

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

OLD 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: <u>712 HARTMAN</u>			
Street Address <u>ROCKWALL</u>	State <u>TEXAS</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Name of Property, If Applicable: <u>HURST ADDITION LOT 2</u>			
Has the building been moved? No <u>NA</u> Yes ____ If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: _____ <input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>MICHAEL & CAROLYN HOYT</u>		Street Address: <u>608 SCOTTSDALE DR</u>	
City <u>RICHARDSON</u>	State <u>TX</u>	Zip Code <u>75080</u>	County <u>DALLAS</u>
Telephone Number (preferably daytime) <u>469-228-2365</u>			
Authorized Contact: _____ (if different from Owner)		Street Address: _____	
City _____	State _____	Zip Code _____	County _____
Telephone Number (preferably daytime) _____			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>NEW DWELLING</u>			
Owner's Signature <u>Michael A. Hoyt</u>		City of Rockwall Use Only:	<u>H2005-012</u> Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee



Site

HARTMAN ST.

CLARK

MUNSON

JORDAN

VERO

HERMAN

H2005-012

712 Hartman

C of A (New Construction)



1" = 200'

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 1/19/2006

APPLICANT: Michael and Carolyn Hoyt

AGENDA ITEM: H2005-012; 712 Hartman

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael and Carolyn Hoyt for the building of a one-story, "Folk Victorian" style residential structure and attached carport, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman (Hurst Addn.; Lot 2; Block A).

BACKGROUND INFORMATION:

The applicants, Michael and Carolyn Hoyt, have submitted a request for a Certificate of Appropriateness for the building of a one-story, Folk Victorian style residential structure with an attached carport, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman.

The elevations show a 22' high single-family home with hardi plank-siding for exterior cladding and composite shingles. The house draws from the "Folk Victorian" style of architecture with its linear floor plan, full length porch and decorative columns along the front facade. The applicant has proposed a 7/12 pitch roof which is typical of this style of Folk architecture.

Any future buildings as shown on the site plan will be required to obtain a Certificate of Appropriateness prior to issuance of a building permit.

RECOMMENDATIONS:

Staff feels that the basic style of architecture fits well into the district and the surrounding area. However, staff feels that there are several issues that must be addressed:

1. Shutters are not common on this style of architecture.
2. The predominant type of window for this style of house is one over one.
3. Provide window and door frame detailing (Casing & Crown).
4. Provide detail for door. The style of door should compliment the style of windows.
5. The roof covering the porch should be 10" to 18" lower and detached from the roof covering the primary structure, in comparison to surrounding historic properties and the Folk Victorian style of architecture.
6. Porch railings are not associated with style of architecture.

CONTENTS

Letter of intent

Drawing of purposed house

Plat of purposed house

HardiPlank ColorPlus colors

Previous C of A, dated July, 22

Drawing of previously approved house

Pictures of neighboring homes

712 Hartman Street

To Whom It May Concern:

We are sadly unable to build the 2 story house the committee approved last July, 22 for the vacant lot located at 712 Hartman St. in the Historic District of Rockwall, due to a mobility medical condition of an elderly family member. We now request a Certificate of Appropriateness for a single story house for the same vacant lot. A home designed for easy access and use of assistance devices. The apperance will remain very similar in style and use the same colors and materials as discussed for the previous house.

As approved on the previous C of A all windows will be of non-aluminum vinyl composition and the foundation will be pier and beam and will comply with local building codes.

The exterior will be HardiPlank siding on all four sides with a 4.5" exposure. We anticipate the planks to be of the ColorPlus line with a baked on Woodland Cream color. This way the finish will be maintinance free and warranted for 15 years against fading, chipping or cracking.

We will seek committee recommendations on skirting and trim colors as previously discussed last July. Set backs for sidewalks, driveway and all structures will comply with city codes and historic guidelines. The sidewalk and driveway will be concrete using some pavestone up front.

Landscaping will be used to help the house blend in with the Historic homes nearby and in other parts of the district. Close attention will be paid to the booklett, Historic District Guidelines, as supplied by the city.

I hope this letter will explain our cause for delay and express our hope for a speedy completion. We are ready to consider all suggestions and recommendations that will help make this house blend-in to the City of Rockwall Historic District.

