



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # 42018-004 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF ONLY

CASE NUMBER: 12018-004

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

**APPLICATION:**

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

**SPECIAL DISTRICTS [SELECT APPLICABLE]:**

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

**CONTRIBUTING STATUS [SELECT APPLICABLE]:**

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

**CURRENT LAND USE OF THE SUBJECT PROPERTY:**

- Residential
- Commercial

**PROPERTY INFORMATION [PLEASE PRINT]**

Address: 302 Margaret Street Rockwall TX 75087  
 Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

Is the owner of the property the primary contact?  Yes  No

Applicant(s) is/are:  Owner  Tenant  Non-Profit  Resident

Check this box if Owner and Applicant are the same.

Other, Specify: \_\_\_\_\_

Owner(s) Name: Jerré Loftus  
 Address: 302 Margaret Rockwall TX 75087  
 Phone: 972 989 7400  
 E-Mail: jerreofrockwall@live.com

Applicant(s) Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

**SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]**

Construction Type [Check One] :  Exterior Alteration  New Construction  Addition  Demolition  
 Relocations  Other, Specify: \_\_\_\_\_

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ \_\_\_\_\_

**PROJECT DESCRIPTION.** In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

Extension. Siding (Hardy Board) to be applied -  
 all exterior "buttoned up".  
 Secondary after exterior is complete  
 then repairs + improvements on interior -

**OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]**

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature: *Jerré Loftus*

Applicant's Signature: \_\_\_\_\_

Rockwall Historical Board

City Hall

Rockwall Texas

Jerre Loftus

302 Margaret Street

Rockwall Texas 75087

August 31, 2016 for September 15, 2016

I, Jerre Loftus, as a new home owner: am requesting an additional room and exterior siding replacement to my home for these reasons:

Due to my current age and as primary resident, the addition can provide an ample living area for me in the event of any future physical limitations.

Repositioning and relocating my kitchen into an open floor plan assures future accessibility for daily living and will improve my current mobility.

These permutations made to my home will assure me of safety and security within my own living space and accommodate for any changing needs in my future and enable me to age in place.

For the Community and as a Highly Contributing Property, the exterior siding will be replaced, beautifying and enhancing the "Historical Look" that is highly desired for Rockwall Residents Drive-By-Viewers.....and that's EVERYDAY!

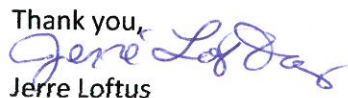
Personally

I foresee the Historical District Area in Parades, displaying large photos of their homes on floats.

Rockwall residents love to see this.

In closing, I want to make my home attractive and accommodating.

Thank you,



Jerre Loftus

The details of the work that will be performed on my home are the following:

A new roof will be erected, foundation (pier and beam) will be anchored and leveled, all plumbing will be updated.

All plastic and rotten wood siding will be replaced with Hardi Board 7 ½ inch.

All new windows will be custom sized to match existing windows measurements and looks.

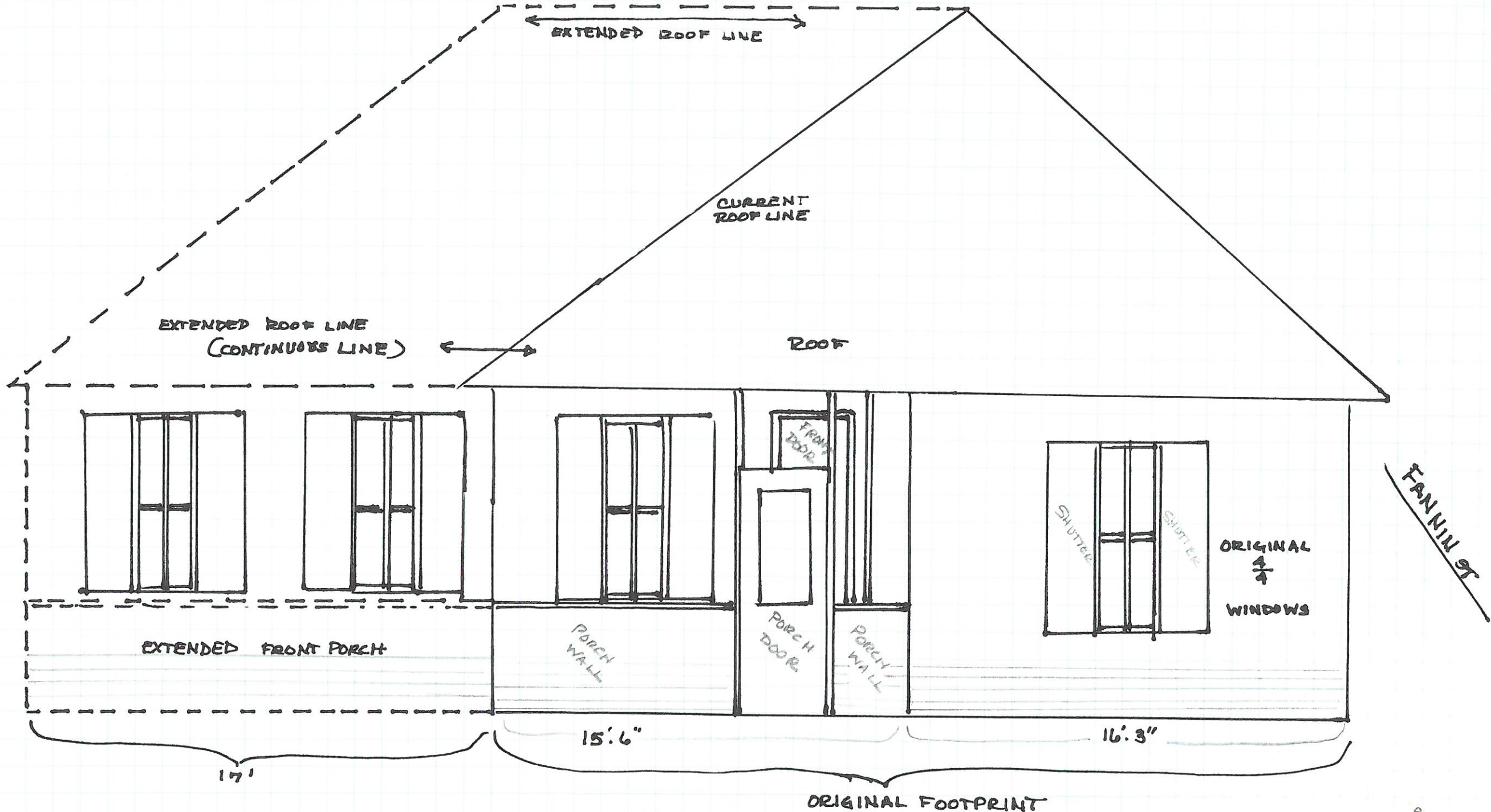
The color of the siding will be painted white with black shutters.

