

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 02/18/2016

APPLICANT: Jay and Alison Odom

AGENDA ITEM: H2016-002; Roof Replacement - 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 replacement of a roof 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 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*. A non-contributing designation indicates that the home has no significance with regard to 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, 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.

As you may recall, the applicant came before the Historic Preservation Advisory Board in November of 2014 and was granted a Certificate of Appropriateness (COA) to allow for the replacement of the brick from the exterior of the home with Hardiboard siding. This was due to repair of the foundation of the home as it was being leveled, causing the brick to fall. With this project nearing completion, the applicant is now requesting to replace the existing shingled roof with a metal roof.

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

- 1. Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.*

4. Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.

It should be noted that metal roofs exist within the historic district and have been approved in the past by the HPAB. As an example, 601 Kernodle was approved in February 2015 for a standing seam metal roof. Although not yet constructed, there is precedence to allow for alternative roof materials within the Historic District. As with the previous COA 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 properties.

According to Article V, Section 6.2, Historic Overlay (HO) District, F. Certificate of Appropriateness for alteration or new construction, 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 cited above.

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.

Historic Preservation Advisory Board Recommendation:

On January 21, 2016, the Historic Preservation Advisory Board's motion to table the case to the February meeting passed by a vote of 4 to 0 with Board Member Mishler absent and two vacancies.

December 29, 2015

Jay and Alison Odom
405 N Fannin St
Rockwall, TX 75087

Re: Property located at 503 N Fannin Street, Rockwall, TX 75087 – Certificate of Appropriateness

Dear Historic Preservation Advisory Board,

We previously received a unanimous vote from the board to change the exterior of the above referenced home from brick to siding, and are nearing completion of this project. While doing the siding work, we decided it only makes sense to put on a new roof as well. We would like to use a metal roof, as we find it a very attractive option. An example of a full metal roof being approved by the HPAB is the new construction at 601 Kernodle. I'd like to point out that metal roofs have been historically used for many years, and although it is a change to the current property we feel that it is an attractive, appropriate use. Please keep in mind that this property is not a contributing historical property.

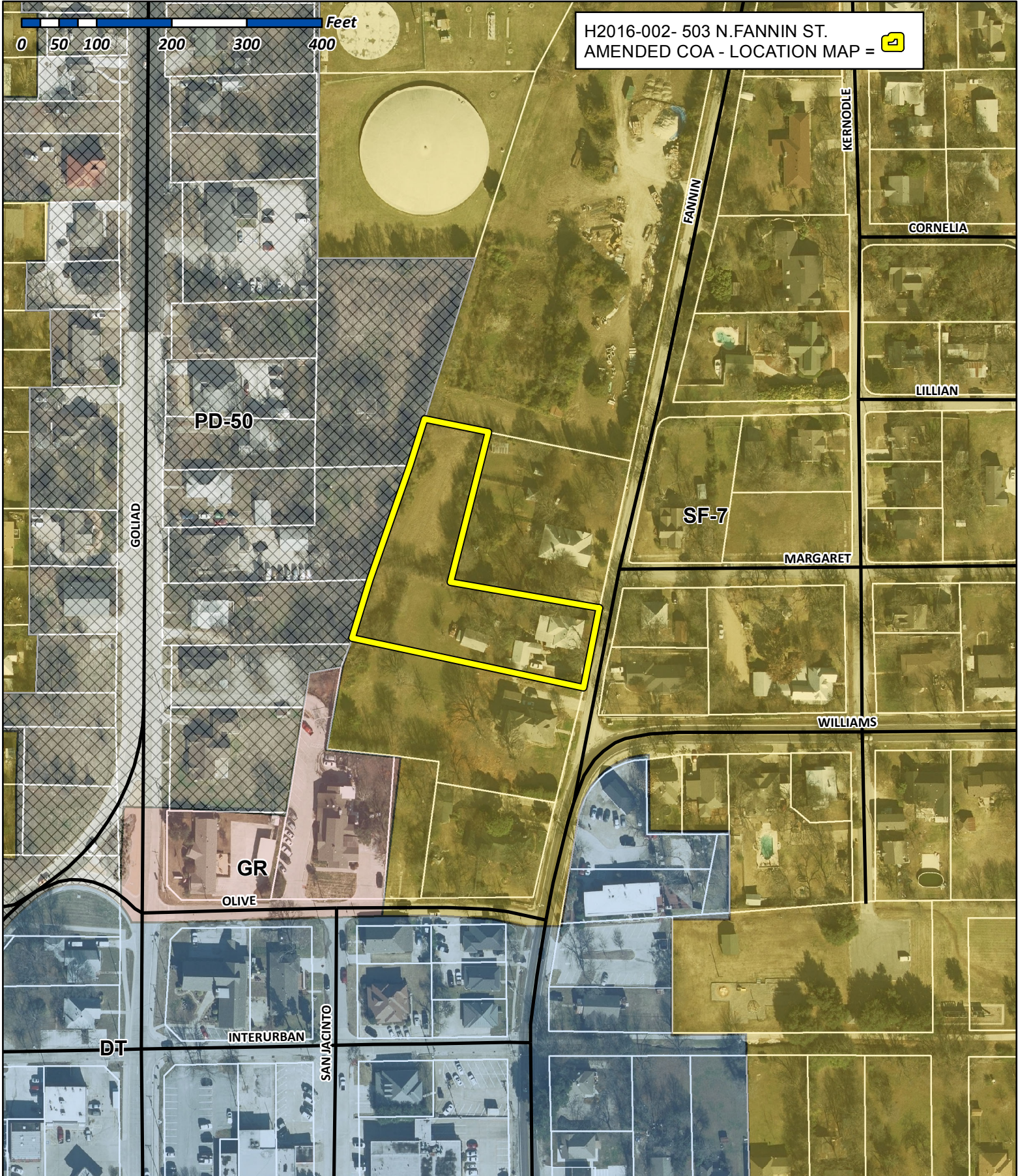
We will be painting the siding a light grey color, and using a silver colored metal roof. Photo example attached.

Thank you so much for your consideration.

Thank you,

A handwritten signature in cursive script that reads "Jay & Alison Odom". The signature is written in black ink and is positioned above the typed name.

Jay and Alison Odom
214-202-4226



H2016-002- 503 N.FANNIN ST.
 AMENDED COA - LOCATION MAP = 



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.



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)
 building faces (N/S/E/W)

STORIES:
 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:

specify # of bays
 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