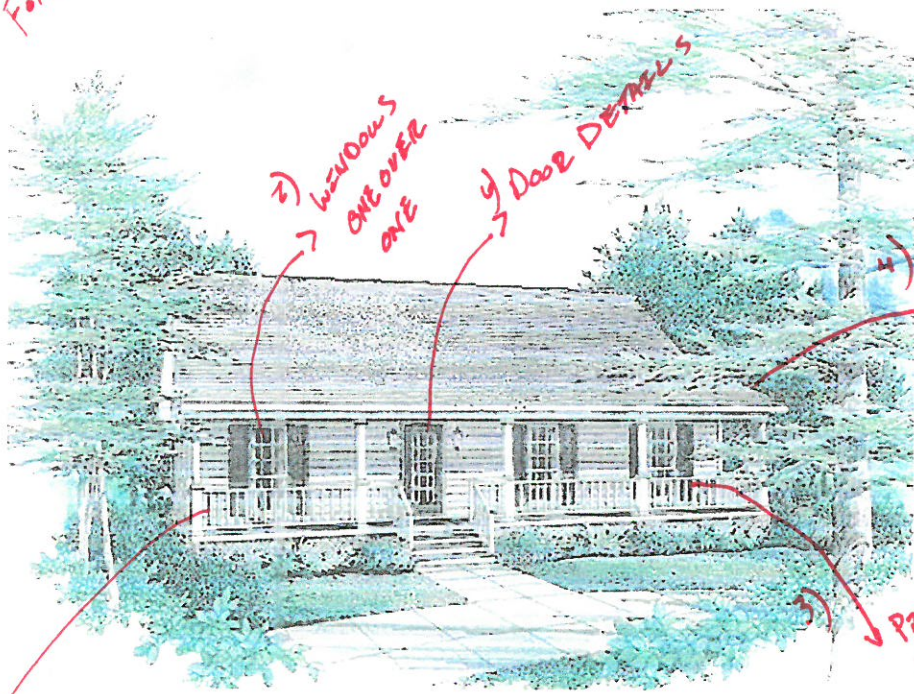
Thank You,


Michael Hoyt


Carolyn Hoyt

710 HAZEMUD
501 STREETS

Folk VEGORZAM



2) WINDOWS
ONE OVER
ONE

4) DOOR DETAILS

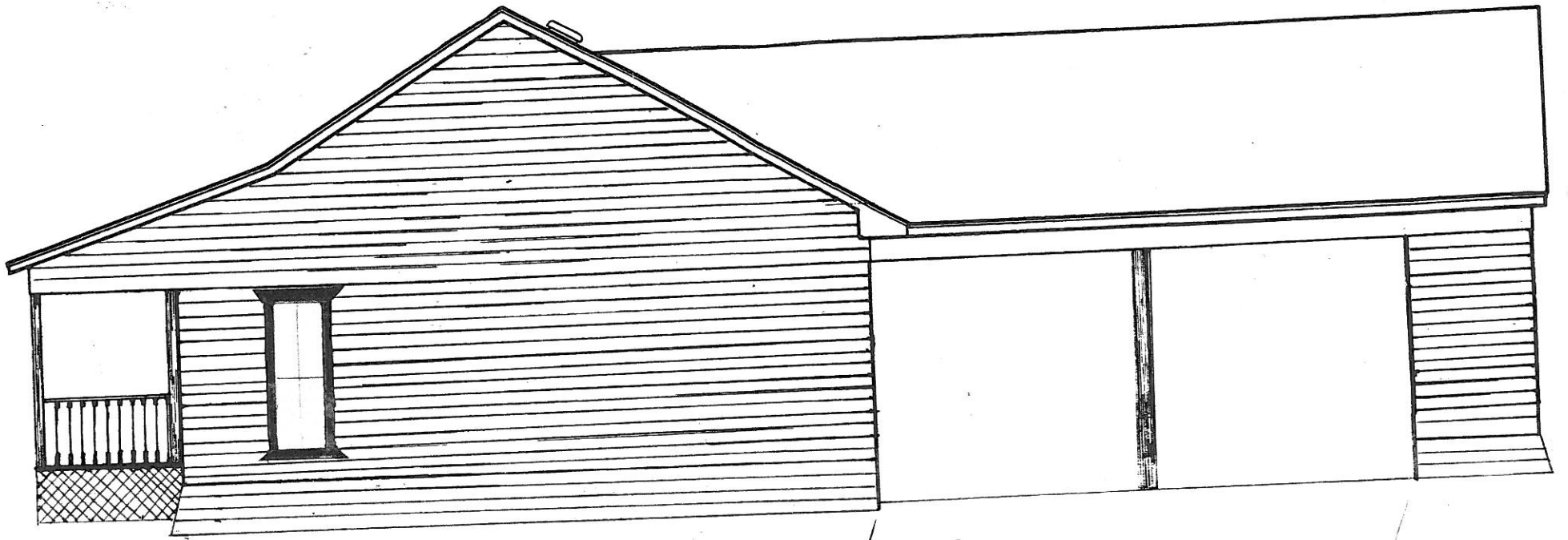
4) PORCH
SHOULD
HAVE A
SEPARATE
ROOF SYSTEM
THAN HOUSE