Any and all wood that is salvageable will be incorporated with new addition.

Thank you,

A handwritten signature in blue ink that reads "Jerre Loftus". The signature is written in a cursive style with a large initial "J" and "L".

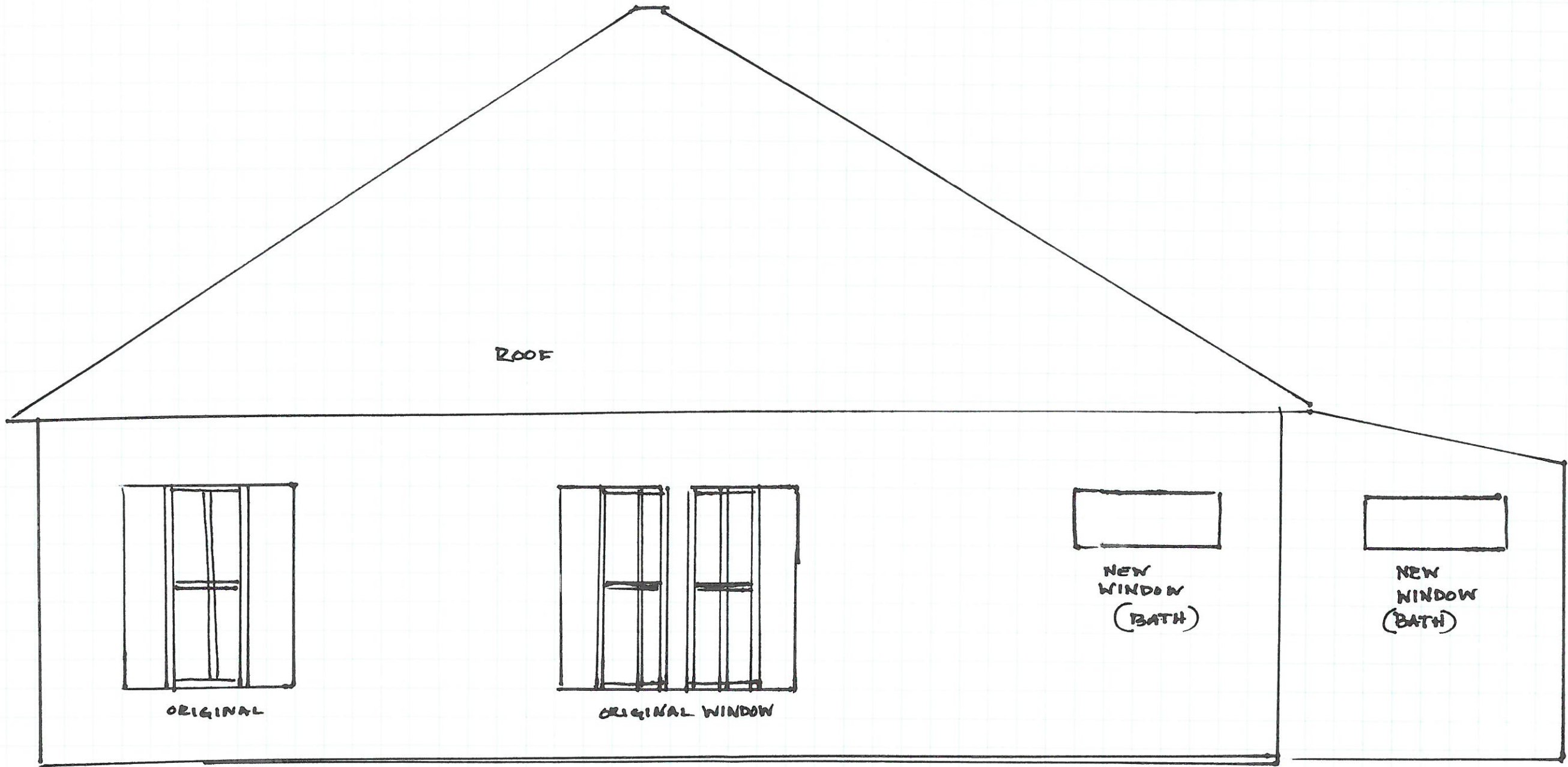
Jerre Loftus



SIDING IS A MIXTURE OF ORIGINAL WOOD, SOME PLACES HAVE VINYL SIDING, SOME - UNSURE WOULD REPLACE WITH HARDIEBOARD SIDING FOR A MORE UNIFORM, COHESIVE LOOK

