

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 02/19/2015

APPLICANT: Jonathan Brown

AGENDA ITEM: H2015-003; 601 Kernodle Street

SUMMARY:

Hold a public hearing to discuss and consider a request by Jonathan Brown for the approval of a Certificate of Appropriateness (COA) to allow for the new construction of a single-family residence on a vacant Non-Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 601 Kernodle Street and is further identified as Lot B, Block 3, F&M Addition, City of Rockwall, Rockwall County, Texas.

DISCUSSION:

The applicant, Jonathan Brown, is requesting that the Historic Preservation Advisory Board (HPAB) approve a Certificate of Appropriateness (COA) for the purpose of constructing a new single-family residence on the subject property at 601 Kernodle Street. The subject property is identified as a *Non-Contributing Property*; however, it is located directly adjacent to four (4) *High Contributing Properties* (*i.e.* 301 & 302 Margaret Street and 501 & 602 Kernodle Street). According to Section 6.2, *Historic Overlay (HO) District*, of the Unified Development Code (UDC), properties proposing alterations or new construction shall be subject to the COA requirements if it “(e)ither be a designated historical landmark or be wholly or partially located within a designated historic district, and (e)ither be a contributing property ... or be located within 200-feet of a contributing property.” In this case, the subject property is located within the Old Town Rockwall (OTR) Historic District and shares a common property line (*i.e. the western property line*) with 301 Margaret Street, which is a *High Contributing Property*.

The proposed residence will be a two (2) story, 3,700 SF single-family home that will be clad in cementitious lap siding. According to Section D.3, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the UDC, “...new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District.” The applicant has stated that it is the intent of the project to match the architecture and aesthetics of the adjacent historic properties, and has provided an image board showing various architectural elements and styles within the district that are similar to what is being proposed. In addition to the image board, the applicant has submitted building elevations showing that the exterior of the proposed home will consist of cementitious lap siding and trim, masonry, heavy timber framing, and a standing seam metal roof. The proposed lap siding will be in excess of the 40% (*i.e. 80% masonry requirement of which 50% is permitted to be*

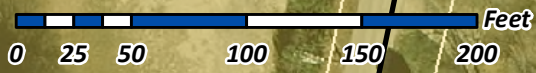
cementitious lap siding) permitted by Section 3.1, *General Residential District Standards*, of the UDC; however, the *Historic Preservation Guidelines* encourage new construction to be “visually compatible” with adjacent development. In this case, the proposed cementitious lap siding is a necessary design element in maintaining the aesthetics of the neighborhood, and staff would recommend approval of the applicant’s exception request. Should the HPAB approve the masonry exception the case would not need any further approvals; however, if the HPAB denies the request the applicant would have the ability to appeal the board’s decision to the City Council.

Staff should note that the applicant recently applied for a variance from the Board of Adjustments (BOA) to reduce the front building setback on the property from 20-feet to 15-feet for the purpose of: 1) accommodating an existing mature pecan tree situated in the rear yard and 2) to match the setbacks of adjacent properties within the Historic District. The BOA did approve the applicant’s request finding that the proposed building setback positioned the home in a similar location, with regard to the street, as other homes adjacent to the subject property. *Staff has included a copy of the BOA’s findings in the attached packet for the HPAB’s review.*

