



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	<u>Jerre LOFTUS</u>	Applicant(s) Name	_____
Address	<u>302 Margaret Rockwall TX 75087</u>	Address	_____
Phone	<u>972 989 7400</u>	Phone	_____
E-Mail	<u>jerreofrockwall@live.com</u>	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 (Hard & 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 Jerre Loftus

Applicant's Signature _____



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"/> NEWSPAPTER 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 # _____
NOTES: _____

ZONING MAP UPDATED _____

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

AGENDA DATE: 04/19/2018

APPLICANTS: Jerre Loftus

AGENDA ITEM: **H2018-007**; *Small Matching Grant for 302 Margaret Street*

SUMMARY:

Hold a public hearing to discuss and consider a request for a Small Matching Grant 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 small matching grant for the purpose of renovating and expanding an existing home on a *High-Contributing Property*. In addition, to this request, the applicant has also submitted a request for the approval of a building permit waiver [H2018-004]. 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.


The Small Neighborhood Matching Grants Program is an incentive to encourage small improvements or beautification projects for residential properties within the City's historic districts. This program provides matching funds of up to 50% of the total project cost up to \$1,000.00. For a residential property to be eligible for the Small Matching Grant 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 improvements to the outside of the property visible from a street (i.e. landscaping, painting, replacement of windows, etc). Based upon the applicant's scope of work, [*i.e. replacing the exterior siding with hardi board*] the exterior renovation would be eligible for the Small Neighborhood Matching Grant of \$1,000.00, should the Historic Preservation Advisory Board (HPAB) approve the applicant's request. Currently, no matching grants have been issued for 2018. This means that the Historic Preservation Advisory Board (HPAB) has \$5,000.00 of un-allocated money remaining.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the contributing nature of the subject property, the subject property is eligible for a small matching grant of \$1,000.00, however, approval of the 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

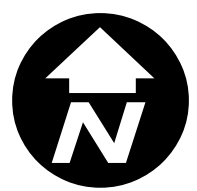
H2018-004 - 302 MARGARET STREET
HISTORIC - LOCATION MAP = 