FRONT

MARGARET ST



MARGARET ST

ROOF

ORIGINAL

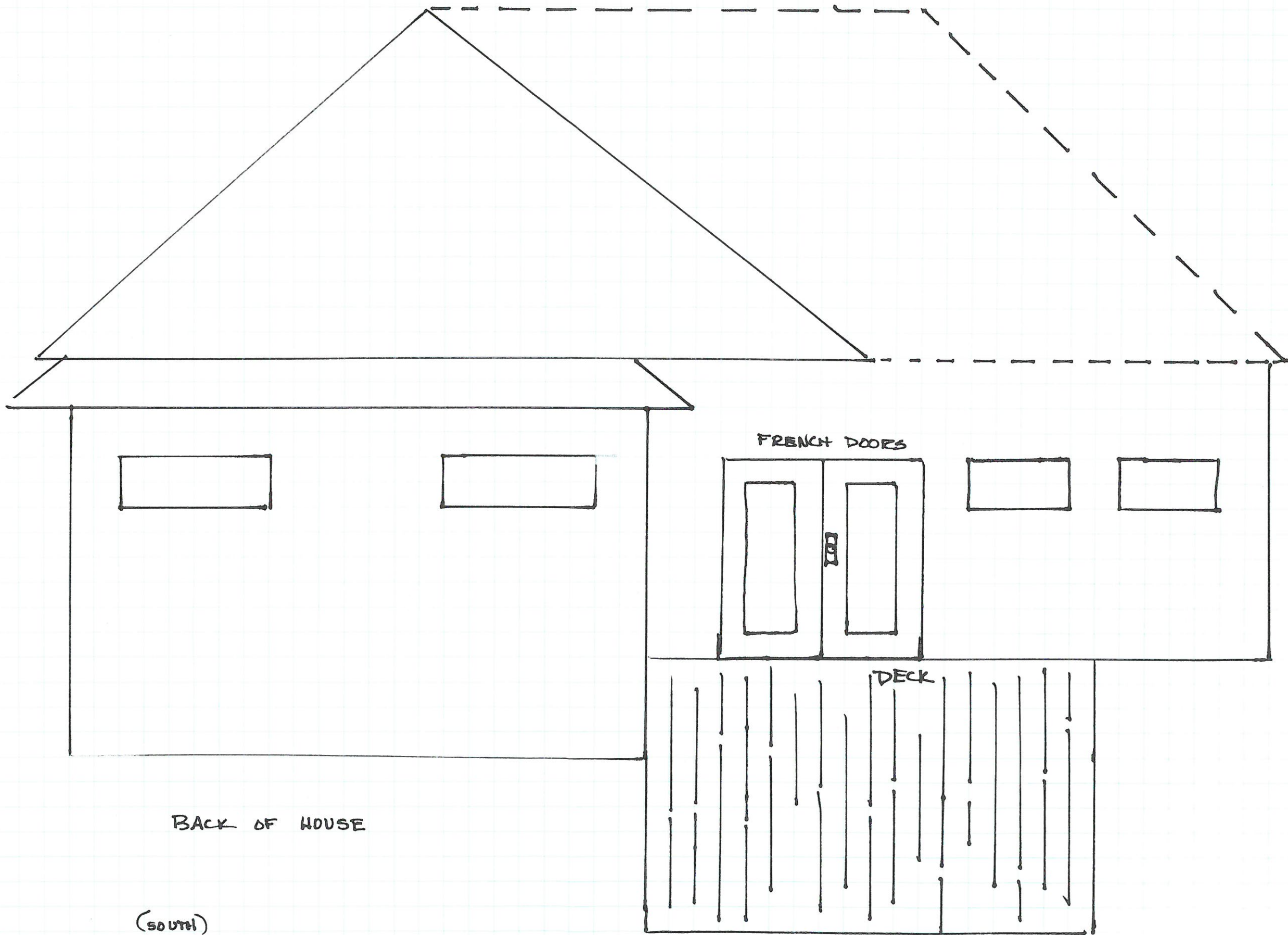
ORIGINAL WINDOW

NEW WINDOW (BATH)

NEW WINDOW (BATH)

(WEST)

FANNIN ST



(WEST)

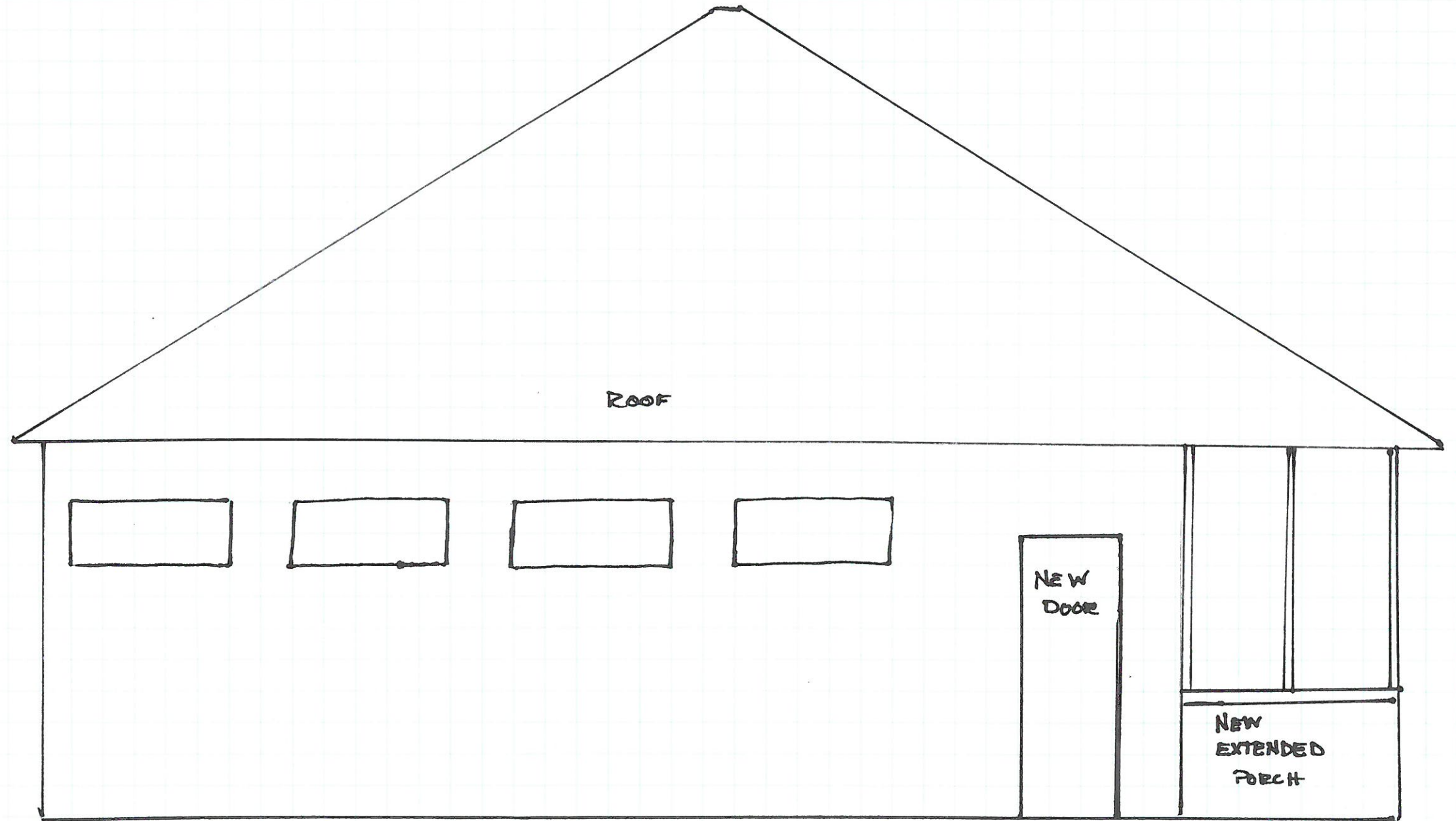
FANNIN

FRENCH DOORS

DECK

BACK OF HOUSE

(SOUTH)



