

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

**AGENDA DATE:** 5/18/2006

**APPLICANT:** Michael & Carolyn Hoyt

**AGENDA ITEM:** H2006-004; 712 Hartman St. Hurst Add. Lot 2 Block A

---

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael & Carolyn Hoyt for the building of a two-story, residential structure, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman Street (Hurst Addition; 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 two-story, Farm house style residential structure with an detached garage, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman.

The elevations show a single-family home with lap siding, with a 5" exposure for exterior cladding and a dual 10-12 and 4-12 pitch 26ga metal roof. 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 detached two (2) car garage will be constructed of composite shingles and the same side siding (max 5" exposure) that is proposed for the primary house.

Staff feels that the design for the proposed house is in architectural harmony with the surrounding area.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

Engineering approval for the proposed drive from Hartman  
Approval by the Building Inspection Department

**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: 712 HARTMAN

Street Address ROCKWALL State TEXAS Zip Code 75087 County Rockwall

Name of Property, If Applicable: HURST ADDITION LOT 2 BLOCK A

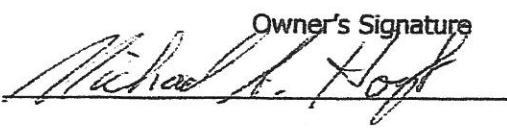
Has the building been moved? No NA Yes      If yes, when was the property moved?       
(mm/dd/yr -if known, otherwise, the year moved is sufficient)

Name of Historic District:       
 National Register District  Certified State or Local District  Proposed Historic District  
 If listed individually in the National Register of Historic Places,  
 Please give date of listing      (mm/dd/yy)

Owner: MICHAEL & CAROLYN HOYT Street Address: 608 SCOTTSDALE DR  
RICHARDSON State TX Zip Code 75080 County DALLAS  
 City 469-228-2365  
 Telephone Number (preferably daytime)

Authorized Contact:      Street Address:       
 (if different from Owner)  
 City      State      Zip Code      County       
 Telephone Number (preferably daytime)

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):  
NEW DWELLING

Owner's Signature 	City of Rockwall Use Only:	Project Number
---	----------------------------	----------------

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee

**OLD TOWN ROCKWALL**  
**HISTORIC / ROCKWALL HISTORIC LANDMARK**  
**REQUIRED INFORMATION / MATERIALS CHECKLIST**

The Old Town Rockwall Historic District Guidelines were developed as a result of extensive research and review of Historic Districts within the Dallas-Fort Worth Metroplex and with the assistance of several historic preservation professionals.

As outlined in §2.20 Historic District of the City of Rockwall Comprehensive Zoning Ordinance, the purpose of the Historic District, and the Design Guidelines serving to protect the properties within, is to assist in the stabilization and increase of property values while encouraging the most appropriate use of historic property within the present and future historic districts in Rockwall.

- (1) Complete **Certificate of Appropriateness** (CofA) Application
- (2) **Legal description** of the property proposed for certification.
- (3) Set of **building elevations** and a **site plan** for the proposed project. (These are similar to what will be required when applying for a building permit)
- (4) **Background information substantiating the subject request:** for example, if a porch addition is proposed for a historically significant structure – historic photographs or documentation indicating the existence of a porch that had been removed or photos of architectural / structural elements that are still in-place that provide supportive evidence of the theory that a porch was part of the structure (either originally or sometime in the structure's past)
- (5) An **estimate of costs** for the restoration or rehabilitation work;
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation;
- (7) Include a detailed statement of the **proposed use for the property;** and
- (8) Provide **any additional information** that the owner deems relevant.
- (9) Please provide comments regarding why any of the items (1) through (9) were not included along with the application (please use the back of this form or attach additional pages if necessary):

---

Cost Est \$108,000      6 mo const time

---

---

To whom it may concern;

We request a Certificate of Appropriateness for a 2 story "farm house" style residential structure with a detached garage. It is to be built on the vacant lot located at 712 Hartman Street, within the Rockwall Historic District (Hurst addition Lot 2 Block A).

The style of the structure will be that of an early 20th century farm house. It will be built on a pier and beam foundation, with a porch floor height 18" above grade. Skirting will be treated wood lattice over a solid masonry black foundation wall.

