

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

AGENDA DATE: 05/18/2017

APPLICANTS: Mike Frasier

AGENDA ITEM: **H2017-009** 510 Williams Street-Building Permit Fee Waiver/Reduction

SUMMARY:

Hold a public hearing to discuss and consider a request by Mike Frasier for the approval of a building permit fee waiver/reduction for the renovation and expansion for an existing single-family home on a Medium-Contributing property being a 0.388-acre parcel of land identified as W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 510 Williams 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 allowing the renovation and expansion of a single-family home on a *medium-contributing* property that is located in the Old Town Rockwall (OTR) Historic District. In addition, the applicant has submitted separate applications for a Certificate of Appropriateness (COA) [H2017-006] and a Small Matching Grant [H2017-010].

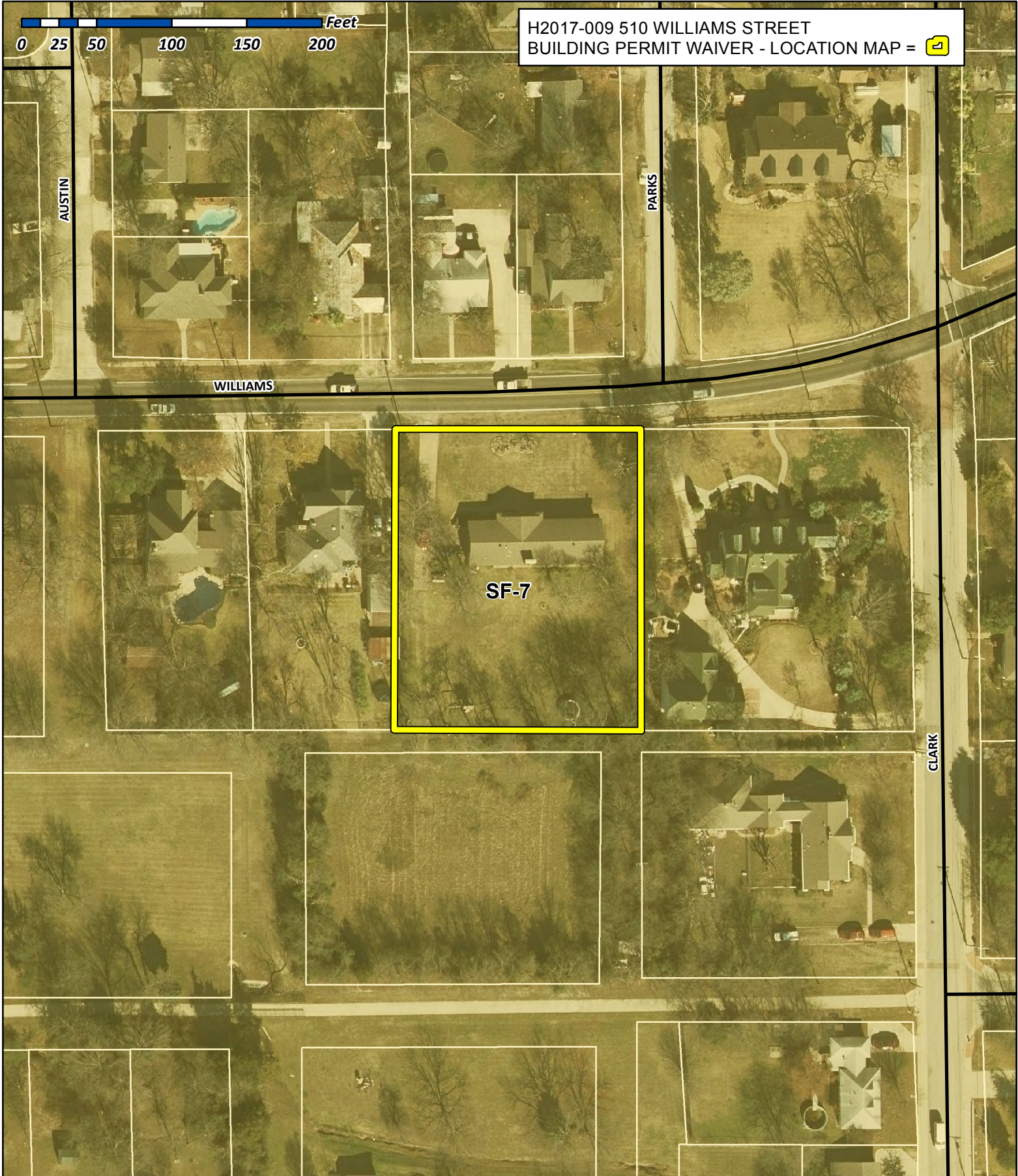
CHARACTERISTICS OF THE PROJECT:

The subject property is addressed as 510 Williams Street and is recognized as a *medium-contributing* property, which indicates that the property has significant architectural and/or historic characteristics. The existing home is approximately 1,445 SF and according to the 2017 Historic Resource Survey, the home is considered to be a ranch-style house and constructed in 1965. The property is zoned Single Family-7 (SF-7) and is located southwest of the intersection of Williams Street and Parks Avenue.

The applicant is requesting a building permit fee waiver/reduction for the purpose of renovating and expanding an existing single-family home on a *medium-contributing* property. These improvements were further outlined in Case No. H2017-006. For a residential property to be eligible for the Building Permit Fee Waiver/Reduction 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 a minimum investment of \$5,000 associated with the rehabilitation or restoration of a property. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees. Based on the estimated valuation of \$175,000 for the remodel/rehabilitation, the permit fees would be approximately \$1,425.25. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants would be eligible for a full waiver of permit fees.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) determine that the scope of work proposed for the requested Certificate of Appropriateness (COA) [H2017-006] maintains the historic nature of the property, then a full waiver of the building permit fees may be warranted; however, this remains a discretionary decision for the HPAB.



H2017-009 510 WILLIAMS STREET
 BUILDING PERMIT WAIVER - LOCATION MAP = [icon]

0 25 50 100 150 200 Feet

SF-7



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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FRASIER CONTRACTING INC.

April 20, 2017.

VIA HAND DELEVERED:

Re: **Frasier Addition**
510 Williams St.
Rockwall, Texas 75087

To the Historic Preservation Advisory Board of the City of Rockwall,

The reason for application for certificate of appropriateness (COA) is due to my clients need to add to and remodel the interior of the home.

The addition to the property for the most part is in the rear of the home and also a detached garage on the back right of the property. Highly visible from Williams St., we will be adding a Porte cochere to the right side of the home where the driveway is at the present.

The majority of the work will be done in the interior of the home. The roof line should be changed to a steeper pitch as to accommodate the new depth of the home from front to the rear. I would expect the pitch to change from a 6/12 to perhaps a 8-9/12 pitch would suffice.

The finishes we plan on using on the exterior will be the same as the existing. The only exception **may** be brick and will definitely be the windows. We are entertaining removing the existing brick and replacing with a new brick which would be "slurred" to give an older look, depending on the availability and appearance of "Old Chicago" brick, provided we find any. We will be replacing the original single pane windows using new low-E windows made of vinyl. These window will have the same mull pattern that is on the home at the present.

Also, we ask for a waiver of the permit fee and a matching grant of \$1,000.00 due to the residence being located in the OTR and our improvement in the front elevation of the home and property.









Thank you for your time and consideration in this matter!

Mike Frasier



Frasier Contracting Inc.

