

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

AGENDA DATE: 05/18/2017

APPLICANTS: Matt Nugent; *Bin 303*

AGENDA ITEM: **H2017-008** *105 Olive-Building Permit Fee Waiver/Reduction*

SUMMARY:

Hold a public hearing to discuss and consider a request by Matthew Nugent of Bin 303 for the approval of a building permit fee waiver/reduction associated with 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 Building Permit Fee Waiver/Reduction for the purpose of constructing 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 a Certificate of Appropriateness (COA) [*H2017-005*].

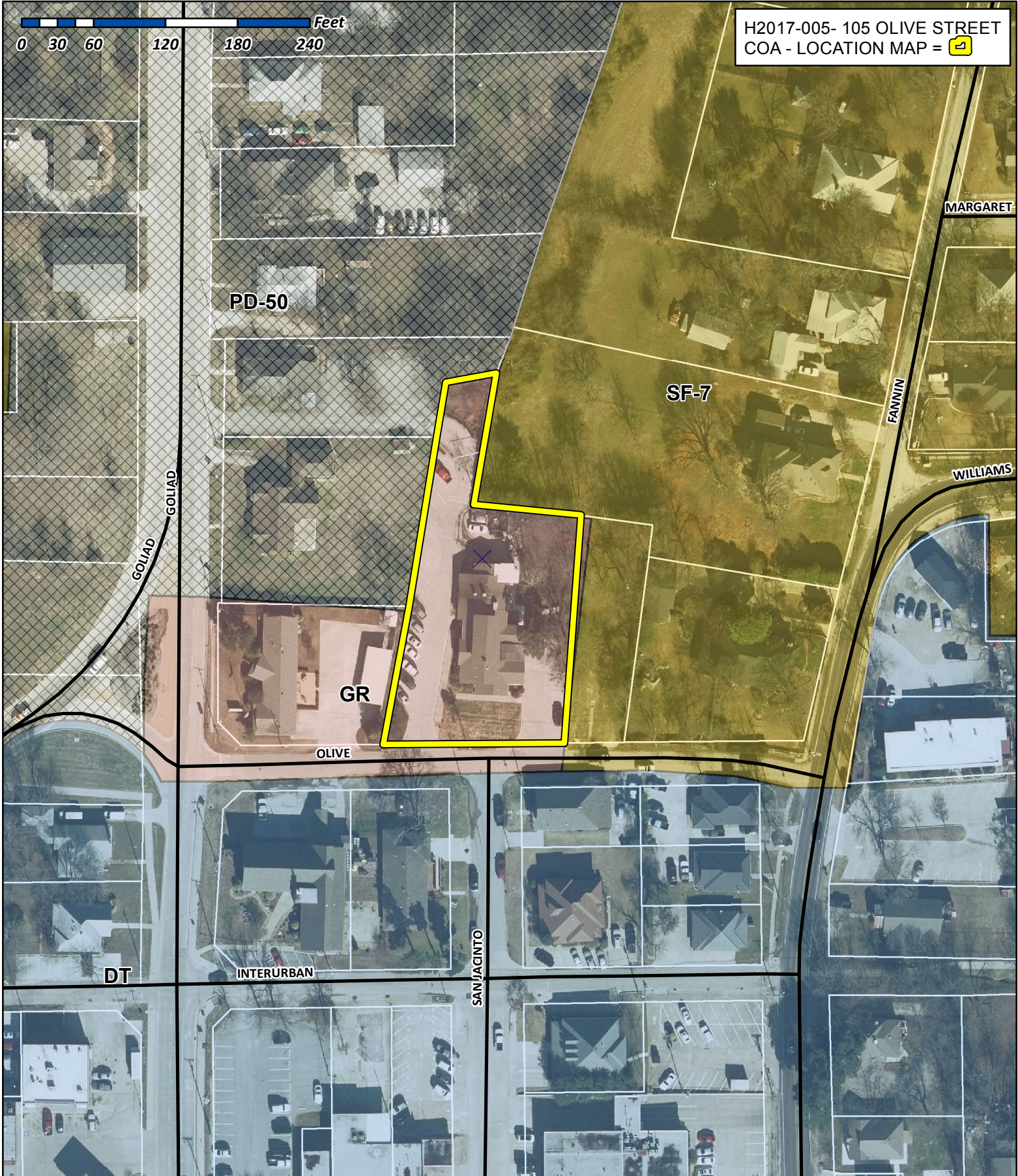
CHARACTERISTICS OF THE PROJECT:

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 based on the Rockwall Central Appraisal District records the main area is considered to have been constructed in 1920. 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 requesting the Historic Preservation Advisory Board (HPAB) consider a request for a Building Permit Fee Waiver/Reduction for the purpose of constructing a detached, covered patio on an existing restaurant on a *high-contributing* property. The proposed patio will be located on the east side of the existing structure toward the rear of the existing restaurant. 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. More details are provided in Case No. H2017-005. Commercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO), or the Downtown District (DT) are eligible for a 50% reduction in building permit fees for projects involving a minimum investment of \$50,000 for a substantial rehabilitation. A substantial rehabilitation includes 1) a change in use, 2) an addition, alteration, or change that necessitates accessibility requirements to be met, 3) an addition, alteration, or change ruled a substantial change by the HPAB. Based on the estimated cost of construction provided by the applicant of \$80,000, the building permit for this project would be \$865.25 [*i.e. \$6.00 for the first \$50,000 plus \$7.00 for each additional \$1,000*]. Should the HPAB approve this request, the applicant would be eligible for a building permit fee reduction of \$432.63.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) determine that the scope of work proposed for the requested Certificate of appropriateness (COA) [H2017-005] maintains the historic nature of the property and that the proposed renovation meets one (1) or more of the qualifying criteria of a substantial rehabilitation, then a reduction of the building permit fees may be warranted; however this remains a discretionary act for the HPAB.



H2017-005- 105 OLIVE STREET
COA - 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.





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

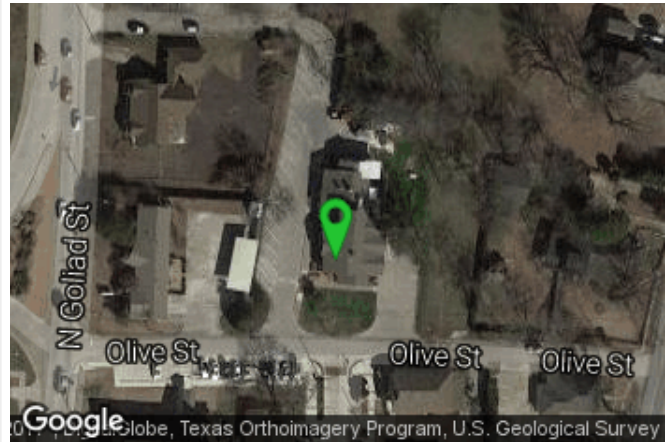
HHM ID 21617

105 OLIVE ST



Oct 2016

Image ID 21621



Coordinates: 32.9331547, -96.4594889

IDENTIFICATION

Parcel ID **79961**

Street name **OLIVE**

Street number **105**

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Sears Kit Home**

Exterior wall materials **Horizontal wood board**
Stories **2**

Stylistic influences **Craftsman**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External**

Roof materials **Asphalt composition shingles**

Chimney materials **Brick**

Number of chimneys **1**

DOORS AND WINDOWS

Door types **Single door primary entrance**

Window materials **Wood, Vinyl**

Window types **Double-hung, Casement**

PORCH

Porch type **Partial width, One story**

Porch support type **Brick piers**

Porch roof type **Front gable**

Other porch features **Decorative brackets**

HISTORY

Year built **Ca. 1920**

Historic name

Source for year built **RCAD**

INTEGRITY

Alterations **Handicapped accessibility additions, Minimal exterior wall materials replaced, Some windows replaced, Infilled Porte Cochere**

Integrity notes **Addition date per historic aerials**

Additions **2009 Large rear addition**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

