

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 21, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

THE HISTORIC PRESEAVATION ADVISORY BOARD MEETING WILL BE HELD IN-PERSON AT ROCKWALL CITY HALL; HOWEVER, AS AN ALTERNATIVE TO ATTENDING THE MEETINGS APPLICANTS, CITIZENS AND INTERESTED PARTIES MAY JOIN REMOTELY VIA ZOOM (AUDIO PARTICIPATION ONLY). CITIZENS AND INTERESTED PARTIES MAY SUBMIT COMMENTS BY EMAIL.

SUBMIT COMMENTS VIA EMAIL

Citizens are encouraged to submit public forum comments at least 30 minutes in advance of the meeting by emailing them to Planning@Rockwall.com. Please include your name and address when submitting comments. Also, please be concise and limit your comments so that it may be read within three (3) minutes.

CITIZENS WATCHING THE MEETING

The public may watch the meeting *live* online by visiting the following link: <http://www.rockwall.com/meetings/video.asp>

NOTE: Please do not try to watch the meeting live and participate via ZOOM at the same time. There is a timing difference between the two streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream audio (*as it is delayed compared to ZOOM*).

APPLICANTS AND CITIZENS PARTICIPATING IN THE MEETING

Applicants and citizens that wish to participate in the meeting virtually by joining with ZOOM, either via a computer, mobile device, and or telephone should follow the following instructions:

- (1) Register in advance to participate in the Historic Preservation Advisory Board (HPAB) meeting at this link: https://us02web.zoom.us/webinar/register/WN_s35Rv1sOS96DLTqBTFdkzw.
- (2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via telephone at:

US: (301) 715-8592 or (312) 626-6799 or (888) 788-0099
Webinar ID: 841-7497-1526

NOTE: Once the agenda item you would like to speak on has been presented by staff, you may hit the raise hand button (or press *9 for telephone participants) to request to speak or to cancel your request. You will be acknowledged and prompted to provide comments when it is your turn to speak during the meeting.

SPECIAL NOTES: Only the two-way 'audio' feature of ZOOM will be utilized during the meeting. No ZOOM video will be used. If you are watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the December 19, 2019 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) Z2020-001 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO)

District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

(V) DISCUSSION ITEMS

- (3) Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 15, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the May 21, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-001 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

(3) **H2020-003 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

(4) **H2020-002 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

(V) ACTION ITEMS

- (5) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

(VI) DISCUSSION ITEMS

- (6) Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

(VII) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on June 12, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 16, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the June 18, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Jamgochian for the approval of a Certificate of Appropriateness (COA) for a *High Contributing* property being a 0.29-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block 1, Mill Co. Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, situated within the Old Town Rockwall Historic District, addressed as 602 Storrs Street, and take any action necessary.

(V) ACTION ITEMS

- (3) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

(VI) DISCUSSION ITEMS

- (4) Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

(VII) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 10, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

3
4 The meeting was called to order by Board Member Jay Odom at 6:00 p.m. Board members present were Brad Adams, Carolyn Francisco,
5 and Beverly Bowlin. Absent from the meeting were Maurice Thompson, Dick Clark, and Jenni Hoffman. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales and Planner Henry Lee. Absent from the meeting
7 was Planning and Zoning Coordinator Angelica Gamez.

8
9 II. OPEN FORUM

10
11 Board member Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There
12 being no one coming forward to speak Board member Odom closed the open forum.

13
14 III. CONSENT AGENDA

- 15
16 1. Approval of Minutes for the May 21, 2020 Historic Preservation Advisory (HPAB) meeting.

17
18 Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Brad Adams seconded the motion which
19 passed by a vote of 4-0.

20
21 IV. PUBLIC HEARING ITEMS

- 22
23 2. **H2020-001 (DAVID GONZALES)**

24 Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of
25 Appropriateness (COA) for a Medium Contributing Property being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition,
26 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land
27 uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action
28 necessary.

29
30 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting a
31 Certificate of Appropriateness (COA) for brick wainscoting for a home located in Planned Development 50 (PD-50) District. This item
32 was brought to the Commission at the last meeting held on May 21, 2020 but the Board had some questions regarding the project and
33 tabled the item until this meeting. There had been a site plan that had been approved on the property in June 2019 for the zoning of a
34 restaurant without a drive-thru, ultimately requiring a COA. The COA was for alterations made to the home such as the addition of hardie
35 board skirting as opposed to the brick wainscot that is now on the property. In March 2020, it was discovered that the brick wainscot
36 had been added to the property without a COA and a citation and stop-work order was issued. The applicant has since sent in an updated
37 paint color for the hardie board and the brick wainscot along with having a white trim. The Historic Guidelines state that all alterations
38 or new construction should be visually compatible with the surrounding buildings or structures. This request is subject to the Board's
39 review and is a discretionary decision for the Historic Preservation Advisory Board to move forward with the approval of a COA. Mr.
40 Gonzales advised the Board that the conditions of approval were listed in their packet and the applicant and Staff were present to
41 answer questions.

42
43 Board Member Odom asked the applicant to come forward.

44
45 Price Pointer
46 602 Willams Street
47 Rockwall, TX 75087

48
49 Mr. Pointer came forward and provided additional details in regards to the request. He explained that the decision to possibly paint the
50 brick and the siding a gray color and the trim a white color came from the Board's disapproval of the previously shown brick. He advised
51 the Board that he was available to answer questions.

52
53 Board member Adams wanted to get clarification on the painting of the brick. After going by the house, he noticed that the bottom rows
54 of the brick were a different color then the rest so he wanted to know what the next step would be.

55
56 Board member Bowlin added that the new paint color and trim color would be a better fit than what is in place now. Board member
57 Adams agreed that, although he does not like painted brick, he believes the change would be better than the alternative.

59 Board member Adams then asked for a timeframe for the completion of the project. Mr. Pointer, the applicant, replied that if the COA
60 was approved tonight then the completion of the project would be within 4-5 weeks.
61

62 Board member Bowlin asked if the plan was to continue on as a restaurant. Mr. Pointer replied that the ideal situation would be for a
63 high end office or boutique.
64

65 Board member Francisco had concerns regarding the project. One being that the house shown as an example is a craftsman style and
66 brick is considered appropriate for it but the one being considered for the COA is a simple folk style and the brick wainscot changes
67 the character and is, therefore, inappropriate for the style. Board member Bowlin added that the new structure being considered does
68 not resemble the original structure whatsoever.
69

70 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
71 closed the public hearing and brought the item back to the Board for discussion and action.
72

73 Board member Odom explained whether or not they would accept and approve the change or if they had to make the applicant tear
74 down the brick wainscot that was already in place. He then asked Planning and Zoning Director Ryan Miller if they had the authority to
75 make them tear it down and, if so, then what would be the next step for the applicant. Mr. Miller explained that the applicant would have
76 the ability to appeal any denial made by the Historic Preservation Advisory Board to the City Council. Board member Odom asked if
77 what was decided there that night was a final decision that does not go any further to which Mr. Miller answered that it was up to the
78 applicant. Once again, the applicant had the right to appeal the decision and if he did not choose to appeal then the ruling made by the
79 Historic Preservation Advisory Board would stand.
80

81 Board member Adams wanted further clarification as to why the applicant chose to put up the brick wainscot instead of what had
82 previously been discussed. Mr. Pointer replied that he had seen other properties in the area with the same brick and style and thought
83 it would be a good look for the project. Board member Adams stated that he did not feel like the HPAB would be doing their job if they
84 let the project continue forward.
85

86 After a brief discussion, Board member Francisco made a motion to deny item H2020-001. Board member Adams seconded the motion
87 which passed by a vote of 3-1, with Board member Odom dissenting.
88

89 3. H2020-003 (HENRY LEE)

90 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA)
91 for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall,
92 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed
93 as 505 Williams Street, and take any action necessary.
94

95 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to remove the existing fence and post
96 and install a new wood fence and metal posts. Both the cedar slats and the metal posts would be painted white to match the home's
97 accent color. The applicant's proposed scope of work does not impair the integrity of the property, however, approval of a Certificate
98 of Appropriateness is a discretionary decision for the Historic Preservation Advisory Board.
99

100 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
101 closed the public hearing and brought the item back to the Board for discussion and action.
102

103 Board member Francisco made a motion to approve item H2020-003. Board member Bowlin seconded the motion which passed by a
104 vote of 4-0.
105

106 4. H2020-002 (HENRY LEE)

107 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a High
108 Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall
109 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505
110 Williams Street, and take any action necessary.
111

112 Planner Henry Lee provided a brief summary in regards to the request. The applicant turned in an application for a Certificate of
113 Appropriateness at the same time as the application for a Small Matching Grant for the same property that was previously discussed.
114 The total valuation of the project provided would be \$2,345 and, as a high contributing property it is eligible for matching funds up to
115 \$1000. Currently, the Historic Preservation Advisory Board has approved two (2) other Small Matching Grants and if this were approved
116 then the remaining funds would be brought down to \$2,500 to last until September 30, 2020. Approval of this request is a discretionary
117 decision for the Historic Preservation Advisory Board.
118

119 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
120 closed the public hearing and brought the item back to the Board for discussion and action.
121

122 Board member Odom explained that he would like to consider the approval due to it being for a good use and a good addition to the
123 house. Board member Bowlin asked if the funds carry over throughout the years but they do not.
124

125 Board member Adams made a motion to approve item H2020-002. Board member Bowlin seconded the motion which passed by a vote
126 of 4-0.

127
128 V. ACTION ITEMS

- 129
130 5. Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance
131 with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development
132 Code (UDC), and take any action necessary.

133
134 **Planning and Zoning Director Ryan Miller explained to the Commission that they could make a decision on this Action item tonight or hold**
135 **off until the next meeting since there were three members that were absent. He then explained the different positions and their duties to**
136 **the Board. The Board decided to hold off voting on the positions until the next scheduled meeting on July 16, 2020.**

137
138 VI. DISCUSSION ITEMS

- 139
140 6. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

141
142 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**

143
144 VII. ADJOURNMENT

145
146 **Board member Odom adjourned the meeting at 7:17 pm.**

147
148 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL,
149 TEXAS, THIS THE _____ DAY OF _____ 2020.