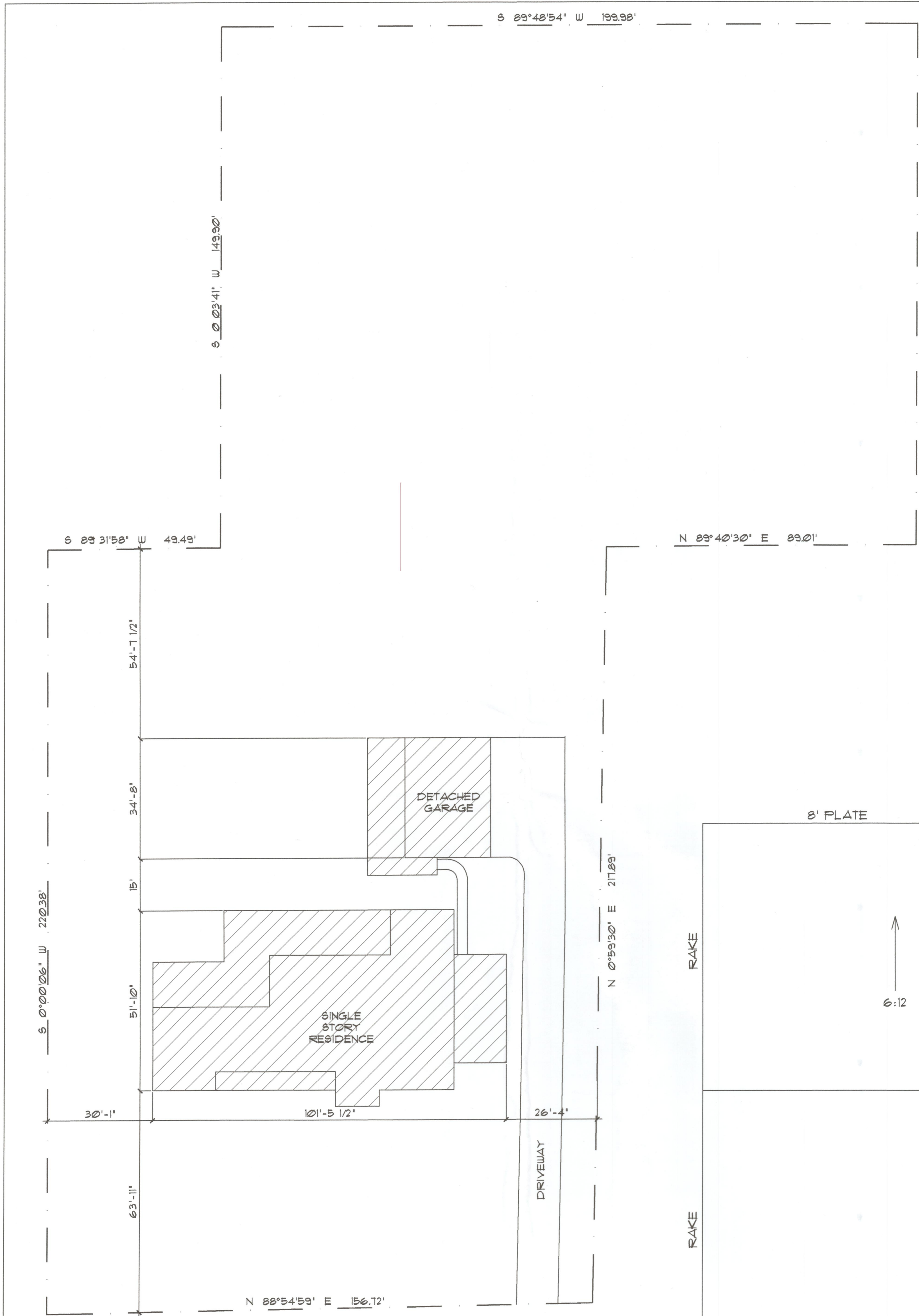
CITY OF ROCKWALL HISTORIC RESOURCES SURVEY – INVENTORY

	510 WILLIAMS ST								HHMID 21688
Parcel ID 14476	Type Single-Family House - Ranch	Year built Ca. 1965	Stylistic influences Ranch	Alterations Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	601 WILLIAMS ST								HHMID 21711
Parcel ID 16605	Type Outbuilding - Shed	Year built Ca. 1995	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	601 WILLIAMS ST								HHMID 21707
Parcel ID 16605	Type Single-Family House - Bungalow	Year built 1918	Stylistic influences Craftsman	Alterations Windows replaced, Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district, Recommended individually eligible for the NRHP	Recommended local designations Recommended contributing to a local historic district, Recommended eligible as a local landmark	Priority ranking High	
	602 WILLIAMS ST								HHMID 21691
Parcel ID 14396	Type Single-Family House - Massed Plan	Year built Ca. 1915	Stylistic influences Colonial Revival	Alterations None	Additions None	Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district	Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district	Priority ranking High	
	602 WILLIAMS ST								HHMID 21689
Parcel ID 14396	Type Outbuilding - Back House	Year built Ca. 1990	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	704 WILLIAMS ST								HHMID 21706
Parcel ID 14474	Type Single-Family House - Bungalow	Year built Ca. 1925	Stylistic influences Craftsman	Alterations Doors replaced	Additions Side addition, Rear addition, Multiple additions	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking Low	
	No address								HHMID 21732
Parcel ID 16567	Type Park - Municipal park	Year built Ca. 1990	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	No address								HHMID 21731
Parcel ID 16568	Type Site - Vacant	Year built None	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	

