

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

**AGENDA DATE:** 05/18/2017

**APPLICANTS:** Mike Frasier

**AGENDA ITEM:** H2017-006 510 Williams Street-COA

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**SUMMARY:**

Hold a public hearing to discuss and consider a request by Mike Frazier 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 0.388-acre parcel of land identified as W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 510 Williams Street, and take any action necessary.

**PURPOSE AND BACKGROUND:**

The applicant has 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 a single-family home on a *Medium-Contributing* property that is located in the Old Town Rockwall (OTR) Historic District. In addition, the applicant has submitted separate applications for a Building Permit Fee Waiver/Reduction [H2017-009] and a Small Matching Grant [H2017-010].

**CHARACTERISTICS OF THE PROJECT:**

The subject property is addressed as 510 Williams Street and is recognized as a *Medium-Contributing* property, which indicates that the property has significant architectural and/or historic characteristics. The existing home is approximately 1,445 SF and according to the 2017 Historic Resource Survey, the home is considered to be a ranch-style home and constructed in 1965. The property is zoned Single-Family 7 (SF-7) District and is located southwest of the intersection of Williams Street and Parks Avenue.

The applicant is proposing to add an ~1,507 SF addition and an ~816 SF detached garage to the rear of the property. Additionally, the applicant is proposing to add an ~467 SF porte cochère to the right side of the home where the driveway is located. The applicant is also proposing to change the roofline to a steeper pitch [*i.e. from 6/12 to 8/12-9/12 pitch*] to accommodate the new depth of the home, and to remove the existing brick on the home and replace it with a “slurred” brick to give it an older look. Additionally, the applicant will be replacing the original single-pane windows with low-E windows made of vinyl. The new windows will have the same mull pattern as the existing.

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, *Building Standards*, 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 proposed wood and masonry materials are compatible to the style and period of the building.***
- ☒ *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 existing façade is generally being left as is. The applicant is proposing to utilize a “slurred” brick which is more compatible with homes during this period.***
- ☒ *When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. **The applicant would like to use Chicago Brick, however, if it is not available, the applicant will use the “slurred” brick as an alternative.***
- ☒ *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 proposed elevations are in conformance. Additionally, the new addition is visually compatible with neighboring historic structures.***
- ☒ *All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face. **The proposed addition is compatible with neighboring structures and is consistent with the period.***
- ☒ *All new additions and alterations, should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing. **The new addition is located to the rear of the main structure and conforms to all setbacks for properties located in a Single-Family 7 (SF-7) District.***

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. **Although the roofline is being changed, the proposed roofline is consistent with the style and architecture of the period.***

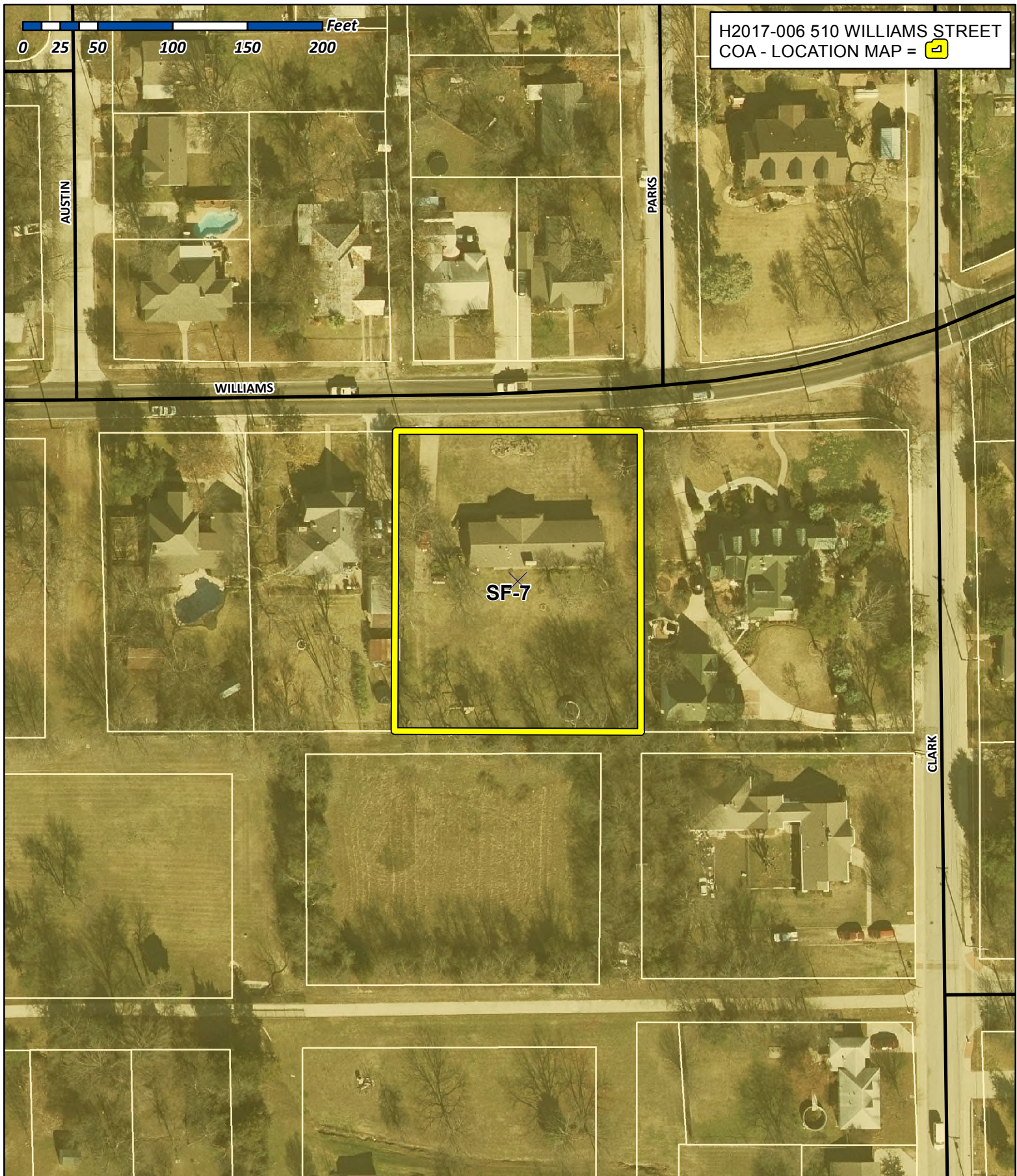
- ☑ *The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof. **The proposed roof overhang is typical of a structure of similar style and period. Additionally, the addition will match the roof of the existing structure.***
  
- ☑ *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. **The proposed soffit heights are consistent with neighboring structures.***
  
- ☑ *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 proposed roof materials are compatible and compliment the style and period of the structure.***
  
- ☑ *The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure. **The pitch of the roof is being change from a 6/12 to an 8/12-9/12, however, this is still consistent with the style and period of the primary structure.***


In this case, the applicants' request is in conformance with all the guidelines for the renovation and expansion of a residential property as stipulated by the City's historic district guidelines. While the roofline will be changed to accommodate the new addition, it will constructed in a similar style as the existing. The proposed structure does generally incorporate similar design elements as the adjacent properties, and approval of the request will not impair the historical integrity of the subject property; however, staff should note that alterations such as replacement of windows, altering rooflines, and additions to the home may affect the property's contributing nature in the future. The applicant is mitigating for this by matching the pattern of the new vinyl windows to the existing windows.

### **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.



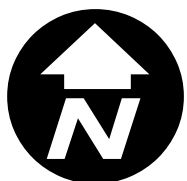
H2017-006 510 WILLIAMS STREET  
COA - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



# *FRASIER CONTRACTING INC.*

April 20, 2017.

VIA HAND DELEVERED:

Re: **Frasier Addition**  
**510 Williams St.**  
**Rockwall, Texas 75087**

To the Historic Preservation Advisory Board of the City of Rockwall,

The reason for application for certificate of appropriateness (COA) is due to my clients need to add to and remodel the interior of the home.