150
151
152 _____
153 JAY ODOM, BOARD MEMBER

154
155 _____
156 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
157
158
159



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: July 16, 2020
APPLICANT: Michael Jamgochian
CASE NUMBER: H2020-004; *Certificate of Appropriateness (COA) for 602 Storrs Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Jamgochian for the approval of a Certificate of Appropriateness (COA) for a *High Contributing* property being a 0.29-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block 1, Mill Co. Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, situated within the Old Town Rockwall Historic District, addressed as 602 Storrs Street, and take any action necessary.

BACKGROUND

The subject property is a part of the Old Town Rockwall, and was annexed prior to 1911 based on the May 16, 1911 Sanborn Maps. According to the *2017 Historic Resource Survey*, the subject property is classified as a *High-Contributing* property. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a ~3,006 SF single-family home and a 216 SF covered porch that were constructed in 1890, a ~800 SF detached garage constructed in 1964, and a ~100 SF storage building constructed in 1980. Staff should note that the *2017 Historic Resources Survey* indicates that the detached garage was actually built in 1990. The storage building and detached garage are considered to be *Non-Contributing* structures. The existing single-family home is a 1½-story 'L' Plan built with Folk Victorian style influences.

PURPOSE

The applicant is requesting the approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new wood deck and arbor.

ADJACENT LAND USES AND ACCESS

The subject property is located at 602 Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is Storrs Street, which is designated as an R2U (*residential, two [2], undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of Storrs Street is a 0.2172-acre parcel of land with a single-family home facing onto Tyler Street that was constructed in 1980 (*i.e. 601 Storrs Street*). North of this property is a 0.1616-acre parcel of land with a single-family home that was constructed in 2001 (*i.e. 405 Tyler Street*). Beyond this is a 0.25-acre parcel of land with a single-family home that was constructed in 1980 (*i.e. 502 Munson Street*). All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.193-acre parcel of land with a duplex that was constructed in 1975 (*i.e. 507 & 509 South Tyler Street*). South of this property is a 0.158-acre parcel of land with a single-family home that was constructed in 1970 (*i.e. 603 St. Mary Street*). Beyond this is St. Mary Street, which is designated as an R2U (*residential, two [2], undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of the properties are zoned Two-Family (2F) District.

East: Directly east of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.279-acre parcel of land with a single-family home that was constructed in 1990 (*i.e. 604 Storrs Street*). East of this property is a 0.226-acre parcel of land with a single-family home that was constructed in 1990 (*i.e. 606 Storrs Street*). East of this property is a 0.227-acre parcel of land with a single-family home that was constructed in 1950 (*i.e. 608 Storrs Street*). All of these homes are zoned Two-Family (2F) District. Beyond this property and to the south is a 2.38-acre tract of land that is zoned Commercial (C) District.

West: Directly west of the subject property is the boundary for the Old Town Rockwall Historic District. Beyond this is Tyler Street, which is designated as an R2U (*residential, two [2], undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of Tyler Street is a 0.16-acre parcel of land with a duplex that was constructed in 1989 (*i.e. 514 & 516 Storrs Street*). West of this property is a 0.16-acre parcel of land with two (2) single-family homes situated on it that were constructed in 1985 & 2003 (*i.e. 510 & 512 Storrs Street*). West of this parcel is 0.2284-acre parcel of land with a duplex constructed in 1999 (*i.e. 518 & 520 Storrs Street*). All of these properties are zoned Two-Family (2F) District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a 14-foot x 14-foot (*or 196 SF*) wood deck with an eight (8) foot wood arbor above it. This structure will be located between the home and the detached garage. The deck will be elevated off the ground by eight (8) inches and be constructed of pressure treated two (2) inch x six (6) inch wood boards. Pressure treated posts will be utilized to elevate the deck, which will be set in gravel and concrete. The arbor will be above the deck and held up by four (4) cedar posts located in each corner of the deck. The arbors' cedar posts will be six (6) inches x six (6) inches and be roughly eight (8) feet in height. The top of the arbor will be made of two (2) inch x six (6) inch cedar boards that will run the parallel to each other the length of the deck. In total the deck and arbor will be nine (9) feet in height. The proposed structure will have limited visibility from Tyler Street due to a six (6) foot to eight (8) foot wood picket fence that is semi-transparent. No paint or lighting will be installed or applied to the deck or arbor.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) allows a pergola of up to 500 SF and 15-feet in height in the Two-Family (2F) District. In this case, the proposed structure is 196 SF in area and nine (9) feet in height, and is compliance with all applicable standards stipulated by the Unified Development Code (UDC). According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness 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 this section [*i.e. Subsection 06.03(G)(5); Article 05; UDC*] and proposed preservation criteria ..." Based on the applicant's proposed scope of work, the structure does not appear to impair the historical integrity of the property nor will it have a negative impact on adjacent properties; however, 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 Occupancy (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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

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 **602 Storrs Street Rockwall, TX 75087**

Subdivision **Mill CO**

Lot W 84' of 1,2,3 ACR Block **1**

Check this box if Owner and Applicant are the same.

Other, Specify:

Owner(s) Name **Michael W Jamgochian**

Applicant(s) Name

Address **602 Storrs Street**

Address

Rockwall, TX 75087

Phone **972-679-9614**

Phone

E-Mail **mjamgoch@swbell.net**

E-Mail

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One] : Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: **Wood deck with arbor**

Estimated Cost of Construction/Demolition of the Project (if Applicable): **\$ 1500.00**

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.

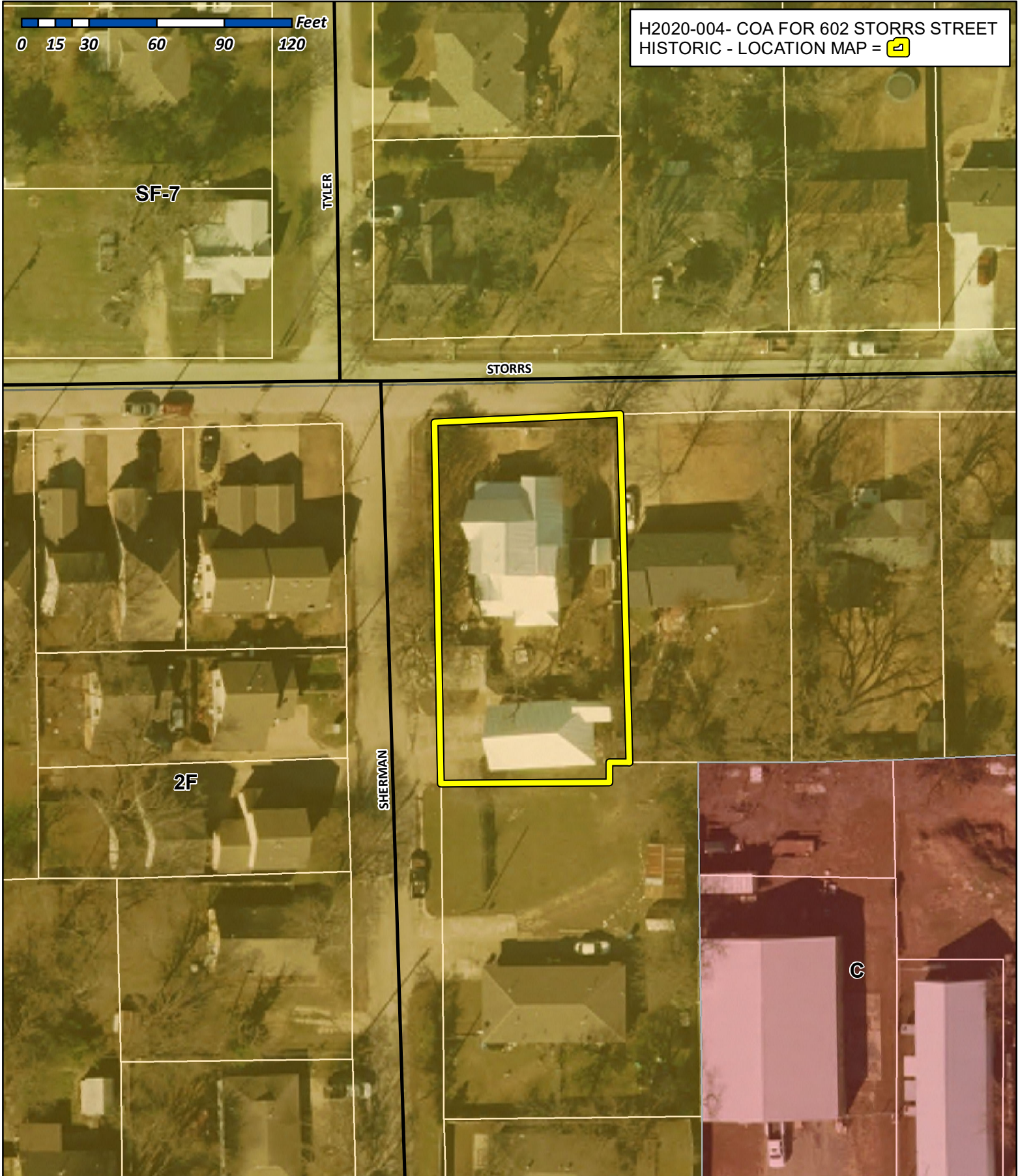
Install a 14' x 14' wood deck on wood piers at height of 8' above ground. Deck is located in backyard between house and detached garage and is not seen from street (behind an 8' fence). Wood arbor with open wooden slats at a height of 8'. Attached drawings provide details and materials.

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

Applicant's Signature



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.



