



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2019-002

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 4102 MANSON STREET

Subdivision _____ Lot _____ Block _____

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 MARY ANN RYAN

Applicant(s) Name _____

Address 402 MANSON STREET
ROCKWALL, TX 75087

Address _____

Phone 214-215-1664

Phone _____

E-Mail Epoxy mark@yahoo.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: Re-Roof

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ _____

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.

REPLACE METAL TILE, WITH DECRA STONE COATED METAL.

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 Mary Ann Ryan

Applicant's Signature _____



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2019-002 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 2/21/2019 PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: February 21, 2019
APPLICANT: Mary Ann Ryan
CASE NUMBER: H2019-002; *402 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mary Ann Ryan for the approval of a Certificate of Appropriateness (COA) allowing the replacement of an existing roof on a High-Contributing property identified as Lots 7 & 8, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District and the Old Town Rockwall (OTR) Historic District, addressed as 402 Munson Street, and take any action necessary.

BACKGROUND

The subject property is a High Contributing property situated within the Old Town Rockwall (OTR) Historic and the Historic Overlay (HOV) Districts, zoned Single-Family 7 (SF-7) District, and is addressed as 402 Munson Street. The subject property was annexed before 1959. The home on the subject property is approximately 3,851 SF. According to the City of Rockwall Historic Resources Survey, the home was constructed in 1885, and is characteristic of Folk Victorian style architecture. Previous alterations to the home include the replacement of the doors, porch supports, and balustrades. The main structure is two (2) stories, clad with horizontal wood siding, and utilizes a hipped roof design. In addition, the home has a rear addition and a detached garage that were constructed between 1965 and 1969. High Contributing properties are considered to be the most significant properties within the Old Town Rockwall (OTR) Historic District, retain a high degree of architectural and physical integrity, and have very few --if any-- alterations.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) to allow replacement of the existing roof on the main structure. Currently, the roof is a combination of asphalt shingles and metal tiles that are both grey/silver. According to the applicant, the roof is in disrepair and needs to be replaced. The existing metal tiles are no longer available so the applicant is requesting to utilize an alternative material (*i.e. Decra Tile*). The proposed roofing material is a decorative metal tile that has a stone overlay providing texture to the tile. Since, this material is different from the existing material, a Certificate of Appropriateness (COA) is required to be approved by the Historic Preservation Advisory Board (HPAB).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of Star and Munson Streets. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several Non-Contributing properties that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are three (3) Non-Contributing properties and one (1) High-Contributing property followed by the southern boundary of the Historic District. This area is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) Non-Contributing property and one (1) Medium-Contributing property followed by the eastern boundary of the Historic District. This area is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property three (3) High-Contributing properties, one (1) Medium-Contributing property, two (2) Low-Contributing properties, and one (2) Non-Contributing property. This area is zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The Historic Preservation Guidelines were established in order to promote the preservation, rehabilitation, and adaptive reuse of old buildings to contribute to the community's aesthetics and economic vitality in the future. In order to facilitate this, property owners within the Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) before any exterior modifications can be made. The applicant's request to make renovations to the home generally conforms to the intent of the Historic Preservation Guidelines, with the exception of the type of roofing materials. The applicant is proposing to replace the existing roof with a stone-coated metal tile roof. Currently, the roof is a combination of metal tiles and grey asphalt shingles and the proposed material is a red metal, stone-coated tile. In this case, the Historic Preservation Advisory Board (HPAB) is tasked with reviewing the proposed roofing material and determining if the request negatively impacts the subject property or other properties within the Historic District.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES


According to Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...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...", and "...alterations should be visually compatible with neighboring historic buildings or structures..." Additionally, "...the roof materials/colors should be visually compatible and compliment the style and period of the historic structure...where historically typical materials are no longer available, compatible alternatives will be allowed..." The applicant is proposing to utilize a red, decorative metal tile that has been covered with stone in order to give texture to the tile. In this case, the proposed roofing materials do not appear to meet the requirements of the Historic Preservation Guidelines. Specifically, the color, design, and stone coating on the tiles do not appear to be a compatible alternative, which represents the style and period of the home. Staff should note, the surrounding homes utilize varying tones of grey or tan roofs. The approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Appropriateness (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

0 12.5 25 50 75 100 Feet

H2019-002 - 402 MUNSON STREET
HISTORICAL - 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.





