

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

AGENDA DATE: 02/16/2017

APPLICANTS: Tyler and Megan Riddle

AGENDA ITEM: H2017-001 307 S. Clark Street-COA

SUMMARY:

Hold a public hearing to discuss and consider a request by Tyler and Megan Riddle for the approval of a Certificate of Appropriateness (COA) allowing the renovation and expansion of an existing single-family home on a Medium Contributing property being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicants have submitted an application requesting the Historic Preservation Advisory Board (HPAB) approve a Certificate of Appropriateness (COA) for the purpose of allowing the renovation and expansion of an existing *medium-contributing* property with a 1,649 sq. ft. single-family home that is located within the Old Town Rockwall (OTR) Historic District. In addition, the applicants have submitted separate requests for a building permit fee waiver and a small matching grant. The home is considered to be constructed in the *Folk Victorian* architectural style.

CHARACTERISTICS OF THE PROJECT:

The subject property is addressed as 307 S. Clark Street and is recognized as a *medium-contributing* property, which indicates that the property has significant architectural and/or historic characteristics. The main home is approximately 1,649 sq. ft., (and based on the Rockwall Central Appraisal District records) the main area is considered to have been constructed in 1890. The property is zoned Single Family 7 (SF-7) District and is located south of the southeast corner of Hartman Street and S. Clark Street.

The applicants are proposing to expand the existing single-family home by 500 sq. ft. for the purpose of incorporating an additional bedroom and 1½-bathrooms. Additionally, the applicants are proposing to replace the rooftop patio with a pitched roof which will be more compatible with homes constructed during that time period. The current siding on the home and carriage house is a mixture of wood siding and hardi board siding, and the expansion will utilize similar materials to match the existing structure. Additionally, according to the applicants if any windows need to be replaced they will be replaced with windows that will match the existing windows. The applicants are also proposing to replace the current stone on the front porch with brick and to paint the main home. Lastly, the applicants are proposing to add a carport and paint the carriage house.

According to Section 6.2.B, *Contributing Structure*, of Article V, *District Development Standards*, 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, Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) 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 Section III.D, *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC):

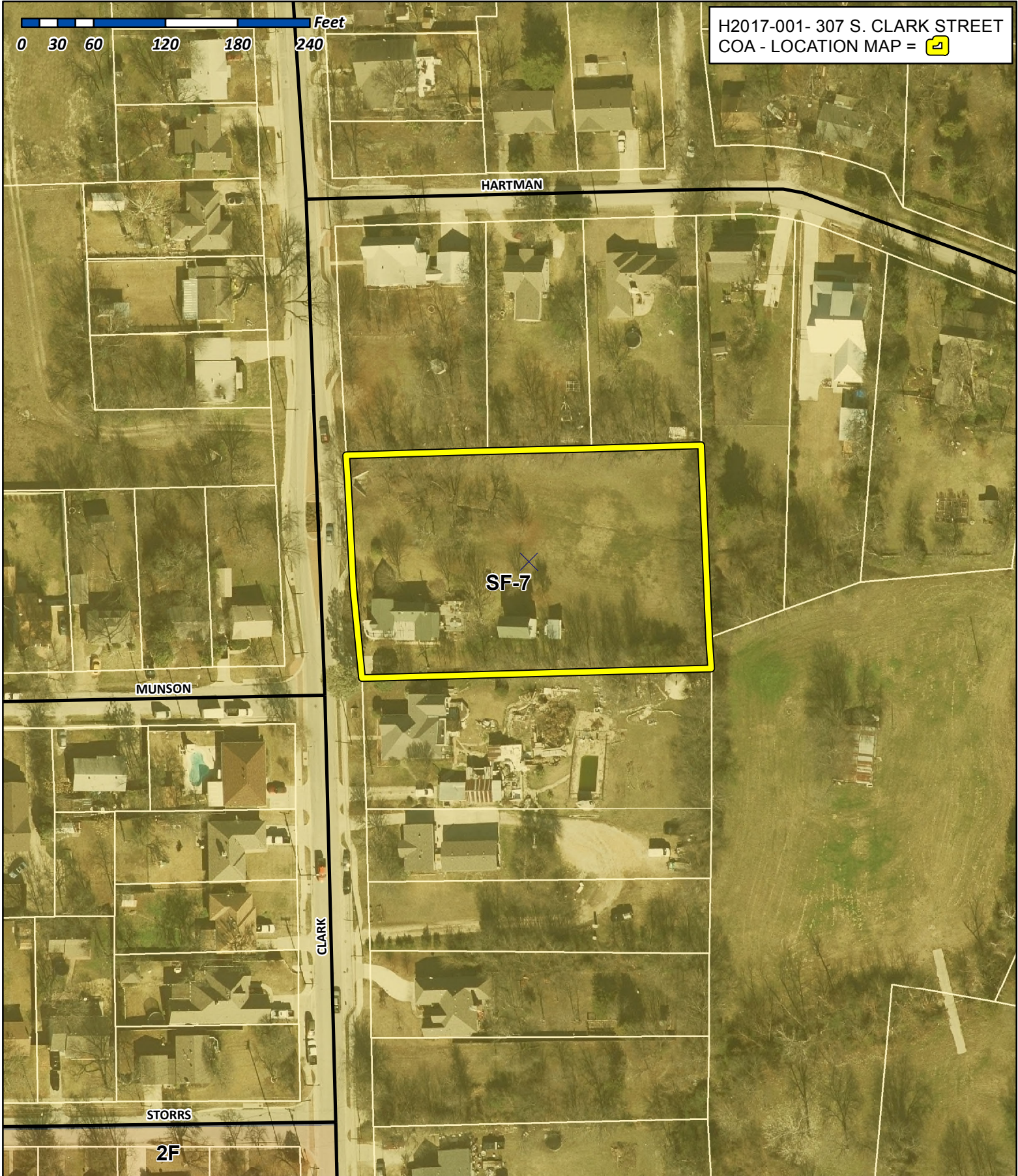
- *Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.*
- *The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration 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.*

