



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: October 17, 2019
APPLICANT: Michael Cheatham; *WillowCreek Custom Homes*
CASE NUMBER: H2019-013; *Small Matching Grant*

SUMMARY

Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom Homes on behalf of the owners Jim and Peggy Ricketts for a Small Matching Grant for exterior modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959, zoned Single-Family 7 (SF-7) District, is situated within the Historic Overlay (HOV) District, and is addressed as 401 N. Fannin Street. The subject property is recognized as a *High Contributing Property*, which indicates that the property retains a high degree of architectural and physical integrity and possesses strong associations concerning the structure's historic context. The home is approximately 2,447 SF, and -- based on the 2017 Historic Resources Survey -- the main area was considered to have been constructed in the Folk Victorian style in 1905. On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-004] to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a *Reconsideration of Contributing Status* request after reviewing the progress of the renovation and recognizing that the High Contributing designation may no longer be appropriate for the property. Following a review, the Historic Preservation Advisory Board (HPAB) passed a motion to allow the subject property to maintain its High Contributing designation by a vote of 7-0. On December 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-022] in conjunction with a small neighborhood matching grant and a building permit fee waiver [Case No.'s H2018-023 and H2018-024] for the replacement of a fence.

CONFORMANCE TO THE SMALL MATCHING GRANTS REQUIREMENTS

According to Section 8, *Small Matching Grants*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic or the Southside Residential Neighborhood Overlay (SRO) District are eligible for matching funds of 50% of the total project. The maximum grant amount for a *Contributing Property* is \$1,000.00 and the project must include improvements that are visible from the street. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High Contributing Property*. The project includes improvements that will be visible from the street (*i.e. an addition to the home*) and based on the applicant's scope of work, the property is eligible for matching funds. Staff should note, the subject property currently has an outstanding small matching grant for improvements made to the home in 2018 (*i.e. disbursement of the previous grant has not been requested*). It has been the practice of the City not to accept an application for a Small Neighborhood Matching Grant for a property that has an outstanding matching funds; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

Since this request was made in conjunction with a Certificate of Appropriateness (COA), staff is bringing this request forward to the Historic Preservation Advisory Board (HPAB).

As of October 14, 2019, the Historic Preservation Advisory Board (HPAB) has approved no small matching grants for FY2020. Should this request be approved, the Small Matching Grants Fund would be reduced to \$4,000.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Small Matching Grant, staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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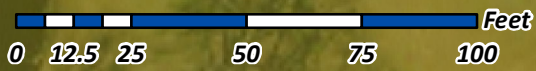
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H2019-013 - 401 N. FANNIN STREET
HISTORICAL - LOCATION MAP =