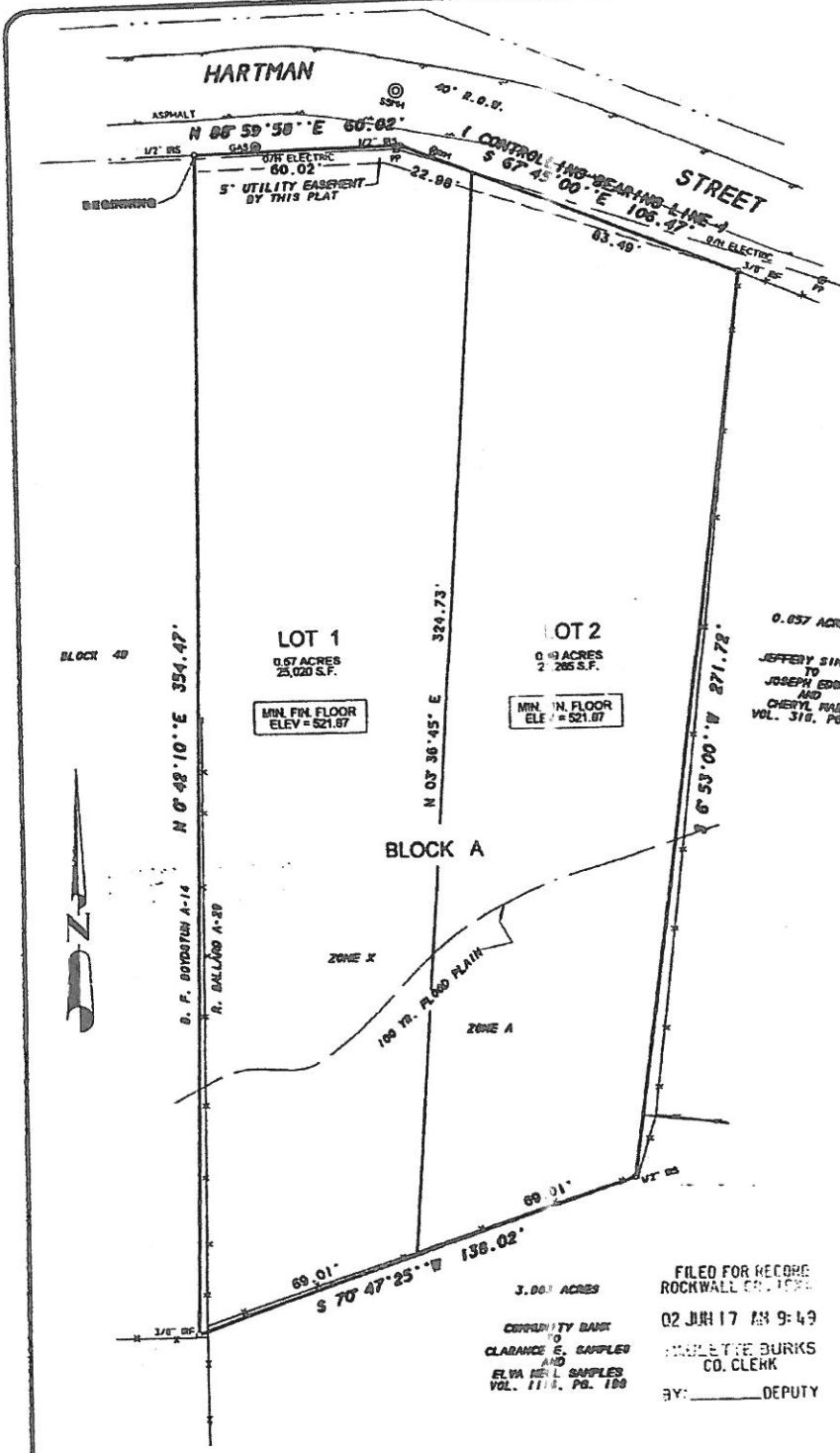
The exterior of all 4 sides will be of James Hardy's Woodland Cream Select Cedarmill lap siding, with a 5" exposure. Front vinyl windows shown are 2-8 X 6-2 multi-pane with a 1-0 transom above. If necessary the window style, door style, porch post, shutters and trim can be changed to better blend in with the surrounding homes.

The roof of the house will be a dual 10-12 and 4-12 pitch using a 26ga metal similar to that of some of the area homes and the historic museum. The fireplace shown in the plans will not be installed.

A detached 2 car garage is to be located behind the house and will be built of the same siding material as the house. There will be a 3' concrete sidewalk from the front porch steps to the 10' concrete driveway on the west side of the house.

Thank You,

Mike and Carolyn Hoyt



**OWNER'S CERTIFICATE**  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ANDREW & JENNIFER HURST, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of that 1.0817 acres tract of land as described in a Warranty deed from Billy W. Peoples to Andrea Hoffiman, dated August 3, 2001 and being recorded in Volume 2228, Page 084 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South margin of Hartman Street (40' R.O.W.) at the Northwest corner of the above clad tract of land;
- THENCE N. 88 deg. 59 min. 58 sec. E. along the South margin of Hartman Street, a distance of 60.02 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at a lum in said street;
- THENCE S. 67 deg. 45 min. 00 sec. E. (Controlling bearing line) along the South margin of Hartman Street, a distance of 106.47 feet to a 3/8" iron rod found for corner at the Northwest corner of said Hoffiman tract, said point being at the Northwest corner of a 0.857 acres tract as described in a Warranty deed from Jeffrey Simpson to Joseph Yourcheck and wife, Cheryl Yourcheck, dated April 3, 1987 and being recorded in Volume 316, Page 87 of the Real Property Records of Rockwall County, Texas;
- THENCE S. 06 deg. 53 min. 00 sec. W. a distance of 271.72 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;
- THENCE S. 70 deg. 47 min. 25 sec. W. a distance of 136.02 feet to a 3/8" iron rod found for corner at the Southwest corner of said Hoffiman tract;
- THENCE N. 00 deg. 42 min. 10 sec. E. along the West line of said tract, a distance of 354.47 feet to the POINT OF BEGINNING and containing 1.08 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as HURST ADDITION an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requests to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.

