

CERTIFICATE OF APPROPRIATENESS (COA)

FROM THE HISTORIC PRESERVATION ADVISORY BOARD (HPAB)



PLANNING & ZONING DEPARTMENT
CITY OF ROCKWALL, TEXAS

1.1 HISTORIC PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 506 Barnes St. Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

HISTORIC DISTRICT [CHECK ONE IF APPLICABLE] PLANNED DEVELOPMENT 50 (PD-50) OLD TOWN ROCKWALL HISTORIC DISTRICT
CONTRIBUTING STATUS [CHECK ONE] LANDMARKED HIGH MEDIUM LOW NON-CONTRIBUTING
THE CURRENT USE OF THE PROPERTY IS RESIDENTIAL COMMERCIAL

2.1 PROPERTY OWNER INFORMATION [PLEASE PRINT]

IS THE OWNER THE PRIMARY CONTACT? YES NO

CHECK THIS BOX IF OWNER & APPLICANT ARE THE SAME (IF THIS BOX IS CHECKED IT IS NOT NECESSARY TO FILL OUT SECTION 2.2)

OWNER(S) NAME BILL MIGNEAULT
ADDRESS 506 Barnes Rockwall, TX 75087
PHONE (214) 771-5506
E-MAIL ADDRESS Bill@migproperty.com

2.2 APPLICANT INFORMATION [PLEASE PRINT]

APPLICANT IS: OWNER TENANT CONTRACTOR CONSULTANT

OTHER, SPECIFY:

APPLICANT(S) NAME BILL MIGNEAULT
ADDRESS (SAME)
PHONE
E-MAIL ADDRESS

3.1 SCOPE OF WORK [PLEASE PRINT]

PROJECT CATEGORY [CHECK ONE] EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY:

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT \$3,000.00

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE.

There is an old barn, shed that sits at the back of property. I am replacing rotten wood, painting and fixing exterior door.

4.1 SUBMITTAL CRITERIA CHECK LIST [CHECK ALL THAT ARE APPLICABLE]

- LETTER:** A LETTER FROM THE OWNER/APPLICANT EXPLAINING THE REASON FOR THE REQUEST.
- SITE PLAN, SURVEY OR PLOT PLAN:** SHOWING THE LAYOUT AND PROPOSED CHANGES OF THE PROPERTY.
- PHOTOGRAPHS:** DIGITAL OR ANALOG PHOTOS WILL BE ACCEPTED BY STAFF.
- BUILDING ELEVATIONS:** SHOWING ALL THE PROPOSED CHANGES TO EXISTING BUILDINGS ON SITE.
- MATERIAL LIST:** WHICH SHOWS ALL PROPOSED MATERIAL (SAMPLE BOARDS ARE ENCOURAGED).
- OTHER, SPECIFY:**

Staff Use Only

Received By:

Date Received:

H/2013-011
October 17, 2013
Repair

5.1 OWNER & APPLICANT AFFIDAVIT

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED [ORIGINAL SIGNATURES ARE REQUIRED].

OWNER'S SIGNATURE

[Signature]

APPLICANT'S SIGNATURE

CERTIFICATE OF APPROPRIATENESS (COA)

FROM THE HISTORIC PRESERVATION ADVISORY BOARD (HPAB)



PLANNING & ZONING DEPARTMENT
CITY OF ROCKWALL, TEXAS

HISTORIC PRESERVATION ADVISORY BOARD (HPAB)

The Historic Preservation Advisory Board (HPAB) is a seven (7) member board generally consisting of one (1) design professional (e.g. architect, planner, etc.), one (1) member of the Rockwall County Historical Foundation, one (1) general contractor, one (1) property owner with property in the Historic Overlay (HO) District, and three (3) citizens interested in historic preservation that is purposed with providing professional recommendations to the City Council and Planning & Zoning Commission with regards to site plans, building alternatives, and building plans proposed within the Historic Overlay (HO) District, or where applicable. Additionally, the board is responsible for documenting historical properties and developing guidelines for the maintenance and redevelopment of these properties by reviewing and taking action on all Certificates of Appropriateness (COA).

For more information concerning the Historic Preservation Advisory Board (HPAB) or to find out how you can sign up to join this board please visit www.rockwall.com/HistoricPreservation.asp or contact a staff member at (972) 771-7745.

CERTIFICATE OF APPROPRIATENESS (COA)

A Certificate of Appropriateness (COA) is a document awarded by the HPAB certifying that the proposed actions of a property owner meet the intent of the ordinances and guidelines stipulated by the Unified Development Code (UDC) and approved by the City Council for historic properties. Individuals owning property that is partially or wholly located within a historic district may be required to obtain a COA if the property (1) has been designated as a contributing property or (2) is within 200 feet of a contributing property.

