



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

Applicant(s) Name KEVIN MOORE

Address 506 E. RUSK Street
Rockwall, TX 75087

Address 102 N. SHILOH RD
SUITE 302

Phone 214-546-6993

Phone (972) 494-1193

E-Mail joeb972@yahoo.com

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) MEMO**

AGENDA DATE: 04/19/2018

APPLICANTS: Joe Birkenback

AGENDA ITEM: **H2018-008**; *Building Permit Fee Waiver/Reduction for 506 E. Rusk Street*

SUMMARY:

Hold a public hearing to discuss and consider a request for a Building Permit Fee Waiver/Reduction 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 building permit fee waiver/reduction in conjunction with a request for a Certificate of Appropriateness (COA) [H2018-005] for the purpose of constructing an attached garage and expanding the patio of an existing single-family home. The home was constructed in 1983 and is located on a non-contributing proper located within the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO) District.


The intent of the Building Permit Fee Waiver/Reduction program is to incentivize the rehabilitation or restoration of historic structures. 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 and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. Based on the applicant's scope of work and the estimated valuation of \$60,000 for the remodel/rehabilitation, the permit fees would be approximately \$725.25. In this case, the existing home is not a historic structure, however, should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant would be eligible for a 50% reduction of building permit fees , which would equate to approximately \$362.00.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the contributing nature of the subject property, the applicant's request for a Building Permit Fee Waiver/Reduction 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 20 40 80 120 160 Feet

H2018-008 - 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.

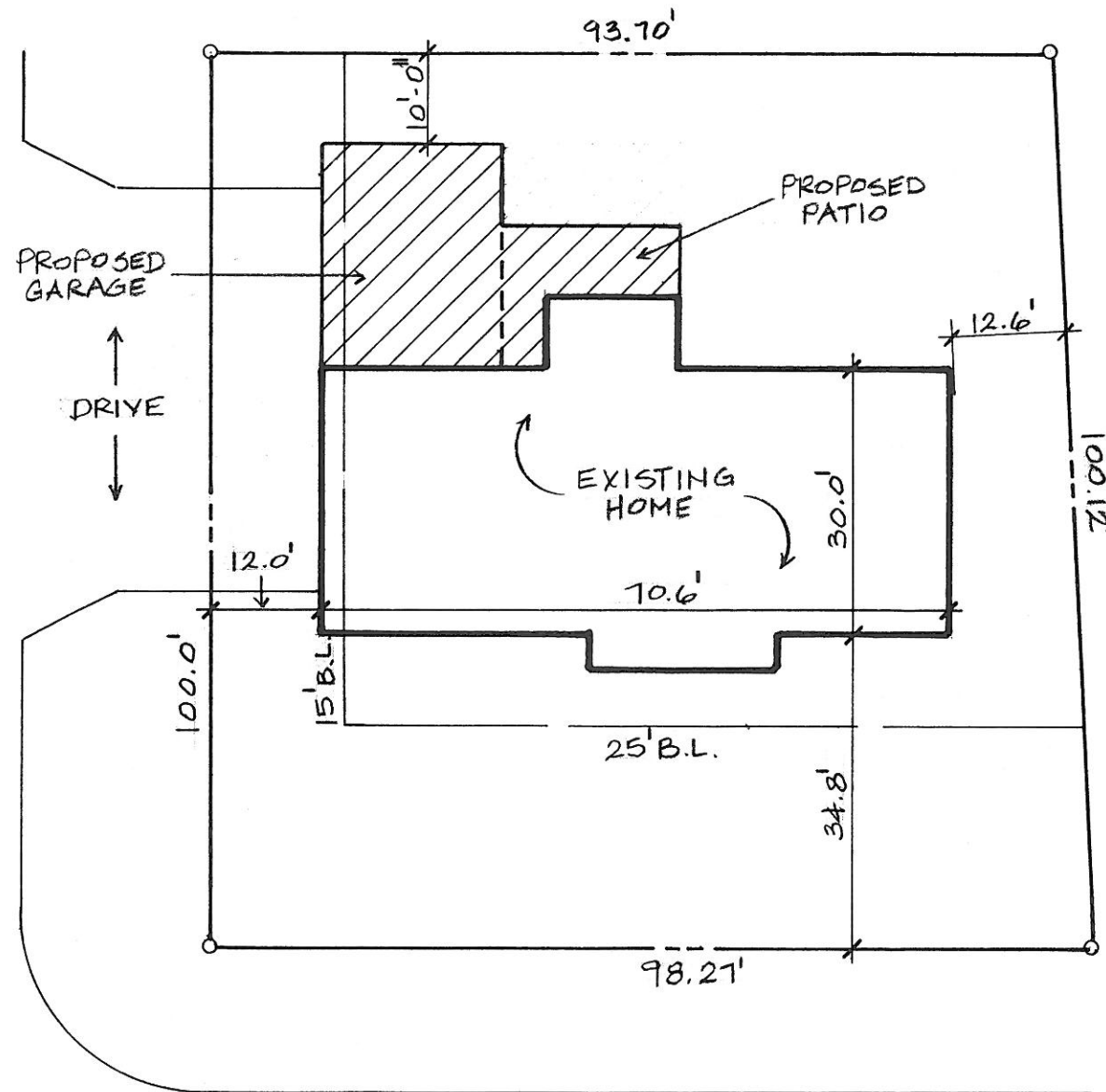
Thank you for considering approval of our project.

Joe and Olga Birkenback

506 East Rusk Street

Rockwall, Texas 75087

TYLER ST.