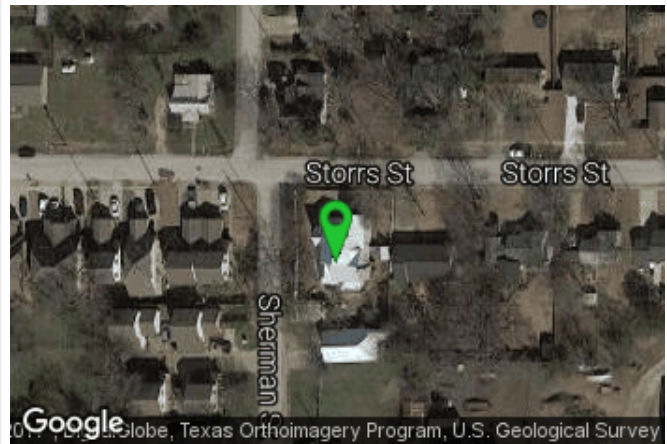
HHM ID 21976

602 STORRS ST



Oct 2016

Image ID 22360



Coordinates: 32.9267881, -96.4558008

IDENTIFICATION

Parcel ID **56808**

Street name **STORRS**

Street number **602**

Street type **ST**

DESCRIPTION

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

Exterior wall materials **Horizontal wood board**

Stylistic influences **Folk Victorian**

Stories **1.5**

ROOF

Roof shape **Cross-gabled**

Chimney locations **External, Side, Central**

Roof materials **Asphalt composition shingles**

Chimney materials **Brick**

Number of chimneys **1**

Chimney features **Chimney pots**

DOORS AND WINDOWS

Door types **Single door primary entrance**

Window types **Double-hung**

Door features **Transom light**

Window materials **Wood**

PORCH

Porch type **Partial width, One story**

Porch support type **Box columns**

Porch roof type **Shed**

LANDSCAPE

Landscape features **Concrete curb**

Other outbuildings **Non-historic garage**

HISTORY

Year built **Ca. 1890**

Historic name

Source for year built **RCAD**

INTEGRITY

Alterations **Doors replaced**

Additions **Rear addition**

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 21976

602 STORRS ST

IMAGES



Oct 2016

Image ID 22360



Oct 2016

Image ID 22361

HHM ID 21976

602 STORRS ST

IMAGES



Oct 2016

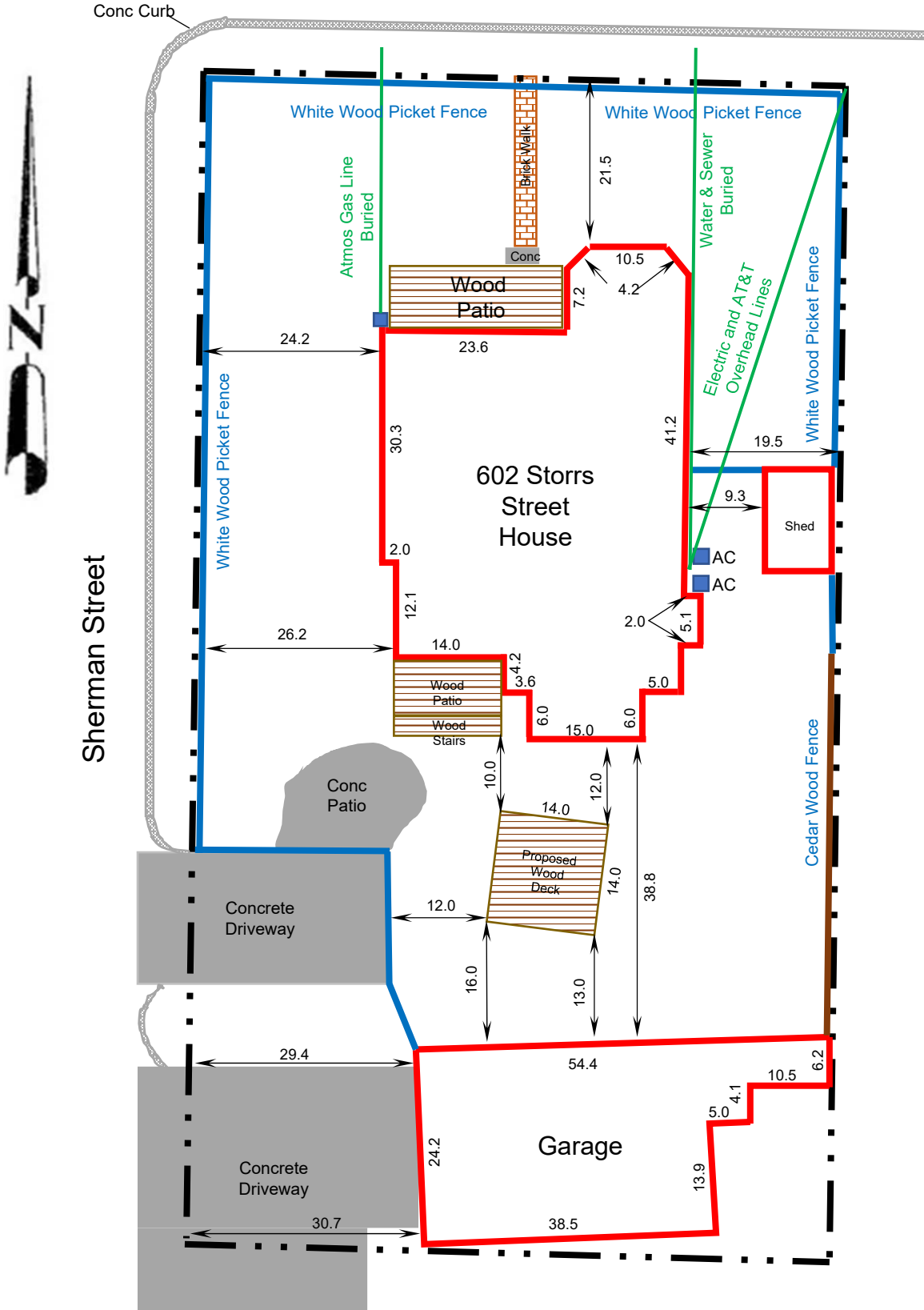
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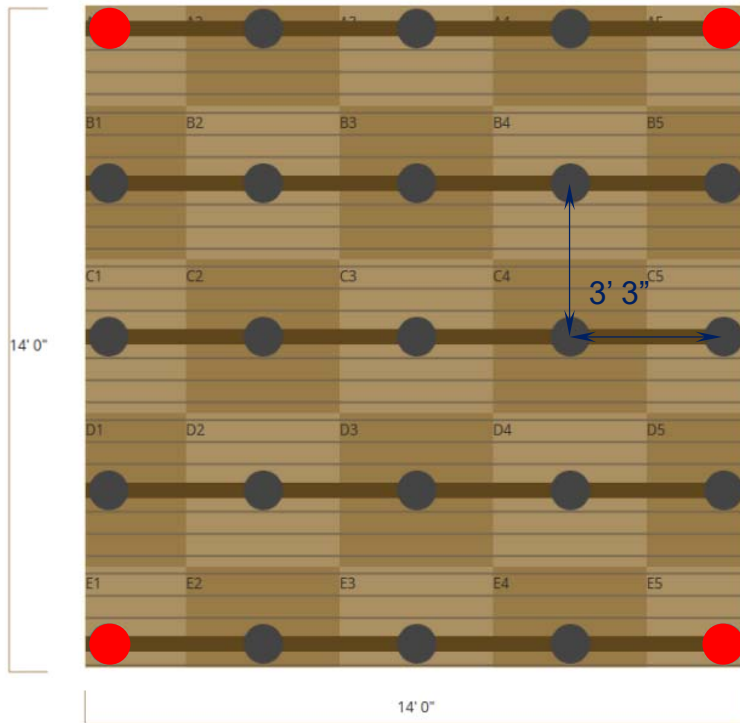


Oct 2016

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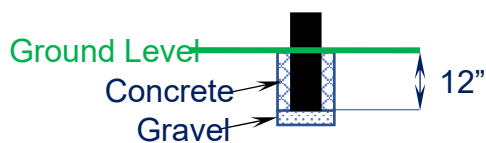
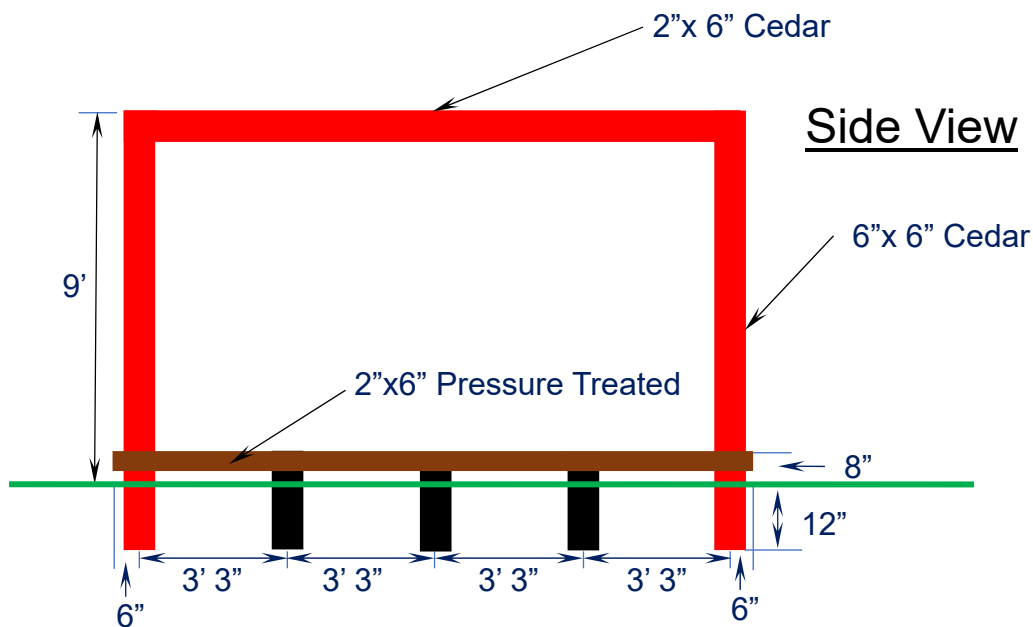
Storrs Street