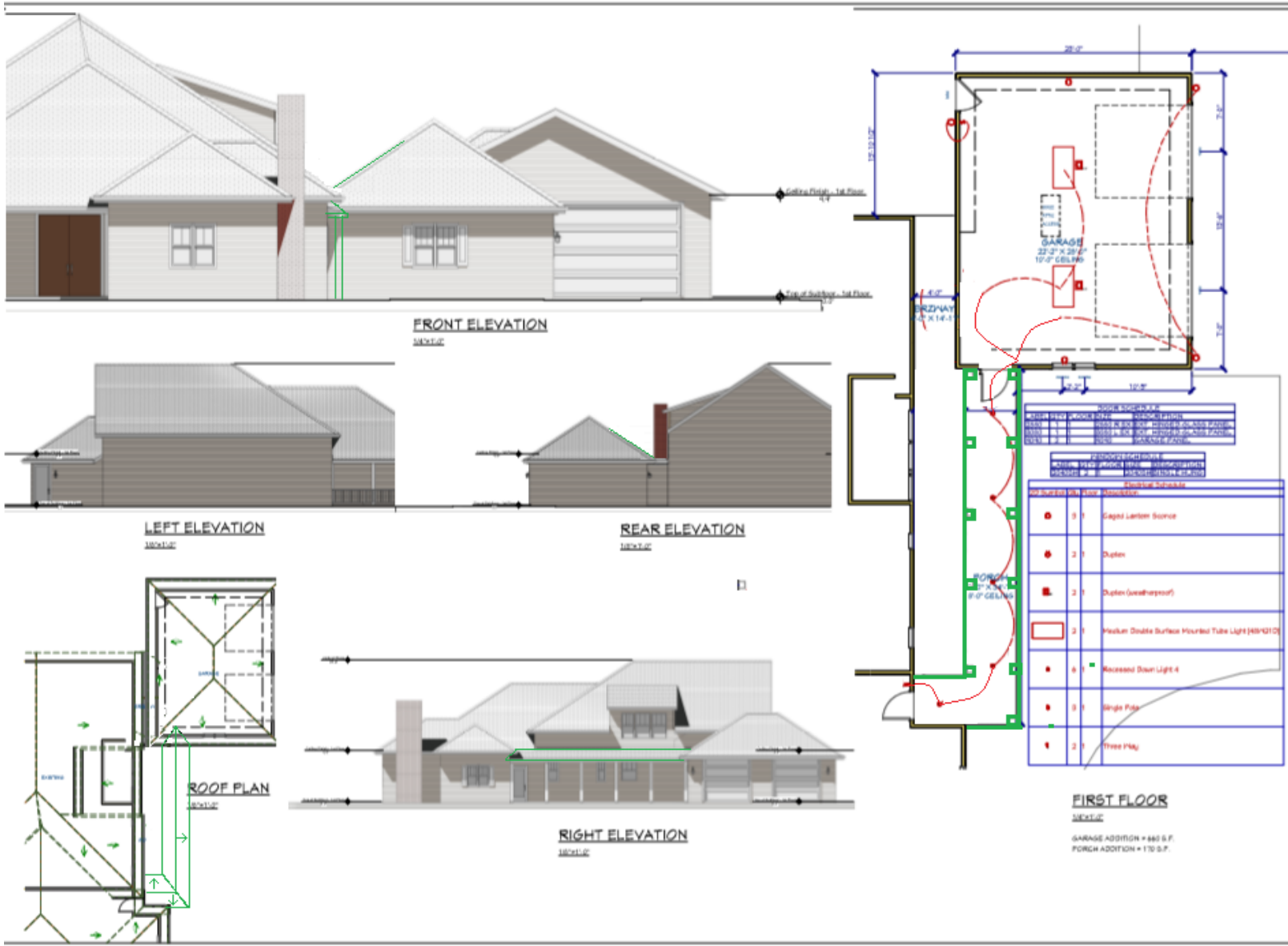


City of Rockwall

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.





LOT: 102
SUBDIVISION:
LAKE HAVEN
ADDRESS:
COUNTY:

RESIDENCE FOR:
MR. & MRS. RICKETTS

MIKE REGAN
CUSTOM HOMES

DATE:
5/5/15

SCALE:

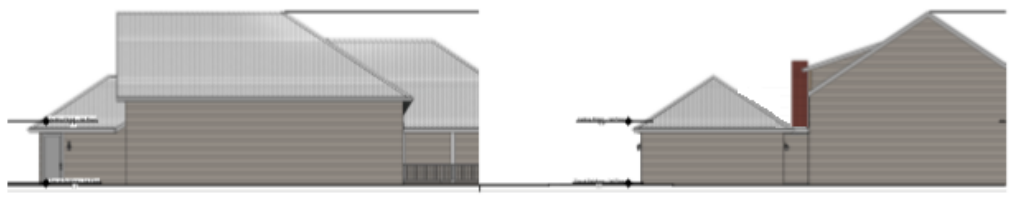
SHEET:
2P-1

ARCHITECTURE

214-851-0211
ARCHITECTURE.COM

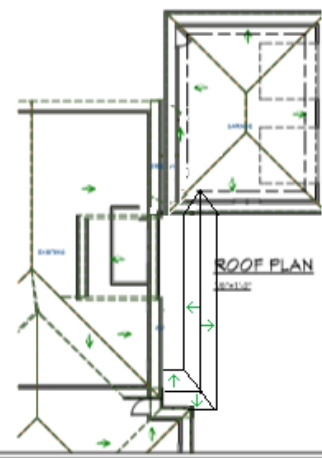


FRONT ELEVATION
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"

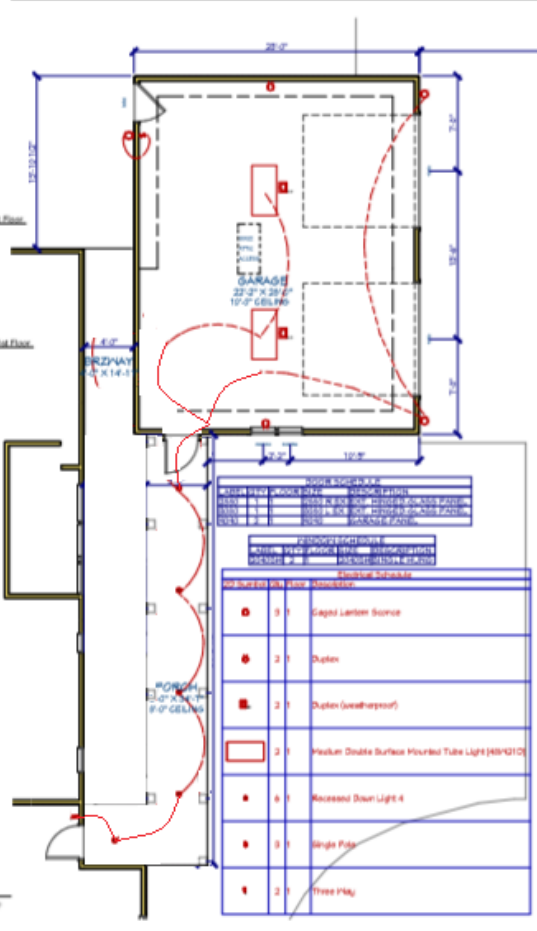
REAR ELEVATION
1/8"=1'-0"



