

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 10/16/2014

APPLICANT: Scott McCleskey

AGENDA ITEM: **H2014-003**; Exterior Rehabilitation and Remodel - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Joseph & Lorilyn Cummings and Scott McCleskey to allow the general remodel and rehabilitation of a *High Contributing Property* situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family Residential (SF-7) District. The subject property is located at 602 Kernodle Street and is further identified as Lot 2, Block 7 of the F&M Addition, City of Rockwall, and Rockwall County, Texas.

DISCUSSION:

The subject property is located at 602 Kernodle Street, and is recognized as a *High Contributing Property*. The home is considered to have been constructed in 1920 architecturally as a “Bungalow” styled residential home. The property is zoned Single-Family Residential (SF-7) district and is located at the northeast corner at the intersection of Kernodle and Margaret.

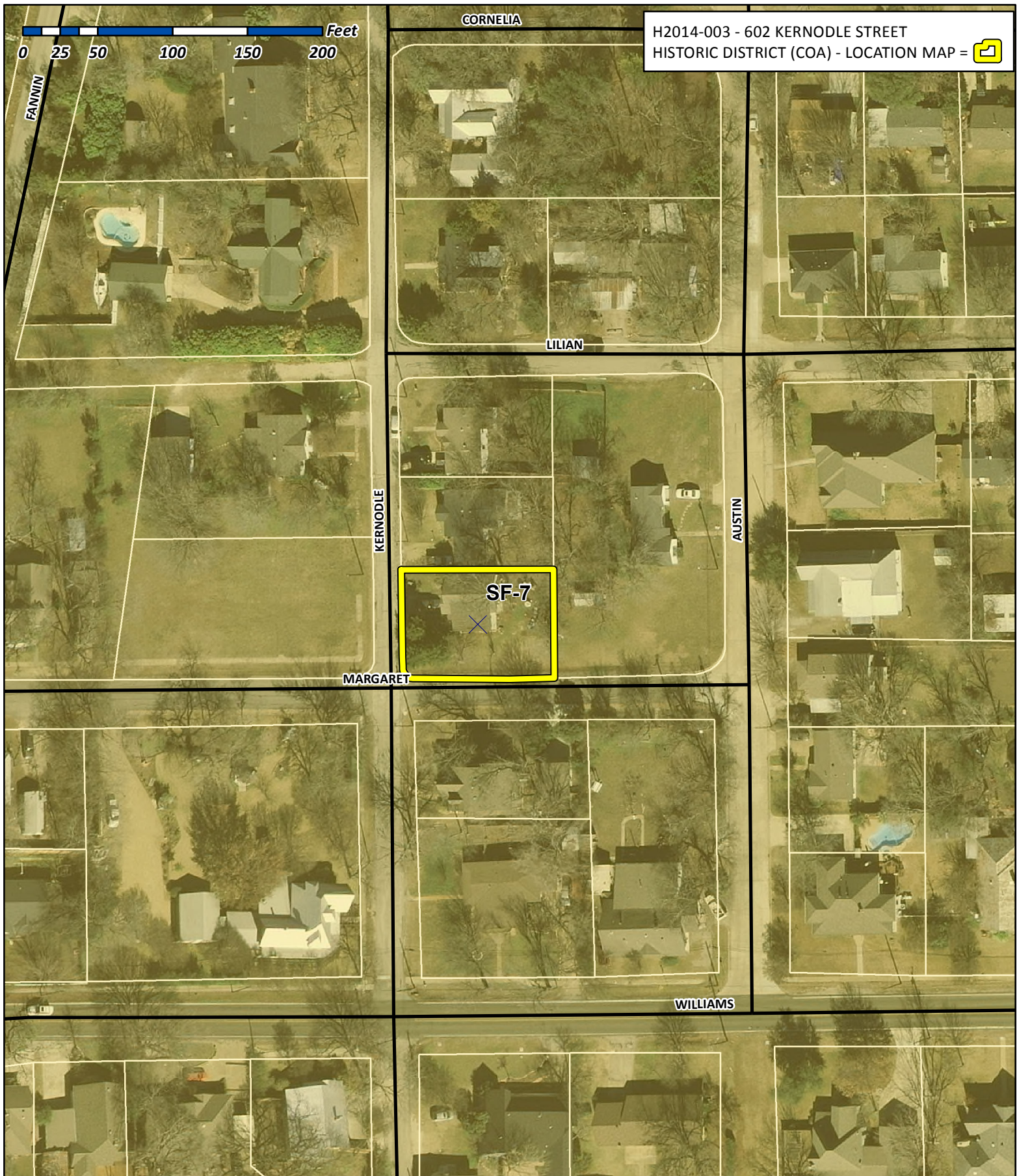
The applicant is requesting a COA for the purpose of rehabilitating the structure and has included a scope of work for your consideration. The applicant has stated that the proposed changes are to be completed without impacting the overall historical aesthetics or the integrity of the property.