The addition to the property for the most part is in the rear of the home and also a detached garage on the back right of the property. Highly visible from Williams St., we will be adding a Porte cochere to the right side of the home where the driveway is at the present.

The majority of the work will be done in the interior of the home. The roof line should be changed to a steeper pitch as to accommodate the new depth of the home from front to the rear. I would expect the pitch to change from a 6/12 to perhaps a 8-9/12 pitch would suffice.

The finishes we plan on using on the exterior will be the same as the existing. The only exception **may** be brick and will definitely be the windows. We are entertaining removing the existing brick and replacing with a new brick which would be "slurred" to give an older look, depending on the availability and appearance of "Old Chicago" brick, provided we find any. We will be replacing the original single pane windows using new low-E windows made of vinyl. These window will have the same mull pattern that is on the home at the present.

Also, we ask for a waiver of the permit fee and a matching grant of \$1,000.00 due to the residence being located in the OTR and our improvement in the front elevation of the home and property.









Thank you for your time and consideration in this matter!

Mike Frasier

A handwritten signature in cursive script that reads "Mike Frasier".

Frasier Contracting Inc.

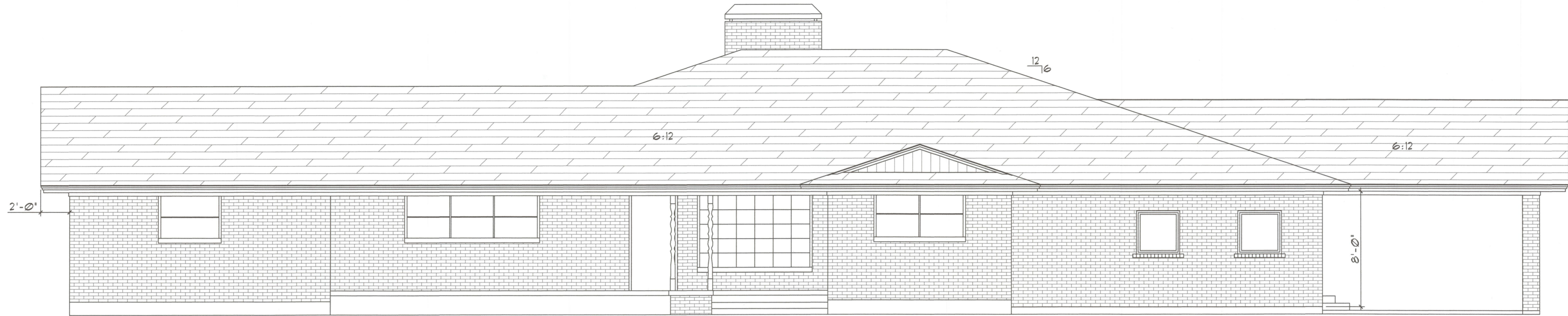
## CITY OF ROCKWALL HISTORIC RESOURCES SURVEY – INVENTORY

	510 WILLIAMS ST								HHMID 21688
	Parcel ID 14476	Type Single-Family House - Ranch	Year built Ca. 1965	Stylistic influences Ranch	Alterations Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium
	601 WILLIAMS ST								HHMID 21711
	Parcel ID 16605	Type Outbuilding - Shed	Year built Ca. 1995	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None
	601 WILLIAMS ST								HHMID 21707
	Parcel ID 16605	Type Single-Family House - Bungalow	Year built 1918	Stylistic influences Craftsman	Alterations Windows replaced, Doors replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district, Recommended individually eligible for the NRHP	Recommended local designations Recommended contributing to a local historic district, Recommended eligible as a local landmark	Priority ranking High
	602 WILLIAMS ST								HHMID 21691
	Parcel ID 14396	Type Single-Family House - Massed Plan	Year built Ca. 1915	Stylistic influences Colonial Revival	Alterations None	Additions None	Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district	Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district	Priority ranking High
	602 WILLIAMS ST								HHMID 21689
	Parcel ID 14396	Type Outbuilding - Back House	Year built Ca. 1990	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None
	704 WILLIAMS ST								HHMID 21706
	Parcel ID 14474	Type Single-Family House - Bungalow	Year built Ca. 1925	Stylistic influences Craftsman	Alterations Doors replaced	Additions Side addition, Rear addition, Multiple additions	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking Low
	No address								HHMID 21732
	Parcel ID 16567	Type Park - Municipal park	Year built Ca. 1990	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None
	No address								HHMID 21731
	Parcel ID 16568	Type Site - Vacant	Year built None	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None

