

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 08/15/2013

APPLICANT: Charlie and Ginni Rickerson

AGENDA ITEM: H2013-010; 109 St. Mary Street

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) by Charlie and Ginni Rickerson for the purpose of rehabilitating a *Landmarked Property* situated within the Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 109 St. Mary Street and is further identified as Lot A, Block 117 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas.

DISCUSSION:

The subject property located at 109 St. Mary's Street was constructed in 1888 by C. B. Carter, the owner of a local lumber mill (the C. B. Carter Lumber Company). The home, known as the *Jordan House*, was built in the Folk Victorian style of architecture, which incorporated complex woodworking and Victorian adornments on simple folk and farm homes of the late 1800's. On November 17, 2008 the City Council approved the designation of the property at 109 St. Mary's Street as a *Landmarked Property*.

The applicants, Charlie and Ginni Rickerson, are requesting a Certificate of Appropriateness (COA) in order to rehabilitate the house. According to the applicants' letter, it is their intent to rehabilitate the structure while maintaining the original craftsmanship of the home. Specifically, they are requesting to remove and replace some the elements that have been added to the house (e.g. windows, doors, etc.) over the years and compromise the historical integrity. A summary of the proposed projects is as follows [*for visuals please refer to the attached slides that have been provided by the applicant*]:

- ✓ *Project 1:* Remove the kitchen window and replace it with an existing window from inside the home.
- ✓ *Project 2:* Remove the door on the second story that leads to the roof with the window removed with *Project 1*. This window matches the windows adjacent to the door that will be removed.

- ✓ Project 3: Replace the rear door with the door that was removed with *Project 2*. The rear door is not original to the house; whereas, the door they are replacing it with is original to the house.
- ✓ Project 4: Replace the laundry room door with an existing rear door. The laundry room door is not original to the house; whereas, the door they are replacing it with is original to the house. Additionally, the rear door entry will be closed off using siding that matches the original wood siding and the original transom will remain.
- ✓ Project 5: Remove all screen doors that are not original to the house.
- ✓ Project 6: Restore the posts spandrels, railings, siding, porches, doors, windows, and window screens while maintaining the original design. This will also include painting the exterior of the home.
- ✓ Project 7: Restore the laundry room addition by fixing the hole in the roof and removing the existing siding to use a product that better matches the siding used on the rest of the home.
- ✓ Project 8: Remove the iron railing and replace it with a wood railing. This will include adding railing to the second story wood porch.

In relation to the replacement of doors, windows and other building materials, Section III.C, *Building Facades and Materials*, of the Historic Preservation Guidelines states that, "(i)n cases where the original exterior façade materials are unavailable, complementary exterior materials may be used." The following are guidelines stated in this section for the replacement of certain materials or building elements:

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.*

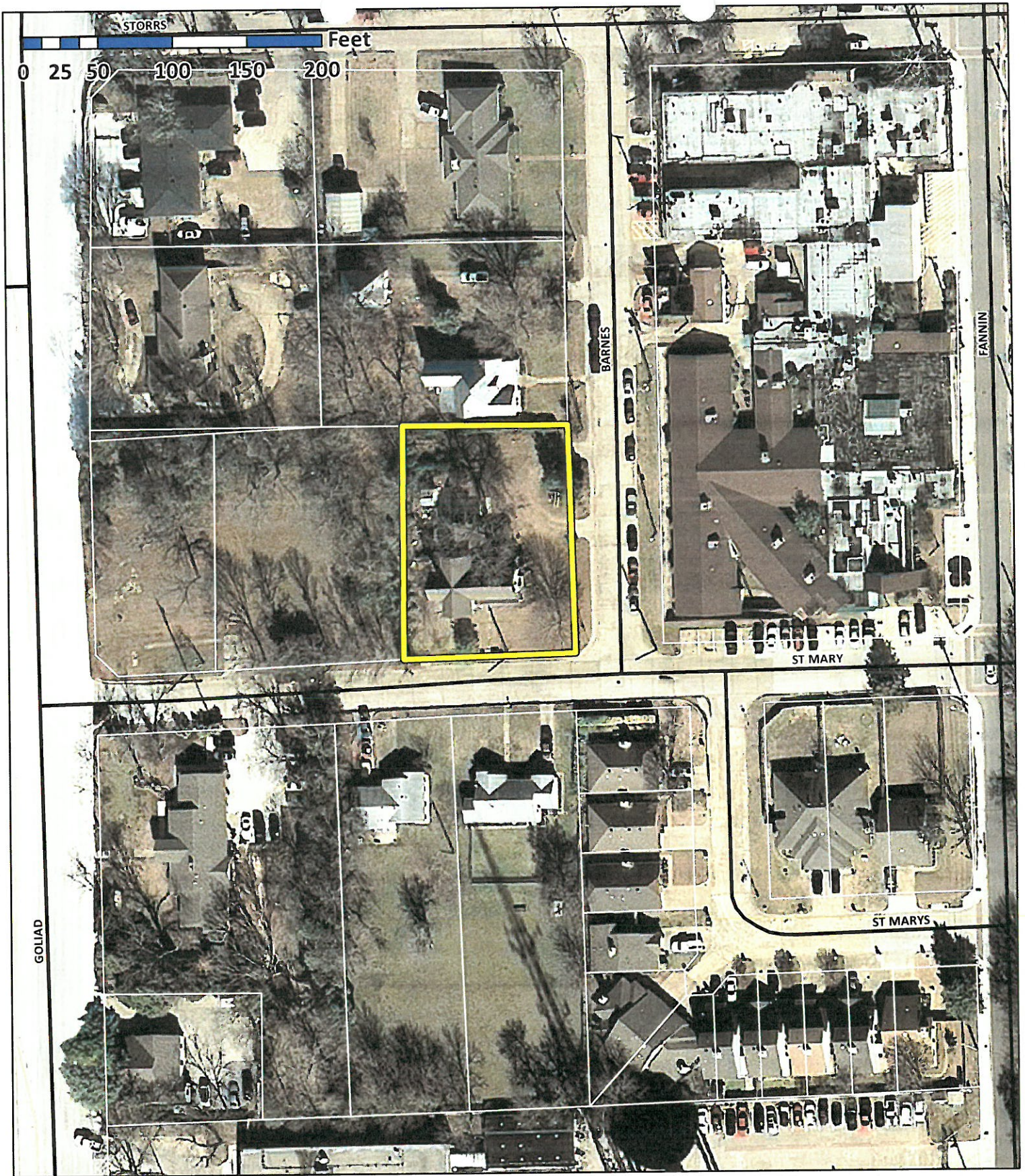
7. *The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure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