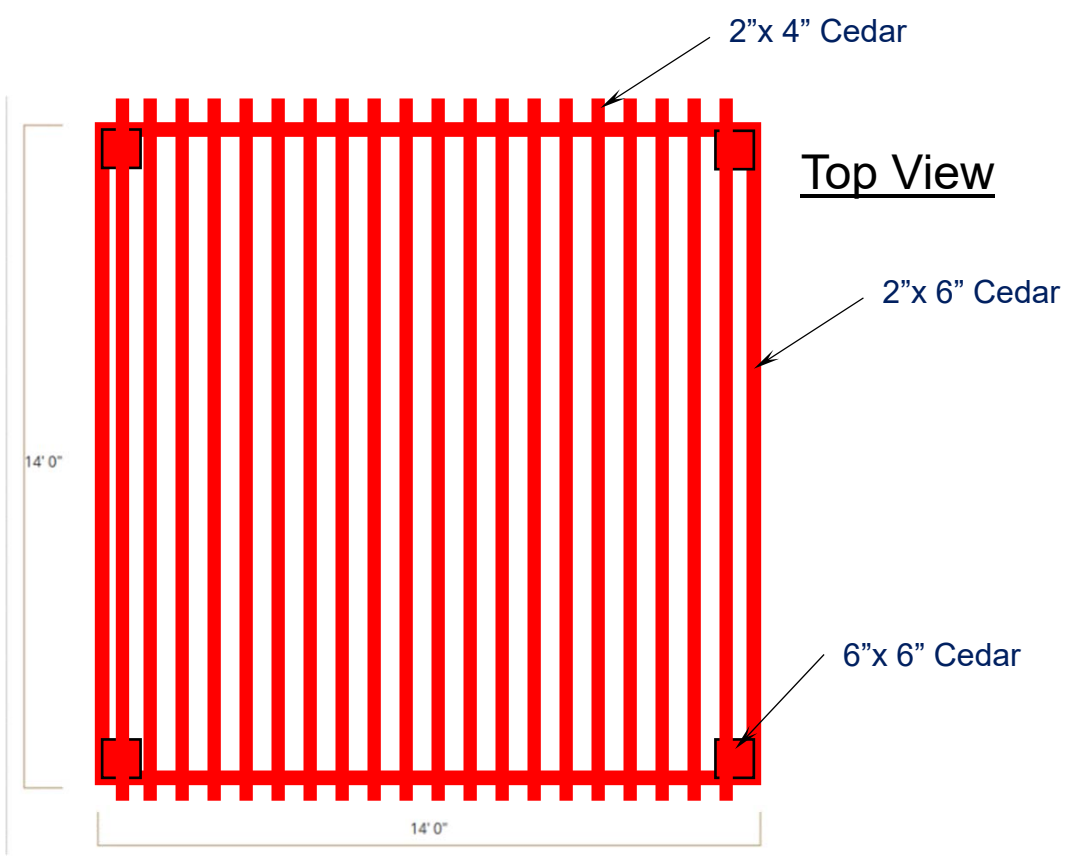




Deck View

- 6 inch overhang on all 4 sides
- 3' 3" posts center to center
- 5 beams with 5 posts per beam
- Soil Bearing Capacity: 2000PSI
- Design Load: 50 lbs/sqft
- ● 6"x 6" Cedar Post
- ● 4"x 4" Pressure Treated Post
- Beams: 2" x 6" Pressure Treated
- Deck: 1" x 6" Pressure Treated





AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 20, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the June 18, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Jamgochian for the approval of a Certificate of Appropriateness (COA) for a *High Contributing* property being a 0.29-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block 1, Mill Co. Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, situated within the Old Town Rockwall Historic District, addressed as 602 Storrs Street, and take any action necessary.

(V) ACTION ITEMS

- (3) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

(VI) DISCUSSION ITEMS

- (4) Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

(VII) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 17, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 15, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the August 20, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-006 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing* property being a 0.312-acre parcel of land identified as a portion of Block 43B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 609 E. Washington Street, and take any action necessary.

(V) DISCUSSION ITEMS

- (3) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on October 9, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 20, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 The meeting was called to order by Board Member Jay Odom at 6:03 p.m. Board members present were Brad Adams, Carolyn Francisco,
5 Tiffani Miller, and Beverly Bowlin. Absent from the meeting were Maurice Thompson and Jenni Hoffman. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and Planning and Zoning
7 Coordinator Angelica Gamez.
8

9 II. OPEN FORUM

10 Board member Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There
11 being no one coming forward to speak Board member Odom closed the open forum.
12

13
14 III. CONSENT AGENDA

- 15
16 1. Approval of Minutes for the June 18, 2020 Historic Preservation Advisory (HPAB) meeting.
17

18 Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Beverly Bowlin seconded the motion
19 which passed by a vote of 5-0 with Board Members Thompson and Hoffman absent.
20

21 IV. PUBLIC HEARING ITEMS

- 22
23 2. H2020-004 (HENRY LEE)

24 Hold a public hearing to discuss and consider a request by Michael Jamgochian for the approval of a Certificate of Appropriateness (COA) for a
25 High Contributing property being a 0.29-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block 1, Mill Co. Addition, City of Rockwall,
26 Rockwall County, Texas, zoned Two-Family (2F) District, situated within the Old Town Rockwall Historic District, addressed as 602 Storrs Street,
27 and take any action necessary.
28

29 Planner Henry Lee provided a brief summary in regards to the request. He explained that this property is located in an island inside the
30 Historic district. The applicant is proposing to build a 14-foot x 14-foot wood deck with an 8-foot wood arbor located between the home
31 and the detached garage. The wood deck will be elevated 8-inches off the ground and will be held up by 4x4 pressure treated posts with
32 the deck being made out of cedar planks. The wood arbor is going to be held up of four (4) 6x6 cedar posts located in the corners of the
33 deck and the wood arbor is made up of 2x4 cedar planks running parallel to each other. Mr. Lee explained that there will not be any
34 lighting or paint added to the structure. The property itself is zoned 2-F or duplex and the residential home was constructed in 1890 and
35 is approximately 3,000 square feet. The home is considered a high contributing property and is a Folk Victorian style. The applicant's
36 proposed work does not seem to impair the historical integrity of the property nor will it negatively impact the adjacent properties. Mr.
37 Lee advised the Board that approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation
38 Advisory Board.
39

40 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
41 closed the public hearing and brought the item back to the Board for discussion and action.
42

43 Board member Odom called the applicant to come forward.
44

45 Michael Jamgochian
46 602 Storrs Street
47 Rockwall, TX 75087
48

49 The applicant came forward and provided additional details in regards to the request. He explained that they had considered the idea of
50 outdoor space for family and friend gatherings and came upon the idea of the low deck.
51

52 Board member Adams inquired as to the size of the deck.
53

54 Board member Bowlin asked if the project would be strictly unfinished and unpainted cedar.
55

56 Board member Miller asked about the difference in the height of the structure compared to the height of the fence.
57

58 Board member Bowlin did not agree with the deck being left untreated/unpainted.
59

60 Board member Adams stated that the rough cedar would look attractive and be an attraction to the back yard.

61
62 **Board member Adams made a motion to approve item H2020-004. Board member Francisco seconded the motion which passed by a**
63 **vote of 5-0.**

64
65 V. ACTION ITEMS

- 66
67 3. Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05,
68 *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any
69 action necessary.

70
71 **Planning and Zoning Director Ryan Miller explained the election process to the Historic Preservation Advisory Board. Board member**
72 **Francisco nominated Board member Jay Odom for Chairman with that motion passing by a vote of 5-0. Board member Jay Odom nominated**
73 **Board member Brad Adams for Vice-Chairman and that motion passed by a vote of 5-0.**

74
75 VI. DISCUSSION ITEMS

- 76
77 4. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

78 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**

79
80
81 VII. ADJOURNMENT

82 **Board member Odom adjourned the meeting at 6:23 pm.**

83
84
85 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
86 OF _____ 2020.

87
88
89 _____
90 JAY ODOM, BOARD MEMBER

91
92
93 _____
94 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
95
96



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: 10/15/2020

APPLICANT: Daniel Reeves

CASE NUMBER: H2020-006; *Certificate of Appropriateness (COA) for 609 E. Washington Street*

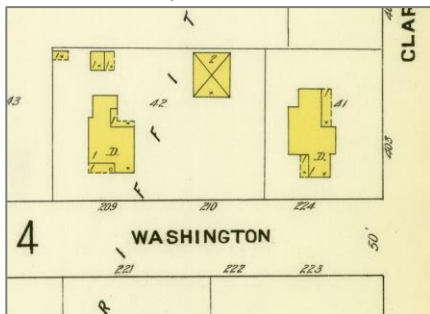
SUMMARY

Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing* property being a 0.312-acre parcel of land identified as a portion of Block 43B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 609 E. Washington Street, and take any action necessary.

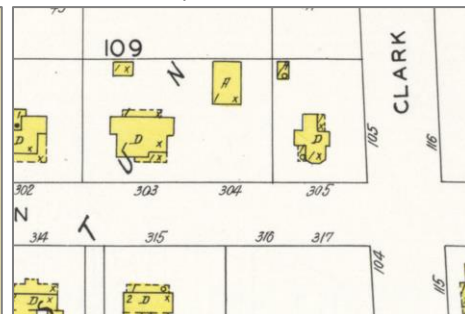
BACKGROUND

The subject property is a part of the Old Town Rockwall Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing* property. The Rockwall Central Appraisal District (RCAD) indicate there is a 1,714 SF single-family home and two (2) covered porches totaling 355 SF existing on the subject property. According to the 2017 Historic Resource Survey these structures were constructed circa 1915. The Rockwall Central Appraisal District (RCAD) also shows that a 314 SF deck was constructed in 2017. Staff should note that the Rockwall Central Appraisal District (RCAD) indicates that the home and covered porches were constructed in 1899; however, based on the below excerpts from the 1911 & 1934 Sanborn Maps it appears that the building footprint did change during this time period and that the *2017 Historic Resource Survey* is accurate.