WHAT ARE SOME EXAMPLES OF SITUATIONS THAT REQUIRE A COA?

A COA is required for exterior alterations, restorations reconstruction, new construction, moving or demolition. The following are examples of situations where COAs are required prior to the commencement of work:

- 1) Construction of a new building.
- 2) Demolition or removal of an existing building.
- 3) Alterations to the façade, including additions and removals that will be visible from a public street.
- 4) New improvements to a property that could substantially obstruct the view of the main or front elevation as seen from a public street.
- 5) Painting of a masonry surface not previously painted (other exterior painting is permitted by right as long as it conforms to the design guidelines listed in Appendix D, Historic Preservation Guidelines, of the Unified Development Code).

HOW DO I APPLY FOR A COA?

To apply for a COA completely fill out the attached application form and submit it along with all additional information (outlined in Section 4.1 of the application form) to the Planning & Zoning Department, which is located on the first (1st) floor of City Hall (385 S. Goliad Street, Rockwall, TX 75087) prior to the application deadline dates listed below. **There is NO FEE, monetary or otherwise, associated with submitting a COA application.**

WHAT IS THE TIME FRAME FOR ACTION ON A COA?

The Board shall take action on a COA request within 60 days from receipt of a completed application and supporting documentation. Should the board not take action within a 60 day period the COA shall be automatically referred to City Council for action.

WHAT HAPPENS AFTER THE BOARD TAKES ACTION ON A COA?

Upon approval of a COA request, an applicant will need to contact the Building Inspections Department at (972) 771-7709 to apply for a building permit. If no building permit is necessary the applicant may commence work immediately. If the COA is denied the applicant may appeal the decision to the City Council by filing a written notice with city staff within ten (10) days of the board's decision. Upon review of the applicant's appeal the City Council can choose to approve or deny the request, which will constitute the final administrative action. If the City Council chooses to deny the applicant's appeal, no further applications for similar subject matter may be submitted to the HPAB for one (1) year from the final date of the decision unless 1) the request is denied without prejudice, or 2) the HPAB (or City Council) waives the time limitation due to extenuating circumstances.

MEETING CALENDAR FOR 2013

The Historic Preservation Advisory Board (HPAB) generally meets the third (3rd) Thursday of each month in the Council Chambers on the second (2nd) floor of City Hall (385 S. Goliad Street, Rockwall, TX 75087) at 6:00 pm. Below are the application deadline and meeting dates for 2013.

| Application Deadline Date | HPAB Meeting Date | Application Deadline Date | HPAB Meeting Date |
|---------------------------|-------------------|---------------------------|--------------------|
| January 4, 2013 | January 17, 2013 | July 5, 2013 | July 18, 2013 |
| February 1, 2013 | February 21, 2013 | August 2, 2013 | August 15, 2013 |
| March 1, 2013 | March 21, 2013 | September 6, 2013 | September 19, 2013 |
| April 5, 2013 | April 18, 2013 | October 4, 2013 | October 17, 2013 |
| May 3, 2013 | May 16, 2013 | November 1, 2013 | November 21, 2013 |
| June 7, 2013 | June 20, 2013 | December 6, 2013 | December 19, 2013 |
| | | January 3, 2014 | January 16, 2014 |

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

AGENDA DATE: 10/17/2013

APPLICANT: Bill Migneault

AGENDA ITEM: H2013-011; Exterior Remodel of Accessory Building - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Bill Migneault to allow for an exterior remodel of an accessory building which is located behind the main structure for a locally designated Landmarked Property, zoned Single-Family Residential (SF-7) District, and is located outside of the Old Town Rockwall Historic District. The subject property is located at 506 Barnes and is further identified as Block 79, B F Boydston Addition, City of Rockwall, and Rockwall County, Texas.

DISCUSSION:

The property to be considered is recognized as a locally designated *Landmarked Property*, is outside of the Old Town Rockwall Historic Overlay District, is known as the "Old Jones House" (a.k.a. the Migneault House), and is located at 506 Barnes. The house was constructed in 1905 as a "Folk L-Plan" or "Folk Gable-Front & Wing" style of architecture. This style of architecture was prevalent during the 1850's-1890"s. It should be noted that the accessory building being considered for the COA does not have a circa date known. This particular property was designated as a "*Landmarked Property*" in 2005.

The purpose of the request for the COA is to allow for the exterior remodel of the accessory building located behind the main structure. The application states the work to be performed will be to replace the rotted wood, repair the exterior door, and to paint the building when completed.