In this case, the applicants' request is in conformance with all the guidelines for renovations and expansions of single-family homes within the City's historic district. In addition, the proposed structure does generally incorporate similar design elements as adjacent properties and approval of the request does not appear to impair the historical integrity of the subject property.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) approve the Certificate of Appropriateness (COA), staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this *Certificate of Appropriateness (COA)* request must conform to the requirements set forth by the UDC, 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.



H2017-001- 307 S. CLARK STREET
COA - LOCATION MAP = [icon]

CLARK

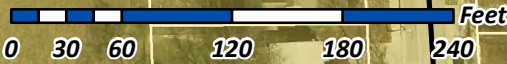
SF-7

MUNSON

HARTMAN

STORRS

2F



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
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Main House

- Removal of Current Roof Top Patio
- Extend the Patio Across the Front of the Home with Aluminum Roof
- Add Additional Dormer
- New Paint



FRONT ELEVATION



FRONT ELEVATION

307 S. Clark St. - Rockwall, TX. 75087

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Homestead Designs

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214-215-1013
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REVISION DATE
11-03-2016 BLP

HIDDLE
OUT BUILDING

PROJECT
ADDRESS:
307 CLARK
STREET
ROCKWALL, TX.

PLAN NUMBER
0000

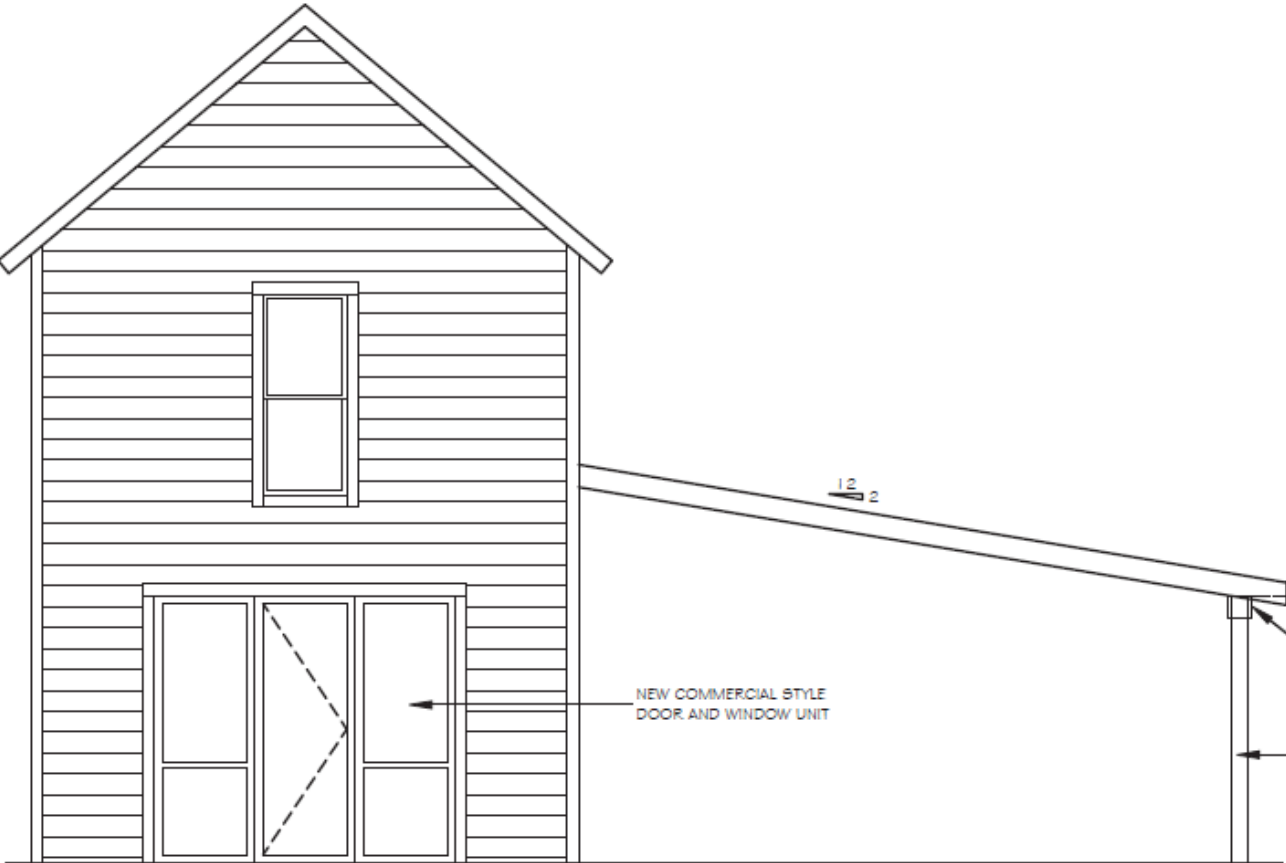
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DRAWN BY:
HOMESTEAD
DESIGNS
B.L. PHILLIPS
FOUNDER-
DESIGNER
214-215-1013

