



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H 2018-022

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 401 N Fannin St Rockwall Tx 75087
 Subdivision BF Boydston Lot C Block 122

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: Fence Contractor

Owner(s) Name James & Peggy Ricketts
 Address 401 N Fannin St.
Rockwall, Tx 75087
 Phone (214) 455-6645
 E-Mail jricketts@wheel-source.com

Applicant(s) Name Jared Wicker DBA: RGC's Over-Hauling
 Address 4607 CR 2648
Royse City Tx 75189
 Phone (972) 400-1195
 E-Mail RGC0H@yahoo.com

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

Construction Type [Check One] : Exterior Alteration New Construction Addition Demolition

Relocations Other, Specify: Replace exterior picket fence

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 9,000.00

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.

Please see attached memo.

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 James Ricketts

Applicant's Signature Jared Wicker



HISTORIC PRESERVATION ADVISORY BOARD

APPLICATION PACKET

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

NOTE: There is NO APPLICATION FEE, monetary or otherwise, associated with submitting a request to the Historic Preservation Advisory Board.

CERTIFICATE OF APPROPRIATENESS (COA)

A Certificate of Appropriateness (COA) is a document awarded by the Historic Preservation Advisory Board (HPAB) certifying that the proposed actions of a property owner meet the intent of the ordinances and guidelines stipulated by the Unified Development Code (UDC) and approved by the City Council for historic properties. Individuals owning property that is partially or wholly located within a historic district may be required to obtain a COA if the property (1) has been designated as a contributing property or (2) is within 200 feet of a contributing property.

The Board shall take action on a COA request within 60 days from receipt of a completed application and supporting documentation. Should the board not take action within a 60 day period the COA shall be automatically referred to City Council for action.

Submittal Criteria:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Site Plan, Survey or Plot Plan: Showing the layout and proposed changes of the property.
- Photographs: Digital or analog photos will be accepted by staff.
- Building Elevations: showing all the proposed changes to existing buildings on site.
- Material List: which shows all proposed material (sample boards are encouraged).

REQUEST FOR LOCAL LANDMARK EVALUATION & DESIGNATION

The City Council, upon recommendation by the HPAB and Planning & Zoning Commission, may designate a property as a local landmark through the approval of a zoning ordinance providing the request meets the criteria listed below. When a property has been designated as a local landmark, the site shall bear a medallion on the primary structure identifying it as a historic property.

Upon designation of a property as a local landmark, the designation should be recorded in the tax records of the city, and added to the city's official zoning maps. Staff will provide additional information concerning the designation and the historic medallion award.

Note: Properties that are listed as a Recorded Texas Historical Landmark (RTHL), State Archeological Landmark (SAL) or listed on the National Register of Historic Places (NR) shall be designated as recognized local landmarks.

Submittal Criteria:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Site Plan, Survey or Plot Plan: Showing the layout of the property.
- Photographs: Digital or analog photos will be accepted by staff.

BUILDING PERMIT WAIVER AND REDUCTION PROGRAM

The Building Permit Waiver and Reduction Program grants the HPAB the authority to approve a reduction or a waiver to required building permit fees for properties within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District. An eligible property is defined as a commercial property located in the OTR, PD-50, SRO, or DT District or a residential property in the OTR or the SRO that involves a project with minimum investment of \$5,000.00 and includes exterior improvements. *Landmarked* and *Contributing* properties shall be eligible for a full waiver of building permit fees. All other *Non-Contributing* properties shall be eligible for a reduction up to 50% of the required building permit fee.

Submittal Criteria:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Scope of Work: Description or construction documents outlining the work being proposed.
- Supporting Information: Any additional information necessary for the HPAB to make a determination of the request.

SMALL MATCHING GRANTS PROGRAM

The Small Matching Grants Program grants the HPAB the authority to approve small matching grants up to \$1,000.00 to properties within the Old Town Rockwall (OTR) Historic District and Southside Residential Neighborhood Overlay (SRO) District. Properties considered to be *Contributing* or *Landmarked* properties shall be eligible for grants up to \$1,000.00, and *Non-Contributing* properties shall be eligible for grants up to \$500.00. Projects eligible for this program shall only include those projects proposing improvements to the exterior of a property that will be visible from the street. Examples of these projects include but are not limited to landscaping, painting, replacement of windows, replacement of sidewalks and/or driveways, and etcetera. The program shall be active until all grant money has been allocated for the current fiscal years' budget.

