

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 06/16/2016

APPLICANTS: Jim and Peggy Ricketts

AGENDA ITEM: H2016-004; 401 N. Fannin Street - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Jim and Peggy Ricketts to allow for the renovation and expansion of a High Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family 7 (SF-7) District. The subject property is located at 401 N. Fannin Street and is further identified as Lot C, Block 122, B. F. Boydston, City of Rockwall, Rockwall County, Texas.

DISCUSSION:

The subject property is located at 401 N. Fannin Street, and is recognized as a *High Contributing Property*, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 2,115 sq. ft., and based on the Rockwall Central Appraisal District records, the main area was considered to have been constructed in 1905. The property is zoned Single-Family Residential (SF-7) District and is located on the east side of the intersection of Olive Street and N. Fannin Street.

The applicant is requesting a Certificate of Appropriateness (COA) to allow for the renovation and the expansion of the existing home. The applicant is proposing the following renovations: 1) remove two (2) bay windows, 2) replace the vinyl siding with hardy board planks, 3) expand the current kitchen, 4) add square footage on the west side of the house for a pantry, utility room, and a mud room, 5) enlarge the living room, 6) enlarge the second floor to include two (2) bedrooms, a playroom, a bathroom, and a porch, and 7) add square footage on the northeast side of the house for a new master bedroom suite. In addition to the renovation and expansion of the home, the applicant is proposing to renovate the existing detached garage, adding a second floor and add a dormer window to the garage.

According to Article V, Section 6.2, B. *Contributing Structure*, of the Unified Development Code (UDC), a *contributing structure* is a building, site, structure, or object which adds to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because:

1. It was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period; or,
2. It independently meets the National Register criteria. The level by which a property is “contributing” (high-, medium-, and low-contributing property) was originally determined by a historical survey of the properties within the Old Town Rockwall (OTR) District implemented by the Planning and Zoning Department through the spring and summer of 2000.

Additionally, Article V of Section 6.2, G. *Standards of Approval*, of the Unified Development Code (UDC) states that the Historic Preservation Advisory Board (HPAB) must approve the application for a certificate of appropriateness if it determines that the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in the Unified Development Code (UDC).

According to Section III.C. *Building Facades and Materials* of Appendix D, *Historic Preservation Guidelines* of the Unified Development Code (UDC):

- *All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.*
- *The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.*
- *When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.*
- *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.*

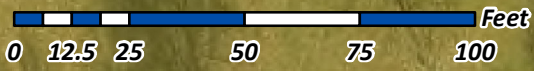
According to Subsection 3(a) of Section 6.2, F. *Certificate of Appropriateness for Alteration or New Construction*, of Article V, of the Unified Development Code (UDC), the board may enable the historic preservation officer to issue a certificate of appropriateness for work performed on an applicable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

RECOMMENDATIONS:

Based on the applicant’s proposed scope of work and the contributing nature of the subject property, the approval of the proposed Certificate of Appropriateness is a discretionary

decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition 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 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.



H2016-004- 401 N. FANNIN STREET
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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May 20, 2016

To Whom it may concern:

We are requesting approval for our application for Certificate of Appropriateness. We purchased the property located at 401 N. Fannin Street and wish to make renovations and improvements to the exterior and interior, add square footage to the west side of the house (bordered by Olive Street), as well as build an addition on the northeast side of the house.

- Improvements we wish to make include removal of two bay windows and vinyl siding. We do not wish to replace the bay windows which are not original to the home but do intend to replace the siding with hardy board planks. Both improvements are more in keeping with the aesthetics of the original home.
- The proposed renovation of our property includes a) enlarging the kitchen, b) adding a pantry, utility, and mud room adjacent to the kitchen, c) enlarging the living room, d) enlarging the second floor to include two bedrooms, a playroom, a bathroom, and a porch, and e) adding a new master bedroom suite at the back northeast side of the house.
 - a) The kitchen expansion encompasses the present kitchen which is not original to the home but was renovated in 1996.
 - b) The pantry, utility, and mud room are all new construction and will blend with the current structure.
 - c) The proposed living room expansion is on the west (Olive Street) side of the house and does not interfere with the street view. The only things of historical value are three windows which would be removed and then reinstalled into the new exterior wall on the expansion.
 - d) The second floor was originally attic space and has undergone several renovations over the years. It is one open space and has had a shower added which will be removed and replaced with a new full bathroom.
 - e) The proposed master suite is all new construction and has been designed in keeping with the original home's elevations and aesthetics. Only a small portion of one side would be visible when looking at the front of the house.