The UDC requires the application for a COA based on the criteria listed 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" due to the designation as a landmarked property, and is therefore subject to the requirements of a COA.

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.

TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

County Rockwall
City/Rural Rockwall
Historic Name _____
Address 506 BARNES
Owner V A UNDERWOOD
Legal Desc. BF BOYDSTON, BL. 79 .5 AC
Property Type RES.

SITE # _____ USGS Quad # _____
Date: Factual _____ Est. 1905 Additions: _____
Architect/Builder _____
Contractor _____
Historic Use RES.
Present Use RES.
Subtype _____ Stylistic Influence Folk & Plan

Integrity of: location design setting materials workmanship association feeling

HISTORY OF PROPERTY _____

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor J. W. S. Date Surveyed 4-5-2000
Photo Data: Roll/Frame 5/28 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

original location
 moved (specify date) _____
 building faces (N/S/E/W)

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

frame
 solid brick (color?) _____
 solid stone (color?) _____
 specify other _____

PLAN:

L-plan
 modified L-plan
 Center passage plan
(specify # of rooms deep) _____
 2-room plan
 T-plan
 bungalow plan
 shotgun plan
 asymmetrical plan
 specify other _____

FOUNDATION MATERIALS:

pier-and-beam
 stone
 brick
 specify other _____

EXTERIOR WALL SURFACE:

weatherboard siding
 drop siding
 stucco
 stone
 board-and-batten siding

fieldstone veneer
 brick (color?) _____
 wood shingle
 synthetic siding
 specify other _____

PORCHES:

2 specify # of bays
 specify N/E/S/W elev.
 shed roof
 hipped roof
 gable roof
 inset
 turned-wood posts
 square posts
 chamfered wood posts
 brick piers
 box columns
classical columns (specify) _____
 taper box supports
 full-height
 on piers

fabricated metal
 squared wood balusters
 turned wood balusters
 jig-sawn brackets
 jig-sawn porch frieze
 turned work frieze
 specify other _____

WINDOWS:

wood sash
 aluminum sash
 double-hung

casement
 fixed
 decorative screenwork
(specify light configuration) IXI
 specify other _____

DOORS / ENTRIES:

single-door primary entrance
 double-door primary entrance
 2 primary entrances
 with transom
 with sidelights
 specify other _____

GABLE END TREATMENT:

same as wall surface
 stucco
 wood shingle
 wood siding
 decorative bargeboards
 windows
 vents
 specify other _____

ROOF TYPE:

gable
 hipped - pyramidal
 flat/with parapet
 gambrel
 dormers: (specify #) _____
 gable
 hipped
 shed
 specify other _____

ROOF MATERIALS:

wood shingles
 composition shingles
 tile
 metal (specify) Tin
 box eaves
 exposed rafter ends
 jig-sawn brackets
 stick brackets
 specify other _____

CHIMNEYS:

specify # _____
 interior (placement?) _____
 exterior (placement?) _____

OTHER: _____

OUT BUILDINGS:

_____ (specify # & type) _____
 garage barn
 shed
 specify other _____

LANDSCAPE:

sidewalks
 terracing drives
 cistern gardens

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 8/18/2005

APPLICANT: City of Rockwall

AGENDA ITEM: H2005-009; 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

BACKGROUND INFORMATION:

On July 21, 2005, the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the home located at 506 Barnes Street as a City of Rockwall Historic Landmark. On August 1, 2005, City Council approved the recommendation of the HPAB for application of Historical Landmark designation for 506 Barnes Street by a vote of 7-0.

The house at 506 Barnes is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located with the "SF-7" Single Family District. The subject site contains a primary structure (house) and a detached accessory building. The primary structure was constructed in 1905 in the "Folk L-Plan" style of architecture and the date of construction for the accessory building is unknown. The house has both a front and back porch, one over one windows and a very significant metal tile roof.

The "Folk L-Plan" also know as the "Folk Gable-Front-&-Wing" was prevalent from the 1850's to about 1890 and was more common in rural areas.

Some of the identifying features of the L-Plan are a shed-roofed porch typically placed with the L made by the two wings, the roof ridge on the gable-front portion was higher than the adjacent wing, and more commonly the entire structure was built as a unit with a roof ridge of uniform height.

With the coming of the railroad system, abundant lumber and balloon framing led to an expansion of this type of unstyled folk house.

In staffs opinion the property at 506 Barnes is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Thirteen (13) notices were sent out to property owners within 200. At the time of this report no notices had been received.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. The property be given a landmark designation title.