402





DJ2-W220



RAM 1500
TKV-682

Garage door

Black metal archway

White picket fence



232
458
1237

NOV 12 2004



JUN 28 2004



JUN 28 2004

HHM ID 22011

402 MUNSON ST

IMAGES



Oct 2016

Image ID 22015



Oct 2016

Image ID 22017

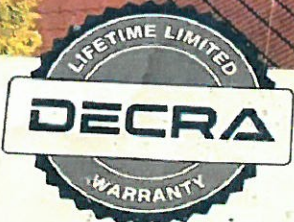






DECRA

Tile



Tile Features:

- Transferable Lifetime Limited Warranty (including 120 mph winds and hail penetration)
- Class 4 Impact Resistance to UL 2218 by Underwriters Laboratories (Highest Rating)
- Lightweight - Only 150 lbs. / 100 sq. ft. Installed
- Non-Combustible Class A Rated Material
- Won't Crack, Break, Burn, Curl, Split or Rot
- Walkable, Low Maintenance, Long Life
- Non-Porous, Freeze / Thaw Resistant
- Interlocking Panels Provide Protection Against the Elements
- Tear-Off May Not Be Required (See local code)
- Reduces Energy Consumption & Landfill Impact
- Installs Over Solid Deck on Battens or Battens and Counter Battens

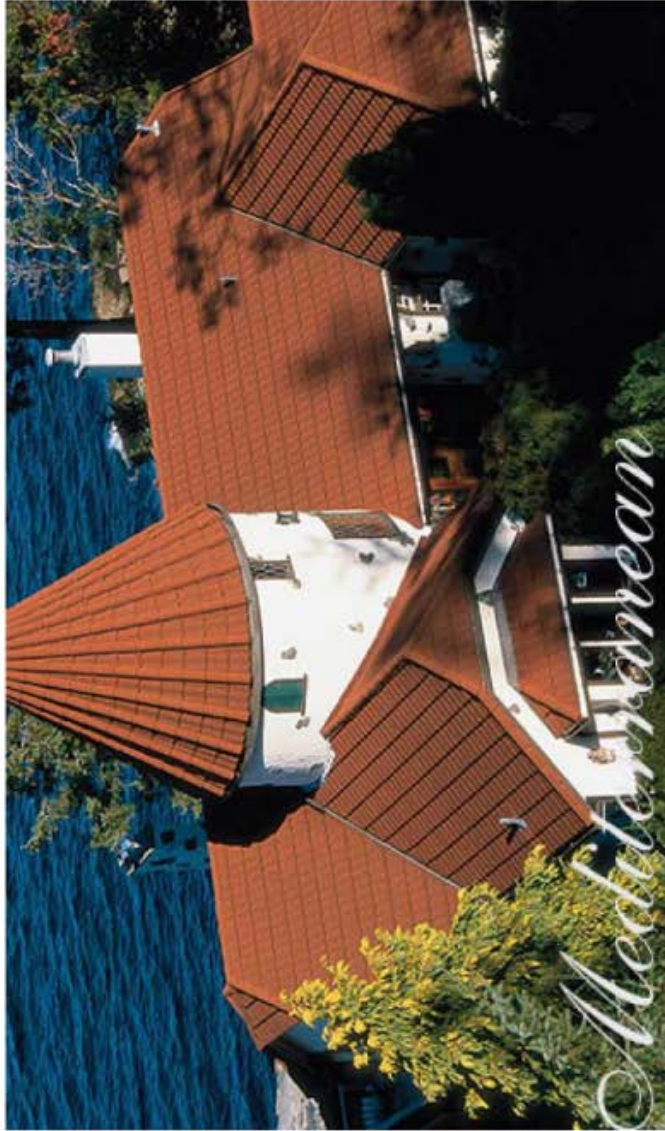
DECRA
Roofing Systems

DECRA Roofing Systems, Inc., Corona CA
877.GO.DECRA (463.3272)
www.decra.com



Contractor
MUST
REGISTER

Contractor Registration Form with various fields and checkboxes.



DECRA Tile®, offering the beauty and style of Mediterranean Tile and the lightweight components of stone coated steel; adds a unique elegance to any home. With a long-standing reputation for performance, longevity and versatility, DECRA® Tile is an ideal alternative to traditional tile products.

DECRA® Tile Benefits & Features:

- Lightweight (1.5 lbs. per sq. ft.)
- Installs Over Solid Deck with Battens
- Battens Reduce Energy Consumption



DECRA® Tile Color

Palette

Available Tile Colors (Colors shown approximate the actual color. Colors will vary on screen from actual product).



Garnet

