

**CITY OF ROCKWALL**  
**HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

**AGENDA DATE:** 08/15/2013

**APPLICANT:** Jay and Alison Odom

**AGENDA ITEM:** H2013-009; 405 N. Fannin Street

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) by Jay and Alison Odom to allow for the demolition of an existing 600 square foot addition and the construction of a 845 square foot addition to the rear of a *Non-Contributing Property* situated within the Old Town Rockwall (OTR) Historic District, Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 405 N. Fannin Street and is further identified as Lot B-1, Lot 122 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas.

**DISCUSSION:**

The primary structure on the subject property located at 405 N. Fannin Street was constructed in the 1940's and is considered to be a *Non-Contributing Property*. According to Section 6.2, *Historic Overlay (HO) District*, of the Unified Development Code any property that is designated as a historical landmark or is wholly or partially located within the Old Town Rockwall (OTR) Historic District is required to receive a Certificate of Appropriateness (COA) for any alteration of an existing structure or the construction of a new structure. Additionally, all properties that are designated as a *Contributing Property* or that are within 200-feet of a *Contributing Property* are also required to receive a COA for any alterations to the exterior of the property. In this case the subject property is located within the OTR Historic District and portions of the rear and side yard are contiguous with 105 Olive Street (Bin 303 Restaurant), which is designated as a *High Contributing Property*.

The applicants, Jay and Alison Odom, are requesting a COA for the purpose of demolishing an existing addition to the house in order to construct a new addition in its place. The existing addition is 600 square feet in total size and is located at the rear of the home. The applicants have stated that the foundation on this portion of the house is in disrepair and needs to be removed to maintain the structural integrity of the remaining home. According to Section VI, *Demolition Criteria*, of the Historic Preservation Guidelines demolition of a structure is permitted if:

- 1) *The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or*

- 2) *A structure does not contribute to the historical or architectural character and importance of the Historic District (i.e. Non-Contributing Structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or*
- 3) *There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency.*

In staff's opinion the applicant's request to demolish the structure is warranted based on the location and visibility of the existing addition, and the subject property's non-contributing status.

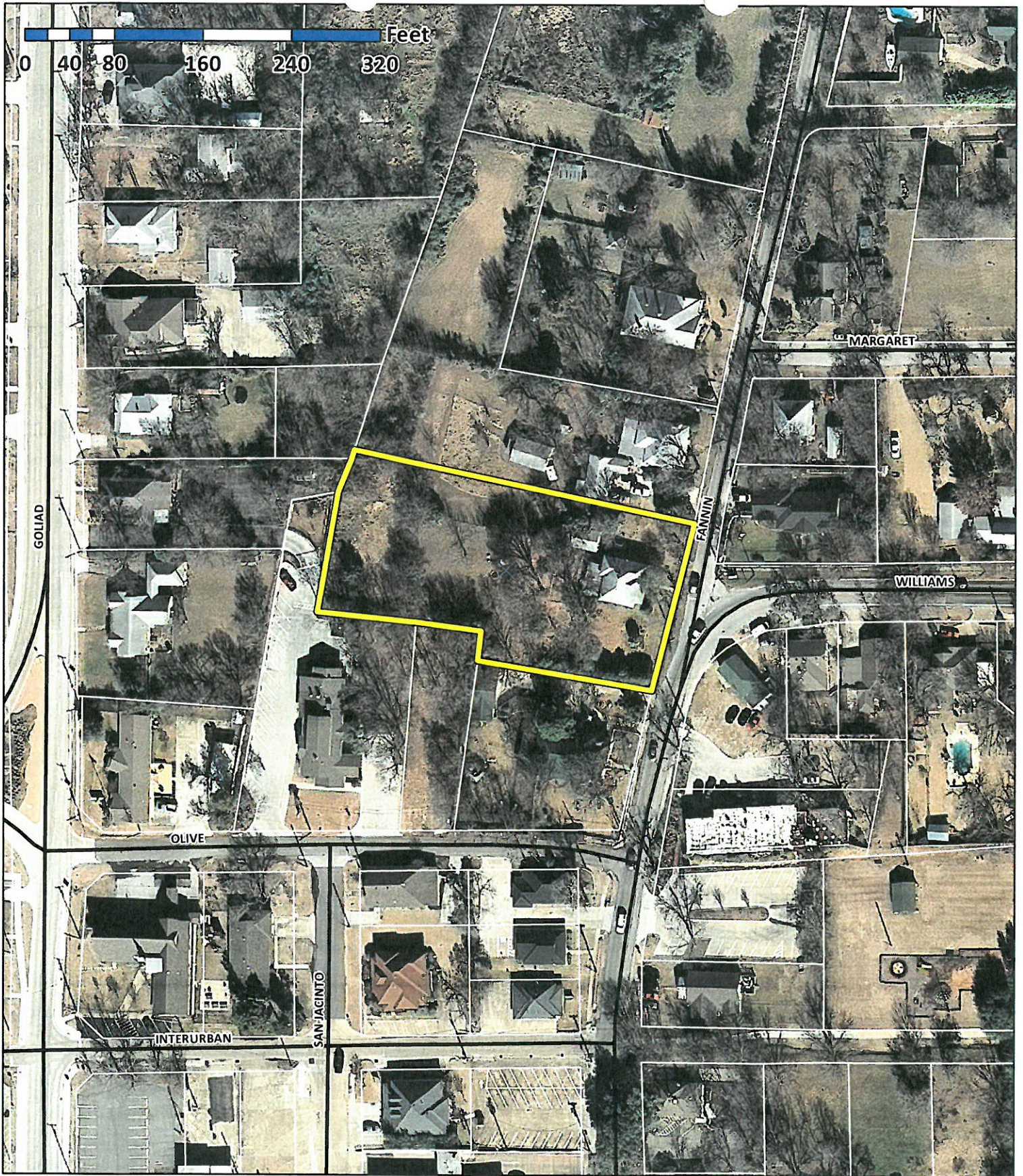
Additionally, the applicants are requesting a COA for the purpose of constructing an 845 square addition to the primary structure. The addition will be located at the rear of the home in approximately the same location as the existing 600 square foot addition. It will be two (2) stories in height and will only have limited visibility from the front of the subject property. The exterior of the addition will use a wood siding or comparable material that will be similar to the siding used on the primary structure. The proposed construction should aesthetically match the existing home.

