



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: October 17, 2019
APPLICANT: Michael Cheatham; *WillowCreek Custom Homes*
CASE NUMBER: H2019-011; *Certificate of Appropriateness (COA)*

SUMMARY

Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom Homes on behalf of the owners Jim and Peggy Ricketts for a Certificate of Appropriateness (COA) for exterior modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959, zoned Single-Family 7 (SF-7) District, is situated within the Historic Overlay (HOV) District, and is addressed as 401 N. Fannin Street. The subject property is recognized as a *High Contributing Property*, which indicates the property retains a high degree of architectural and physical integrity and possesses strong associations concerning the structure's historic context. The home is approximately 2,447 SF, and -- based on the 2017 *Historic Resources Survey* -- the main area was considered to have been constructed in the Folk Victorian style in 1905. On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-004] to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a *Reconsideration of Contributing Status* request after reviewing the progress of the renovation and recognizing that the High Contributing designation may no longer be appropriate for the property. Following a review, the Historic Preservation Advisory Board (HPAB) passed a motion to allow the subject property to maintain its high-contributing designation by a vote of 7-0. On December 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-022] in conjunction with a small neighborhood matching grant and a building permit fee waiver [Case No.'s H2018-023 and H2018-024] for the replacement of a fence.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) in conjunction with a building permit fee waiver [Case No. H2019-013] and a small neighborhood matching grant [Case No. H2019-013] to allow the expansion of a single-family home by adding a garage and breezeway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 N. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property, are two (2) Non Contributing properties followed by one (1) High-Contributing Property that delineates the northern boundary of the Old Town Rockwall (OTR) District.

South: Directly south of the subject property is Olive Street, which delineates the southwestern boundary of the Old Town Rockwall (OTR) District.

East: Directly east of the subject property is N. Fannin Street followed by three (3) Non Contributing, one (1) High Contributing, one (1) Low Contributing, and one (1) Medium-Contributing Property.

West: Directly west of the subject property there is a vacant tract of land that is non-contributing followed by a restaurant (*i.e. Bin 303*) that is high-contributing and delineates the western boundary of the Historic Overlay (HOV) District.

CHARACTERISTICS OF THE PROJECT

The proposed garage will be located towards the rear of the home, will be 22' x 28' (*i.e. 616 SF*), and will be clad with cementitious lap siding (*i.e. hardi-board or similar cementitious material*) to match the existing home. The proposed garage will have two (2) roll-up doors that will face towards the northern property line (*i.e. will not face towards the street*) and will utilize a pitched roof. The proposed garage will sit approximately five (5) feet from the existing home. The applicant has stated that the roof of the garage will be integrated with the existing roof of the home to create a breezeway that will connect to the existing porch. Currently, there is a 656 SF detached garage that was constructed in 1985 which, according to the applicant -- is intended to remain on the property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 6.03, *Historic Overlay (HOV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the purpose of the Historic Overlay (HOV) District is to protect and enhance the district, which represents distinctive elements of the City's historic architectural and cultural heritage. Additionally, the Historic Overlay (HOV) District provides guidance to property owners restoring and/or rehabilitating historically significant structures in an effort to maintain the historical integrity of the area. A Certificate of Appropriateness (COA) for alterations or new construction of structures within the Historic Overlay (HOV) District is required for contributing properties or properties located within 200-feet of a contributing property. In this case, the subject property is considered to be a *High Contributing Property*, which is a property that is considered to be one of the most significant properties within the Old Town Rockwall (OTR) Historic District. These properties retain a high degree of architectural and physical integrity, have few -- *if any* -- alterations, and possess strong associations with the historic context. With that being said, previous alterations of the home include: 1) removal of two (2) bay windows, 2) replacement of the vinyl siding with hardy board planks, 3) expansion of the current kitchen, 4) addition of square footage on the west side of the house for a pantry, utility room, and a mudroom, 5) enlargement of the living room, 6) enlargement of the second floor to include two (2) bedrooms, a playroom, a bathroom, and a porch, 7) addition of square footage on the northeast side of the house for a new master bedroom suite, and 8) replacement of a picket fence. Taking into consideration the proposed scope of the additional project and previous renovations, staff is of the opinion that the *High Contributing* designation may no longer be appropriate for the property. In this case, the applicant's request does not appear to be in conformance with the intent of the Historic Overlay (HOV) District; however, considering the significant modifications that have already been made to the home, approval of this request does not appear to negatively impact the subject property or surrounding properties. With that being said, the Historic Preservation Advisory Board (HPAB) is tasked with reviewing the applicant's request and determining if approval will negatively affect the subject property or the surrounding properties. Additionally, the Historic Preservation Advisory Board (HPAB) is tasked with determining if the *High Contributing* status of the property remains the appropriate designation, given the number of modifications made to the home. Staff should note, approval of this request 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 request 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.