3) PORCH
RAILING
FRAME
DETAILS
(CASING : CROWN)

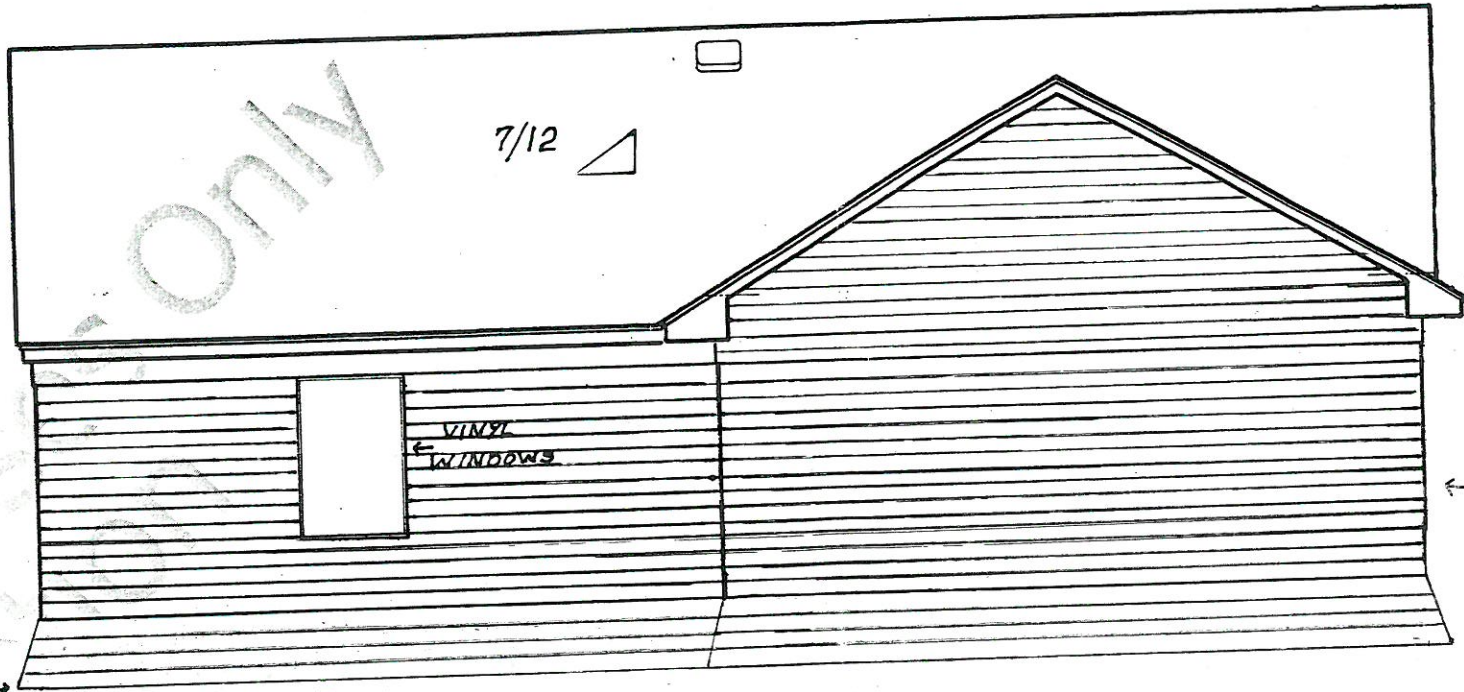
~~PHOTOGRAPHIC SKETCH OF BUILDING~~
1) REMOVE SHUTTERS


5) REMOVE
LANDSCAPING / ADD
SHRUBS

Building 22'



RIGHT VIEW



7/12 

VINYL
← WINDOWS

← 4.5" HARDIPLANK SIDING

SKIRTING
GROUND ?

