

# **CITY OF ROCKWALL**

## **HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

**AGENDA DATE:** 06/18/2015

**APPLICANT:** Michael & Amy Caffey

**AGENDA ITEM:** **H2015-005**; Addition to Existing Home - COA

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### **SUMMARY:**

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Michael & Amy Caffey to allow for the construction of an addition to an existing home, including the expansion of the patio/deck area, for 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 311 South Fannin and is further identified as Lots 9&10, Block C, Eppstein Addition, City of Rockwall, and Rockwall County, Texas.

### **DISCUSSION:**

The home, located at 311 South Fannin Street, is recognized as a *High Contributing Property* and was constructed in 1902; however, the building is unknown. It is architecturally identified as a "Victorian-Transitional/Bungalow" styled residential home located within the Historic District. The property is zoned Single-Family Residential (SF-7) district and is located at the southeast corner of the intersection at South Fannin Street and Denison Street.

This COA request is for the purpose of constructing an approximately 1,000 sq. ft. addition to the existing home. The applicant also plans to extend the existing patio/deck area by approximately 250 sq. ft. and will tie-in with the proposed addition. The addition will be located on the south side of the home, visible from South Fannin Street, and will include a master bedroom, bathroom, closet and sun room. The applicant intends to complete the project without impacting the overall historical aesthetic, character, or the integrity of the property. The purpose for the expansion of the home is because they are expecting a new born child in August and plan to remain in this historically significant home for years to come.

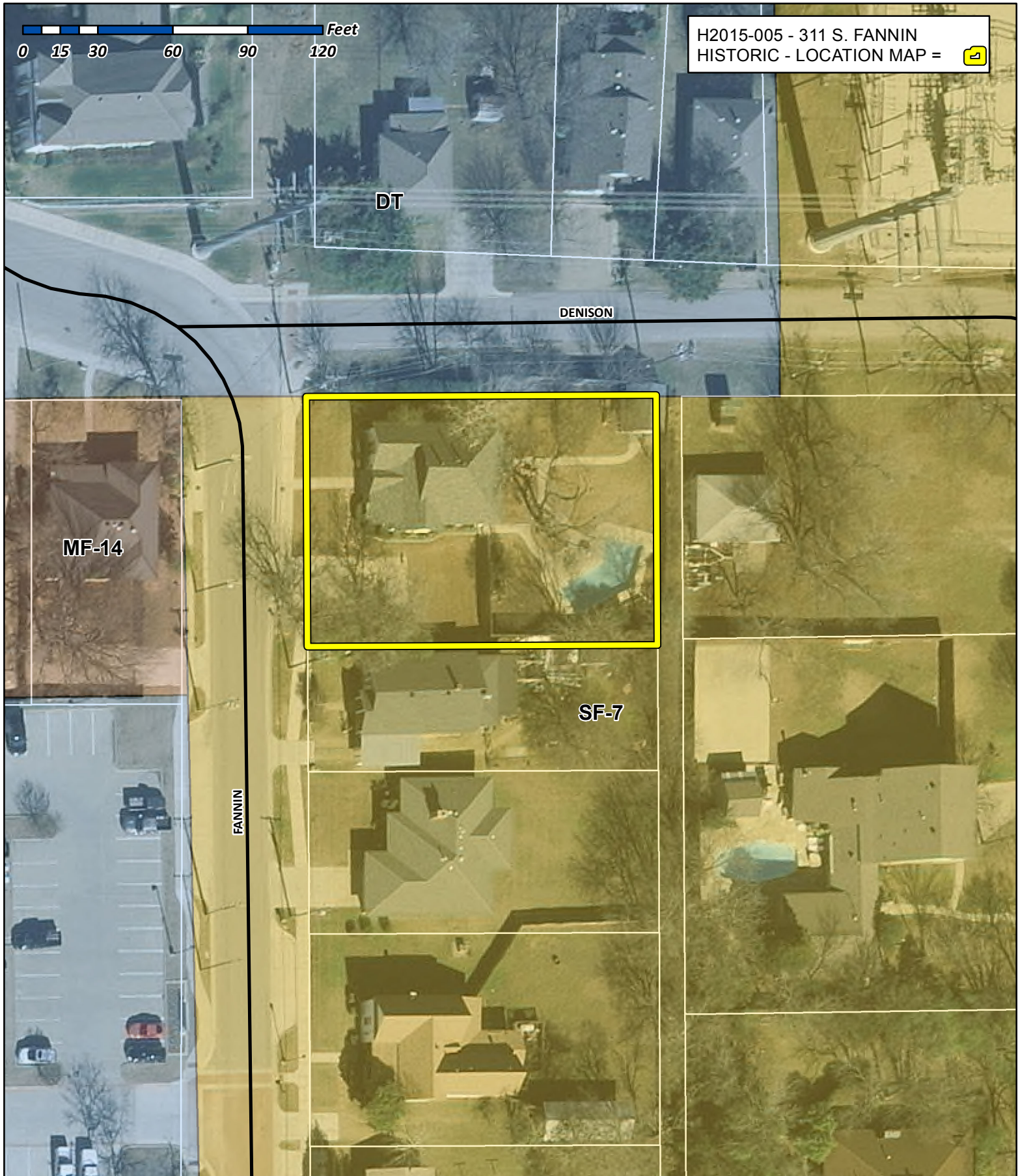
According to Article V, Section 6.2, F.3.b. of the Unified Development Code (UDC), a Certificate of Appropriateness (COA) is required for additions visible from a public street for work performed on an applicable property.