Submittal Criteria:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Scope of Work: Description or construction documents outlining the work being proposed.
- Supporting Information: Any additional information necessary for the HPAB to make a determination of the request.



PLANNING AND ZONING CASE CHECKLIST

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

H2018-022
023

P&Z CASE # 024 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 12/20/18 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" 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: 12/20/2018

APPLICANTS: James and Peggy Ricketts

AGENDA ITEM: **H2018-023**; *Building Permit Fee Waiver/Reduction for 401 N Fannin St*

SUMMARY:

Hold a public hearing to discuss and consider a request for a building permit fee waiver from James and Peggy Ricketts for a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

CHARACTERISTICS OF THE PROJECT:

The applicants are requesting the approval of a building permit fee waiver in conjunction with a Certificate of Appropriateness [*H2018-022*] and a Small Neighborhood Matching Grant [*H2018-024*] for the purpose of replacing an existing picket fence on a *High-Contributing Property* that is located within the Old Town Rockwall (OTC) Historic District and addressed as 401 N. Fannin Street.

The subject property is recognized as a *High-Contributing Property*, which indicates the property retains a high degree of architectural and physical integrity, and possesses strong associations with regard to the structures' historic context. The home is approximately 2,447 sq. ft., and – based on the 2017 Historic Resources Survey – the main area was considered to have been constructed in the Folk Victorian style in 1905. The property is zoned Single Family (SF-7) District and is located at the northwest corner of N. Fannin Street and N. Olive Street.

According to the applicants, the existing fence is in need of repair/replacement. The applicants are proposing to replace ~208-feet of the fence and to match the existing fence with regard to color, height, and style. In addition to the repair/replacement of the existing fence, the applicants are proposing to install two (2) sliding gates at the entrance of the 'u-shaped' driveway (*i.e. the driveway has two [2] entrances forming a 'U'*). The proposed gates will match the fence and appear to be an extension of the fence when closed. When opened, the two gates will slide inward (*i.e. toward the center of the two [2] drive entrances*).

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 involve a minimum investment of \$5,000.00 that is 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 \$9,000 for the replacement, the permit fees would be \$35.00. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants would be eligible for a 100% reduction of building permit fees, which would equate to \$35.00.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the contributing nature of the subject property, the project is eligible for a building permit waiver; however, 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:

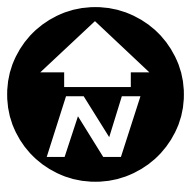
- 1) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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.



Attention: Historic Preservation Advisory Board for the City of Rockwall

Property Details:

- **Owners: James & Peggy Ricketts**
- **401 N Fannin Rockwall Tx 75087**
- **Property Type - Parcel, Residential**
- **Subdivision - B F Boydston**
- **Tract - C**
- **Block – 122**
- **Lot – C**
- **Year Built – 1905**

This letter is being written on behalf of the current property owners, James & Peggy Ricketts. RGC's Over-Hauling is requesting a fence permit for the newly remodeled structure located at the above address. The current fence on the street side of the above address is a 3 foot tall, gothic picket fence which is presently needing to be restored. The linear measurement of the existing picket fence is 280 feet which includes a total of 2 walk gates and 2 sliding gates which will be an upgrade to the current overall design. RGC's Over-Hauling will rebuild the current fence matching the present style and color with some required upgrades in order to stay code compliant. The current posts holding up the fence are a standard 4x4 treated pine which are showing significant signs of rot and decay. RGC's Over-Hauling will set steel galvanized posts on 8 foot centers in a minimum of 2 foot of concrete. Treated 2x4 rails will then be attached to the posts once concrete has cured at which time the gothic picket will be nailed to the rails matching the present design. In reference to the sliding gates at each driveway entrance, the frame will be a welded galvanized steel mounted onto a v track slide system. Each gate will be slightly offset from each other and slide inward to the open position resting in the center area between both driveway's. Rails and pickets will directly match the remainder of the fence for uniformity. Once construction of the new fence has been completed, both sides will be painted a bright white to resemble the current color.