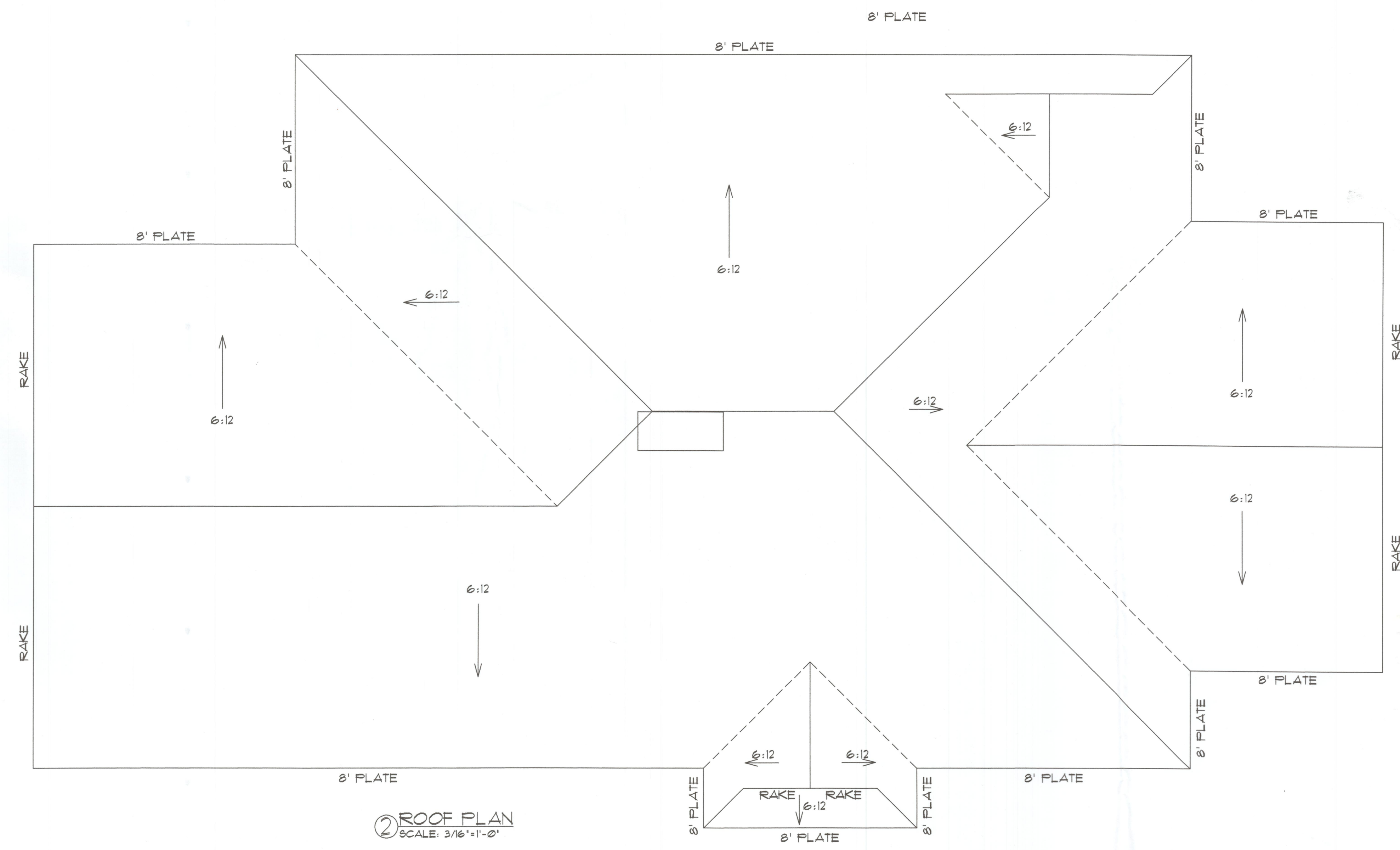




510



1 SITE PLAN
SCALE: 1"=20'-0"



2 ROOF PLAN
SCALE: 3/16"=1'-0"

FRASIER RESIDENCE
REMODEL / ADDITION
510 WILLIAMS STREET / HWY 66
ROCKWALL, TEXAS 75087

TITLE:
SITE PLAN / ROOF PLAN

SCALE:
AS SHOWN

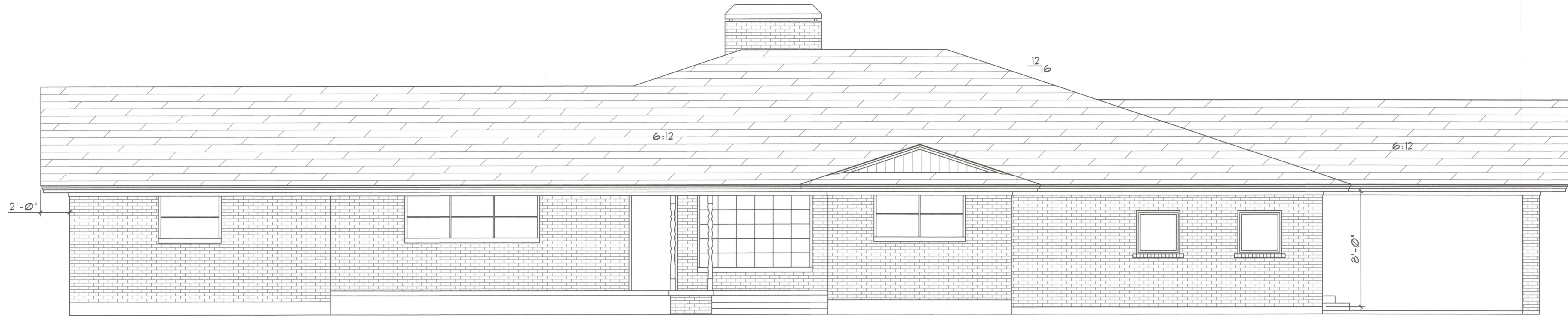
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
12/09/16

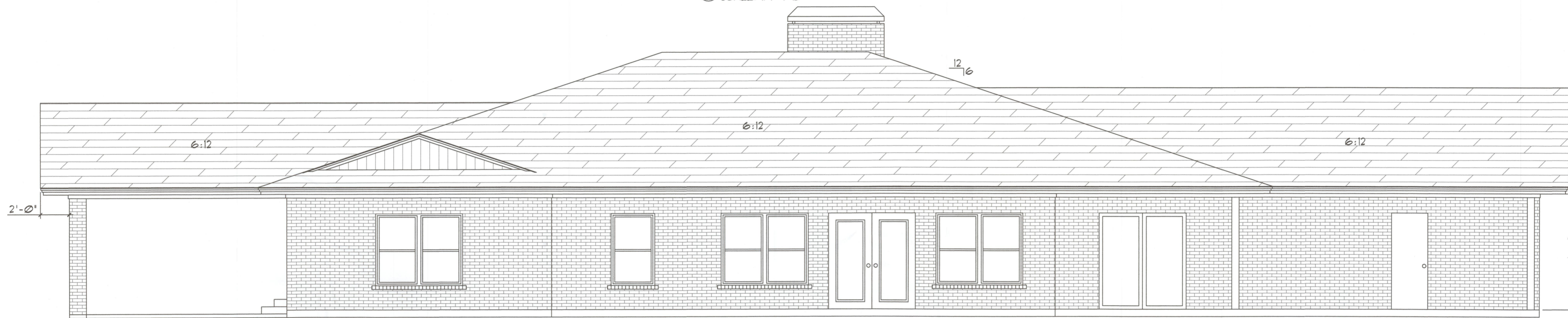
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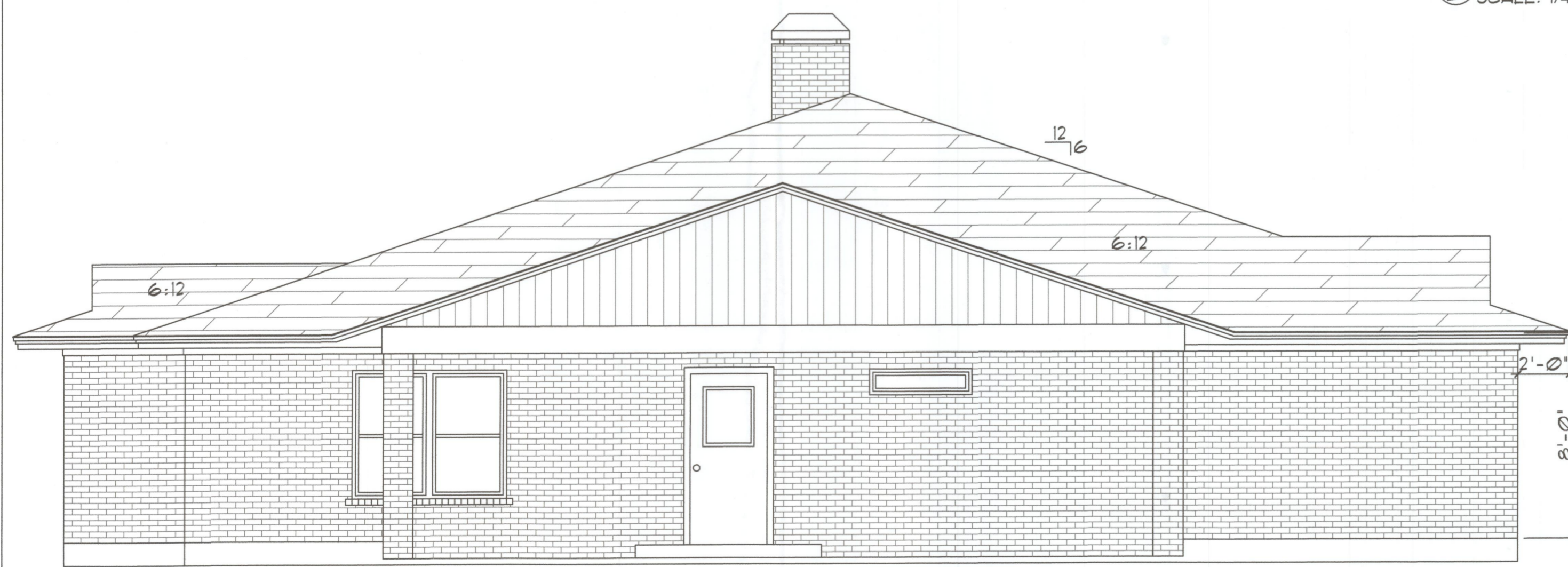
JOB NO.
19316CAD



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"

