## OLD TOWN .JCKWALL HISTORIC DIS'T RICT GUIDELINES

#### OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: 302 FANNIN (address or legal description)								
Street Address								
Rockwall	Texas	75087	Rockwa	11				
City	State	Zip Code						
Name of Property, If Applicable: (name of Structure or Addition name)								
Has the building been moved ? No <u>V</u> Yes If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)								
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u> National Register DistrictCertified State or Local DistrictProposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing (mm/dd/yy)								
Owner: <u>Archie UNCERwoon</u> Street Address: <u>1804 Kentwood (lift different from above)</u> <u>Kochwall</u> <u>Teviss</u> <u>75032</u> City     State     Zip Code								
KACHUZII TEVAS 75032								
469-160-0349								
Telephone Number (preferably daytime)								
Authorized Contact: (if different from Owner)								
City	s	tate	Zip Code					
Telephone Number (	nreferably daytime	)						
Telephone Number (preferably daytime) Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):								
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): Replace WINDOW, ADD Deck DN South Side Fon ADA Requirement, PRAKING Lot PORCH PAILING, FRONT, Side, and Rear porcher Udecks, FENCH Anound South property, next property								
And Mar	wner's Signature		City of Rockwall Use Only:	H 2 0 0 4 - 0 0 H2003 - Project Number				

#### **REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the Old Town Rockwall Historic District Planning Committee

#### CITY OF ROCKWALL Historic Preservation Advisory Board Memo

AGENDA DATE: 2/19/2004

APPLICANT: Michael Pittman

AGENDA ITEM: H2004-001; 302 S. Fannin St (Underwood, Pittman)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

#### BACKGROUND INFORMATION:

The applicant, Arhcie Underwood, has made a request for a Certificate of Appropriatness (Cof A) for the restoration of the structure located at 302 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of front and back porches. However, a new porch/deck has been proposed on the south side of the house in addition to patio/french doors in order to accommodate the requirement for handicap access. The property is being converted to an office use which is allowed under it's current zoning classification. The Historic District Guidelines Section III, Building Standards state the following:

C. Building Facades and Materials

6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the exisiting structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.

7. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.

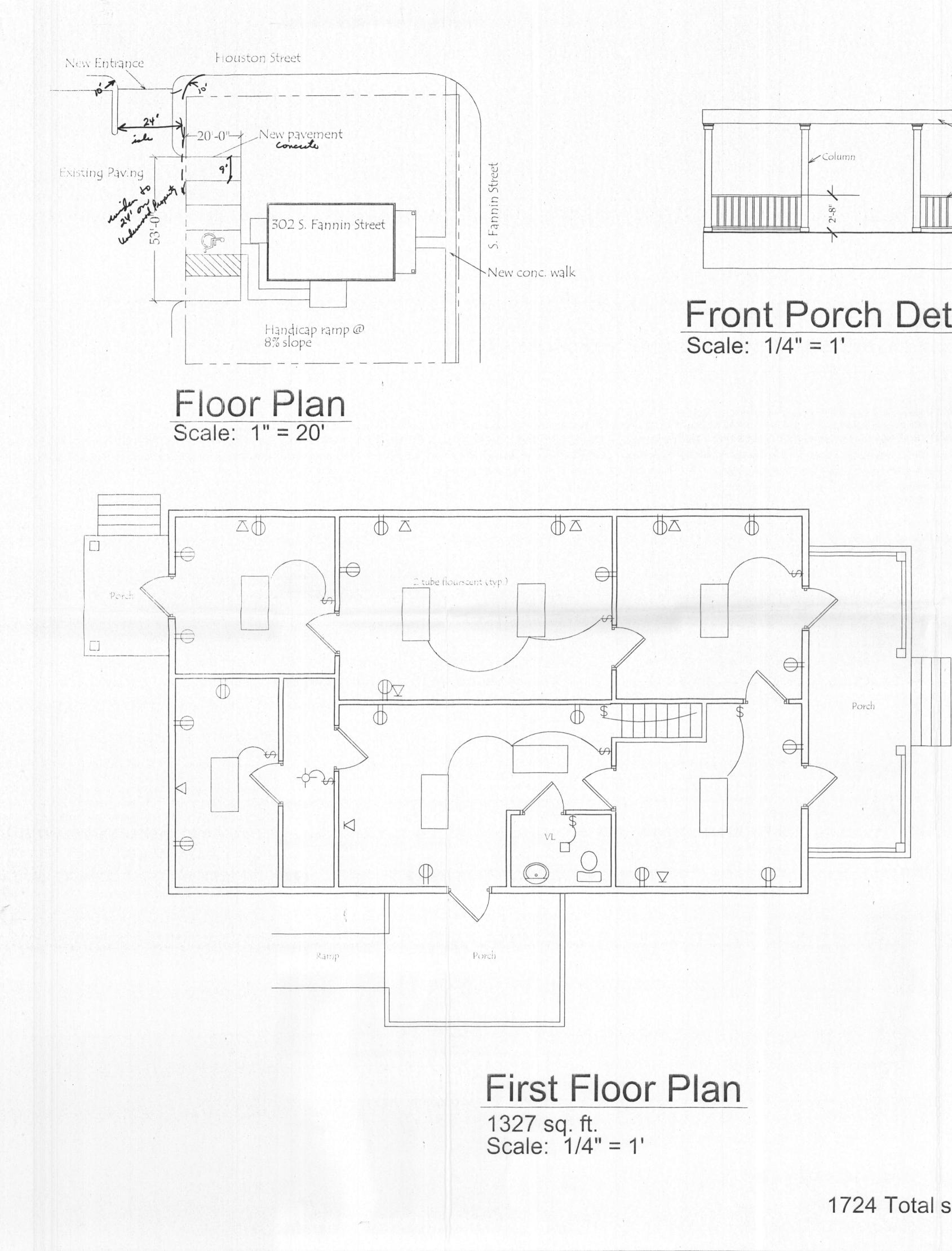
The Guidelines also state that "all City ordinances, building codes must be followed, including the Landscape Ordinance, the Lighting and Landscape Ordinances for commercial development. Because the property is zoned Neighborhood Service which is basically an office/retail type zoning, all City building codes must be adhered to including handicap accessibility. The ramp and the south patio/porch are needed to meet the handicap portion of the code, however the type of doors can be considered by

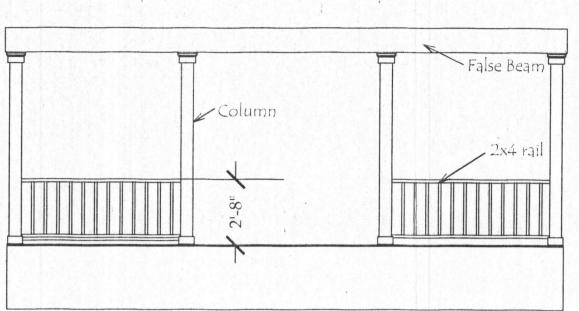
the Board. The applicant has also voiced concern about the railing requirement for the porches. We have include that portion of the code in this report.