According to Section 6.2.G.5, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code, the Historic Preservation Advisory Board must approve an application for a COA on a *Non-Contributing Structure* if it determines that the proposed work is compatible with the Historic District.

#### **RECOMMENDATIONS:**

In this case it is staff's opinion that the applicant's proposed scope of work will not have an adverse impact on the essential character of the Historic District or a negative impact on the adjacent *High Contributing Property*. If the Historic Preservation Advisory Board chooses to grant the applicant a COA then staff would recommend the following conditions of approval:

- 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.



## City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.



July 31, 2013

To: City of Rockwall Planning & Zoning  
Historic Preservation Advisory Board

From: Jay and Alison Odom  
405 N Fannin Street  
Rockwall, TX 75087

Re: Application for Certificate of Appropriateness

Dear Advisory Board,

We are applying for a Certificate of Appropriateness for our home in Downtown Rockwall. We purchased the home a few months ago and feel that it is a diamond in the rough with potential to add greatly to the charm and vitality of our wonderful neighborhood. We've lived in the downtown area since 2003 and have been so excited to see it grow and flourish into the bustling area it has become.

Our home has been a rental property for the past several years and is in major disrepair. There is a 600 square foot addition that is unsafe and needs to be completely removed. The foundation needs extensive repairs and we need extra square footage for our growing family.

Our plan is to completely upgrade and repair the foundation, remove the addition, add square footage to the back of the house and add a second story and install a new roof. That will leave the front of the home unchanged. As you will be able to see from the plans we've provided, the elevation pictures show that the home will maintain its historic bungalow appearance, but will be greatly improved. The exterior of the addition will match the existing siding and it will probably be green in color. It will look very similar to the exterior of our neighbor's home at 401 N Fannin.

We have a deep love and appreciation for Downtown Rockwall and we love our home. We have no plans of leaving this area and we feel so lucky we get to raise our daughters in this wonderful community.

We're looking forward to starting our project and we very much appreciate your consideration.

Thank you,



Jay and Alison Odom  
405 N Fannin Street  
Rockwall, TX 75087  
214-202-4226

## 405 N Fannin Street – Material List

- Siding to match existing
- New pier and beam foundation on the new rear addition
- Brand new 30 year asphalt roof in color appropriate choice
- All new wood fascia boards to replace rotted wood
- All style-accurate windows will be used on the new addition and many of the existing cheap aluminum windows will be replaced.