It is staff's opinion that the majority of the elements the applicants are proposing to remove or replace are not original to the house and detract from the historic nature of the architecture of the home and should be removed. For example, the screen doors that were added are not historical in nature and conceal some of the original doors that show the character of the structure. Additionally, it should be noted that the applicants' goal is to maintain the historic presence of the home, and have demonstrated a willingness to reuse existing windows, doors and other building materials to achieve this goal. In cases where materials are not original to the home (i.e. the railings and posts) the applicants have proposed to adhere to the above mentioned guidelines and are proposing elements that are representative of the time period in which the home was constructed. For these reasons staff supports the applicant's request.

RECOMMENDATIONS:

Since the applicant is proposing work that will improve, restore and maintain the original aesthetic of the home and will not visibly impair the historic nature of the subject property or the adjacent properties, staff supports the applicant's request for a COA pending conformance with 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
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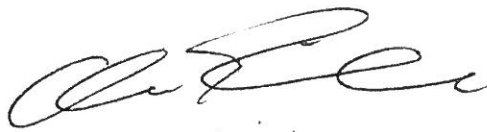


July 23, 2013

Historic Preservation Advisory Board,

We have submitted a list of projects we would like to complete on our newly purchased home located at 109 St. Marys Street. Our requests are based on improving the aesthetics and safety of the home. Our primary purpose is to restore the home while maintaining the original craftsmanship. We are restoring this home for our family to enjoy and to contribute positively to our Rockwall community. We are honored to be a part of such a rich history. Thank you for considering our requests.

Sincerely,



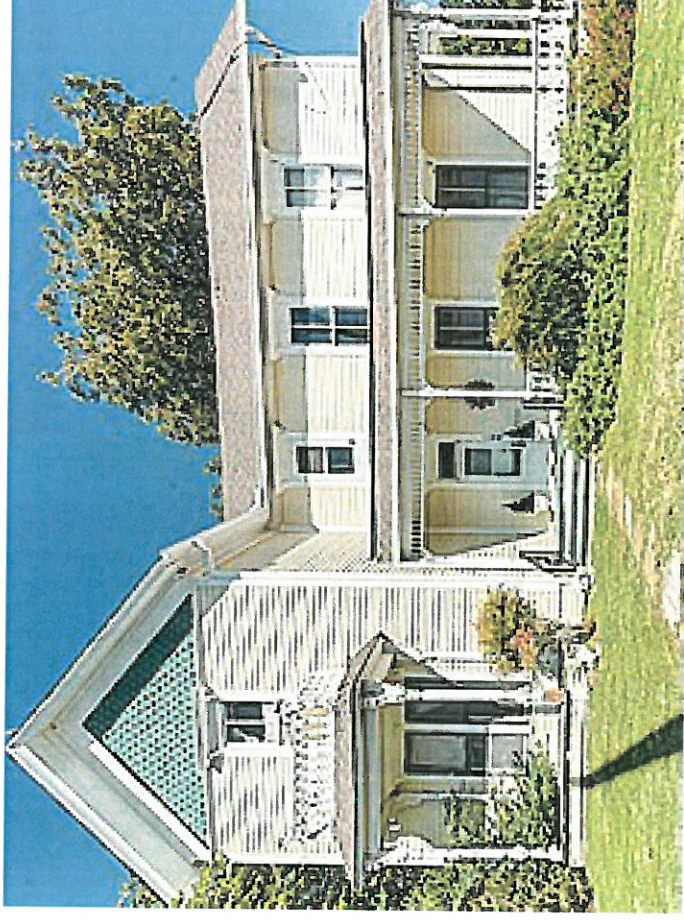
Ginni Rickerson

Charlie & Ginni Rickerson

Application for Certificate of Appropriateness

109 St. Marys Street
Rockwall, Texas 75087

Homeowners and applicant:
Charlie & Ginni Rickerson



Project #1

109 St. Marys Street
1st Floor

Window A #1



Window B
will replace
Window A

Project #1

Replace window on rear of house

- Remove Window A (rear kitchen wall) and replace with a Window B (kitchen window to laundry room)
- Putting a kitchen sink/counter along the rear wall of the kitchen and needing a shorter window above the sink

Window A



Window B

Replace Window A



Project #1

Window B will look like this from exterior



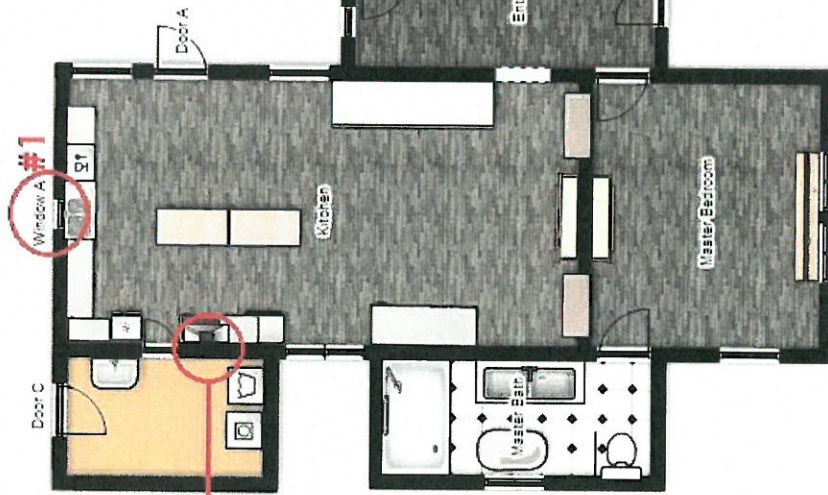
To allow for placement of sink under window in the kitchen



