

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

**AGENDA DATE:** 10/20/2016

**APPLICANTS:** Michael Jamgochian and Leslie Barrett

**AGENDA ITEM:** H2016-007; 602 Storrs Street - COA

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Michael Jamgochian and Leslie Barret for the approval of a Certificate of Appropriateness (COA) allowing the installation of a new roof on a *High Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Two-Family (2F) District. The subject property is located at 602 Storrs Street and is further identified as Lot W, Block 1, Mill Co. Subdivision, City of Rockwall, Rockwall County, Texas.

**DISCUSSION:**

The subject property is located at 602 Storrs 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 3,222 sq. ft., and the main area was constructed in 1920, and was built in the Folk Victorian style. The property is zoned Duplex (Two Family) Residential (2F) District and is located on the southeast corner of Storrs Street and Sherman Street.

The applicant is requesting a Certificate of Appropriateness (COA) to allow for the installation of a standing seam, metal roof on the existing home, detached garage, and accessory structure. Given that the home was built in 1920, the typical roofing materials used during this period were wood shingle, metal, slate, or tile, according to the applicant.

In the 1980's the home underwent a major renovation and expansion that included adding a second story to the back of the home and significantly changing the roofline. At that time, a standard 3-tab composite shingle was used to roof the entire house. Subsequent roof replacements have used the same material. The applicant is proposing to replace the existing roof on all three (3) structures with a galvanized aluminum, standing seam roof.

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.

According to Section III.D. *Roofs* of Appendix D, *Historic Preservation Guidelines* of the Unified Development Code (UDC):

- *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.*
- *The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof.*
- *The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.*
- *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.*
- *The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.*

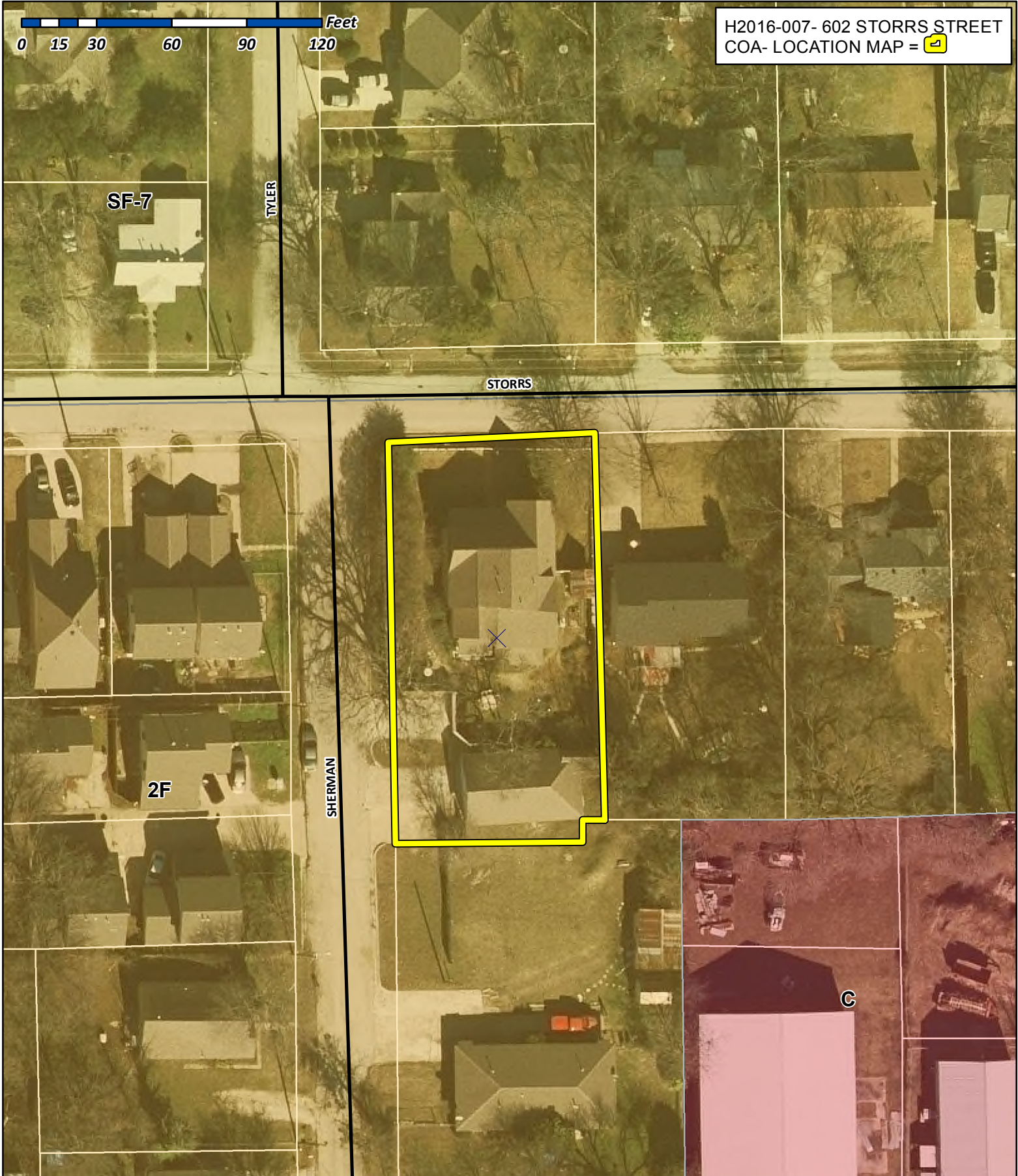
According to Subsection 3(a) of Section 6.2, F. *Certificate of Appropriateness for Alteration or New Construction*, of Article V, of the Unified Development Code (UDC), the board may enable the Historic Preservation Officer (HPO) to issue a certificate of appropriateness for work performed on an applicable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