According to Article V, Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), the board may recommend guidelines to enable the historic preservation officer to issue a certificate of appropriateness for exterior restorations and renovations requiring a building permit.

RECOMMENDATIONS:

Based on the scope of work submitted and the applicants intent of maintaining the historical aspects of the home, the proposed remodel does not appear to impair the historical integrity of the property, therefore, staff supports the applicants request for the COA pending conformance with the following conditions of approval:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 2) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 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.



City of Rockwall

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

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602 KERNODLE STREET, ROCKWALL TX 75087
HISTORIC PRESERVATION RESOURCE SURVEY, 2012

Recording Information

Recorded By: **Ryan Miller**

Date Recorded: **10/31/2013**

PROPERTY INFORMATION

Subdivision Name	F & M Addition			Date Constructed	1920
Lot(s)	2	Block	7	Land Area	0.17 Acres / 7,280 SF
Neighborhood	F & M / Old Town Rockwall Historic District				
Land Use (Original)	Single Family Residential				
Land Use (Current)	Single Family Residential				
Contributing Status	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Non				
Staff Notes	According to the Rockwall Central Appraisal District (RCAD) the following improvements have been made to this property: Accessory Building (2008) and Remodel (1968).				
	Moved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Year: N/A				
	Architect Unknown				
	Architectural Style Bungalow				
	Builder Unknown				
	Original Address N/A				

PROPERTY PHOTOGRAPH



Photo: August 10, 2012

HISTORICAL SIGNIFICANCE:

N/A

Scope of Work

To: David Gonzales

Email: dgonzales@rockwall.com

From: Cory Cummings 972-880-5563 & Scott McCleskey 972-693-5322

Re: 602 Kernodle St. , Rockwall, TX 75087
Located in the Historic District

Type: Bungalow built 1968

Enclosed: Scope of work, elevation photos.

*Scope of work: Exterior is in need of paint, replace weathered trim and broken siding. Replace aluminum windows and storm windows with vinyl double pane to match existing look.

*Remove and replace existing roofing and decking as needed.

*Front and porch raise and level or remove and replace with wood decking.

*Repair and paint front door if possible or replace as required. Remove screen door and replace.

*Front door to bedroom had been added, remove and frame opening, insulate, OSB, vapor barrier, and siding to match existing look. Prime and paint.

*Plumbing will include concealing exposed drains, relocate plumbing to washer and dryer.

*Electric will include replacement of surface mount to flush mount breaker panel inside wall space. Add dedicated circuit to attic and outside for central heating and cooling. Relocate washer and dryer dedicated circuits to new location. Remove window units and cap electrical circuits as needed.

*Foundation will be levelled including front porch.

*Back porch steps removed and rebuilt with wood deck.

*Storage building cleaned and painted

*Interior will be repaired with sheet rock, paint, trim repaired or replaced, caulk and paint. New wood flooring and tile, Kitchen cabinets and bathroom fixtures.

*Front living area to front bedroom door will be enlarged with support header, trim and paint.

*HVAC includes removal of existing window units; install central heat and air conditioning system, ductwork, grilles, Freon lines to outdoor unit on slab. Thermostatic control.

*Permits as required

Thank you for your time, if you have any questions please feel free to call,

Sincerely,

Cory Cummings
Scott McCleskey







