

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

**AGENDA DATE:** 01/21/2016

**APPLICANT:** Zach Teer

**AGENDA ITEM:** H2016-001; Attached Garage - COA

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**SUMMARY:**

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Zach Teer on behalf of the owner Michele M. Wyckoff to allow for the addition of an attached garage for 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 507 Munson Street and is further identified as Lot 13, Dawson Addition, City of Rockwall, and Rockwall County, Texas.

**DISCUSSION:**

The subject property is located at 507 Munson Street, and is recognized as a *Non-Contributing Property*, which indicates the home has no significance with regard to the local history or the built environment, or the property 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, with a synthetic siding exterior, and is recognized stylistically as having a *Minimal Traditional* influence. The home is approximately 1,020 sq. ft., and based on the Rockwall Central Appraisal District records, the main area was considered to have been constructed in 1985. The property is zoned Single-Family Residential (SF-7) district and is located on the north side of Munson Street, between Tyler Street and S. Clark Street.

The applicant is requesting a Certificate of Appropriateness (COA) to allow for the addition of an attached garage to the existing home. The attached garage will be a 10' X 34' [340 sq. ft.] structure incorporating Hardi siding for the exterior and a pitched roof system, matching the exiting home. Based on the proposed request, the applicant's intent is in keeping with the historical characteristics of the neighborhood, will not negatively impact the overall historical aesthetics of the district or the integrity of the adjacent historic properties.

According to Appendix D, Historic Preservation Guidelines of the Unified Development Code (UDC), Section III Building Standards, C. Building facades and materials, reads as follows:

1. *All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.*

*2. The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.*

*3. When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.*

*6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.*

According to Article V, Section 6.2, F. Certificate of Appropriateness for Alteration or New Construction, Subsection 3(a) of the Unified Development Code (UDC), the board may enable the historic preservation officer to issue a certificate of appropriateness for work performed on an applicable property in accordance with the Historic Preservation Guidelines as indicated in staff's memo.

**RECOMMENDATIONS:**

Based on the scope of work submitted and the applicants intent, the proposed roof replacement does not appear to impair the historical integrity of the adjacent properties, 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.

To Whom it may concern,

I Zach Teer contractor representing Mrs. Michele Wyckoff of 507 Munson Rd Rockwall TX.


She wants to build an attached garage on the right side of her home set 20 foot back from the front of the current home. It is to be 10 x 34 covered with James Hardi siding which is on the enclosed front porch now and we will match the roof to the home and paint it to match the home. The roof pitch will match the current home.