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

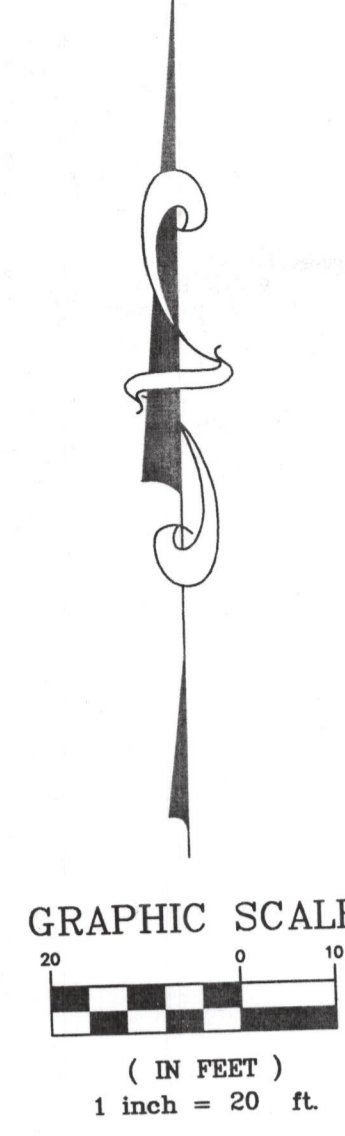
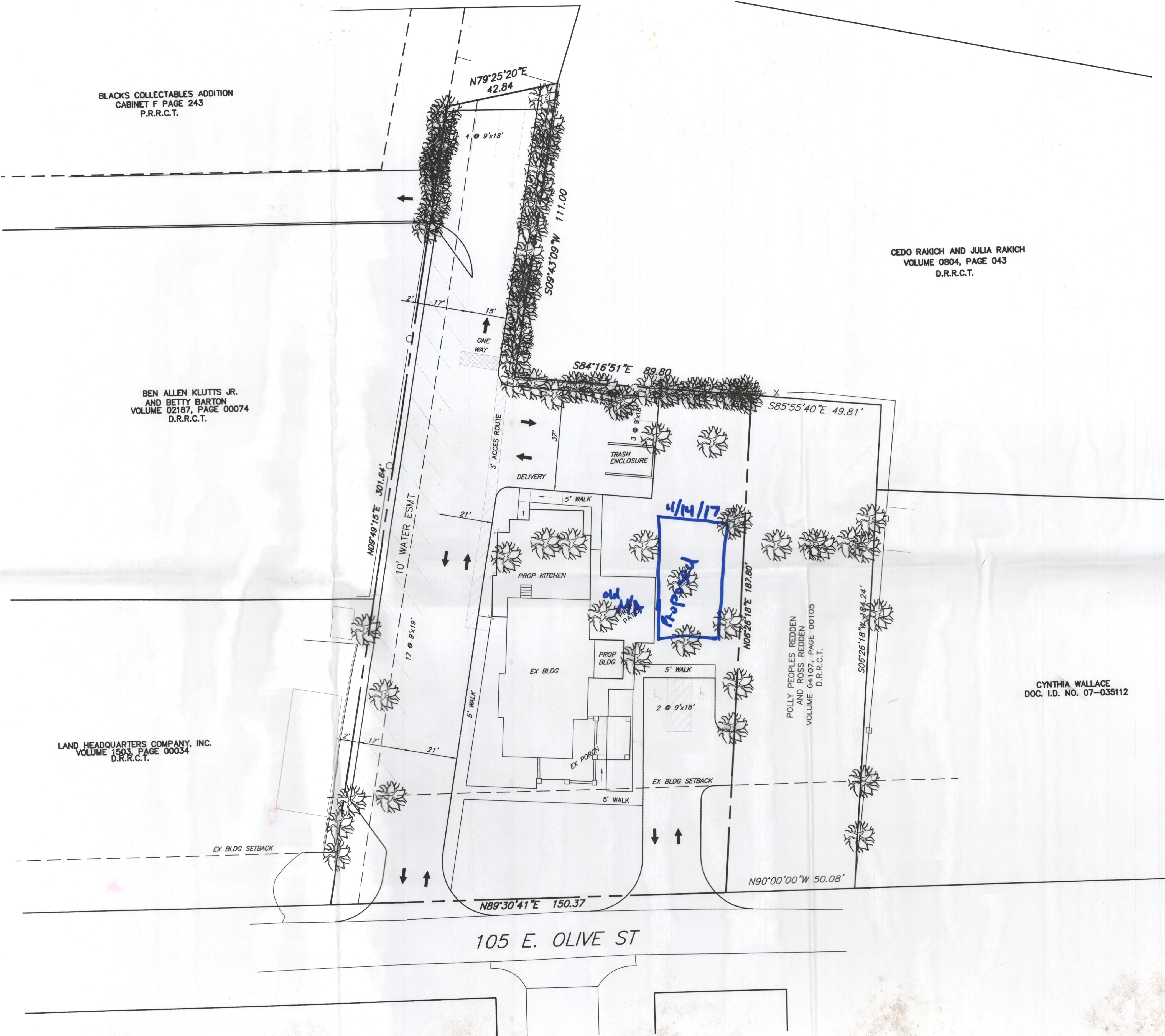
BEN ALLEN KLUTTS JR.
AND BETTY BARTON
VOLUME 02187, PAGE 00074
D.R.R.C.T.