1911 Sanborn Maps



1934 Sanborn Maps



Subject Property; August 31, 2012



The single-family home currently on the subject property is a one (1) story bungalow built with craftsman style influences. According to previous *Historic Resource Surveys*, this home was constructed by T. E. Hutchinson and housed such Rockwall families as the Henrys and Webbs.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a detached garage with a storage area for the purpose of facilitating a subsequent request for a Specific Use Permit (SUP) for a detached garage that exceeds the maximum height and size permitted by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 609 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land within the Old Town Rockwall Historic District (*i.e.* 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 Historic Resource Survey, 606, 608, and 610 E. Rusk Street are all considered *Non-Contributing* properties; 604 E. Rusk Street is classified as a *High Contributing*; and, 102 S. Clark Street is classified as a *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a TXDOT4D (*i.e.* Texas Department of Transportation, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 Historic Resource Survey, all of these properties are considered to be *Low Contributing* with the exception of 609 E. Rusk Street, which is classified as *Medium Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Non-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a TXDOT4D (*i.e.* Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 609, 608 E Washington Street and 202 S. Clark Street). According to the 2017 Historic Resource Survey, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.184-acre parcel of land with a ~1,144 SF single-family home that was constructed in 1955 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is property owned by the Rockwall Independent School District (RISD) and that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.22-acre parcel of land with a ~2,236 SF single-family home that was constructed in 1895 situated on it. This structure is classified as *High Contributing*. Beyond this is a 0.25-acre parcel of land with a ~1,620 single-family home that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.23-acre parcel of land with a ~1,969 single-family home that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new three (3) car detached garage with a 15-foot by 19-foot storage room. The proposed structure will be a total of 1,050 SF or 30-feet by 35-feet and be approximately seventeen (17) feet in height. The detached garage will be located approximately twenty (20) feet east of the primary structure adjacent to the eastern property line. A new foundation will be poured, at the end of the existing driveway, to support the new structure. The exterior materials will include cementitious lap siding and a composite roof, which will generally match the existing single-family home. The applicant has indicated the color of the siding will be *Night Watch Green*. The applicant has also indicated that electricity will be the only utility ran to the structure, and that the storage area will not be used as a guest quarters/secondary living unit. The site plan also shows that a small sidewalk will be extended from the north-west corner of the proposed structure to connect with an existing sidewalk connecting to the primary structure.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF." In this case, the proposed detached garage will be 1,050 SF, which is 425 SF (or ~68%)

larger than what is permitted by the UDC. Staff should also point out that this structure represents 61.26% of the size of the existing 1,714 SF primary structure. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the garage is seventeen (17) feet in height; however, the height of an accessory structure is measured to the mid-point of the pitch on a pitched roof. Based on this the proposed building appears to meet the height requirements of the Unified Development Code (UDC). The proposed garage is oriented south onto E. Washington Street, which is consistent with the existing single-family home. It should also be noted that Subsection 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages ..." In this case, the proposed detached garage is set even with the front façade of the primary structure.

According to the *Building Standards* contained in Section 07 of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(n)ew additions to existing buildings or structures, including the construction of an additional freestanding building or structure on a lot, or new construction which utilizes existing party walls, should be accomplished as outline in these guidelines [*i.e. the guidelines contained in Appendix D, Historic Preservation Guidelines*] if the definition of an applicable property is met." The property being identified as a *Medium Contributing* property would make the proposed structure subject to the following:

- (1) Height. All new buildings shall be constructed to a height which is consistent and compatible with the existing neighboring historic structures on the same block face.
- (2) Building Setback and Orientation. The setback and building orientation should be visually compatible with the subject property and existing block face
- (3) Building Façade and Materials. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.
- (4) Roofs. 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. 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 degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.
- (5) Front Yards. Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties.
- (6) Side Yards. Unless previously used for a driveway, the side yard shall is to be used for landscaping with the purpose of enhancing the structures with plant material.
- (7) Driveways. The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochere.
- (8) Paving Materials. Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.

In this case the proposed detached garage is seventeen (17) feet tall, which appears to be generally compatible with other detached accessory buildings in the surrounding area; however, staff should note that older accessory structures on more historic properties are shorter in height, while newer accessory structures on non-contributing properties are similar in height to the proposed detached garage. The setback of the proposed detached garage is not compatible with the surrounding neighborhood character, in that most of the accessory structures meet the current setback requirements (*i.e. the majority are located behind the primary structure*). Staff should also point out that the applicant is proposing a color that is different than the color used on the primary structure. The proposed detached garage does appear to be compatible with the orientation, front yard, side yard, driveway, and paving material guidelines contained in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC). Staff should note that the size of the proposed detached garage is noticeably larger than other accessory structures in the area. For example, staff measured several other accessory structures and found them to range between ~220 SF and ~880 SF. Based on this the proposed garage would be approximately 250 SF larger than the current largest accessory structure found by staff. Staff should note that this 880 SF accessory structure was built in 2007 [H2007-004; BLD-2007-0514] on the property directly across the street (*i.e. 608 E. Washington Street*), which is a *Medium Contributing* property.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness 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 this section [*i.e.*] and proposed preservation criteria ...” Approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Since this case will also require the approval of a Specific Use Permit (SUP), if the Historic Preservation Advisory Board (HPAB) chooses to grant the Certificate of Appropriateness (COA), a recommendation of approval for the Specific Use Permit (SUP) will be forwarded to the Planning and Zoning Commission and City Council.

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) The new foundation for the proposed detached garage shall be an engineered concrete foundation;
- (2) The applicant shall be required to submit a Specific Use Permit (SUP) for the proposed detached garage unless the size is brought into conformance with the requirements of the Unified Development Code (UDC); and,
- (3) 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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2020-006

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 609 E WASHINGTON ST

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 DANIEL REEVES

Applicant(s) Name _____

Address 609 E WASHINGTON ST
Rockwall, TX 75087

Address _____

Phone 817-899-4387

Phone _____

E-Mail daniel.reeves1@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: _____

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 45,000

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.

I AM BUILDING A DETACHED 3 CAR GARAGE WITH A STORAGE ROOM.
THE GARAGE IS BEING BUILT ON AN EXISTING DRIVEWAY.

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

Applicant's Signature



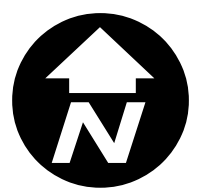
H2020-006- COA FOR 609 E. WASHINGTON STREET
HISTORIC - LOCATION MAP =



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.





1899

608

WARNING
ROCKWALL IS A
NEIGHBORHOOD WATCH
COMMUNITY

POLICE • 771-2717

NOV 11 2004

CITY OF ROCKWALL HISTORIC RESOURCES SURVEY – INVENTORY

	608 WASHINGTON ST									HHMID 21843
Parcel ID 14841	Type Outbuilding - Garage	Year built Ca. 2005	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		
	608 WASHINGTON ST									HHMID 21840
Parcel ID 14341	Type Single-Family House - Bungalow	Year built Ca. 1915	Stylistic influences Craftsman, Tudor Revival	Alterations Doors replaced, Windows replaced, Exterior wall materials 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		
	609 E WASHINGTON ST									HHMID 21850
Parcel ID 14417	Type Single-Family House - Bungalow	Year built Ca. 1915	Stylistic influences Craftsman	Alterations Door replaced, New screens	Additions Historic side addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium		
	302 WILLIAMS ST									HHMID 21615
Parcel ID 69850	Type Gas station	Year built Ca. 1925	Stylistic influences No style	Alterations Exterior wall materials replaced, Enclosed canopy	Additions Rear addition	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None		
	303 WILLIAMS ST									HHMID 21618
Parcel ID 16523	Type Single-Family House - Ranch	Year built Ca. 1950	Stylistic influences Ranch	Alterations None	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium		
	304 WILLIAMS ST									HHMID 21653
Parcel ID 14414	Type Single-Family House - Bungalow	Year built Ca. 1930	Stylistic influences Craftsman	Alterations One door replaced, Some Exterior wall materials 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		
	306 WILLIAMS ST									HHMID 21657
Parcel ID 14415	Type Single-Family House - Bungalow	Year built Ca. 1925	Stylistic influences Folk Victorian	Alterations Windows replaced, Doors replaced	Additions Rear addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium		
	308 WILLIAMS ST									HHMID 21658
Parcel ID 58788	Type Single-Family House	Year built 1991	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		
	310 WILLIAMS ST									HHMID 21660
Parcel ID 58789	Type Single-Family House - Bungalow	Year built Ca. 1915	Stylistic influences Craftsman	Alterations Doors replaced, Windows replaced, Some exterior wall materials 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		
	402 WILLIAMS ST									HHMID 21668
Parcel ID 16529	Type Single-Family House - L-Plan	Year built Ca. 1915	Stylistic influences National Folk	Alterations Doors replaced, Windows replaced, Exterior wall materials replaced, Porch altered, Fenestration altered	Additions Side 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		
	402 WILLIAMS ST									HHMID 21663
Parcel ID 16529	Type Single-Family House - Bungalow	Year built Ca. 1950	Stylistic influences Minimal Traditional	Alterations Doors replaced, Windows replaced	Additions Rear addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium		

S 89 15' 34" E 135'.69'