Mr. Caffey has provided a letter requesting the COA, an existing and proposed site plan, exterior elevations, roof plan, and floor plan for your review.

### **RECOMMENDATIONS:**

Based on the submittal, the proposed addition and extension of the patio/deck area do 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:

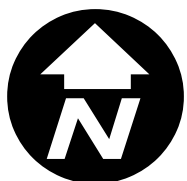
- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 2) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the 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](http://www.rockwall.com)

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**311 SOUTH FANNIN STREET, ROCKWALL TX 75087**  
**HISTORIC PRESERVATION RESOURCE SURVEY, 2012**

**Recording Information**

Recorded By: **Ryan Miller**

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

**PROPERTY INFORMATION**

<b>Subdivision Name</b>	Eppstein Addition			<b>Date Constructed</b>	1902
<b>Lot(s)</b>	9 & 10	<b>Block</b>	C	<b>Land Area</b>	0.32 Acres / 14,000 SF
<b>Neighborhood</b>	Eppstein / Old Town Rockwall Historic District			<b>Moved</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, <b>Year:</b> N/A
<b>Land Use (Original)</b>	Single Family Residential			<b>Architect</b>	Unknown
<b>Land Use (Current)</b>	Single Family Residential			<b>Architectural Style</b>	Victorian-Transitional/Bungalow
<b>Contributing Status</b>	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Non			<b>Builder</b>	Unknown
				<b>Original Address</b>	N/A

**Staff Notes** According to the Rockwall Central Appraisal District (RCAD) the following improvements have been made to this property: Remodel (1940), Swimming Pool (1985), and Accessory Building (1993).

**PROPERTY PHOTOGRAPH**



Photo: September 28, 2012

**HISTORICAL SIGNIFICANCE:**

N/A

June 5, 2015

Rockwall Historical District  
Review Board  
385 South Goliad  
Rockwall, TX 75087

To Whom It May Concern,

My plan is to add approximately 1000 square feet to our existing house. This will include a master bedroom, bathroom, closet and a sun room. We need more room and also want to make the house more conducive for family as my wife and I are expecting in August. As opposed to finding a larger house somewhere else I prefer to stay in our historical house and add on. In addition, the added space will increase the value of our house, of which we plan to stay in at least 20 years.

The house will meet historical requirements as I have no desire to change the look and feel of the house. Upon completion the house addition will look as if it was there the entire time, thus keeping the style of the house.

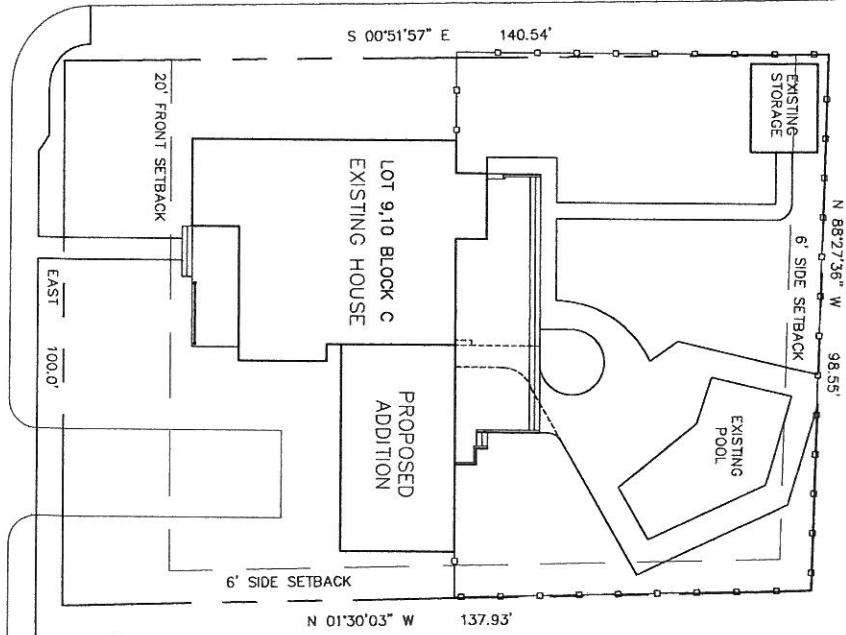
I look forward to speaking to the board and receiving your input.

