



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2019-014 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 9/19/19 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 type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER 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 _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2019-014

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 104 N Clark St

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 Robt Christi Gates

Applicant(s) Name Sane

Address 104 N Clark

Address ←

Rockwall

Phone 214-232-1646

Phone _____

E-Mail christi.gates@rockwallisd.org

E-Mail _____

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

- Construction Type [Check One]:
- Exterior Alteration
 - Relocations
 - New Construction
 - Other, Specify: _____
 - Addition
 - Demolition

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 5,000⁰⁰

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.

Remove existing ^{hip} roof then raise pitch to a 12 X 12 pitch gable roof.
replace roofing material w Galvalum R panel which match Slope & Carport on lot.

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 Rob Gates

Applicant's Signature Rob Gates

Historic Preservation Advisory Board,

Currently we have a building on our property that was built in the 1970s to shelter an RV. The building is approximately 17'x 35' with a hip roof. Due to hail storms from last year, we need to replace the roof.

We have always wanted to make the building look more in keeping with our historic home that was built in 1904. Our plan is to raise the ridge line to a gable 12" x 12" pitch. Also, we want to replace the old shingles with galvalume R panel to match the roof of the existing porch cover of that building and to match the galvalume R panel roof on our barn.

The porch covering and the red color will remain the same.

The overhang and the soffit heights will stay consistent with the way they are currently.

Sincerely,

Rob and Christi Gates

104 N. Clark St.

Rockwall, Texas

Rob and Christi Gates

104 N. Clark St.

Rockwall, Texas

Materials Needed for Roof Alteration:

Ridge: (2) 20' 2x8

Rafters: (36) 14' 2x6

Pony Studs: (2) 10' 2x4

Studs: (10) 8'

½ inch Decking: (12) sheets

Galvalum R panel (24) sheets

Screws: 288 galvalum

Galvalum Trim: appropriate amount



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: September 19, 2019
APPLICANT: Rob and Christie Gates
CASE NUMBER: H2019-014; *COA for 104 South Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a Certificate of Appropriateness (COA) allowing the replacement of a roof on an accessory structure that is situated on a *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark Street, and take any action necessary.

BACKGROUND

The accessory structure is a *Non-Contributing* building that is located south of the primary structure on the subject property, which is designated as a *High Contributing* property, and is addressed as 104 S. Clark Street. According to the *2017 Historic Resource Survey* the primary structure was constructed circa 1910 and is considered to be significant due to the architectural style used on the structure. Rockwall Central Appraisal District (RCAD) records indicate that the accessory structure was constructed in 1980. The wood framed building is ~595 SF, or *17-feet by 35-feet*, and was constructed with a hipped roof. The accessory structure does not have any historical or architectural significance.

PURPOSE

The applicant is requesting a Certificate of Appropriateness (COA) for the purpose of replacing the exiting composition shingled roof with a metal roof [*i.e. galvalume R-Panel*], matching the roofing materials used on the covered porch and on the adjacent barn.

ADJACENT LAND USES AND ACCESS

The subject property is located 104 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street. Beyond this is a *High-Contributing* property [*i.e. 202 N. Clark Street*] that is zoned Single-Family 7 (SF-7) District and is situated within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject property is E. Rusk Street followed by a vacant portion of the Howard Dobbs Elementary School campus, which is owned by Rockwall Independent School District (RISD) and zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is the Howard Dobbs Elementary School campus, which is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street. Beyond this are several Non-Contributing properties that are zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The accessory structure is currently being used as a pool house and is visible from S. Clark Street, E. Rusk Street, and the Howard Dobbs Elementary School campus. The proposed scope of work includes raising the ridge line of the roof, creating a gabled roof structure that is similar in color and slope as the adjacent accessory structure (*i.e. the barn on the eastside of the subject property*). The applicant has submitted photos of the exterior of the pool house, depicting the existing composition shingled roof and the metal roof of the covered porch. Additionally, a photo of the exiting barn that has a gabled, galvalume R-Panel metal roof has been submitted for comparison. The applicant's intent is to provide consistency with regard to the appearance of the roofs on the accessory structures that are situated on the subject property. Since, this material is different from the existing material and since the subject property is a High Contributing property with a Non-Contributing building, approval of a Certificate of Appropriateness (COA) by the Historic Preservation Advisory Board (HPAB) is required prior to construction.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES


According to Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a roof's..."shape, form and design should be typical of, or consistent with the style and period of the architecture of buildings within the Historic District ...", and "... the roof materials/colors should be visually compatible and compliment the style and period ...where historically typical materials are no longer available, compatible alternatives will be allowed..." Additionally, "... the degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure ..." In this case, the proposed roofing materials do not appear to meet the requirements of the *Historic Preservation Guidelines* outlined in the UDC. Specifically, the color, design, and materials are not a compatible alternative that are representative of the style and/or period of primary historic structure on the subject property; however, it could be argued that the current composite material on this structure is also not representative of the style and/or period of the primary historic structure. Based on these findings the applicant's request for the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

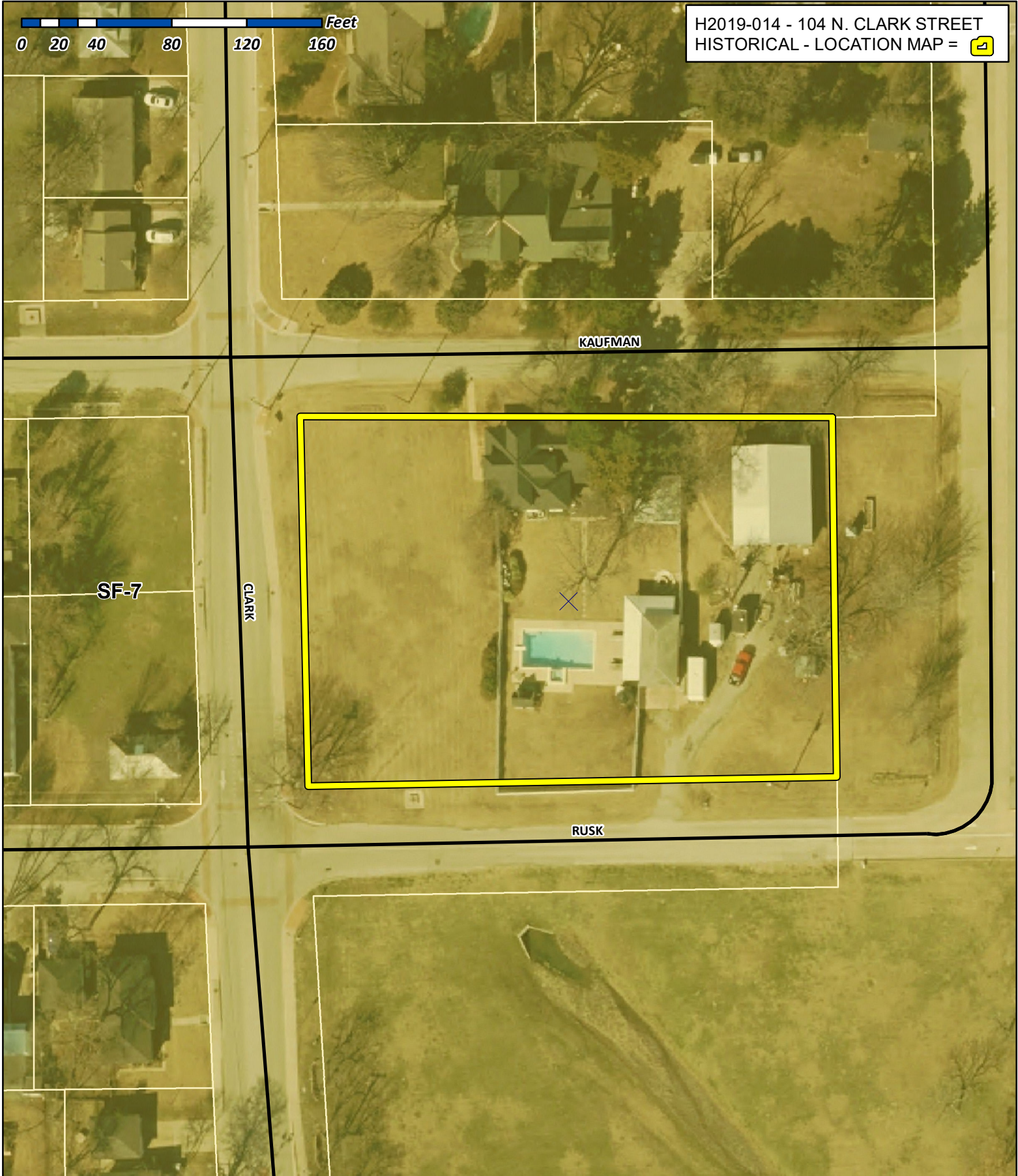
CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Appropriateness (COA), 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.