*Andrew G. Hurst*  
ANDREW G. HURST

*Jennifer L. Hurst*  
JENNIFER L. HURST

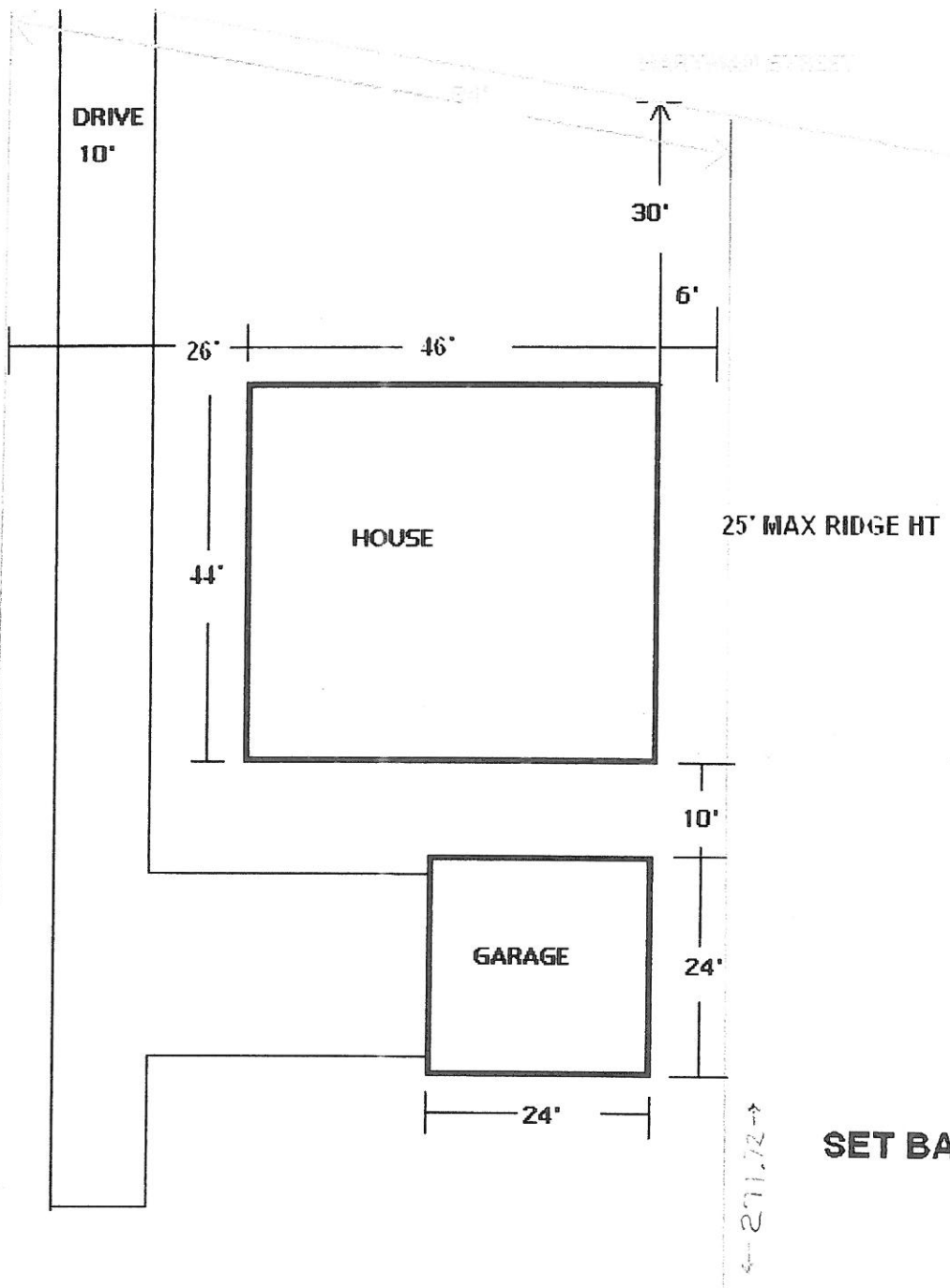
OWNERS: ANDREW & JENNIFER HURST  
747 CAMP CREEK ROAD  
ROCKWALL, TX 75087  
972-877-1369

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 4805-47 0005 c dated June 16, 1992, this property lies in Zone X and Zone A. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 2228, PG. 64, R. P. R. C. T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
02 JUN 17 AM 9:49  
MARLENE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

← 324.73 →



DRIVE  
10'

HEATHMAN STREET

30'

6'

26'

46'

HOUSE

25' MAX RIDGE HT

44'

10'

GARAGE

24'

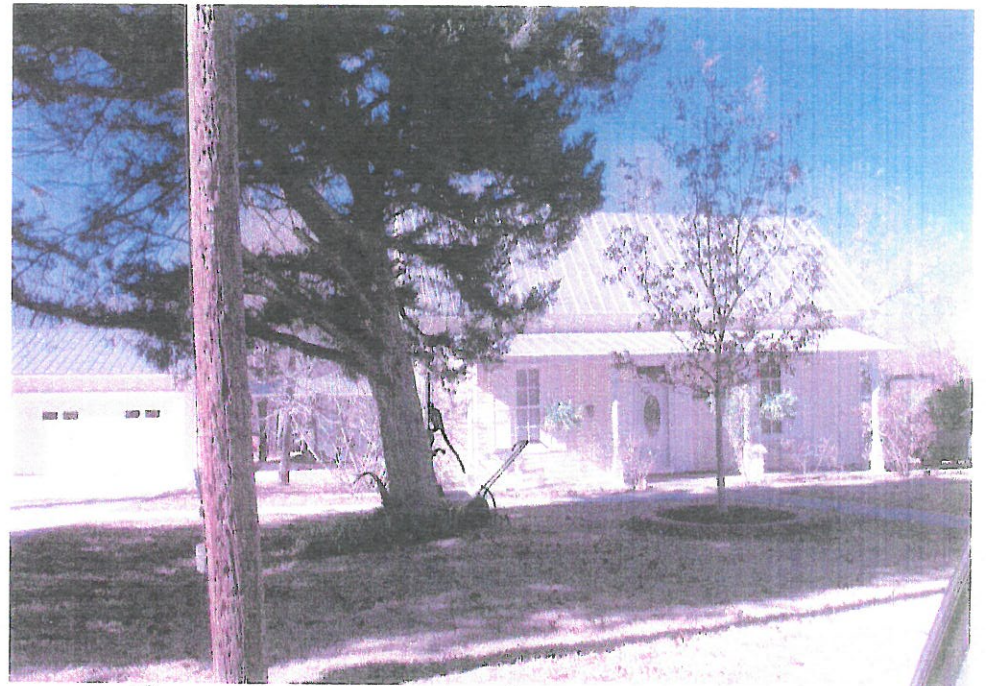
24'