SCALE:
1/4" = 1'-0" (SEE SHEET)

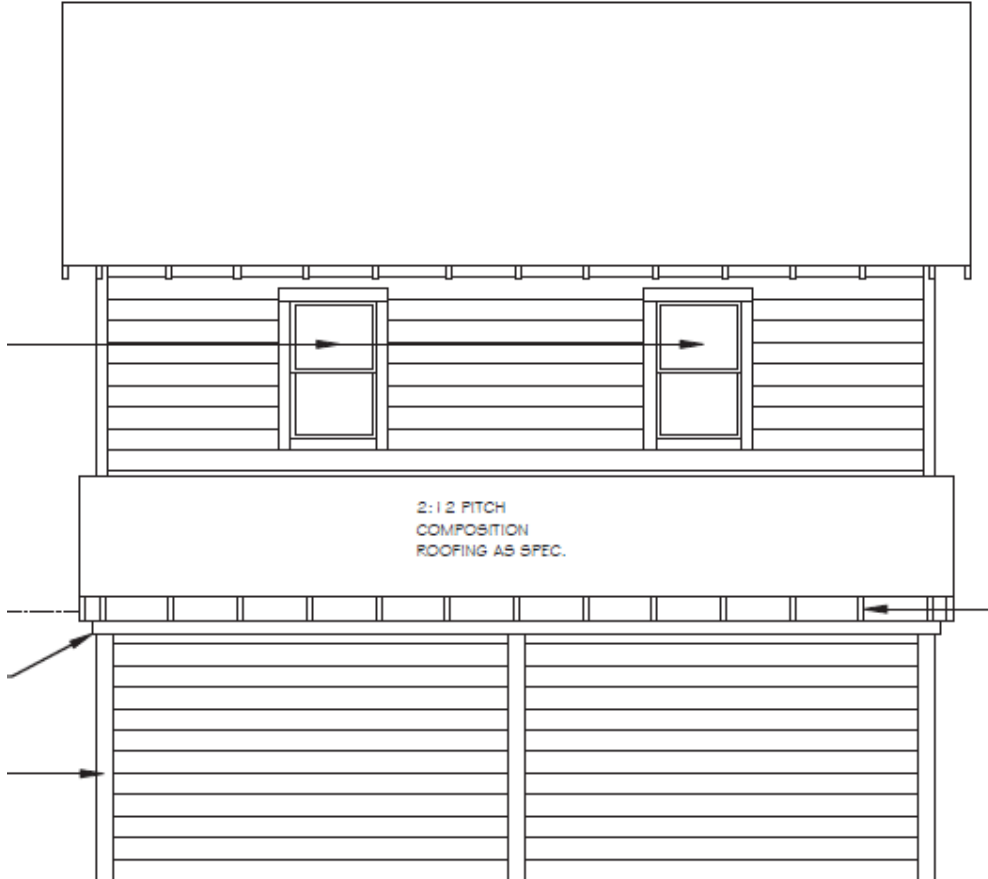
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Carriage House

- Carport Addition on Right Side of House



FRONT ELEVATION



RIGHT SIDE ELEVATION

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REVISION DATE
11-03-2016 BLP
MIDDLE OUT BUILDING

PROJECT ADDRESS:
307 CLARK STREET
ROCKWALL, TX.

PLAN NUMBER
0000

DESIGNED AND DRAWN BY:
HOMESTEAD DESIGNS
S.L. PHILLIPS
FOUNDER-DESIGNER
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SCALE:
1/4" = 1'-0" (SEE NOTES)

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