May 20, 2016

In addition to the proposed renovation and new construction are plans to improve the existing detached garage and add a second floor including a dormer window. This improvement would be similar to but not as large as the detached garage located at 602 Williams Street.

We are excited about being a part of Old Town Rockwall. We moved to Rockwall in 1986 and have seen many changes over the years. One important change has been the improvement and revitalization of the downtown historic district which we are very happy about. We have talked about living in a historic house in Rockwall many times over the years and when the house at 401 N. Fannin went up for sale we jumped at the chance to purchase it. We not only feel it is a good investment given its proximity to downtown and the revitalization of the Rockwall square but also that it will a wonderful home for us and someday our grown children and their children. We have four grandchildren (so far) and the home, as it is now, is not conducive to family gatherings and get-togethers with friends. We need the extra space as our family continues to grow and are looking forward to preserving and improving this important part of Rockwall's history.

Sincerely,

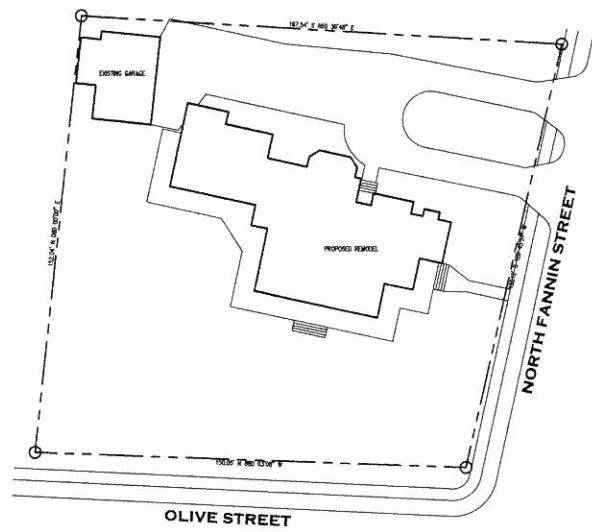
Jim and Peggy Ricketts
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Royse City, TX 75189

Jim: (214) 455-6645
jricketts@wheel-source.com

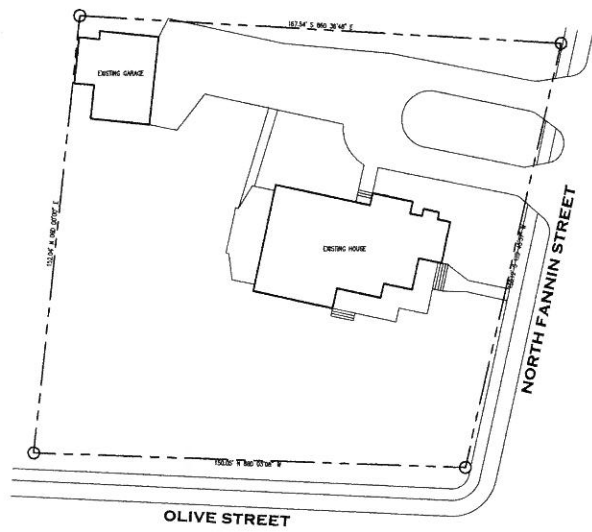
Peggy: (469) 338-9158
per6760@msn.com

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

Renovation/new build



Existing



GENERAL NOTES:

