

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 06/20/2013

APPLICANT: Joshua Pope

AGENDA ITEM: H2013-006; Exterior Alteration - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Joshua Pope to allow for an exterior remodel in conjunction with the construction of an addition to the rear of the home for a *Non-Contributing Property* situated within the Historic Overlay (HO) District, and zoned Single-Family Residential (SF-7) District. The subject property is located at 509 Storrs St. and is further identified as Epstein, Block A, Lot 1 & PT of 2, City of Rockwall, Rockwall County, Texas.

DISCUSSION:

The purpose of the request for the Certificate of Appropriateness (COA) is to allow for an exterior remodel of the siding, the removal of one (1) of the two (2) doors on the front façade, and the construction of a 60 sq-ft addition to the rear of the home. The property is located at 509 Storrs Street, is recognized as a *Non-Contributing Property* within the Historic District, and is zoned Single-Family Residential (SF-7) District.

The Unified Development Code (UDC) defines a non-contributing structure under Art. V, Sec. 6.2 Historic Overlay District, B. Terms and Definitions and reads as follows:

Non-contributing structure. A building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because

1. It was not present during the period of significance, or
2. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
3. It does not independently meet the National Register criteria.

Although the property is considered to be non-contributing within the district, the UDC requires the application for a COA under Art. V, Sec. 6.2 Historic Overlay District, F, (1), (a) and reads as follows:

F. Certificate of appropriateness for alteration or new construction.

1. Applicability of ordinance.

a. *Included properties.* The provisions of this ordinance shall apply only to those properties, hereinafter referred to as "applicable properties", which meet the following criteria:

i. Either be a designated historical landmark or be wholly or partially located within a designated historic district, and

ii. Either be a contributing property as defined in subsection B or be located within 200 feet of a contributing property.

The property meets this criterion as an "applicable property" as it located in the HO district and is within two hundred (200) feet of a contributing property, therefore is subject to the requirements of a COA.

The applicant has provided a letter of explanation that indicates the exterior siding to be comprised of 8 inch Hardy Plank and the 60 sq-ft addition to the rear of the home is for the expansion of an existing restroom. A site plan indicating the location of the proposed addition, floor plan, elevations and photos have been submitted with the application as well. Currently, the home has two front doors. It is the applicants desire to remove one of the doors and add a railing to the porch area, thus changing the appearance of the home. The applicant has provided a photo representing "conceptually" what the homes appearance will be once the work is completed. According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), a COA is required for all "alterations to the façade, including additions and removals that will be visible from a public street." The applicant has also indicated that the exterior colors of the structure are to be painted with the intent of matching what currently exists (white with blue/gray trim).

RECOMMENDATIONS:

If approved, staff recommends the following conditions:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 2) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009

International Building Code, 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.



H. -006 - 509 STORRS STREET
 HISTORIC DISTRICT (COA) - 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.



Historical District,

I'm requesting permission to update the outside of the house that I just purchased on 509 Storrs St. I intend on removing the current siding from the house and replacing it with 8 inch cement board (hardy-plank). It is my opinion that this will greatly improve the look of the house and still preserve the historic appearance that the house currently displays. I plan on keeping the existing exterior colors of the house, which are white with blue/gray trim. I also intend on adding 60 square feet to the back of the house to increase the tiny bathroom. This addition has already been cleared by an engineer and isn't visible from either street. My father is a custom home builder of 15 years (Pope Company Custom Homes) and will be overseeing all of my improvements. I look forward to hearing from you all. I appreciate your time.

