

# **CITY OF ROCKWALL**

## **Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 4/27/2007

**APPLICANT:** John Mitchell

**AGENDA ITEM:** H2007-004; 608 Washington (Detached Garage & Drive)

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Continue a public hearing and consider a request for a Certificate of Appropriateness (CofA) from John Mitchell for a detached garage located in the rear yard of 608 Washington Street St (B F Boydston; Block 46). The tract is zoned (SF-7) Single Family district and identified as a "Medium Contributing Property".

### **BACKGROUND INFORMATION:**

The applicant John Mitchell has submitted a Certificate of Appropriateness' application for a detached garage located in the rear yard of 608 Washington Street St (B F Boydston; Block 46). The tract is zoned (SF-7) Single Family district and identified as a "Medium Contributing Property".

The applicant has proposed to construct a new 880 sq. ft. (22'X 40') garage along Washington Street. The proposed exterior materials, lap wood siding and composite shingles, are consistent with the exterior materials for the existing house. The proposed garage has one 16 ft. garage door facing Washington, one overhead roll-up door facing the rear of the property, two regular doors facing the existing house and no exterior windows.

The garage is limited to a maximum height of 15 feet and must be setback behind the front building facade of the house 20 ft. The carport appears to meet all the requirements of the Single-Family (SF-7) zoning district. The applicant must obtain a building permit from the City of Rockwall Building Inspections Department prior to construction.

### **RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The maximum height of the garage not exceed 15'.
2. The garage be setback a minimum of 20' behind the existing house front facade.

On April 19, 2007, the Historic Preservation Advisory Board continued the public hearing until such time that the applicant can obtain a survey quality site plan by a vote of 4-0 (Potts, Davis, Harper absent)

**Spencer, Chris**

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**From:** Annette Wikander [annettewikander@sbcglobal.net]

**Sent:** Thursday, April 05, 2007 1:57 PM

**To:** Spencer, Chris

**Cc:** John Mitchell

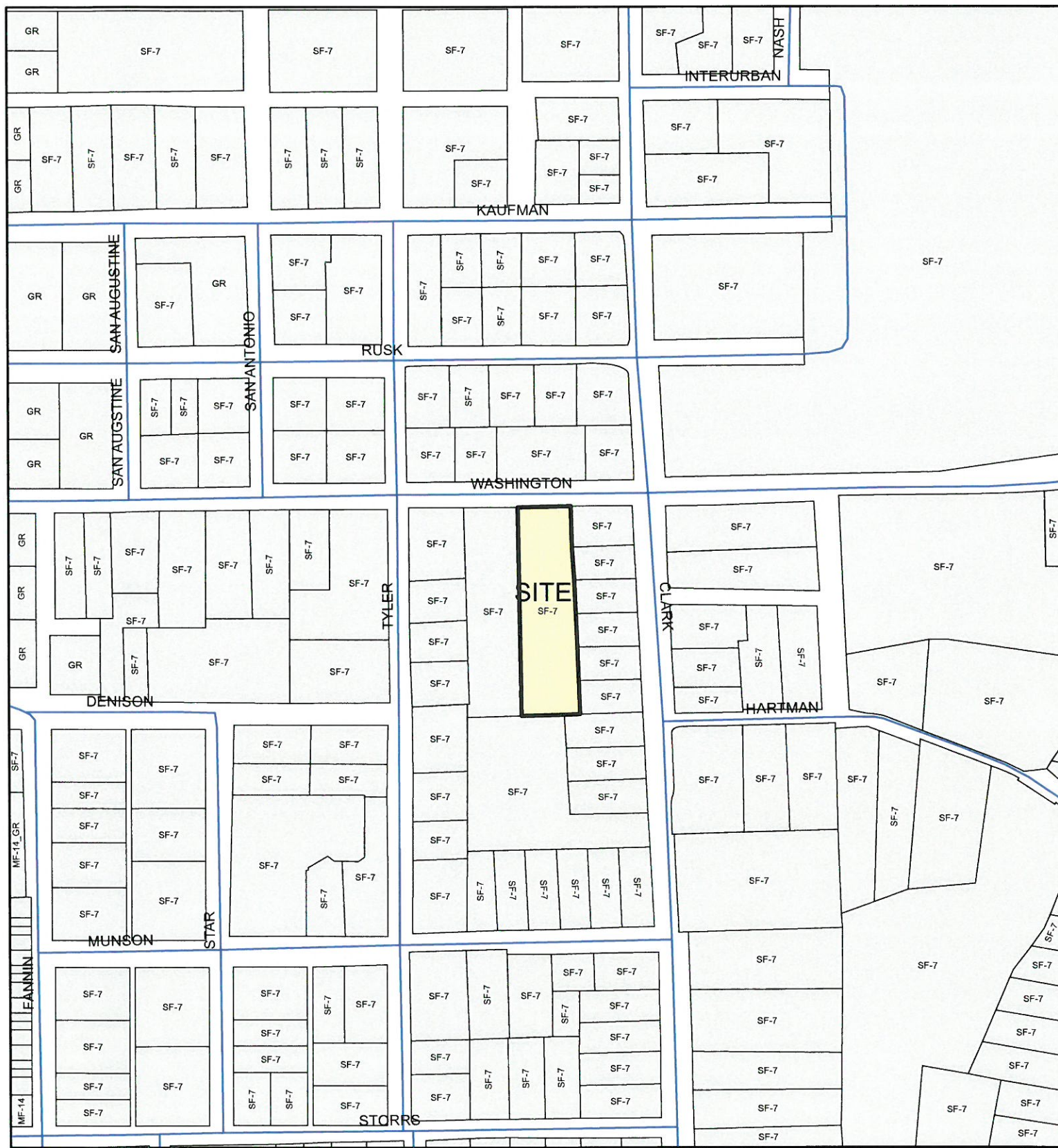
**Subject:** Permission for Application

Hello Chris ... I understand that you need a note from me saying it was ok for John Mitchell to submit an application for review on 608 East Washington Street. Is there anything special I need to do ...fill out a form ? or will this email be sufficient ?

Annette Wikander  
608 East Washington Street  
Rockwall, Texas 75087  
469-556-3340

4/5/2007

# Legend



**H2007-004**

**608 Washington**

**C of A**

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.

- EXHIBIT (2) -

**OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> _____ (address or legal description)				
<u>Street Address</u> <b>Rockwall</b> City	<b>Texas</b> State	<b>75087</b> Zip Code	<b>Rockwall</b> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
Has the building been moved? No <u>no</u> Yes _____ If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
<b>Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT</b> _____ National Register District <input checked="" type="checkbox"/> Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)				
Property Owner: <u>Annette Wikander</u>		Street Address: <u>608 Washington</u>		
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County	<u>469-</u> Telephone Number
Authorized Contact: _____ (if different from Owner)		Street Address: _____		
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Detached Garage and driveway</u>				
Owner's Signature <u>[Signature]</u> <u>4-8-07</u>		City of Rockwall Use Only: <u>H2003 -</u>  Project Number <u>H2007-004</u>		





# OLD TOWN ROCKWALL

## HISTORIC / ROCKWALL HISTORIC LANDMARK

### REQUIRED INFORMATION / MATERIALS CHECKLIST

The Old Town Rockwall Historic District Guidelines were developed as a result of extensive research and review of Historic Districts within the Dallas-Fort Worth Metroplex and with the assistance of several historic preservation professionals.

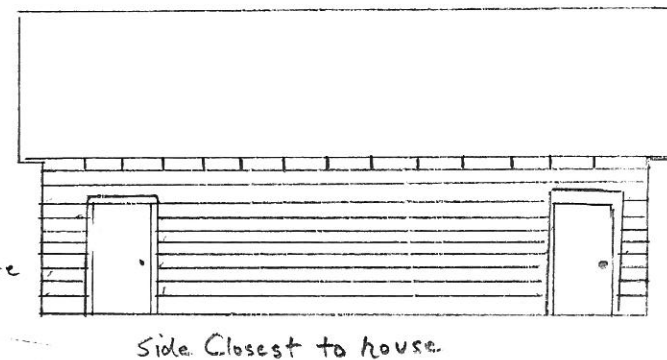
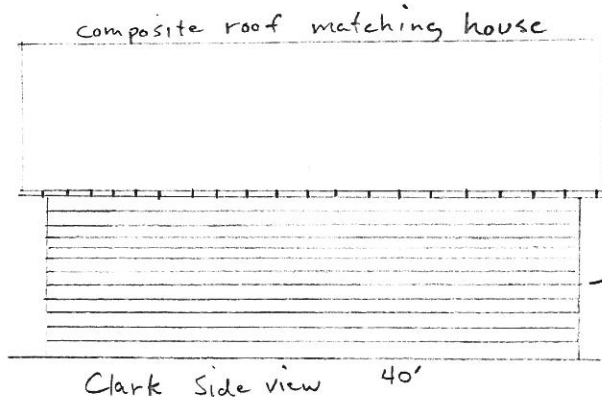
As outlined in §2.20 Historic District of the City of Rockwall Comprehensive Zoning Ordinance, the purpose of the Historic District, and the Design Guidelines serving to protect the properties within, is to assist in the stabilization and increase of property values while encouraging the most appropriate use of historic property within the present and future historic districts in Rockwall.