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



THIS SET OF CONSTRUCTION PLANS
IS INTENDED FOR INTERIM REVIEW
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W. DOUPHRATE II, P.E., TEXAS
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NOT TO BE USED FOR BIDDING,
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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

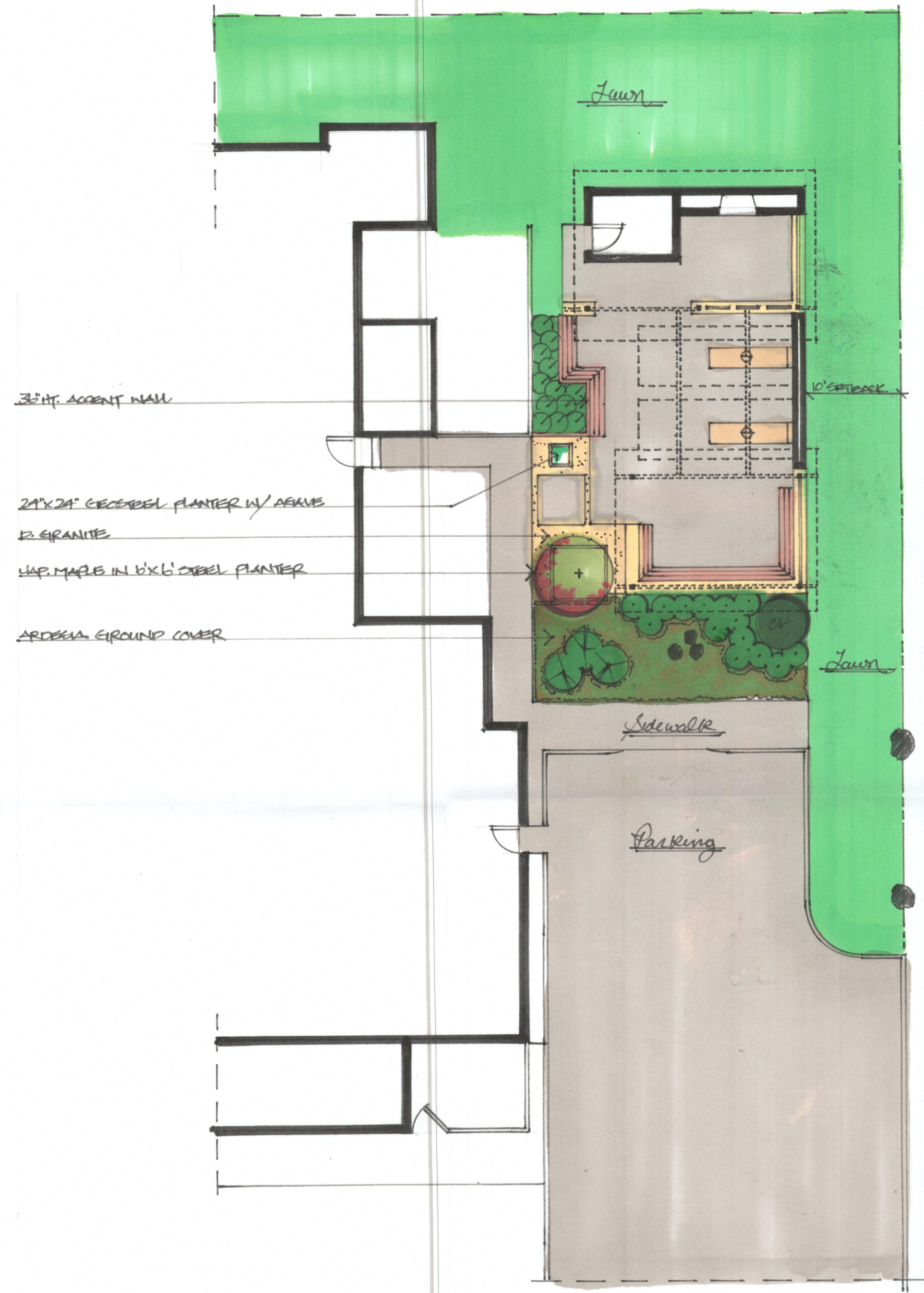
SITE PLAN
OLIVE STREET
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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:
- CV CHINID VIEURNUM
 - CM CHARITY MAHONIA
 - GL GIANT LIRIOTE
 - AS ASPIDIOTRA

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