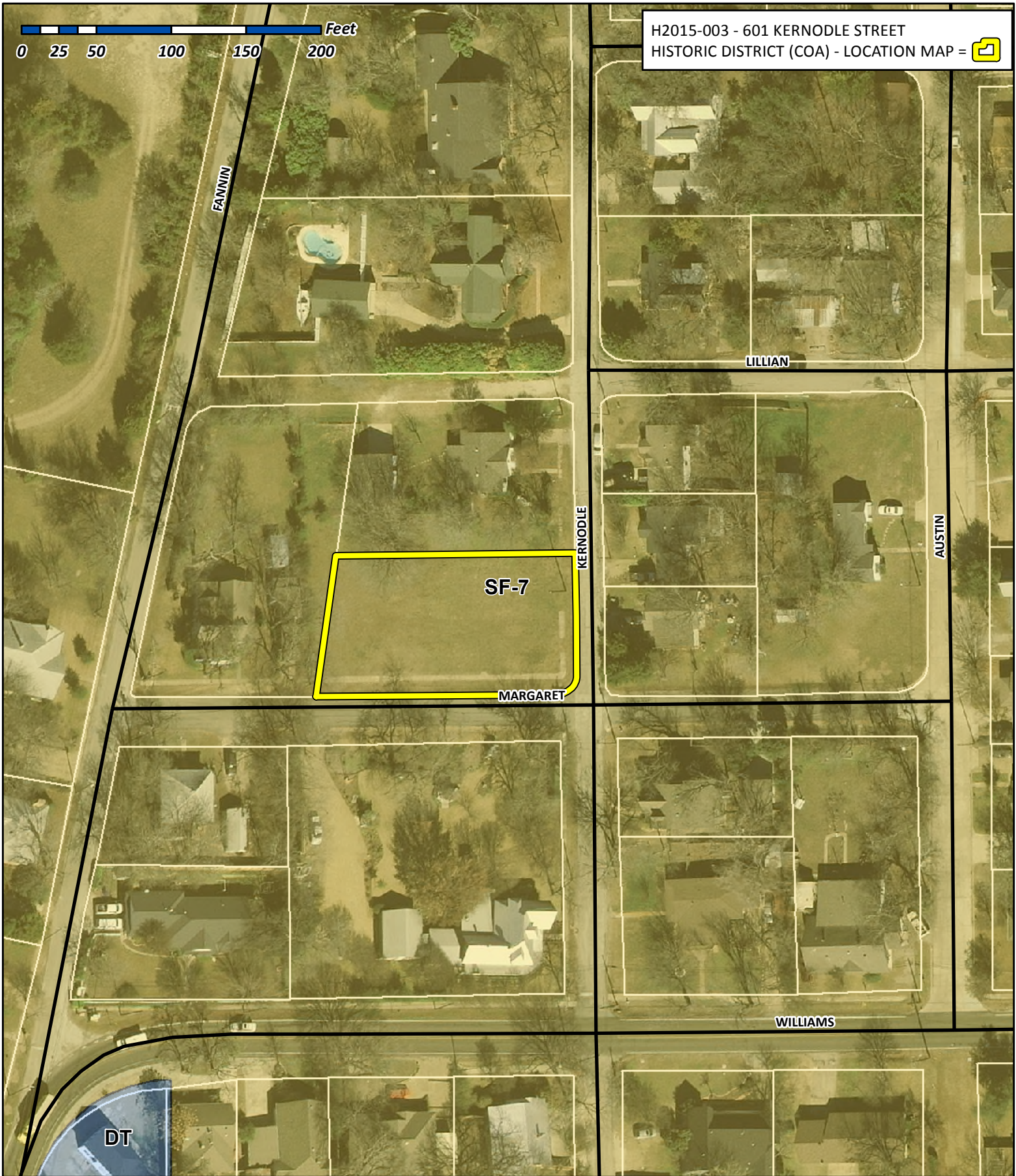
RECOMMENDATIONS:

Staff has reviewed the applicant’s request against the guidelines of the Appendix D, *Historic Preservation Guidelines*, of the UDC and determined that the applicant’s request does conform to the majority of the requirements. Furthermore, the applicant’s request should not visually change the essential character of the neighborhood, nor would it have a negative impact on the historic nature of the adjacent properties or the Historic District as a whole. As part of the approval of this case, 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;
- 2) The applicant be granted an exception to the masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of the UDC, and that the proposed structure strictly conform to the building elevations submitted with this case and provided in the attached packet;
- 3) The color of the standing seam metal roof should be visually compatible and compliment the design and colors of adjacent properties;
- 4) Appropriate colors complimentary to the style and period of the neighboring historic structures are preferred; however, specific approval of paint color is not required; and,
- 5) 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.