Sincerely,

A handwritten signature in dark ink, appearing to be 'ma' followed by a long, sweeping horizontal line that curves slightly upwards at the end.

Michael & Amy Caffey  
311 South Fannin  
Rockwall, TX 75087  
214-802-2361

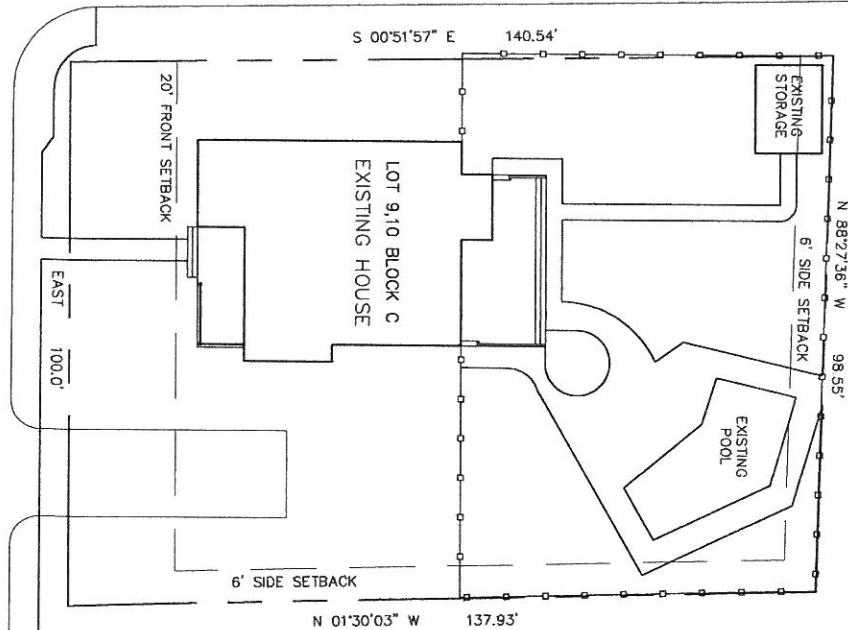
# DENISON ROAD



## PROPOSED SITE PLAN

311 S. FANNIN STREET

# DENISON ROAD



## EXISTING SITE PLAN

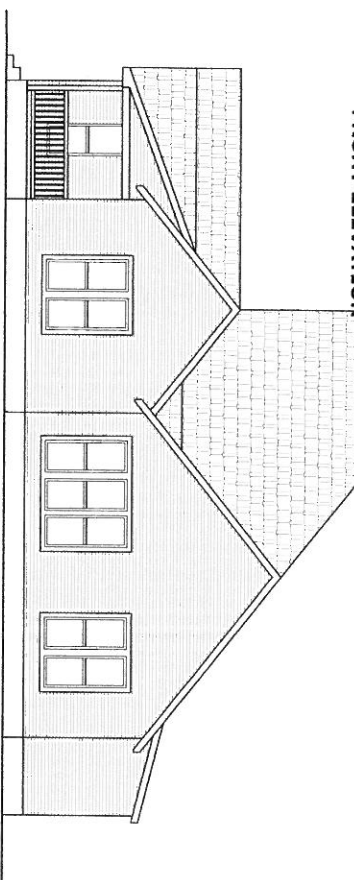
311 S. FANNIN STREET

CONFORMANCE TO CITY PLANS AND TO SET SET AND MARY MERSHAW ARCHITECTS OF ALL DISCREPANCIES BEFORE CONSTRUCTION.

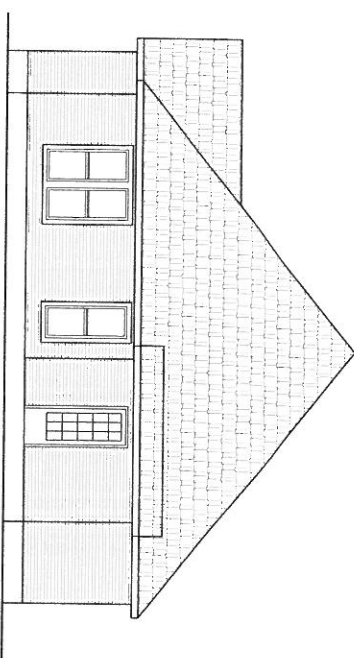
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REGISTERED PROFESSIONAL DESIGN.

<b>A1</b> SHEET	<b>CALLEY ADDITION</b> 311 S FANNIN ROCKWALL, TX		MEDICAL COMMERCIAL CHURCHES		<b>MERSHAW ARCHITECTS</b> 2313 BRICE ROAD #102 ROCKWALL, TEXAS 75087 PHONE: 972-722-6302 FAX: 972-249-2081
	<b>SITE PLANS</b>		RESIDENTIAL RESTAURANTS INSTITUTIONAL		
No. Date Revision By					

**FRONT ELEVATION**



**RIGHT ELEVATION**



### REAR ELEVATION

CAFFEY ADDITION  
311 S FANNIN ROCKWALL, TX

**EXISTING ELEVATIONS**

No.	Date	Revision	By

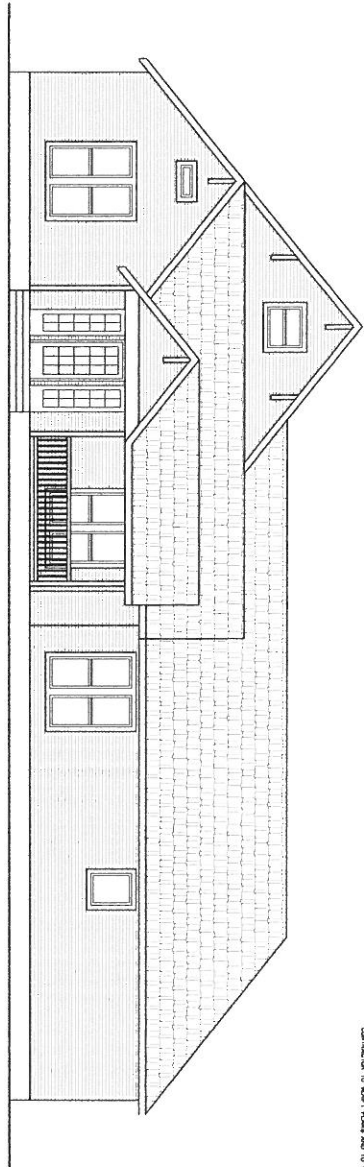
**MEDICAL COMMERCIAL  
CHURCHES**  
**MERSHAWN**  
2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087



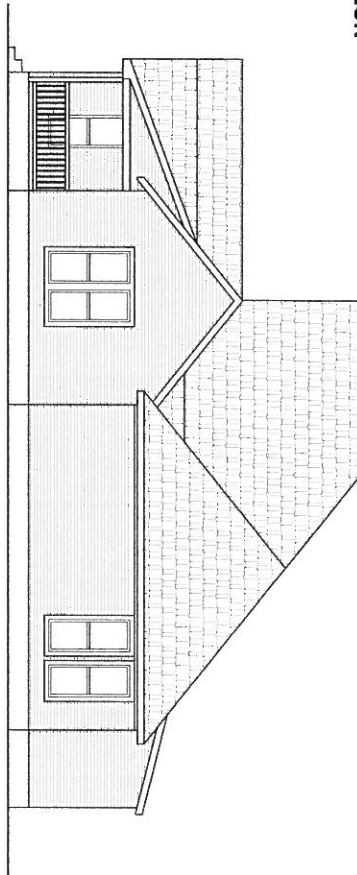
RESIDENTIAL RESTAURANTS  
— INSTITUTIONAL  
**ARCHITECTS**  
PHONE: 972-722-9302  
FAX: 972-248-2081

CONTRACTOR TO VERIFY PLANS AND TO VERIFY SET AND ADJUST MERSHAWN ARCHITECTS OF ART RECORDS BEFORE CONSTRUCTION.

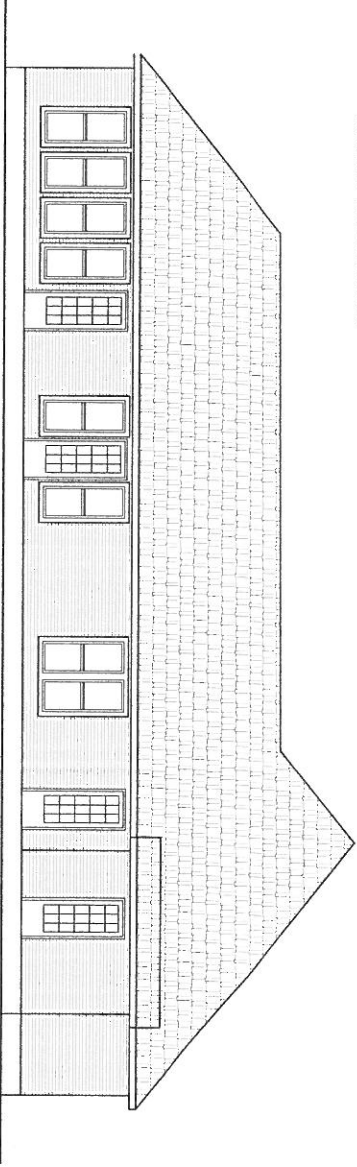
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