SET BACKS

← 271.72 →



710 HARTMAN WEST SIDE



RENFRO BEHIND LOT



709 HARTMAN ACROSS STREET

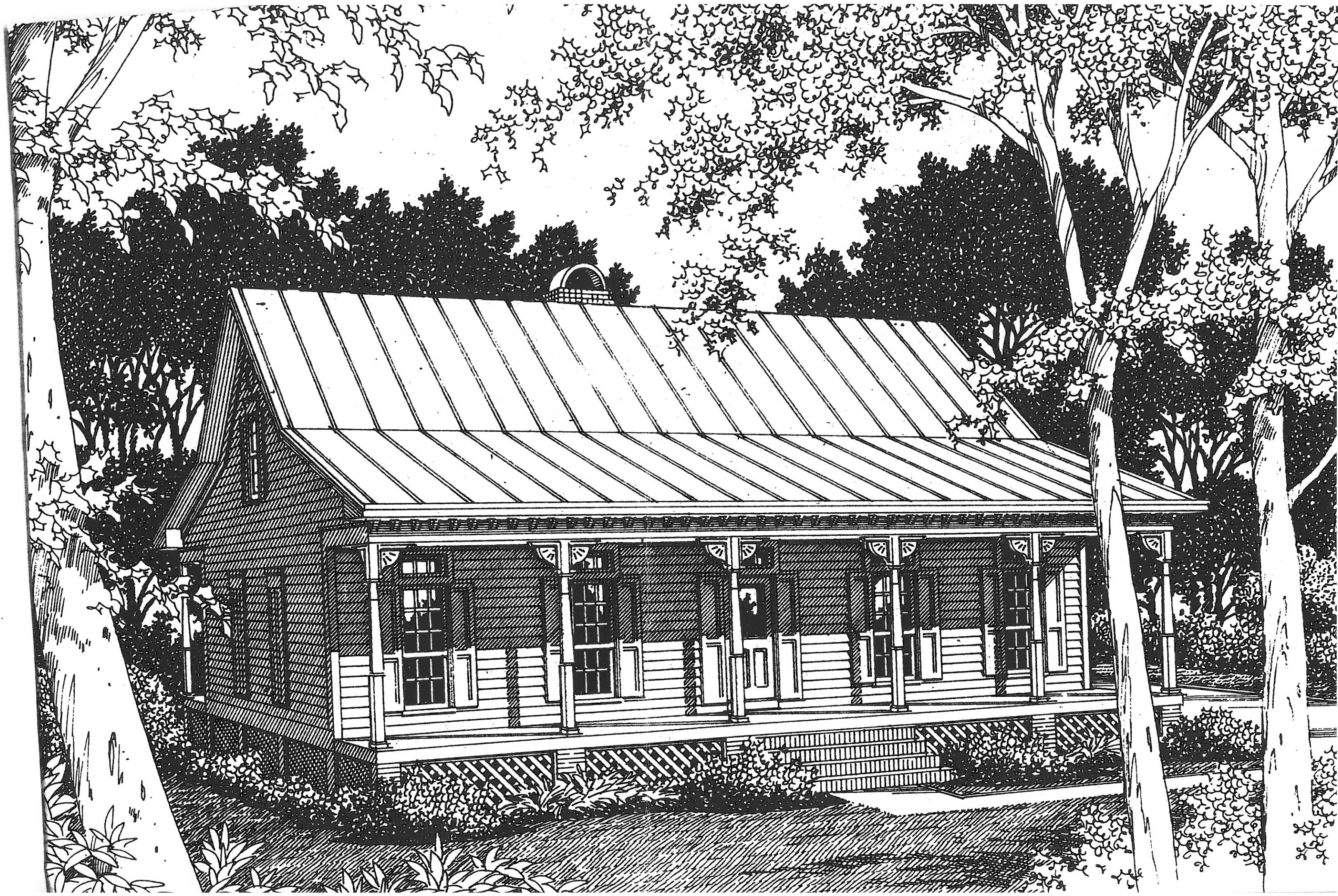


716 HARTMAN EAST SIDE