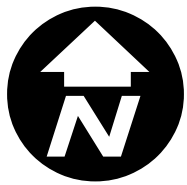
H2015-003 - 601 KERNODLE STREET
HISTORIC DISTRICT (COA) - LOCATION MAP =



City of Rockwall

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

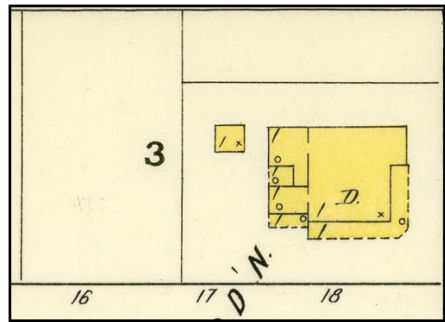
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VICINITY MAP

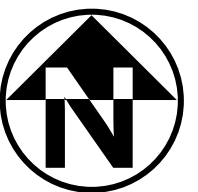
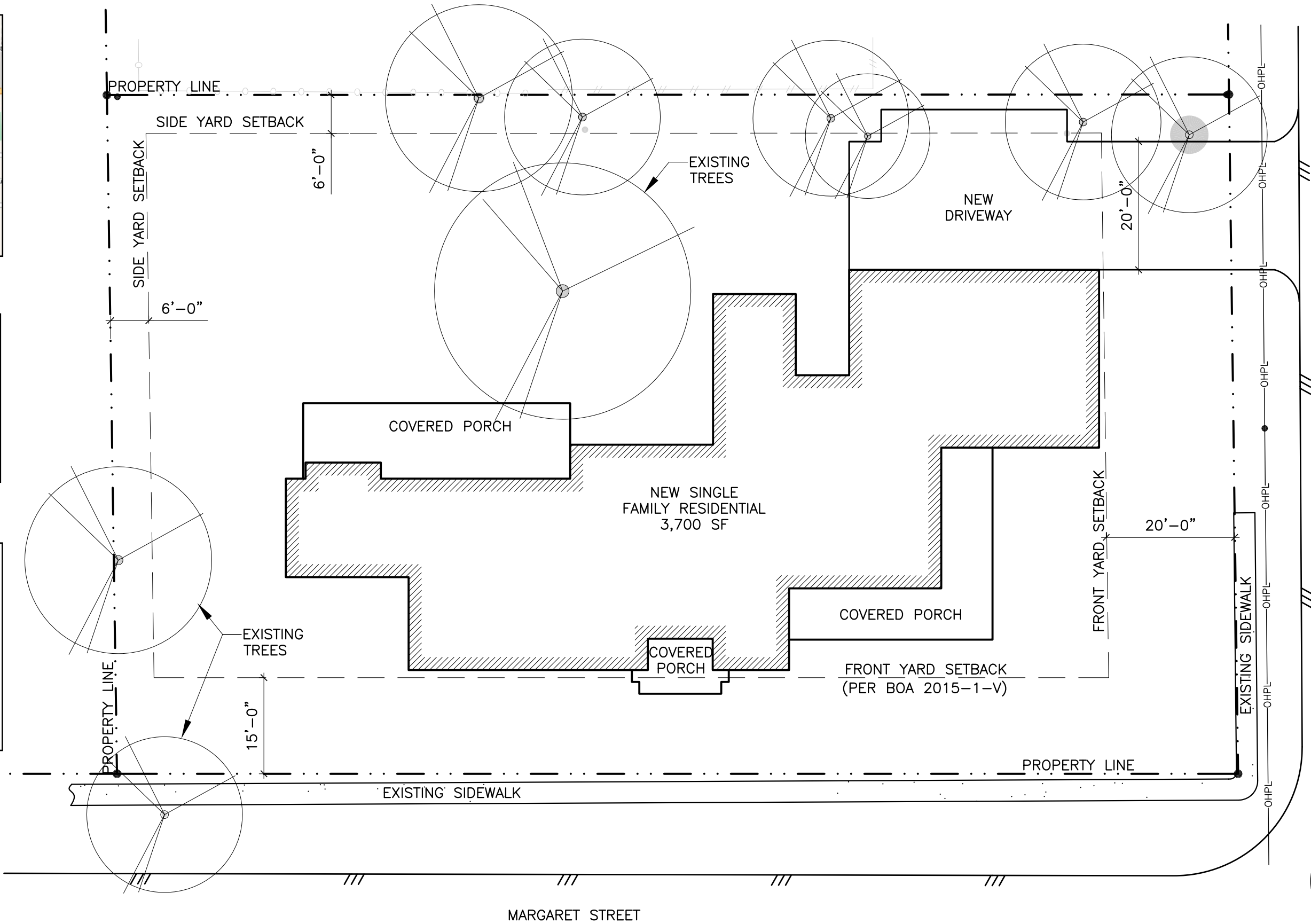


HISTORICAL ORIENTATION



DEVELOPMENT DATA

ZONING: SF-7
 ACREAGE: 0.426 ACRES
 LOT COVERAGE: 28.1% (45% MAX)
 BUILDING HEIGHT: 25'-0" (32'-0" MAX)

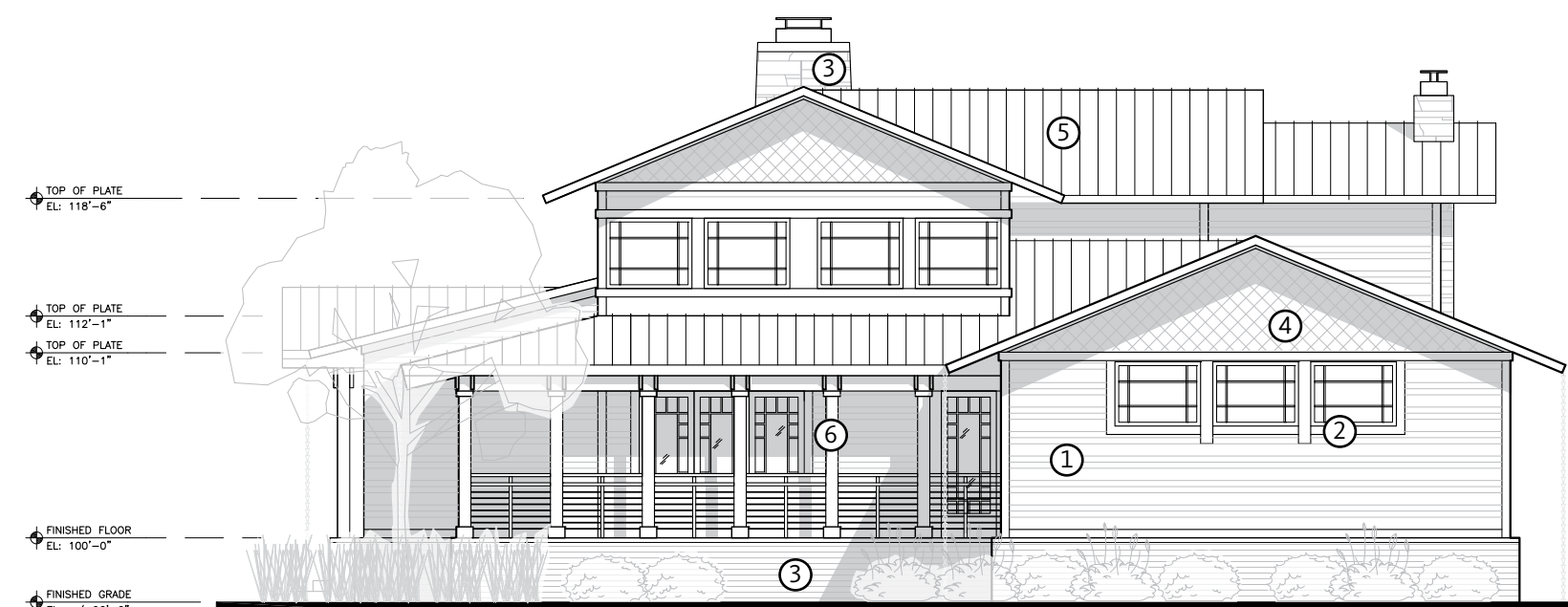




01.MARGARET ST. ELEVATION

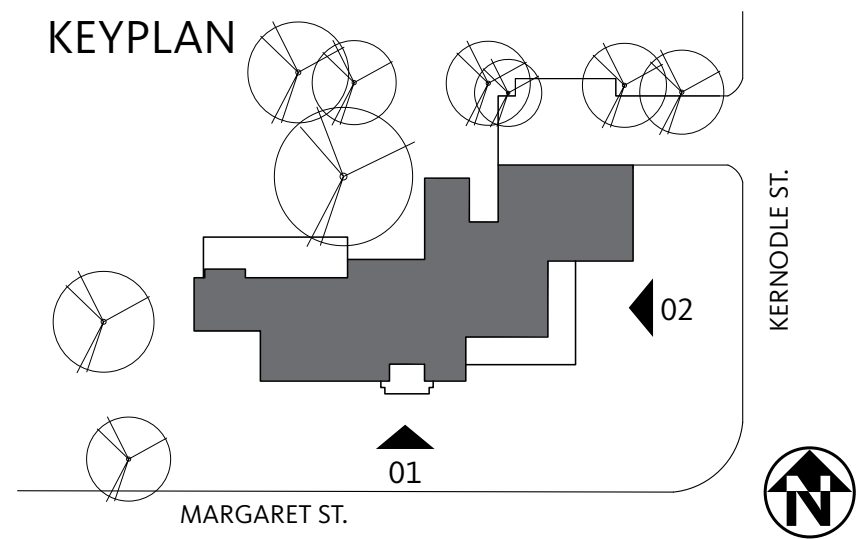
MATERIALS

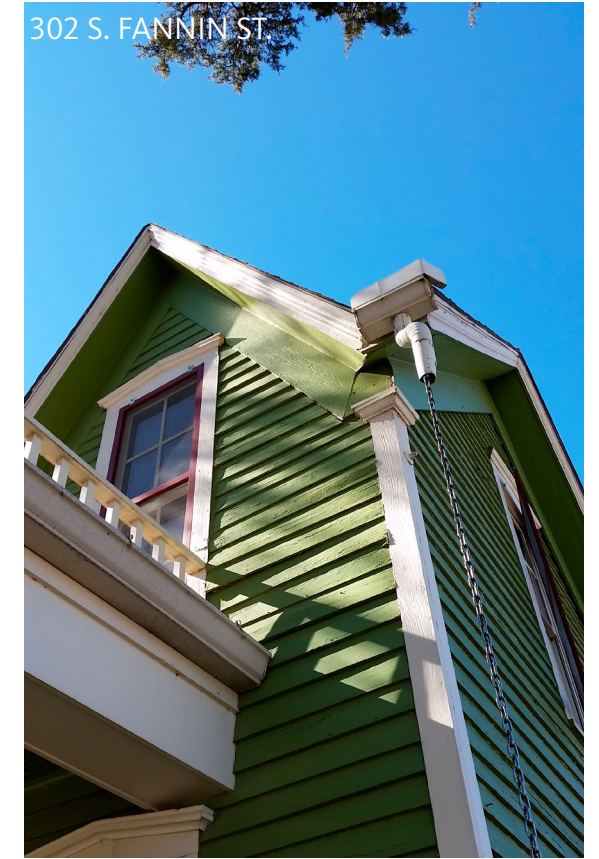
- ① CEMENTITIOUS LAP SIDING
- ② CEMENTITIOUS DIMENSIONAL TRIM
- ③ MASONRY
- ④ MTL SHINGLE
- ⑤ STANDING SEAM MTL ROOF
- ⑥ HEAVY TIMBER FRAMING



02.KERNODLE ST. ELEVATION

KEYPLAN





**ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS**

ORDER NO. BOA 2015-1-V

WHEREAS, the Board of Adjustment held a public hearing on the 8th day of January, 2015, to consider the application of Mr. Jonathan Brown, as owner for the tract of land described below, for a variance from the zoning, which requires a minimum 20 foot front yard setback

WHEREAS, the applicant requested a variance from the said zoning to reduce the front yard from 20 feet to 15 feet in order to build a house on block 3 lot B, F & M at 601 Kernodle St and

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS:**


Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning requirements of the City of Rockwall, be and in the same is hereby granted so as to permit the construction on said lots with a 15 foot front yard setback.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 8th day of January, 2015.

ATTEST:


Secretary

APPROVED:


Chairman