#### **RECOMMENDATIONS:**

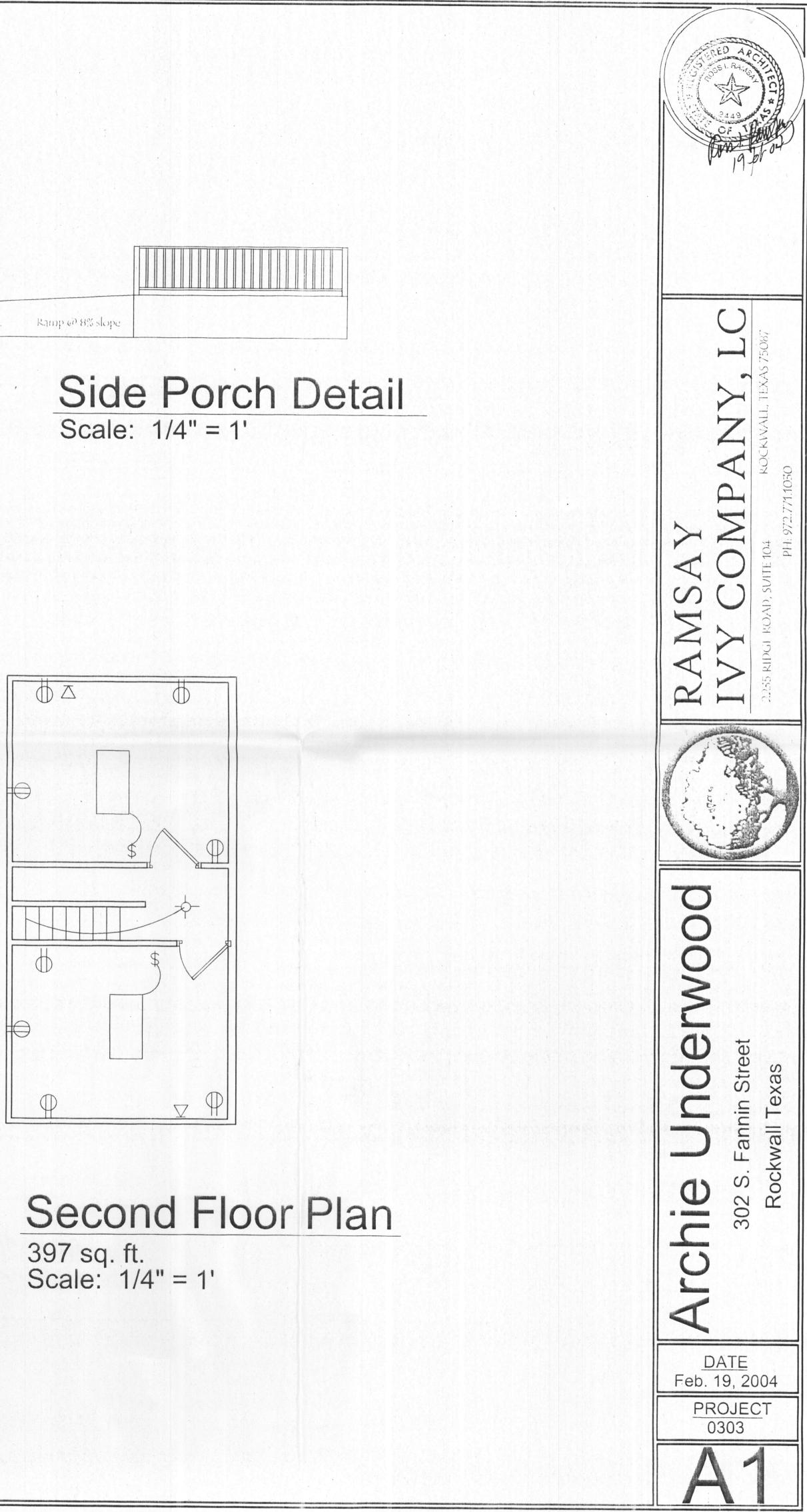
If request is approved, Staff offers the following conditions:

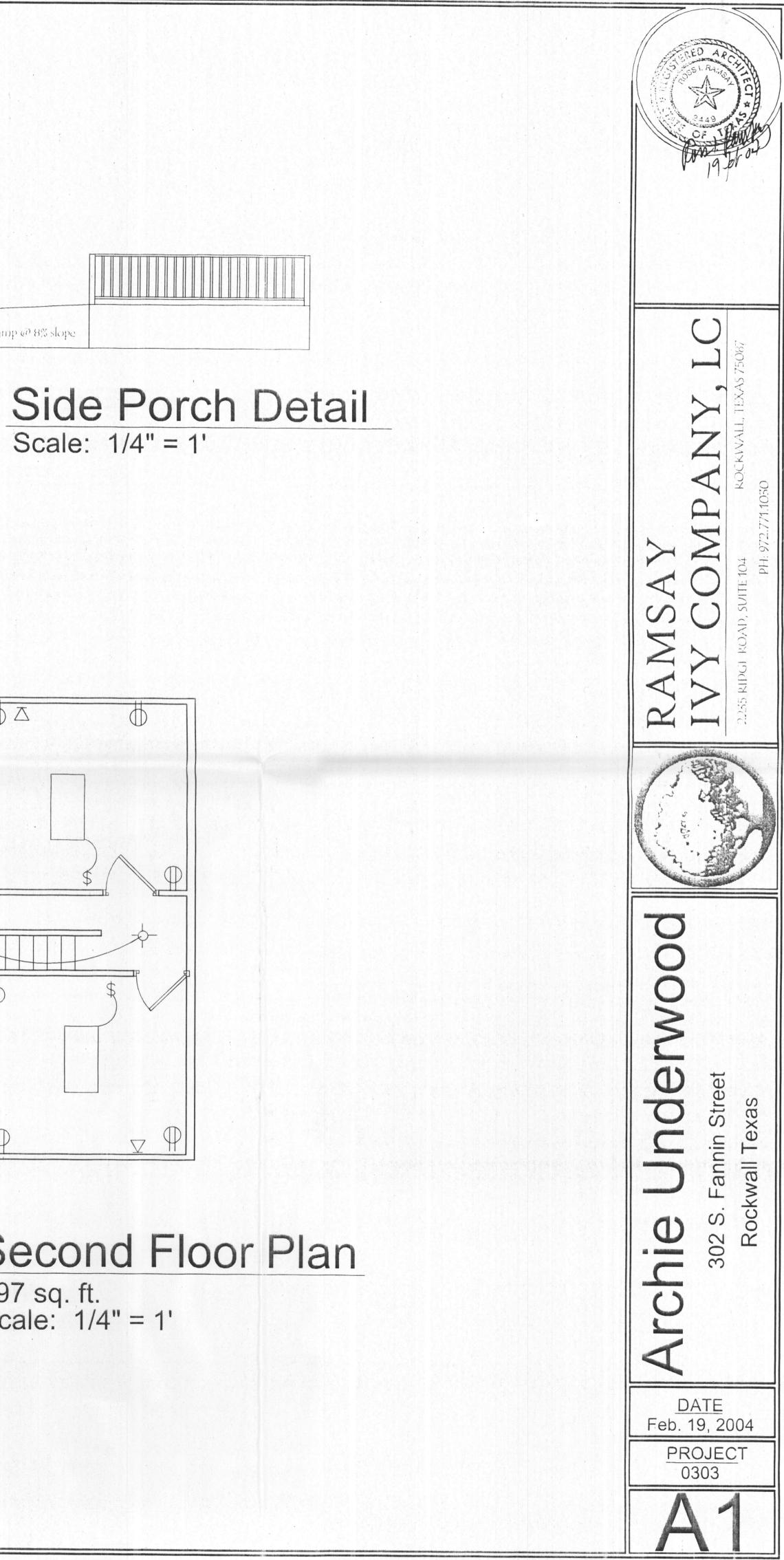
1. The approval of the south porch/deck with the patio/french doors.