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<b>AS</b> OF	<b>PROPOSED ELEVATIONS</b>	CAFFEY ADDITION 311 S FANNIN ROCKWALL, TX		MEDICAL COMMERCIAL CHURCHES		RESIDENTIAL RESTAURANTS INSTITUTIONAL	
				<b>MERSHAWN</b>		<b>ARCHITECTS</b>	
		2313 ROOSE ROAD #103 ROCKWALL, TEXAS 75087		PHONE: 972-722-0302 FAX: 972-249-2081			

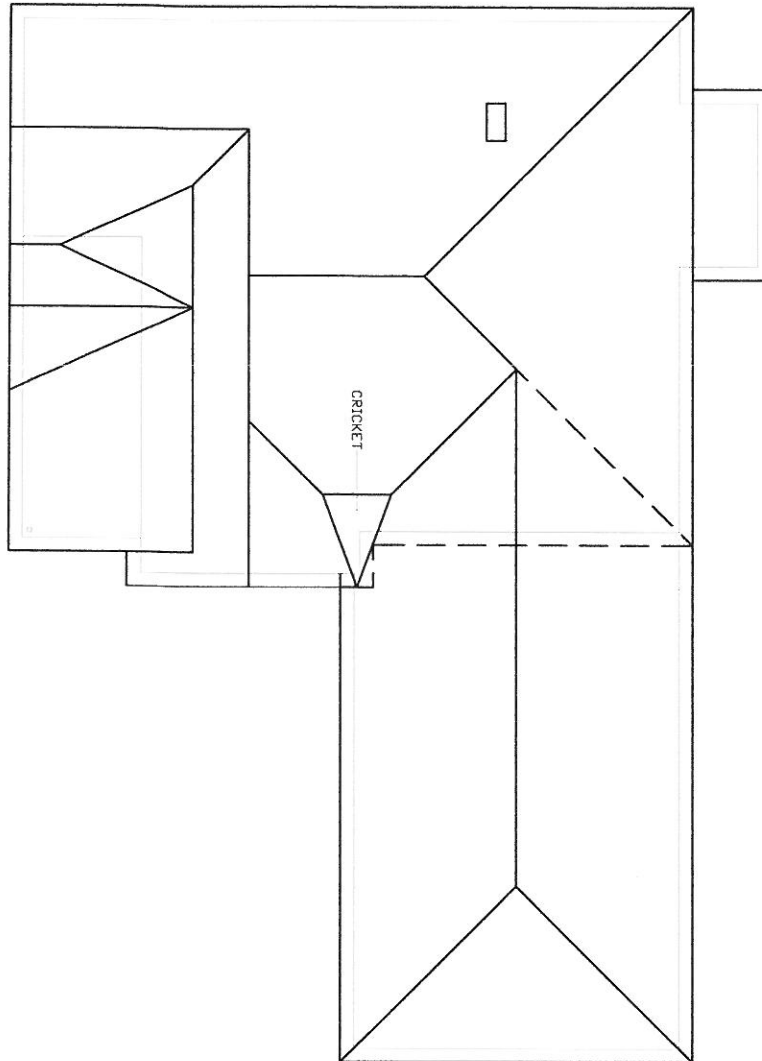




A6

No.	Date	Revision	By

RESIDENTIAL RESTAURANTS  
— INSTITUTIONAL  
**ARCHITECTS**  
PHONE: 972-722-9302  
FAX: 972-969-2083

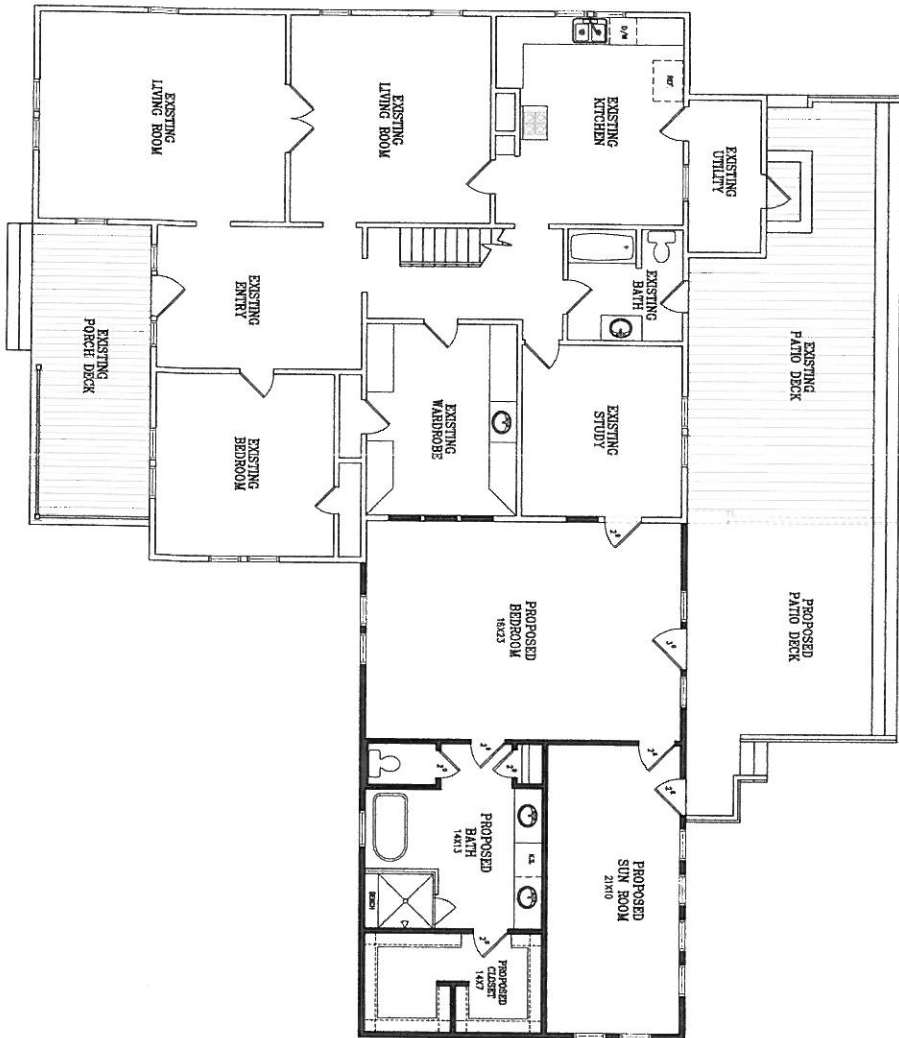


CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MEMORANDUM AND OBJECTS OF ART DISCOVERED BEFORE CONSTRUCTION

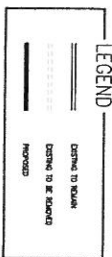