EAST SIDE  
FACING



35'11" x 10'8" Garage

Porch

FRONT DOOR

Back Door

WIND

WIND

FRONT DOORS

TOUR TSD

WALL OUT

10 KITCHEN

WALL STAYS

WALL OUT

Bedroom

3 WINDOWS

High Windows

3 WINDOWS

5 WINDOWS

ARCADIA DOOR

FRONT PORCH 39'9" x 7'10"

2 Windows



These windows  
 will be  
 removed  
 & replaced  
 with historical  
 look in front  
 facing Margaret  
 on side  
 facing front in

These are original  
Windows

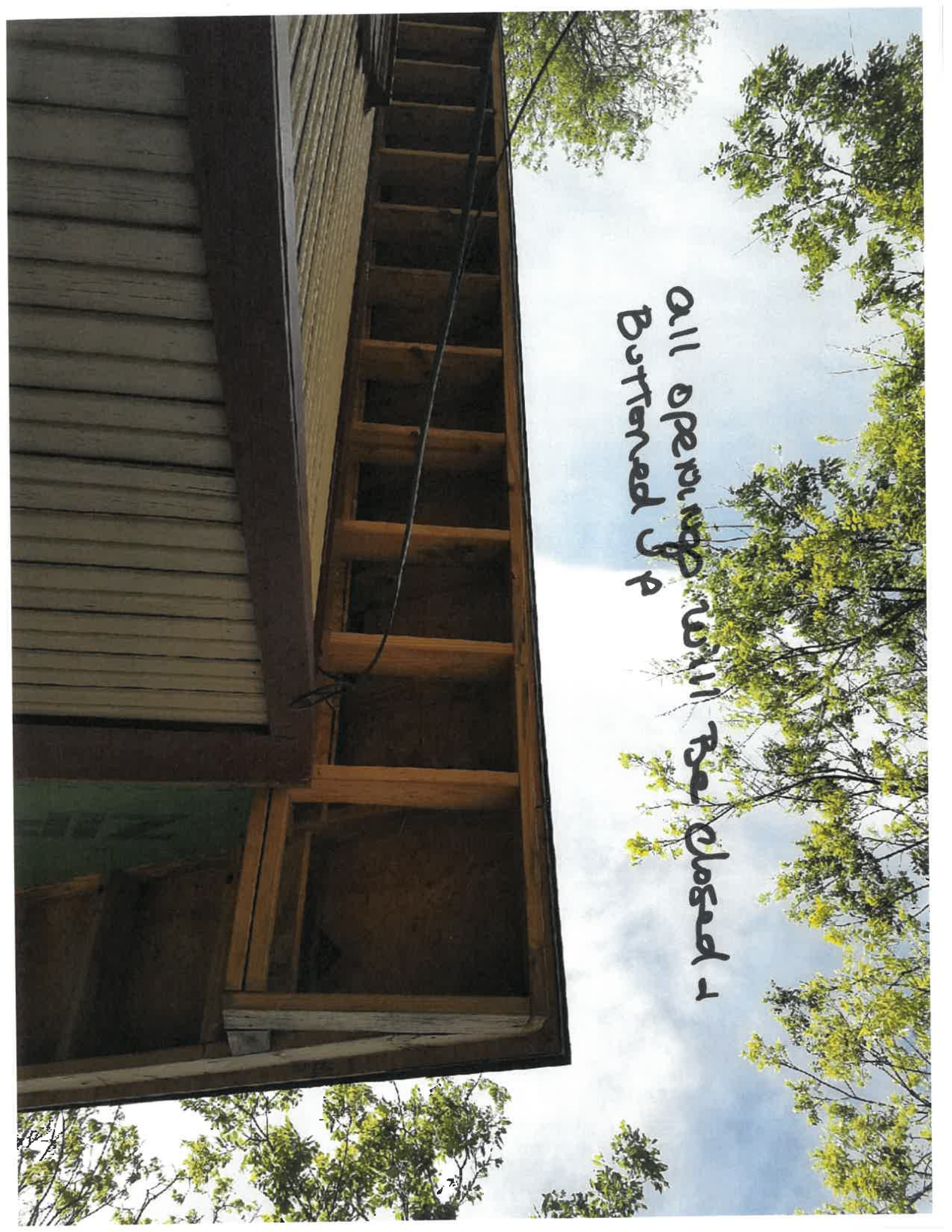
General  
Contractor  
Mike Meschner  
has windows  
that apply  
for Historical  
Satisfaction