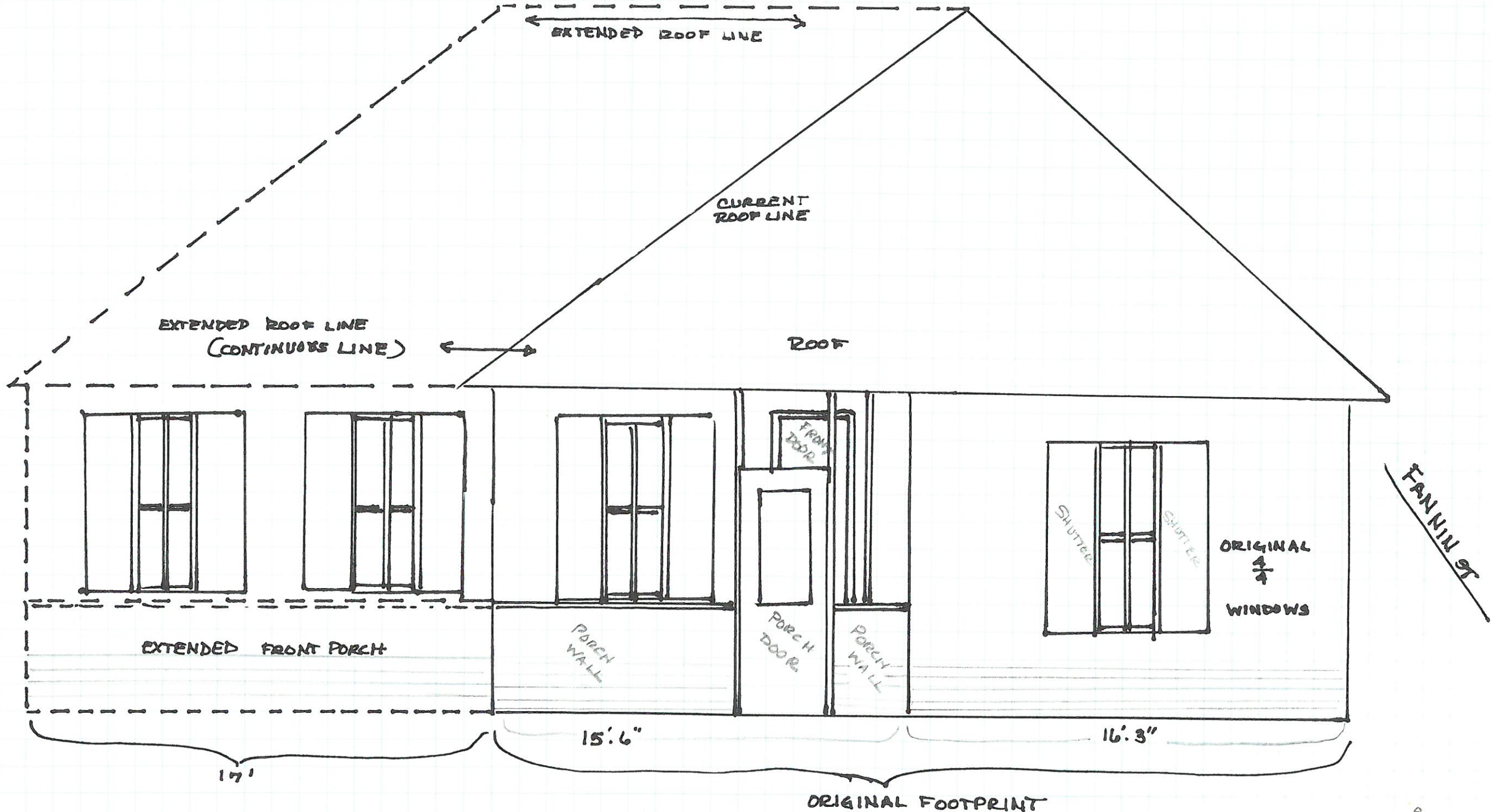


City of Rockwall

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(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.