PROPERTY LINE

BF Boydston, Block PT 43B
Zoning SF3
13,613 S.F.
0.312 ACRES

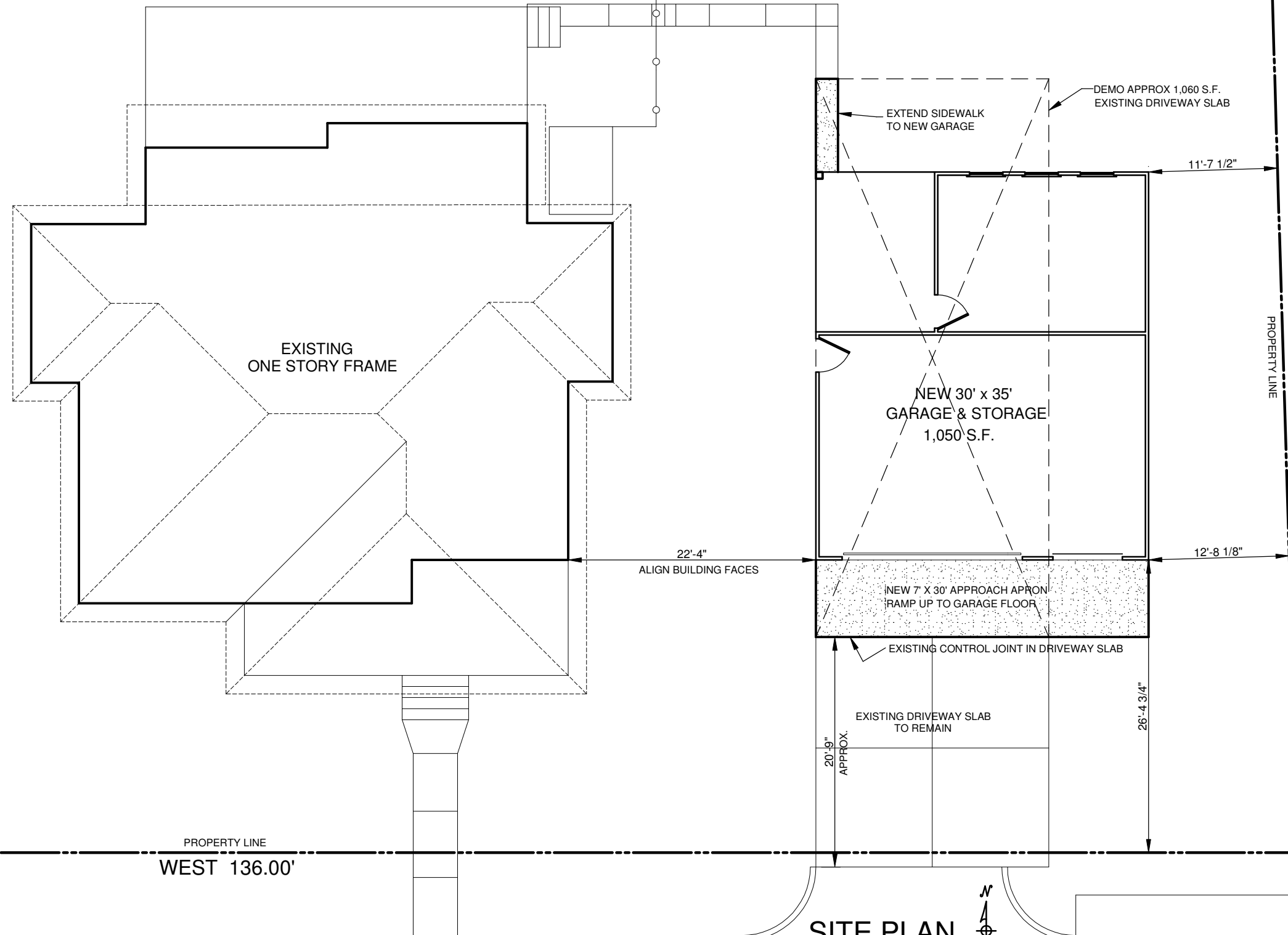
DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087
October 1, 2020

N 01 30' 23" W 101.14'

PROPERTY LINE

S 01 43' 09" 99.40'

PROPERTY LINE



EXISTING ONE STORY FRAME

NEW 30' x 35'
GARAGE & STORAGE
1,050 S.F.

NEW 7' X 30' APPROACH APRON
RAMP UP TO GARAGE FLOOR

EXISTING CONTROL JOINT IN DRIVEWAY SLAB

EXISTING DRIVEWAY SLAB
TO REMAIN

20'-9"
APPROX.

26'-4 3/4"

22'-4"
ALIGN BUILDING FACES

11'-7 1/2"

12'-8 1/8"

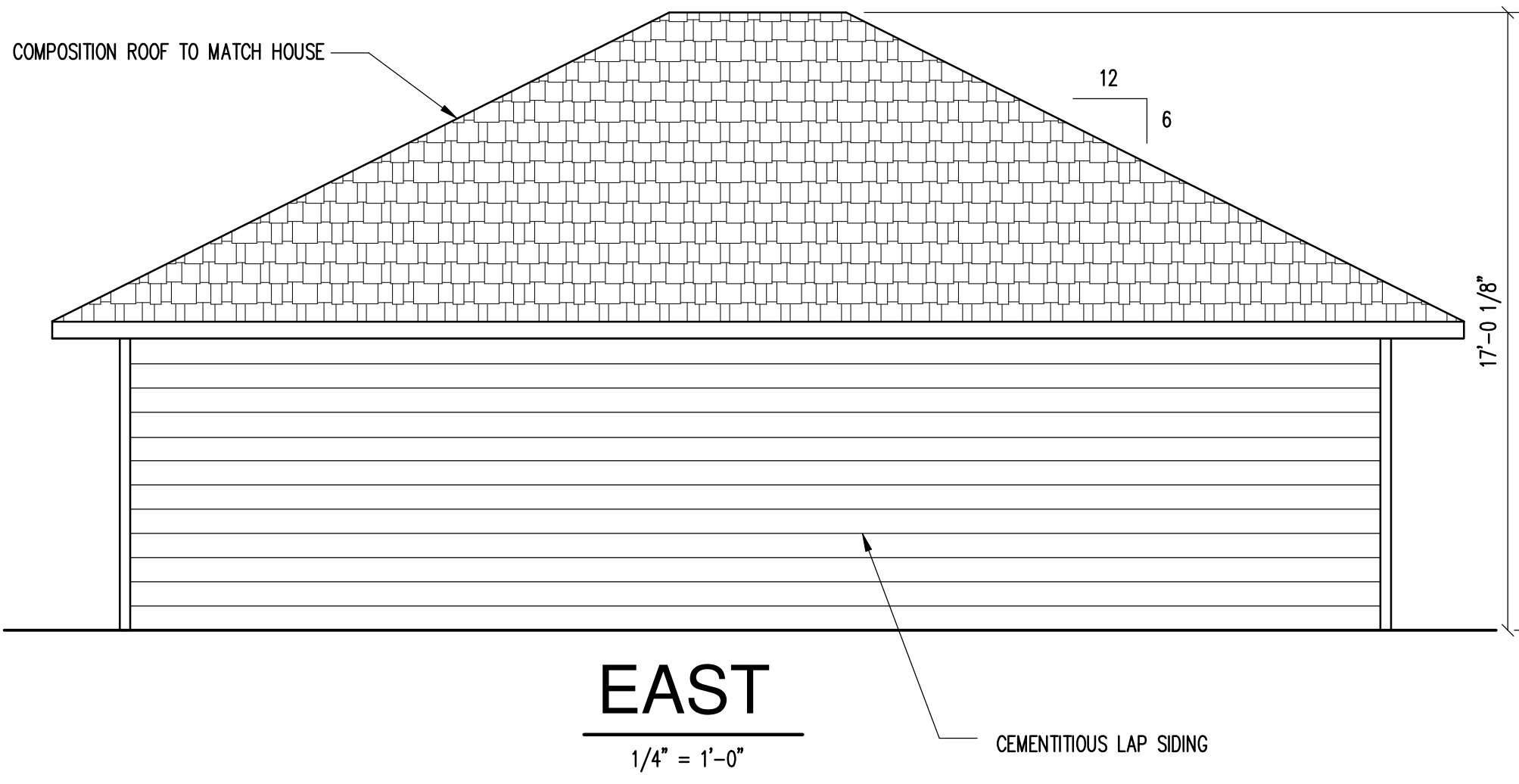
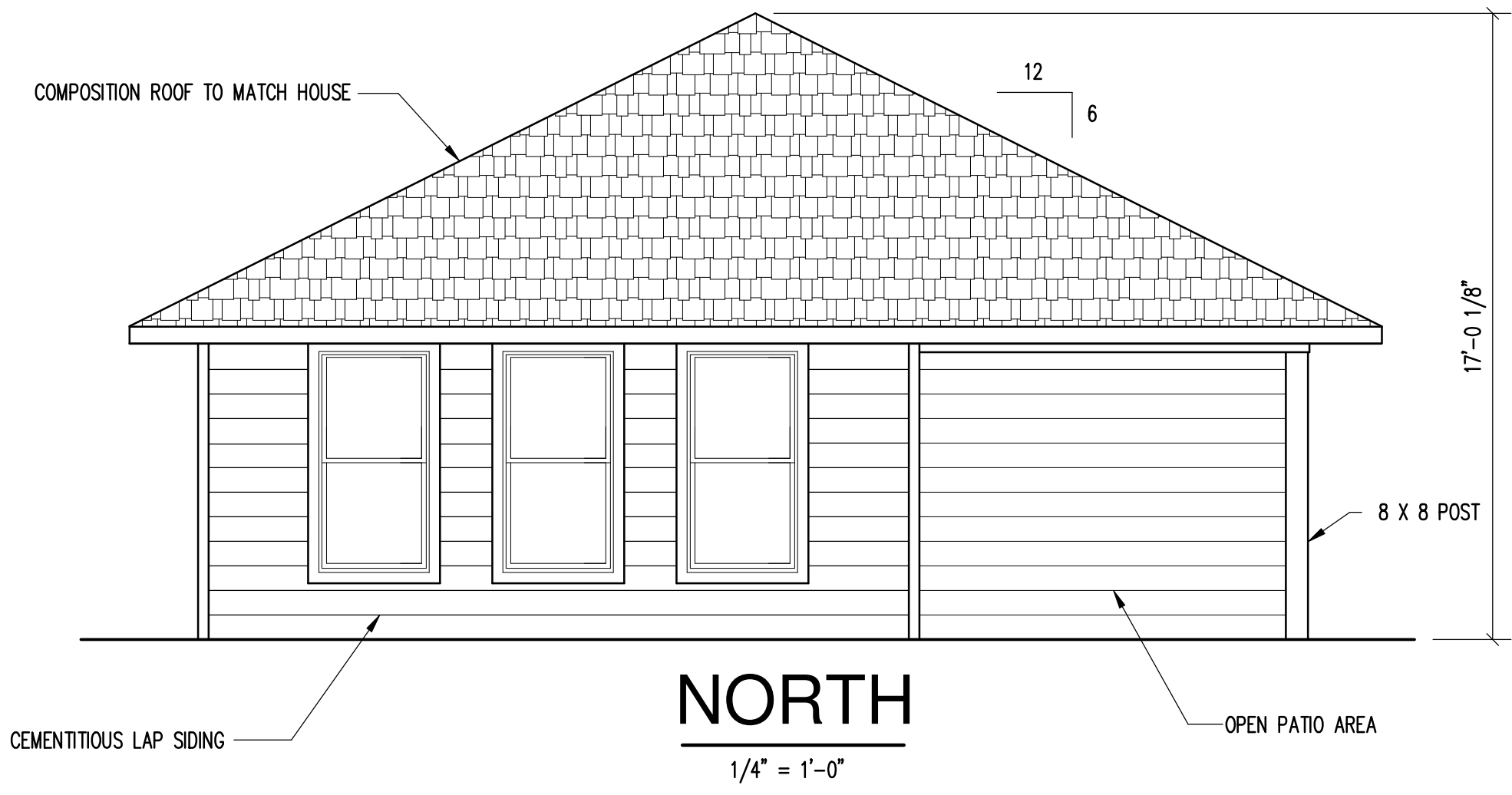
PROPERTY LINE
WEST 136.00'