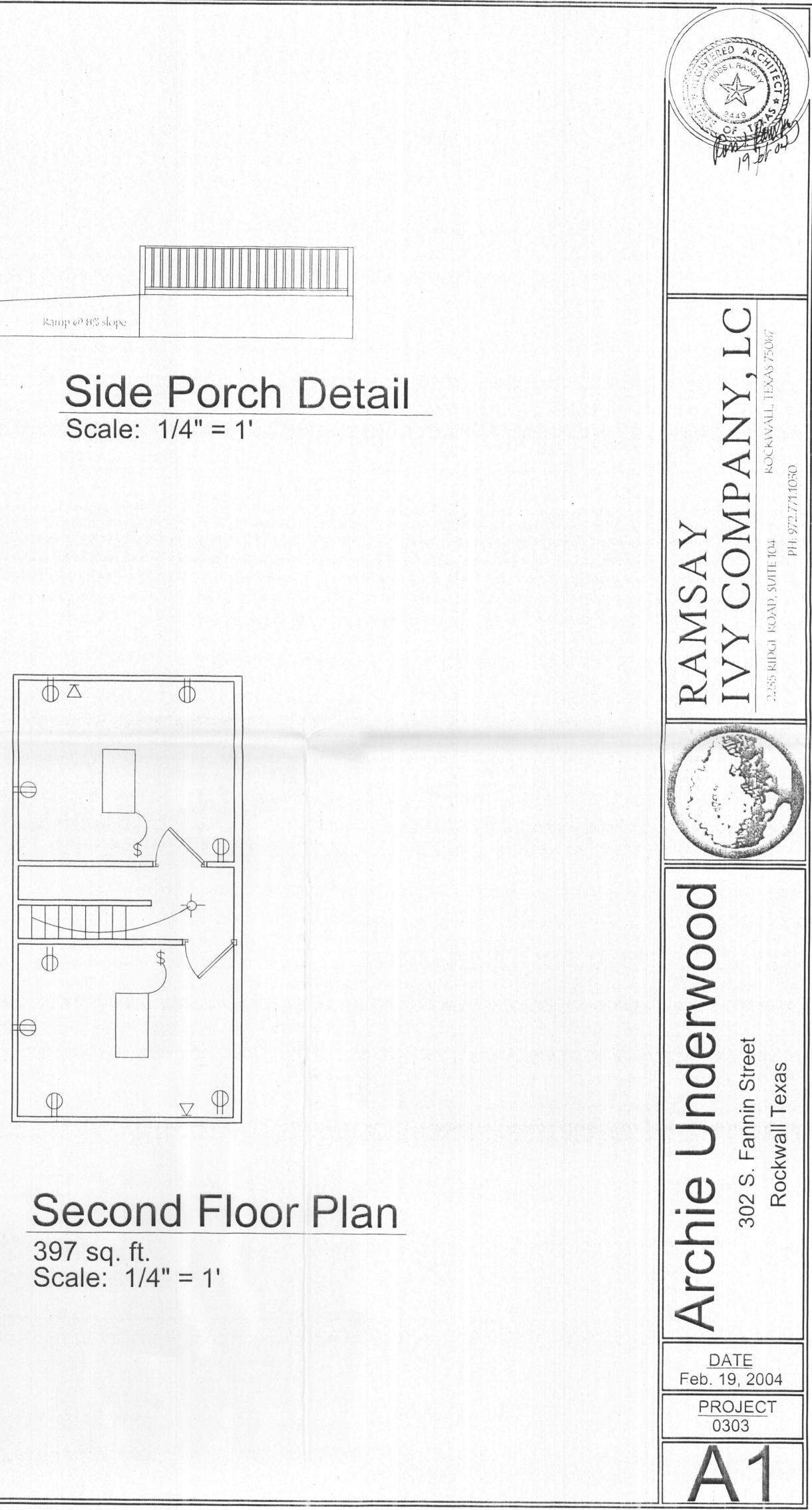




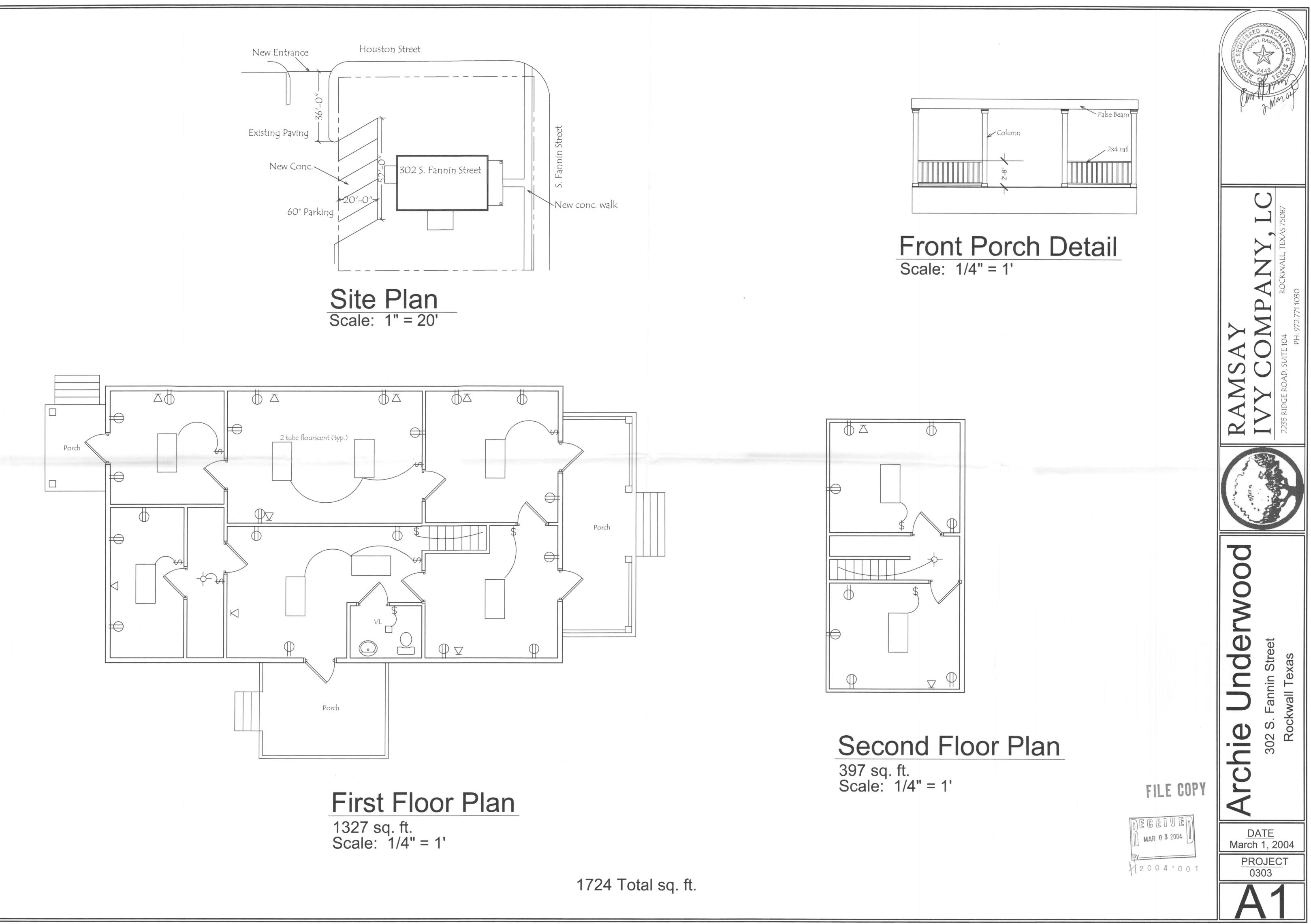
# Front Porch Detail

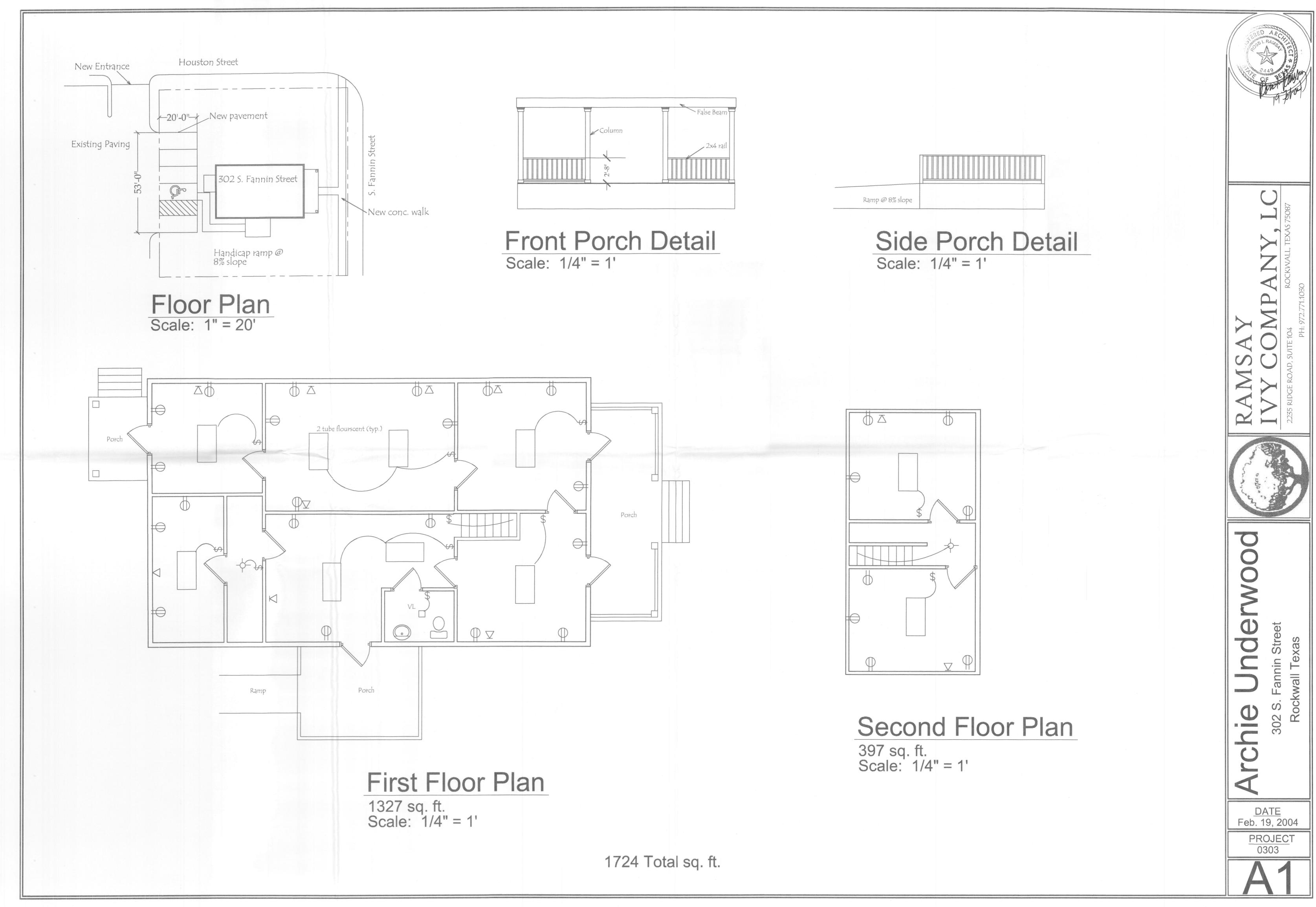






1724 Total sq. ft.





#### **2000 International Building Code**

§1003.2.12 Guards. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings which are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with §1607.7. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in §1607.7.

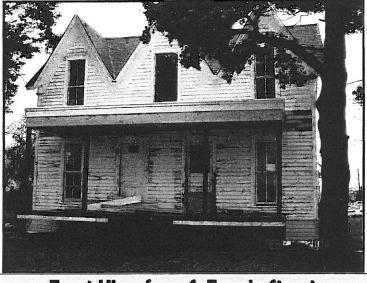
§1003.2.12.1 Height. Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

EXCEPTION: For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, both as applicable in §101.2, guards whose top rail also serves as a handrail shall have a height not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from the leading edge of the stair tread nosing.

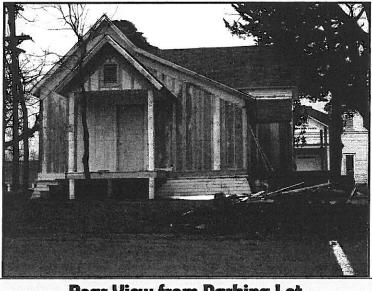
§1003.2.12.2 Opening limitations. Open guards shall have balusters or ornamental patterns such that a 4-inch-diam-eter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

#### EXCEPTIONS:

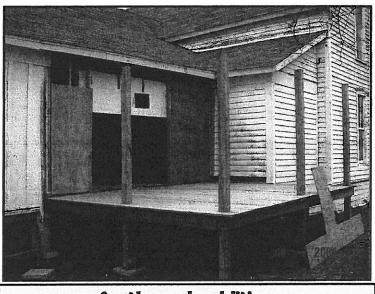
1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches (152 mm) in diameter cannot pass through the opening.



Front View from S. Fannin Street



**Rear View from Parking Lot** 



South porch addition

Romantic Houses: Gothin vival

CENTERED GABLE

 Santa Clara, California; 1875. Landrum House. A small wood-clad example; the triangular pediments over the first-story windows are out of character.

Denison, Texas; ca. 1883. Eisenhower Birthplace: A small and simplified example. The centered gable has a matching gable on each side.
 Jackson, Mississippi, 1857. Manship House. Note how the centered

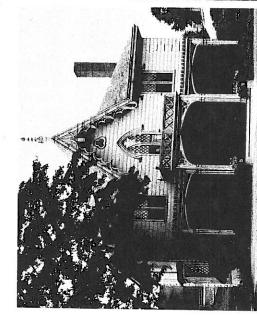
J. Jackson, Mississippi; 1857. Manship House. Note how the centered gable is extended forward from the main plane of the front facade to form a covered entrance.

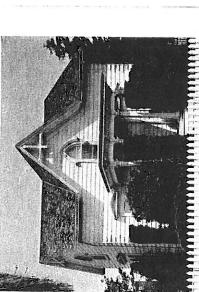
 Brownwood, Texas; ca. 1875. Adams House. This sandstone example has windows with flattened Tudor arches and drip-molds. The porch may have been modified.

5. Woodstock, Connecticut; 1846. Roseland. A landmark example with board-and-batten wood cladding, elaborate porch supports, oriel windows, and two facades elaborated with gables or gable dormers.

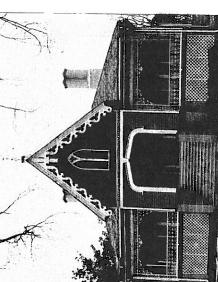
 Salerni, Massachusetts; 1851. Brooks House. An elaborately detailed house with foil windows, diamond-shape window panes, drip-molds, and castellations above the porch.

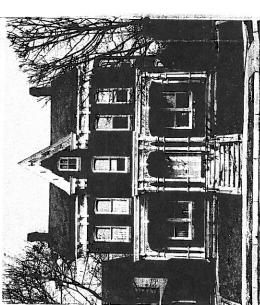
 Wernersville, Pennsylvania; mid-19th century. A combination of the Gothic Revival form with Italianate cornice brackets and arched windows.
 Rushford, Minnesota; ca. 1875. Note the decorative trusses at the apex of the gable and gable dormers (see also Figure 1); these are common on post-1865 examples.