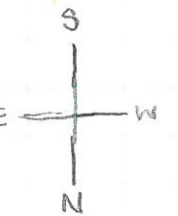


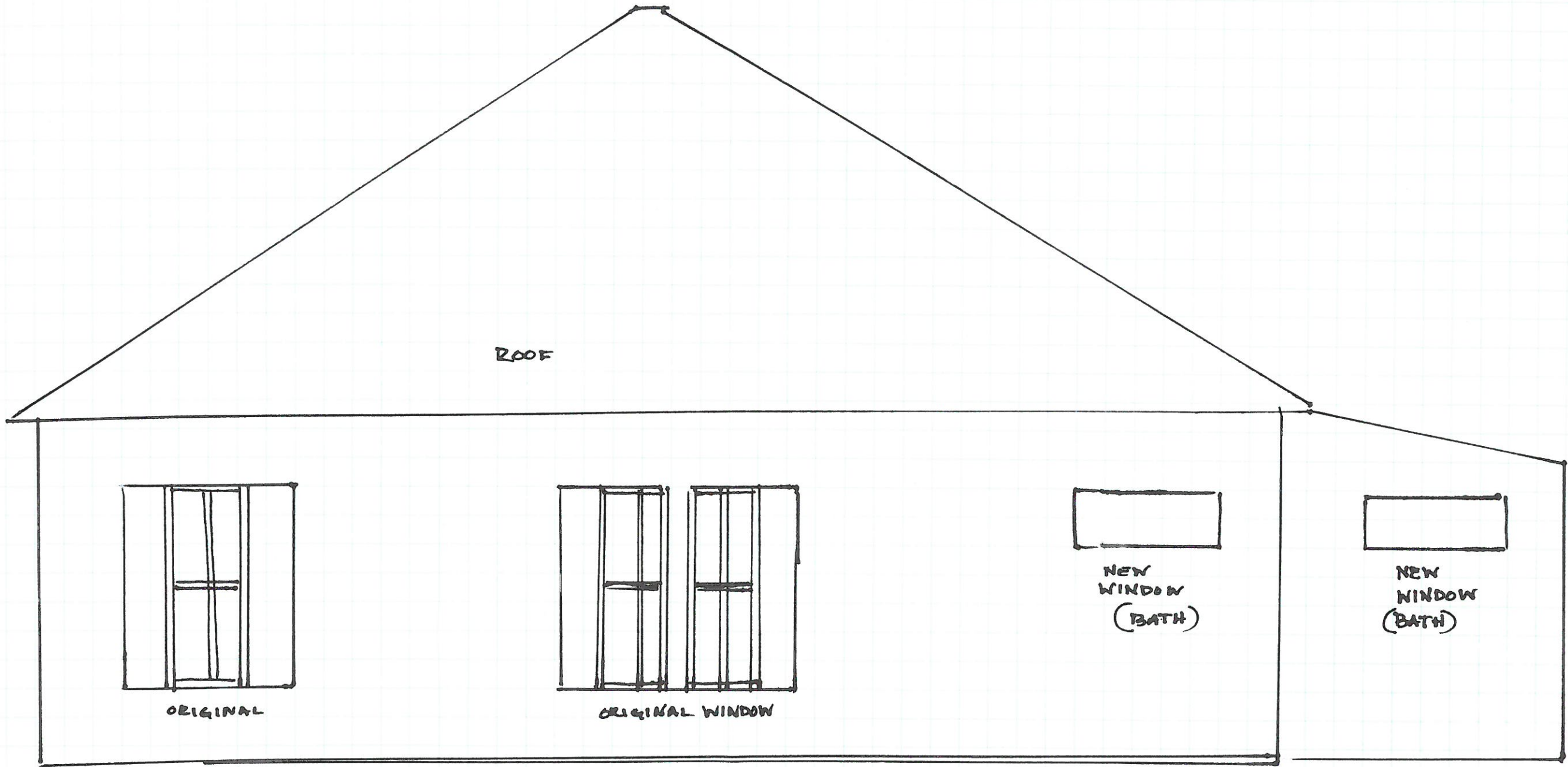
WOULD ADD TWO $\frac{1}{4}$ WINDOWS TO FRONT, KEEPING THE HISTORICAL INTEGRITY OF THE HOME INTACT.