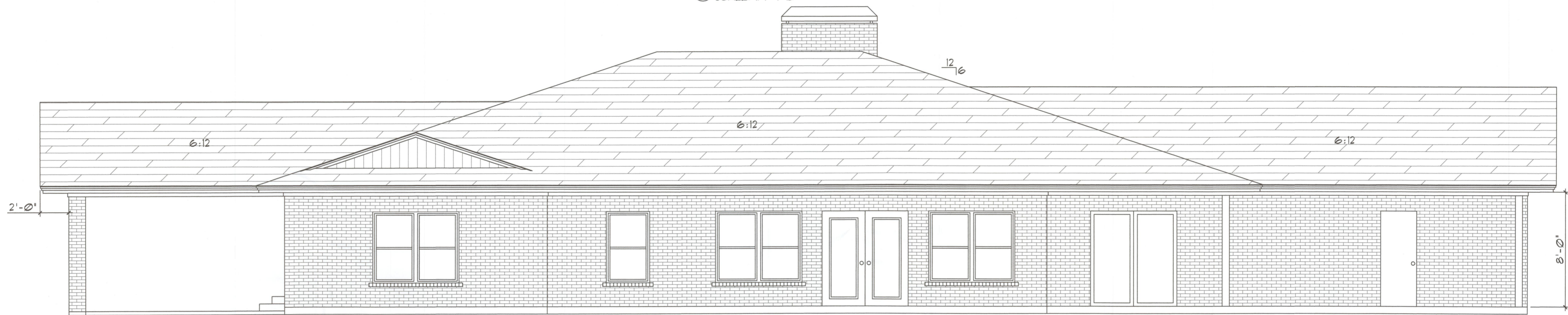




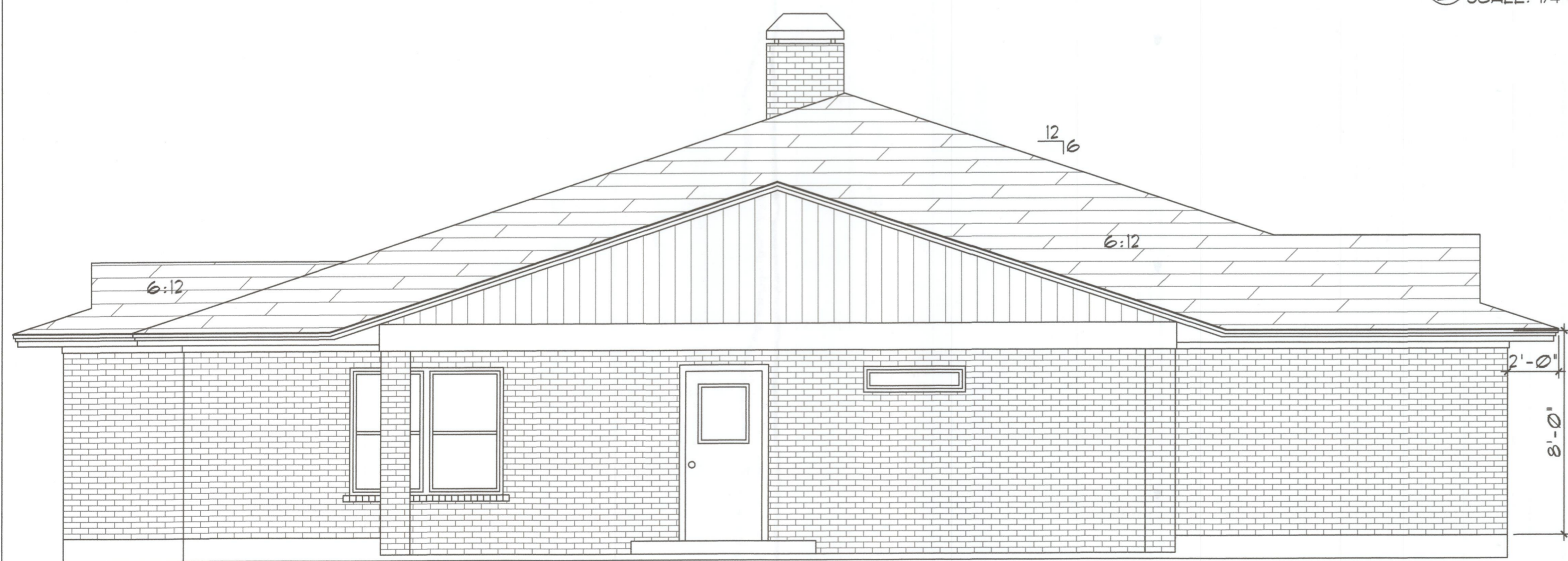




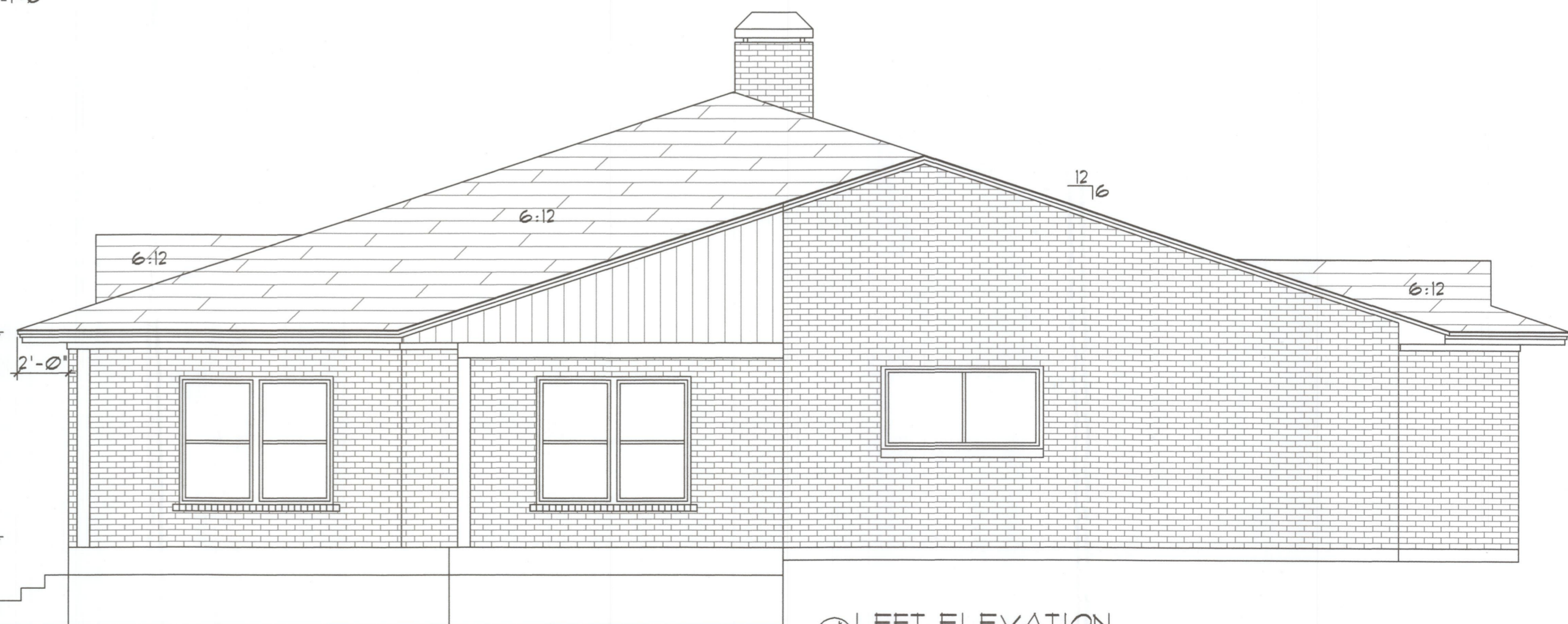
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② REAR ELEVATION  
SCALE: 1/4"=1'-0"



③ RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



④ LEFT ELEVATION  
SCALE: 1/4"=1'-0"

FRASIER RESIDENCE  
REMODEL / ADDITION  
510 WILLIAMS STREET / HWY 66  
ROCKWALL, TEXAS 75087

TITLE:  
ELEVATION - RESIDENCE

SCALE:  
AS SHOWN

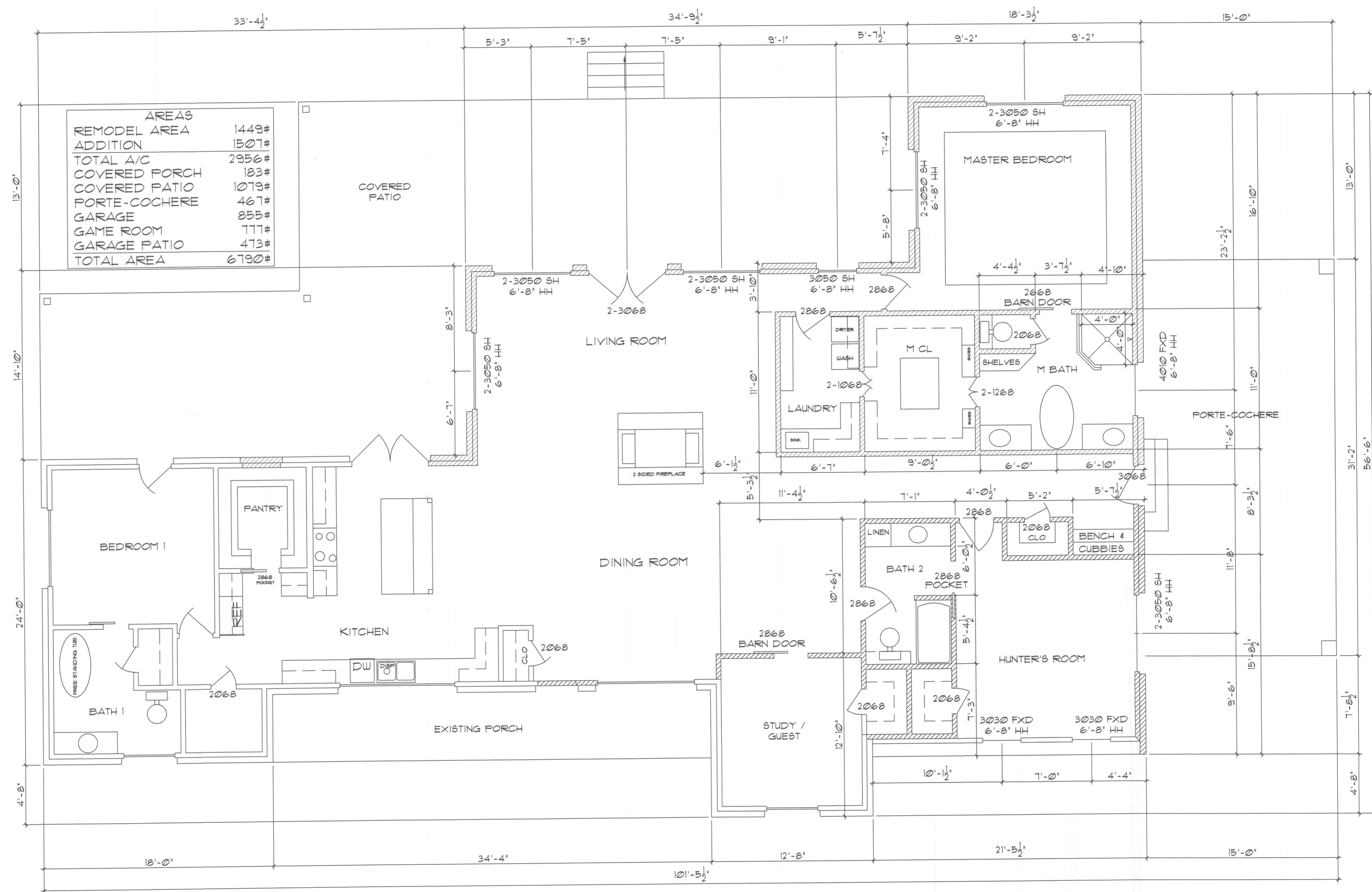
SHANNON NEWBOM  
MARK NEWBOM  
CADAZIGN  
3709 C.R. 2522  
ROYSE CITY, TEXAS 75189  
469-338-9863