Sincerely,

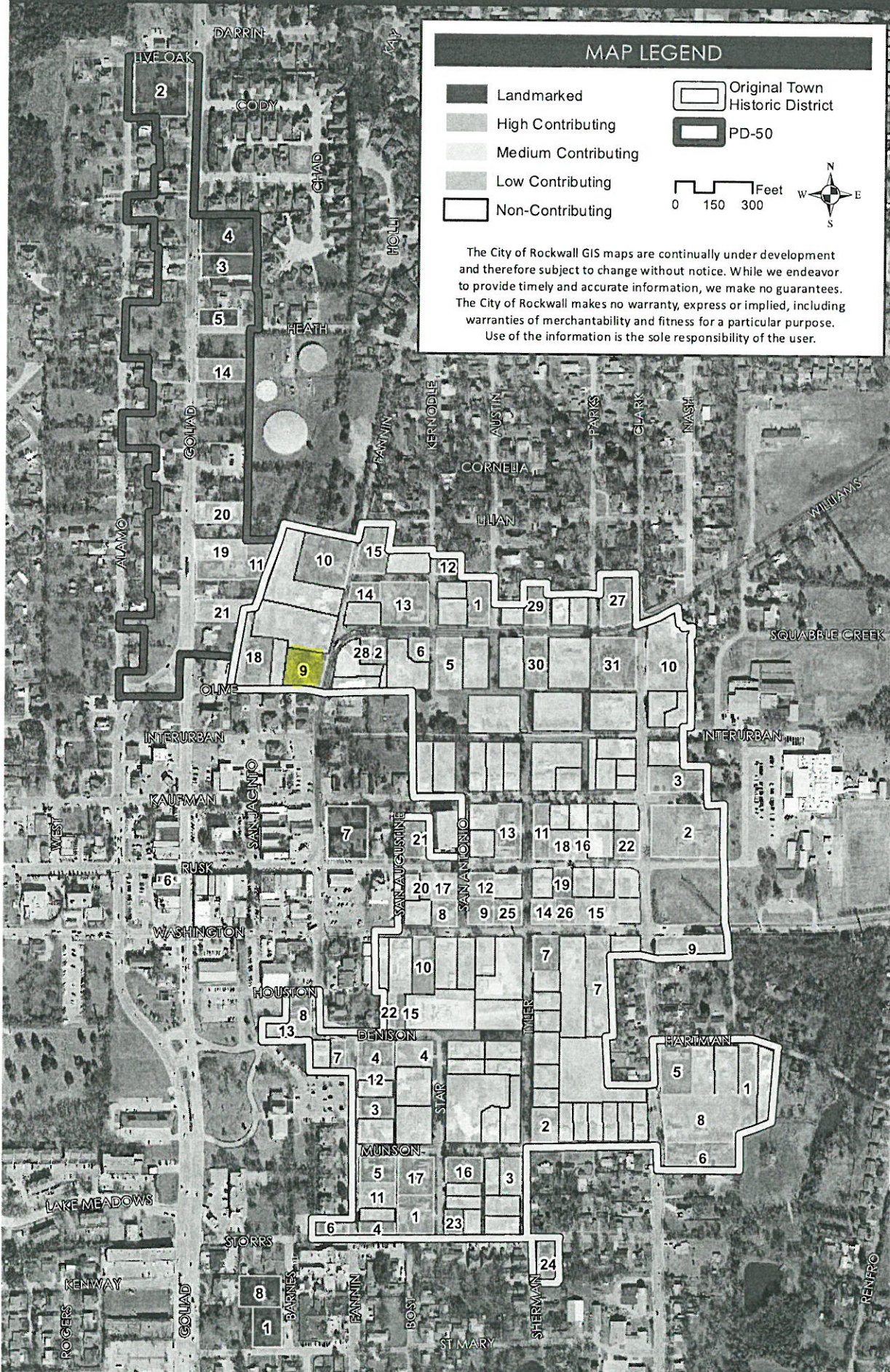
**Jarod B. Wicker
RGC's Over-Hauling
(972) 400-1195
RGCOH@yahoo.com**