Be Blessed Today,

Joshua Pope

Current



Back



Front

Current



Front



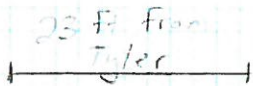
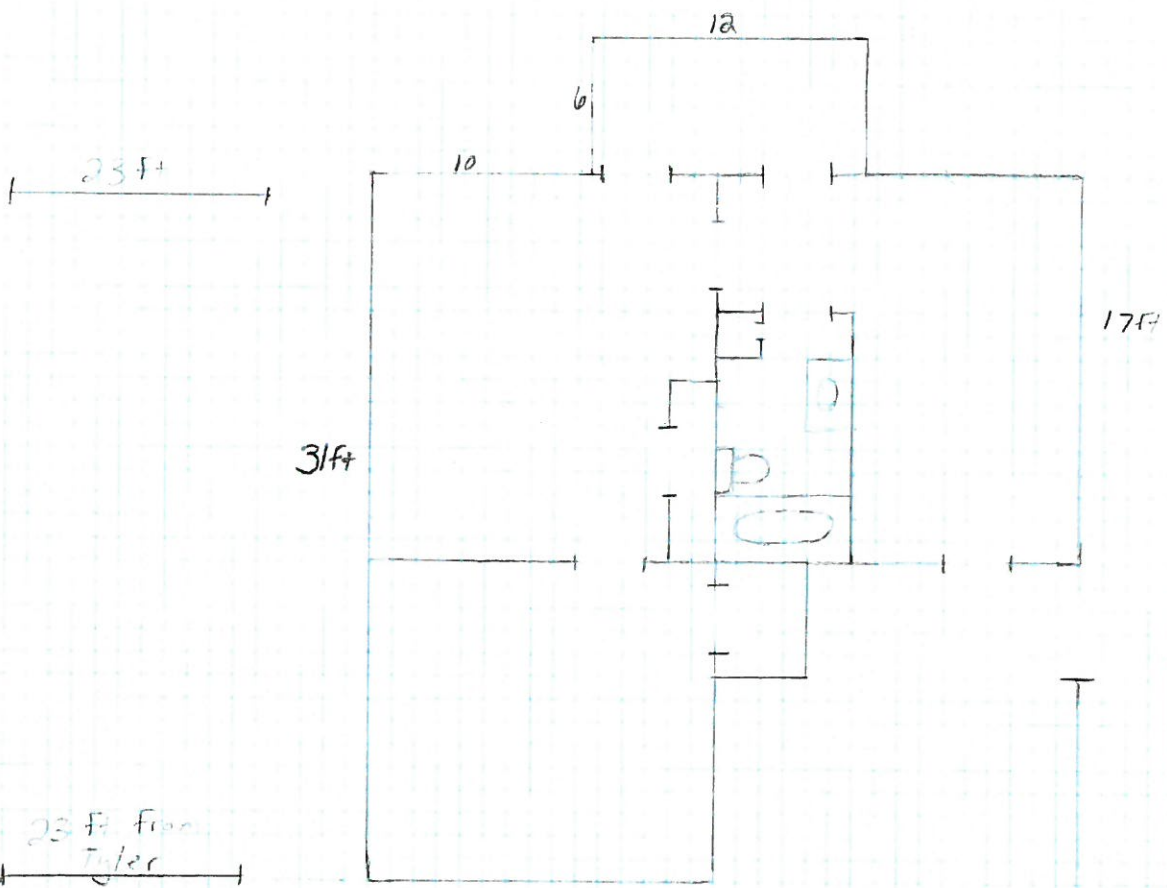
Proposed Finished Product