EXISTING HOME PLUS ADDITION COVERS 33% OF LOT

PLOT PLAN

1"=20'-0"

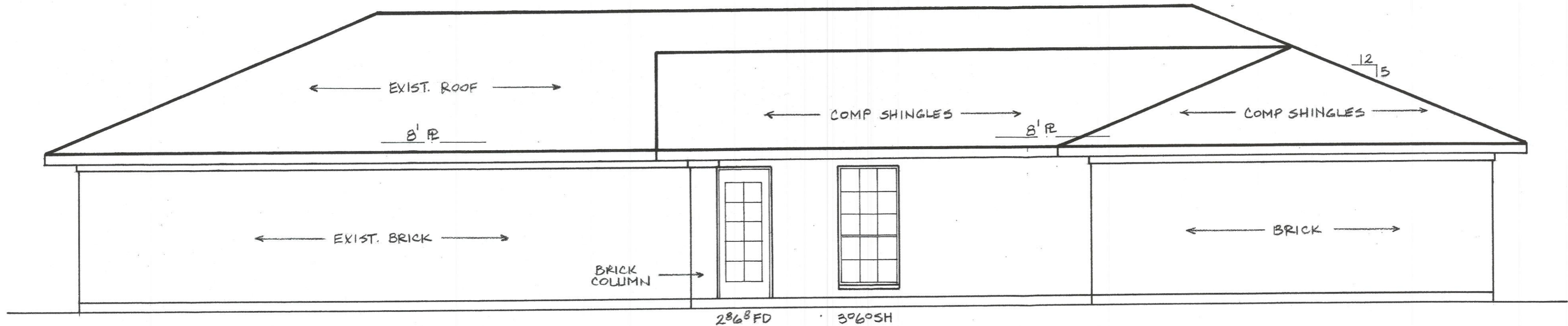
LOT 1 - BLK 1

MICK ADDITION

CITY OF ROCKWALL

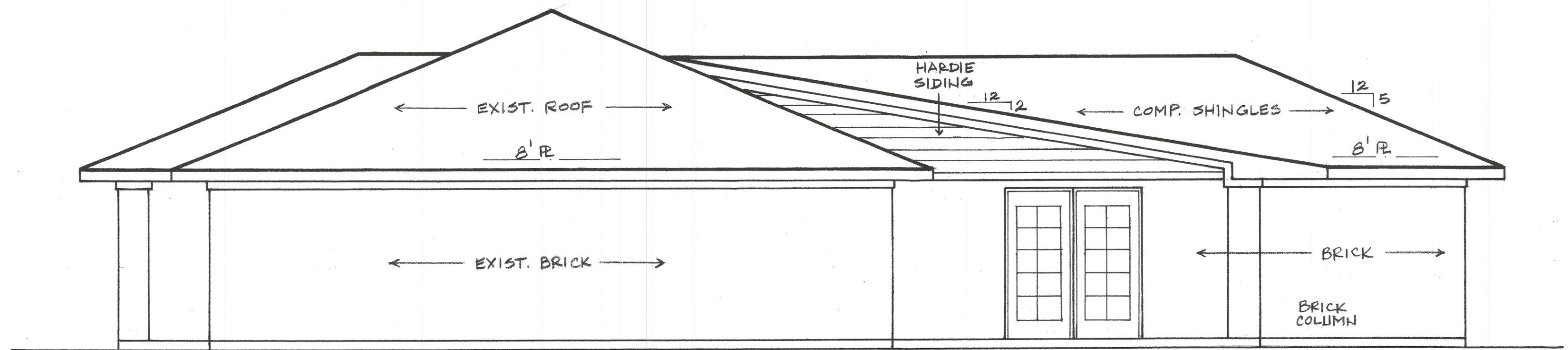
ROCKWALL COUNTY, TX

506 E. RUSK ST.



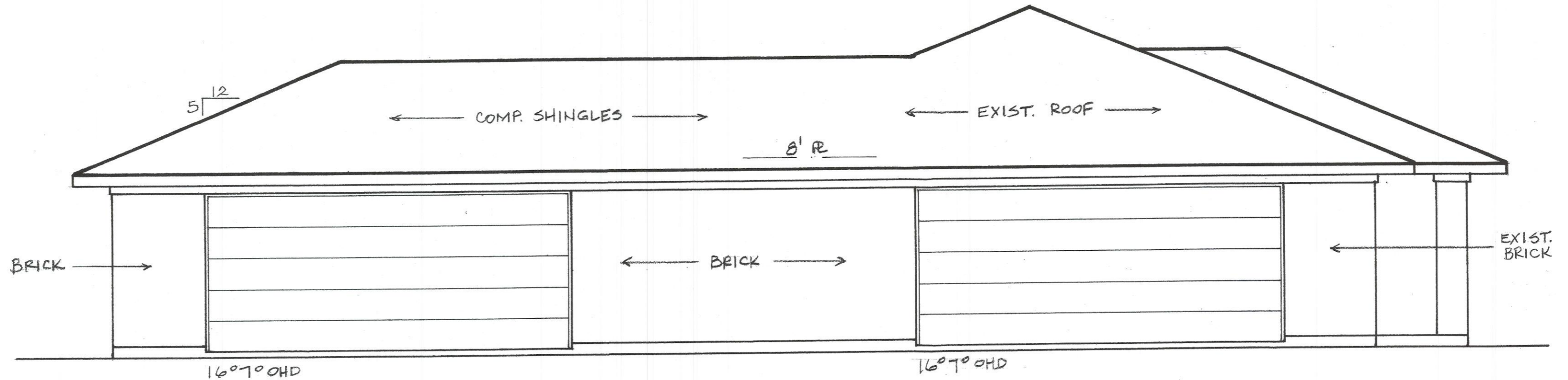
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

$\frac{1}{4}'' = 1'-0''$