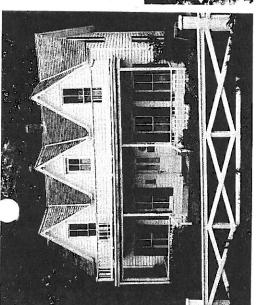


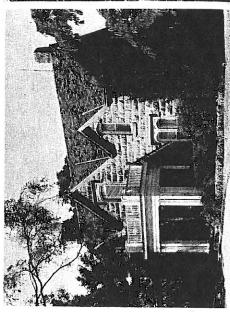


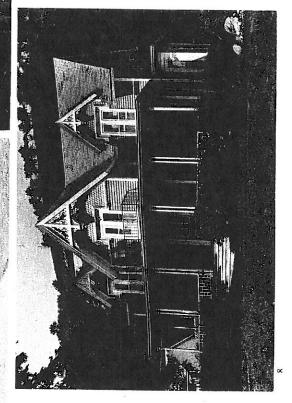


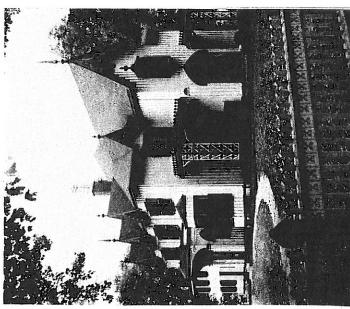












<u>Exhibit "B"</u> OLD TOWN RJCKWALL HISTORIC DISTRICT GUIDELINES

#### C. Building Facades and Materials

In cases where the original exterior façade materials are unavailable, complementary exterior materials may be used.

- 1. All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.
- 2. The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.
- 3. When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.
- 4. Exterior building columns should be of a style and materials typical of the period and style of the building.
- 5. All new chimneys should be of a style, proportion and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.
- 6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.
- 7. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.
- 8. Storm doors and storm windows are permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes or should be consistent with the historical materials of the property.
- 9. Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.

#### D. Roofs

- 1. Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.
- 2. The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to

#### **REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

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Authorized Contact: <u>Mike MHMan</u> Street Address:	Authorized Contact: <u>Mile AHMAN</u> street Address: <u>(# different from Owner)</u> OR <u>Archie Underwood</u> 469-766-0349 City <u>State</u> Zip Code <u>Telephone Number (preferably daytime)</u> Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Remodul Porches</u> <u>Need Approval of Hand Rails</u> <u>City of Roclavali Use</u> <u>uporthe col</u>
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01/29/2004 12:55 9727238297 01/28/04 15:00 FAX 7717748 INTEGRATED BUILDERS CITY OF ROCKWAI



#### CITY OF ROCKWALL

"THE NEW HORIZON"

385 S. Galiad Rockwall, TX 75087

#### COMMUNITY DEVELOPMENT DEPARTMENT

	Phone #	(972) 7	71-7745
	>> Fox	(972) 7	71-7748
Ŵ	ebsite: w	ww.roch	wall.com

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Phone:	N DU LLU			Date:	28-Jan-04	
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	Urgent	E For Review	C Please Comment		CI Please Reply	🗆 Per Request

Anto,

Attached is the Certificate of Appropriateness Application for the Old Town Rockwall Historic District. Please contact Robert LaCroix or myself with any quastions at (972) 771-7745.

MAL Mr. HAMPTON, Elibently our tax machine was Jammed I was Just Now Able to print out the App. Hopefully, WE will still be included since we had to Wait an extra month already. Mike PAman

**CITY OF ROCKWALL** 



at Rockwall CityPlace

#### **Public Notice**

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 2/19/2004 at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

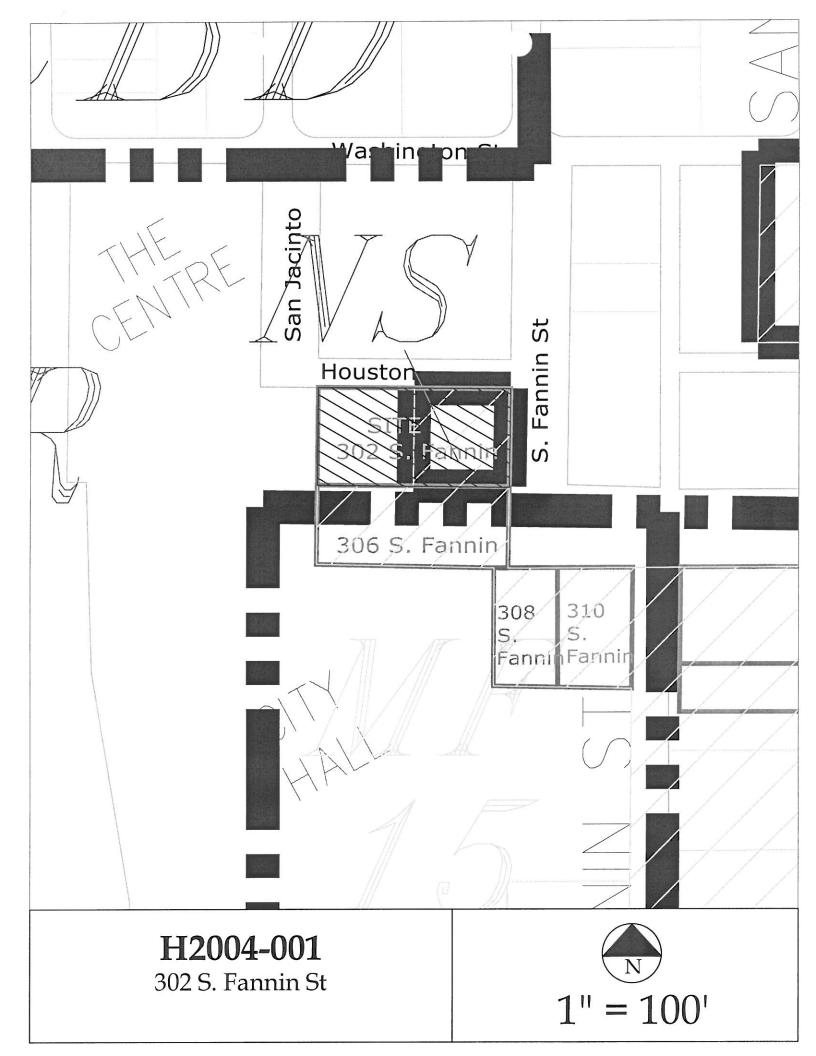
#### H2004-001: 302 S. Fannin St (Underwood, Pittman)