Original Town Historic District Contributing Properties

City of Rockwall, Texas

Planning & Zoning Department



MAP LEGEND

- Landmarked
- High Contributing
- Medium Contributing
- Low Contributing
- Non-Contributing
- Original Town Historic District
- PD-50

0 150 300 Feet

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- ### PROPERTY LIST
- High Contributing:**
 - 01 501 Austin Street
 - 02 104 N Clark Street
 - 03 202 N Clark Street
 - 04 311 S Fannin Street
 - 05 300 Munson Street
 - 06 410 S Fannin Street
 - 07 310 S Fannin Street
 - 08 302 S Fannin Street
 - 09 401 N Fannin Street
 - 10 601 N Fannin Street
 - 11 506 N Goliad Street
 - 12 602 Kernodle Street
 - 13 501 Kernodle Street
 - 14 302 Margaret Street
 - 15 301 Margaret Street
 - 16 402 Munson Street
 - 17 308 Munson Street
 - 18 105 Olive Street
 - 19 604 E Rusk Street
 - 20 404 E Rusk Street
 - 21 401 E Rusk Street
 - 22 611 E Rusk Street
 - 23 501 Storrs Street
 - 24 602 Storrs Street
 - 25 505 E Washington Street
 - 26 605 E Washington Street
 - 27 601 Williams Street
 - 28 304 Williams Street
 - 29 505 Williams Street
 - 30 504 Williams Street
 - 31 602 Williams Street
 - Medium Contributing:**
 - 01 710 Hartman Street
 - 02 501 Munson Street
 - 03 408 Munson Street
 - 04 304 Star Street
 - 05 402 Williams Street
 - 06 310 Williams Street
 - 07 608 Washington Street
 - 08 307 S Clark Street
 - 09 201 S Clark Street
 - 10 306 N Clark Street
 - 11 407 S Fannin Street
 - 12 313 S Fannin Street
 - 13 306 S Fannin Street
 - 14 601 E Washington Street
 - 15 609 E Washington Street
 - 16 605 E Rusk Street
 - 17 406 E Rusk Street
 - 18 603 E Rusk Street
 - 19 602 N Goliad Street
 - 20 702 N Goliad Street
 - 21 502 N Goliad Street
 - 22 303 Denison Street
 - Low Contributing:**
 - 01 406 Star Street
 - 02 306 Williams Street
 - 03 317 S Fannin Street
 - 04 411 S Fannin Street
 - 05 301 S Clark Street
 - 06 401 S Clark Street
 - 07 602 E Washington Street
 - 08 405 E Washington Street
 - 09 503 E Washington Street
 - 10 402 E Washington Street
 - 11 601 E Rusk Street
 - 12 502 E Rusk Street
 - 13 507 E Rusk Street
 - 14 810 N Goliad Street
 - 15 305 Denison Street
 - Landmarked Properties:**
 - 01 109 St Marys Street
 - 02 925 N Goliad Street
 - 03 908 N Goliad Street
 - 04 912 N Goliad Street
 - 05 902 N Goliad Street
 - 06 102 S Goliad Street
 - 07 100 E Fannin Street
 - 08 506 Barnes Street










Regan Custom Homes
www.reganhomes.com
214.600.9086 builtbyregan.com



Regan Custom Homes
214.400.9086 www.madisonregan.com









February 26, 2019

ATTN: JAROD WICKER
JAROD WICKER
401 N. FANNIN STREET,
Royse City, Tx 75189

RE: HISTORIC (H2018-023), 401 N. Fannin Street (Building Permit Waiver)

To Whom It May Concern:

On 12/20/2018, the Historical Preservation Advisory Board (HPAB) voted to approve Case No. H2018-023 with the following conditions of approval:

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On December 20, 2018, the Historic Preservation Advisory Board's (HPAB's) motion to approve a building permit fee waiver for the purpose of replacing an existing fence passed by a vote of 4-0 with Board Members Bowlin, Mishler, and Francisco absent.

Please feel free to contact me if you have any additional questions concerning this request. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, and our phone number is (972) 771-7745. Additionally, our offices are located on the first floor of the City Hall, which is located 385 S. Goliad Street, Rockwall, Texas 75087.

Sincerely,

A handwritten signature in blue ink, appearing to read "Korey Brooks".

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall