

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 11/19/2015

APPLICANT: Jay and Alison Odom

AGENDA ITEM: H2015-006; Exterior Rehabilitation and Remodel - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Jay and Alison Odom to allow for the exterior rehabilitation of a *Non-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 503 N. Fannin Street and is further identified as B. F. Boydston, Block 122, Lot A, City of Rockwall, and Rockwall County, Texas.

DISCUSSION:

The subject property is located at 503 N. Fannin Street, and is recognized as a *Non-Contributing Property*. This designation is due to the home having no contribution to the local history or the built environment, or may have been less than 50 years old at the time of the initial 1999 historic survey. As per the *Texas Historic Site Inventory* residential property form, the home was constructed as a single story "L-Plan" home with a pier and beam foundation, and a brick veneer exterior. The home is approximately 1,282 sq. ft., and based on the Rockwall Central Appraisal District records, was considered to have been constructed in 1940. The property is zoned Single-Family Residential (SF-7) district and is located on the west side of N. Fannin Street between Williams Street and Margaret Street.

The applicant is requesting a Certificate of Appropriateness (COA) to allow for the removal of the brick from the exterior of the home and to replace it with Hardiboard siding. It should be noted that it was not the intent of the property owner to remove the brick in their original scope of work, rather it was to repair the foundation of the home; however, as the foundation was being leveled, the brick had begun to fall. It was found that there had been no brick ledge used and the brick ties were also not used to secure the bricks to the structure, causing the remaining brick to be removed for safety purposes. Upon removal of the brick, it was discovered that the home was originally constructed with siding. Based on this, the applicants made a decision to return the home to its original version, keeping with the historical characteristics of the neighborhood, thereby not impacting the overall historical aesthetics or the integrity of the property.

According to Article V, Section 6.2, Historic Overlay (HO) District, F. Certificate of Appropriateness for alteration or new construction, 3(c) of the Unified Development Code (UDC), the board may enable the historic preservation officer to issue a certificate of appropriateness for alterations to the façade, including additions and removals that will be visible from a public street.

RECOMMENDATIONS:

Based on the scope of work submitted and the applicants intent of maintaining the historical aspects of the home, the proposed rehabilitation does 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) 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.

