



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2018-005

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: 506 East Rusk Street
 Subdivision: Mick addition Lot: 1 Block: 1

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: MOORE DESIGNS

Owner(s) Name: Joe Birkenback
 Address: 506 E. Rusk Street
 Rockwall, TX 75087
 Phone: 214-546-6993
 E-Mail: joeb972@yahoo.com

Applicant(s) Name: KEVIN MOORE
 Address: 102 N. SHILOH RD
 SUITE 302
 Phone: (972) 494-1193
 E-Mail: MOOREDESIGNS@MSN.COM

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): \$ 60,000

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.

Addition of a 2 car attached garage on the South East corner of the lot directly behind the current garage.

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: *Joe Birkenback* Applicant's Signature: *Joe Birkenback*

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

AGENDA DATE: 04/19/2018

APPLICANTS: Joe Birkenback

AGENDA ITEM: H2018-005; COA for 506 E. Rusk Street

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Joe Birkenback for a *Non-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 506 E. Rusk Street and is further identified as Lot 1, Block 1, Mick Addition, City of Rockwall, Rockwall County, Texas.

PURPOSE AND BACKGROUND:

The applicant is requesting a Certificate of Appropriateness (COA) for the purpose of constructing an attached garage and expanding the patio of the existing single-family home. The existing home was constructed in 1983 and is located on a *Non-Contributing Property* within the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO) District. The applicant has stated that the purpose of addition is to park his vehicles so that they will not be visible from the street. In addition to the proposed garage, the applicant plans to remove a storage shed and hot tub from the back yard of the property. Currently, the structures are visible from the street. The applicant is also proposing to replace the existing fence. The applicant has also submitted a request for a building permit waiver/reduction [H2018-008].


According to Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) the Historic Preservation Advisory Board (HPAB) must approve an application for a Certificate of Appropriateness (COA) if it determines that the application will not adversely affect the character of the adjacent historic properties, and the proposed work is consistent with the regulations contained in the Unified Development Code (UDC). In addition, Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC). Staff should note, there are three (3) historically designated properties adjacent to the subject property. Although the home is not considered to be historic and does not have to adhere to the Historic Preservation Guidelines outlined in the Unified Development Code (UDC), the Historic Preservation Advisory Board (HPAB) is tasked with determining if the addition is compatible with the historic district. In this case, the proposed addition will be located to the rear of the home. Additionally, the addition appears to match the existing design and roofline of the existing home approval of the request does not appear to impair the historical integrity of the subject property, however, approval of a COA is a discretionary decision for the HPAB.

RECOMMENDATIONS:

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

- 1) 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.

0 20 40 80 120 160 Feet

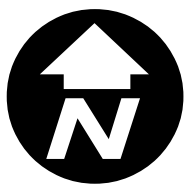
H2018-005 - 506 E RUSK STREET
HISTORIC - LOCATION MAP = 



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.



4-2-2018

Ladies/Gentlemen

My wife and I have lived at 506 East Rusk since July of 2000. We have done several upgrades to our home throughout the years and would like permission to build this add on to our home so we can have a place to park our cars indoors and out of sight from the street. This would also free up driveway space for our guests when visiting.

The second reason we want to build this addition is to expand our back yard patio space for entertaining, cook outs and for some play area for our grandkids. We will be removing a backyard shed and a hot tub that can currently be seen from the street.

We will also be replacing the 15 year old wooden fence around the back yard with a new more decorative fence that will be more pleasing to the eye.