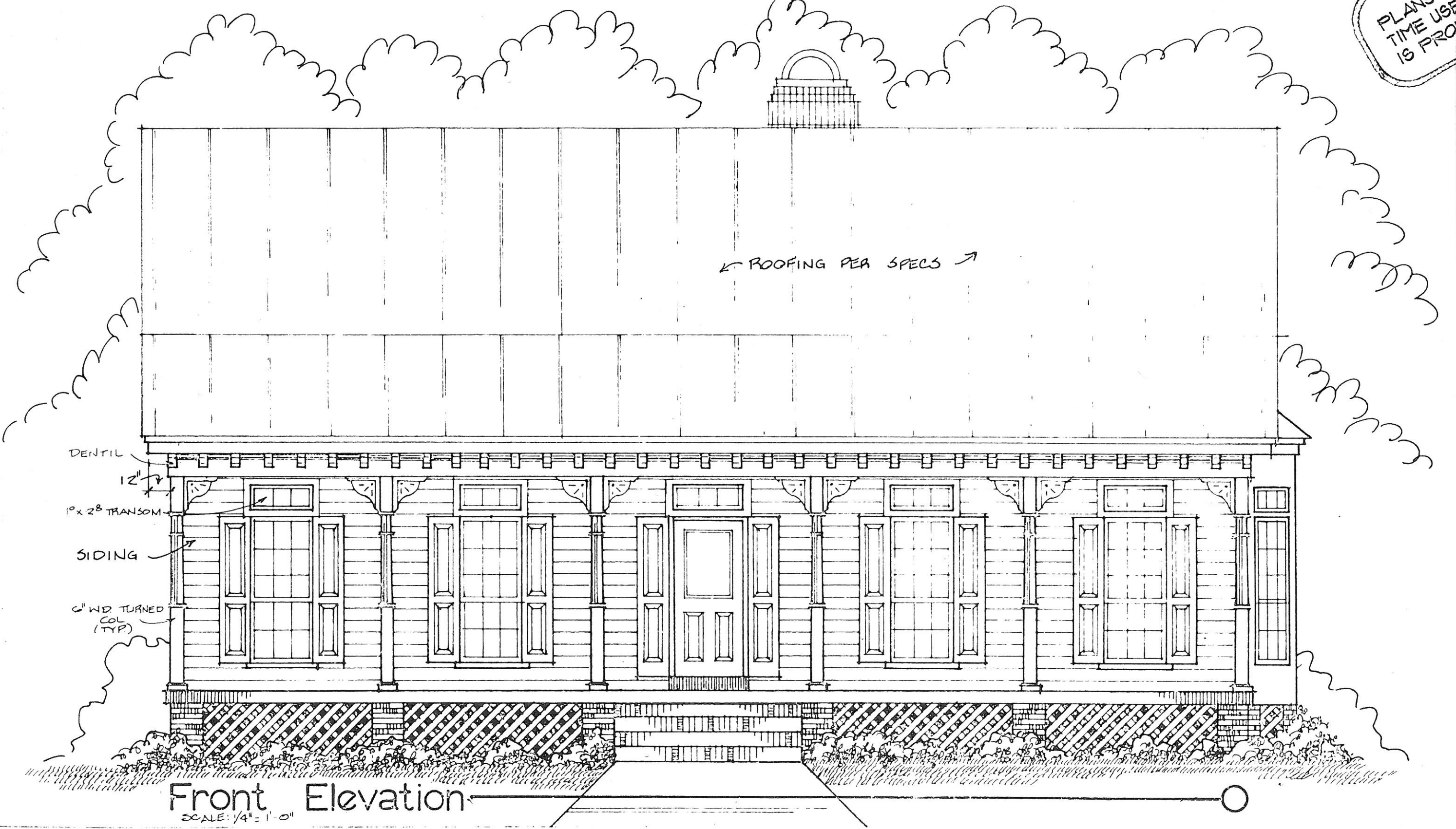


ROCKWALL HISTORIC MUSEUM

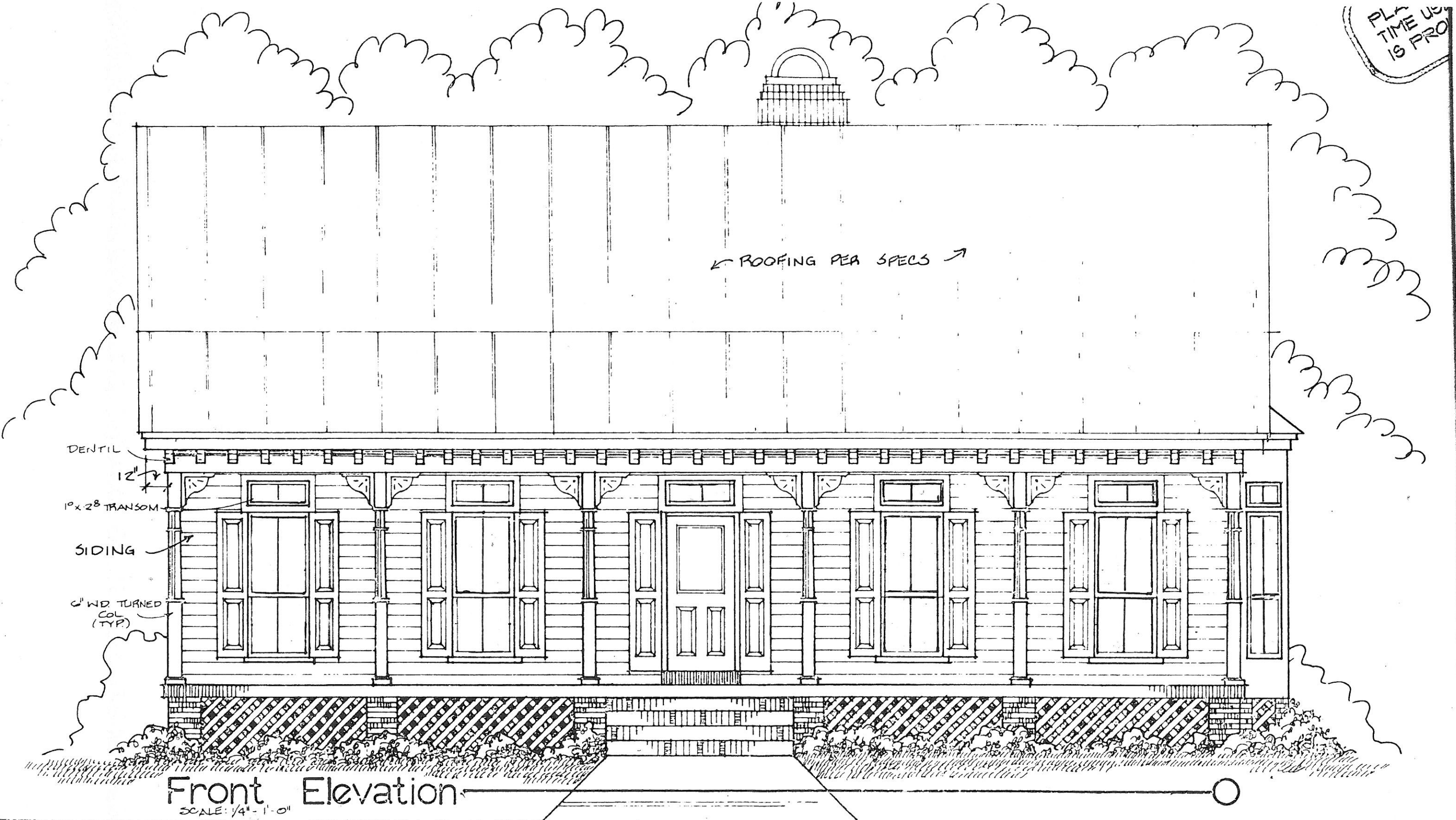




PLANS  
TIME USE  
IS PRO



PLAN TIME USE IS PRO



← ROOFING PER SPECS →

DENTIL

12"