HARDY Board Siding  
will Be applied  
along w/ Skirt



all openings will be closed &  
Battered & P



Hardy Board Siding with  
Beep Plied  
& Buffed up

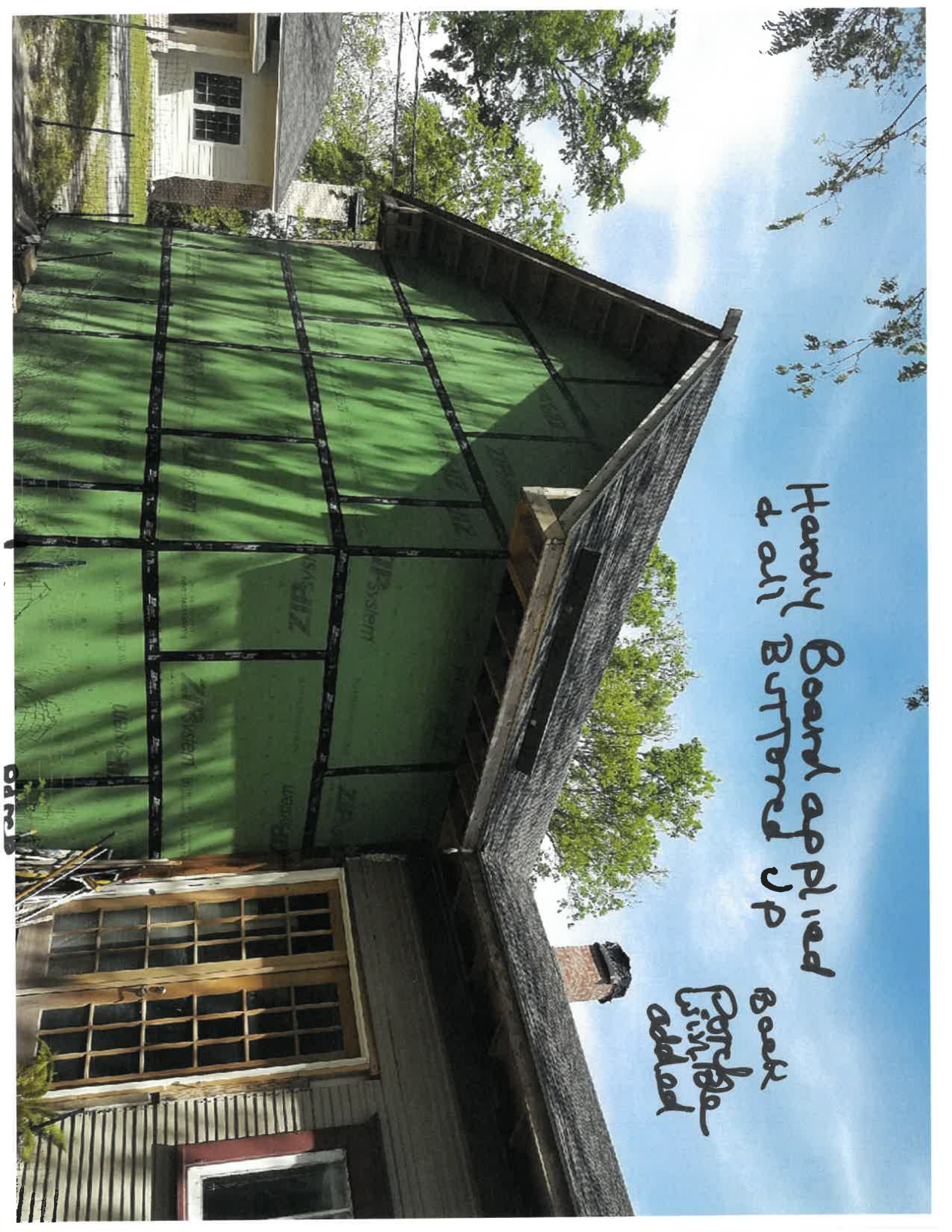


Hardy Board will Be applied  
along with insulation + all  
holes closed.



Hardly Board applied  
& all Buttersed JP

Back  
Purpha  
added



BARCO



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

**AGENDA DATE:** 04/19/2018

**APPLICANT:** Jerre Loftus

**AGENDA ITEM:** **H2018-004**; *Building Permit Fee Waiver/Reduction for 302 Margaret Street*

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**SUMMARY:**

Hold a public hearing to discuss and consider a request for a Building Permit Fee Waiver/Reduction from Geraldine Loftus for a *High Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single-Family 7 (SF-7) District. The subject property is located at 302 Margaret Street and is further identified as Lot NW/4 A, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas.

**PURPOSE AND BACKGROUND:**

The applicant is requesting the approval of a building permit waiver for the purpose of renovating and expanding an existing home on a *High-Contributing Property*. On September 15, 2016, the Historic Preservation Advisory Board (HPAB) approved a Building Permit waiver/Reduction [H2016-006] in conjunction with a Certificate of Appropriateness (COA) [H2016-005] for a single-family the home on the subject property. The Building Permit Waiver/Reduction program states that once a building permit has been issued, the property is no longer eligible for the program. Since the applicant's building permit and building permit waiver have expired, the applicant is requesting the approval of a building permit waiver/reduction before re-applying for a second building permit. In addition, to this request, the applicant has also submitted a request for the approval of a small matching grant [H2018-007]. The proposed renovation/expansion is in conformance with the Certificate of Appropriateness (COA) approved by the Historic Preservation Advisory Board (HPAB) on September 15, 2016.

The subject property is located at 302 Margaret Street and is recognized as a *High Contributing Property*, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 1,096 sq. ft., and based on the 2017 Historic Resources Survey, the main area was considered to have been constructed in the National Folk style in 1915. The property is zoned Single Family (SF-7) District and is located on the southeast corner of N. Fannin Street and Margaret Street.


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 applicant's scope of work and the estimated valuation of \$75,000 for the remodel/rehabilitation, the permit fees would be approximately \$830.00. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant would be eligible for a full waiver of permit fees.

## **RECOMMENDATIONS:**

Based on the applicant's proposed scope of work and the contributing nature of the subject property, the applicant is eligible for a building permit waiver, however, of this request 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 12.5 25 50 75 100 Feet

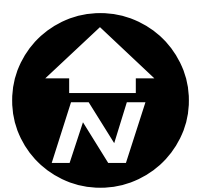
H2018-004 - 302 MARGARET STREET  
HISTORIC - LOCATION MAP = 