Storr St

Current Site Plan

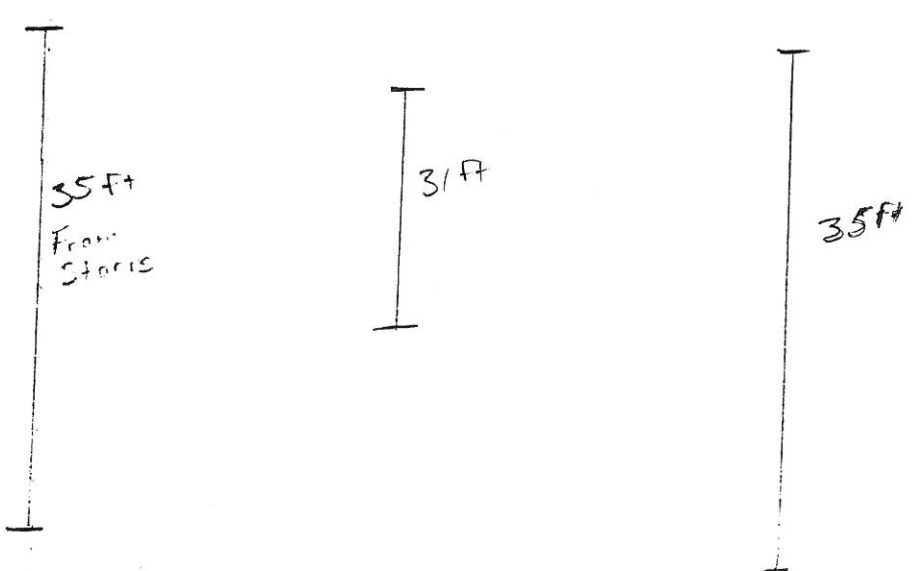


Tyler St

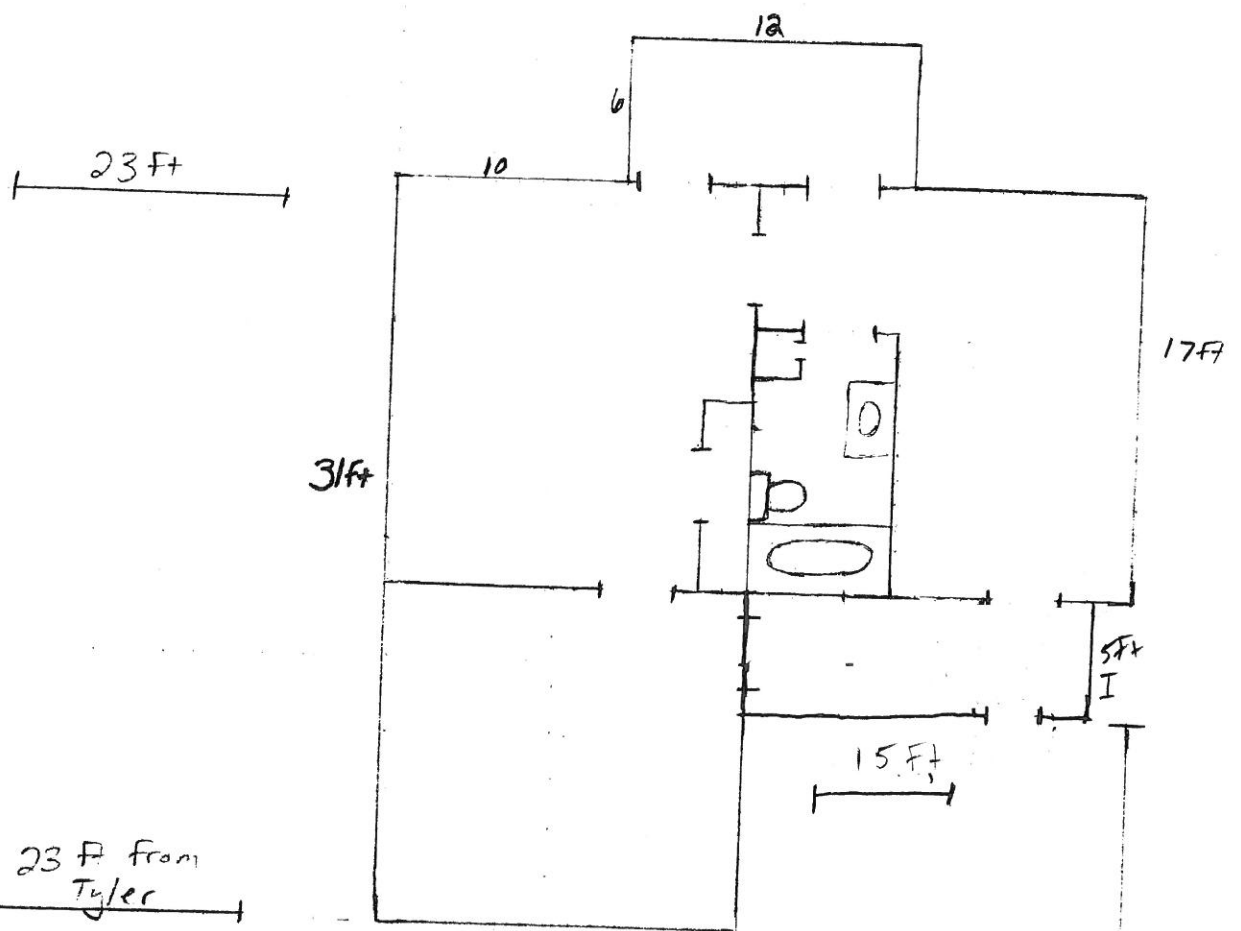


Fence