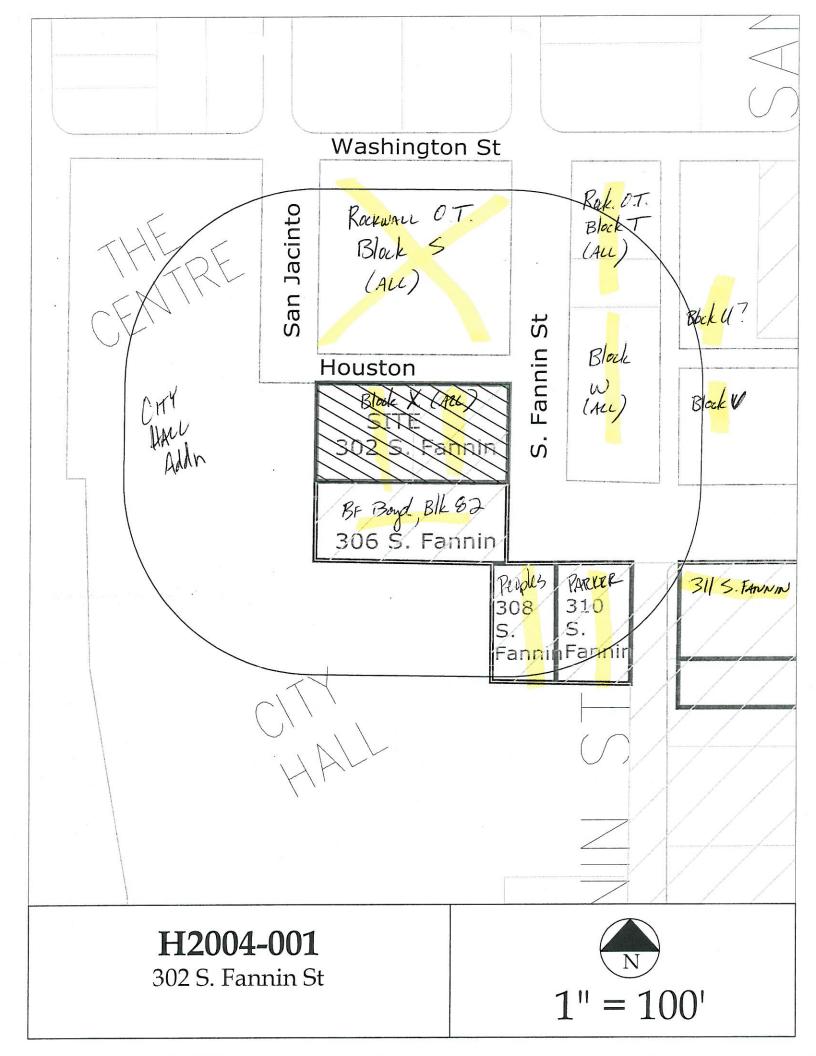
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by 2/12/2004 to:

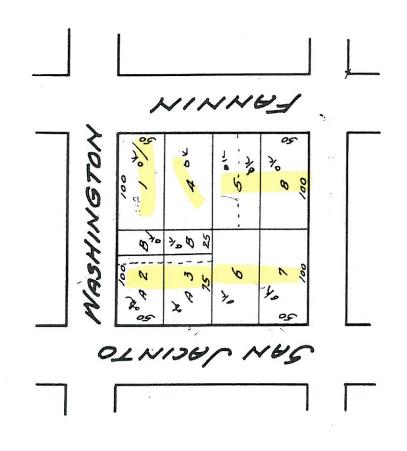
Robert LaCroix Rockwall Planning and Zoning Dept. (please return portion of form below the dotted line)		
Case number: H2004-001 Please place a check mark on the appropriate line below:		
I am in favor of the request for the reasons listed below	15	
I am opposed to the request for the reasons listed below		
·		
Your Name:		
Rockwall Property Address:		

- Please see Location Map of Subject Property on the back of this notice -





OT BLS



-- Property Data Selection \_\_\_\_\_nu --

Prop ID: R16326 (Real Property)Owner: PARKER EULA MAEXRef ID: 3600-000H-0001-A0-0R(15337) 9109 LOCHGREEN LNLegal : EPPSTEIN, BLOCK H, LOT E PT OF 1,2,3ROWLETT, TX 75089

- - Property Data Selection Menu - -

Situs : 308 FANNIN S ST Owner Phone:

-- Property Data Selection Menu --

 Prop ID: R14361
 (Real Property)
 Owner: HUGHES THOMAS P

 XRef ID: 3140-0082-0000-00-0R
 (13863) P O BOX 1315

 Legal
 : B F BOYDSTON, BLOCK 82, ACRES .300
 ROCKWALL, TX 75087

- - Property Data Selection Menu - -

 Prop ID: R16297
 (Real Property)
 Owner: CAFFEY MICHAEL

 XRef ID: 3600-000C-0009-00-0R
 (77822) 311 S FANNIN

 Legal : EPPSTEIN, BLOCK C, LOT 9,10
 ROCKWALL, TX 75087

-- Property Data Selection Menu --

 Prop ID: R21483 (Real Property)
 Owner: TOVAR JOSE G & FELIPA

 XRef ID: 4820-000V-0001-00-0R
 (32808) 301 DENNISON

 Legal : ROCKWALL O T, BLOCK V, LOT 1,2,3
 ROCKWALL, TX 75087

-- Property Data Selection Menu --

-- Property Data Selection nu --

- - Property Data Selection Menu - -

 Prop ID: R21476
 (Real Property)
 Owner: WILLESS LADONA

 XRef ID: 4820-000S-0005-A0-0R
 (72913) 607 S FANNIN

 Legal
 : ROCKWALL O T, BLOCK S, LOT 5 & 8
 ROCKWALL, TX 75087

- - Property Data Selection Menu - -

-- Property Data Selection Menu --

-- Property Data Selection Menu --

Prop ID: R21473 (Real Property)Owner: KHATER CHARLES & PIERETTEXRef ID: 4820-000S-0001-00-0R(62559) 23 PRINGLE LNLegal : ROCKWALL O T, BLOCK S, LOT 1, ACRES .115 ROCKWALL, TX 75087

