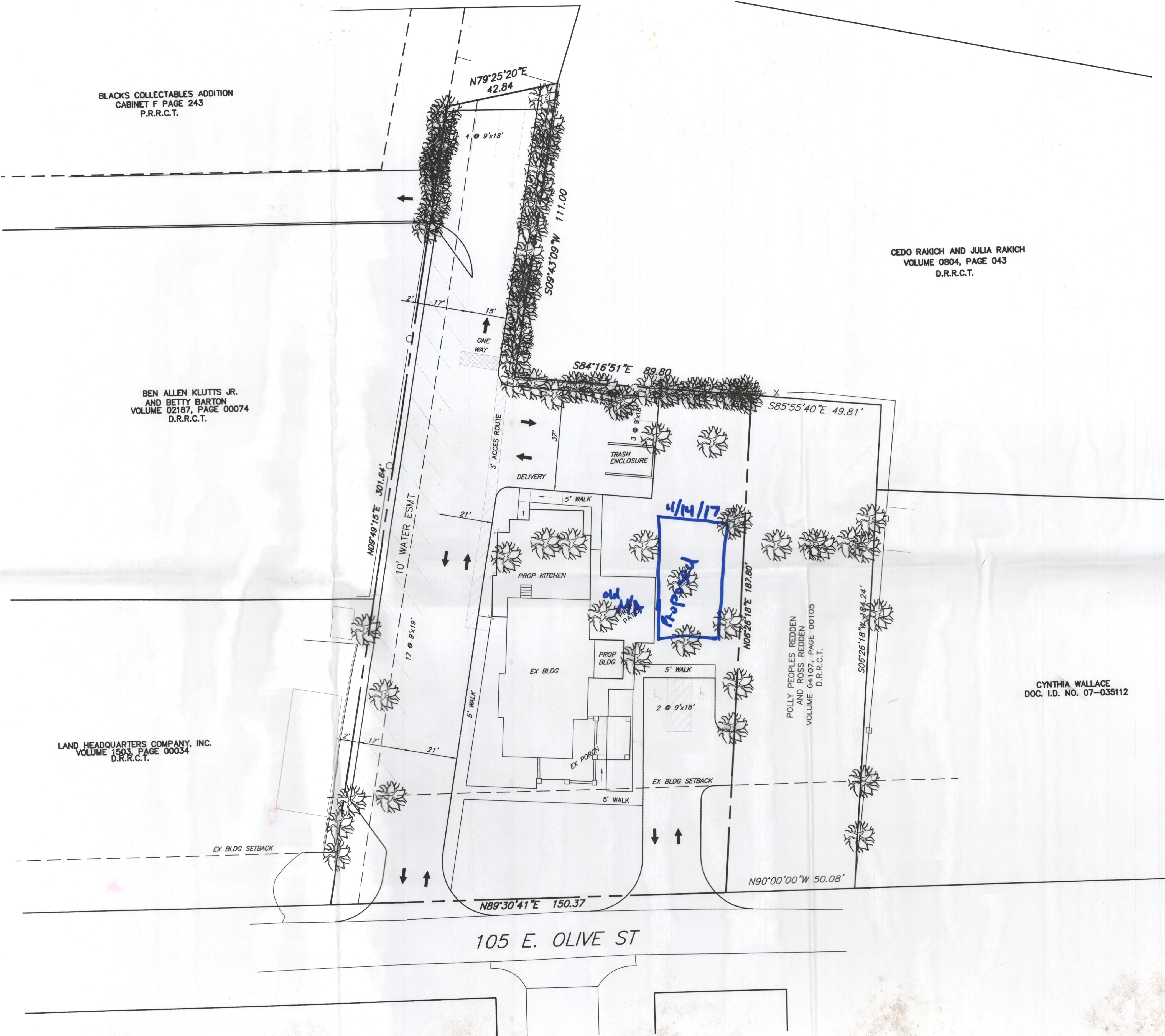
BEN ALLEN KLUTTS JR.  
AND BETTY BARTON  
VOLUME 02187, PAGE 00074  
D.R.R.C.T.