Project #2

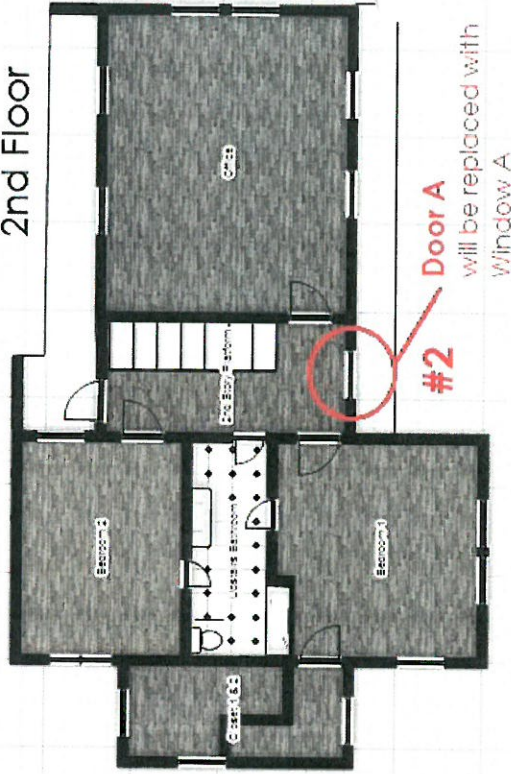
109 St. Marys Street

1st Floor



Window B
will replace
Window A

2nd Floor



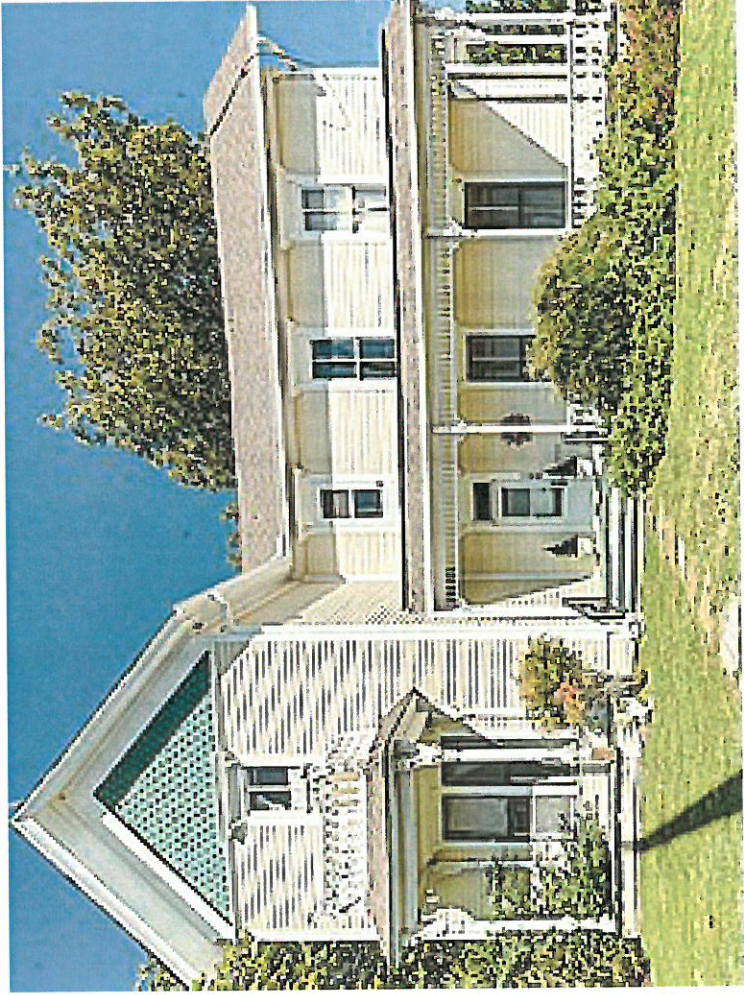
Door A
will be replaced with
Window A

Project #2

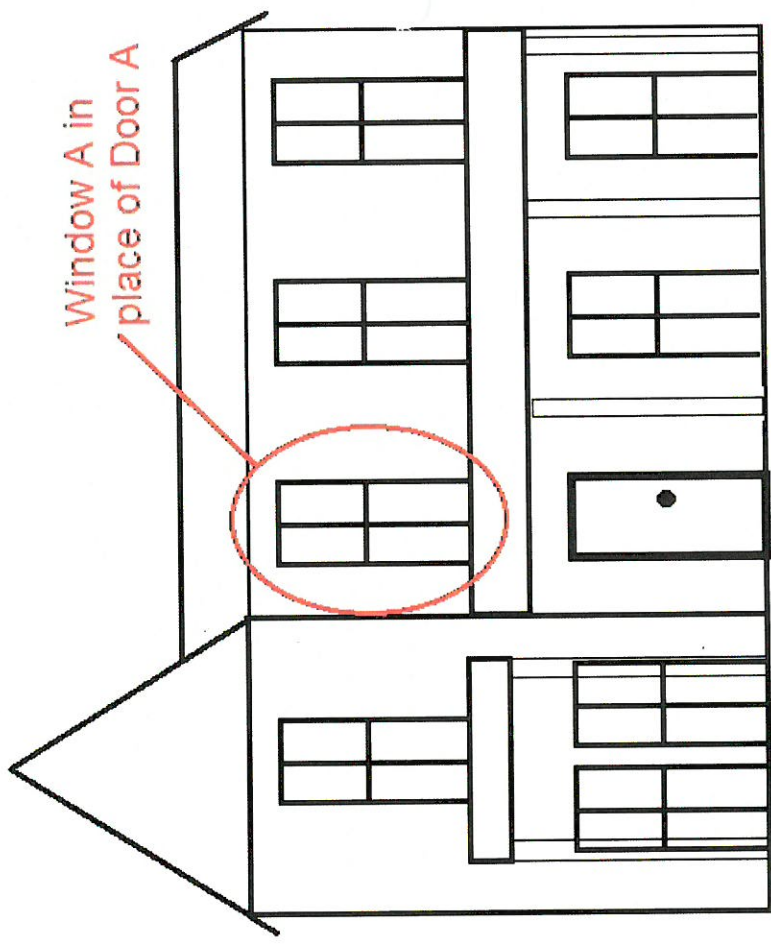
Replace Upstairs door (Door A) with Window A