ROOF PLAN
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



ROOF & CEILING	
ROOF	ASPH/FLT SHINGLES
CEILING	5/8" DRYWALL
WALLS & PARTITIONS	
WALLS	5/8" DRYWALL
PARTITIONS	5/8" DRYWALL
FLOORS	
FLOOR	1 1/2" CONCRETE OVER 2" GYPSUM BOARD
DOORS & WINDOWS	
DOOR	6" CORE DOOR
WINDOW	6" CORE WINDOW

SYMBOL	QTY	DESCRIPTION
●	3	Capped Lantern Sconce
●	2	Duplex
■	2	Duplex (weatherproof)
□	2	Medium Double Surface Fluorescent Tube Light (MR16/10)
●	6	Recessed Down Light 4"
●	3	Single Pole
●	2	Three Way

FIRST FLOOR
1/8"=1'-0"

GARAGE ADDITION = 440 S.F.
PORCH ADDITION = 170 S.F.

LOT 112
HIGHLAND
ADDRESS
CITY, STATE
ZIP CODE

RESIDENCE FOR:
MR. & MRS. RICKETTS

MIKE REGAN
CUSTOM HOMES

DATE:

5/3/18

SCALE:

SHEET:

2P-1



214.891.0241
ARCHITREX.COM

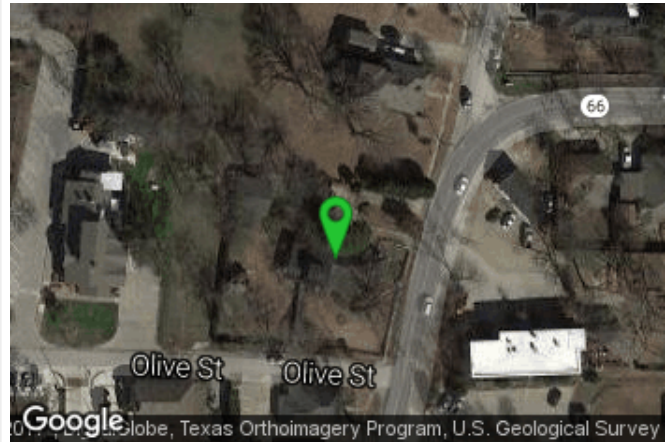
HMM ID 21613

401 FANNIN ST



Oct 2016

Image ID 21628



Coordinates: 32.9331818, -96.4587486

IDENTIFICATION

Parcel ID 14401

Street number 401

Street name FANNIN

Street type ST

DESCRIPTION

Type Building - Residential - Single-Family House - Modified L-Plan

Exterior wall materials Horizontal wood board

Stylistic influences Folk Victorian

Stories 1

ROOF

Roof shape Cross-gabled, Hipped

Chimney locations Side, External

Roof materials Asphalt composition shingles

Chimney materials Brick

Number of chimneys 1

Chimney features Chimney cap

DOORS AND WINDOWS

Door types Double door primary entrance

Window materials Vinyl

Window types Double-hung

PORCH

Porch type One story, Partial width, Wrap-around

Porch support type Classical columns

Porch roof type Inset

Other porch features Jig-sawn brackets, Turned wood balusters

LANDSCAPE

Landscape features Concrete curb

HISTORY

Year built Ca. 1910

Historic name

Source for year built Sanborn map

INTEGRITY

Alterations Windows replaced, Doors replaced

Integrity notes Compatible replacements

RECOMMENDATIONS

Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district

Priority ranking High

Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district

PRIOR DESIGNATIONS

Prior local designations High Contributing

HHM ID 21613

401 FANNIN ST

IMAGES



Oct 2016

Image ID 21628



Oct 2016

Image ID 21626

HHM ID 21613

401 FANNIN ST

IMAGES



Oct 2016

Image ID 21625



Oct 2016

Image ID 21627





1511
406
1977



1101 N. Farnham St.