FRASIER RESIDENCE
REMODEL / ADDITION
510 WILLIAMS STREET / HWY 66
ROCKWALL, TEXAS 75087

TITLE:
ELEVATION - RESIDENCE
SCALE:
AS SHOWN

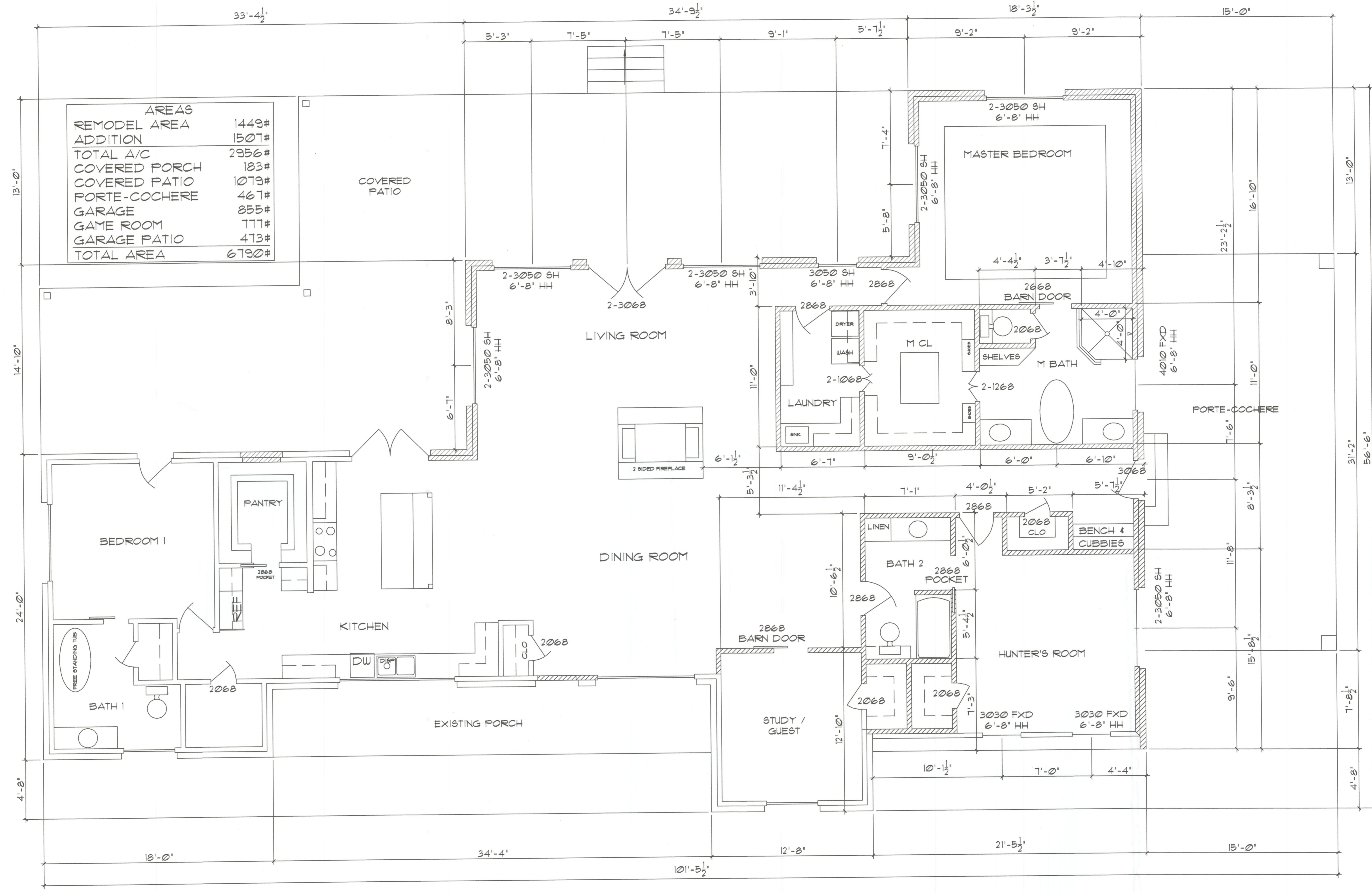
SHANNON NEWBOM
MARK NEWBOM
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3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
12/09/16

REVISION DATE:

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JOB NO.
19316CAD



AREAS	
REMODEL AREA	1449#
ADDITION	1507#
TOTAL A/C	2956#
COVERED PORCH	183#
COVERED PATIO	1079#
FORTE-COCHERE	467#
GARAGE	855#
GAME ROOM	777#
GARAGE PATIO	473#
TOTAL AREA	6790#

FLOOR PLAN
SCALE: 1/4"=1'-0"

FRASIER RESIDENCE
REMODEL / ADDITION
510 WILLIAMS STREET / HWY 66
ROCKWALL, TEXAS 75087

TITLE:
FLOOR PLAN W/ DIMENSIONS
SCALE:
AS SHOWN

SHANNON NEUSOM
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ROYSE CITY, TEXAS 75189
469-338-9863

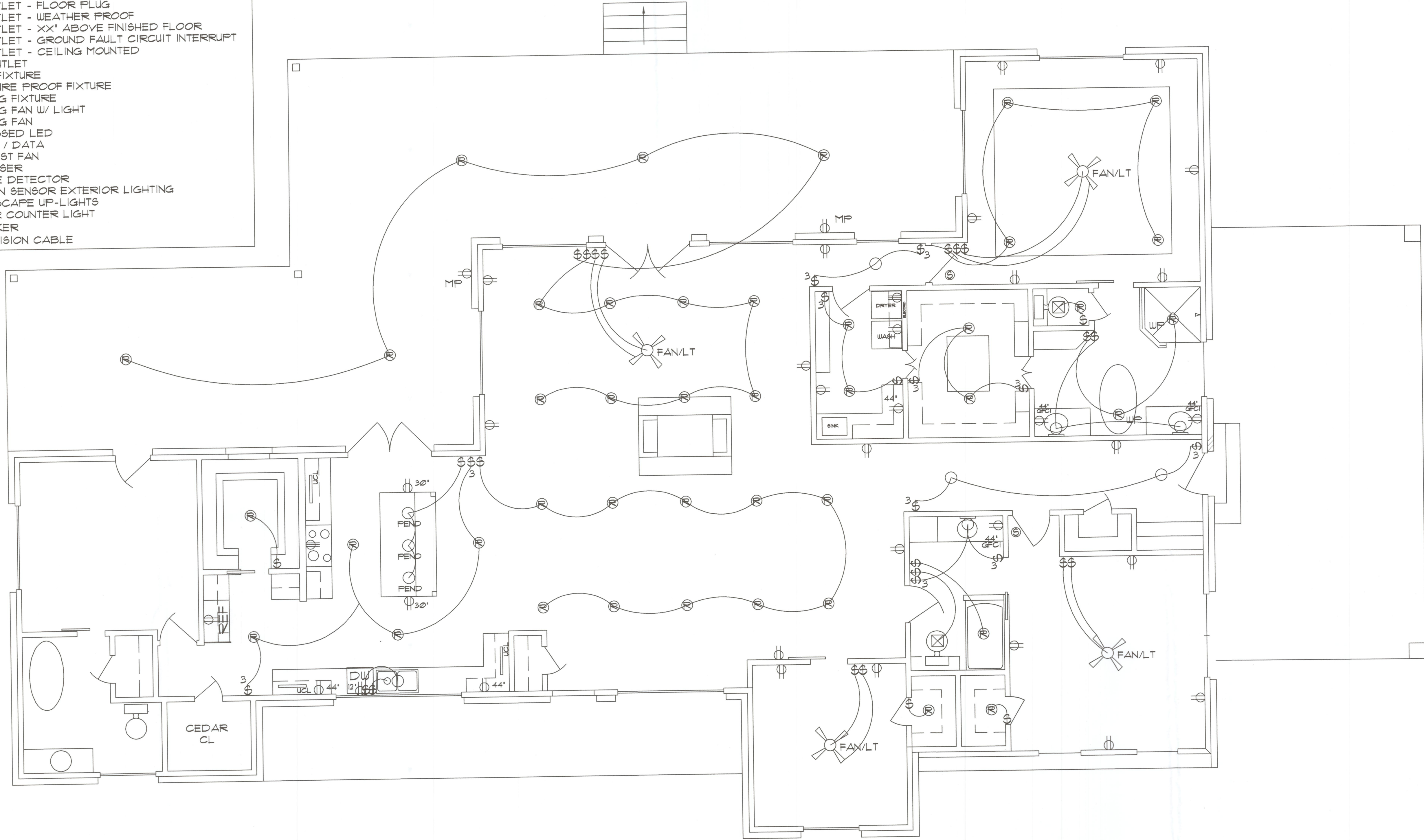
DATE
12/09/16

REVISION DATE:

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JOB NO.
19316CAD

ELECTRICAL LEGEND	
	SWITCH
	SWITCH W/ DIMMER
	SWITCH - 3 WAY
	110 OUTLET
	110 OUTLET - FLOOR PLUG
	110 OUTLET - WEATHER PROOF
	110 OUTLET - XX' ABOVE FINISHED FLOOR
	110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
	110 OUTLET - CEILING MOUNTED
	220 OUTLET
	WALL FIXTURE
	MOISTURE PROOF FIXTURE
	CEILING FIXTURE
	CEILING FAN W/ LIGHT
	CEILING FAN
	RECESSED LED
	VOICE / DATA
	EXHAUST FAN
	DISPOSER
	SMOKE DETECTOR
	MOTION SENSOR EXTERIOR LIGHTING
	LANDSCAPE UP-LIGHTS
	UNDER COUNTER LIGHT
	SPEAKER
	TELEVISION CABLE



FRASIER RESIDENCE
 REMODEL / ADDITION
 510 WILLIAMS STREET / HWY 66
 ROCKWALL, TEXAS 75087

TITLE:
 ELECTRICAL PLAN - RESIDENCE

SCALE:
 AS SHOWN

SHANNON NEUSOM
 MARK NEUSOM
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 469-338-9863

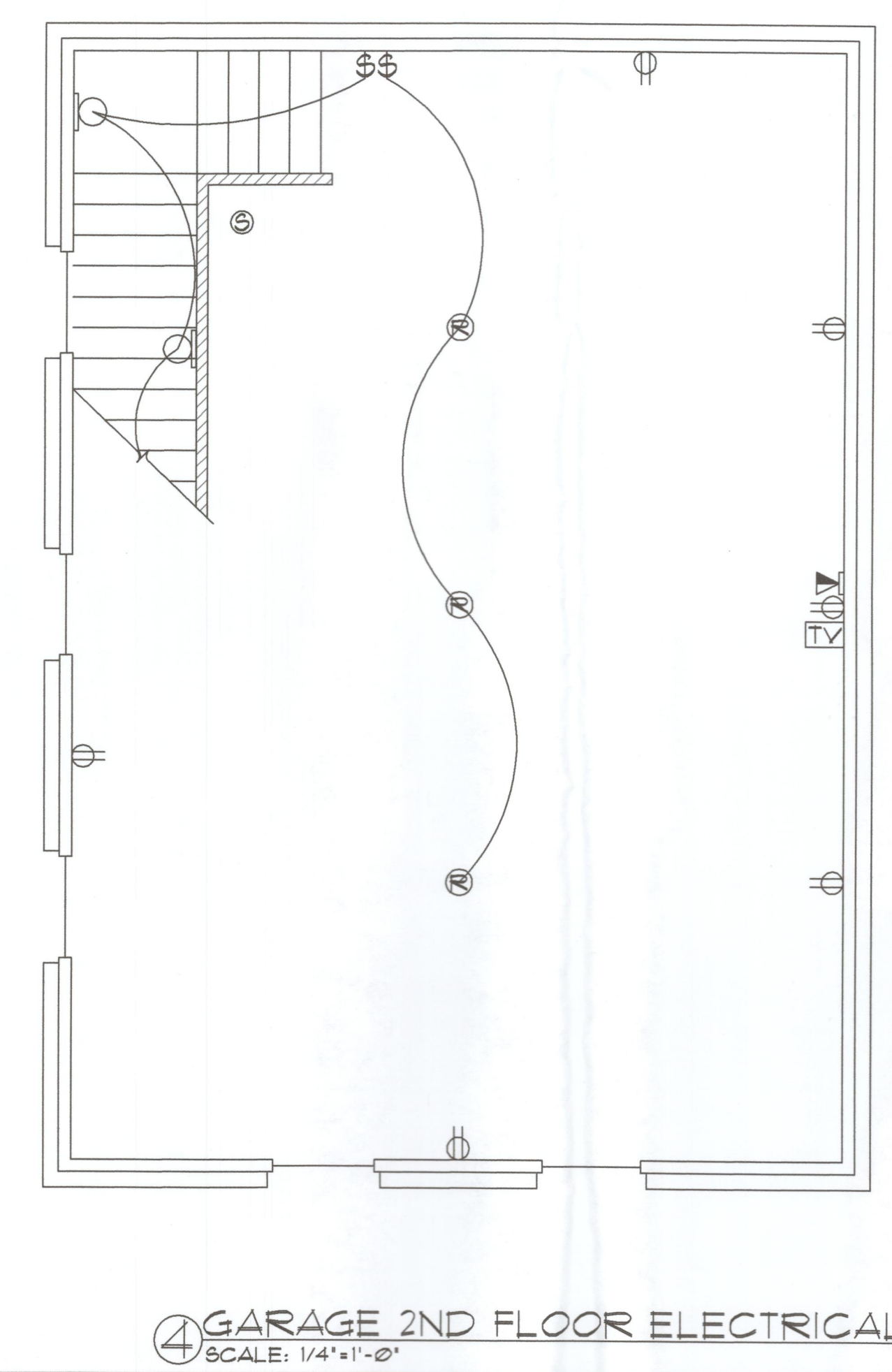
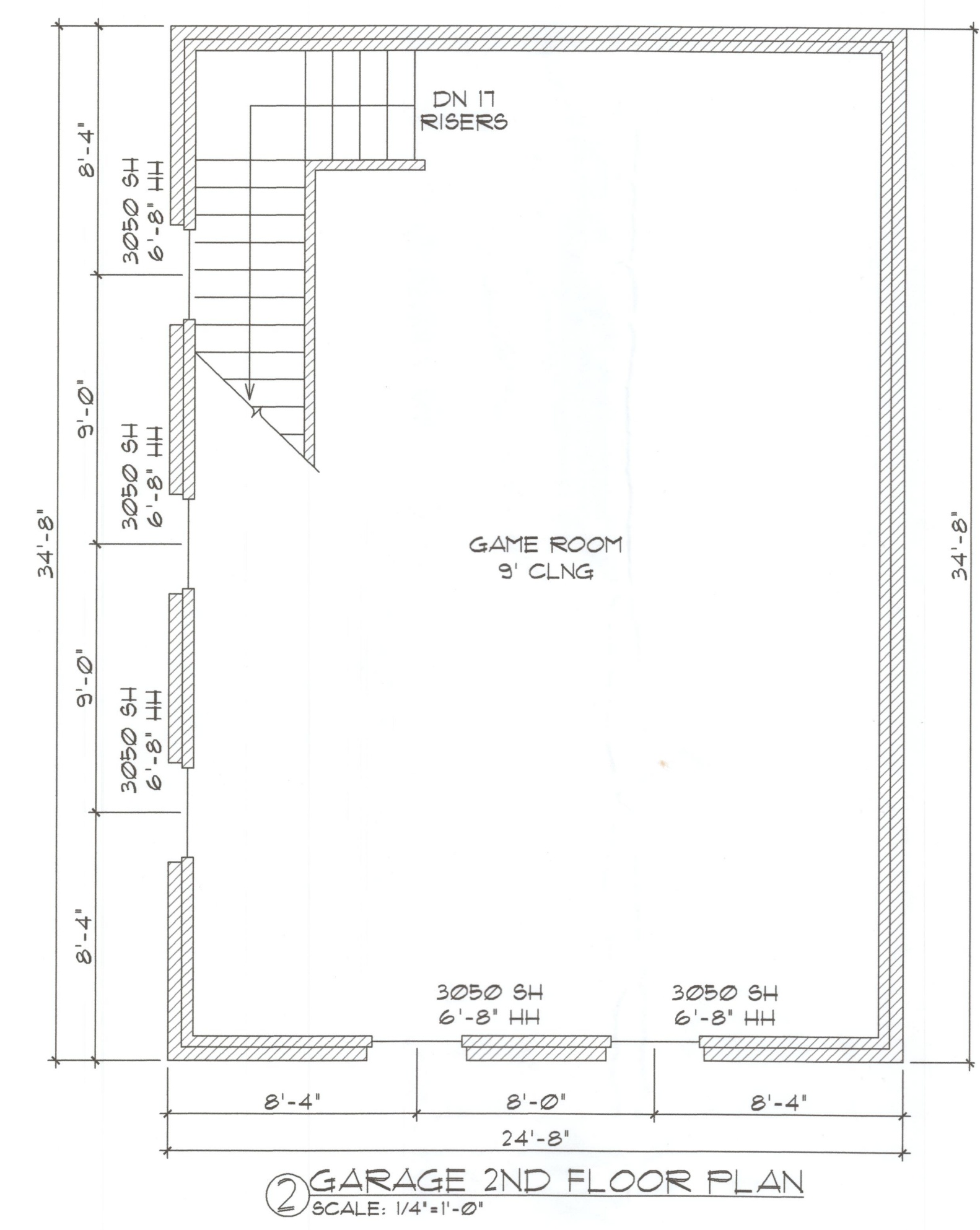
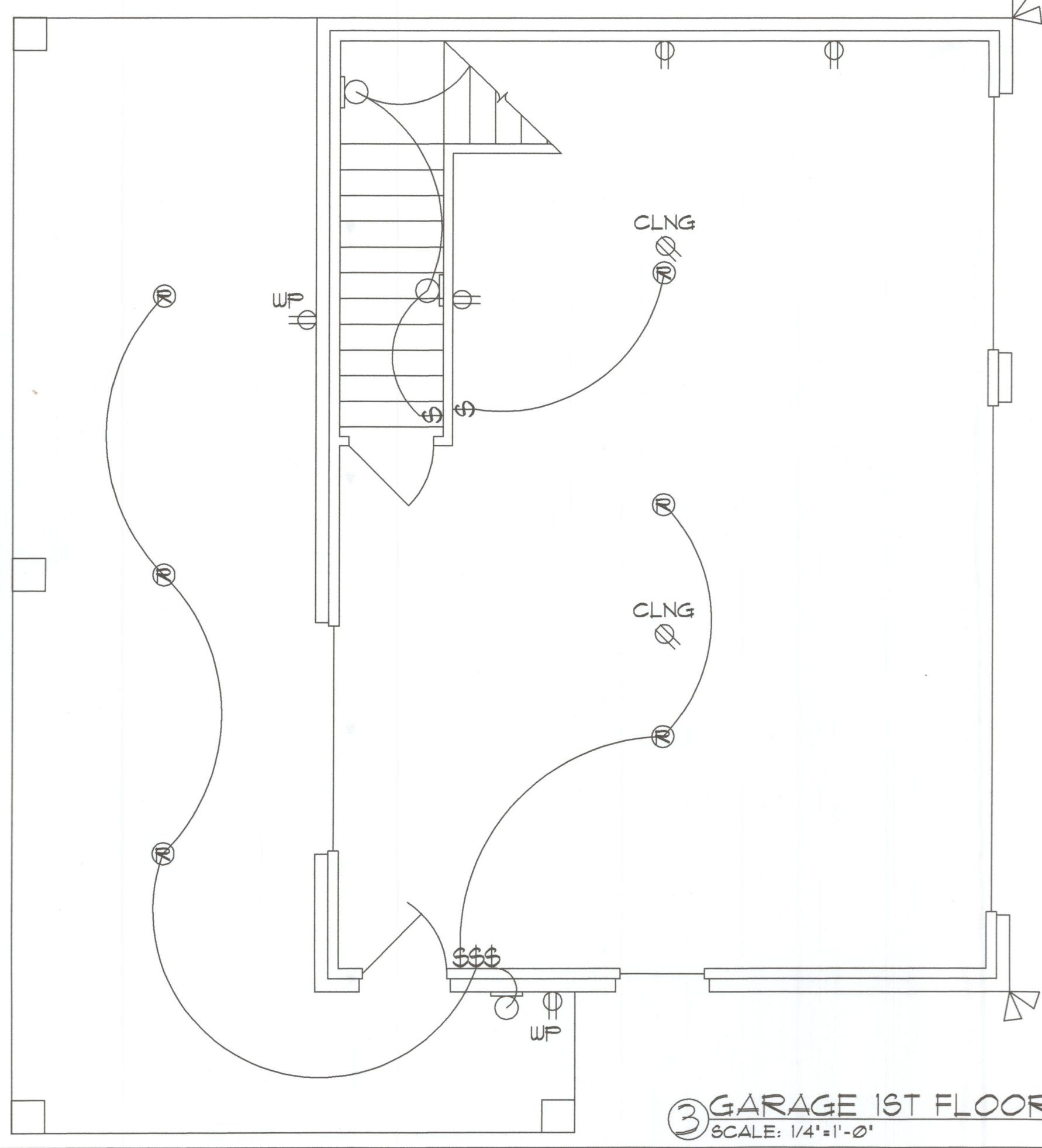
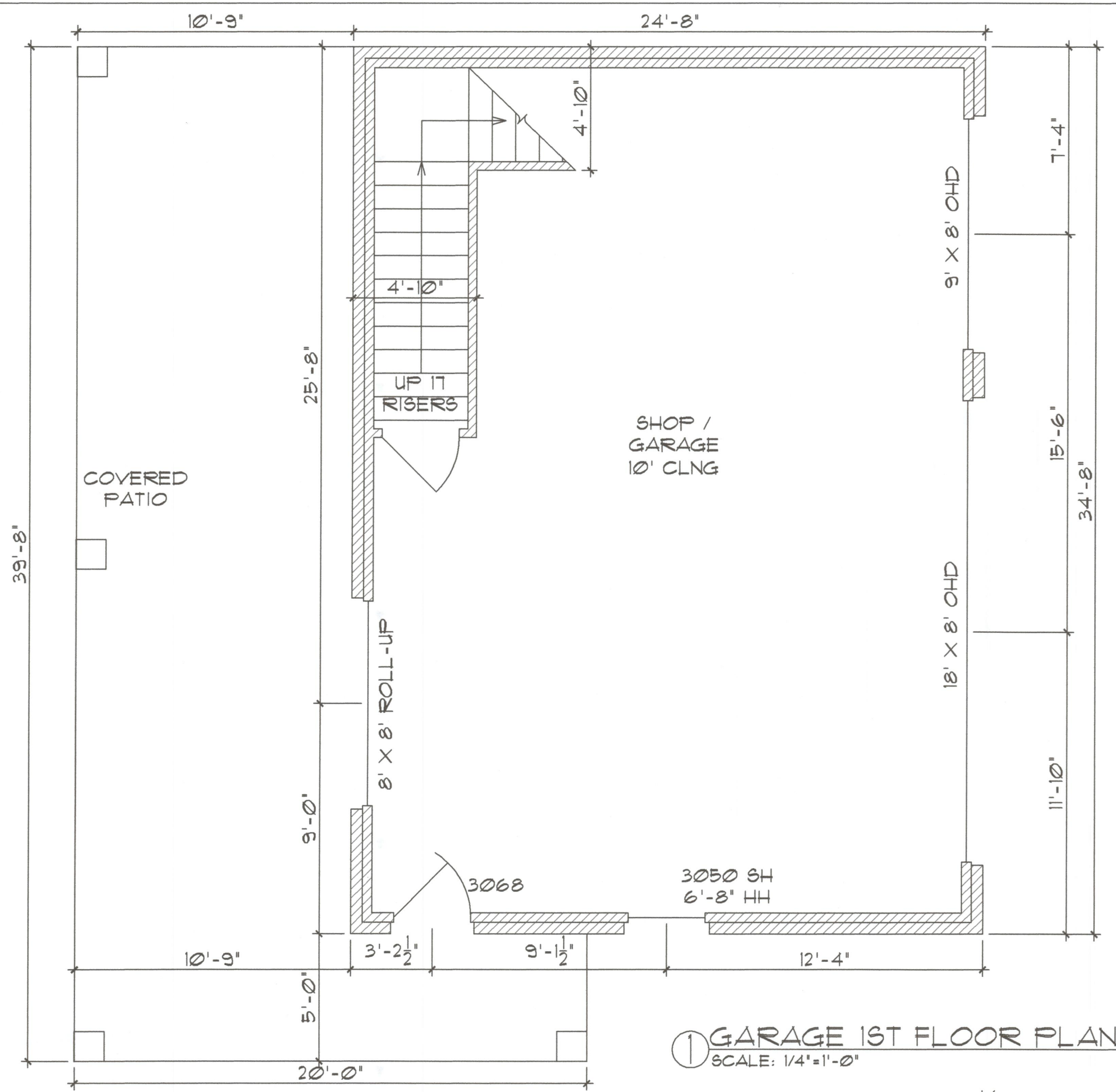
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REVISION DATE:

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JOB NO.
 19316CAD

ELECTRICAL LEGEND	
	SWITCH
	SWITCH W/ DIMMER
	SWITCH - 3 WAY
	110 OUTLET
	110 OUTLET - FLOOR PLUG
	110 OUTLET - WEATHER PROOF
	110 OUTLET - XX' ABOVE FINISHED FLOOR
	110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
	110 OUTLET - CEILING MOUNTED
	220 OUTLET
	WALL FIXTURE
	MOISTURE PROOF FIXTURE
	CEILING FIXTURE
	CEILING FAN W/ LIGHT
	CEILING FAN
	RECESSED LED
	VOICE / DATA
	EXHAUST FAN
	DISPOSER
	SMOKE DETECTOR
	MOTION SENSOR EXTERIOR LIGHTING
	LANDSCAPE UP-LIGHTS
	UNDER COUNTER LIGHT
	SPEAKER
	TELEVISION CABLE



FRASIER RESIDENCE
REMODEL / ADDITION
510 WILLIAMS STREET / HWY 66
ROCKWALL, TEXAS 75087

TITLE:
FLOOR PLAN / ELECTRICAL - GARAGE

SCALE:
AS SHOWN

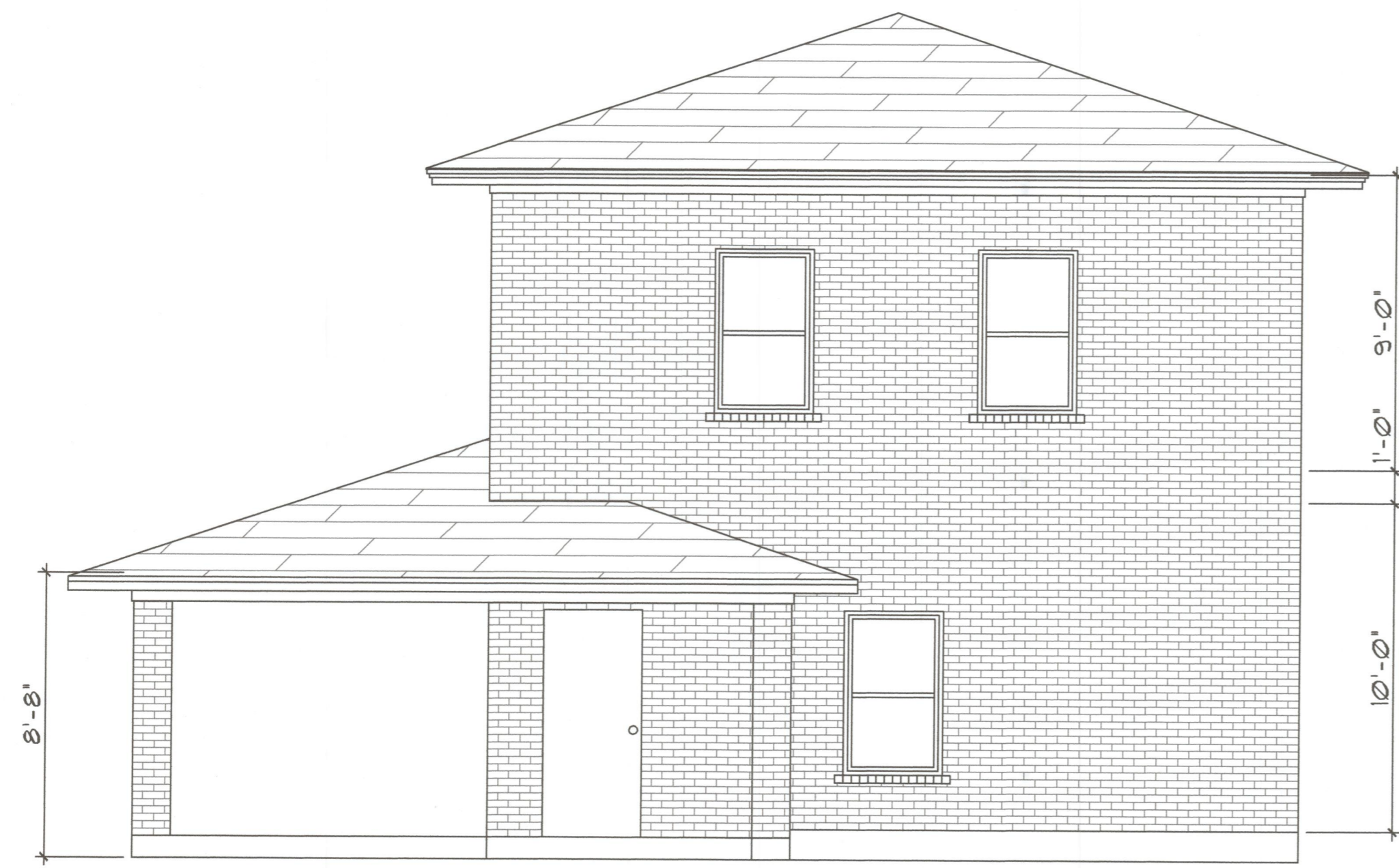
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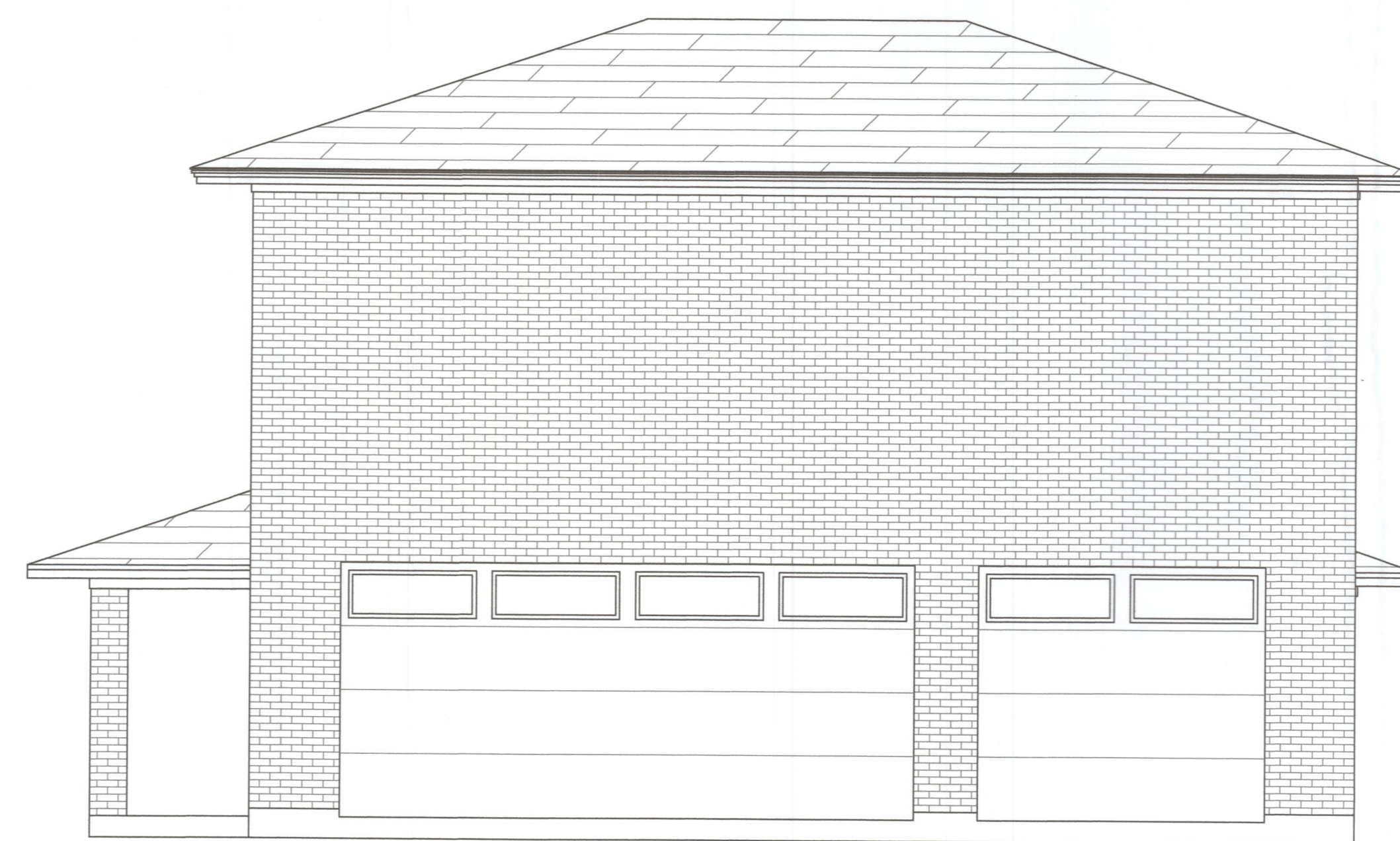
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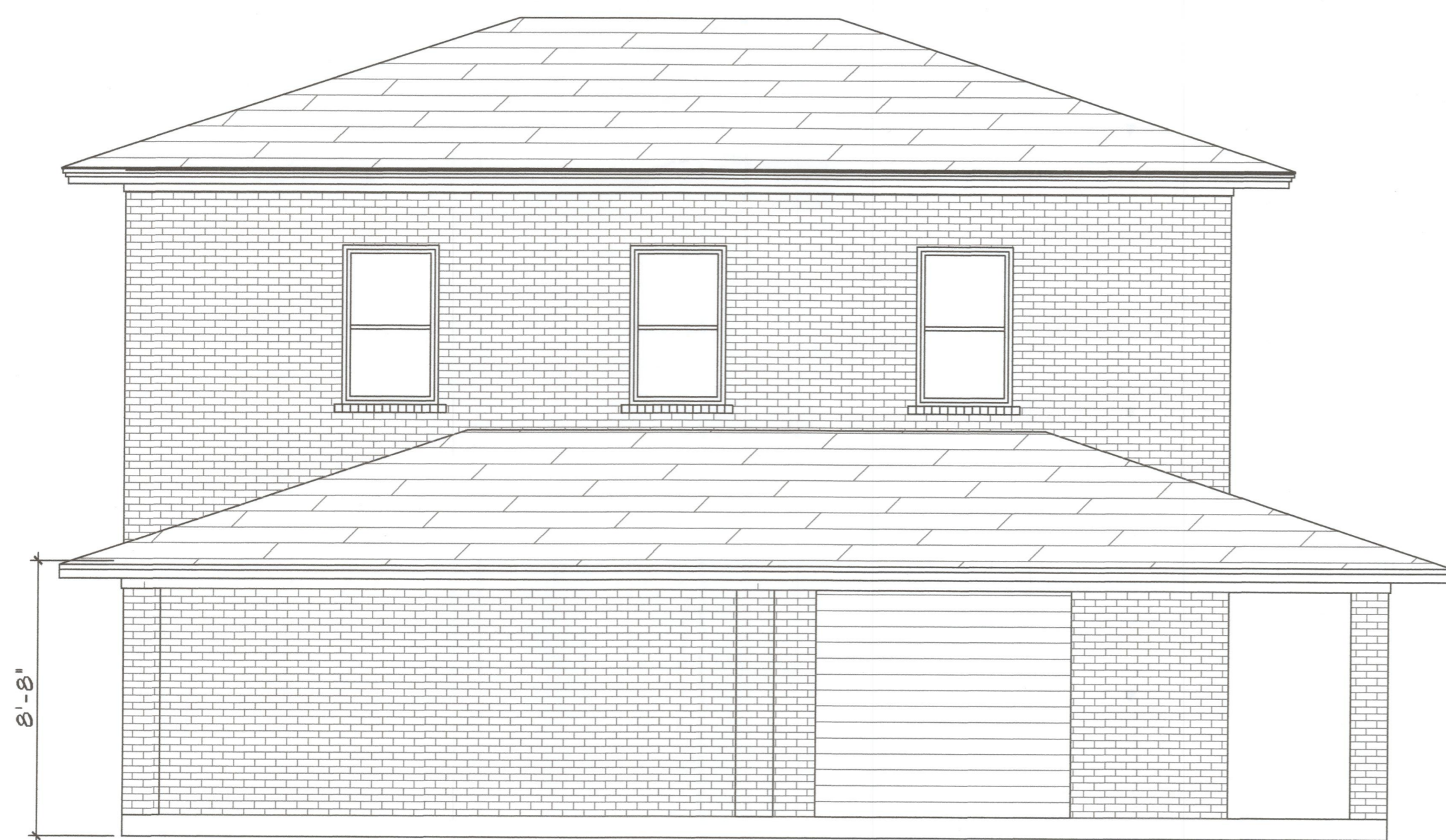
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19316CAD



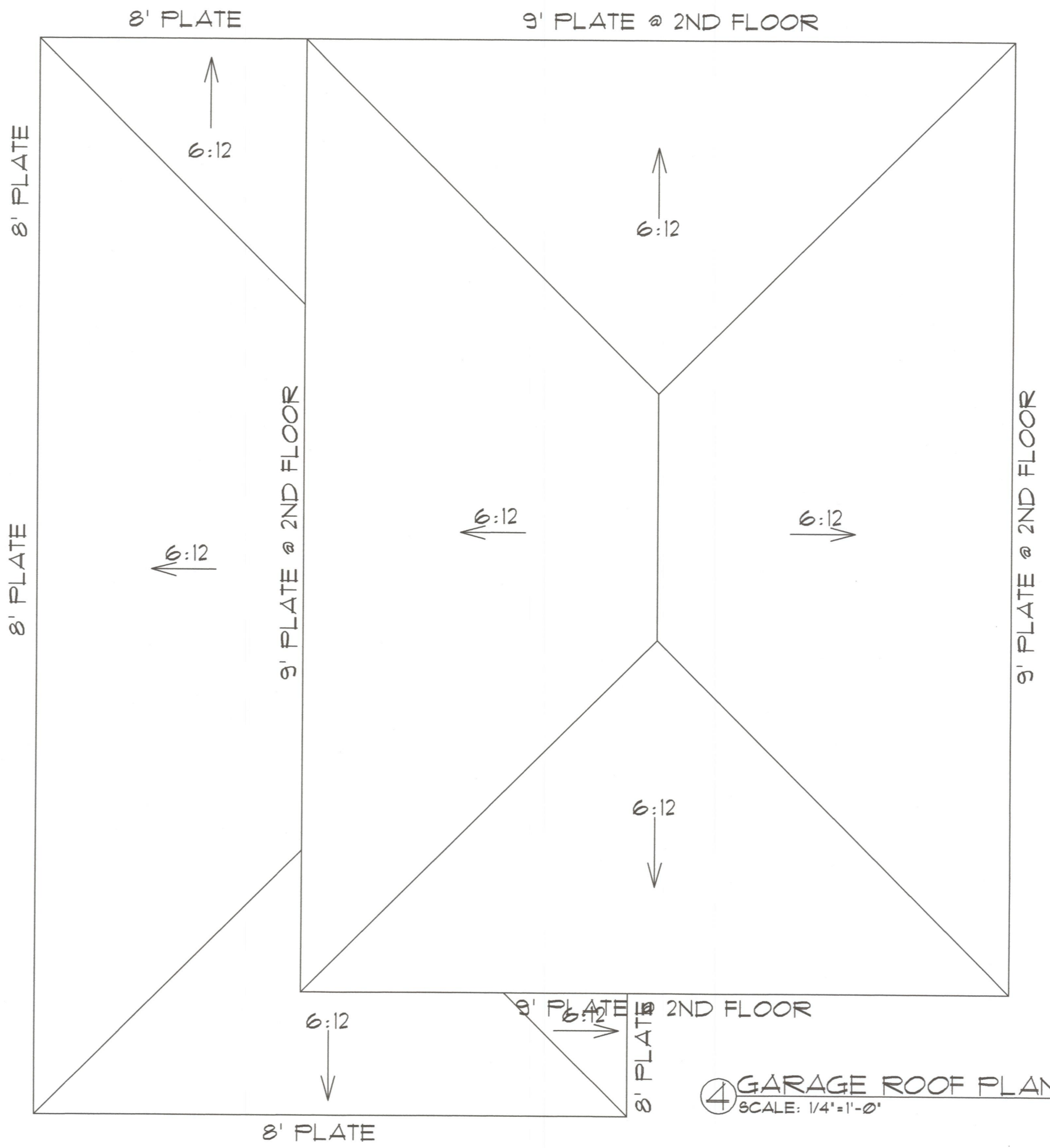
① GARAGE FRONT ELEVATION
SCALE: 1/4"=1'-0"
REAR SIMILAR



② GARAGE RIGHT ELEVATION
SCALE: 1/4"=1'-0"



③ GARAGE LEFT ELEVATION
SCALE: 1/4"=1'-0"



④ GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"

FRASIER RESIDENCE
REMODEL / ADDITION
510 WILLIAMS STREET / HWY 66
ROCKWALL, TEXAS 75087

TITLE:
ELEVATIONS / ROOF - GARAGE
SCALE:
AS SHOWN

SHANNON NEUSOM
MARK NEUSOM
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DATE
12/09/16

REVISION DATE:

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JOB NO.
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