- - Property Data Selection Menu - -

- - Property Data Selection nu - -

-- Property Data Selection Menu --

Prop ID: R21479(Real Property)Owner: SMITH CHARLES T & IRIS BXRef ID: 4820-000T-0001-00-0R(84004) 211 E COLORADOLegal : ROCKWALL O T, BLOCK T, LOT 1,2DALLAS, TX 75203

- - Property Data Selection Menu - -

- - Property Data Selection Menu - -

- - Property Data Selection Menu - -

-- Property Data Selection Menu --

Eula Mae Parker 9109 Lochgreen Rowlett, TX 75089

Eppstein Blk H East Lot PT1,2,3

Billy Peoples P O Box 35 Rockwall, TX 75087

Eppstein Blk H West Lot PT1,2,3

Thomas Hughes P O Box 1315 Rockwall, TX 75087

B F Boydstun Blk 82,

Michael Caffey 311 South Fannin Rockwall, TX 75087

Eppstein Blk C Lot 9, 10

Jose Tovar 301 Dennison Rockwall, TX 75087

O T Blk V Lot 1,2,3

RDT Enterprises Inc 103 North Goliad #204 Rockwall, TX 75087

O T Blk U west PT Lot 1,2,3,4

Williams 411 Valley Rockwall, TX 75087

OTBIKS Lot 6,7

LaDona Willess 607 South Fannin Rockwall, TX 75087 *O T Blk S Lot 4 O T Blk S Lot 5,8* 

Douglas & Ruth Kaufman 446 Farm Lane Rockwall, TX 75087

O T Blk S Lot 2A, 3A

Charles Khater 23 Pringle Lane Rockwall, TX 75087 Tom Walker 3113 Lakeside Drive Rockwall, TX 75087

OTBIKS Lot 2&3

Michael & Georgia Garee 311 Russwood Rockwall, TX 75087

O T Blk U Lot 1,2,3,4

Charles Smith 211 East Colorado Dallas, TX 75203 O T Blk T Lot 3,4 O T Blk T Lot 1,2

Rosalba Torres 108 East Rusk Rockwall, TX 75087

O T Blk X Lot 2,3

M Pittman & A Underwood 601 East Williams Rockwall, Texas 75087

O T Blk X Lot 1,4

Eula Mae Parker 9109 Lochgreen Rowlett, TX 75089

Billy Peoples P O Box 35 Rockwall, TX 75087

Thomas Hughes P O Box 1315 Rockwall, TX 75087

Michael Caffey 311 South Fannin Rockwall, TX 75087

Jose Tovar 301 Dennison Rockwall, TX 75087

RDT Enterprises Inc 103 North Goliad #204 Rockwall, TX 75087

Williams 411 Valley Rockwall, TX 75087

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Michael & Georgia Garee 311 Russwood Rockwall, TX 75087

Charles Smith 211 East Colorado Dallas, TX 75203

Rosalba Torres 108 East Rusk Rockwall, TX 75087

M Pittman & A Underwood 601 East Williams Rockwall, Texas 75087

### **PUBLISHER'S AFFIDAVIT**

#### THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworl deposes and says that he is the Publisher of *Rockwall County News* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;

2. it is published at least once each week;

 it is entered as second-class postal matter in the county where it is published;

4. it has been published regularly and continuously since 1985; and

5. it is generally circulated within Rockall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

A.D. 2004

Michael Gresham Editor and Publisher

#### SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

<u>X</u> a) is personally known to me, or

\_b) provided the following evidence to establish his/her identity.\_\_\_\_\_

on the T Unday of D. 2004. to certify which witness my hand and seal of office.

Notary Public, State of Texas



#### Legal Notices

#### Legal Notices

#### - Public Notice -

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on February 19, 2004 at 6:30 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas to consider the following items:

#### H2004-001

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

#### H2004-002

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydstun, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."

## Advertising Receipt

**Rockwall County News** 

316 S Goliad, Ste 107 PO BOX 819 Rockwall, TX 75087 Phone: 972-722-3099 Fax: 972-722-3096

ROCKWALL, CITY OF- LEGALS ATTN: DOROTHY BROOKS 385 SOUTH GOLIAD ROCKWALL, TX 75087

16

1	
Cust#:	01100978-000
Ad#:	17514663
Phone:	(972)771-7700
Date:	02/02/04
l	

001

Ad taker:

Salesperson:

Classification:

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	02/04/04	02/04/04	1	40.00		40.00
Payment Reference:					Total:	40.00
					Tax:	0.00
855131 Michael Hampton planner					Net:	40.00
COR-2/4					Prepaid:	0.00
- Public Notice -					Total Due	40.00
The City of Bockwall Historic Preservati	on Advisory Board	(HPAR) will hold	t a nublic	hoaring		

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on February 19, 2004 at 6:30 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas to consider the following items:

6

H2004-001

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".



Receipt Number: B4073

## RECEIPT

#### Project Number: H2004-001 Job Address: 302 FANNIN S ST **ROCKWALL, TX**

Printed: 2/6/2004 1:18 pm						
Fee Description	Account Number	Fee Amount				
ZONING						
	01-4280	\$ 75.00				



**Total Fees Paid:** 

Received By: DL

Date Paid: 2/6/2004 12:00:00AM Paid By: Archie Underwood Pay Method: Check 9212

## RECEIPT

#### Project Number: H2004-001 Job Address: 302 FANNIN S ST ROCKWALL, TX

Receipt Number: B4073							
Printed: 2/6/2004 1:18 pm							
Fee Description	Account Number	Fee Amount					
ZONING	01-4280	\$ 75.00					