- Improved aesthetic
- Improved safety: Removing Door A eliminates access to the roof that does not have railing.

Front of House Before

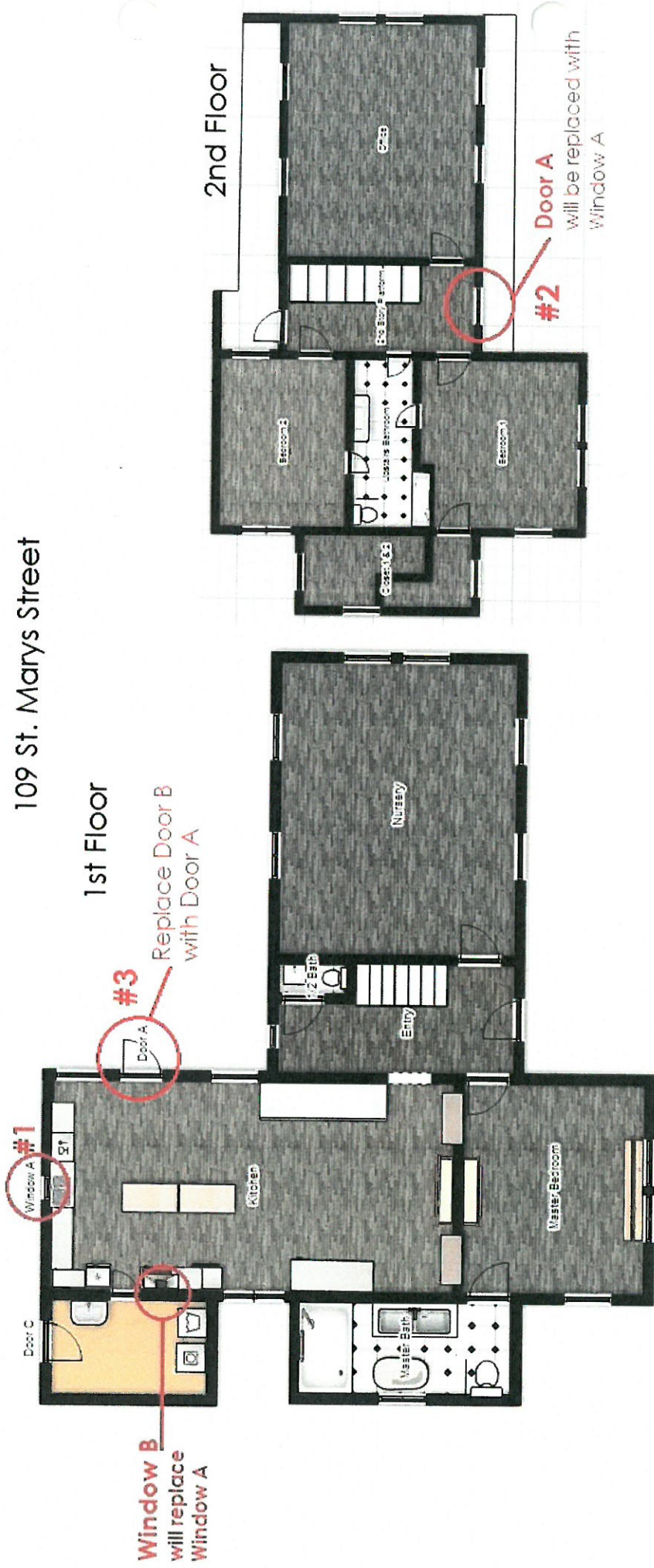


Front of House After



Project #3

109 St. Marys Street



Project #3

- Replace Door B with Door A (exit door from kitchen to back porch)
- Improve aesthetic on back of house
- Establish one main rear exit of the house
- Replace an unoriginal door with an original door of the house

Door A

Original Upstairs Door



Door B

Unoriginal Back Kitchen Door



Project #4

- Replace Door D with Door C (Laundry Room Exit)
- Replace unoriginal door with an original door
- Improves aesthetic and provides continuity – all four doors of the house will be original doors.

