

Planning and Zoning Case Check List

P & Z Case # H2017-016 P&Z Date _____ CCD Date _____

Approved/Denied ARB Date _____ HPAB Date _____ Park Board _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Treescape
- Landscape
- Building Elevations
- Photometric/Lighting Plan
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

- Copy of Ordinance (Ord. # _____)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy - All Plans Required
- Copy - Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche

Plat Filed Date _____

Cabinet# _____

Slide# _____

Notes _____

Zoning Map Updated _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE

CASE NUMBER: H2017-06

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

PROPERTY INFORMATION [PLEASE PRINT]

Address 109 Saint Mary Street Rockwall TX 75087
 Subdivision Lot A Block 117

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same. Other, Specify:

Owner(s) Name CHRISTOPHER & JUANNE SPRAGUE Applicant(s) Name
 Address 109 Saint Mary Street Address
 Rockwall TX 75087
 Phone (214) 317-3392 Phone
 E-Mail cihsprague@gmail.com E-Mail

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify:

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 80,000

PROJECT DESCRIPTION. In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

DESCRIPTION ON SEPARATE SHEET

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature

Applicant's Signature

November 2nd 2017

Historic Preservation Advisory Board
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall TX 75087

To Whom It May Concern:

We, Christopher and Ivonne Sprague wish to submit an application to do some exterior alterations to our current home located in 109 Saint Mary Street in Rockwall. Below listed the things we want to do to our home.

- **Second level deck and railing-** Travelers Insurance company is requiring us to add railing to the upstairs level since there is a door that goes to that area. For safety purposes we need to add railing if not our insurance will go up. Proof of letter received from Travelers provided in this packet and pictures of proposed changes.
- **Extend concrete driveway & add pergola-** We wish to extend our driveway and add a pergola to protect our vehicles from branches that fall from big Pecan tree on the back yard. We want to keep the Victorian look of the house by adding a white pergola. Pictures attached in this packet of proposed changes.
- **Replace original house siding-** Our beautiful home was built in 1888 and the current wood siding is in very bad shape. The previous owners did an amazing job restoring this house, but we want it to last for years to come. The house has a detached garage that the previous owners added in 2016. The garage siding is made of hardiplank, it's a solid household siding and it has the same look of the house. We would not replace any of the original doors, windows or window trim. Pictures attached in this packet of current siding condition.

Thank you so much for taking your time to look at our ideas and we hope to get to work on this beautiful home and make it last forever.

Sincerely,

Christopher Sprague



Ivonne Sprague



SURVEY PLAT



FIRM REGISTRATION NO. 10194052

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 ST. MARY STREET, in the city of ROCKWALL Texas.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING all of a tract of land situated B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land conveyed to Charles Rickerson, as recorded in Volume 7312, Page 191, deed records, Rockwall County, Texas as shown on survey and being more particularly described by metes and bounds as follows:

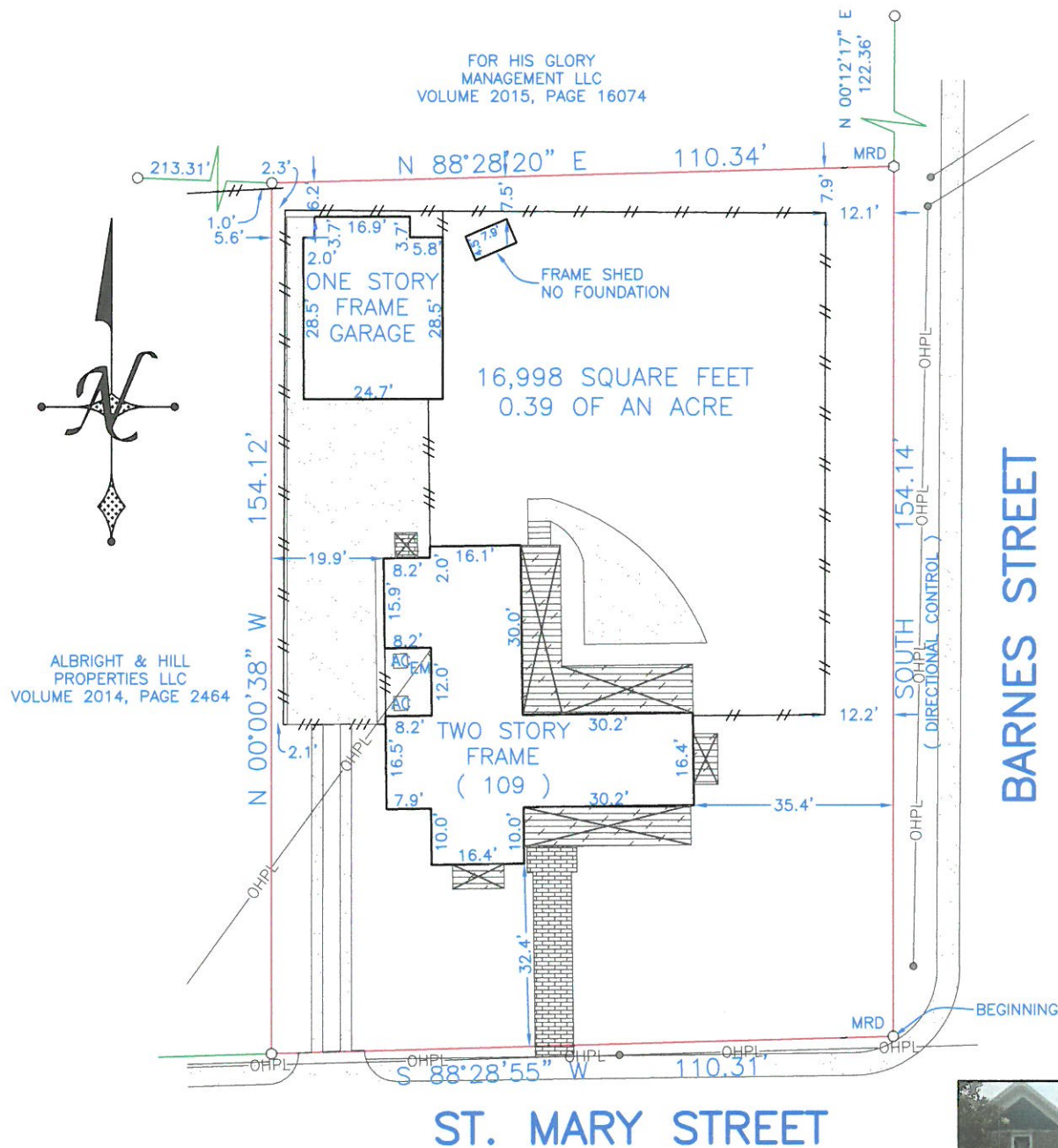
BEGINNING at 1/2 inch iron rod found for corner in the North right of way line of St. Mary Street, at the intersection with the West right of way line of Barnes Street, and said point being at the Southeast corner of said Rickerson tract;

THENCE South 88 degrees 28 minutes 55 seconds West, a distance of 110.31 feet to a 1/2 inch iron rod found for corner at the Southeast corner of a tract of land conveyed to Albright and Hill Properties LLC, as recorded in Volume 2014, Page 2646, deed records, Rockwall County, Texas;

THENCE North 00 degrees 00 minutes 38 seconds West, a distance of 154.12 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 28 minutes 20 seconds East, a distance of 110.34 feet to a 3/8 inch iron rod found for corner;

THENCE South a distance of 154.14 feet to the PLACE OF BEGINNING and containing 16,998 square feet or 0.39 of an acre of land.