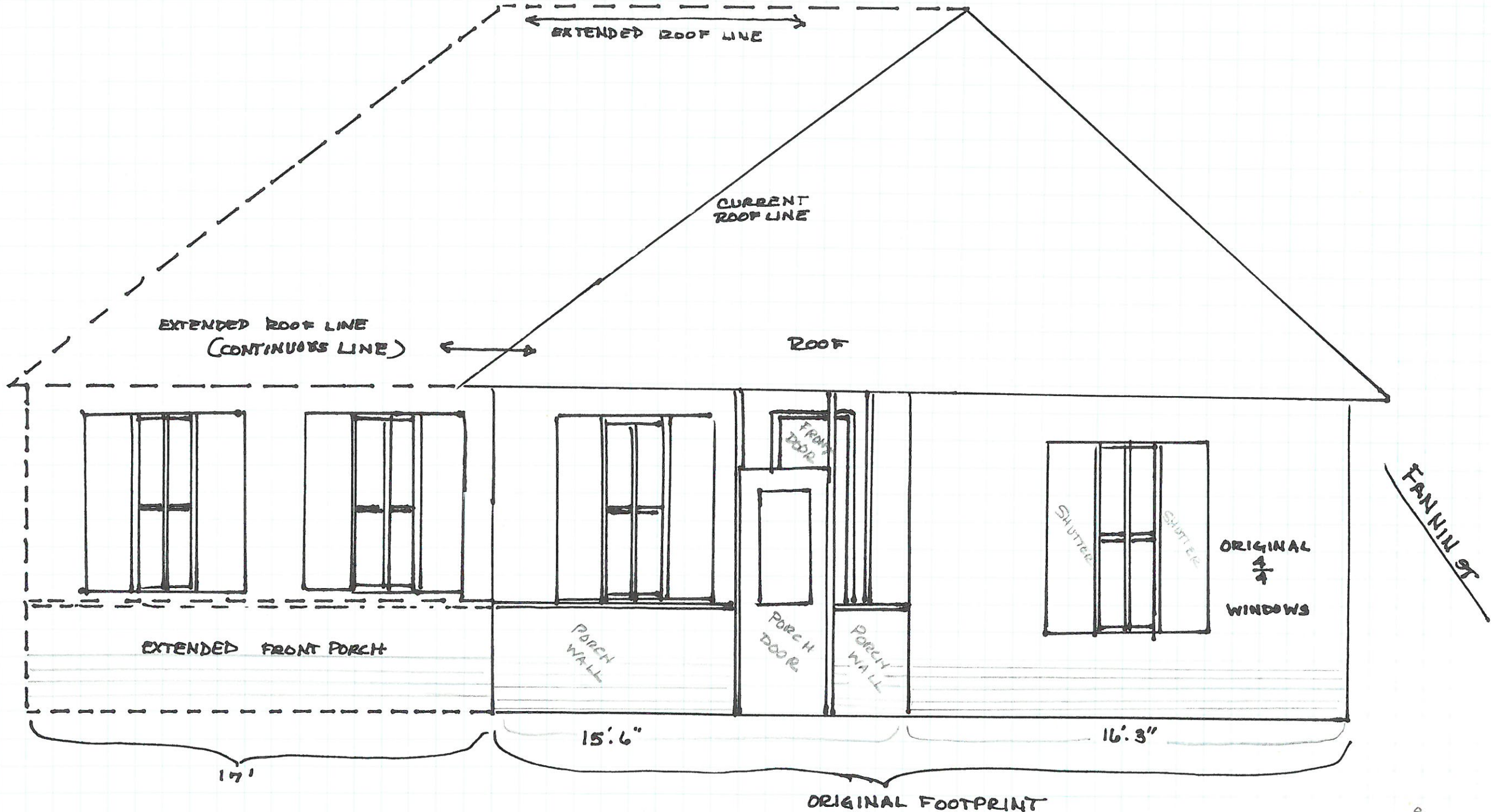


# City of Rockwall

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.





WOULD ADD TWO  $\frac{1}{4}$  WINDOWS TO FRONT, KEEPING THE HISTORICAL INTEGRITY OF THE HOME INTACT.

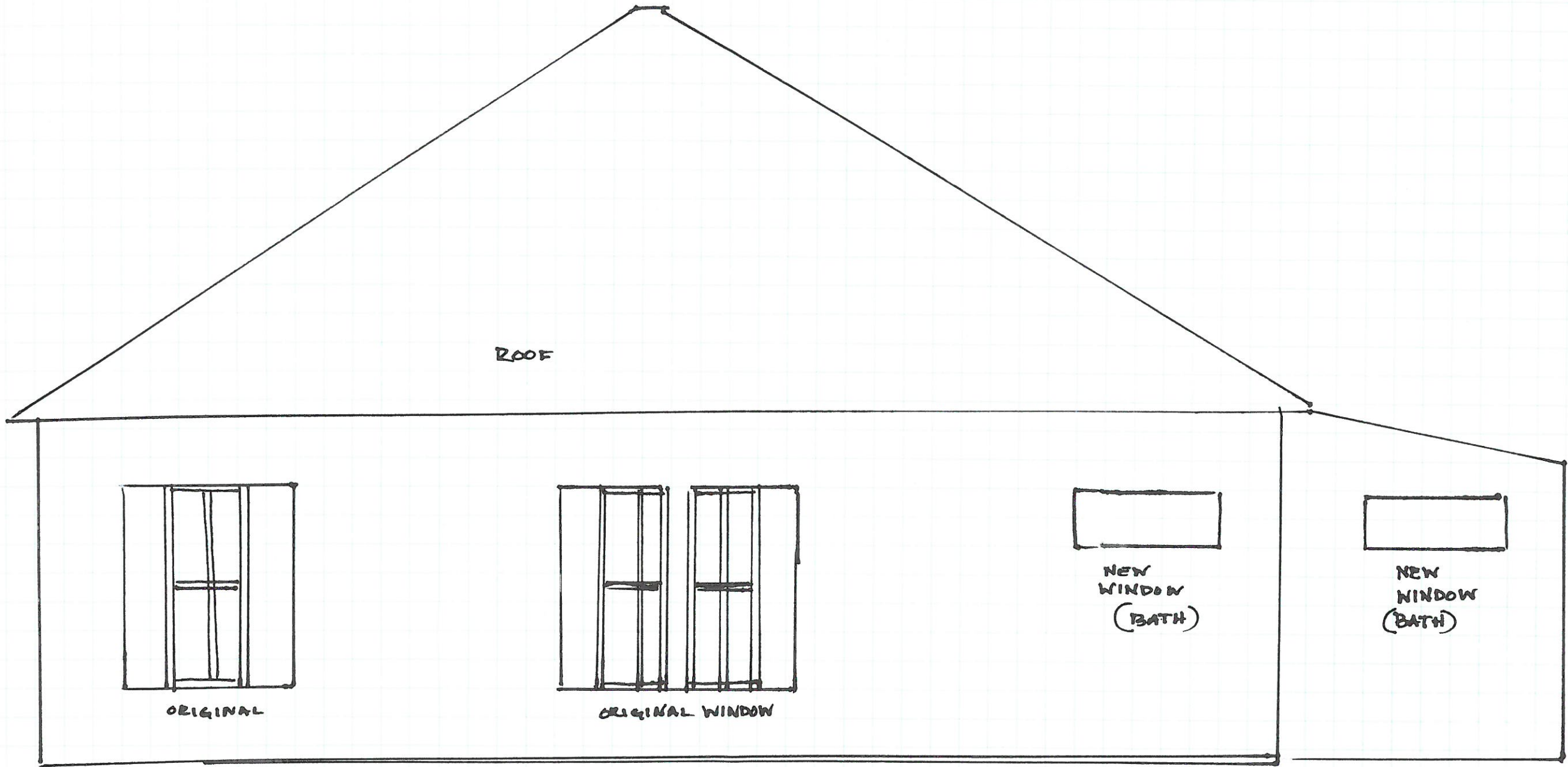
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FRONT