Door C
Original Door



Door D
Unoriginal Door



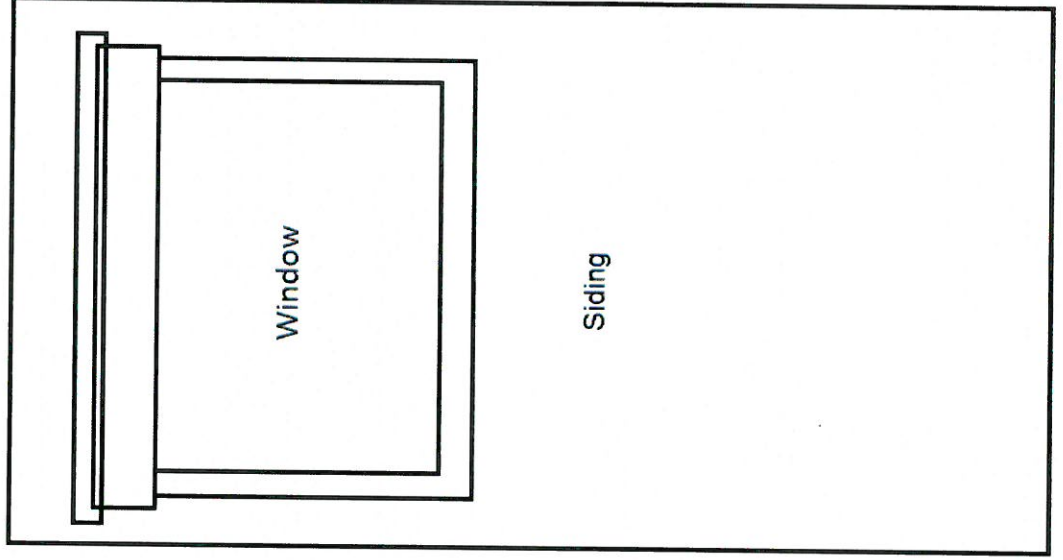
Project #4

- Replace Door D with Door C (Laundry room exit door)
- Maintain original transom and trim above the door where door C is removed.
- Replace with siding once the door is removed to match the rest of the siding.