*Historic Preservation Advisory
Board Application*

*109 Saint Mary St
Rockwall TX 75087*

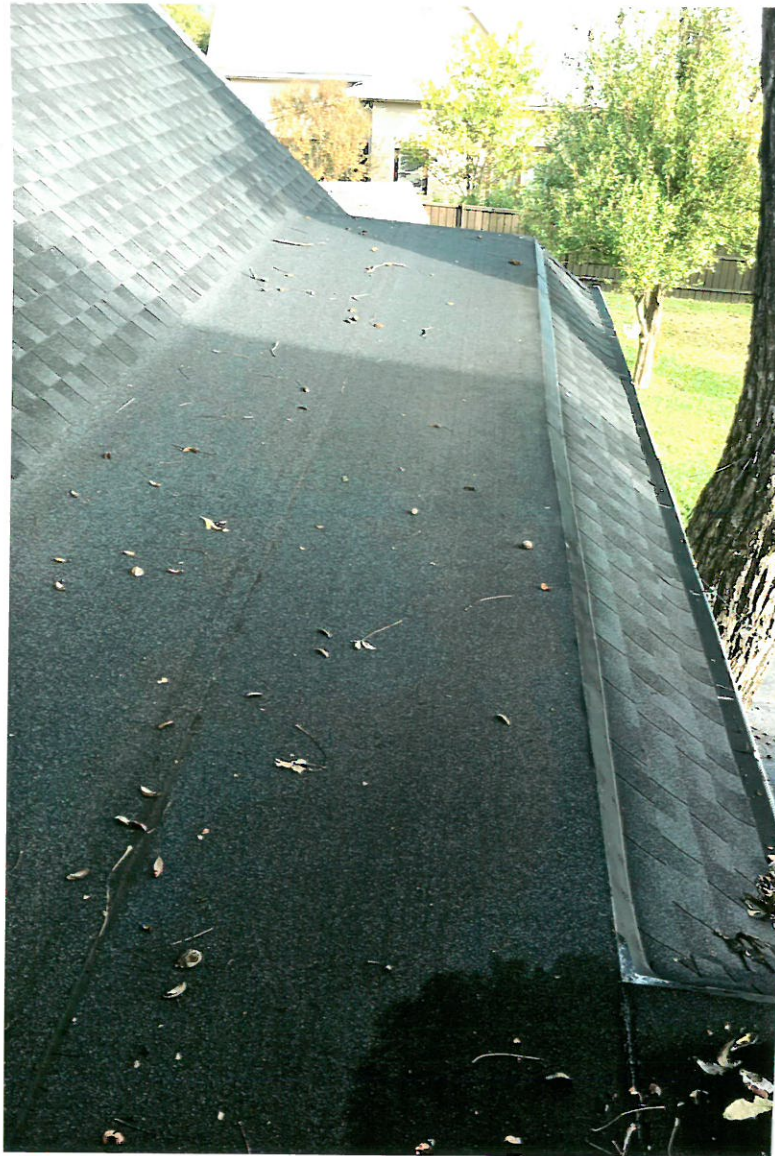
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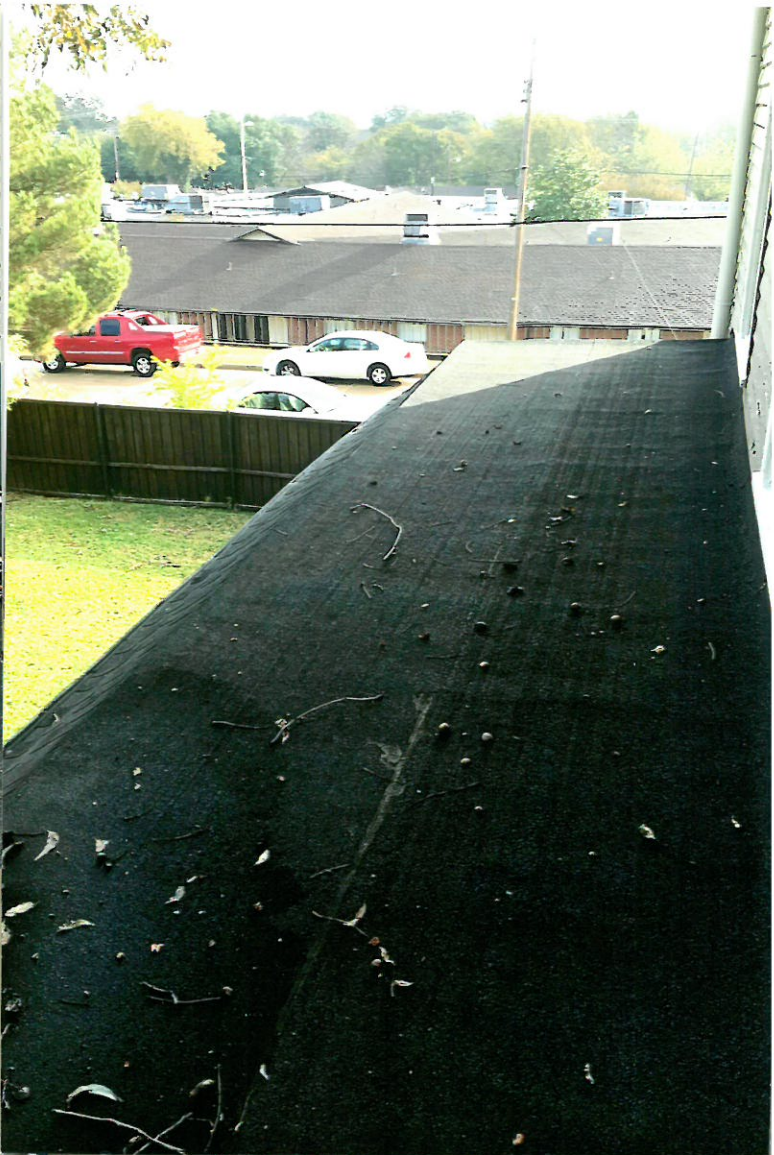
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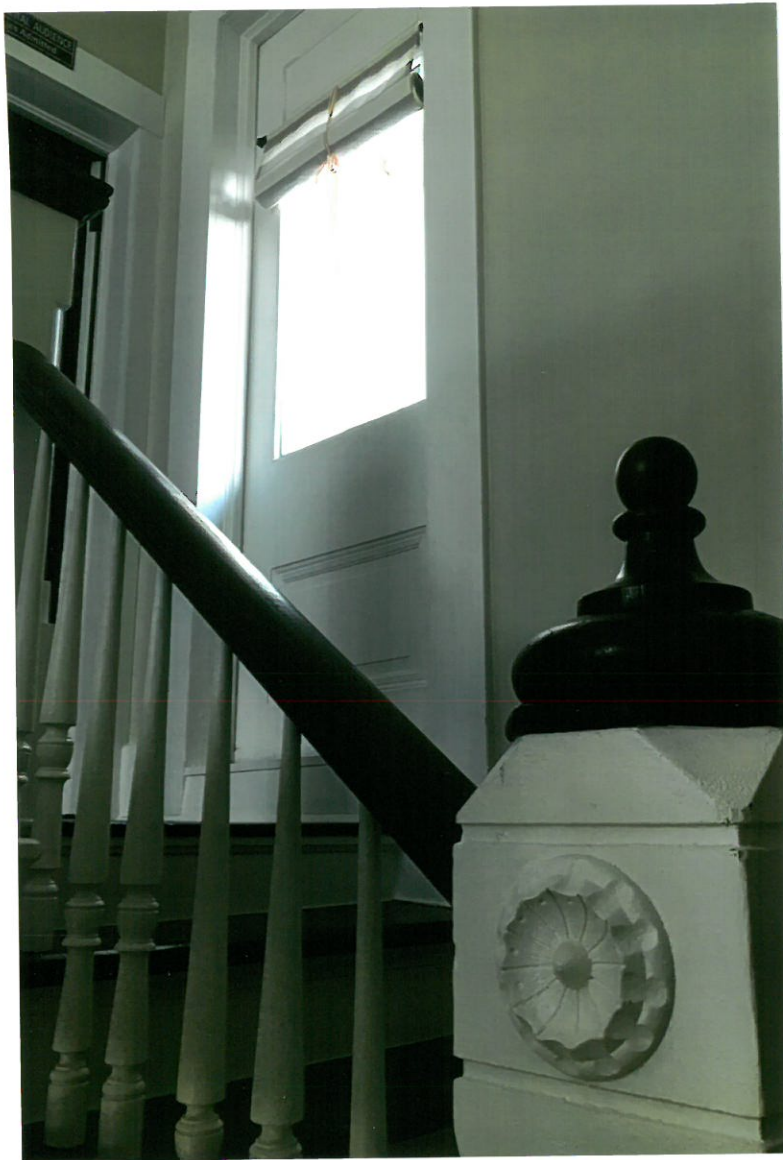