While the applicant is proposing to use a galvanized aluminum, standing seam roof which will change the architectural appearance of the home, the request is closer in material than the existing 3-tab shingle presently on the structures. In addition, this type of roofing material has previously been approved by the Historic Preservation Advisory Board (HPAB) for other properties. The applicant will not be changing the appearance of the home and the applicant is proposing to keep the roofline as it is currently.

### **RECOMMENDATIONS:**

Based on the applicant's proposed scope of work and the applicant's intent, the proposed renovation/expansion does not appear to impair the historic integrity of the adjacent properties; therefore, staff supports the applicant's request for Certificate of Appropriateness (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 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.



# 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.



602 Storrs Street  
Rockwall, TX 75087  
October 3, 2016

David Gonzales, AICP  
Senior Planner/HPAB Liaison  
385 S Goliad  
Rockwall, TX 75087

Dear Mr. Gonzales,

We purchased 602 Storrs Street, the former J.E. Wilson House - Folk Victorian, in October 2013. Our pre-purchase inspection indicated that the roof was approximately 12 years old and would need to be replaced within a few years based on visible wear. Several minor repairs were required to satisfy mortgage company and those were completed.

With the Spring 2016 hail storms, our insurance company (State Farm) inspection determined that the house, detached garage, and shed all required roof replacement. At the time and currently, there are no leaks or interior damage to the house. Given the number homes requiring roof replacement, we elected to wait until fall to complete the work. We spent the summer interviewing contractors and selecting a roofing material. Our intent has been since the purchase to return the house to as close to its original form as possible.

Given that the house was built between 1887 and 1890, typical roofing materials used in the period would be wood shingle, metal, slate, or tile. Based on the Rockwall County Historic Foundation records we believe homes in Rockwall would have used primarily wood shingle or metal. In certain cases, slate may have been used.

602 Storrs Street underwent a major renovation and expansion in the early 1980's. The expansion added a second story to back of the house and significantly changed the roof's silhouette. At that time, standard 3-tab composite shingles were used to roof the entire house. Subsequent roof replacements have used the same material.

The expansion covered several of the original roof lines instead of removing them. Much of the wood shingle roof dating from the 1960s is still visible in the attic, supporting our belief that entire original roof was wood shingle. We are working with Susan Reinhardt Mills, granddaughter of J.E. and Nettie Wilson, to confirm the original roof type.

Since wood shingles are prohibited by current building codes, we want to use a standing seam metal roof instead of standard composite to return all 3 structures to a more period appropriate look. Galvanized Aluminum color was selected to be in keeping with period as well. We have discussed the material selection with Susan Reinhardt Mills and she concurs.

We have selected Avco Roofing to install the standing seam metal roof. Avco has been installing metal roofs on houses built in late 1800s and early 1900s all over east Texas for over 10 years. This photo shows an example of the material proposed for the roof replacement. The metal panels are 18" wide, 24-gauge metal, and classified as Class-4 roofing material.



In support of our request to replace the current standard composite shingle roof with standing seam metal roof, we present 3 metal roofs in Rockwall.

The Manson-Lamoreaux-Hartman House was built in 1850 and is currently the home of Rockwall County Historic Foundation museum. It currently has a metal roof.



501 Storrs is a Folk Victorian built in 1885. It is within the Rockwall Historic District and considered a High Contributing property. It currently has metal roof.



712 Hartman is not within the Rockwall Historic District, but a mere 2 blocks east. It currently has a standing seam metal roof of Galvanized Aluminum color.



In addition to this letter, we are also providing the completed Certificate of Appropriateness form and sample metal roof material.

We believe that installing a standing seam metal roof on 602 Storrs will enhance its historic value, improve the overall property value and protect the house with a much more durable and longer lasting material. We look forward to meeting with Historic Preservation Advisory Board to review our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Jamgochian and Leslie Barrett".

Michael Jamgochian and Leslie Barrett, Homeowners