

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 01/16/2014

APPLICANT: Charlie and Ginni Rickerson

AGENDA ITEM: H2014-001; 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 constructing a detached garage with guest quarters/secondary living unit, and two driveway's on a property identified as 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, and take any action necessary.

DISCUSSION:

The applicants, Charlie and Ginni Rickerson, are requesting a Certificate of Appropriateness (COA) for the construction of a detached garage that will include a secondary living unit, the addition of two new driveways, and replacement of the walkway leading to the front porch. According to the applicant's letter, it is their intent to build the detached garage based on the style of the primary structure. The homes' style was constructed as *Folk Victorian* in 1888, is known as the *Jordan House*, and is recognized locally as a *Landmarked Property*. In keeping with the historic integrity of the property, the detached garage (accessory building) will be composed primarily of a beveled (horizontal) six (6) inch wood siding, a steep sloped gabled roof with a staggered "shake" wall surface pattern on the façade, and decorative windows with the cornice and lintel matching the primary structures appearance. The garage door for the building will have the appearance of a carriage styled door, providing an historically relevant quality to the structure.

The proposed accessory building will be a two (2) story structure with an overall square footage of approximately 1,152 square feet and an overall height of 30.8 feet. The lower level will consist of a detached garage (accessory building) and will be approximately 576 square feet in area. The Unified Development Code (UDC) allows for one (1) detached garage in a residential district as long as it does not exceed 900 square feet in area or fifteen (15) feet in height, provided that it is located on the same lot as the residential use and that the exterior cladding contains the same materials, excluding glass, as found on the main structure and is generally in the same proportion.

The area of the accessory building does not exceed the maximum square footage allowed; however, it does exceed the maximum height of fifteen (15) feet, therefore requires approval of a Specific Use Permit (SUP) by the Planning and Zoning Commission and the City Council.

In addition, the proposed accessory building will provide a "Guest Quarters/Secondary Living Unit" on the second floor. The applicant has submitted proposed floor plans for the accessory building indicating the upstairs living space to be 576 square feet, thereby not exceeding the maximum allowable area of 30% of the main structure (2738 sq. ft. X 30% = 821.4 sq. ft.). Under the Permissible Uses Section of the UDC, a guest quarters/secondary living unit requires approval of an SUP with the following conditions:

- Guest quarters or secondary living units may be allowed on a property in a residential zoning district provided it is ancillary to the primary use and that only one such facility is provided.
- The area of such quarters shall not exceed 30% of the area of the main structure.
- No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.

Furthermore, the applicant intends to replace the deteriorating walkway that leads to the front porch with a herringbone patterned "brick" walkway. Also, the Rickerson's are proposing the addition of two (2) new driveways leading to the accessory building. One of the driveways will be located along the rear of the property and can be accessed from Barnes Street. The second driveway will be located along St. Mary's Street, which is considered a front entry drive and leads to the rear of the property. The building code requires the drive to be a minimum width of eighteen (18) feet. It is staff's opinion that an eighteen (18) foot wide front driveway may affect the characteristics of the *Landmarked Property* and therefore would not support the width of driveway as prescribed by the building code. However, an exception to the standards may be considered by the Historic Preservation Advisory Board under the UDC, Appendix D. The applicable sections of the Historic Preservation Guidelines, Section I, Driveways states that the driveway should not exceed a width of ten feet, the driveway may extend along the side of the residence or structure...to the rear yard, and that ribbon driveways are allowed if the paved ribbons are at least one foot wide, and no greater than two feet wide.

As you may recall, the Rickerson's were recently approved for a COA that allows for the restoration of the primary structure based on their goal of maintaining the historical integrity of the home. With this in mind, staff supports the applicants request for the proposed detached garage and guest quarters/secondary living unit given that the building will be compatible in height, materials, color, design and style of the primary structure. However, the front entry drive will remain a discretionary item for the HPAB members and a review of the allowances to these standards as noted should be considered during the process.