Before
Door C

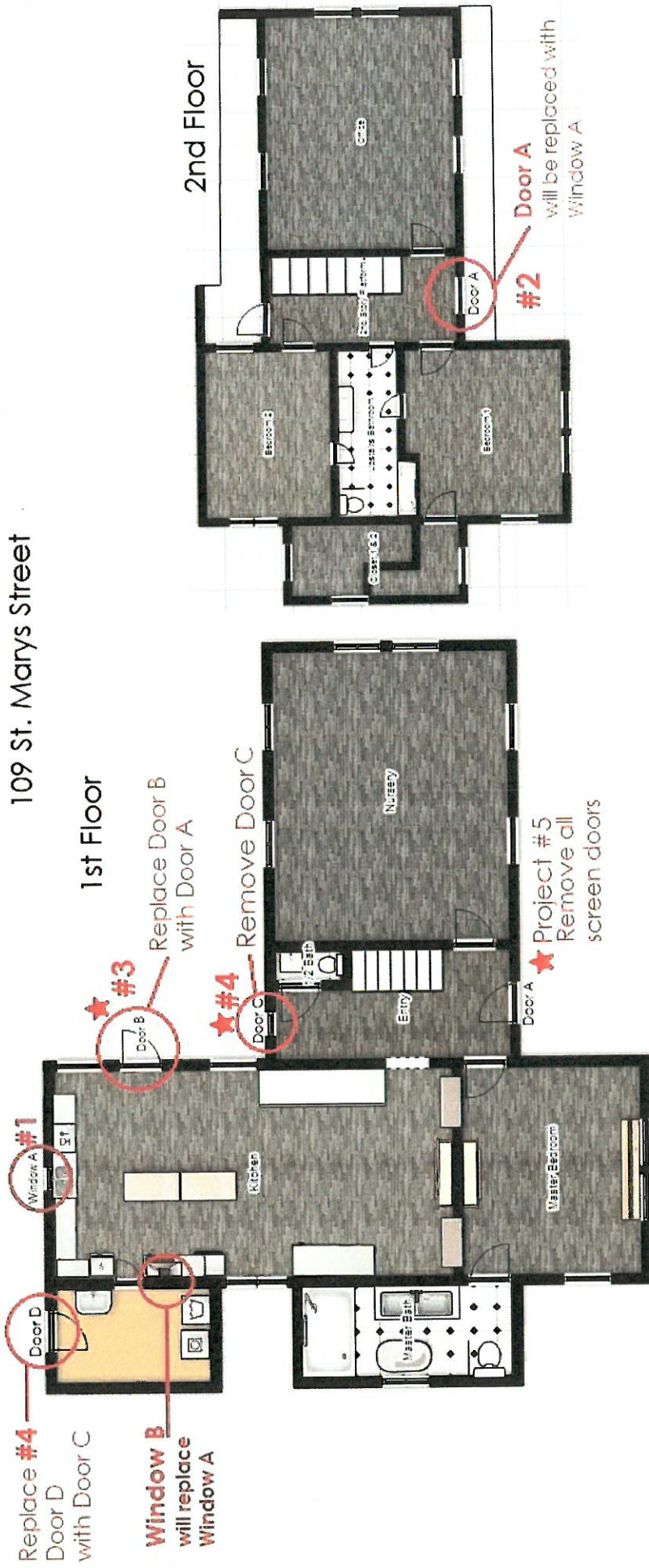


After



Project #5

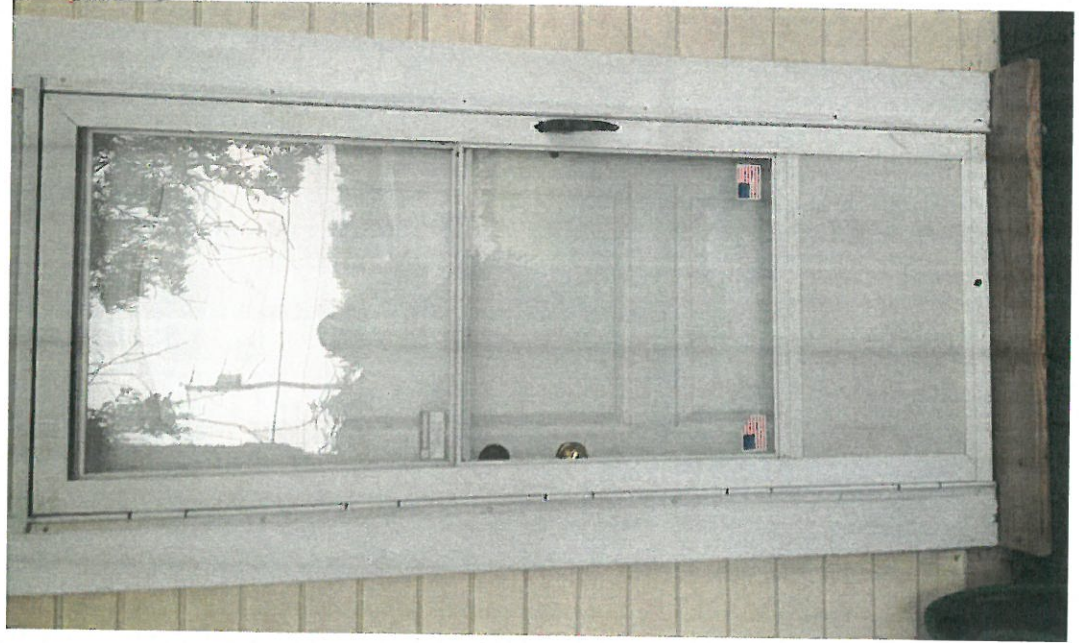
109 St. Marys Street



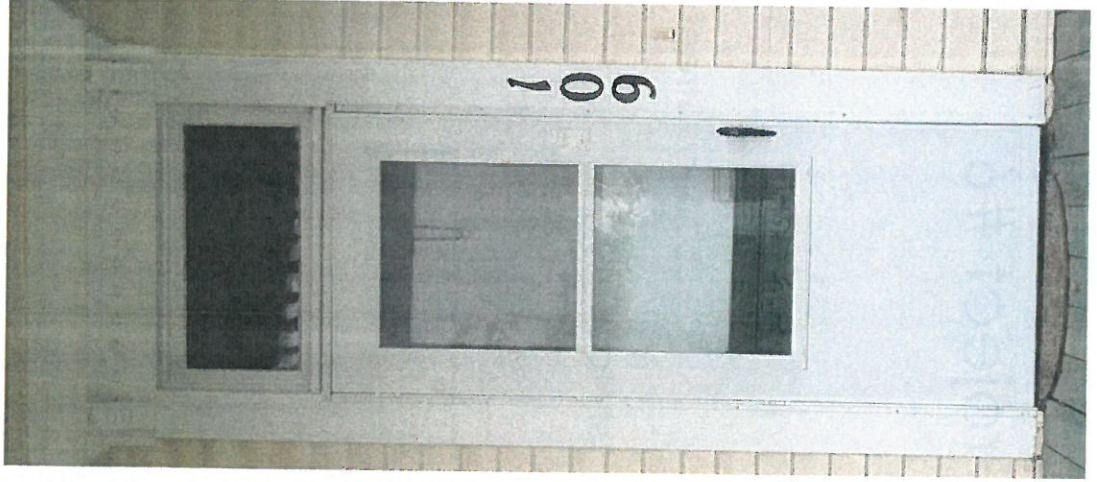
Project #5

- Remove All Screen Doors
- Allows original doors to be seen.

Door B (Exiting Kitchen)