LAND HEADQUARTERS COMPANY, INC.  
VOLUME 1503, PAGE 00034  
D.R.R.C.T.

CEDO RAKICH AND JULIA RAKICH  
VOLUME 0804, PAGE 043  
D.R.R.C.T.

POLLY PEOPLES REDDEN  
AND ROSS REDDEN  
VOLUME 04107, PAGE 00105  
D.R.R.C.T.

CYNTHIA WALLACE  
DOC. I.D. NO. 07-035112



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DOUPHRATE & ASSOCIATES, INC.  
ENGINEERING - PROJECT MANAGEMENT - SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-6004 FAX: (972)771-9005

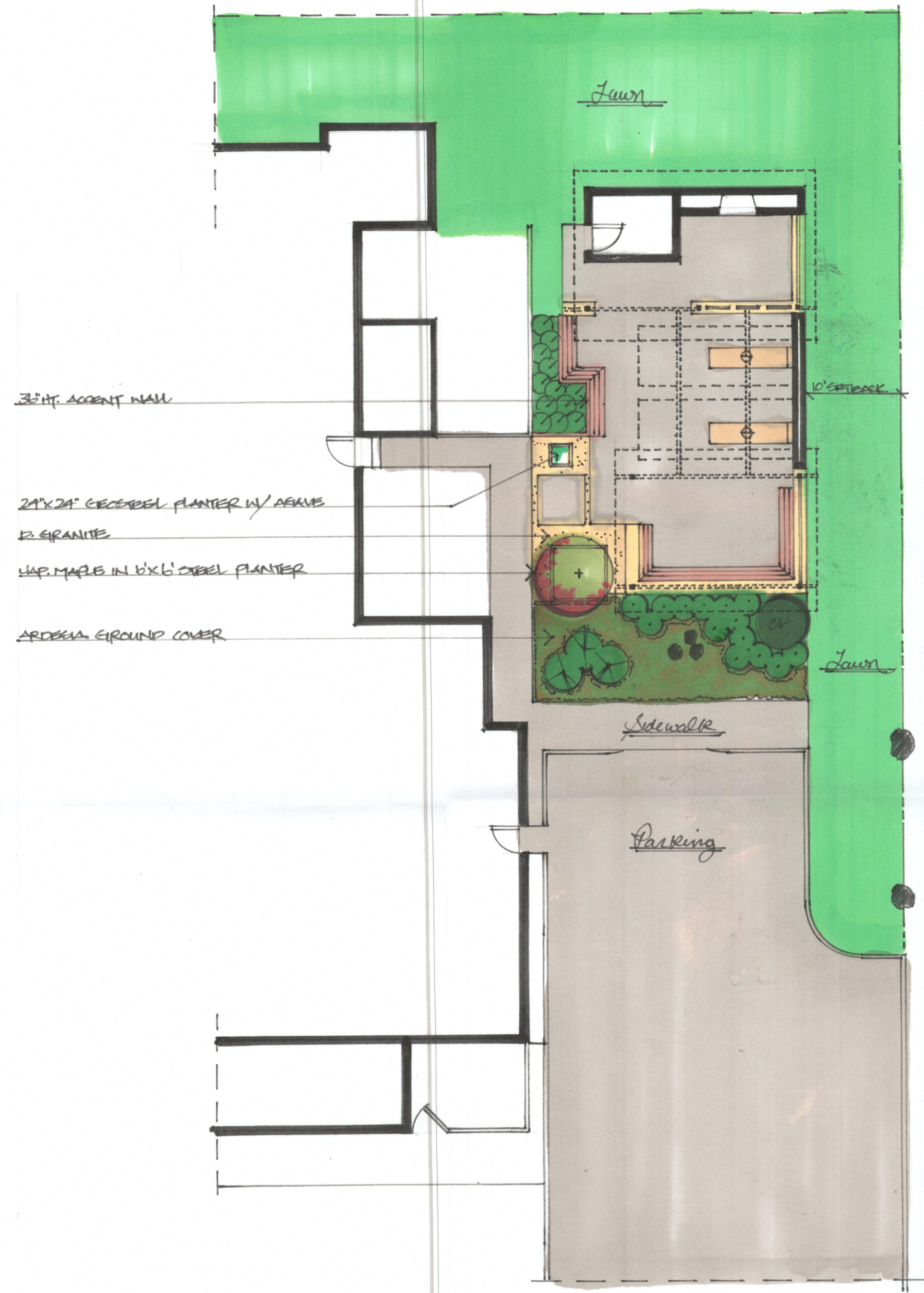
SITE PLAN  
OLIVE STREET  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