RECOMMENDATIONS:

Staff supports the applicant's request, with the exception of the proposed front driveway width as noted in this report, 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;
- 2) Prior to the issuance of a building permit, submittal and approval of a Specific Use Permit to allow for the height of the accessory building to exceed the fifteen (15) foot height maximum;
- 3) Prior to the issuance of a building permit, submittal and approval of a Specific Use Permit to allow for the "guest quarters/secondary living unit" in conjunction with the detached garage (accessory building);
- 4) 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

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.



January 02, 2014

Historic Preservation Advisory Board,

We have submitted a list of projects we would like to complete on our home located at 109 St. Marys Street. Our requests are based upon improving the aesthetics and proper functionality of the property. Our primary purpose is to add a garage and two driveways that would coordinate with the style of the property. We currently have two dirt path driveways that enter the property from Barnes Lane. They are both frequently blocked by visitors or staff of the nursing home that is across from the property. We are restoring this property 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,

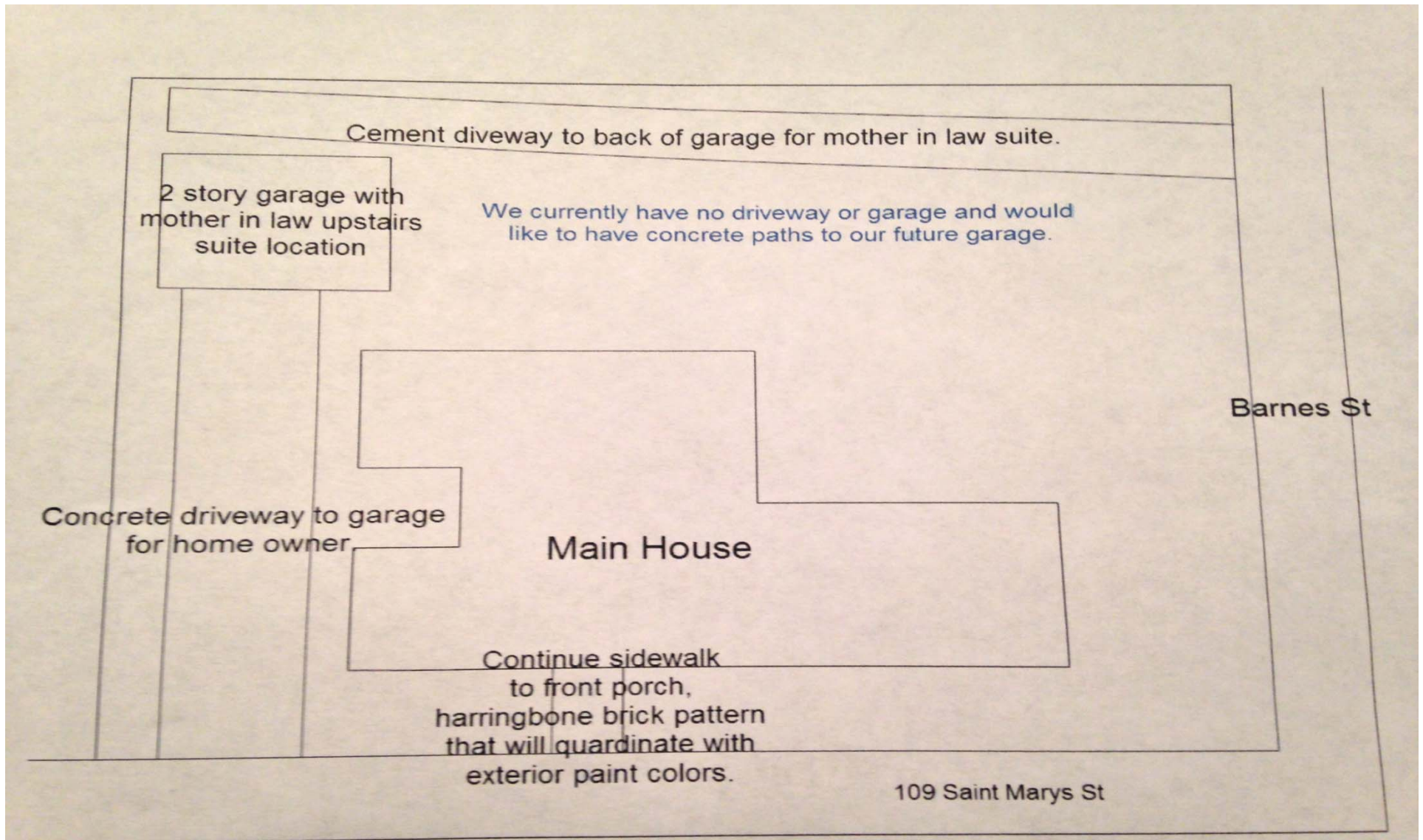
Charlie & Ginni Rickerson

Application for Certificate of Appropriateness

109 St. Marys Street
Rockwall, Texas 75087

Homeowners and applicant:
Charlie & Ginni Rickerson





Proposed changes:

1. Add a two story garage with mother-in-law suite to the rear of the property.
2. Add two driveways to the property.
3. Replace deteriorating walkway up to the home.



- There will be shake from the bottom of the gable to the top to also match the home. The same siding will be applied to match the home as well.
- The stairs will be will not be exposed but built into the interior walls of the structure on the rear of the garage.
- The gable and the garage door will be facing the Saint Marys st.
- The windows will be new vinyl but will match the look of the windows of the home.

Proposed area for concrete driveway.



Front left side of the property. Driveway entrance from St. Marys St.

Proposed second driveway



Rear of property. Driveway entrance from
Barnes Lane.



- We propose to replace the deteriorating pavestone leading up to the home with a brick walkway.
- This would be concrete then brick laid in a herringbone pattern