DATE  
12/09/16

REVISION DATE:

SHEET  
A2

JOB NO.  
19316CAD



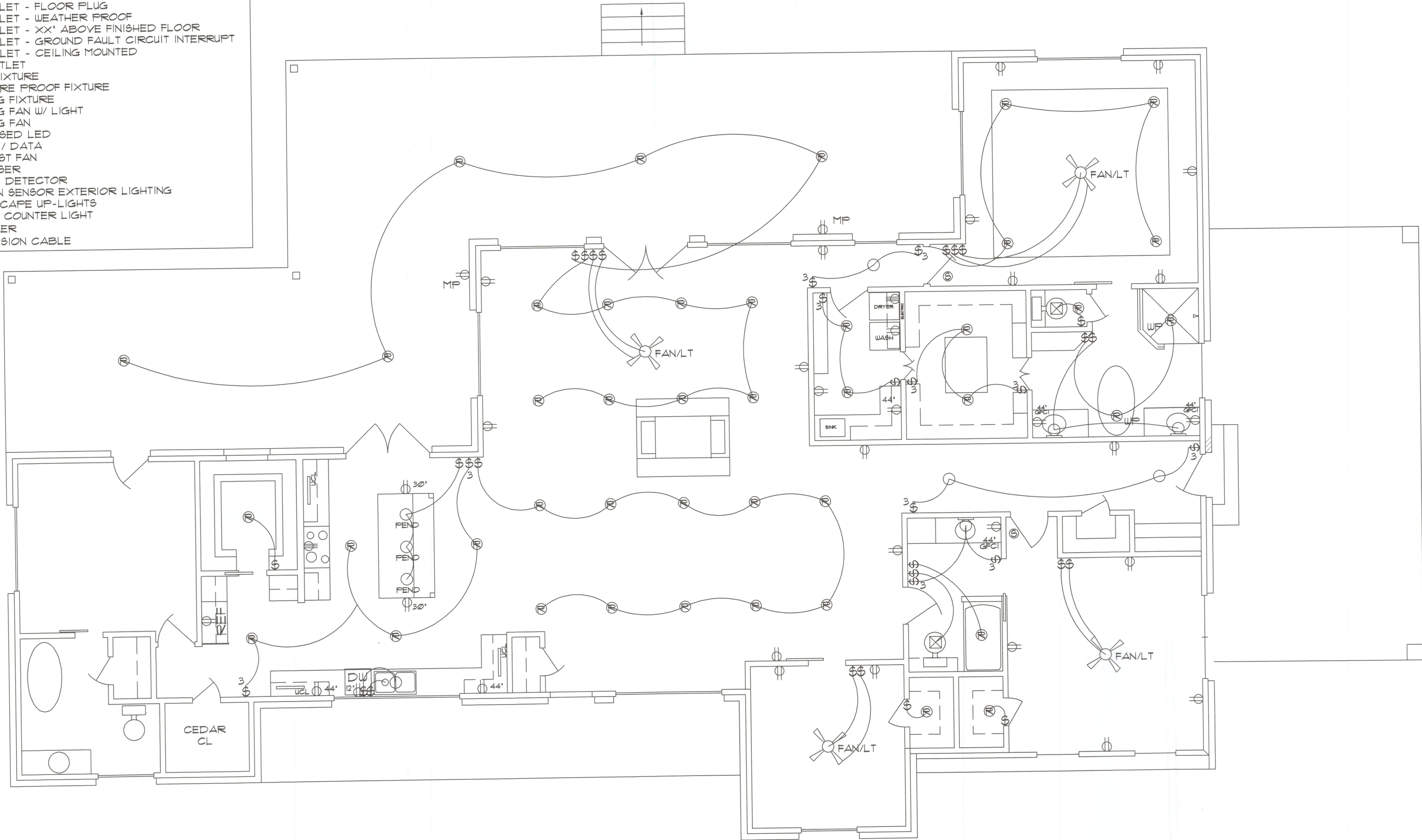
FRASIER RESIDENCE  
REMODEL / ADDITION  
510 WILLIAMS STREET / HWY 66  
ROCKWALL, TEXAS 75087

TITLE:  
FLOOR PLAN W/ DIMENSIONS  
SCALE:  
AS SHOWN

SHANNON NEUBOM  
MARK NEUBOM  
CADAZIGN  
3709 C.R. 2522  
ROYSE CITY, TEXAS 75189  
469-338-9863

DATE  
12/09/16  
REVISION DATE:  
SHEET  
A3  
JOB NO.  
19316CAD

- ELECTRICAL LEGEND
- SWITCH
  - SWITCH W/ DIMMER
  - SWITCH - 3 WAY
  - 110 OUTLET
  - 110 OUTLET - FLOOR PLUG
  - 110 OUTLET - WEATHER PROOF
  - 110 OUTLET - XX' ABOVE FINISHED FLOOR
  - 110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
  - 110 OUTLET - CEILING MOUNTED
  - 220 OUTLET
  - WALL FIXTURE
  - MOISTURE PROOF FIXTURE
  - CEILING FIXTURE
  - CEILING FAN W/ LIGHT
  - CEILING FAN
  - RECESSED LED
  - VOICE / DATA
  - EXHAUST FAN
  - DISPOSER
  - SMOKE DETECTOR
  - MOTION SENSOR EXTERIOR LIGHTING
  - LANDSCAPE UP-LIGHTS
  - UNDER COUNTER LIGHT
  - SPEAKER
  - TELEVISION CABLE