|              |         |
|--------------|---------|
| REVISION     |         |
| DAC          | CHECKED |
| FTS          | DRAWN   |
| 05/08        | DATE    |
| 0808 LAYOUTS | PROJECT |

OF

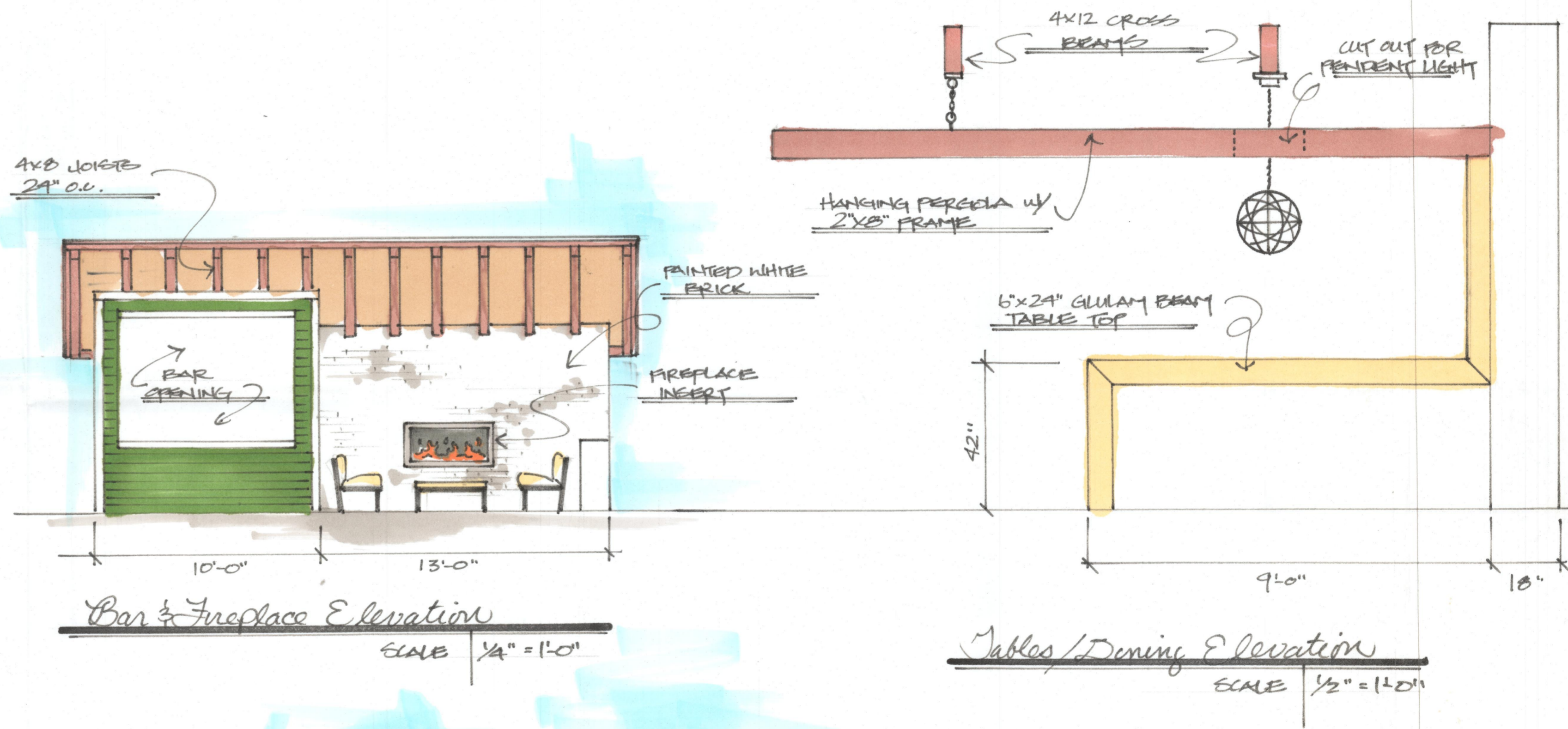
NOTES:  
Schedule B, No. (10e) Easement and Right of Way Volume 114, Page 587, Deed Records, Rockwall, Rockwall County, Texas. (As per shown on this survey.)

