

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 02/19/2015

APPLICANT: Pamela McCallum

AGENDA ITEM: H2015-002; New Construction of Carport - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Pamela McCallum to allow for the new construction of a carport and other various improvements for a *High Contributing Property* situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family Residential (SF-7) District. The subject property is located at 602 Kernodle Street and is further identified as Lot 2, Block 7 of the F&M Addition, City of Rockwall, and Rockwall County, Texas.

DISCUSSION:

The home is recognized as a *High Contributing Property* and is considered to have been constructed in 1920. It is architecturally identified as a “Bungalow” styled residential home located within the Historic District. The property is zoned Single-Family Residential (SF-7) district and is located at the northeast corner at the intersection of Kernodle and Margaret.

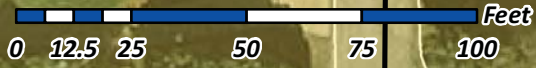
As you may recall, the subject property came before this board in October 2014 and was granted a Certificate of Appropriateness (COA) for the purpose of rehabilitating the structure. That particular COA was granted based on a specific scope of work submitted with the application. This COA request is for the purpose of constructing a new carport and other improvements that were not included with the original scope of work. These improvements include an enclosed storage area within the carport, relocating the front door to its original location and rear door near an existing window, a roofed-in area over the rear entrance, installation of sidewalks in the front and rear of the property, removal of the front asphalt driveway, and the installation of a white picket fence as indicated on the proposed site plan. Since the proposed work to the structure differs from the original COA previously granted, a new COA is being requested to complete the remodel process. It should be noted that the conditions requested of the board original COA was completed as requested. The proposed changes are to be completed without impacting the overall historical aesthetics or the integrity of the property.

According to Article V, Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), the board may recommend guidelines to enable the historic preservation officer to issue a certificate of appropriateness for exterior restorations and renovations requiring a building permit.

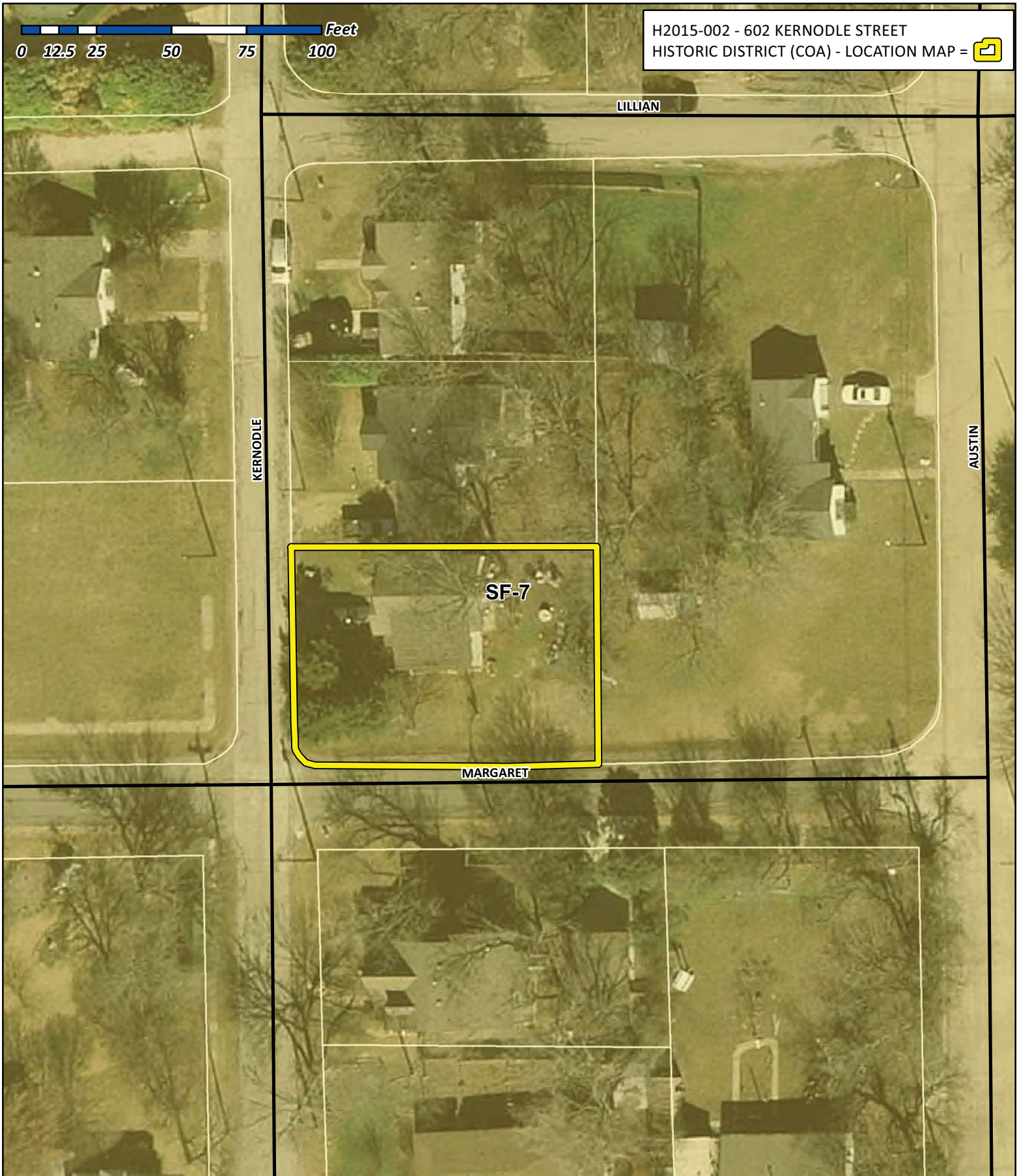
RECOMMENDATIONS:

Based on the submittal, the proposed carport and various improvements do not appear to impair the historical integrity of the property; therefore, staff supports the applicants request for the 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.



H2015-002 - 602 KERNODLE 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

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2-2-15

To Historic Preservation Advisory Board,

I am writing to you today to request approval to make some improvements to my property at 602 Kernodle. I would like to move the front door to the center of the front of the house and the back door over closer to the window. These changes will allow a more useable interior for me. I would also like to put a small roof over the back door similar to what was there in the past. This would be for protection from the elements when entering and exiting the house. There is an existing asphalt driveway that is in bad repair at the front of the house along with a crumbling sidewalk. I would like to add a new curved sidewalk and replace the asphalt with grass. In the back yard I would like to add a concrete walkway from the deck to the proposed carport. I would like approval to add 24-foot deep carport by 34 wide to the back of my property. The carport would have a storage room along one side. The purpose of this carport is protection form the elements for my cars and myself. The storage space is needed because of the lack of storage inside the house. I would like to add a white picket fence and landscaping to improve the curb appeal of my property.

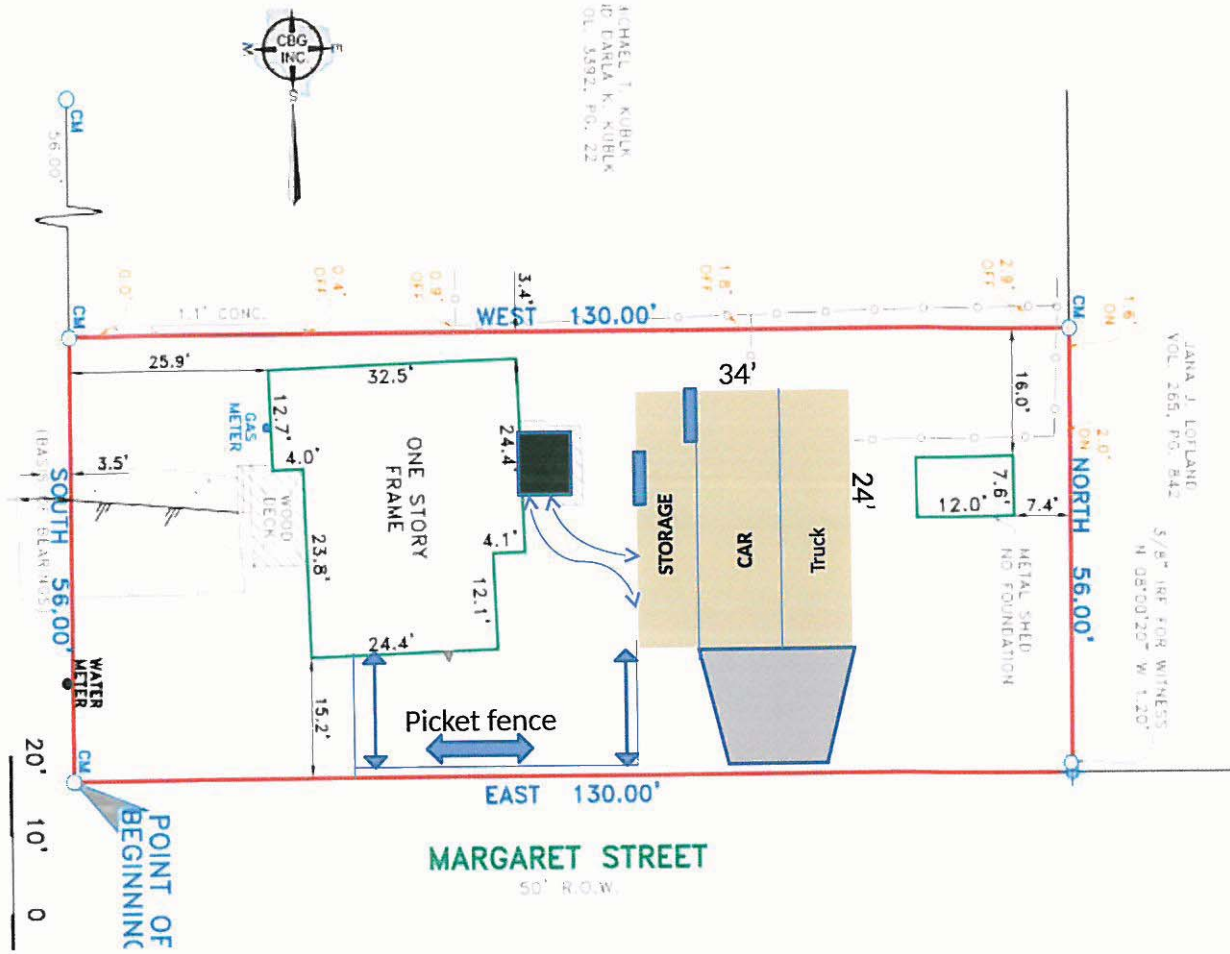
I feel like these additions will increase the value of my property and make it a long-term home for me. Thank you for your time.

Sincerely

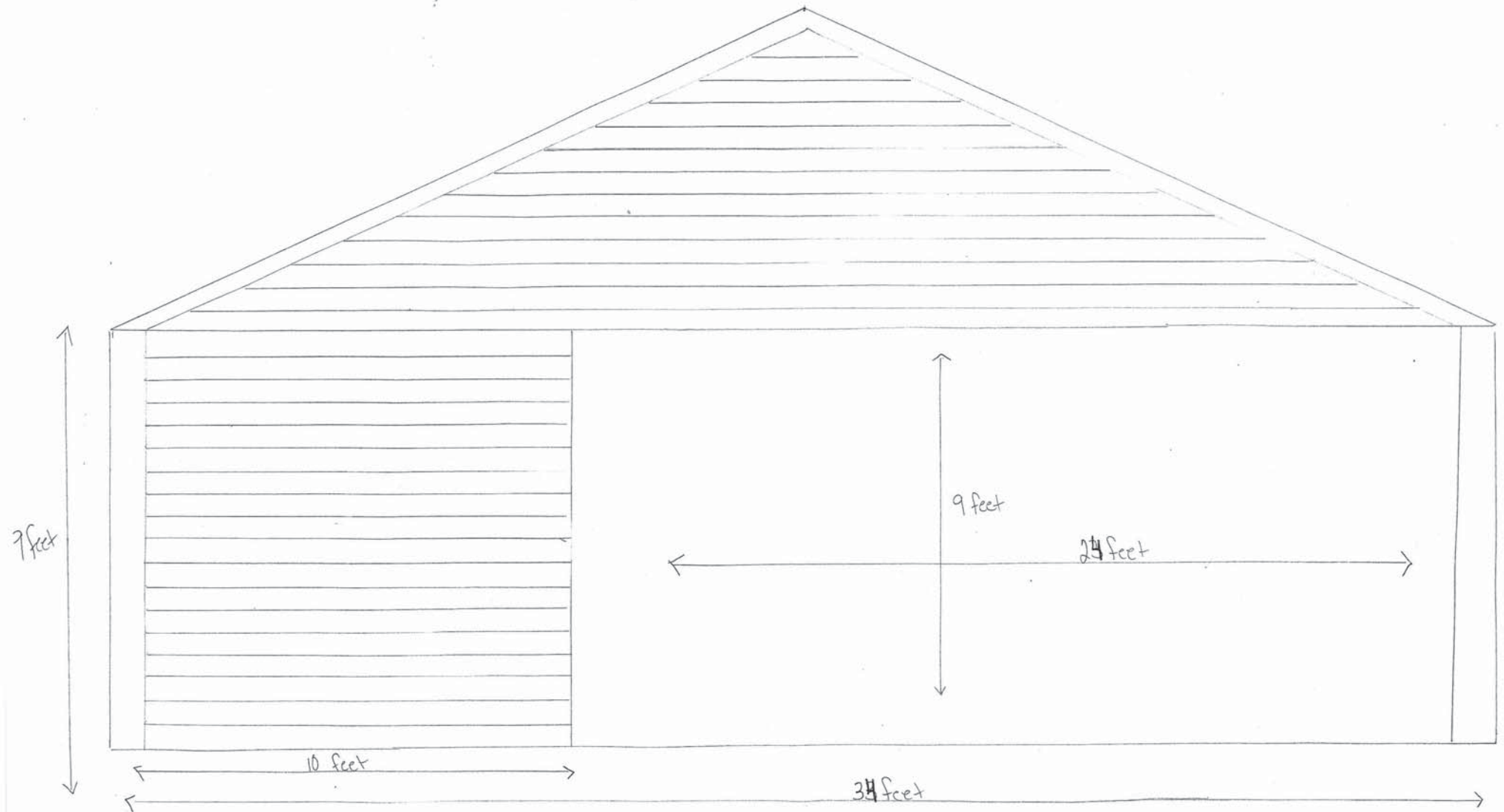

Pam McCallum

Materials List

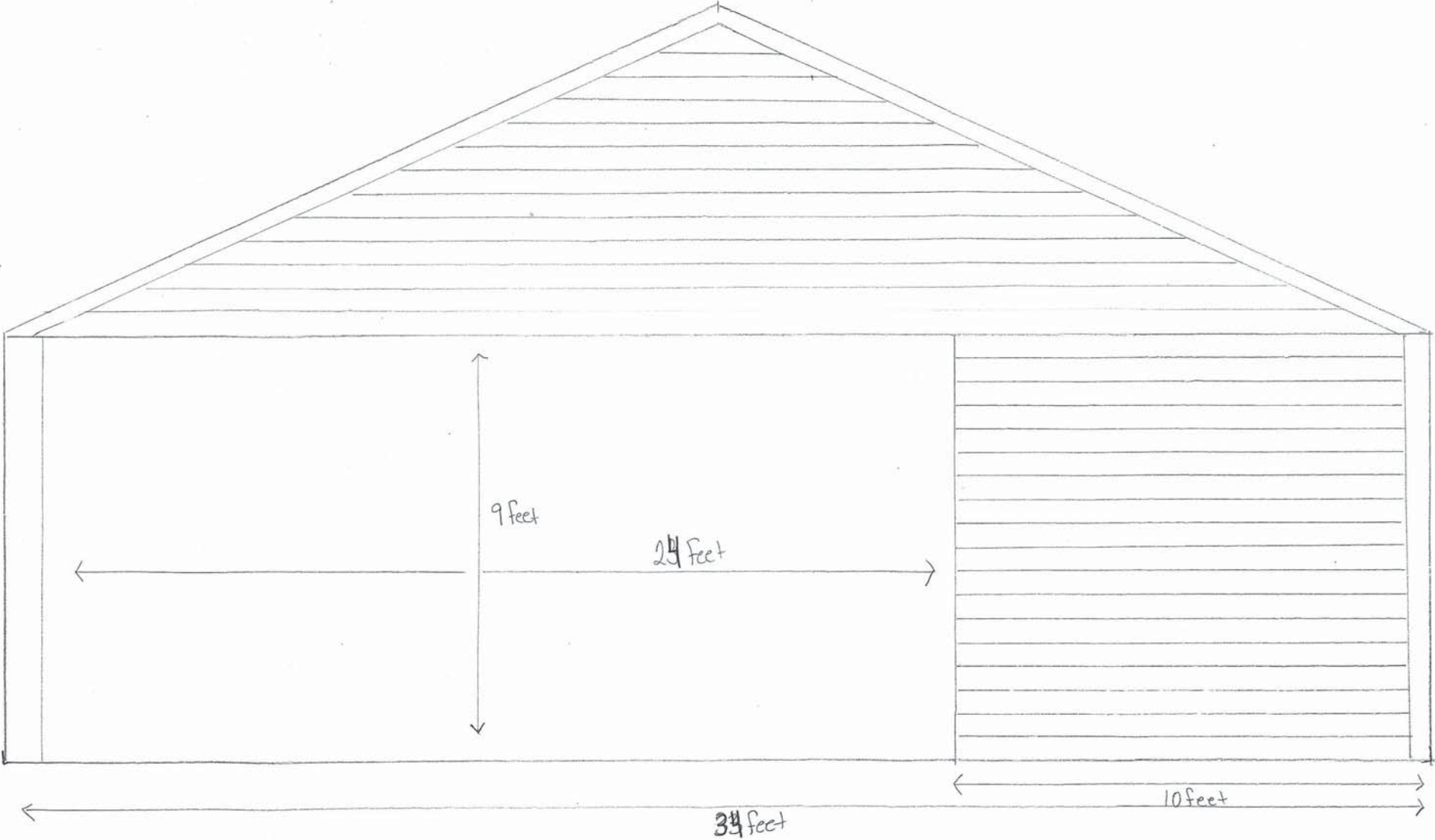
concrete
concrete hardy siding-like existing
wood posts
shingles-like existing
doors



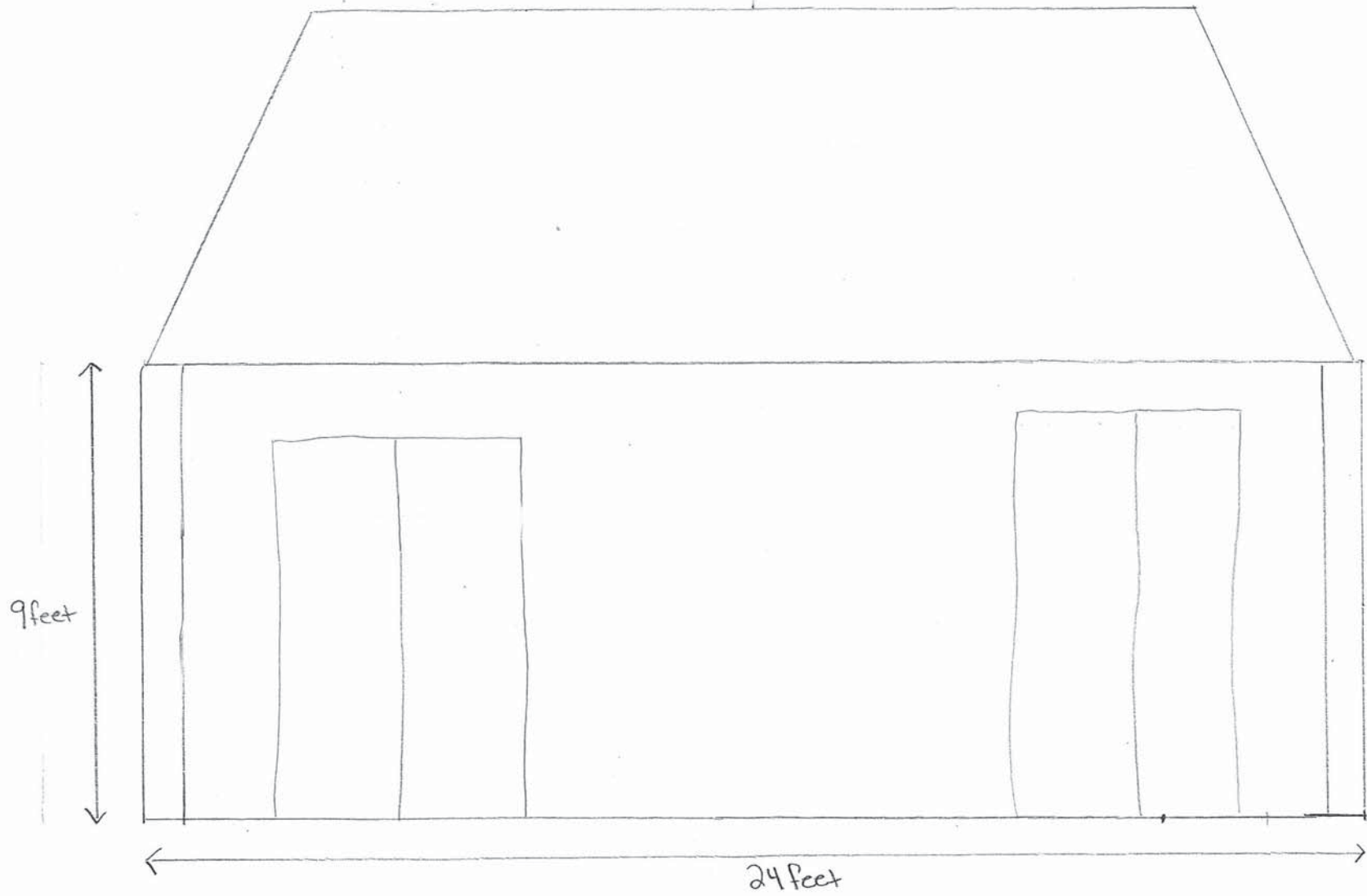
View from Margret



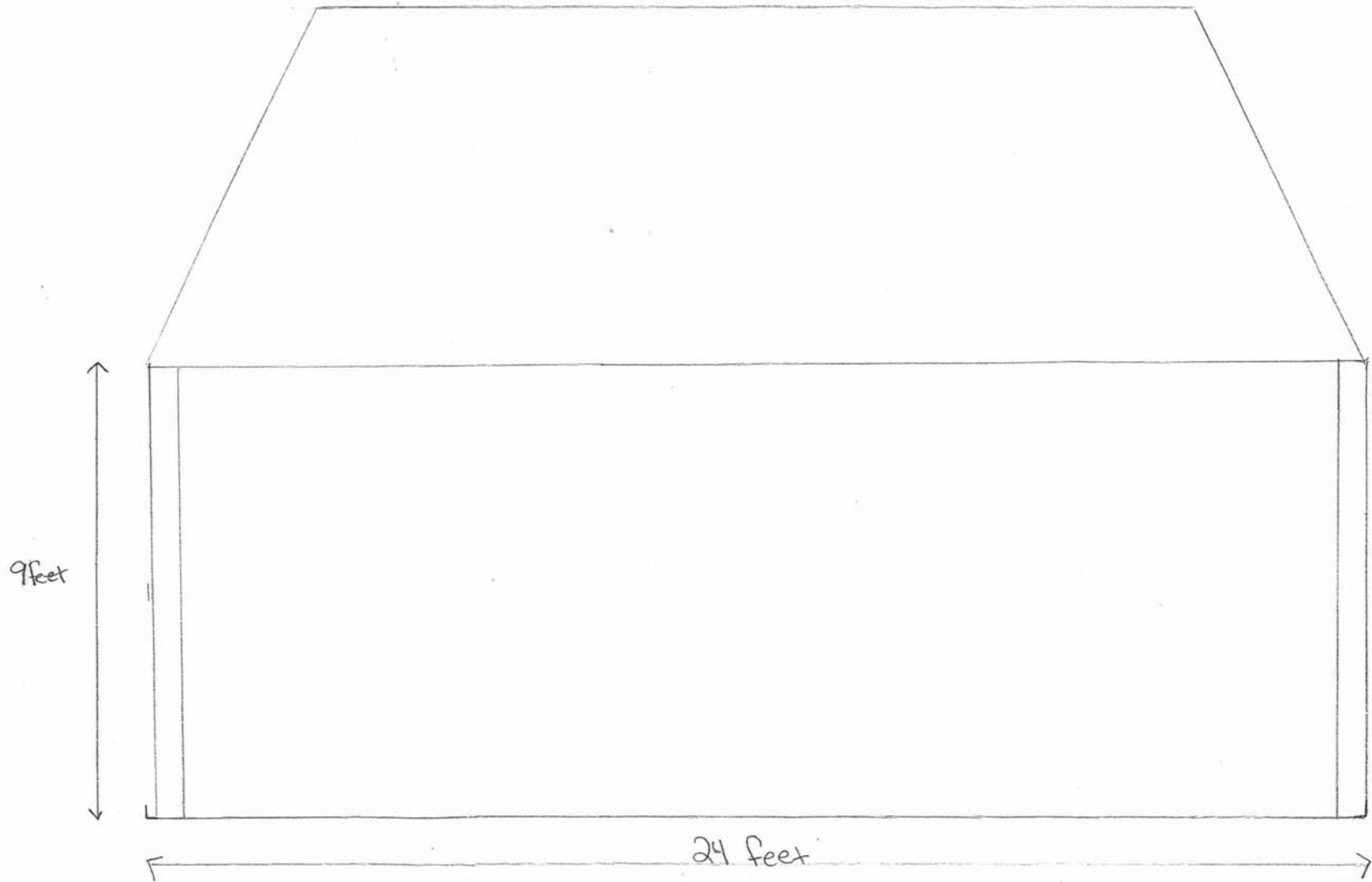
View from neighbor



View from back deck



View from (Austin Street) back of Property





Pam McCallum

Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:40 PM
To: Gonzales, David
Subject: Front 2. Kernodle

Sent from my iPad

Begin forwarded message:

From: Pam McCallum <pammccallum@sbcglobal.net>
Date: February 2, 2015, 6:46:35 PM CST
To: pamelia mccallum <pammccallum@sbcglobal.net>
Subject: 5



Pam McCallum

Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:38 PM
To: Gonzales, David
Subject: Backyard3 Kernodle

Sent from my iPad

Begin forwarded message:

From: Pam McCallum <pammccallum@sbcglobal.net>
Date: February 2, 2015, 6:47:50 PM CST
To: pamelia mccallum <pammccallum@sbcglobal.net>
Subject: 9



Pam McCallum

Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:41 PM
To: Gonzales, David
Subject: Neighbors carport

Sent from my iPad

Begin forwarded message:

From: Pam McCallum <pammccallum@sbcglobal.net>
Date: February 2, 2015, 6:45:47 PM CST
To: pamelia mccallum <pammccallum@sbcglobal.net>
Subject: 1



Pam McCallum

Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:39 PM
To: Gonzales, David
Subject: Front. Kernodle

Sent from my iPad

Begin forwarded message:

From: Pam McCallum <pammccallum@sbcglobal.net>
Date: February 2, 2015, 6:47:23 PM CST
To: pamelia mccallum <pammccallum@sbcglobal.net>
Subject: 8



Pam McCallum



Pam McCallum

Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:37 PM
To: Gonzales, David
Subject: Backyard Kernodle

Sent from my iPad

Begin forwarded message:

From: Pam McCallum <pammccallum@sbcglobal.net>
Date: February 2, 2015, 6:48:17 PM CST
To: pamelia mccallum <pammccallum@sbcglobal.net>
Subject: 11



Pam McCallum

Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:38 PM
To: Gonzales, David
Subject: Backyard2 Kernodle

Sent from my iPad

Begin forwarded message:

From: Pam McCallum <pammccallum@sbcglobal.net>
Date: February 2, 2015, 6:48:03 PM CST
To: pamelia mccallum <pammccallum@sbcglobal.net>
Subject: 10



Pam McCallum

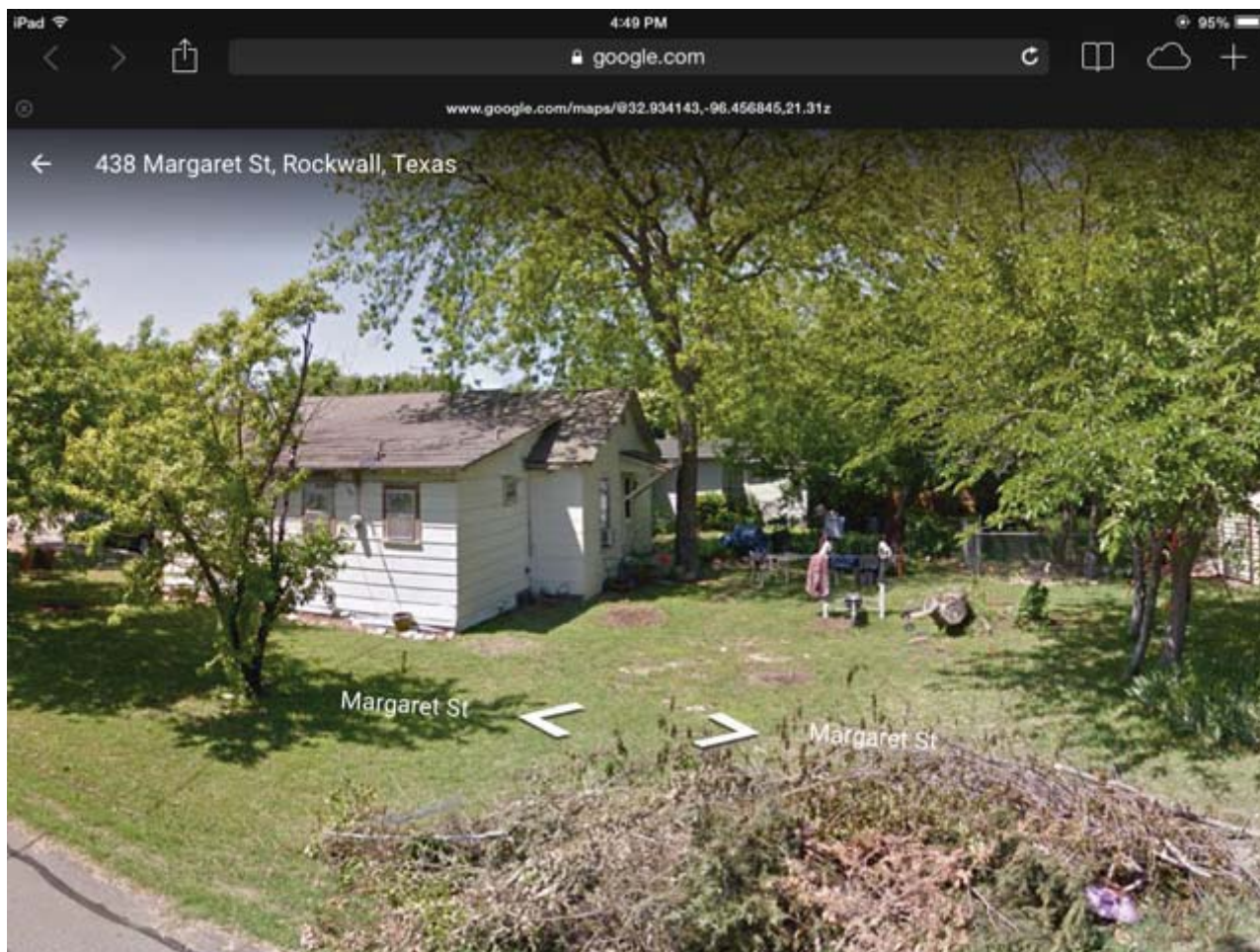
Gonzales, David

From: Pam <pammccallum@sbcglobal.net>
Sent: Friday, February 06, 2015 4:42 PM
To: Gonzales, David
Subject: View of back Kernodle

Sent from my iPad

Begin forwarded message:

From: Holly <hollyardoin@sbcglobal.net>
Date: January 31, 2015, 4:50:43 PM CST
To: pam maccullum <pammccallum@sbcglobal.net>
Subject: Margaret Street view (Back of the house)



Holly Ardoin