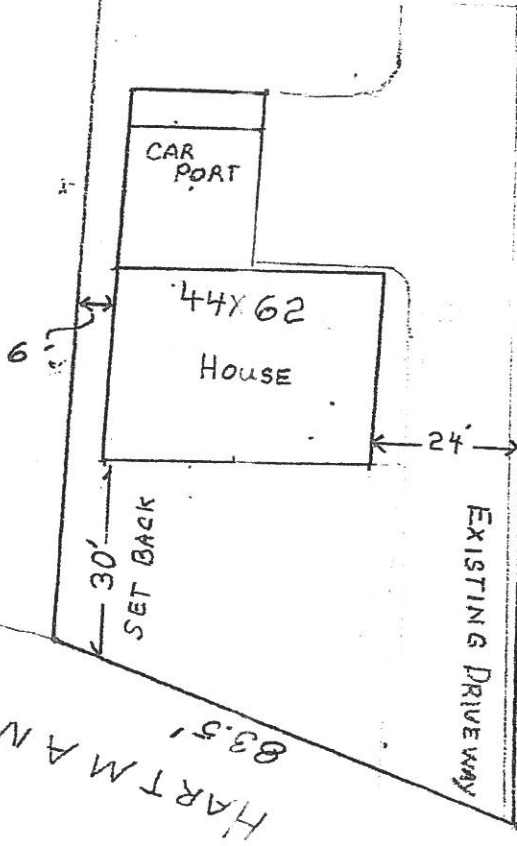
PIER & BEAM
FOUNDATION

REAR VIEW

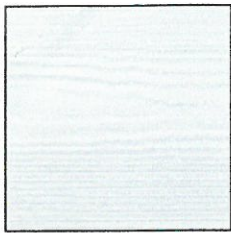
SAMPLES

DRY CREEK

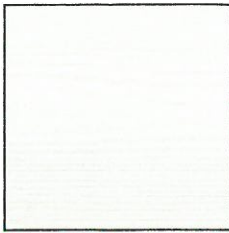
CHARD
OGVER
HOUSE



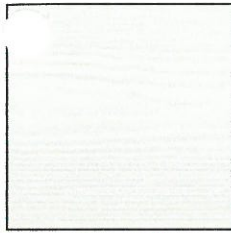
JENNIFER ANDERSON
HOUSE



Light Mist JH70-10



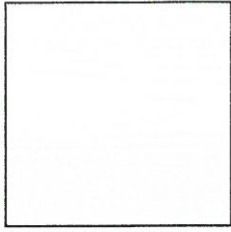
Sail Cloth JH20-10



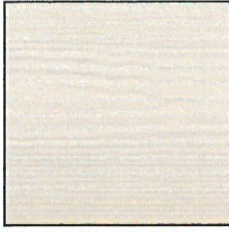
Navajo Beige JH90-10



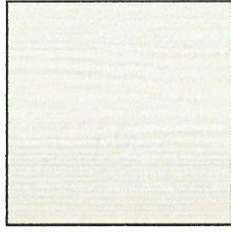
Monterey Taupe JH40-20



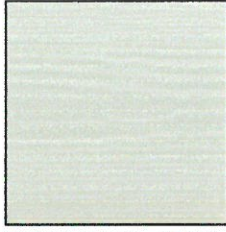
Arctic White JH10-20*



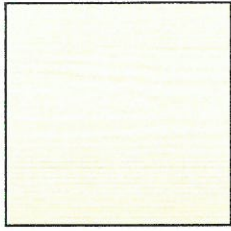
Autumn Tan JH20-20



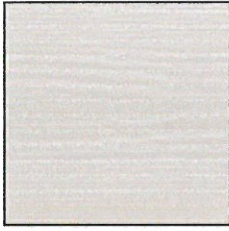
Sandstone Beige JH30-20



Heathered Moss JH50-20



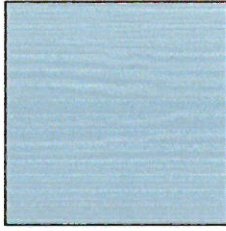
Woodland Cream JH10-30



Khaki Brown JH20-30



Woodstock Brown JH30-30



Boothbay Blue JH70-20



CITY OF ROCKWALL
at Rockwall CityPlace

7/22/2005

Michael and Carolyn Hoyt
608 Scottsdale Dr
Richardson, TX 75080

RE: H2005-007
712 Hartman (New Construction)
Project Type: HISTORIC (C of A)

Dear Applicant:

~~This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 7/21/2005. The following is a record of all recommendations, voting records and conditions of approval:~~

Staff Recommends approval of the request with the following conditions:

- 1. Skirting materials be defined and approved by HPAB*
- 2. Colors be approved by the HPAB*

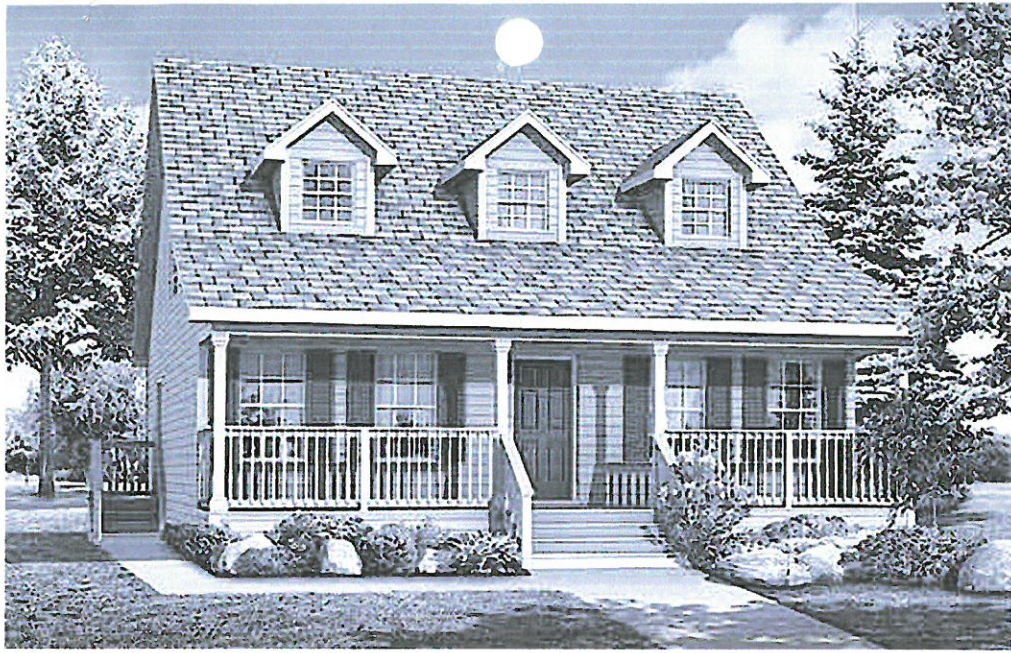
On July 21, 2005, the Historic Preservation Advisory Committee approved the C of A for the construction of a new home located at 712 Hartman subject to the following conditions:

- 1. Hardi-plank siding to be 4" to 4.5" lap siding.*
- 2. Non-aluminum vinyl windows to be installed.*
- 3. C of A required for all detached accessory buildings shown on the site plan.*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer
Planning and Zoning
City of Rockwall





ACROSS STREET



BEHIND LOT



WEST SIDE of LOT



EAST SIDE of LOT



TYPICAL LOOK OF PORCH DESIRED

7_February_2006

Chris Spencer, City Planner

We wish to withdraw our application for a Certificate of Appropriateness applied for last January, for a house to be built on the lot located at 712 Hartman Street, Rockwall. Things have come up causing a delay in getting corrected drawings, necessary for the approval of the Historic Committee, for the home we would like to build on this site. We hope to reapply at a later date.

Thank you for your time and help.

Michael and Carolyn Hoyt
608 Scottsdale Drive
Richardson, Texas
469-228-2365
469-878-3095