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0 12.5 25 50 75 100 Feet

H2019-011 - 401 N. FANNIN STREET
HISTORICAL - LOCATION MAP = 

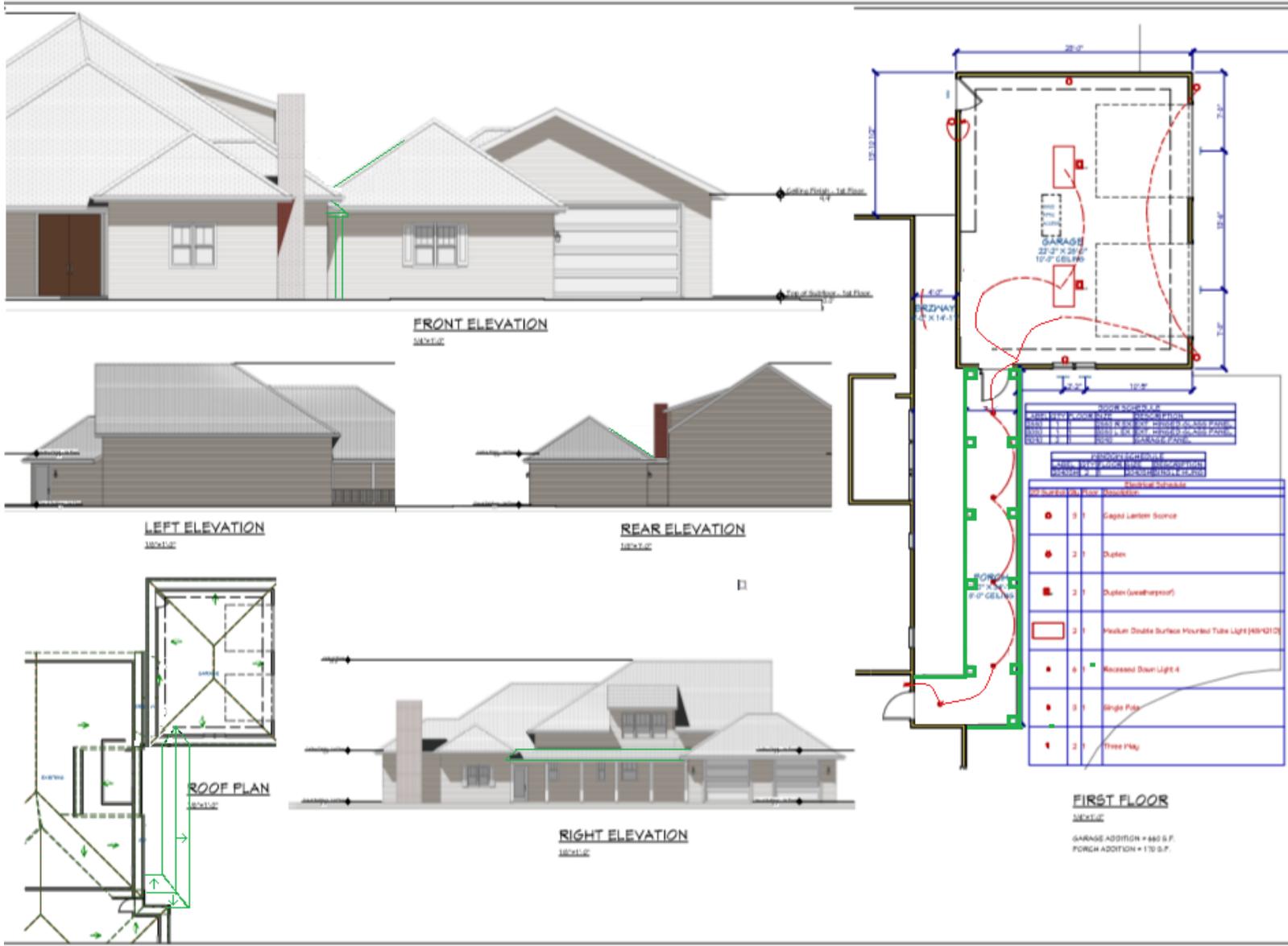


City of Rockwall

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.