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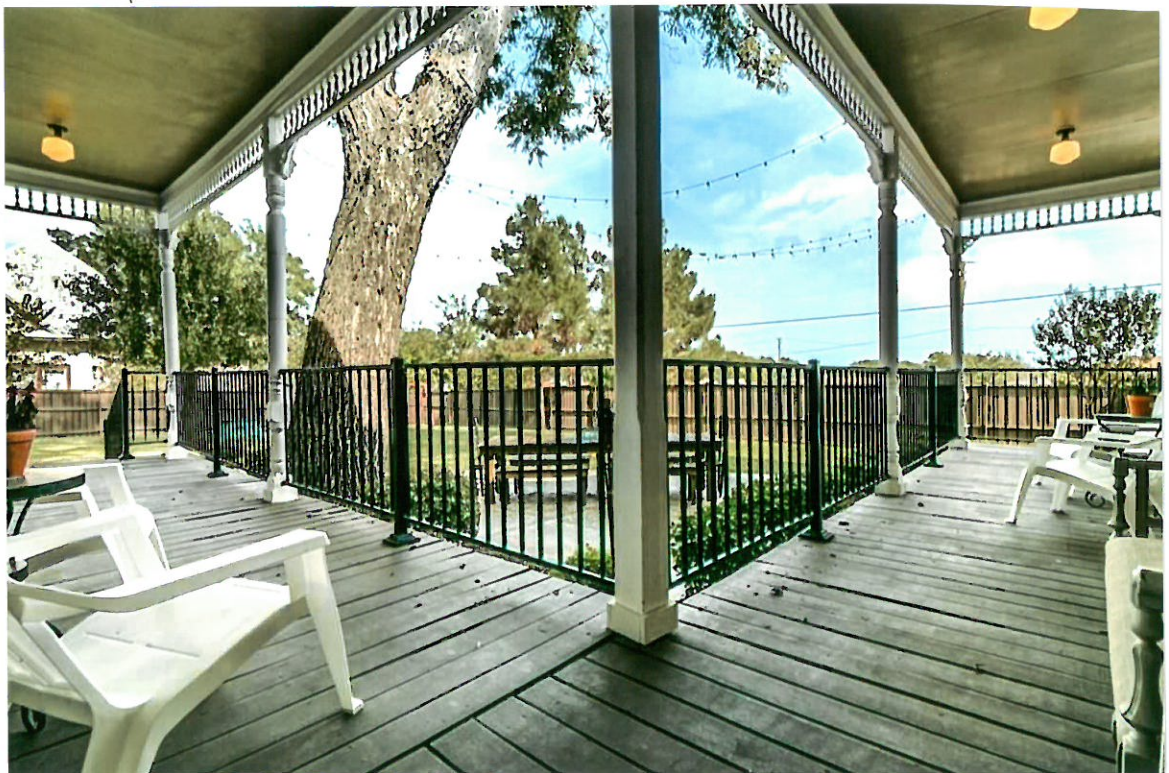
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Current iron fence & composite deck on the
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Proposed Idea for concrete driveway and pergola