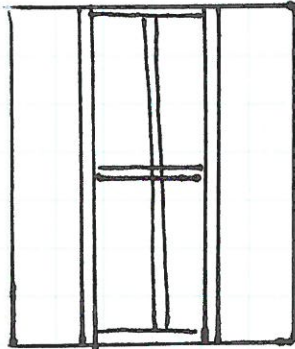
MARGARET ST



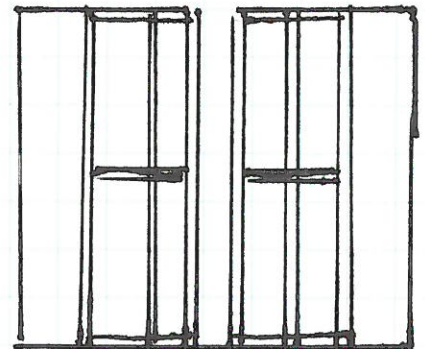
FANNIN ST



ROOF



ORIGINAL



ORIGINAL WINDOW



NEW WINDOW (BATH)



NEW WINDOW (BATH)

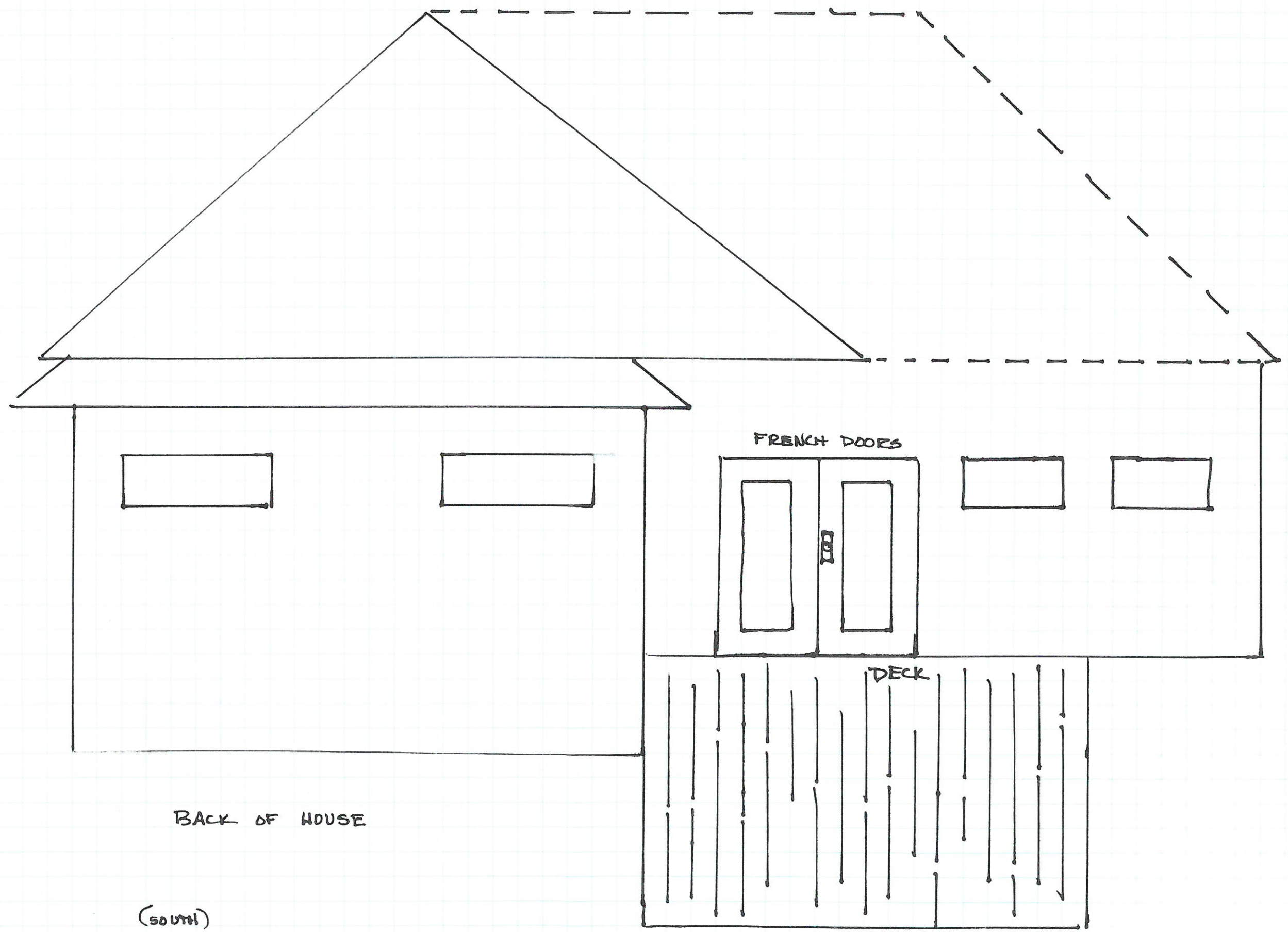
MARGARET ST

FANNIN ST

(WEST)

(WEST)

FANNIN

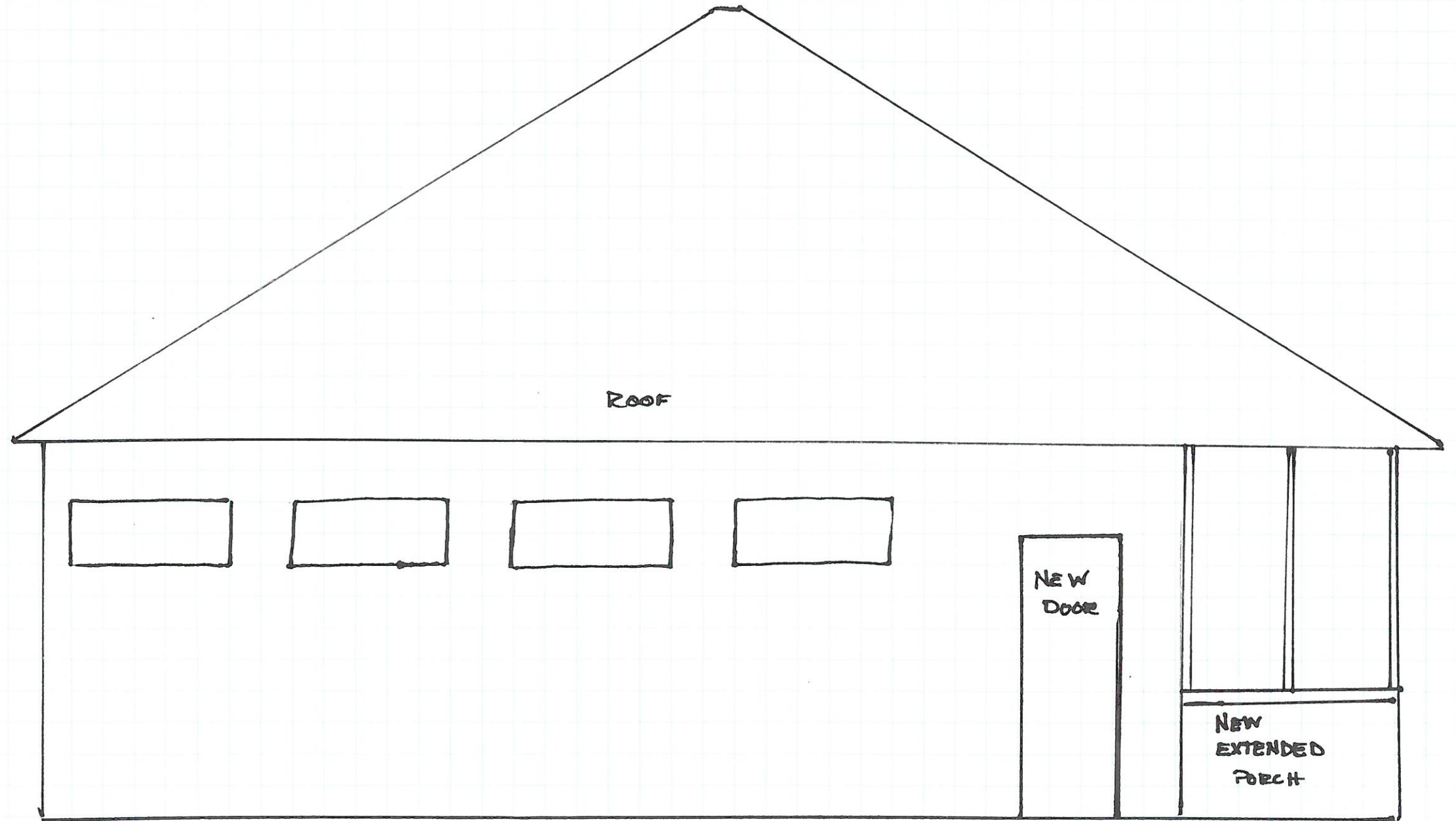


FRENCH DOORS

DECK

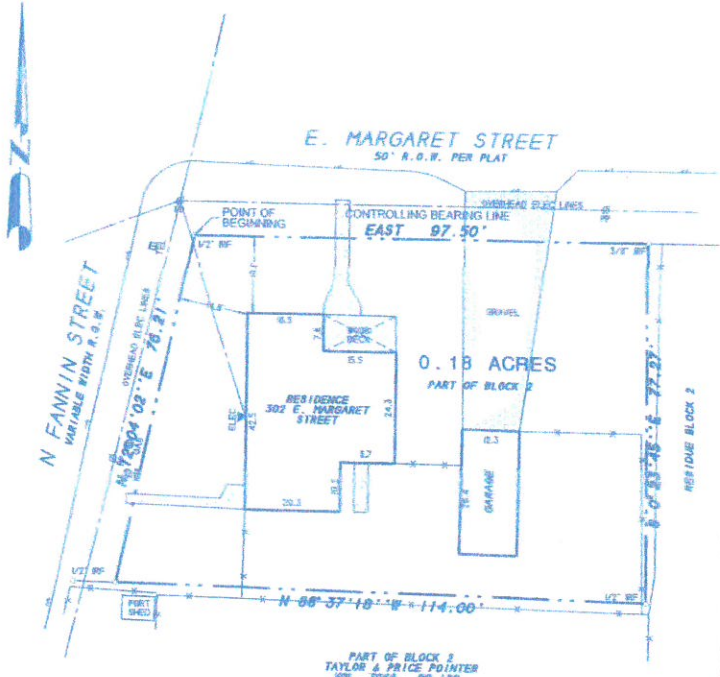
BACK OF HOUSE

(SOUTH)



EAST SIDE  
FACING

PLAT OF SURVEY



DESCRIPTION

BEING part of Block 2 of FARMERS AND MERCHANTS NATIONAL BANK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume R, Page 313, of the Deed Records of Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Mike Sheiman to Billy Peoples, dated December 2, 1997 and being recorded in Volume 1306, Page 257 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the south right-of-way line of E. Margaret Street with the east right-of-way line of N. Fannin Street, at the northwest corner of said Block 2;

THENCE EAST along the south line of E. Margaret Street, a distance of 97.50 feet to a 3/8" iron rod found for corner;

THENCE S. 00 deg. 23 min. 45 sec. E. a distance of 77.27 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 37 min. 18 sec. W. a distance of 114.00 feet to a 1/2" iron rod found for corner in the east line of N. Fannin Street;

THENCE N. 12 deg. 04 min. 02 sec. E. along the east right-of-way line of N. Fannin Street, a distance of 76.21 feet to the POINT OF BEGINNING and containing 0.18 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45367C0030 L, dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY, PRICE A. POINTER and TAYLOR A. POINTER at 302 E. MARGARET STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 30th day of July, 2014.

*[Signature]*  
Harold D. Fetty III, P.L.S. No. 5034



STANDARD	
DATE	JULY 30, 2014
SCALE	1" = 30'
CLIENT	PRICE A. POINTER
PROJECT	302 E. MARGARET STREET
DATE	JULY 30, 2014
BY	HAROLD D. FETTY III
CHECKED	

H.D. Fetty Land Surveyor, LLC  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ DATE: \_\_\_\_\_