1" x 28" TRANSOM

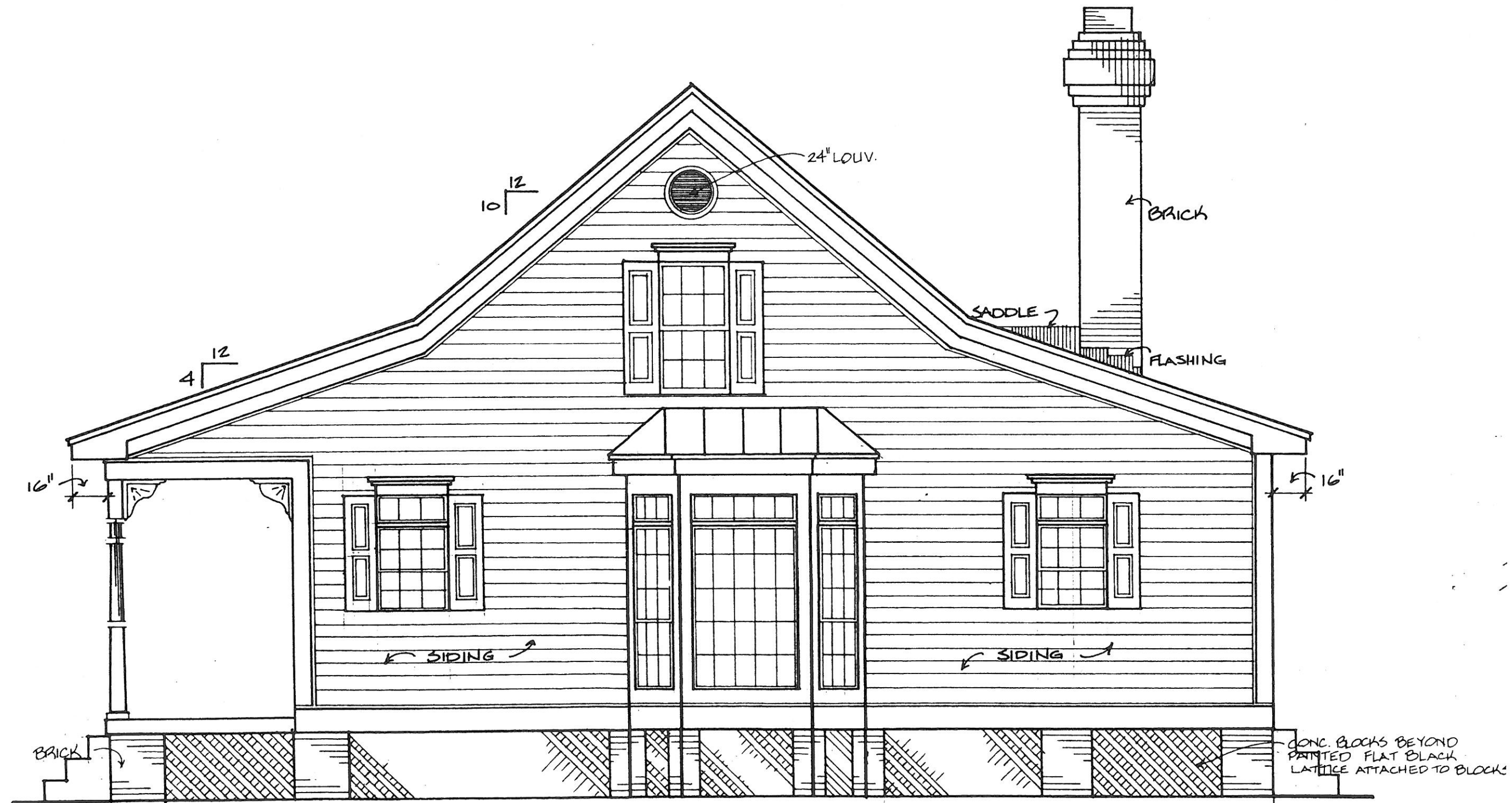
SIDING

6" WD TURNED COL (TYP)

Front Elevation

SCALE: 1/4" = 1'-0"