FRASIER RESIDENCE  
REMODEL / ADDITION  
510 WILLIAMS STREET / HWY 66  
ROCKWALL, TEXAS 75087

TITLE:  
ELECTRICAL PLAN - RESIDENCE

SCALE:  
AS SHOWN

SHANNON NEUSOM  
MARK NEUSOM  
CADAZIGN  
3109 C.R. 2522  
ROYSE CITY, TEXAS 75189  
469-338-9863

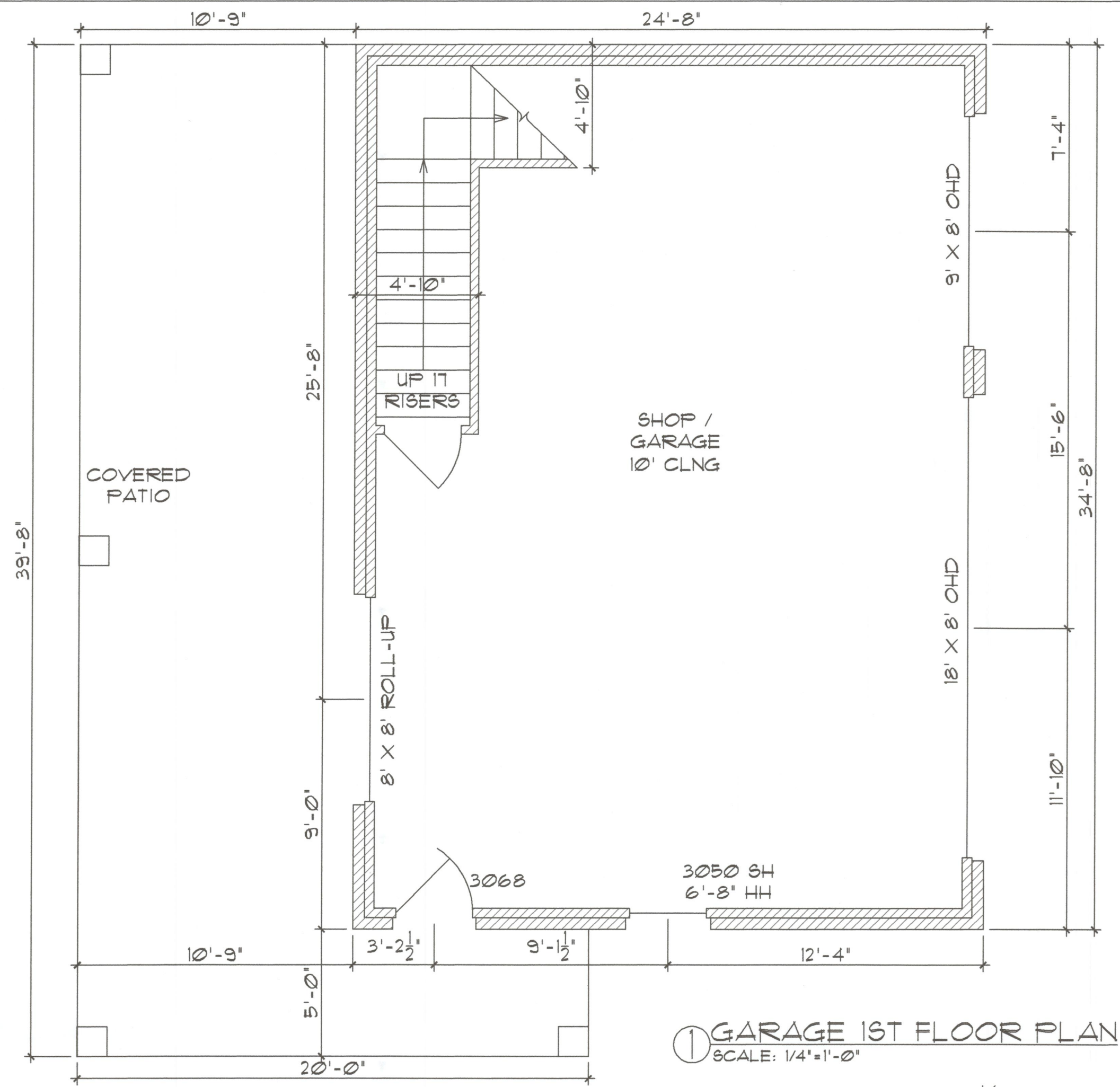
DATE  
12/09/16

REVISION DATE:

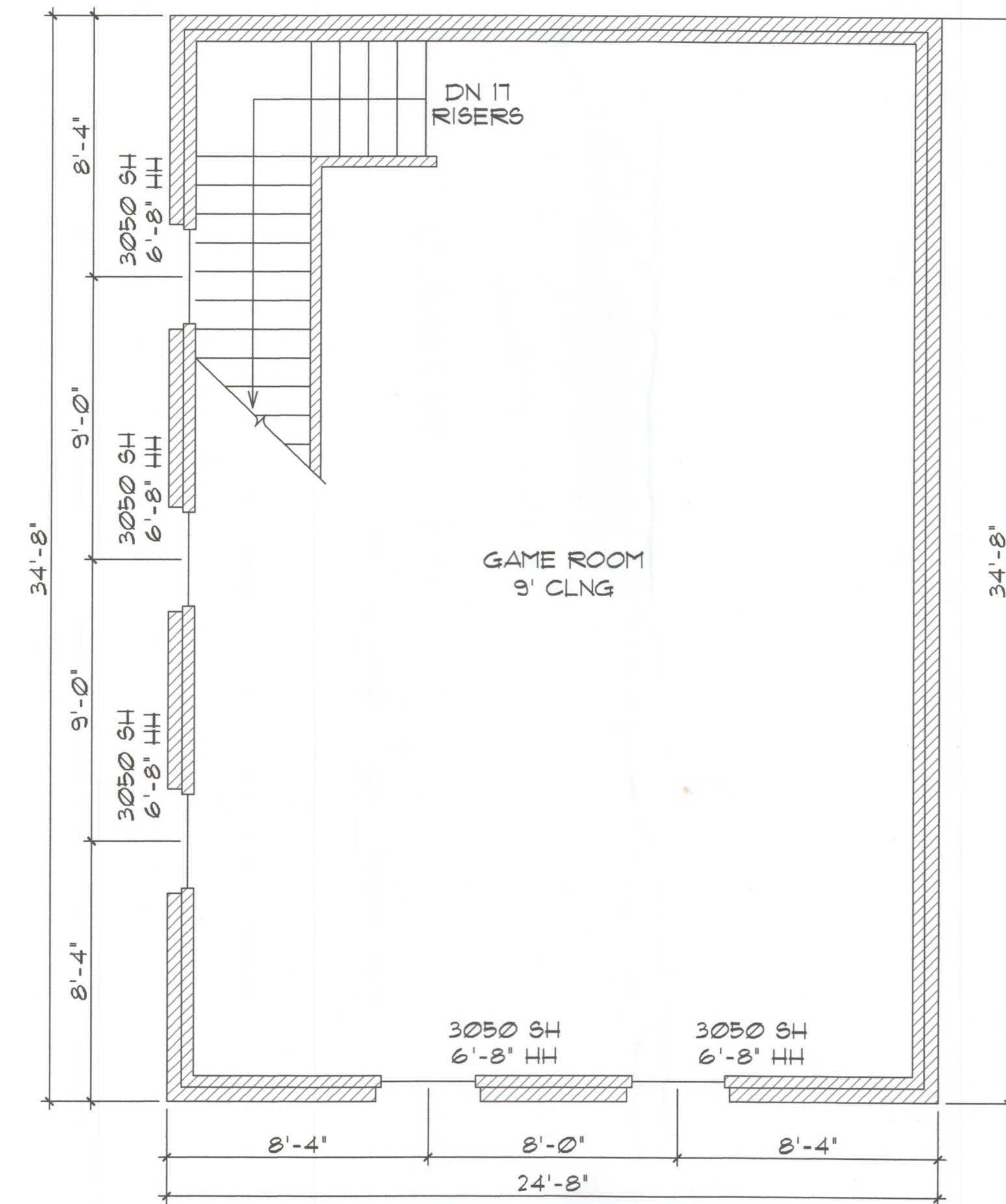
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JOB NO.  
19316CAD