LOT: 102
 SUBDIVISION:
 LAKE HAVEN
 ADDRESS:
 COUNTY:

RESIDENCE FOR:
 MR. & MRS. RICKETTS

MIKE REGAN
 CUSTOM HOMES

DATE:
 5/5/15

SCALE:

SHEET:
 2P-1

214-851-0211
 ARCHITECTURE

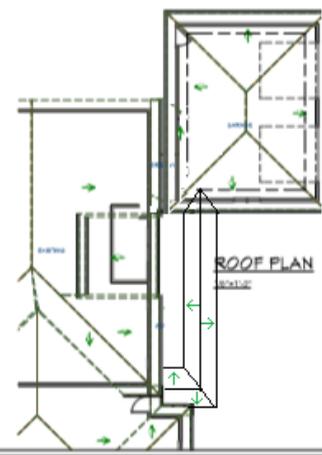


FRONT ELEVATION
1/8"=1'-0"



LEFT ELEVATION
1/8"=1'-0"

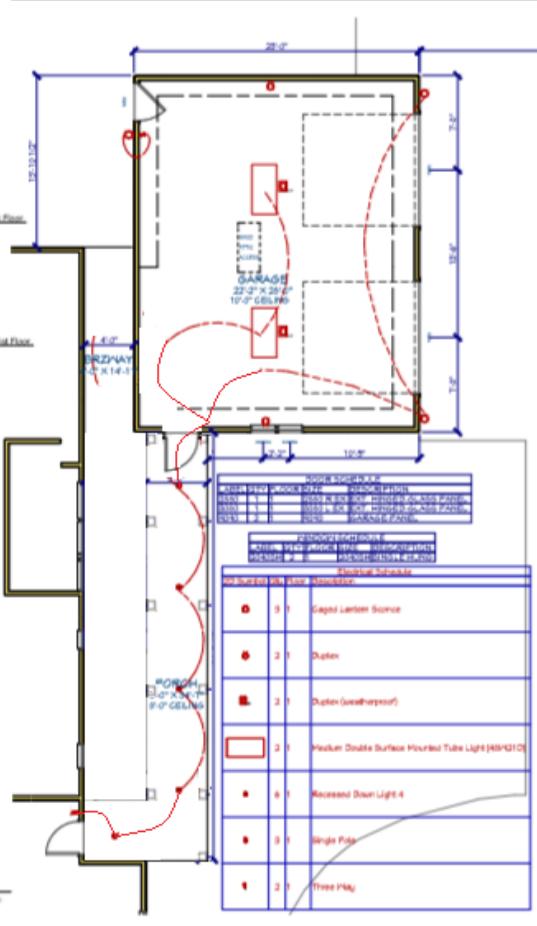
REAR ELEVATION
1/8"=1'-0"



ROOF PLAN
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



ROOF & CEILING	
ROOF	ASPH/FLT SHINGLES
CEILING	9" POP
WALLS & PARTITIONS	
WALLS	5/8" CMU
PARTITIONS	5/8" CMU
FLOORING	
FLOORING	1 1/2" CONCRETE ON 4" SAND
FLOORING	1 1/2" CONCRETE ON 4" SAND
MECHANICAL	
MECHANICAL	2" CONDENSED WATER
MECHANICAL	2" CONDENSED WATER
MECHANICAL	2" CONDENSED WATER
ELECTRICAL	
1	3 1 Capped Lantern Source
2	2 1 Duplex
3	2 1 Duplex (weatherproof)
4	2 1 Medium Double Surface Fluorescent Tube Light (MSDFLTC)
5	6 1 Recessed Down Light 4
6	3 1 Single Pole
7	2 1 Three Way

FIRST FLOOR
1/8"=1'-0"

GARAGE ADDITION = 440 S.F.
PORCH ADDITION = 170 S.F.

LOT 112
HIGHLAND
ADDRESS
CITY, STATE
ZIP CODE

RESIDENCE FOR:
MR. & MRS. RICKETTS

MIKE REGAN
CUSTOM HOMES

DATE:

5/3/18

SCALE:

SHEET:

2P-1



214.891.0241
ARCHIMATRIX.COM

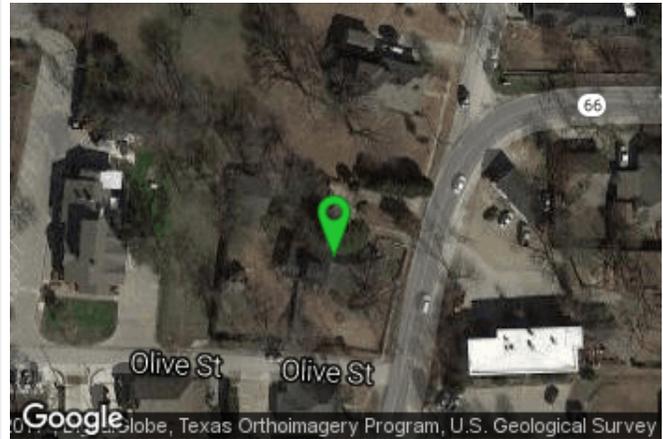
HHM ID 21613

401 FANNIN ST



Oct 2016

Image ID 21628



Coordinates: 32.9331818, -96.4587486

IDENTIFICATION

Parcel ID 14401

Street name FANNIN

Street number 401

Street type ST

DESCRIPTION

Type Building - Residential - Single-Family House - Modified L-Plan

Exterior wall materials Horizontal wood board

Stylistic influences Folk Victorian

Stories 1

ROOF

Roof shape Cross-gabled, Hipped

Chimney locations Side, External

Roof materials Asphalt composition shingles

Chimney materials Brick

Number of chimneys 1

Chimney features Chimney cap

DOORS AND WINDOWS

Door types Double door primary entrance

Window materials Vinyl

Window types Double-hung

PORCH

Porch type One story, Partial width, Wrap-around

Porch support type Classical columns

Porch roof type Inset

Other porch features Jig-sawn brackets, Turned wood balusters

LANDSCAPE

Landscape features Concrete curb

HISTORY

Year built Ca. 1910

Historic name

Source for year built Sanborn map

INTEGRITY

Alterations Windows replaced, Doors replaced

Integrity notes Compatible replacements

RECOMMENDATIONS

Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district

Priority ranking High

Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district

PRIOR DESIGNATIONS

Prior local designations High Contributing

HHM ID 21613

401 FANNIN ST

IMAGES



Oct 2016

Image ID 21628



Oct 2016

Image ID 21626

HHM ID 21613

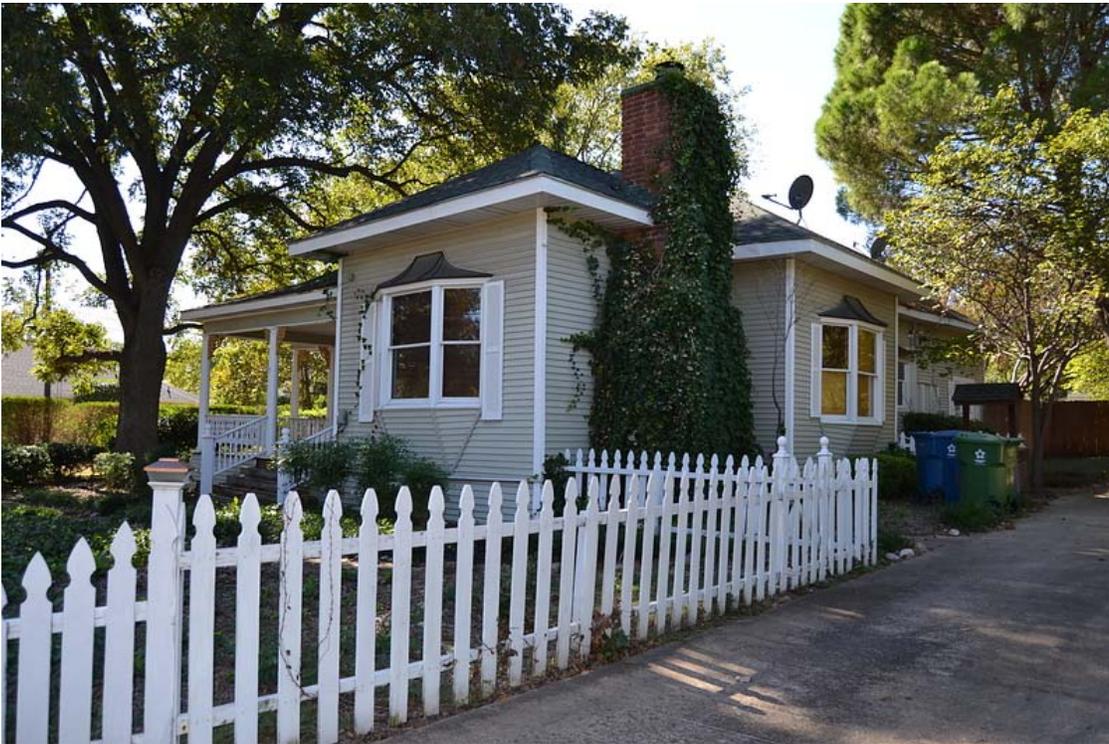
401 FANNIN ST

IMAGES



Oct 2016

Image ID 21625



Oct 2016

Image ID 21627





1411
406
1977



1101 N. Farnham St.