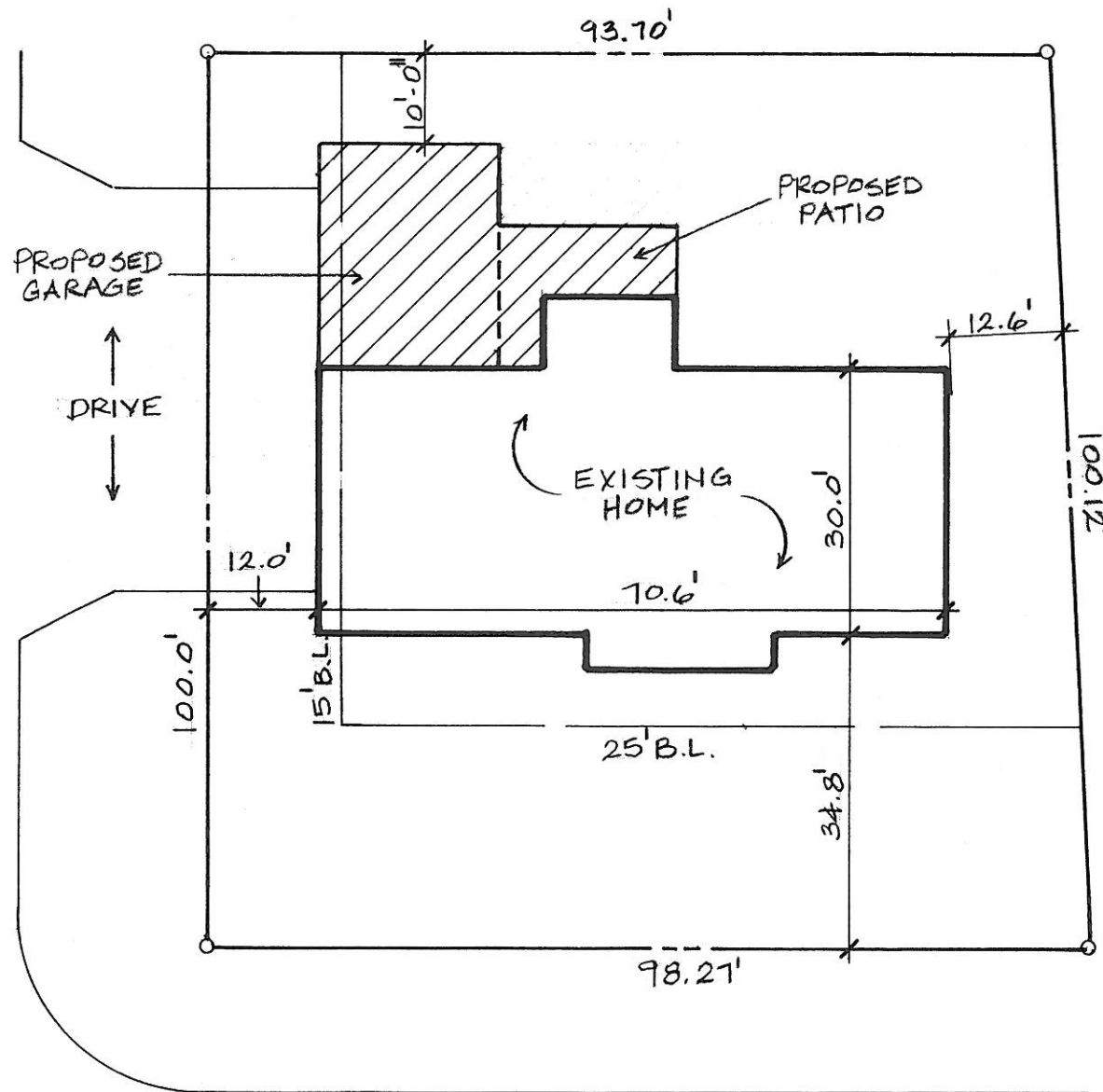
Thank you for considering approval of our project.

Joe and Olga Birkenback

506 East Rusk Street

Rockwall, Texas 75087

TYLER ST.



506 E. RUSK ST.



EXISTING HOME PLUS ADDITION COVERS 33% OF LOT

PLOT PLAN

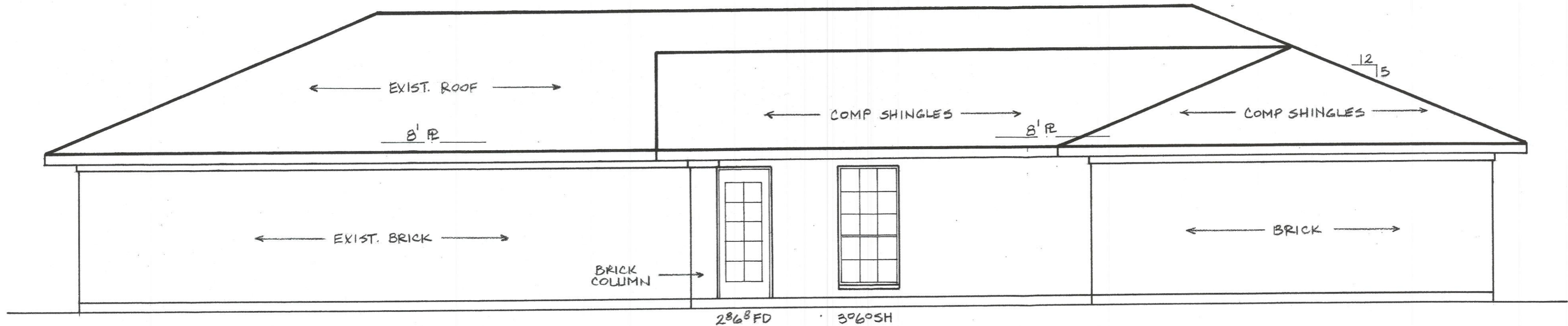
1"=20'-0"