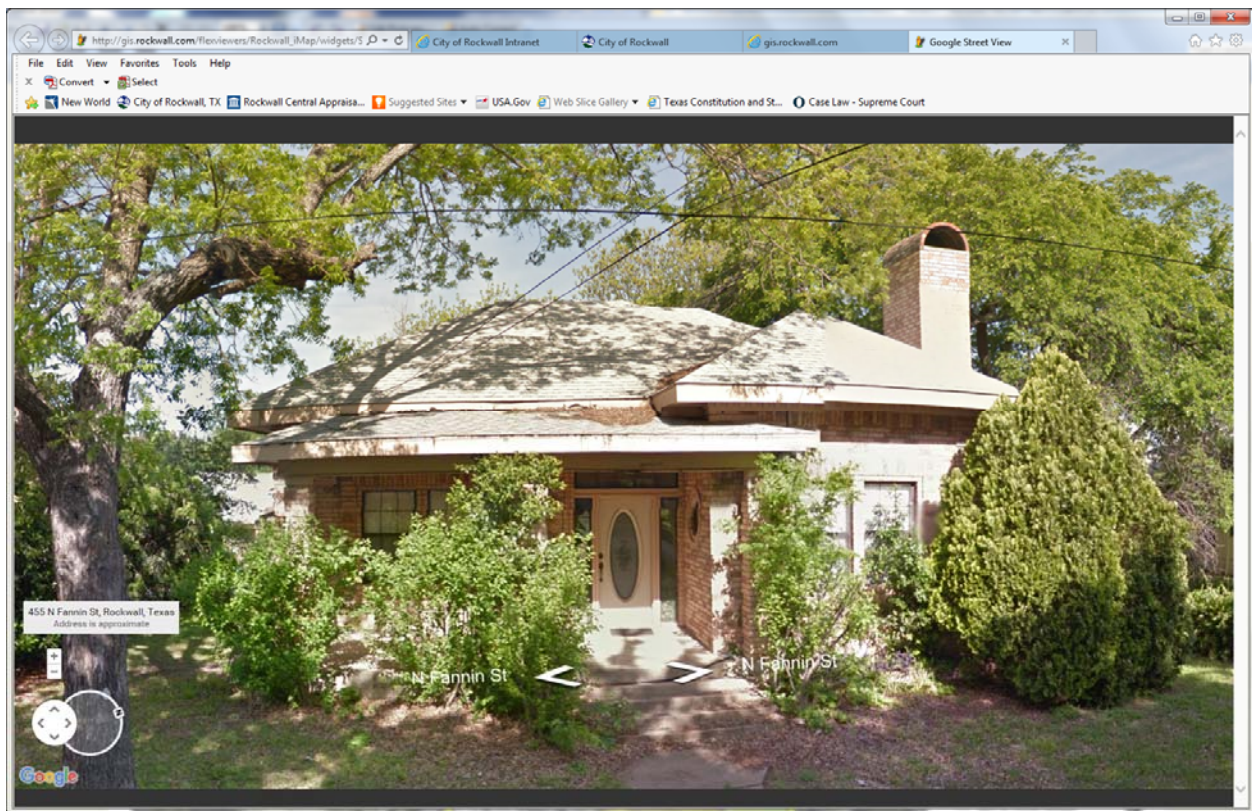
Certificate of Appropriateness Request

Jay and Allison Odom
503 N. Fannin Street
Rockwall, TX 75087

Historic District - Non-Contributing Property

Image of property prior to brick removal (courtesy of Google 360 Streetview – 11.11.2016)

A series of bricks fell due to foundation work being performed. Per the applicant, brick removal was not a part of the scope of work for this property.



http://gis.rockwall.com/flexviewers/Rockwall_iMap/widgets/StreetView/StreetView.html?wbgColor=333333&nSVImageAvailableMsg=<nostreetviewimageavailablemsg>

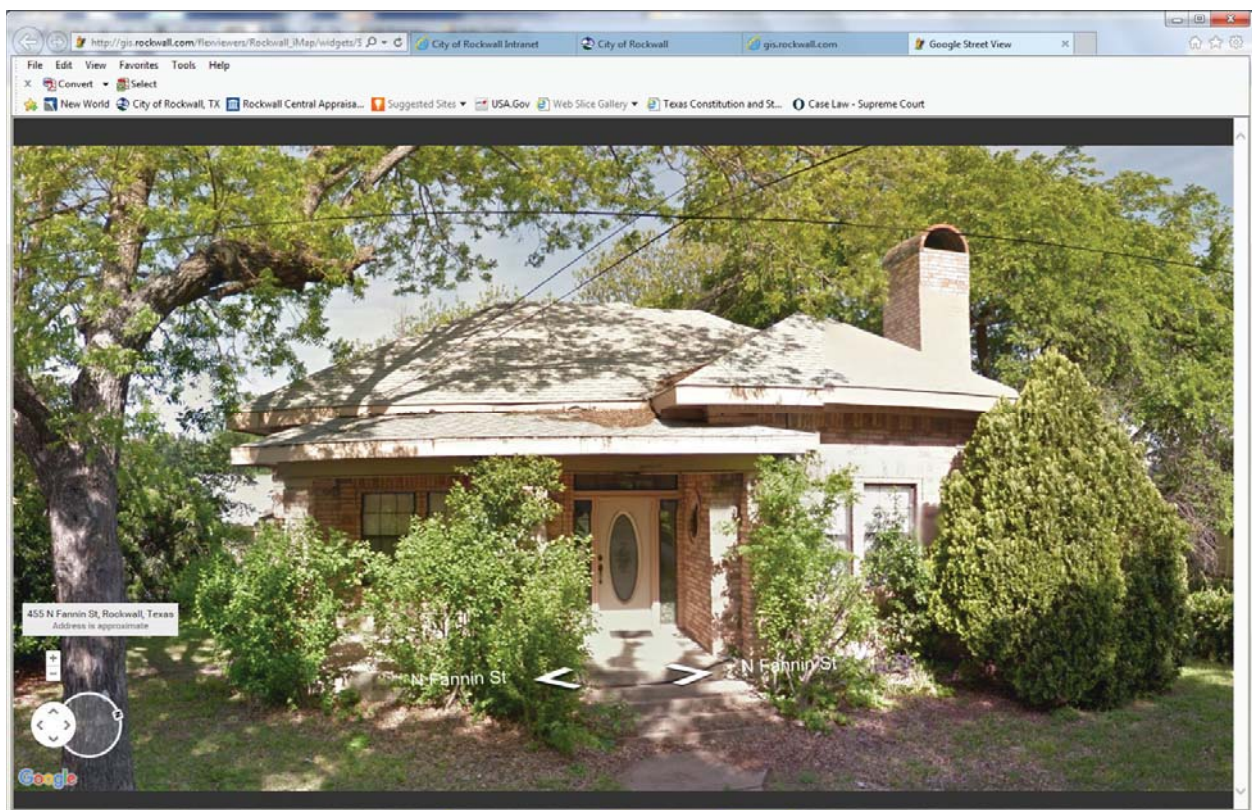
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CERTIFICATE OF APPROPRIATENESS (COA)

FROM THE HISTORIC PRESERVATION ADVISORY BOARD (HPAB)



PLANNING & ZONING DEPARTMENT
CITY OF ROCKWALL, TEXAS

1.1 HISTORIC PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 503 N Fannin St
SUBDIVISION BF Boydston LOT A BLOCK 122
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 Jay and Alison Odom
ADDRESS 405 N Fannin St
Rockwall, TX 75087
PHONE 214-202-4226
E-MAIL ADDRESS aotexas@gmail.com

2.2 APPLICANT INFORMATION [PLEASE PRINT]

APPLICANT IS: OWNER TENANT CONTRACTOR CONSULTANT
 OTHER, SPECIFY:

APPLICANT(S) NAME
ADDRESS
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 \$5000

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

Hardie board siding to be used on structure to bring it back to it's original look from when it was built. Previous owner, Cedo Rakich, was a brick mason and bricked the structure in the 90's. When foundation was repaired this summer, the bricks cracked and were not secured to structure, creating a major safety concern. Please see attached photographs for examples.

Side note: Several neighbors have commented that they remember when the bricks were put on the house in the 90's and are so glad to see the bricks go, and have the house back to its original state with siding exterior. Brick exterior for a bungalow built in the early 1900's is in appropriate.

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:

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

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?

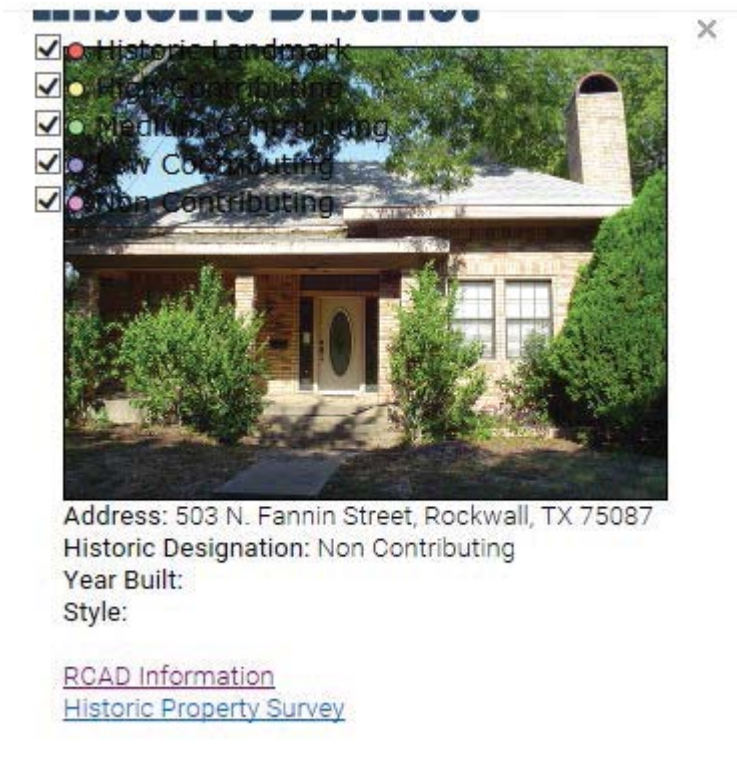
Upon approval of a COA request, an applicant will need to contact the Building Inspections Department at (972) 771-7709 to apply for a building permit. If no building permit is necessary the applicant may commence work immediately. If the COA is denied the applicant may appeal the decision to the City 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