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Scale: 1/4" = 1'-0" Date: 04/05/07 Project No: 70907 Drawing No: 1 Sheet: 18 A7 OF	<b>CAFFEY ADDITION</b> <b>311 S FANNIN ROCKWALL, TX</b>  <b>PROPOSED ROOF PLAN</b>	MEDICAL COMMERCIAL CHURCHES  <b>MERSHAWN</b>	RESIDENTIAL RESTAURANTS INSTITUTIONAL  <b>ARCHITECTS</b>	2313 ROCK ROAD #113 ROCKWALL, TEXAS 75087 PHONE: 972-722-8002 FAX: 972-722-1001
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CONSTRUCTION TO VERIFY PLANS AND TO VERIFY SITE AND ADJUST MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

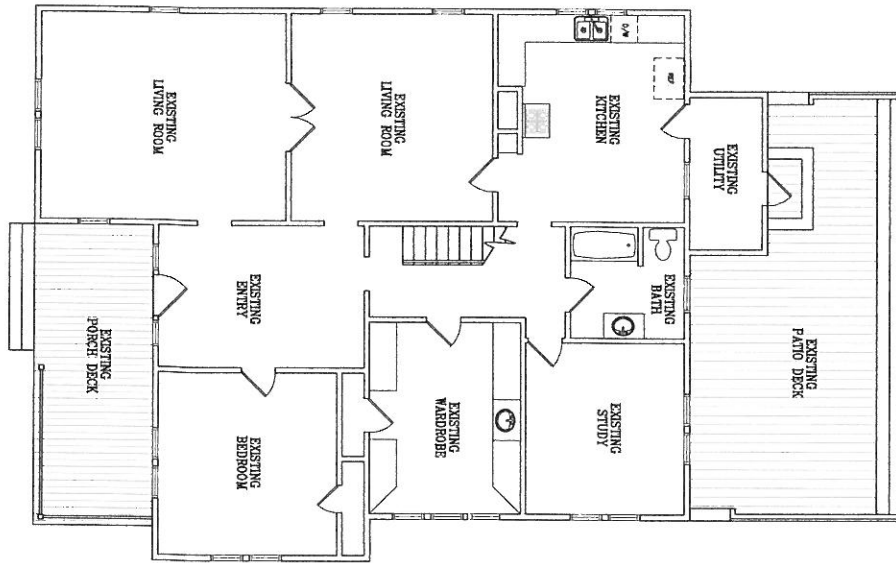


SQUARE FOOTAGE  
 EXISTING 1ST FLOOR 1742  
 PROPOSED 1ST FLOOR 2146  
 TOTAL 1ST FLOOR 3888  
 DECK ADDITION 249  
 EXISTING PORCH 192  
 TOTAL UNDER ROOF 2948