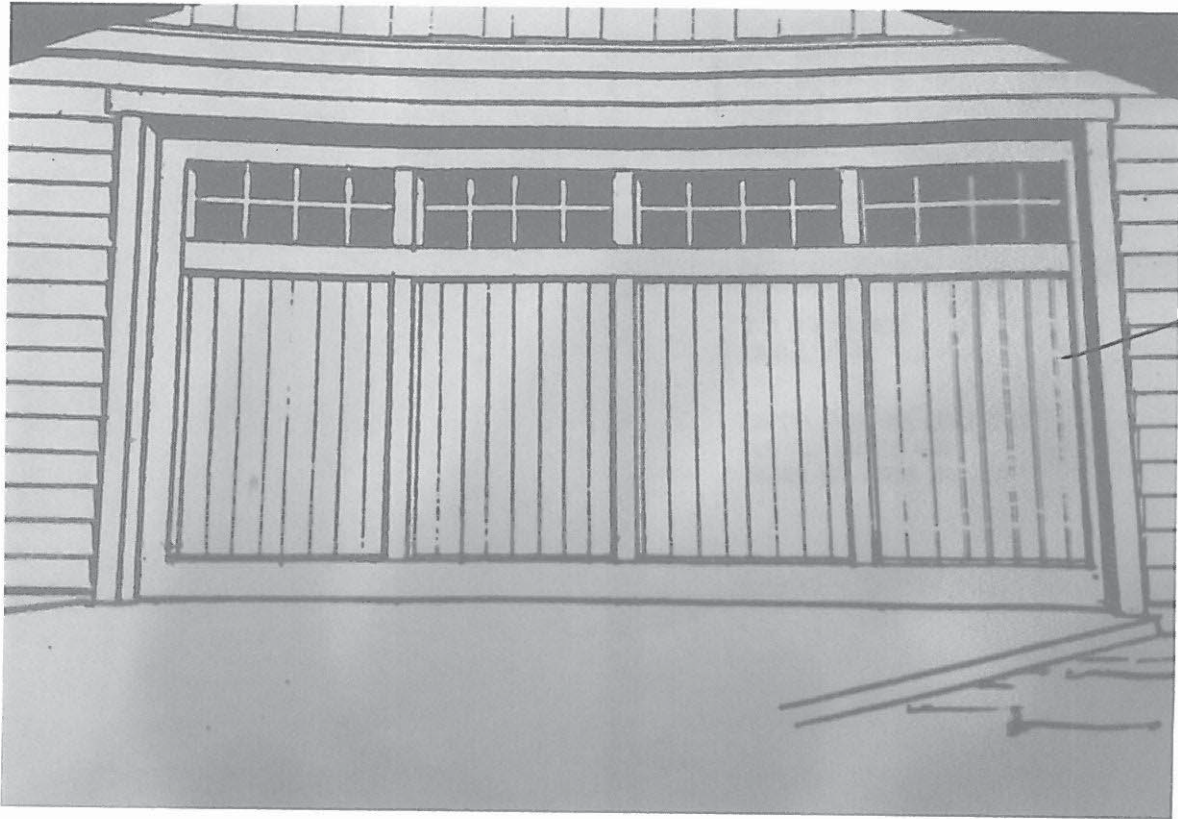
Shabe



Gable to
Match Garage



Window
Φ or
Window
Size



Garage Door

GROSS FLOOR AREA: 1152 SF FIRST FLOOR AREA (GARAGE): 576 SF SECOND FLOOR AREA 576 SF

GRADE TO RIDGE HEIGHT: 22' - 8"

Building Materials List for Plan #1152-1

- Local building code approved substitutions may be made to this list -

Variations in construction methods and materials can require modification of this list. Every attempt is made for greatest accuracy, but typographical or human error is possible. Quantities verification by the materials supplier is recommended before materials package is finalized and/or shipped.

Concrete & Reinforcements For Stemwall/Footing Foundation

Poured-in-place concrete	(min.) 11.5 cy
#4 Reinforcing Steel Bar	588 lf 28 - 20' pcs.
w/6 x 6 - w/1.4 x 1.4 wire mesh	506 sf 126 lf, 4' roll

Rough Framing

2 x 6 x 92-1/2" HF/DF "stud" exterior wall framing	180 pcs.
2 x 6 HF/DF NO. 2 ext.wall sole plate material	96 lf
2 x 4 x 96" utility grade interior wall framing	65 pcs.
2 x 4 utility grade interior wall plates	128 lf
2 x 6 x 96" utility grade interior wall framing	10 pcs.
2 x 6 utility grade interior wall plates	24 lf
2 x 6 HF/DF No. 2 for ext wall top plates	384 lf
2 x 4 HF/DF No. 2 lookouts	48 lf
2 x 6 HF/DF No. 2 pressure-treated mudsill (bottom plate)	96 lf
4 x 6 x 92-1/2" HF/DF No. 2 "king stud" material (for bracket support)	2 pcs.
4 x 4 x 96" HF/DF No. 2 support bracket material	3 pcs.
2 x 6 DF No. 1 header material	8' length 17 pcs.
5 1/2 x 9 1/4 LVL garage door header 2950Fb/2.0E	18' length 1 pc.
16" LPI 32 second floor joists	23' - 9 3/4" length 19 pcs.
16" x 1-1/8" thick LPI rim joist material	48 lf
3/4" T & G C-D APA Plywood, ext. glue floor	4 x 8 sheet 18 sheets
2 x 6 HF/DF pressure treated landing joists	8' length 1 pc.
2 x 8 HF/DF pressure treated landing joists	8' length 3 pcs.
2 x 12 HF No. 2 Stair Stringer	16' length 3 pcs.
2 x 4 cedar or treated wood for stair tread & landing	8' length 30 pcs.
2 x 2 cedar pickets for guardrails	8' length 26 pcs.
2 x 4 cedar cap for guardrails	8' length 3 pcs.
1 x 4 cedar trim for guardrails	8' length 3 pcs.
Roof Trusses: 4 : 12 pitch, 24'-0" span, including (2) ends	13 pcs.
2 x 4 x 22-1/2" eave blocks w/ screened vent holes	24 pcs.