Front door

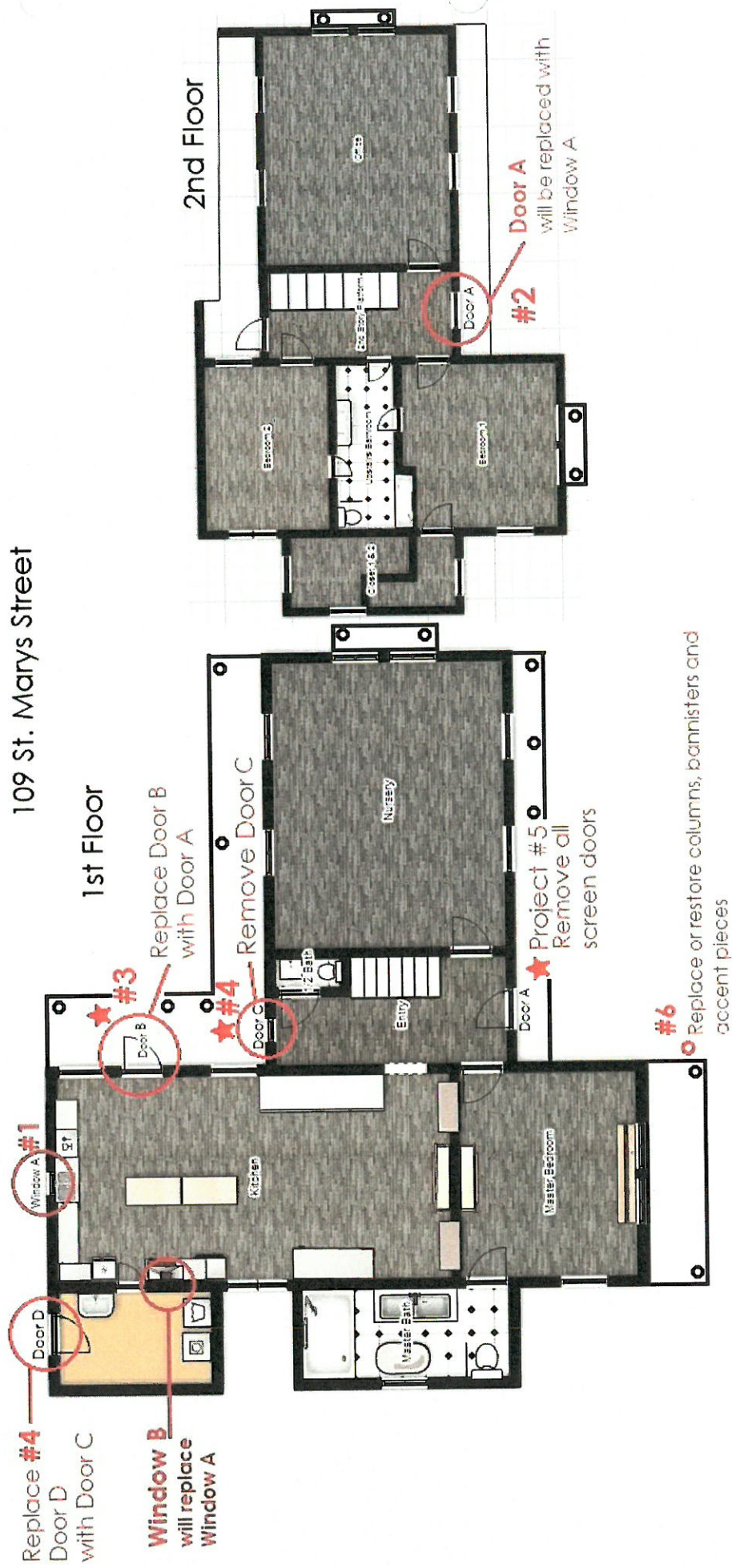


Upstairs door



Project #6

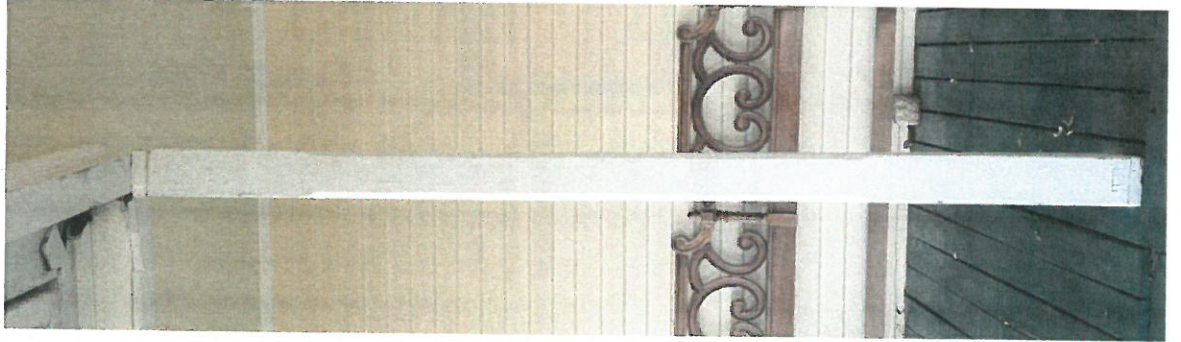
109 St. Marys Street



Project #6

- Restore posts, spandrels, railing, siding, porches, doors, windows and window screens while maintaining their original design. Including painting exterior.