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<b>A3</b> SHEET	CAFFEY ADDITION 311 S FANNIN ROCKWALL, TX	MEDICAL, COMMERCIAL CHURCHES <b>MERSHAWN</b>	RESIDENTIAL, RESTAURANTS INSTITUTIONAL <b>ARCHITECTS</b>
	<b>PROPOSED FLOOR PLAN</b>	2313 RICE ROAD #103 ROCKWALL, TEXAS 75087	PHONE: 972-722-8302 FAX: 972-249-2081



CONSTRUCTION TO BE SHOWN PLANNED AND TO BE SHOWN SITE AND NOT BY MERSHAWN ARCHITECTS OF ANY CONSTRUCTION BEFORE CONSTRUCTION

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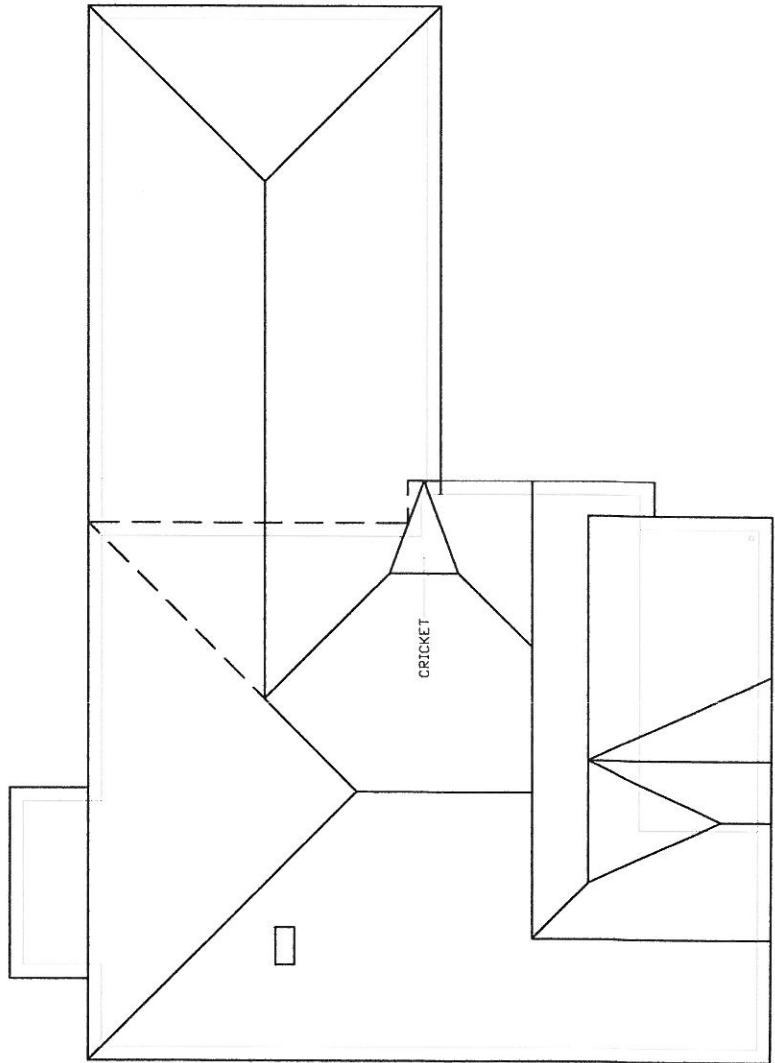
<b>CAFFEY ADDITION</b> <b>311 S FANNIN ROCKWALL, TX</b>		<b>EXISTING FLOOR PLAN</b>		No. Date Revision By		MEDICAL COMMERCIAL CHURCHES <b>MERSHAWN</b>		RESIDENTIAL RESTAURANTS INSTITUTIONAL <b>ARCHITECTS</b>		3312 RIDGE ROAD #103 ROCKWALL, TEXAS 75087 PHONE: 972-722-8302 FAX: 972-249-2081
Scale: 1/4" = 1'-0" Date: 06/01/14 Project No: 100003 Drawn by: [blank] Checked by: [blank] Title: [blank]	SHEET <b>A2</b> OF									

No.	Date	Revision	By

**PROPOSED ROOF PLAN**  
 CAFFEY ADDITION  
 311 S FANNIN ROCKWALL, TX

Scale: 1/4" = 1'-0"  
 Date: 06/07/07  
 Project No: 100002  
 Drawing No:    
 Sheet:    
 Total:    
 A7

CONTRACTOR TO VERIFY PLANS ARE TO BE USED AND NOT BE MISUSED BEFORE CONSTRUCTION.



