

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

**AGENDA DATE:** 11/15/2018

**APPLICANT:** Derek Jones

**AGENDA ITEM:** H2018-021; COA for 201 S. Clark Street

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**SUMMARY:**

Hold a public hearing to discuss and consider a request by Derek Jones for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a Medium Contributing Property being a 0.46-acre tract of land identified as Block 47A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, located within the Old Town Rockwall (OTR) Historic District, addressed as 201 S. Clark Street, and take any action necessary.

**CHARACTERISTICS OF THE PROJECT:**

The applicant is requesting the approval of a Certificate of Appropriateness (COA) for the purpose of allowing a front yard fence on a *Medium-Contributing* property addressed as 201 S. Clark Street. According to the City's 2017 Historic Resources Survey, the home on the subject property is a Bungalow style house with Craftsman stylistic influences and was constructed in 1930. The Historic Resources Survey recognizes the subject property as having historic value; however, it is designated as medium-contributing due to the exterior materials being replaced, multiple additions to the home, and the windows and doors being replaced. Additionally, the porch was altered along with the fenestration (*i.e. the placement of windows and doors on the elevation of the home*). The proposed picketed fence will be approximately four (4)-feet high, painted white, and constructed of wood. The applicant has provided an example of how the fence will look when finished.

According to Subsection F, *Certificate of Appropriateness for Alteration or New Construction*, of Section 6.2, *Historic Overlay (HO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), new improvements that would substantially obstruct the main or front elevation as seen from the street requires approval by the Historic Preservation Advisory Board (HPAB). In addition to the Historic District Guidelines, staff should note, approval of a Certificate of Appropriateness is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Additionally, should this request be approved, the Municipal Code of Ordinances requires all requests for front yard fences be approved by the City Council.

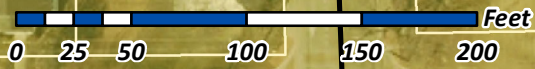
**STAFF ANALYSIS:**

When analyzing the applicant's request, staff should note that although the proposed fence is four (4)-feet high, the home sits lower than the street and the addition of a front yard fence could alter/obstruct the view of the home from the street. With that being said, the applicant is proposing to construct the fence utilizing a style compatible with the historic district and the pickets would provide some limited view of the home. Given the applicant's scope of work, this request is not in conformance with the fence requirements stipulated in the Municipal Code of Ordinances and will require approval from the City Council. Approval of this request does not appear to negatively impact the historical integrity of the subject property or neighboring properties; however, this is a discretionary decision for the Historic Preservation Advisory Board (HPAB) and the City Council.

## **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.
2. The front yard fence is required to be approved by the City Council before being constructed.



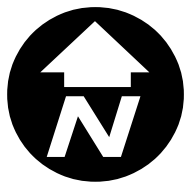
H2018-021 - 201 S. CLARK STREET  
HISTORIC - LOCATION MAP =



# City of Rockwall

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# Untitled Map

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## Legend

 201 S Clark St