Sheathing Materials

15/32", 5-ply C-D APA, ext. glue P.I. 24/0 Roof Sh.	4 x 8 sheets 25 sheets
7/16" o.s.b. Wall Sheathing	4 x 8 sheets 53 sheets

Vapor Barrier

Roof 15# bituminous felt paper in 36" wide roll	300 lf
Wall 7# bituminous felt paper in 40" wide roll	680 lf
Floor .006" black polyethylene membrane	576 sf

Siding Materials

8" textured o.s.b. siding boards with 1" lap	1500 sf of sided area
(alternate siding) textured 7/16" o.s.b. panel siding	4 x 8 sheets 28 sheets
(alternate siding) textured 7/16" o.s.b. panel siding	4 x 10 sheets 24 sheets
Trim: 5/4 x 4 (use 1 x trims for alt. siding)	9' length 8 pcs.
Trim: 5/4 x 3	9' length 8 pcs.
Trim: 5/4 x 4	8' length 32 pcs.
Trim: 5/4 x 4	10' length 2 pcs.
Fascia: 1 x 6	52 lf
Rakeboard: 2 x 6	16' length 4 pcs.

Roofing Materials

Composition Roofing Shingles	731 sf of roof area
Ridgevent material	24 lf

Windows and Doors

4068 interior bypass door assembly	2 ea.
2668 interior swing door assembly	2 ea.
2668 interior bi-fold door assembly	1 ea.
2468 interior swing door assembly	2 ea.
6040 slider window	2 ea.
6030 slider window	2 ea.
5040 slider window	1 ea.
5035 slider window	2 ea.
3030 slider window	1 ea.
3068 exterior door assembly	2 ea.
16'-0" x 7'-0" sectional garage door assembly	1 ea.

Metal Parts

Anch. bolts: 1/2" x 10" ASTM A-307	22 pcs.
Hex Nuts for anchor bolts	22 pcs.
Flat washer: 2" x 2" square x 3/16" thick	22 pcs.
Simpson H1 clips	22 pcs.
Handrail, 1-1/2" dia. Wood or metal	16' length
Handrail Support Brackets	4 pcs.
Simpson STHD14 hold-down straps	4 pcs.
Hanger - Simpson U26 for stringers	3 pcs.
16d sinker nails @ 50 lbs. / box	50 lbs.
6d common nails @ 50lbs. / box	50 lbs.
Roofing nails @ 210 nails / lb.	10 lbs.
Metal flashing strip for wdw. & door heads (applied length)	54 lf
Z-flashing strip for asternatal panel siding (installed, allow for overlaps)	48 lf

(Interior finishing materials are not included in this list, except for interior doors)

- Note: To advise corrections, please call Behm Design @ 1-800-210-6776 -



1152-1

Building Code Compliance

This planset was prepared to comply with the prescriptive requirements of the 2009 edition of the International Residential Code (IRC)

Parameters For Design

Wind Speed:
100 mph - 3 sec. gust

Wind Exposure: "B"

Seismic Category:
A, B and C

Snow Load: 30# / sq. ft.

Building Categories and Data

Occupancy Classification: "U"

Construction Type: "U"