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

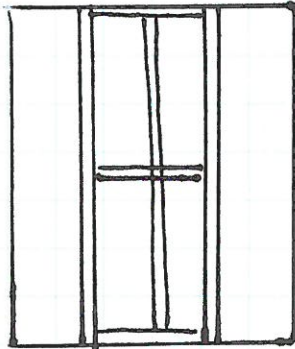
FRONT

MARGARET ST

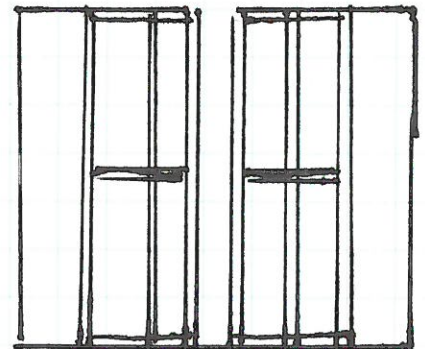




ROOF



ORIGINAL



ORIGINAL WINDOW



NEW WINDOW (BATH)



NEW WINDOW (BATH)

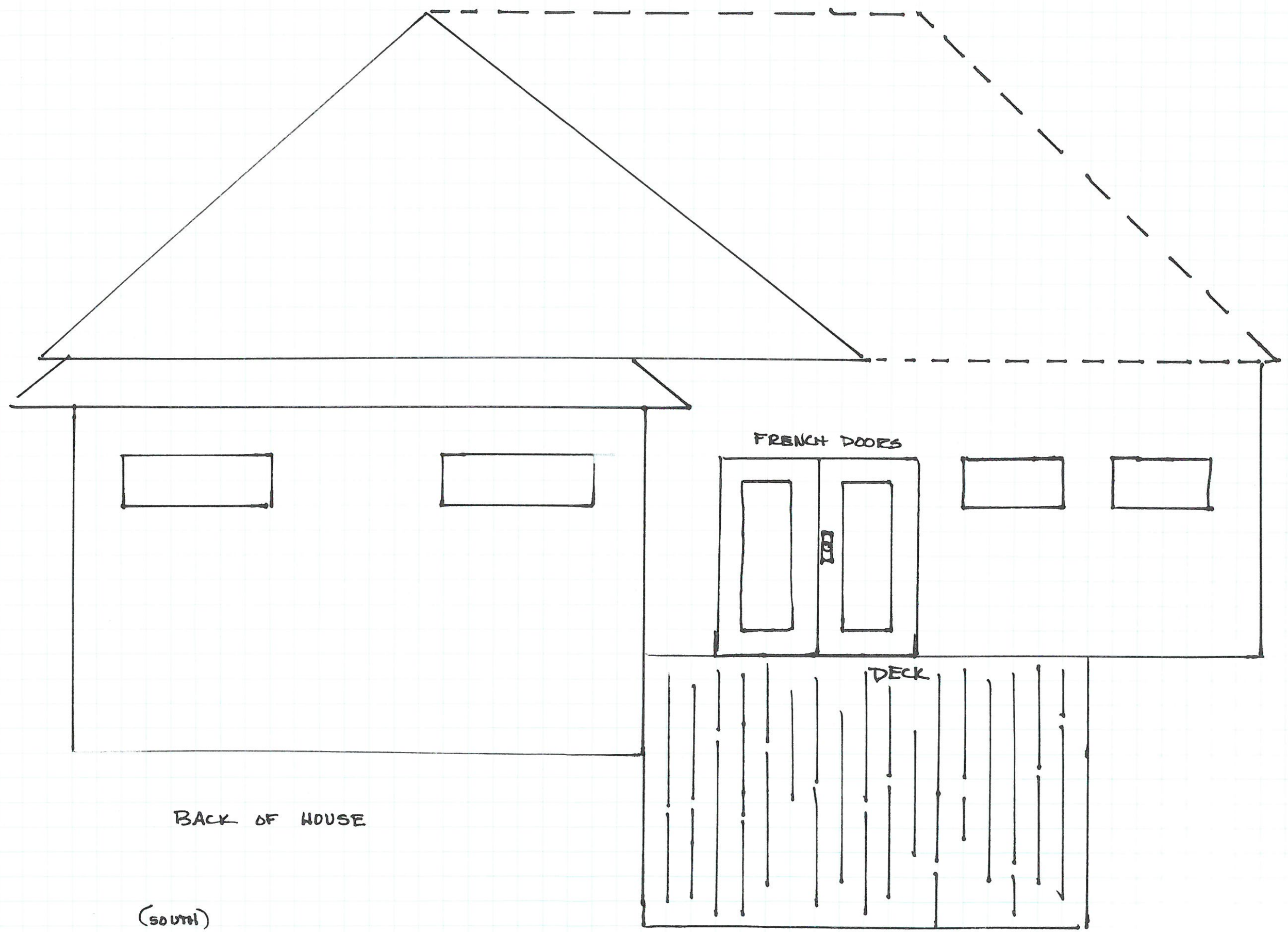
MARGARET ST

FANNIN ST

(WEST)

(WEST)