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ROSWELL, GA 30076

No.	Date	Revised	By

RICKETTS REMODEL

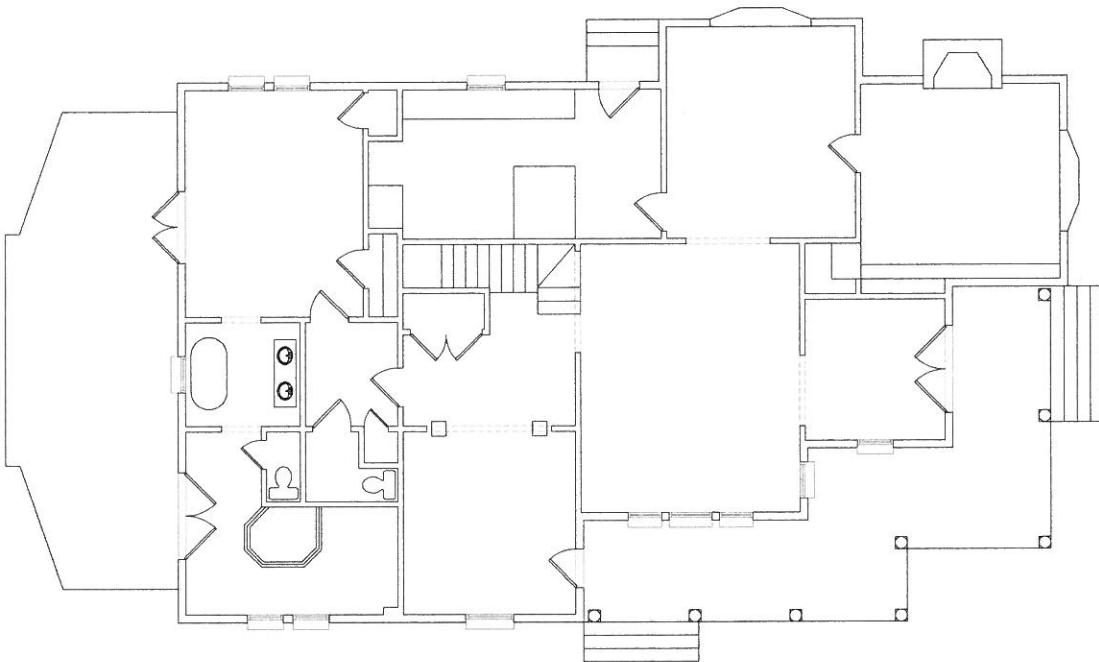
SITE PLANS

Scale:	1"=30'-0"
Date:	
Project No.:	100000
Designer:	CR
Drawn:	CS
Checked:	CR

SHEET
A1 OF
11

Existing 1st floor

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No.	Date	Revision	By

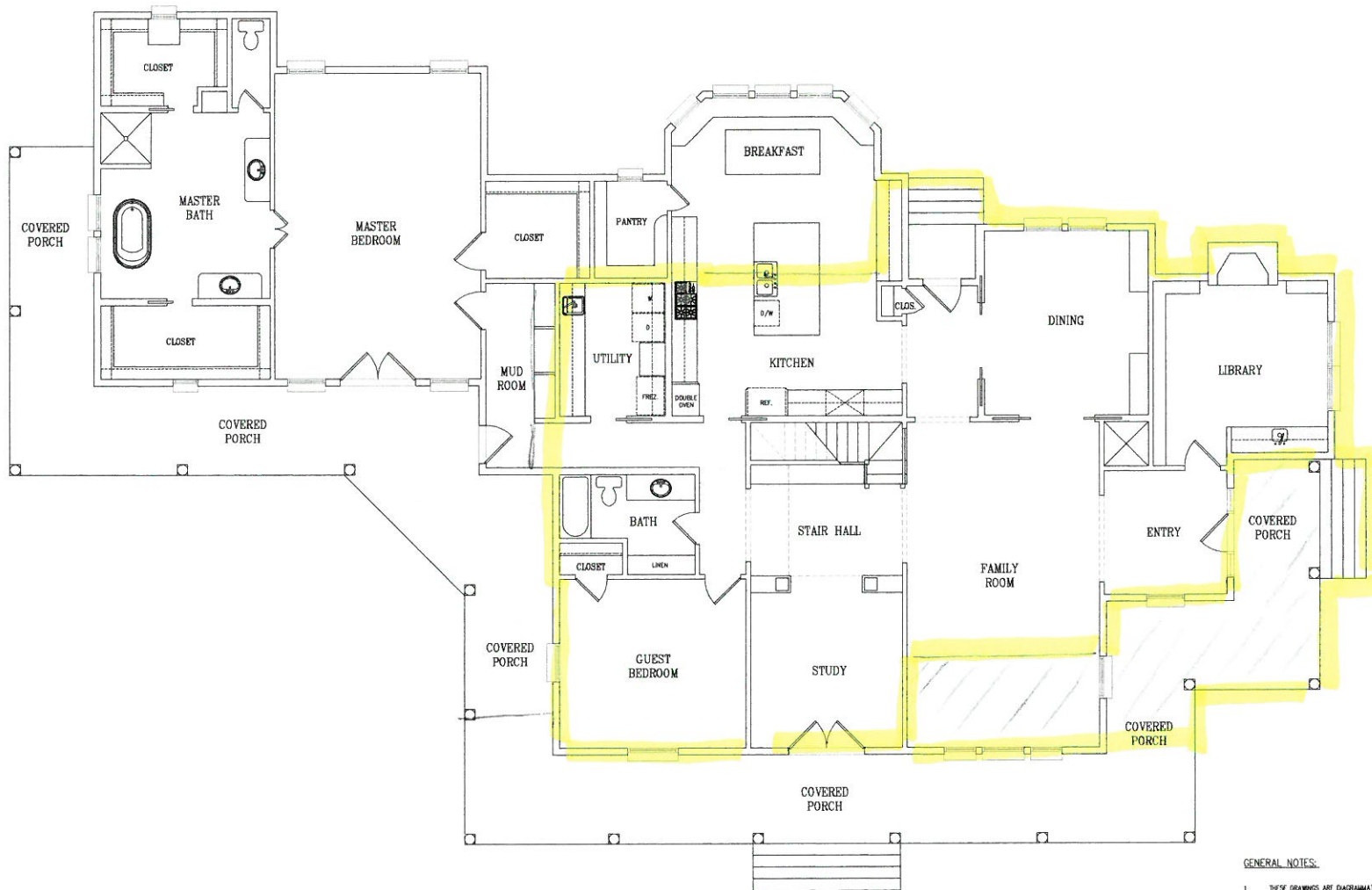
RICKETTS REMODEL
EXISTING FLOOR PLAN

Scale:	1/4"=1'-0"
Date:	
Project No.:	160305
Design:	ON
Drawn:	CS
Checked:	ON

SHEET
A2 OF
11

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

Existing w/ new build/renovation overlay



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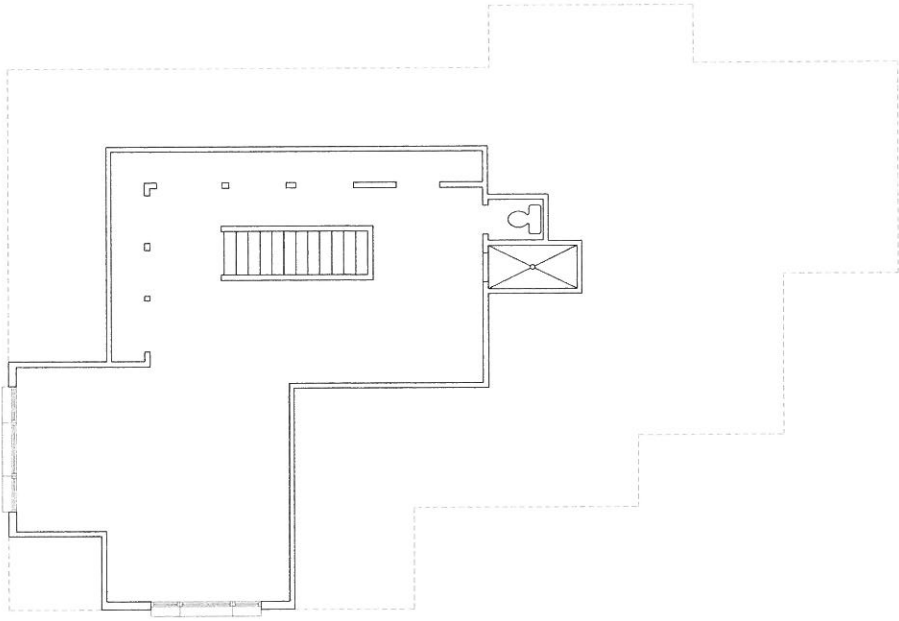
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No.	Date	Revision	By

RICKETTS REMODEL
PROPOSED FLOOR PLAN

Existing 2nd floor

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No.	Date	Revision	By

RICKETTS REMODEL
EXISTING FLOOR PLAN

Scale:	1/4" = 1'-0"
Date:	
Project No.:	160705
Designer:	DM
Drawn:	CS
Checked:	DM

SHEET
A3 OF **11**

• New build / renovation

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No.	Date	By

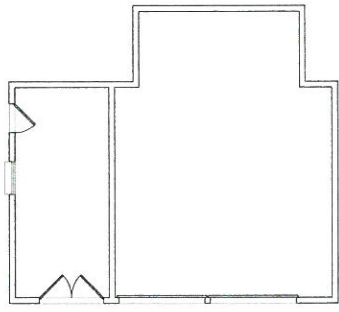
RICKETTS REMODEL

PROPOSED FLOOR PLAN

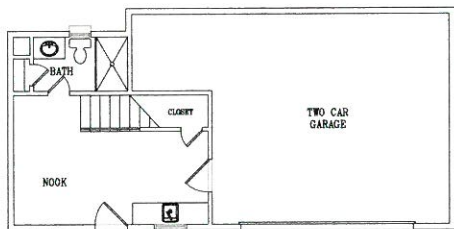
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Project No.:	100305
Design:	CM
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Checked:	CM

SHEET
A5 OF
11

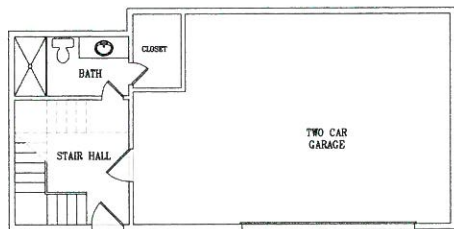
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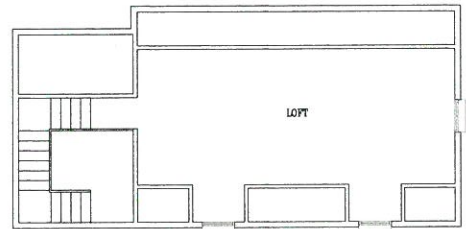
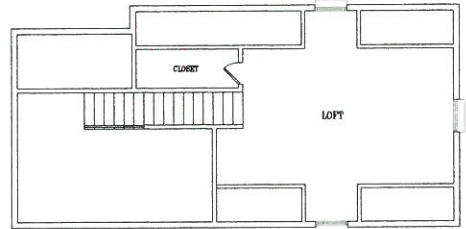
EXISTING GARAGE



GARAGE SCHEME A



GARAGE SCHEME B



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No.	Date	Revision	By

PROJECT NO. 160305

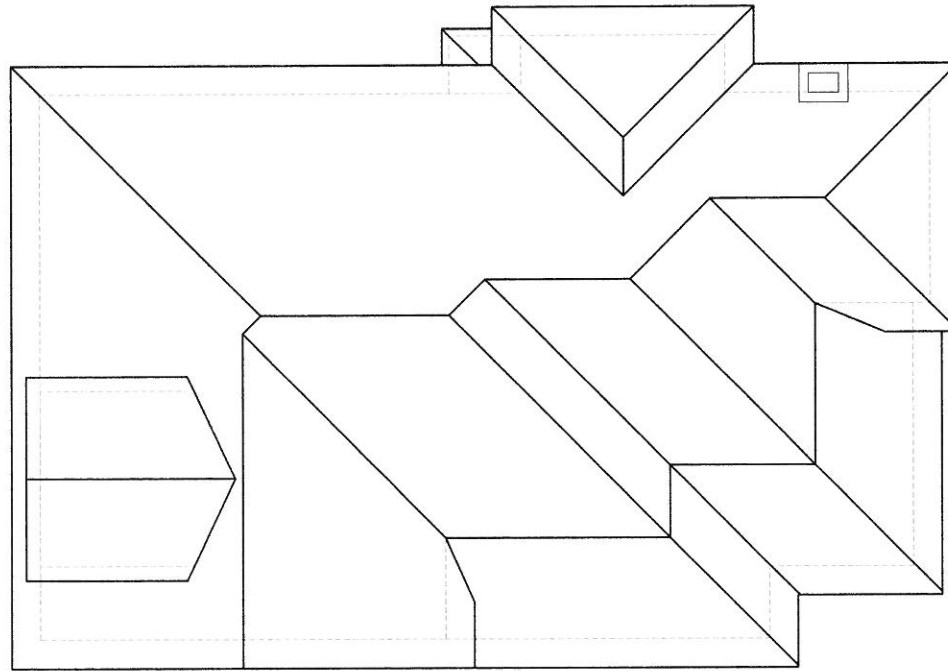
**RICKETTS REMODEL
GARAGE PLANS**

Scale	1/4" = 1'-0"
Date	
Project No.	160305
Design	DR
Drawn	CS
Checked	DR

SHEET
A11 OF
11

Existing

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No.	Date	Revision	By

RICKETTS REMODEL

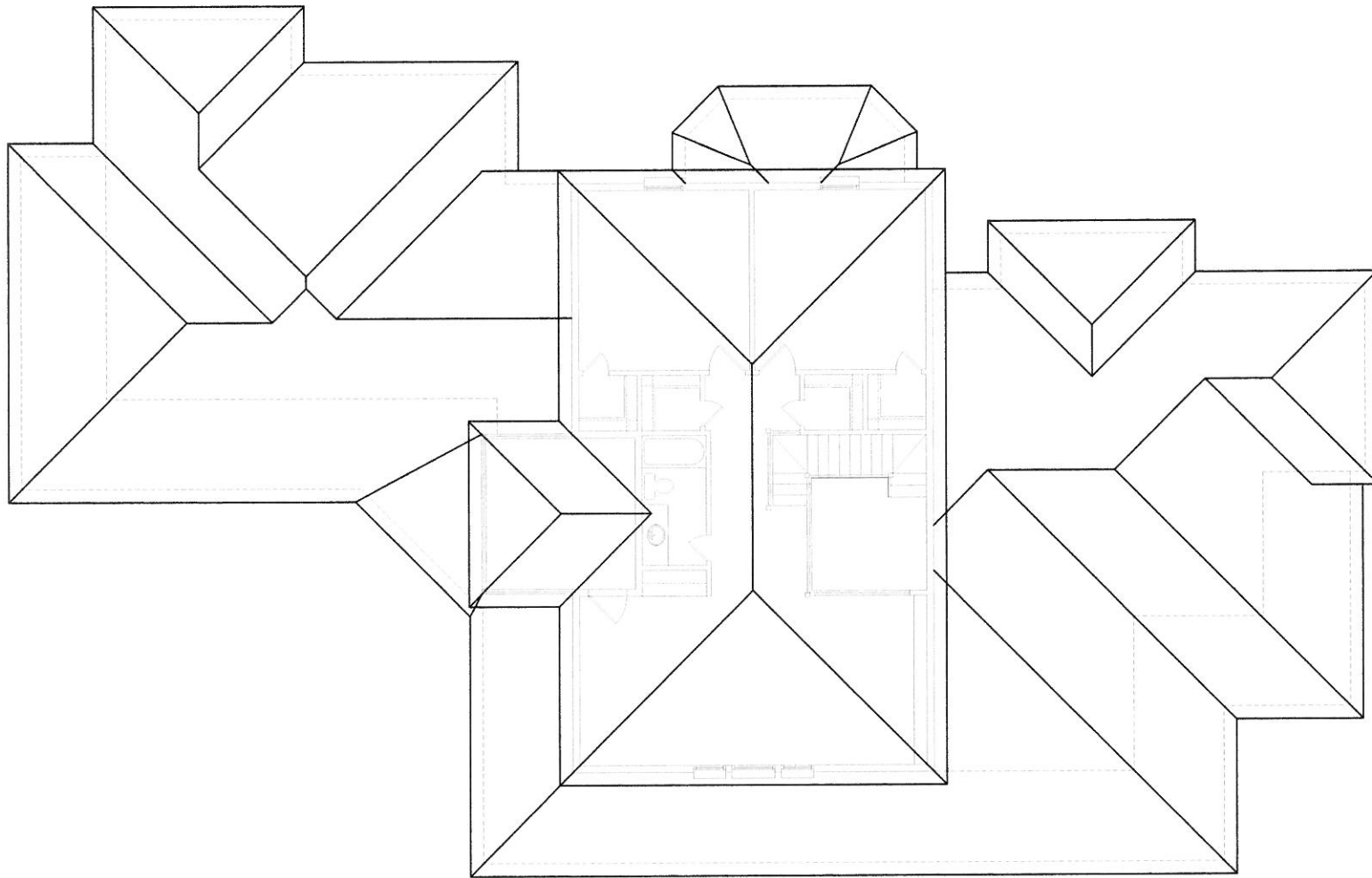
EXISTING ROOF PLAN

Scale:	1/8"=1'-0"
Date:	
Project No.:	166305
Designed:	CM
Drawn:	CS
Checked:	CM

SHEET
A6 OF
11

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



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No.	Date	Revised	By

PROJECT NO. 166305

RICKETTS REMODEL
PROPOSED ROOF PLAN

Scale:	1/4" = 1'-0"
Date:	
Project No.:	166305
Designed:	OK
Drawn:	CS
Checked:	OK

SHEET
A7 OF
11

Existing

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

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No.	Date	Revision	By

RICKETS REMODEL
EXISTING ELEVATIONS

Scale:	1/4"=1'-0"
Date:	
Project No.:	150305
Designer:	CM
Drawn:	CS
Checked:	CM

SHEET
A8 OF **11**

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FRONT ELEVATION



RIGHT ELEVATION