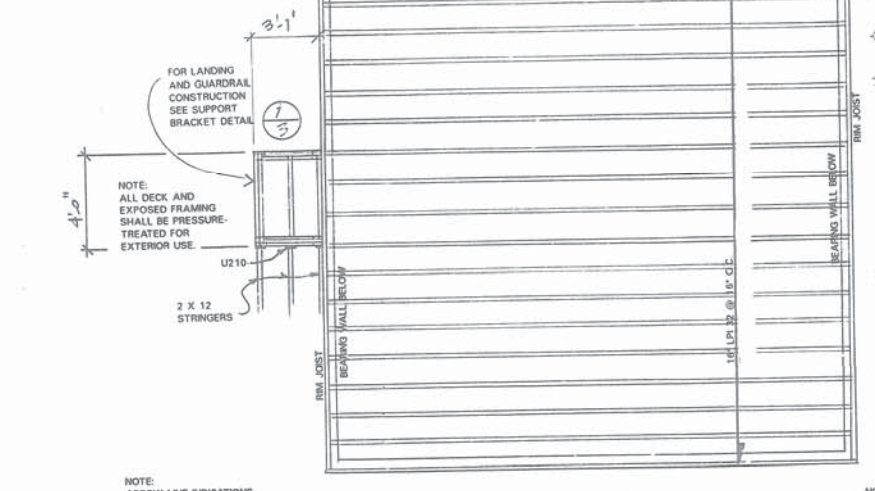
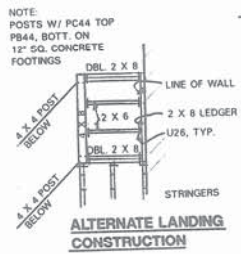