Proposed
Finished
Site Plan

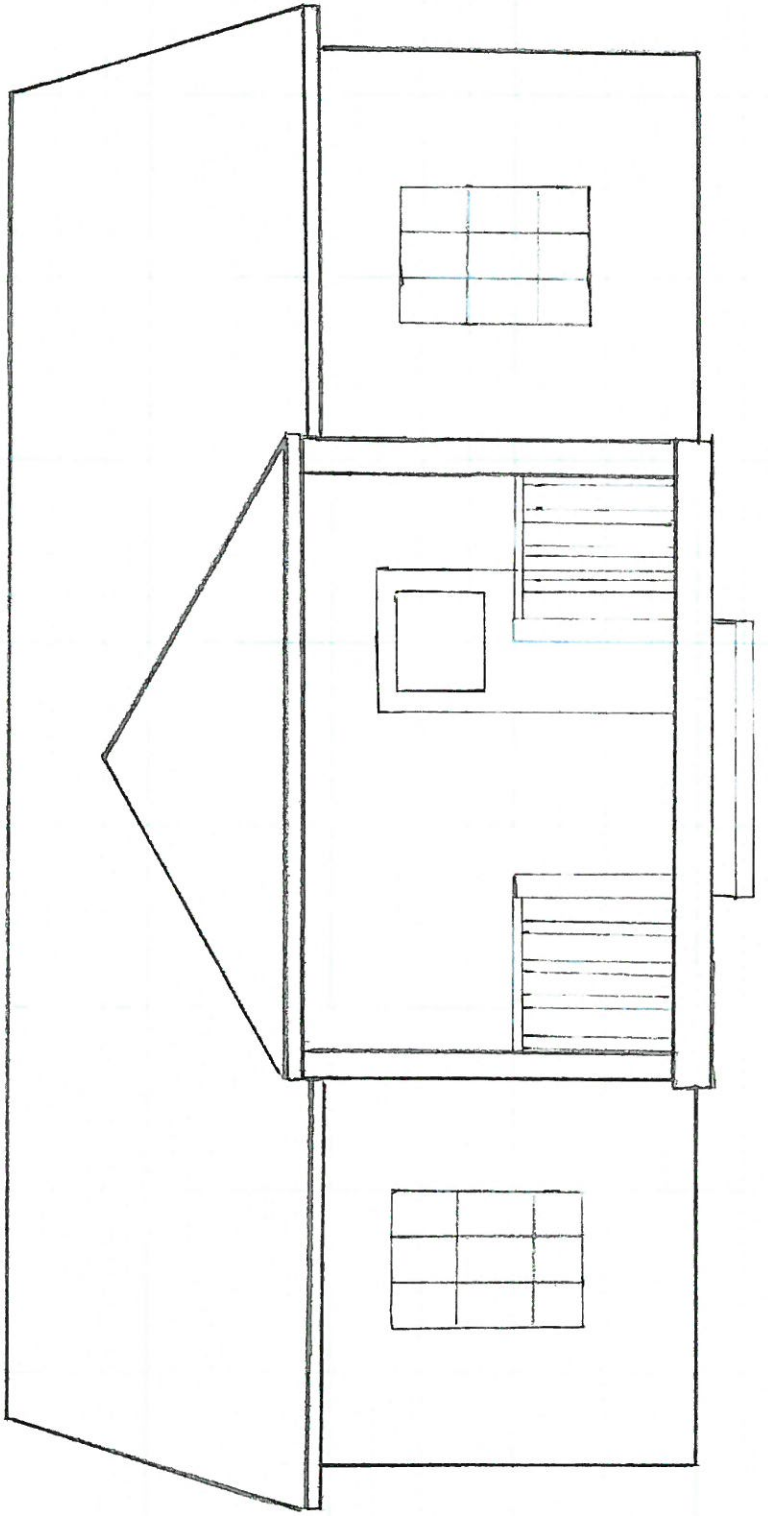


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