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 FAX: 662-246-3997

No.	Date	Revision	By

RICKETS REMODEL
PROPOSED ELEVATIONS

Scale:	1/4" = 1'-0"
Date:	
Project No.:	160305
Design:	CM
Drawn:	CS
Checked:	CM

SHEET
A9 OF
11

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



REAR ELEVATION



LEFT ELEVATION

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HOVAVILLE, MISSISSIPPI 38661

No.	Date	Revised	By

RICKETTS REMODEL

PROPOSED ELEVATIONS

Scale:	1/4"=1'-0"
Date:	
Project No.:	160305
Designer:	DM
Drawn:	CS
Checked:	DM

SHEET
A10 OF
11

































401 N. Fannin Street

1. Kitchen will become part of new kitchen
2. Dining will be painted; built-ins added
3. Living room will be painted and expanded 7 feet on Olive St. side. Windows will be salvaged.
4. Master bedroom will be incorporated as new kitchen space.
5. Master bathroom will become utility and pantry.
6. Back porch will include new master bedroom addition.
7. Hall bath will be expanded as a four piece guest bath.
8. Upstairs will include a playroom, two bedrooms, and a bathroom.
9. Front foyer will remain the same.
10. North side will be expanded as kitchen seating area.

Any materials deemed of historic value will be salvaged and incorporated into renovations.