0 20 40 80 120 160 Feet

H2019-014 - 104 N. CLARK 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.



CITY OF ROCKWALL HISTORIC RESOURCES SURVEY – INVENTORY

	501 AUSTIN ST HHMID 21671								
Parcel ID 16533	Type Single-Family House - Bungalow	Year built Ca. 1920	Stylistic influences Craftsman	Alterations Door replaced, Some windows possibly removed	Additions Side addition	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	102 S CLARK ST HHMID 21773								
Parcel ID 14395	Type Outbuilding - Garage	Year built 1959	Stylistic influences No style	Alterations Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	102 S CLARK ST HHMID 21769								
Parcel ID 14395	Type Single-Family House - Ranch	Year built 1959	Stylistic influences Ranch	Alterations Windows replaced, Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	104 S CLARK ST HHMID 21766								
Parcel ID 14443	Type Outbuilding - Pool House	Year built Ca. 1995	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	104 S CLARK ST HHMID 21761								
Parcel ID 14443	Type Outbuilding - Barn	Year built 1995	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	104 CLARK ST HHMID 21755								
Parcel ID 14443	Type Single-Family House - Massed Plan	Year built Ca. 1910	Stylistic influences Prairie	Alterations Windows replaced, Doors replaced	Additions Rear addition	Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district	Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district	Priority ranking High	
	106 S CLARK ST HHMID 21856								
Parcel ID 14337	Type Outbuilding - Garage	Year built Ca. 1955	Stylistic influences No style	Alterations None	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	106 S CLARK ST HHMID 21855								
Parcel ID 14337	Type Single-Family House - Ranch	Year built Ca. 1955	Stylistic influences Minimal Traditional	Alterations Windows replaced, Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	201 CLARK S ST HHMID 21851								
Parcel ID 14418	Type Single-Family House - Bungalow	Year built Ca. 1930	Stylistic influences Craftsman	Alterations Windows replaced, Doors replaced, Exterior wall materials replaced, Porch altered, Fenestration altered	Additions Rear addition, Multiple additions, Historic side addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	201 N CLARK ST HHMID 21726								
Parcel ID 16575	Type Single-Family House - Bungalow	Year built Ca. 1955	Stylistic influences Minimal Traditional	Alterations Infilled garage, Doors replaced, Windows replaced, Exterior wall materials replaced	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	202 S CLARK ST HHMID 21847								
Parcel ID 16150	Type Single-Family House - Bungalow	Year built Ca. 1950	Stylistic influences Craftsman	Alterations Windows replaced, Doors replaced, Exterior wall materials replaced	Additions Rear addition, Multiple additions, Side addition	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	

HMM ID 21755

104 CLARK ST



Oct 2016

Image ID 22195



Coordinates: 32.9315429, -96.4540413

IDENTIFICATION

Parcel ID 14443

Street name CLARK

Street number 104

Street type ST

DESCRIPTION

Type Building - Residential - Single-Family House - Massed Plan

Exterior wall materials Horizontal wood board

Stylistic influences Prairie

Stories 1.5

ROOF

Roof shape Hipped

Roof materials Asphalt composition shingles

DOORS AND WINDOWS

Door types Single door primary entrance

Window types Double-hung

Door features Sidelights, Transom light, Screens

Window materials Vinyl

PORCH

Porch type One story, Partial width

Porch support type Box columns, Brick piers

Porch roof type Inset

HISTORY

Year built Ca. 1910

Historic name

Source for year built Sanborn map

INTEGRITY

Alterations Windows replaced, Doors replaced

Additions Rear addition

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 21755

104 CLARK ST

IMAGES



Oct 2016

Image ID 22195



Oct 2016

Image ID 22196

HHM ID 21755

104 CLARK ST

IMAGES



Oct 2016

Image ID 22197

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Materials Needed for Roof Alteration:

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Pony Studs: (2) 10' 2x4

Studs: (10) 8'

½ inch Decking: (12) sheets

Galvalum R panel (24) sheets

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Galvalum Trim: appropriate amount