Concrete driveway and pergola

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PEAR TREE WAS ROTTEN SO IT WAS REMOVED.



Original house siding replacement

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Current



Detached GARAGE is made of hardiplank material and it looks great. DOES NOT TAKE AWAY FROM THE LOOK OF THE HOUSE and it will last A VERY long time.

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

AGENDA DATE: 11/16/2017

APPLICANTS: Christopher and Ivonne Sprague

AGENDA ITEM: H2017-016; COA for 109 St. Mary Street

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing exterior renovations to a *Landmark Property* being a 0.39-acre parcel of land identified as a Lot 117, Block A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 109 St. Mary Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicants are requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing exterior renovations to an existing single-family home. The subject property is addressed as 109 Saint Mary Street and is recognized as a *Landmark Property*, which indicates that the property is of a value of preservation pertaining to the historical, cultural, architectural, or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act, or event in history. According to the Rockwall County Appraisal District, the main area of the home was constructed in 1888, is approximately 2,600 SF, and is constructed in a Victorian-style. The property is zoned Single-Family 7 (SF-7) District and is located at the northwest corner of the intersection of Barnes Street and St. Mary Street.

The applicants are proposing to perform the following exterior renovations:

1. Adding second level deck and railing.
2. Extending the current concrete driveway and adding a pergola
3. Replacing the original siding on the house.

According to the applicants, their homeowner's insurance is requiring they add railing to the second story deck since there is a door that opens to that area. The second level deck will be constructed of composite board. Additionally, the applicants have stated the purpose for extending the concrete driveway is to protect their vehicles from branches that fall. The applicants' intention is to keep the Victorian look of the home by adding a white pergola. Finally, the applicants have stated that the current siding on the home is in poor condition and needs to be replaced. The applicants are proposing to utilize hardiplank or similar cementaceous material to match the detached garage that was constructed by the previous owners in 2016. The applicants are not proposing to replace any of the original doors, windows, or window trim and have provided pictures and a material sample to illustrate the proposed alterations. It should be noted that in 2014, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [H2014-001] to allow the construction of an ~1,152 SF detached garage, the addition of two (2) new ribbon driveways, and the replacement of the walkway leading to the front porch.