FANNIN

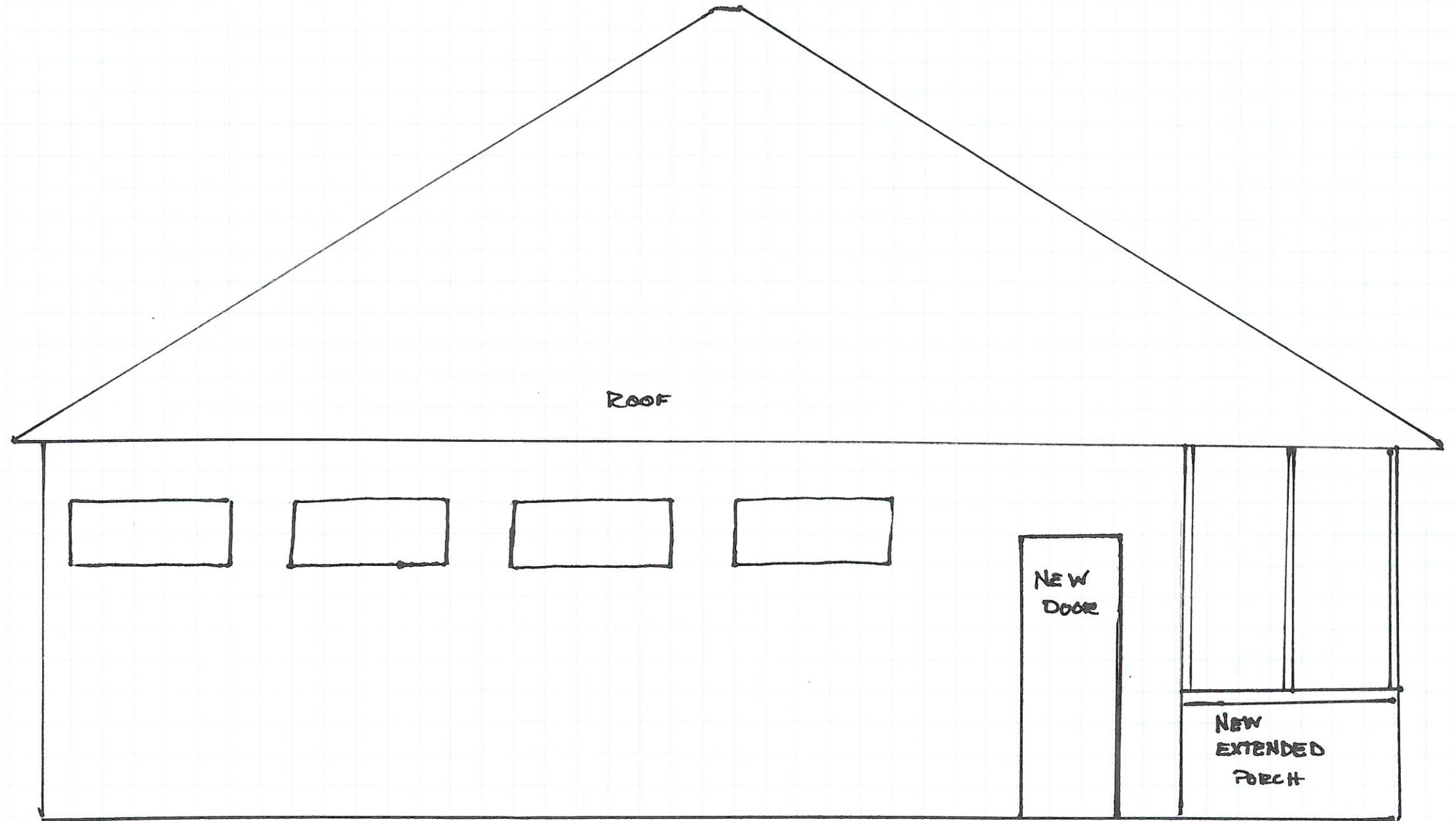


FRENCH DOORS

DECK

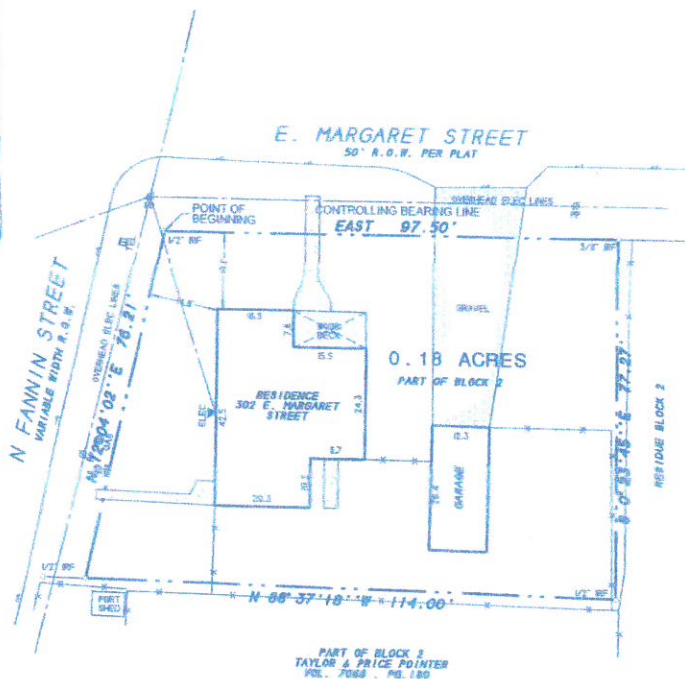
BACK OF HOUSE

(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.

SURVEY ACCEPTED BY:

DATE _____

DATE _____

[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
SCALE	1" = 30'
CLIENT	PRICE A. POINTER
PROJECT	302 E. MARGARET STREET

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