LOT 1 - BLK 1

MICK ADDITION

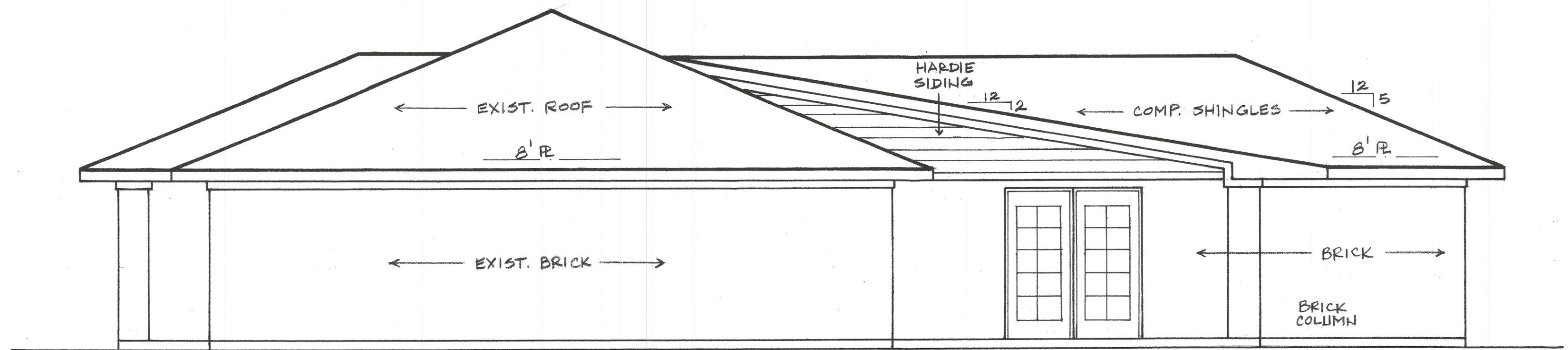
CITY OF ROCKWALL

ROCKWALL COUNTY, TX



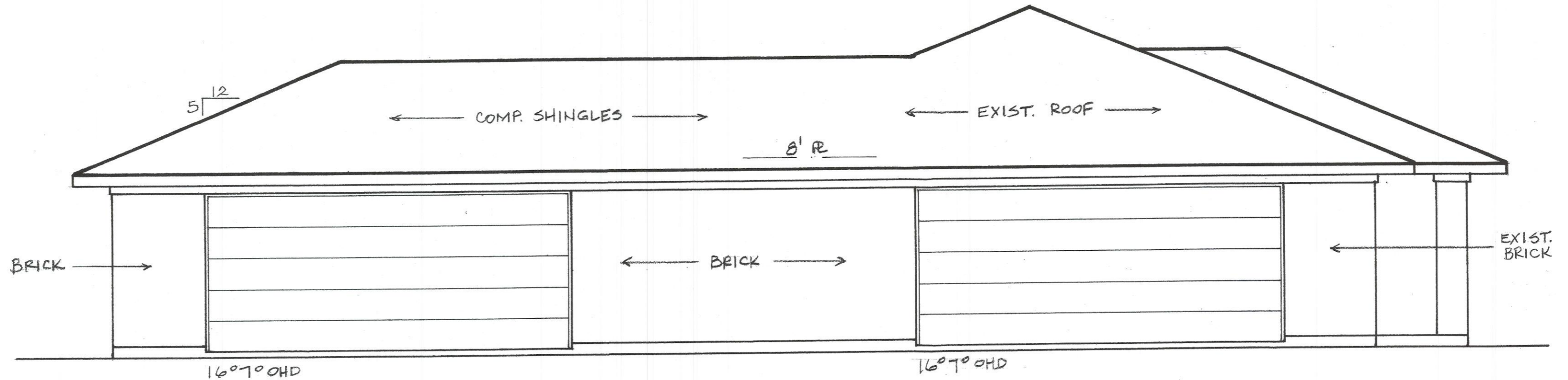
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION