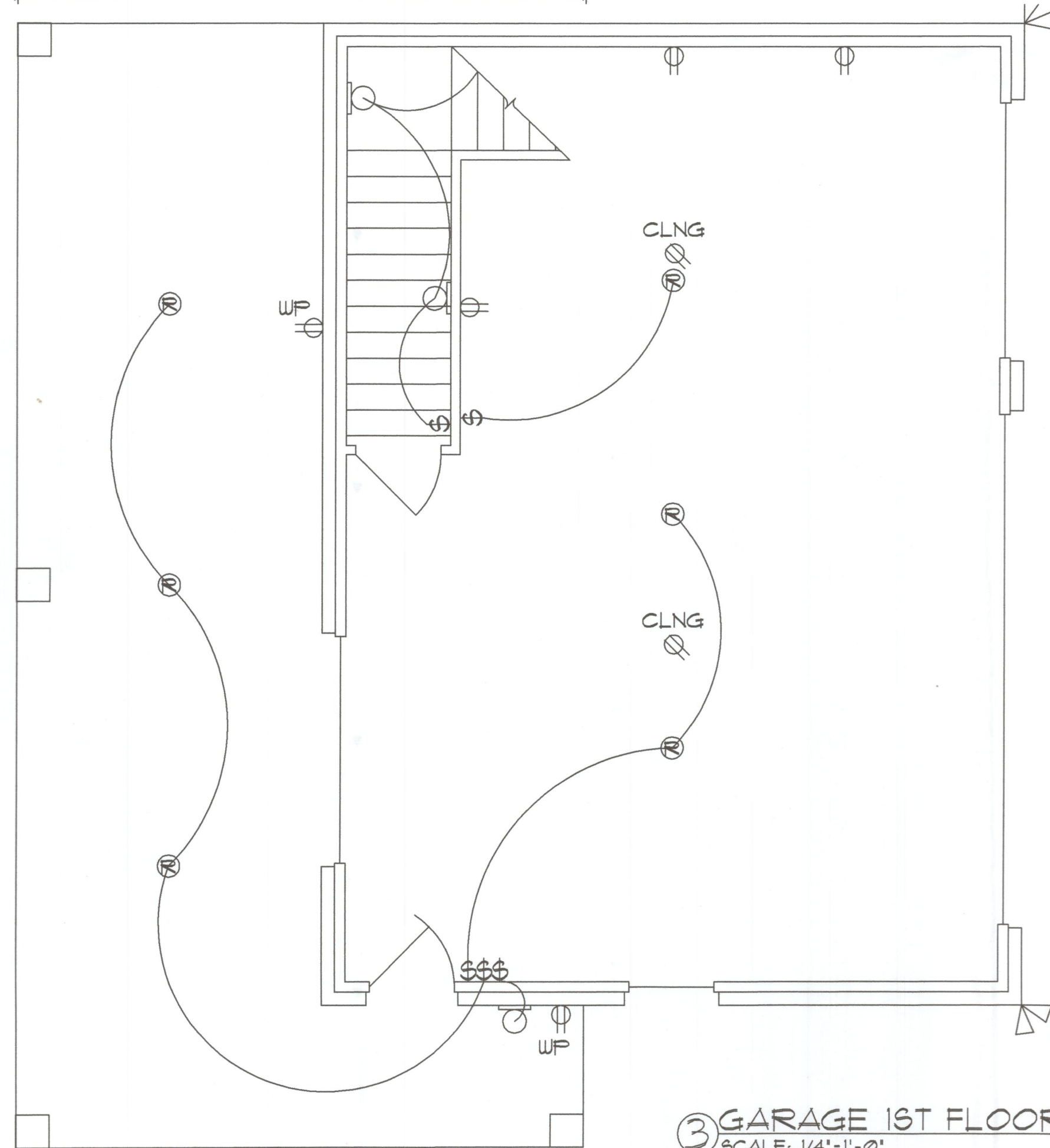
ELECTRICAL LEGEND	
	SWITCH
	SWITCH W/ DIMMER
	SWITCH - 3 WAY
	110 OUTLET
	110 OUTLET - FLOOR PLUG
	110 OUTLET - WEATHER PROOF
	110 OUTLET - XX' ABOVE FINISHED FLOOR
	110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
	110 OUTLET - CEILING MOUNTED
	220 OUTLET
	WALL FIXTURE
	MOISTURE PROOF FIXTURE
	CEILING FIXTURE
	CEILING FAN W/ LIGHT
	CEILING FAN
	RECESSED LED
	VOICE / DATA
	EXHAUST FAN
	DISPOSER
	SMOKE DETECTOR
	MOTION SENSOR EXTERIOR LIGHTING
	LANDSCAPE UP-LIGHTS
	UNDER COUNTER LIGHT
	SPEAKER
	TELEVISION CABLE



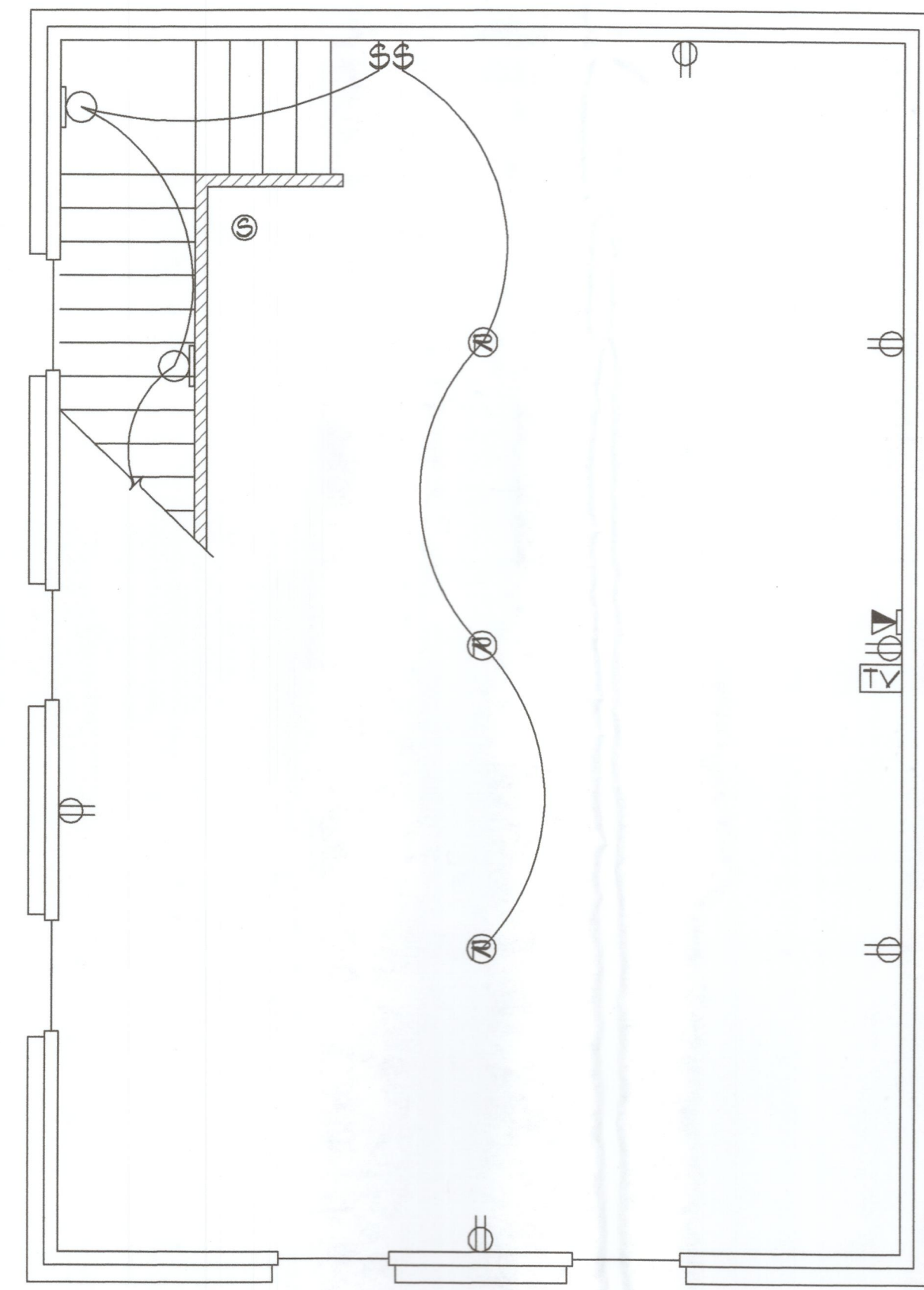
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② GARAGE 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"