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

- *Building Facades.* The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures. *The applicants are not proposing to change any of the original doors or windows on the home.*
- *Materials.* The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material. *The applicants are proposing to utilize hardiplank which will have a different reveal and may*
- *Replacement Materials.* When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. *The applicants are proposing to utilize hardiplank since the original siding is no longer available. Additionally, the applicants wish to match the siding of the current detached garage.*
- *Construction.* 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. *The applicants are proposing to utilize railing that is similar to the existing galvanized steel railing on the first floor of the home.*
- *Driveways.* The driveway should not exceed a width of ten (10)-feet. *The applicants are not proposing to widen the driveway but to extend it.*
- *Paving Materials.* Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. *The applicants are proposing to pave the driveway with concrete.*

In this case, the applicant's request is generally in conformance with all the guidelines for renovations 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.

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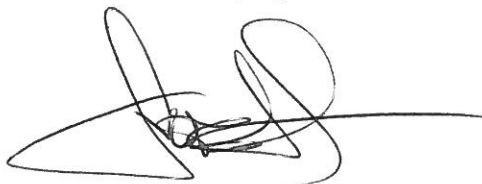
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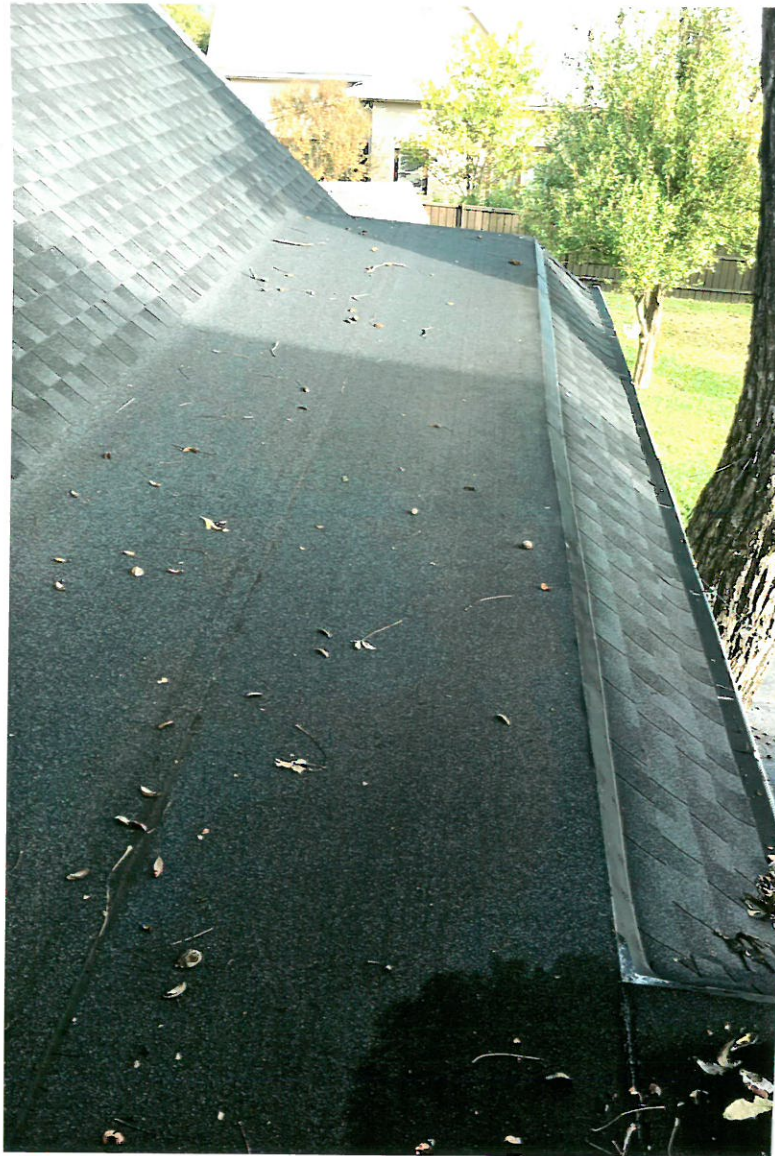
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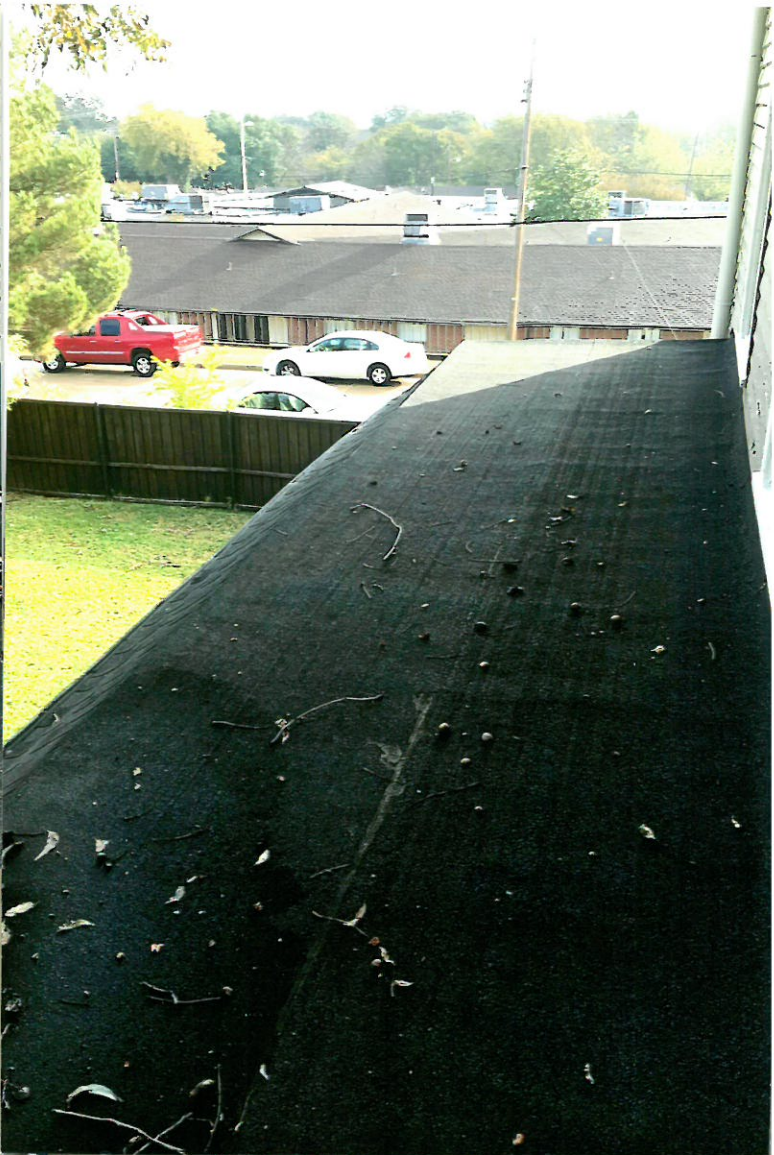
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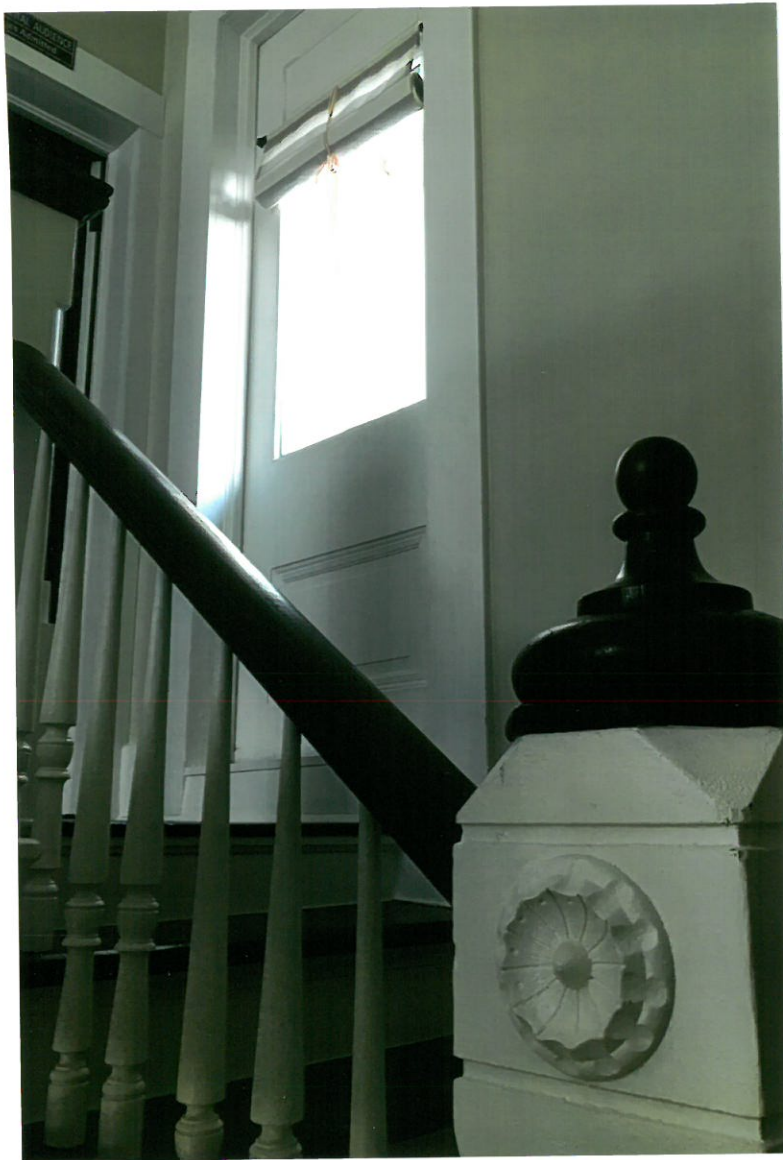
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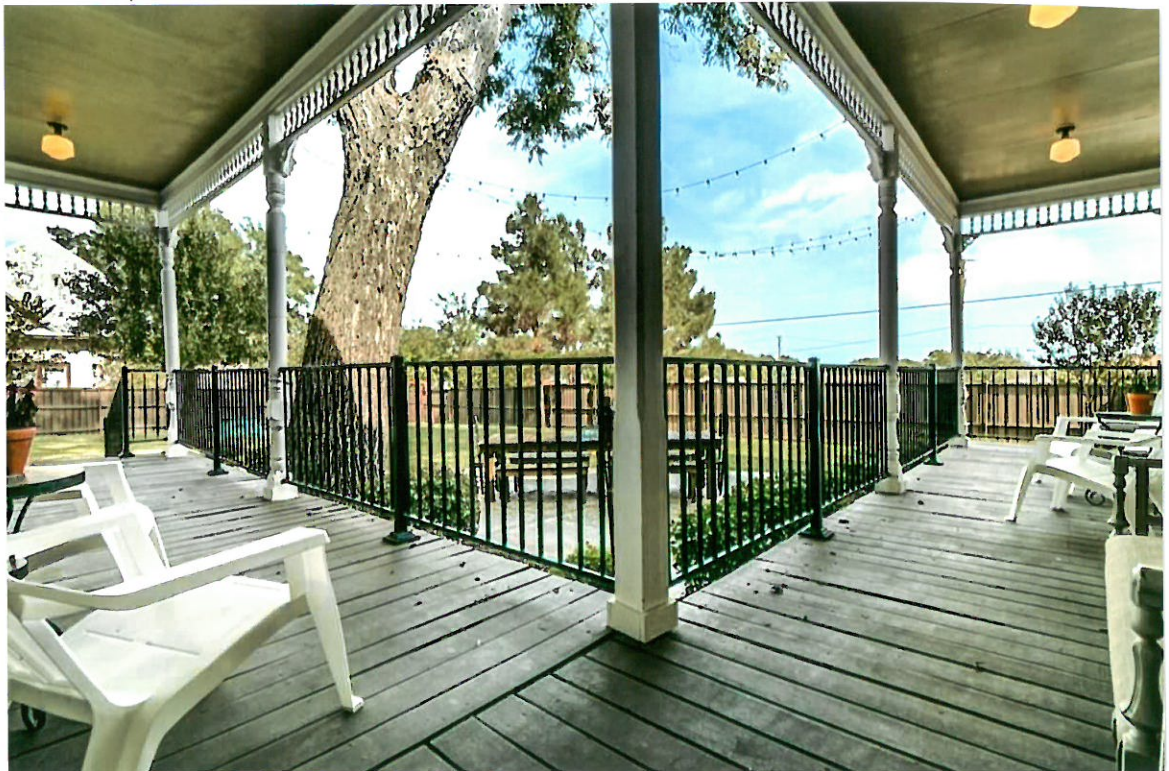
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