Unoriginal

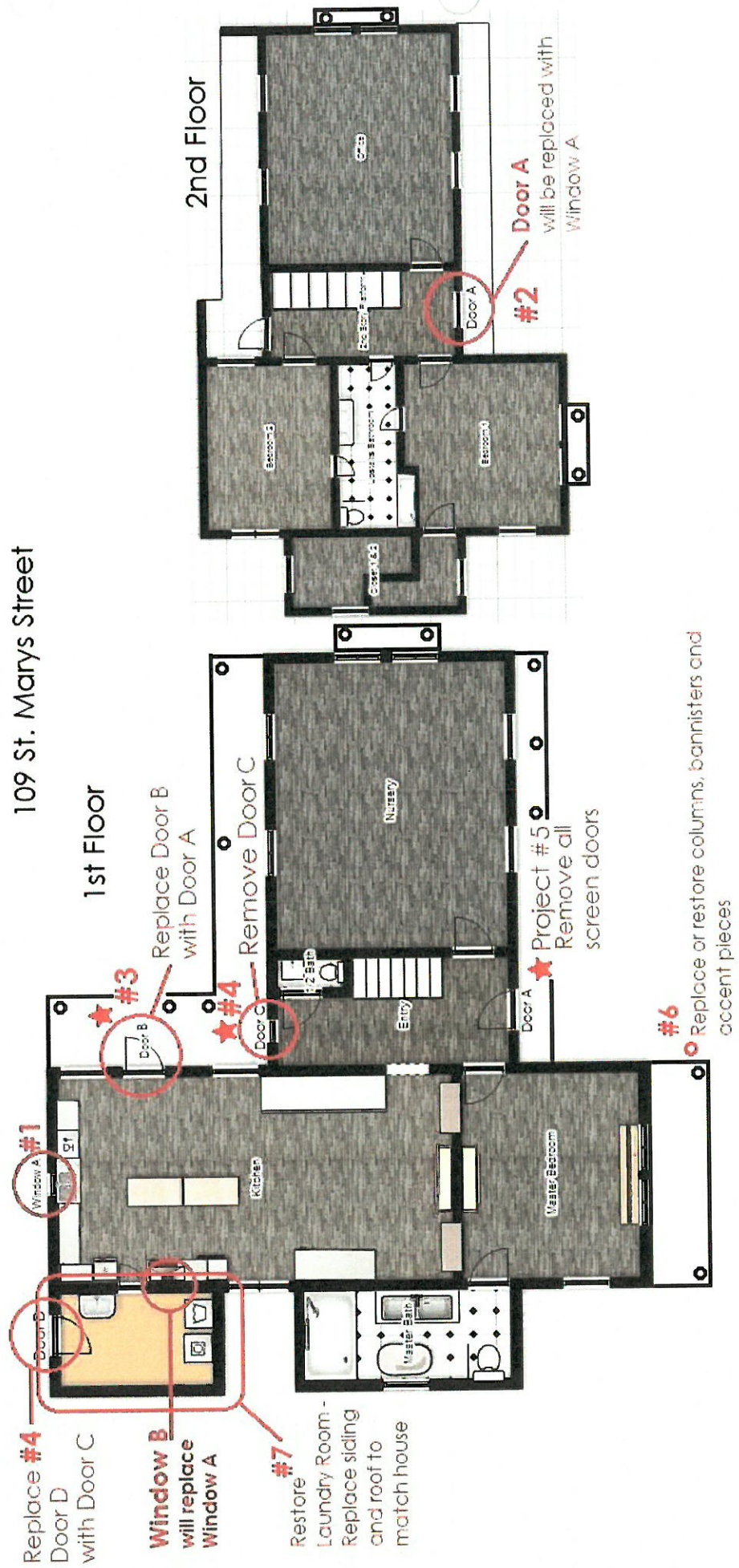


Original



Project # 7

109 St. Marys Street



#1 Window A

#4 Replace Door D with Door C

Window B will replace Window A

#7 Restore Laundry Room - Replace siding and roof to match house

#3 Door B

Replace Door B with Door A

#4 Door C

Remove Door C

#2 Door A will be replaced with Window A

#5 Project #5 Remove all screen doors

#6 Replace or restore columns, bannisters and accent pieces

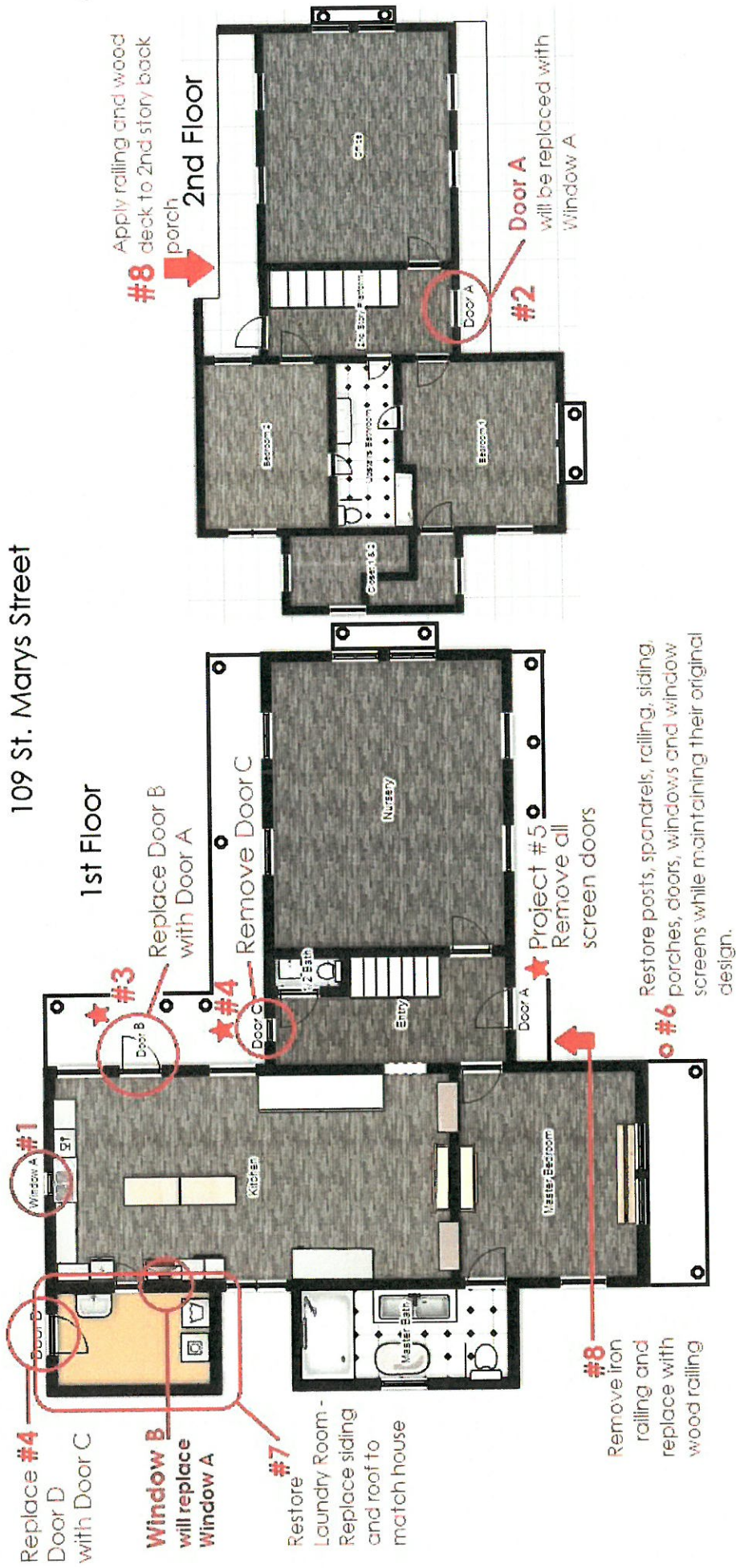
Project #7

Restore Laundry Room attachment

- Replace siding with siding that matches the entire house
- Repair hole in roof



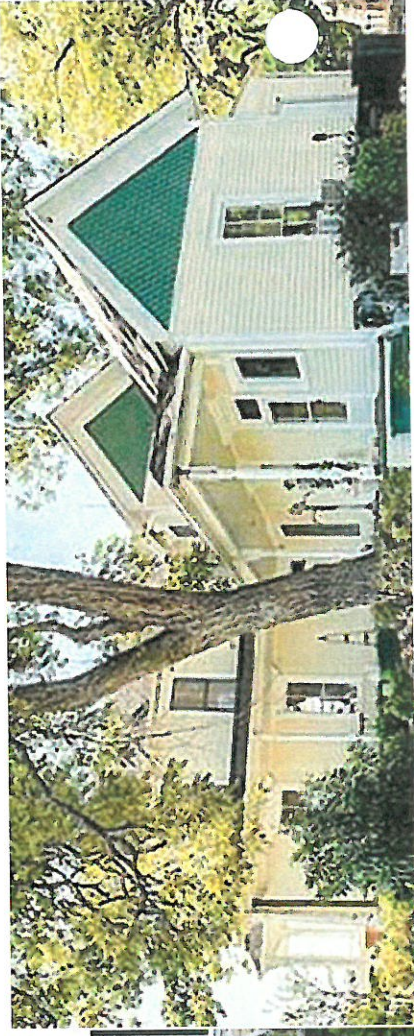
Project #8





Project #8

Remove iron railing on front porch and replace with wood railing similar to picture below.



Apply 2nd story wood porch flooring and railing (similar to picture below)