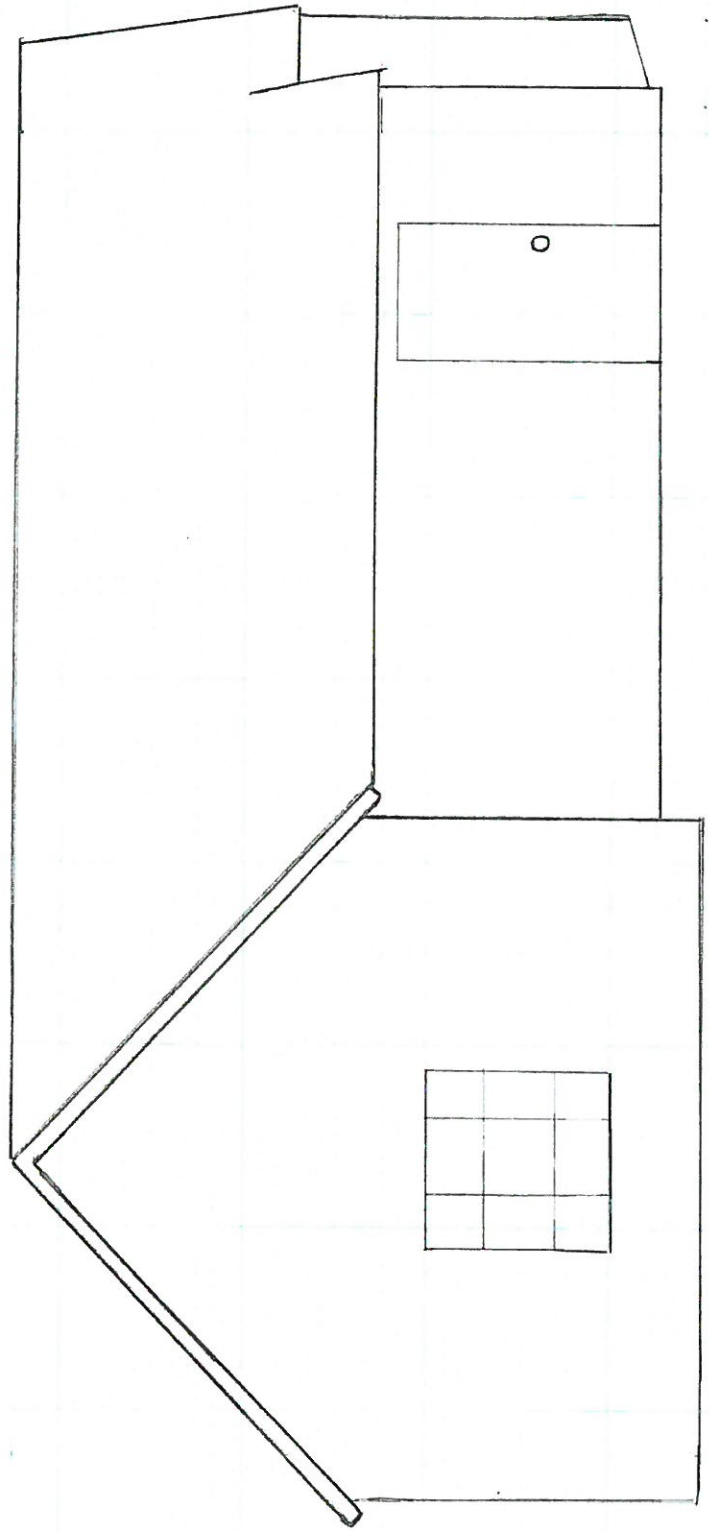


Fence

Front Elevation



Back Elevation



Materials List

- 3 inch Hardi Plank siding