E WASHINGTON ST.

SITE PLAN

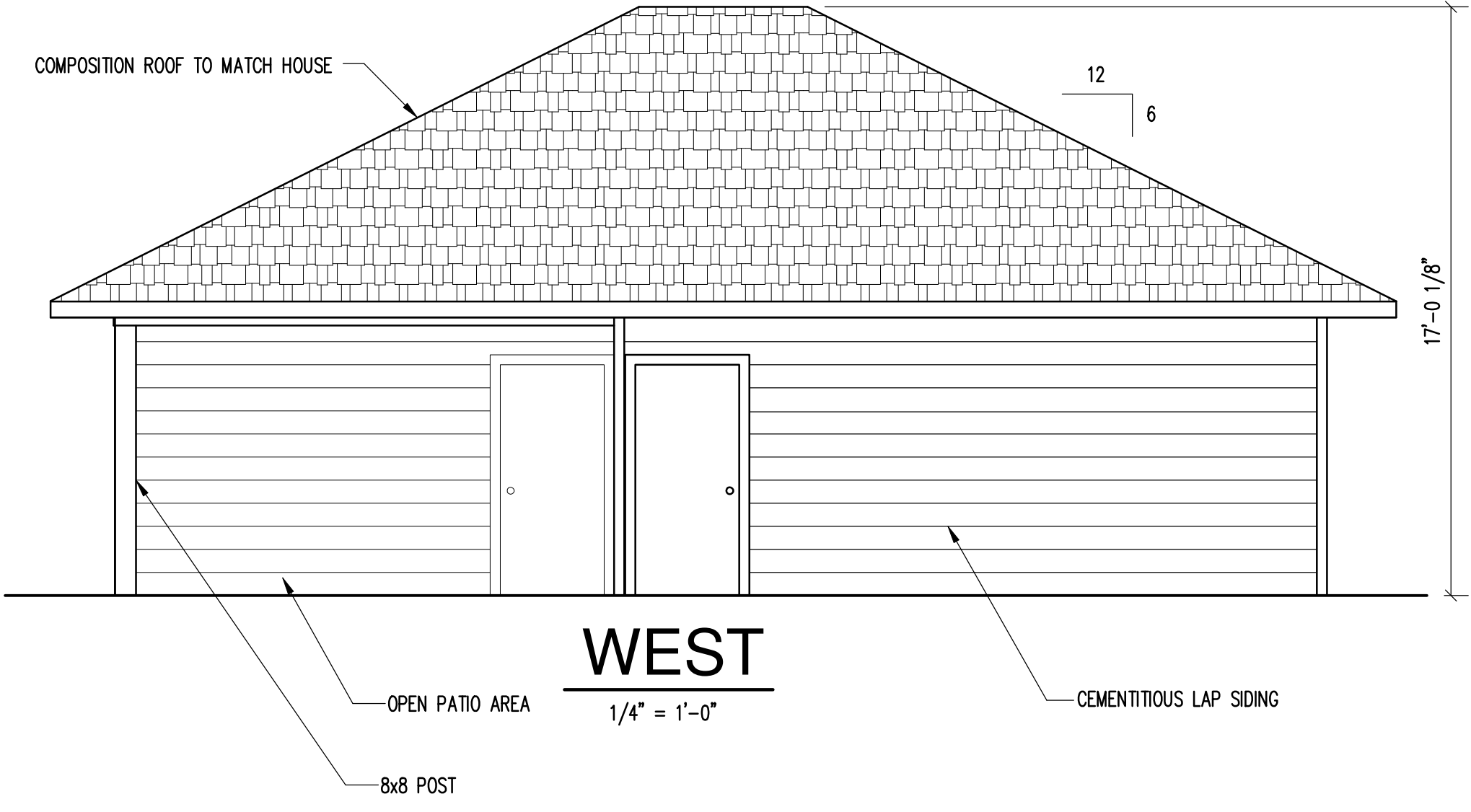
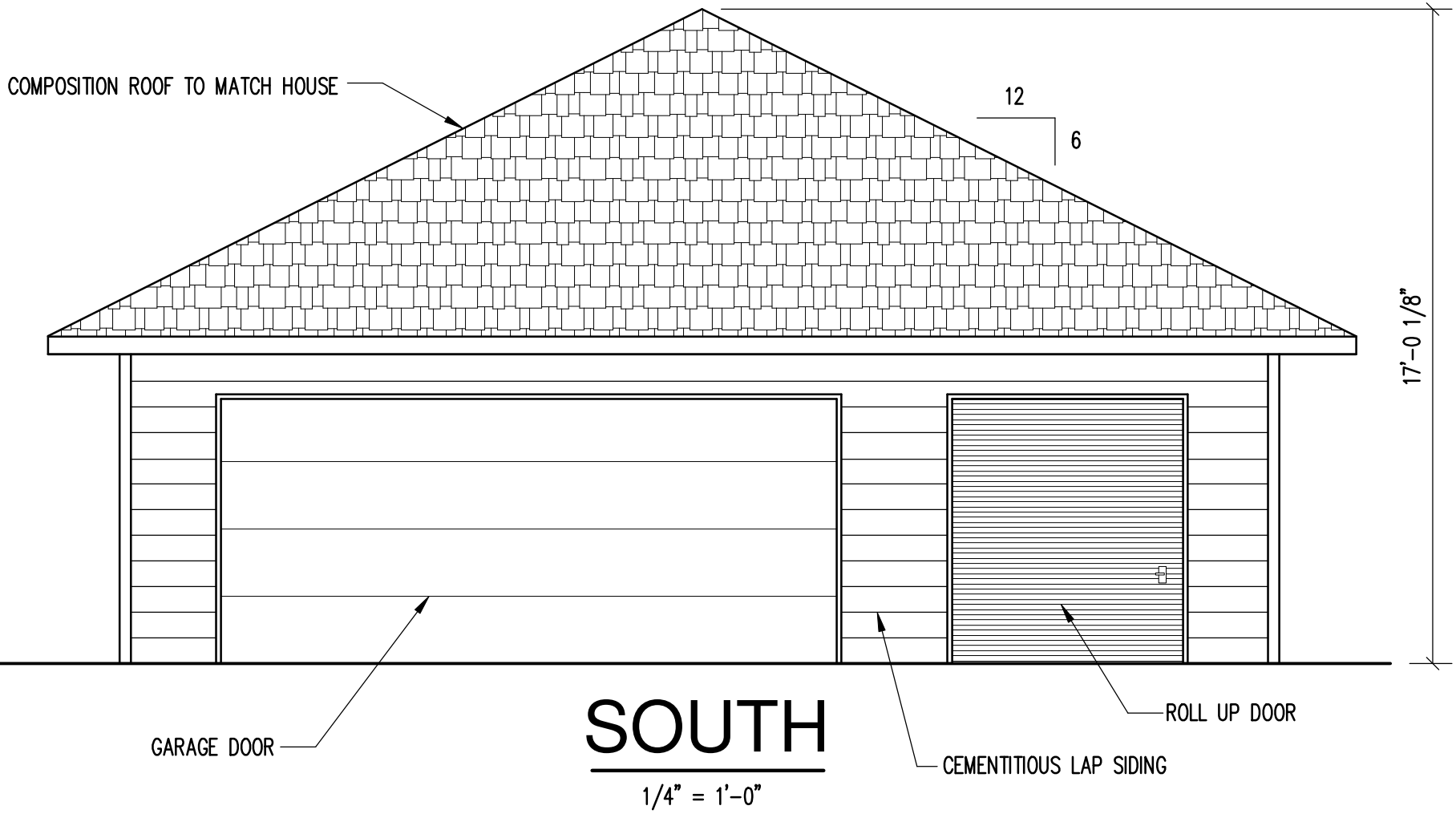
SCALE: 3/32" = 1'-0"