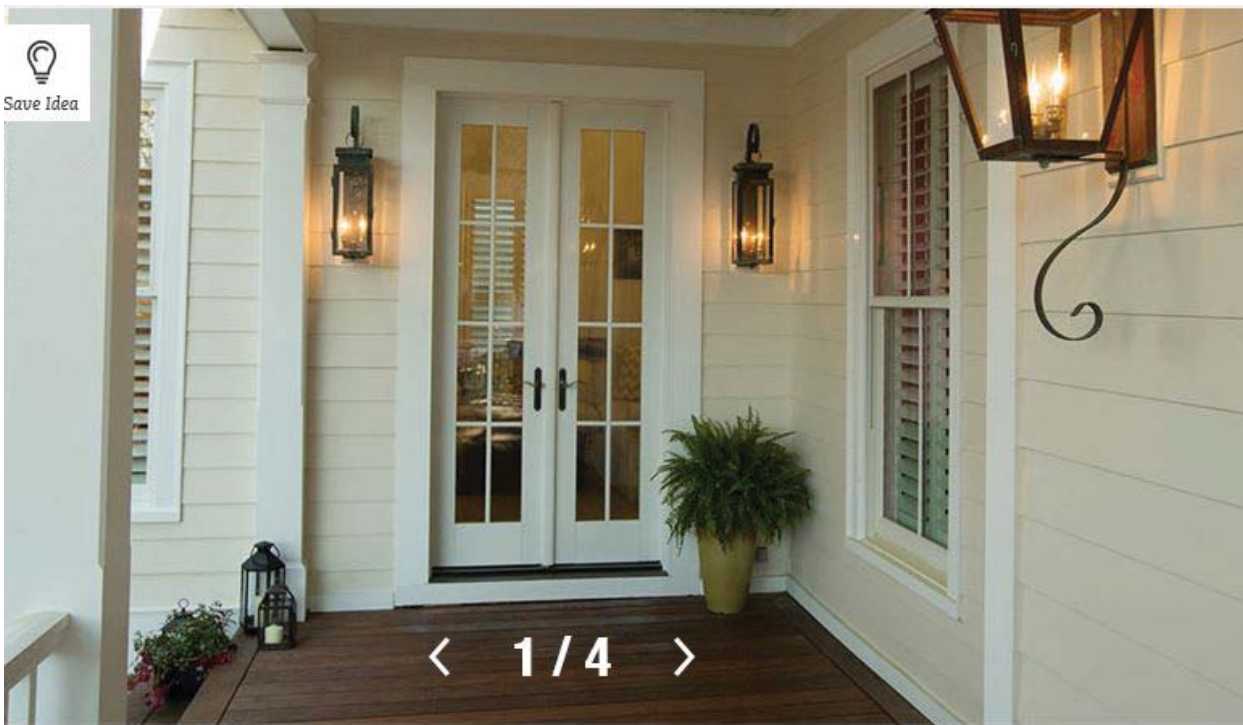
The Historic Preservation Advisory Board (HPAB) generally meets the third (3rd) Thursday of each month in the Council Chambers on the second (2nd) floor of City Hall (385 S. Goliad Street, Rockwall, TX 75087) at 6:00 pm. Below are the application deadline and meeting dates for 2013.

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

Here is what the home looked like before brick removal, (copied from <http://www.rockwall.com/planning/planningHistoryMaps.asp>)



The following pictures are examples of appropriate Hardie Board siding, and as you can see are appropriate for the style and age of home..





All About Fiber-Cement Siding

It masquerades as wood or masonry, wears like concrete, and survives even the harshest elements. It's your best siding option.

BY SAL VAGLICA, THIS OLD HOUSE MAGAZINE



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Wonder Siding

TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

N

County Rockwall SITE # _____ USGS Quad # _____
City/Rural Rockwall Date: Factual _____ Est. _____ Additions: _____
Historic Name _____ Architect/Builder _____
Address 503 N. FARMIN Contractor _____
Owner CEDO & JULIA RAKICH Historic Use RES.
Legal Desc. 3140-122A-0000-00-0R Present Use RES.
Property Type RES. Subtype _____ Stylistic Influence _____
Integrity of: location design setting materials workmanship association feeling
HISTORY OF PROPERTY _____

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor JSW Date Surveyed 05-12-00
Photo Data: Roll/Frame 8/23 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

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

STORIES:
1 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
E 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) 6x6
_____ 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
 flat/with parapet
 gambrel
 dormers: (specify #)
 gable
 hipped
 shed
_____ specify other

ROOF MATERIALS:

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

CHIMNEYS:

specify # _____
 interior (placement?) _____
 exterior (placement?) NE CORNER
 brick _____ stone
 with corbelled caps
 stuccoed
_____ specify other

OTHER:

OUT BUILDINGS:

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

LANDSCAPE:

sidewalks
 terracing _____ drives
 cistern _____ gardens





TEXAS
FVC-7105



