

OLD TOWN ROCKWALL HISTORIC DISTRICT

Certificate of Appropriateness - Application

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property:			
<u>104 South Clark / B. F. Boydston; Lot 98D</u>		(address or legal description)	
Street Address			
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: _____ (name of Structure or Addition name)			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved ? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u>			
____ National Register District <input checked="" type="checkbox"/> Certified State or Local District _____ Proposed Historic District			
If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>Rob and Christi Gates</u>		Street Address: <u>104 South Clark</u> (if different from above)	
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
<u>972-771-6961</u>			
Telephone Number (preferably daytime)			
Authorized Contact: <u>same as above</u>		Street Address: _____ (if different from Owner)	
_____	_____	_____	
City	State	Zip Code	
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):			
<p>Replacement of porch on Victorian-Transitional style residential structure including the replacement of columns with combination of brick piers and square posts</p>			
Owner's Signature _____		City of Rockwall Use Only:	
		HP-2003-007-CofA <i>Project Number</i>	

Williams, James

From: Marcel Quimby [marcel@mqarch.com]
Sent: Monday, October 13, 2003 10:20 PM
To: Sherry Pittman
Cc: Williams, James
Subject: Re: Rockwall District

Sherry:

It sounds like you've done alot of thought and research on this topic!

Unfortunately, I am not familiar enough w/ Rockwalls' historic fabric or individual homes to be able to comment on the proposed house design; I've discussed this w/ James last week.

Re: your second question about length of time to review plans, I would suggest that individuals serving on Historic Preservation Commissions or Landmark Commissions receive plans and other pertinent information from the city at least 5 full days prior to a meeting, and preferably this should include a weekend (when most of us 'catch up' on our reading and volunteer work).

Hope this helps.

Marcel.

Sherry Pittman wrote:

Hi Marcel, I am the board member that you received the correspondence about from an applicant for a CofA. Historically in Rockwall our bungalows were modest structures with only a couple homes with any distinctive Craftsman design features. All were built on wood stumps and had wood siding on the underpinning. In 1921 a Greenville, TX, architect designed two California bungalows that were built in Rockwall. Brick and stucco were incorporated the porch design of these two homes, making them unique compared to our other bungalows in architectural features and finishes used. We have three early 1920s historic brick homes in the district. In the 1970s and 1980s, several homes in the district were remodeled and brick underpinning and a few porch columns added to Victorian Transitional homes. I can not think of a Rockwall bungalow that has had brick underpinning added, some done well and others badly. We have no historical use of brick for underpinning. We have two CofA applicants this week requesting brick underpinning and porch columns. One has already done the work and is asking after the fact. The other applicant has plans for new construction from a northern architect that probably were designed with a basement and a brick or brick veneer foundation. Unfortunately, my home and the home of another board member have brick underpinning added in the 1980s, both are Victorian. The proposed Craftsman bungalow would be an acceptable infill project in the district, but I am not so sure the best for the location where it is to be built. Is it unreasonable to request underpinning and porch design that are typical of Rockwall bungalows? We were a poor farming community and the least expensive materials utilized. How long before the meeting (if any) should we be provided with plans to review? I will appreciate any guidance you can provide! Sherry PittmanChairman, HPAB

10/14/2003

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 10/16/2003

APPLICANT: Robert and Christi Gates

AGENDA ITEM: H2003-007; 104 S. Clark-Gates-Porch

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Robert and Christi Gates for the replacement of a front-porch on the Victorian-Transitional style residential structure located on a single, 1.25-acre, SF-7 residentially-zoned tract known as 104 South Clark (B F Boydston, Block 98D).

BACKGROUND INFORMATION:

The request is for a Certificate of Appropriateness allowing the replacement of the front porch on the Victorian-Transitional residential structure located on the SF-7 zoned, 1.25-acre tract of land bounded by Clark Street to the west, and Kaufman and Rusk to the north and south, respectively. The residence, known as 104 South Clark (despite being on the north side of Rusk and therefore on the "north" portion of Clark Street) was purchased by the Gates' last Spring and the renovations to the structure required removal of the deteriorated porch structure. The "new" porch is the same size and scale of the original and is differentiated by proposed 2'-4" square, brick piers with the original-style square posts placed on top of said piers and extending to the roof of the porch. The following excerpts are from the Old Town Rockwall Historic District Guidelines and address the subject request:

III. Building Standards; Item C:

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

Although the proposed renovation includes a brick element it also retains a portion of the original square posts. A case could be made that the proposed configuration of the replacement porch would serve to differentiate the "new construction" from the original structure as set forth in item nine (9) of The Secretary of the Interior's Standards for Rehabilitation which states:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Fourteen (14) notices were sent to adjacent property owners and 1 was in favor of the request.