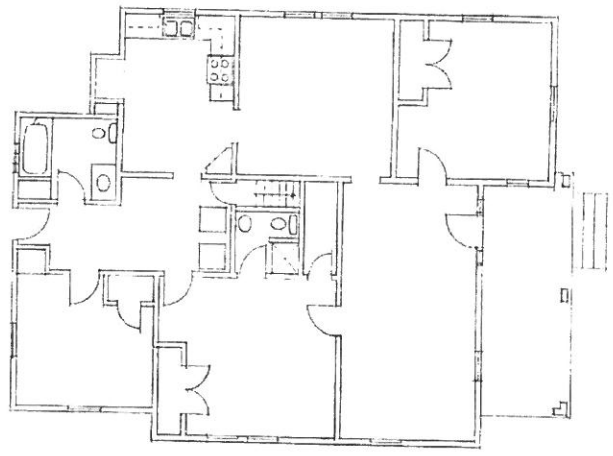
NO.	
REVISIONS	

BRANT J. FORRIS, ARCHITECT  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Telephone: 478-251-1111



Approved and prepared for:  
**THE ODOM RESIDENCE**  
 100 N. Peachtree St. N.E. Atlanta, GA

Scale: 1/4" = 1'-0"  
 Date: 11-11-2000  
 Sheet: A2



AS BUILT  
 Floor Plan  
 1/4" = 1'-0"