③ GARAGE 1ST FLOOR ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



④ GARAGE 2ND FLOOR ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

FRASIER RESIDENCE  
REMODEL / ADDITION  
510 WILLIAMS STREET / HWY 66  
ROCKWALL, TEXAS 75087

TITLE:  
FLOOR PLAN / ELECTRICAL - GARAGE

SCALE:  
AS SHOWN

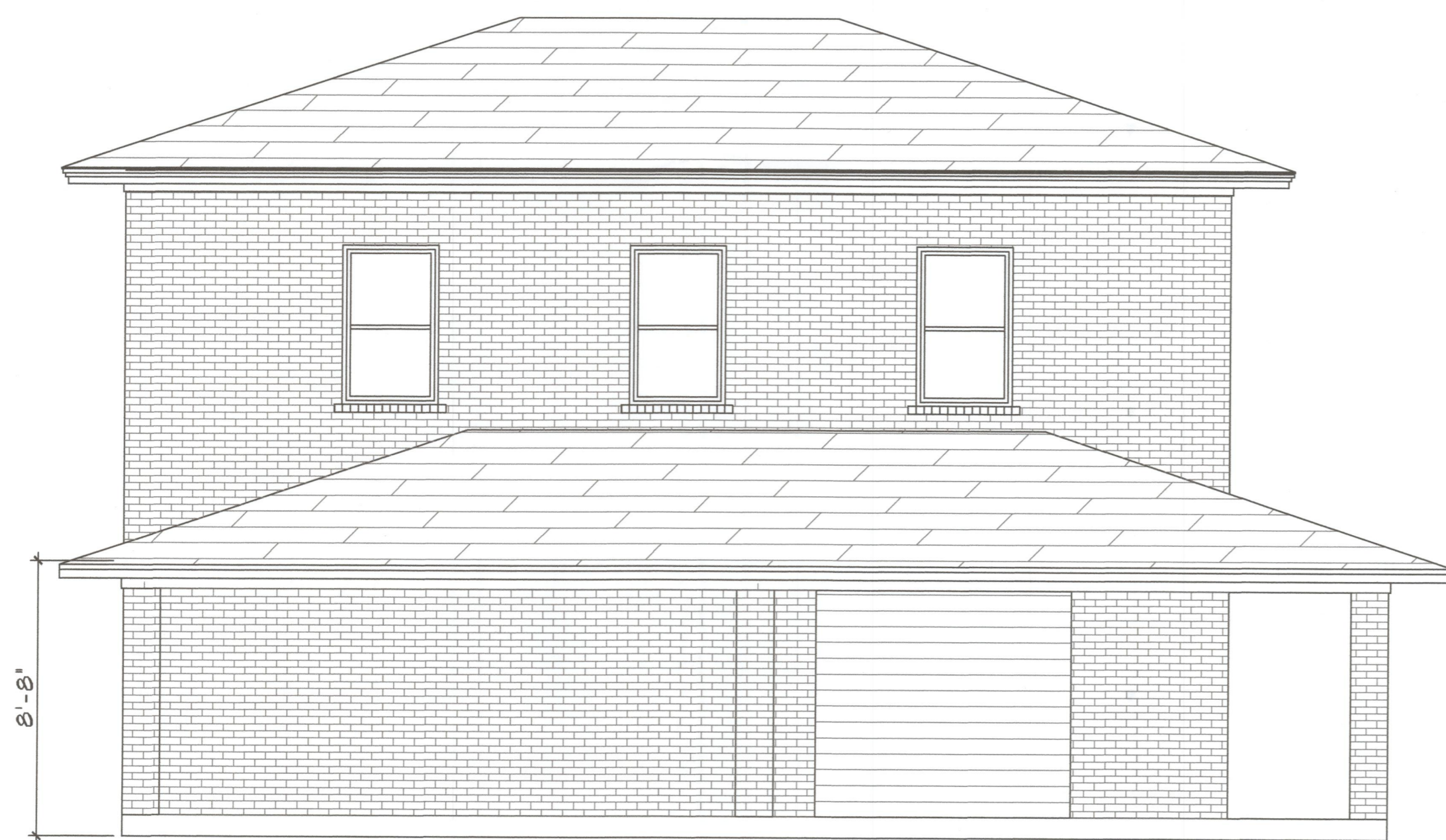
SHANNON NEUSOM  
MARK NEUSOM  
CADAZIGN  
3109 C.R. 2522  
ROYSE CITY, TEXAS 75189  
469-338-9863