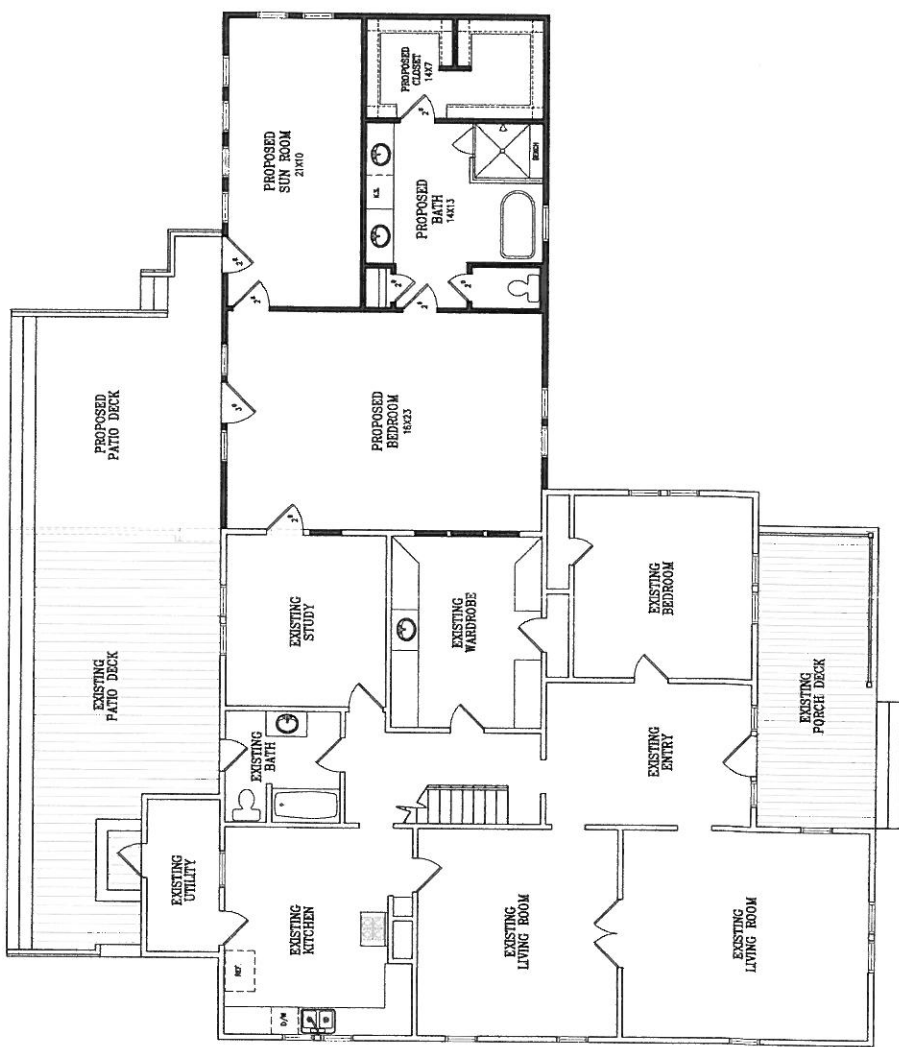


No.	Date	Revision

**PROPOSED FLOOR PLAN**  
 311 S FANNIN ROCKWALL, TX  
 CAFEY ADDITION

Scale	1/8" = 1'-0"
Sheet	MA-2023-01
Project No.	100023
Designated	BY
Drawn	BY
Checked	BY
SHEET	A3

CONTINUED TO NEXT PLANS AND TO NEXT SHEET AND MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**SQUARE FOOTAGE**

EXISTING 1ST FLR	1742
PROPOSED ADDITION	544
TOTAL 1ST FLR	2286
DECK ADDITION	249
EXISTING PORCH	192
TOTAL UNDER ROOF	2846

**LEGEND**

EXISTING TO REMAIN

EXISTING TO BE REMOVED

PROPOSED

No.	Date	Revisions	By

**EXISTING FLOOR PLAN**  
 311 S PANNIN ROCKWALL, TX  
 CAFEY ADDITION

Scale	1/4" = 1'-0"
Date	MM/DD/YY
Project No.	100001
Designed by	
Drawn by	
Checked by	
Sheet	

SHEET  
**A2**

CONTRACTOR TO VERIFY PLUMB AND TO VERIFY AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