RECOMMENDATIONS:

If request is approved, Staff offers the following condition:

All future renovations of the subject residence and accessory structures on the tract of land known as B. F. Boydston; Block 98D requiring a Certificate of Appropriateness are applied for and receive review from the Historic Preservation Advisory Board.

- REVISED STAFF REPORT -



H2003-007

104 South Clark - Gates Residence



1" = 200'



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, **October 16, 2003** at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2003-007 – 104 South Clark – Porch Replacement

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Robert and Christi Gates for the replacement of a front-porch on the Victorian-Transitional style residential structure located on a single, 1.25-acre, SF-7 residentially-zoned tract known as 104 South Clark (B F Boydston, Block 98D).

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by **October 16, 2003** to:

James Williams
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2003-007

Please place a check mark on the appropriate line below:

____ I am in favor of the request for the reasons listed below

14

____ I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

Case number: H2003-007

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

14

☐ I am opposed to the request for the reasons listed below

Your Name:

BIJU Limited Partnership
By Richard Harris - GP

Rockwall Property Address:

707 Hartman

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972) 771-7745

Case number: H2003-007

Please place a check mark on the appropriate line below:



I am in favor of the request for the reasons listed below

14



I am opposed to the request for the reasons listed below

I Am much in favor of, The owner of a home
AnyWhere in This U.S. of A, Should be able
To replace any part of Their OWN home
With having to get permission from Any One.

Your Name:

Billy Peoples

Rockwall Property Address:

706 Internurban St.

- Please see Location Map of Subject Property on the back of this notice

OCT 09 2003

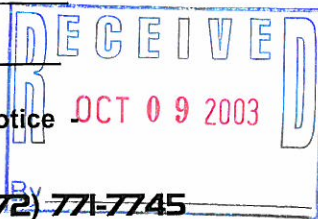
385 South Goliad



Rockwall, Texas 75087



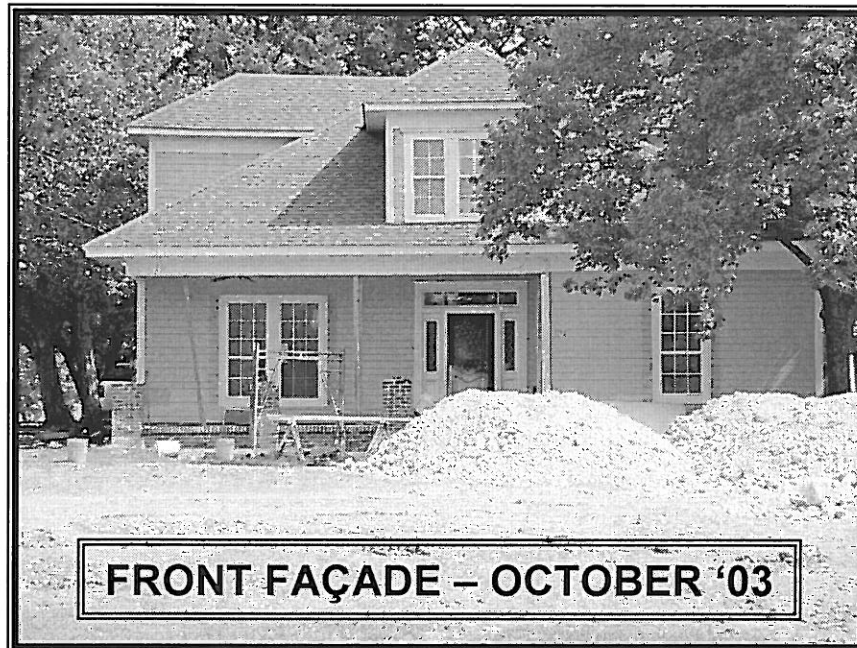
(972) 771-7745







**H2003-007 - 104 S. Clark –
Proposed Porch Replacement**





CITY OF ROCKWALL

Historic Preservation Advisory Board Meeting

October 16, 2003

6:30 PM



Proposed New Front Porch

104 South Clark

B. F. Boydston Addn.,; Block 98D





CITY OF ROCKWALL

at Rockwall CityPlace

10/17/2003

Robert and Christi Gates
104 South Clark
Rockwall, TX 75087

RE: H2003-007
104 S. Clark-Gates-Porch
Project Type: HISTORIC - CofA

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 10/16/2003. The following is a record of all recommendations, voting records and conditions of approval:

If request is approved, Staff offers the following condition:

All future renovations of the subject residence and accessory structures on the tract of land known as B. F. Boydston; Block 98D requiring a Certificate of Appropriateness are applied for and receive review from the Historic Preservation Advisory Board.

On 10/16/2003 the HPAB approved the Certificate of Appropriateness with the Staff condition by unanimous vote 7 to 0.

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

James Williams
Planning and Zoning
City of Rockwall