DATE  
12/09/16

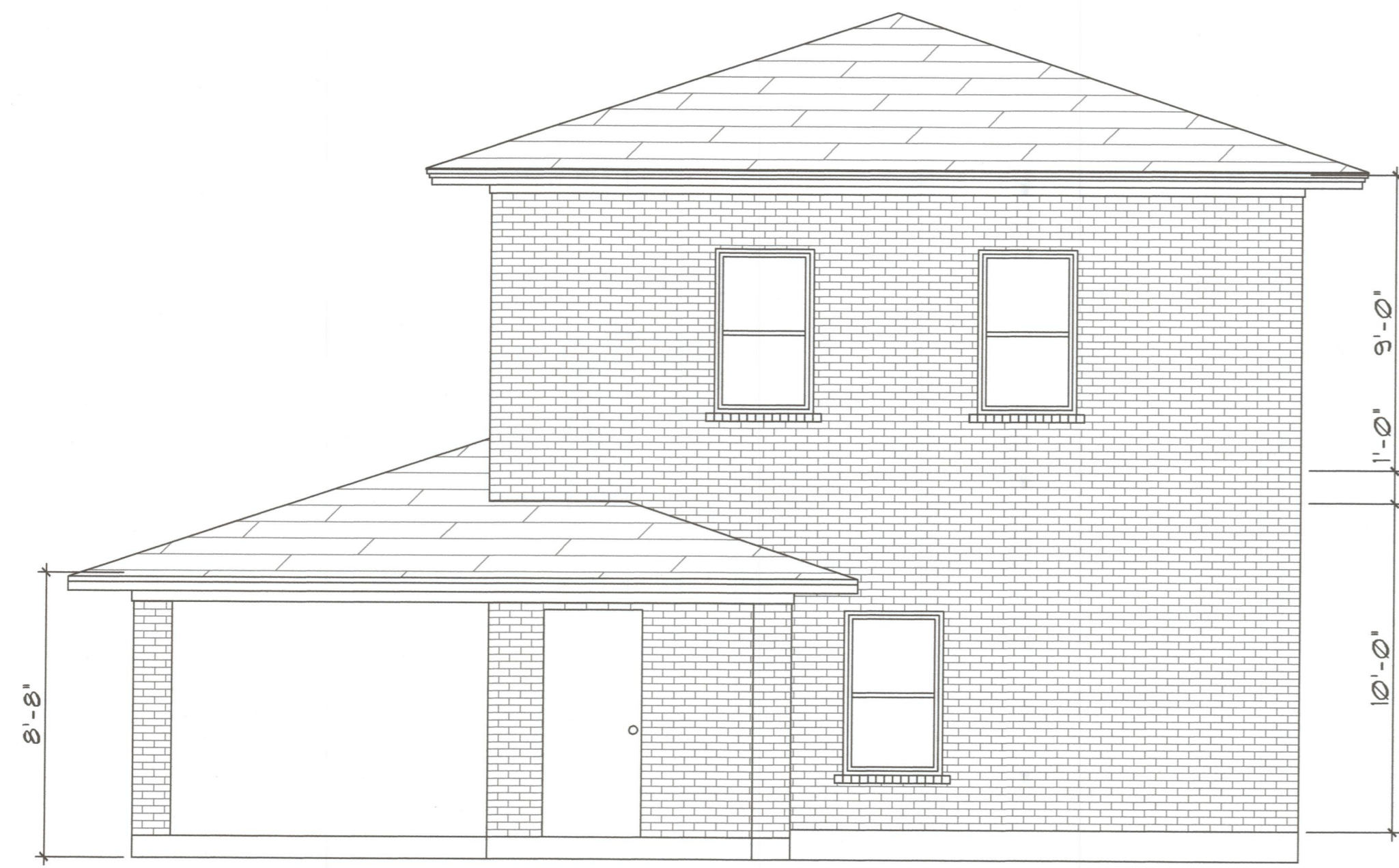
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SHEET  
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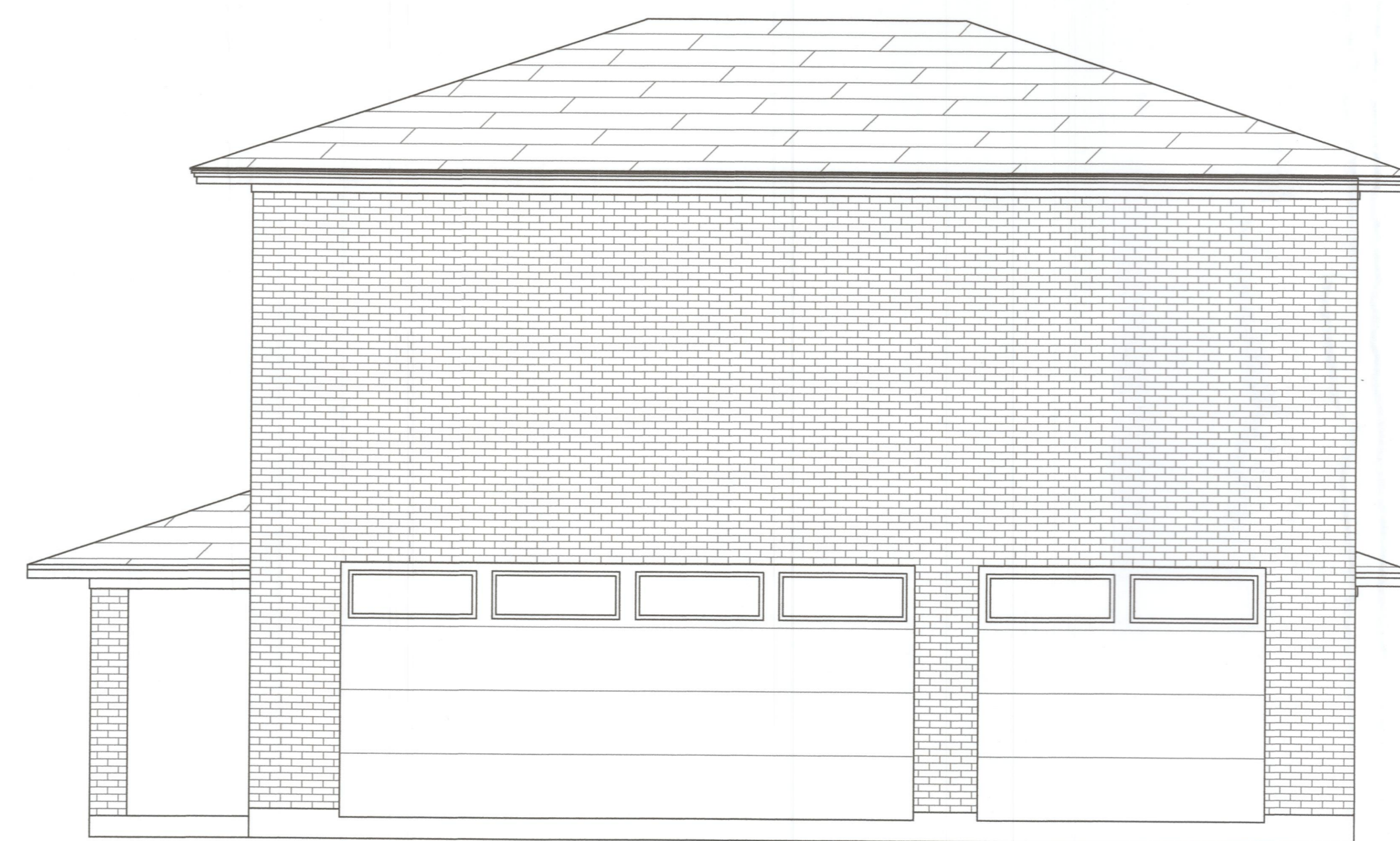
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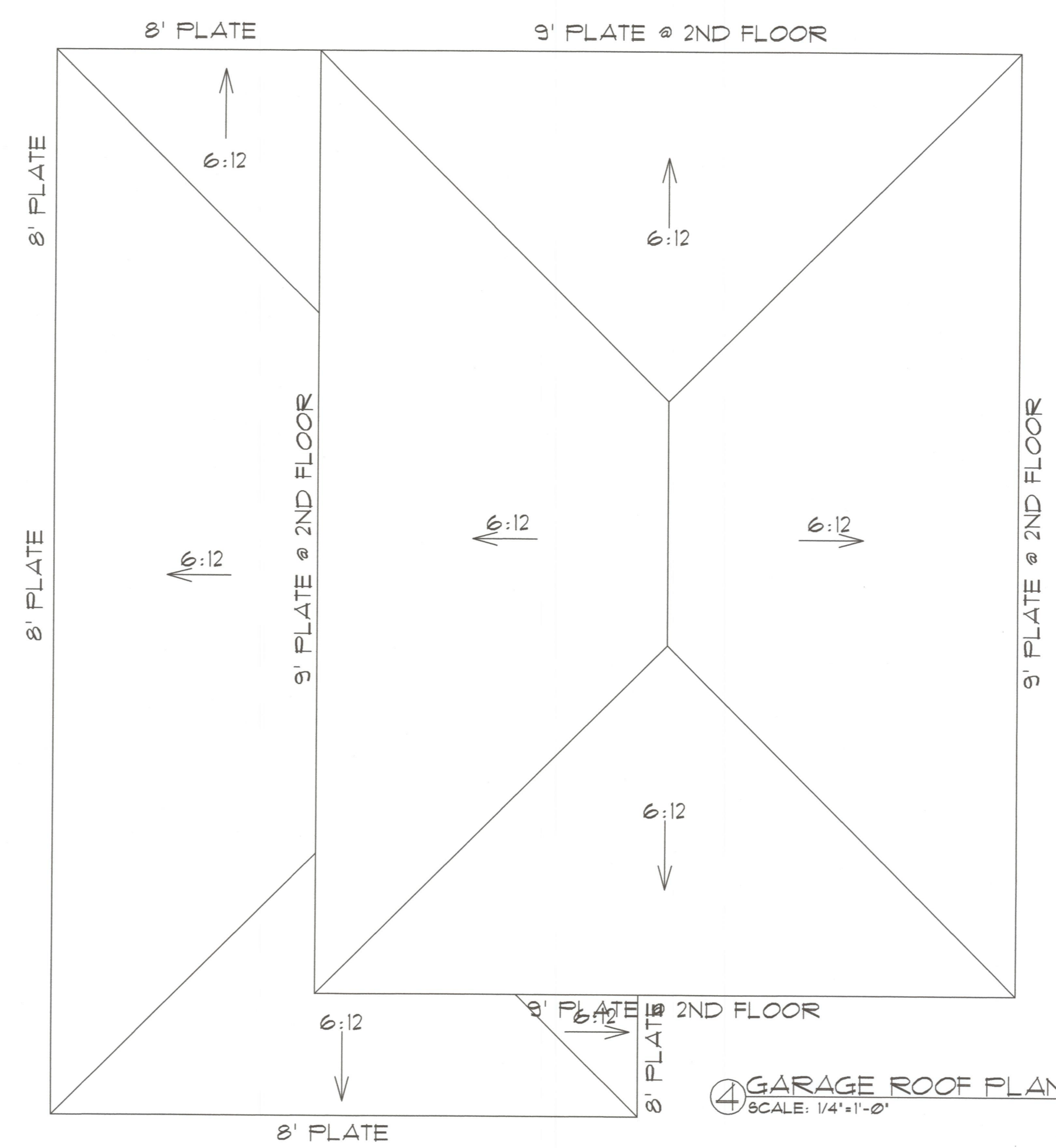
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① GARAGE FRONT ELEVATION  
SCALE: 1/4"=1'-0"  
REAR SIMILAR



② GARAGE RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



④ GARAGE ROOF PLAN  
SCALE: 1/4"=1'-0"

SHANNON NEWSON  
MARK NEWSON  
**CADAZIGN**  
3709 C.R. 2522  
ROYSE CITY, TEXAS 75189  
409-338-9863

DATE	12/09/16
REVISION DATE:	
SHEET	A6
JOB NO.	19316CAD

TITLE:  
ELEVATIONS / ROOF - GARAGE  
SCALE:  
AS SHOWN

FRASIER RESIDENCE  
REMODEL / ADDITION  
510 WILLIAMS STREET / HWY 66  
ROCKWALL, TEXAS 75087