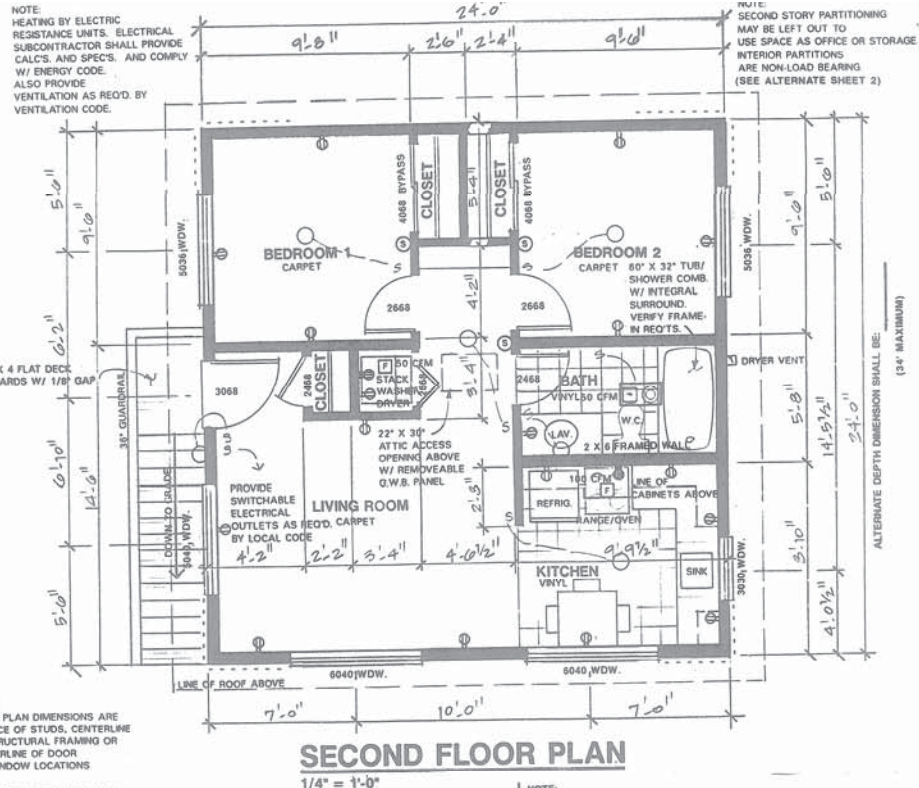
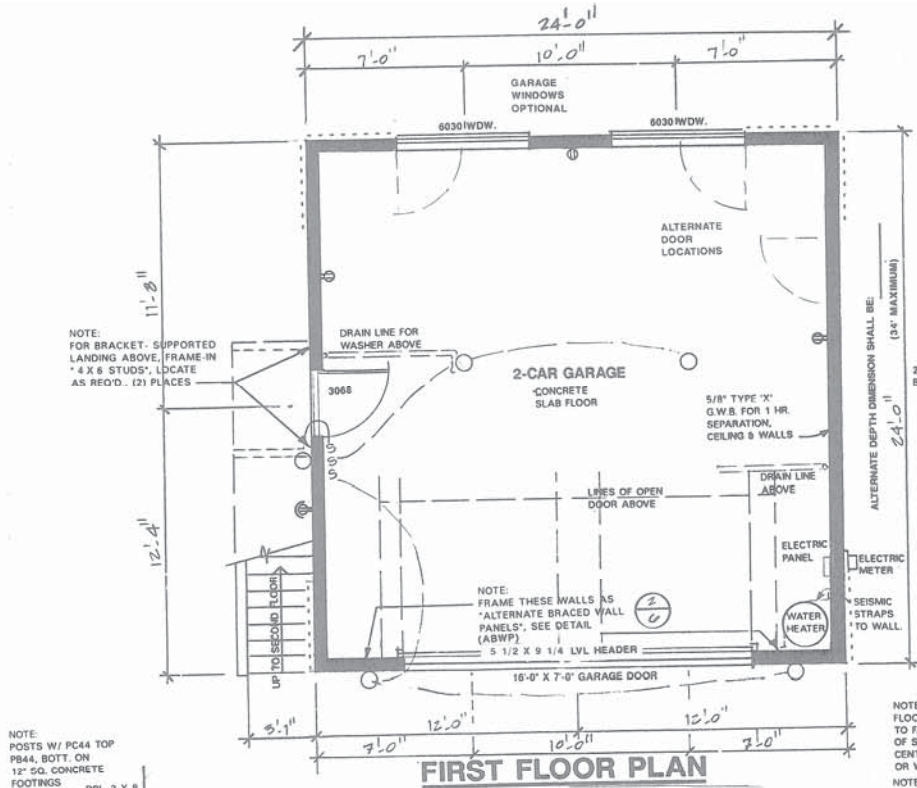
QUESTIONS?
CALL
1-800-210-6776