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COVERSION FACTOR OF 1.000146135.



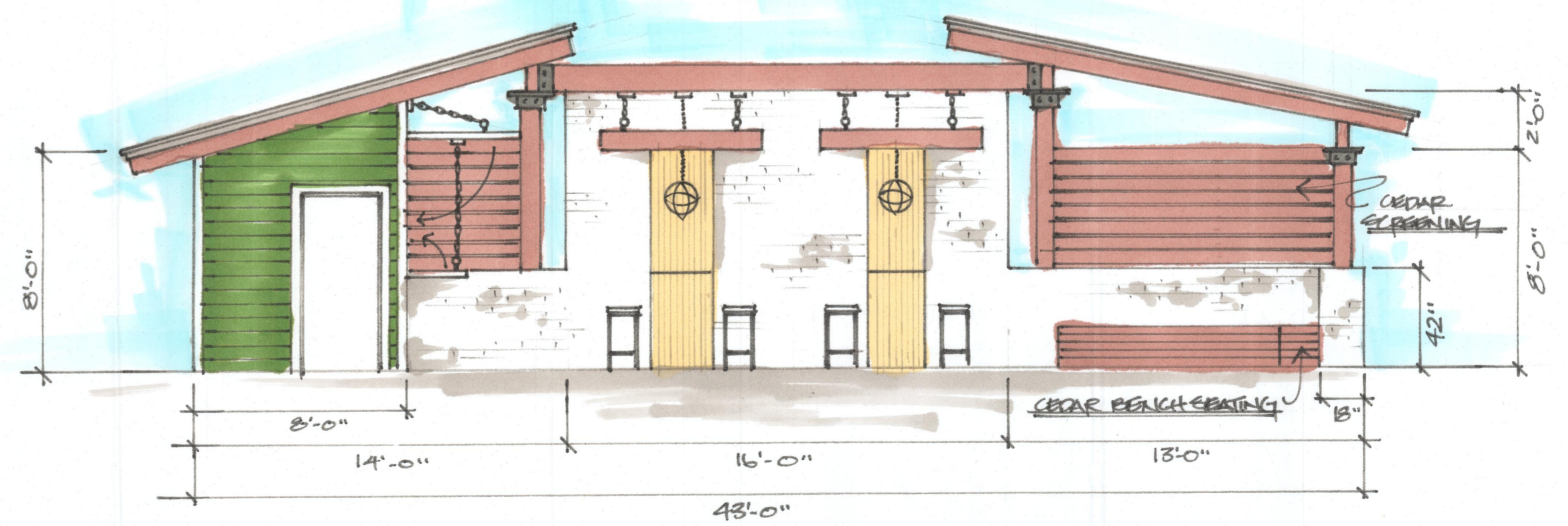
- Plant Legend:
- CHINID VIEURNUM
  - CHARITY MAHONIA
  - GIANT LIRIOPE
  - ASPIDIOTRA

Extended Dining and Landscape Plan  
SCALE 1/8" = 1'-0"



Bar & Fireplace Elevation  
SCALE 1/4" = 1'-0"

Tables / Dining Elevation  
SCALE 1/2" = 1'-0"



Entire Structure Side Elevation  
SCALE 1/4" = 1'-0"