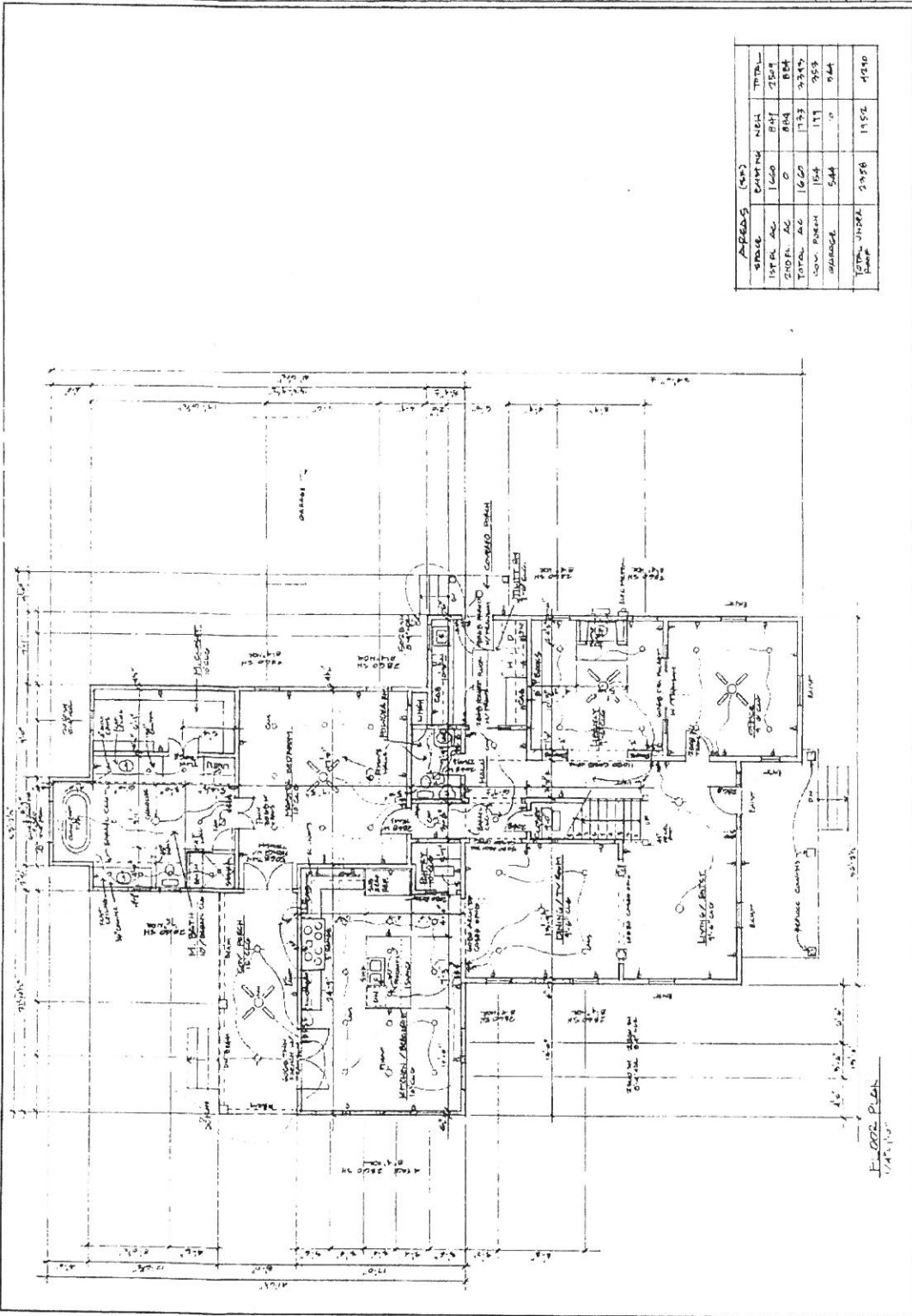
DATE	
BY	
NO.	
REV.	
DESCRIPTION	

BRIAN T. FORSTER ARCHITECT  
 1800 North Hwy. #1000, Ft. Worth, TX 76104  
 (817) 338-1111



ADDITION AND RENOVATION TO:  
**THE DOOM RESIDENCE**  
 401 N. BENTLEY ST., FORT WORTH, TX.

DATE	01-15-12
BY	
NO.	
REV.	
DESCRIPTION	



AREAS (SQ.)		TOTAL	
SPACE	EXISTING	NEW	
1ST FL. AD.	1660	847	2507
2ND FL. AD.	0	894	894
TOTAL AD.	1660	1741	3401
EXIST. FLOOR	1660	177	1837
ADDITION	544	0	544
TOTAL FLOOR	2204	177	2381

FLOOR PLAN  
 1/4" = 1'-0"

A3



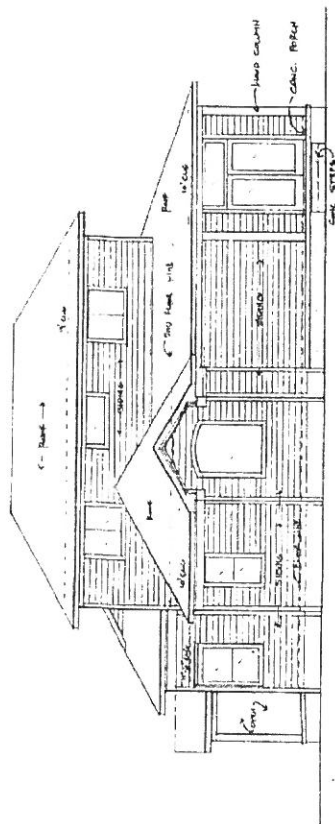
REVISIONS	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	

BLANK PAGE ARCHITECT  
 1000 N. HUNTER ST. SUITE 100  
 MEMPHIS, TN 38103  
 (901) 525-1100

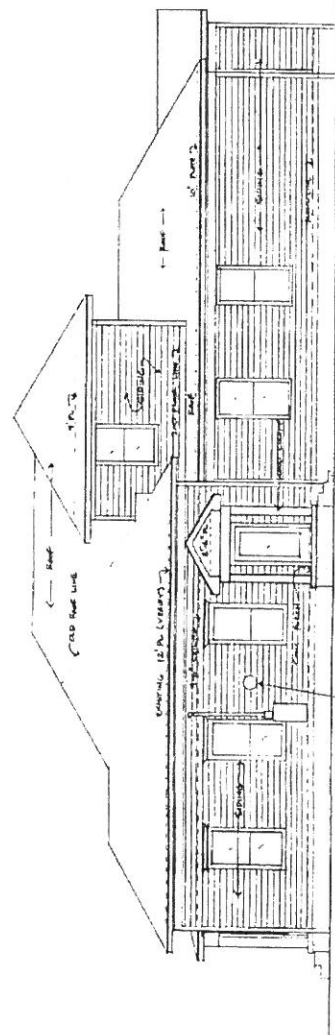


ADDITION AND RENOVATION FOR  
**THE ODOM RESIDENCE**  
 405 HUNTER ST. - MEMPHIS, TN.

DATE: 11/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
**A5**



REAR ELEVATION  
 1/4\"/>



RIGHT SIDE ELEVATION  
 1/4\"/>