PLAN NO.
1152-1

DESIGN
DRAWN
DATE 01/11

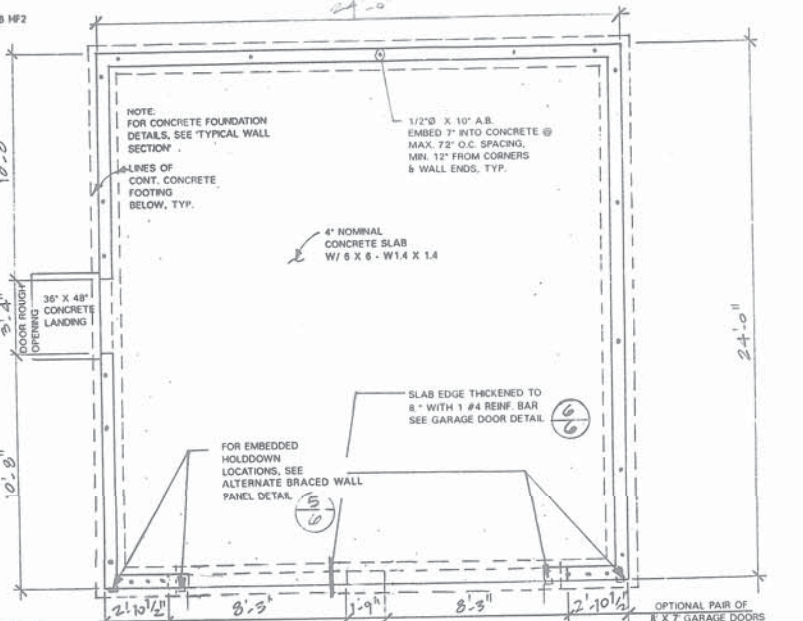
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- LEGEND**
- ⊕ SWITCH LOCATION
 - ⊕ CEILING MOUNTED LIGHT FIXTURE
 - ⊕ 110 VOLT DUPLEX OUTLET
 - ⊕ EXTERIOR WALL-MTD. LIGHT FIXTURE
 - ⊕ ELECTRIC PANEL OR SUB-PANEL LOCATE & INSTALL PER LOCAL CODES
 - ⊕ 110 VOLT DUPLEX OUTLET (EXTERIOR)

NOTE: FOR STRUCTURAL NOTES AND SPECIFICATIONS, SEE LAST SHEET OF PLANSET



Behm Design
www.behmdesign.com

1152-1

DESIGN	✓	PLAN NO.	1152-1
DRAWN	✓	SHEET CONTENTS	FIRST FLOOR PLAN SECOND FLOOR PLAN FOUNDATION PLAN SECOND FLOOR FRAMING PLAN
DATE	01	SHEET	2
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12/26/20 6:41/11