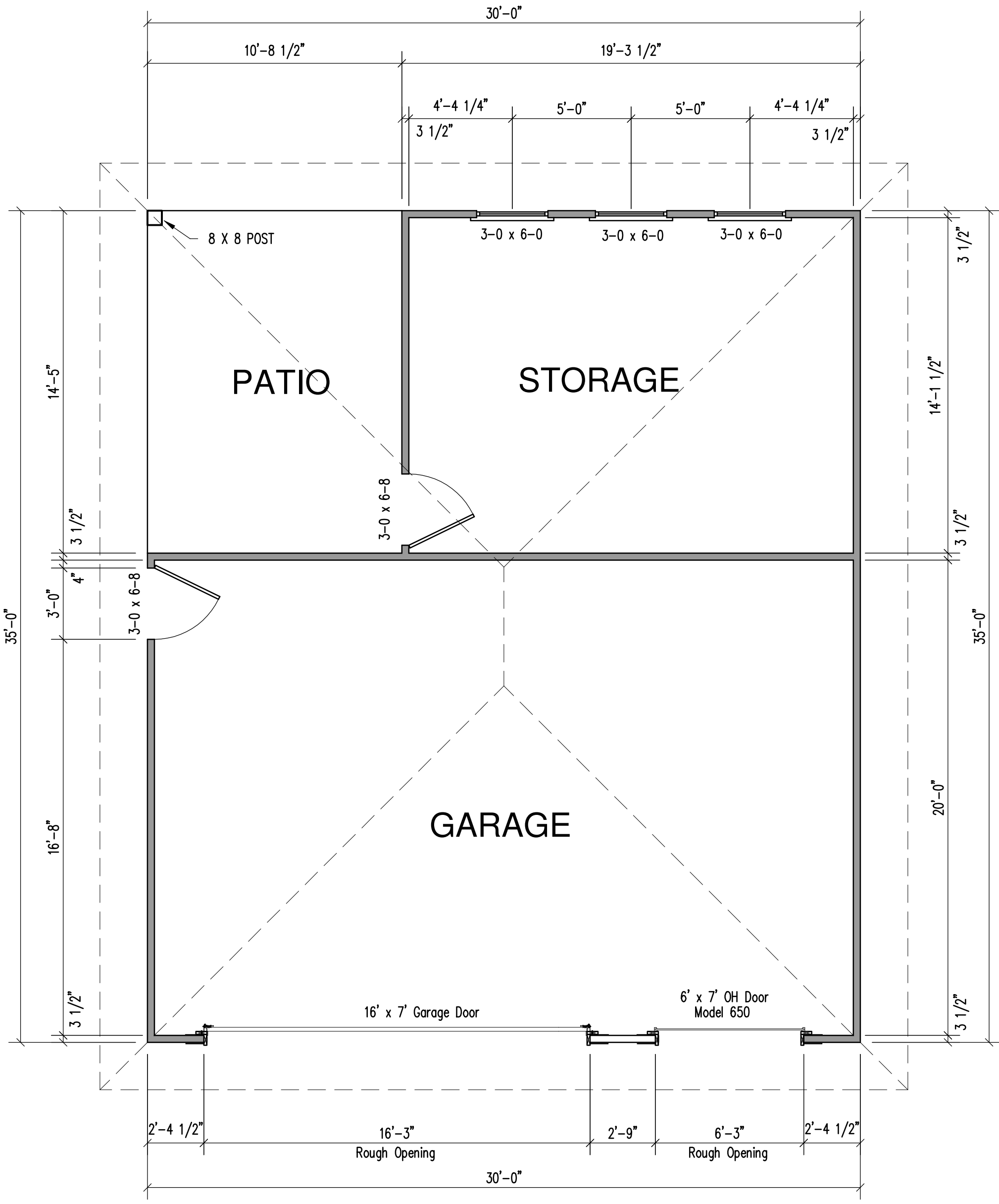
DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 1, 2020



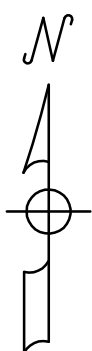
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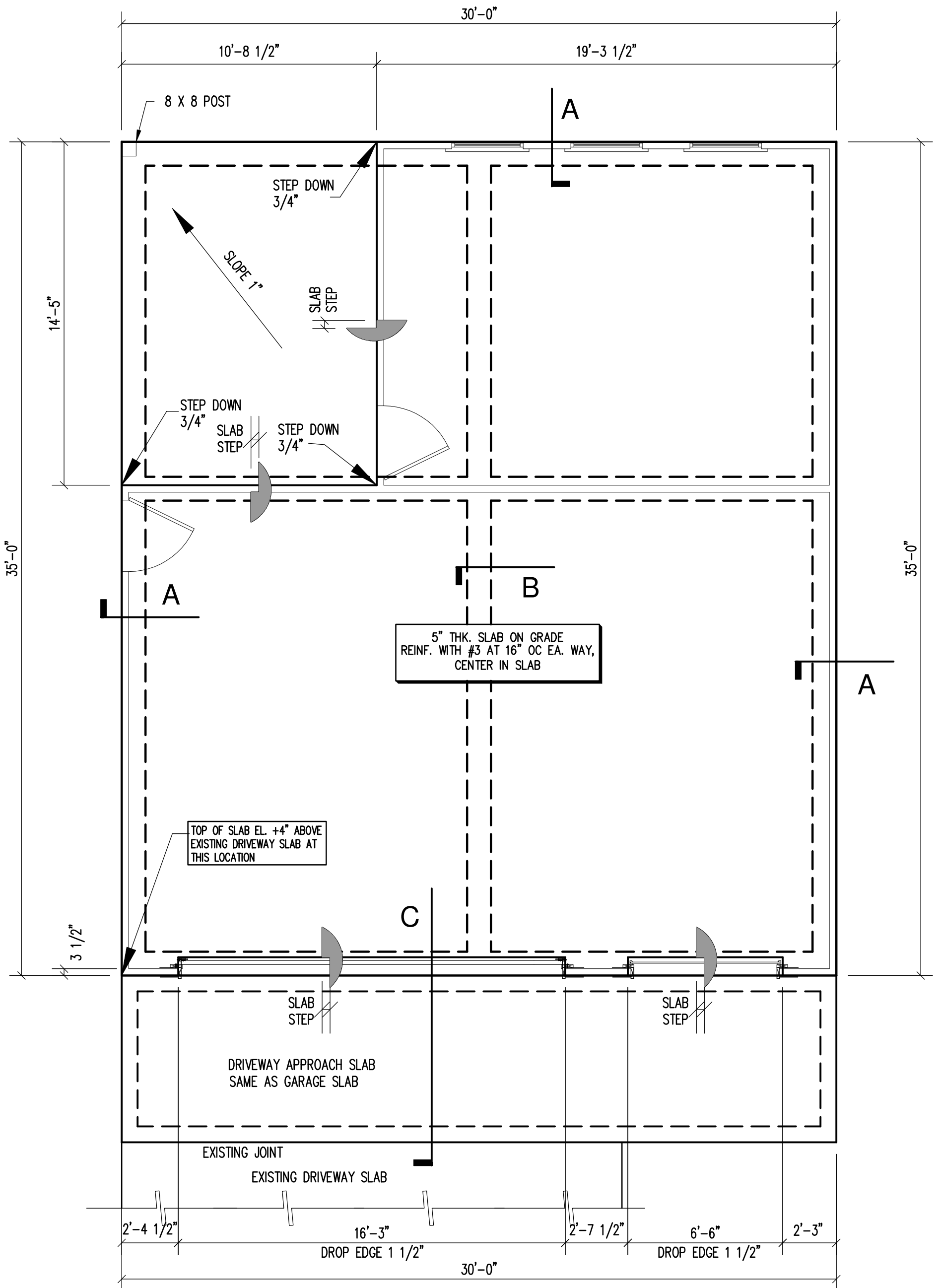
FLOOR PLAN

1/4" = 1'-0"



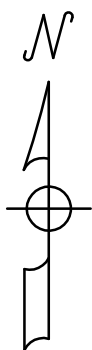
DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 1, 2020



FOUNDATION PLAN

1/4" = 1'-0"



DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 1, 2020

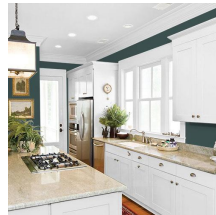
I am requesting a meeting with the HPAB to get approval to build a garage. The garage will be detached, approximately 1050 sqft. It will be a 3 car garage with a 15x19 storage room.

Thank you

Daniel Reeves

🔍 Search

⏪ Back



Night Watch

PPG1145-7



Night Watch is a dark, neutral, jade aqua-green with a malachite undertone. It is a perfect paint color for an accent wall. Pair it with rich camel tones to add lightness to this area. Night Watch was named [2019 Color of The Year](#) as part of our [We Are: Color](#) trends.

R: 60 G: 80 B: 79 LRV: 6

ORDER A COLOR SWATCH

BUY ONLINE

FIND IN STORE

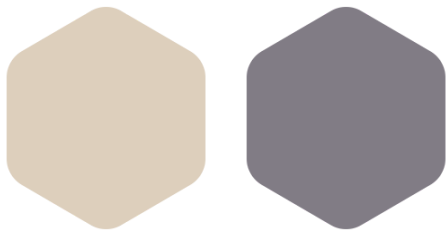


Hire a quality local painter
for your paint project needs.

SHADES



ACCENT



TRIM & CEILING

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 19, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the October 15, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a *Certificate of Appropriateness (COA)* for a *Medium Contributing* property being a 0.312-acre parcel of land identified as a portion of Block 43B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 609 E. Washington Street, and take any action necessary.

(V) DISCUSSION ITEMS

- (3) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on November 13, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.