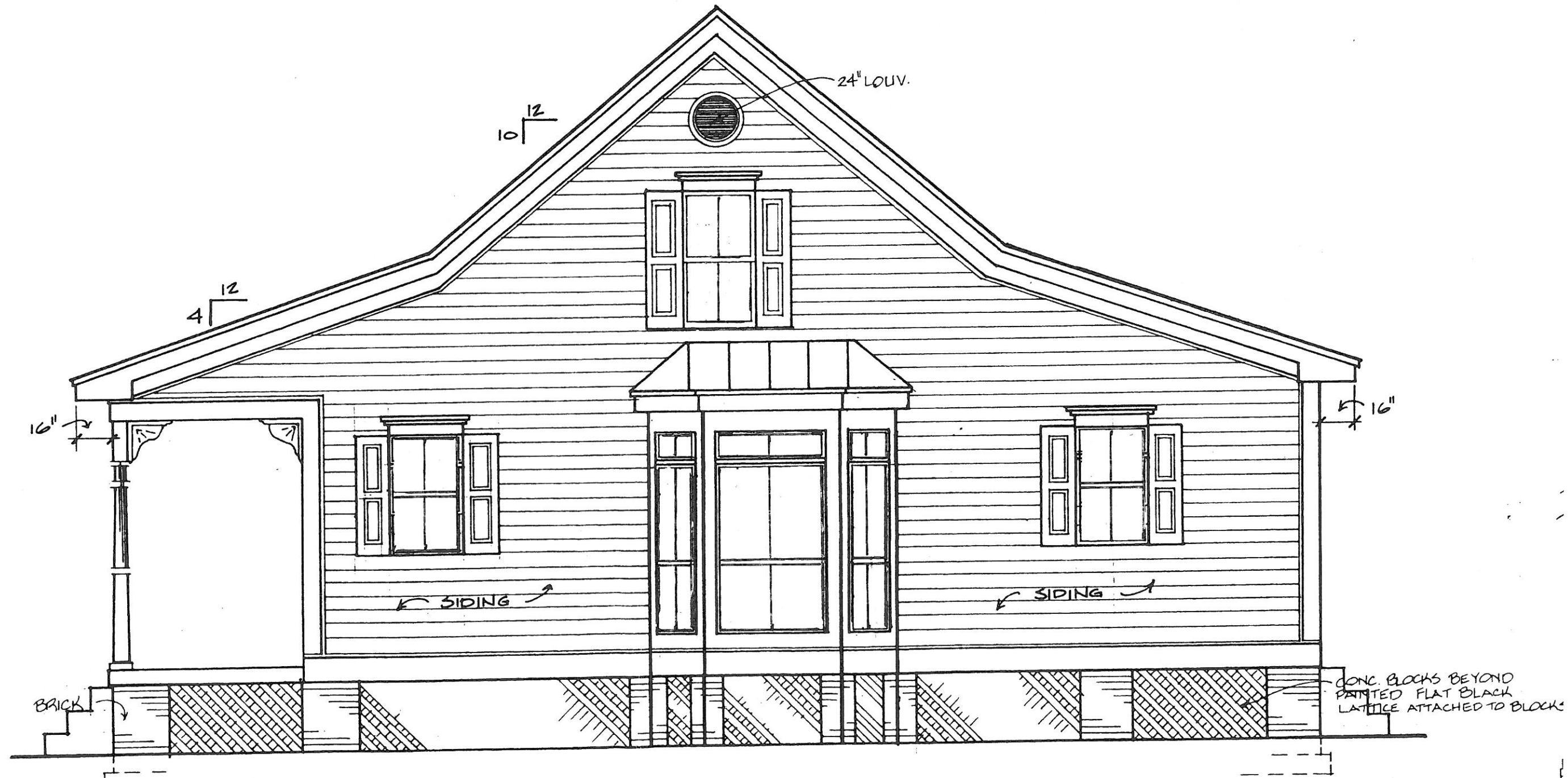
ALTERNATE



Right Side Elev.

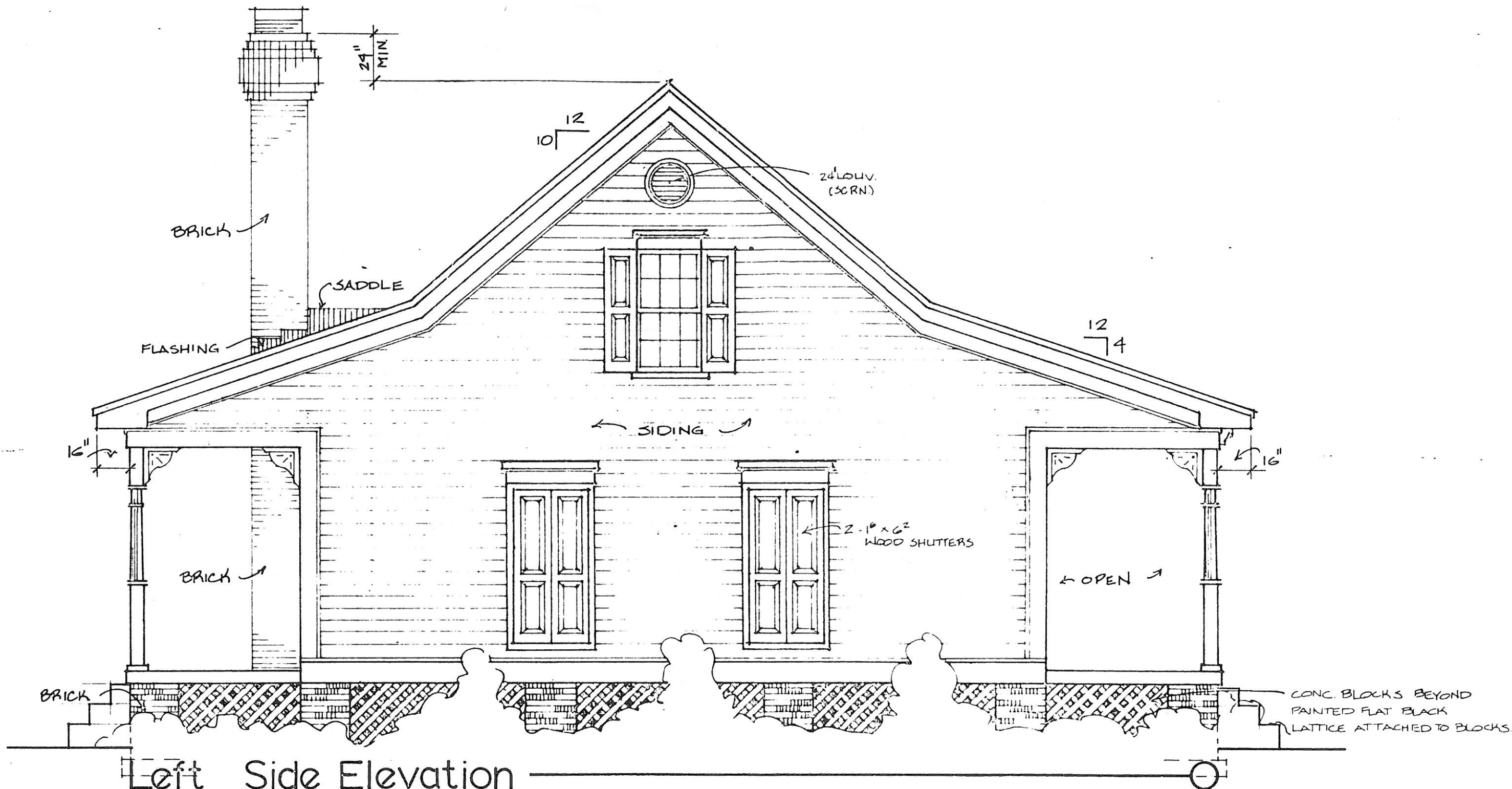
SCALE: 1/4" = 1'-0"





Right Side Elev.