Thank you,

Zach teer

214-498-5213

0 20 40 80 120 160 Feet

H2016-001- 507 MUNSON RD.  
COA - LOCATION MAP = 



SF-7

MUNSON

CLARK



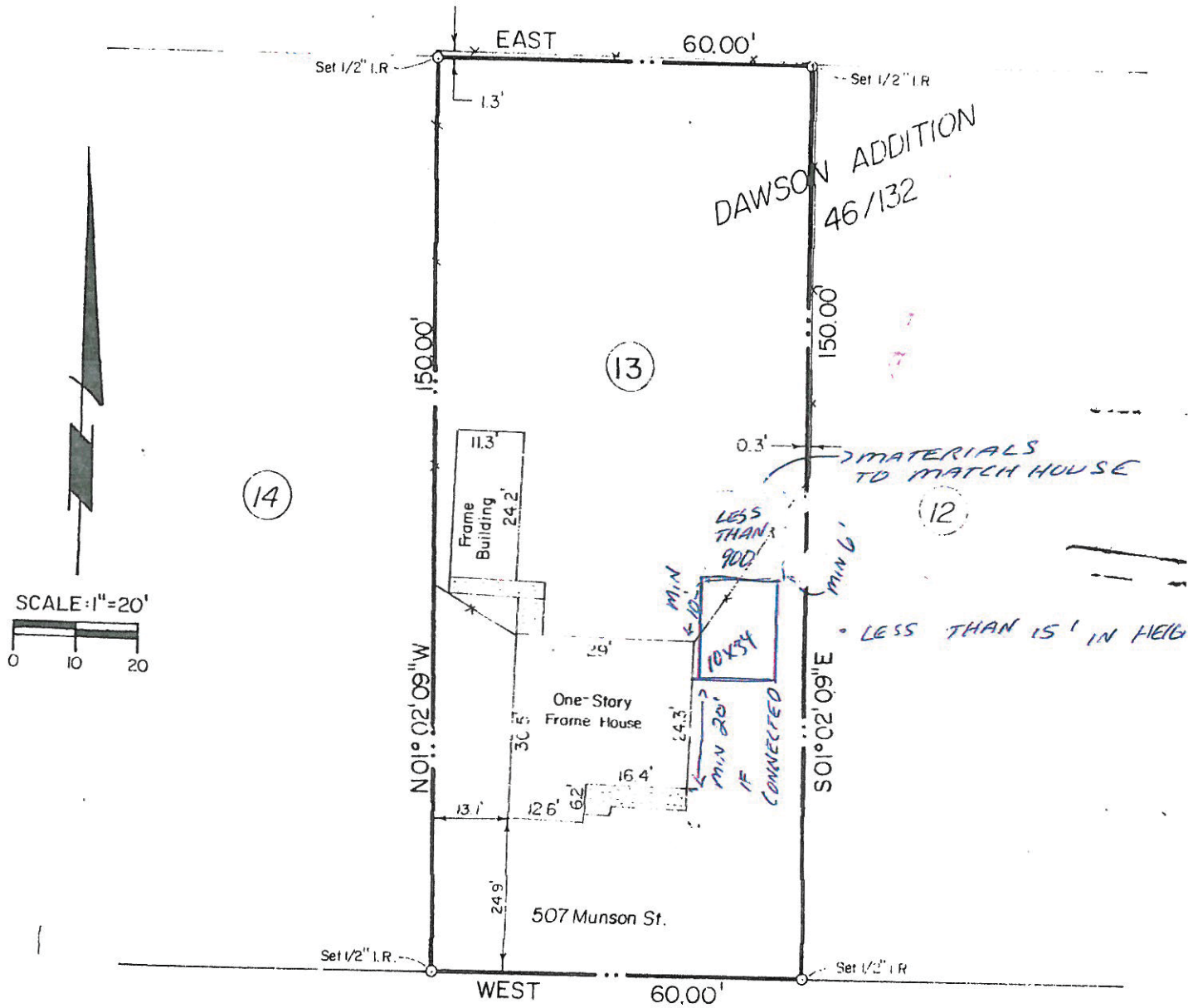
## City of Rockwall

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PLAYGROUND



MUNSON STREET (50')

TEXAS HISTORICAL COMMISSION  
TEXAS HISTORIC SITES INVENTORY FORM  
RESIDENTIAL PROPERTY FORM

N

County Rockwall  
City/Rural Rockwall  
Historic Name \_\_\_\_\_  
Address 507 MUNSON  
Owner JAYROE, EW & BESSIE  
Legal Desc. DAWSON, LOT 13  
Property Type RES.  
Integrity of:  location  design  setting  materials  workmanship  association  feeling  
HISTORY OF PROPERTY \_\_\_\_\_

SITE # \_\_\_\_\_ USGS Quad # \_\_\_\_\_  
Date: Factual \_\_\_\_\_ Est. \_\_\_\_\_ Additions: \_\_\_\_\_  
Architect/Builder \_\_\_\_\_  
Contractor \_\_\_\_\_  
Historic Use RES.  
Present Use RES.  
Subtype \_\_\_\_\_ Stylistic Influence Minted

AREAS OF SIGNIFICANCE (Include justification) \_\_\_\_\_

BIBLIOGRAPHY (include oral histories) \_\_\_\_\_

Surveyor J. Wm S. Date Surveyed 4-5-2000  
Photo Data: Roll/Frame 5/22 Through Roll / Frame \_\_\_\_\_ Slides \_\_\_\_\_  
Designations: \_\_\_\_\_ NR \_\_\_\_\_ RTHL \_\_\_\_\_ HABS \_\_\_\_\_ Local \_\_\_\_\_ Other \_\_\_\_\_

DESCRIPTION OF BUILDING:

LOCATION:  
 original location  
 moved (specify date)  
5 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:  
1 specify # of bays  
5 specify N/E/S/W elev. front  
 shed roof REAR  
 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)  
2x2 aw / 6x6 outside  
\_\_\_\_\_ 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?)  
 brick  stone  
 with corbelled caps  
 stucco  
\_\_\_\_\_ specify other

OTHER: PIPE

OUT BUILDINGS:  
\_\_\_\_\_ (specify # & type)  
 garage  barn  
 shed  
\_\_\_\_\_ specify other

LANDSCAPE:  
 sidewalks  
 terracing  drives  
 cistern  gardens



507

507

CHEVROLET

4863



NOV 12 2004