ALTERNATE

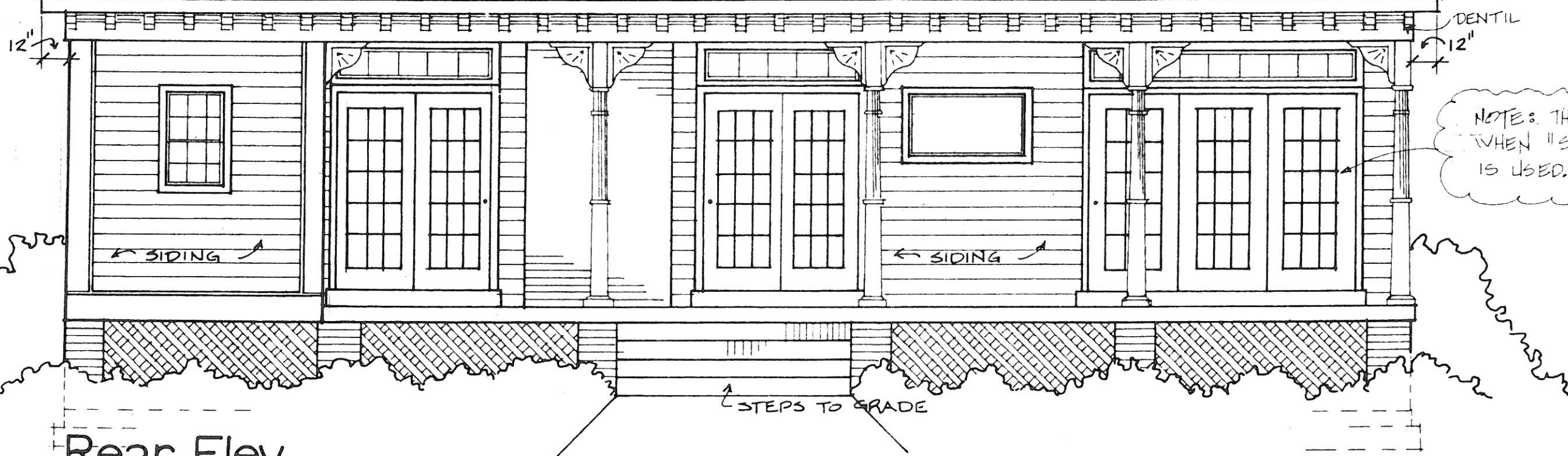
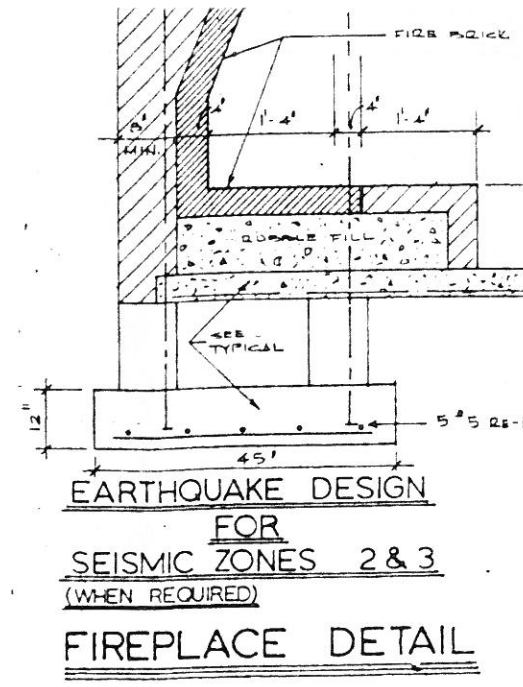
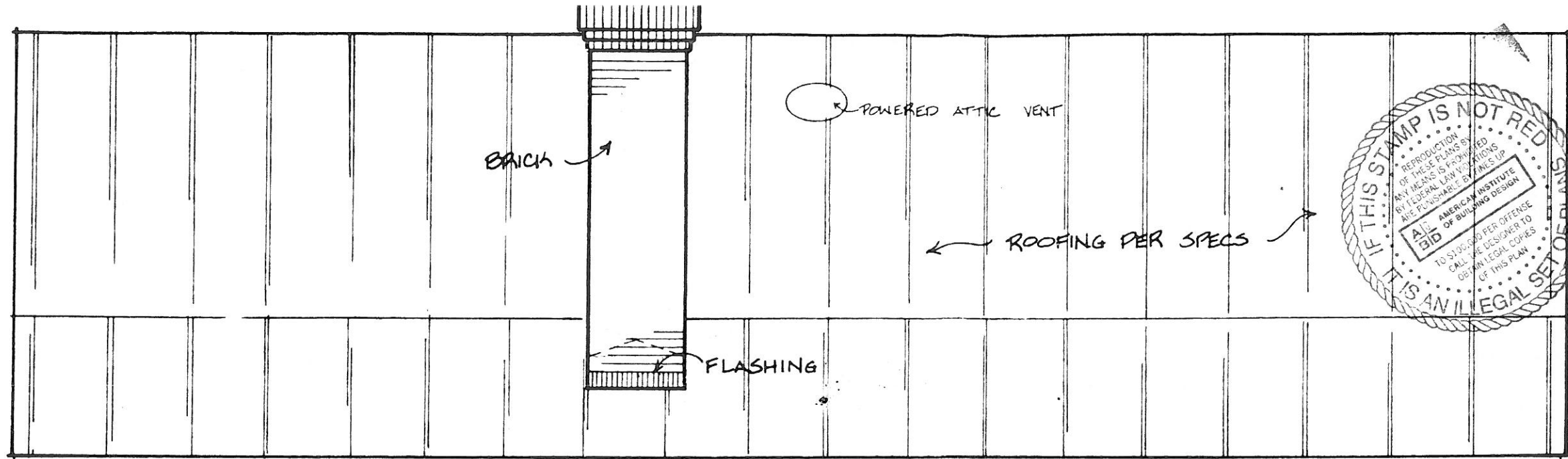


Left Side Elevation

SCALE: 1/4" = 1'-0"

CONC. BLOCKS BEYOND  
PAINTED FLAT BLACK  
LATTICE ATTACHED TO BLOCKS.

BE SOLD FOR  
Y. CONT



Rear Elev.  
SCALE: 1/4" = 1'-0"



**CITY OF ROCKWALL**  
at Rockwall CityPlace

**5/23/2006**

Michael & Carolyn Hoyt  
600 Scottsdale Dr.  
Richardson, TX 75080

**RE: H2006-004**  
**712 Hartman St. Hurst Add. Lot 2 Block A**  
**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 5/18/2006. 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. Engineering approval for the proposed drive from Hartman*
- 2. Approval by the Building Inspection Department*

*On 5/18/2006 the Historic Preservation Advisory Board approved the request for a Certificate of Appropriateness by a vote of 7 to 0, with the following conditions;*

- 1. Staff recommendations*
- 2. Use of two over two windows*
- 3. No use of lattice on the skirting*

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,

Leslie Ryan  
Planning and Zoning  
City of Rockwall