- ☒ (1) Complete **Certificate of Appropriateness** (CofA) Application
- ☐ (2) **Legal description** of the property proposed for certification.
- ☒ (3) Set of **building elevations** and a **site plan** for the proposed project. (These are similar to what will be required when applying for a building permit)
- ☐ (4) **Background information substantiating the subject request**: for example, if a porch addition is proposed for a historically significant structure – historic photographs or documentation indicating the existence of a porch that had been removed or photos of architectural / structural elements that are still in-place that provide supportive evidence of the theory that a porch was part of the structure (either originally or sometime in the structure's past)
- ☒ (5) An **estimate of costs** for the restoration or rehabilitation work;
- ☒ (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation;
- ☒ (7) Include a detailed statement of the **proposed use for the property**; and
- ☐ (8) Provide **any additional information** that the owner deems relevant.
- ☐ (9) Please provide comments regarding why any of the items (1) through (9) were not included along with the application (please use the back of this form or attach additional pages if necessary):

estimated improv. 20,000 , time frame

60 Days from purchase

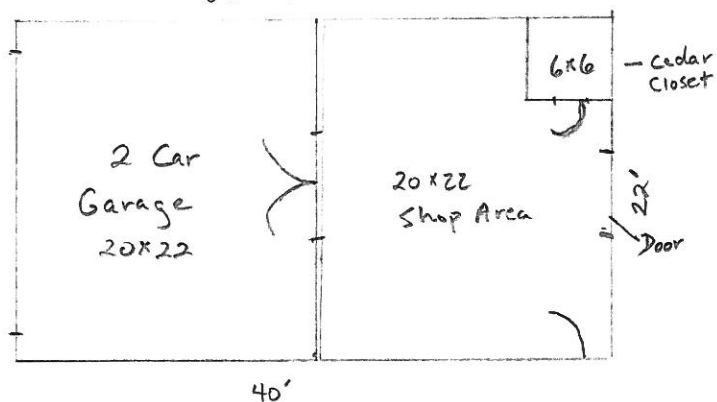
single family occupants owners



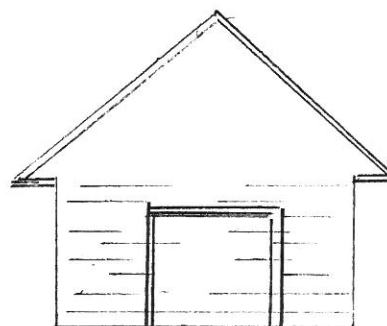
No windows  
no plumbing  
Yes electric

paint and trim  
matching house

880 Total  $\square$



Floor Plan



single roll up door

Submitted by John Mitchell

For improvements at 608 East Washington St.



**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 4/19/2007

**APPLICANT:** John Mitchell

**AGENDA ITEM:** H2007-004; 608 Washington (Detached Garage & Drive)

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**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The maximum height of the garage not exceed 15'.
2. The garage be setback a minimum of 20' behind the existing house front facade.



**April 17, 2007**

**To: City of Rockwall**

**From: John P Mitchell**

**RE: Building of a small garage at 608 Washington E**

**I, John Mitchell, am the general contractor at the property notated above and I am also the homeowner.**

**Thank you.**

  
\_\_\_\_\_



**FILE COPY**

**2007 004**

# **CITY OF ROCKWALL**

## **Historic Preservation Advisory Board Memo**

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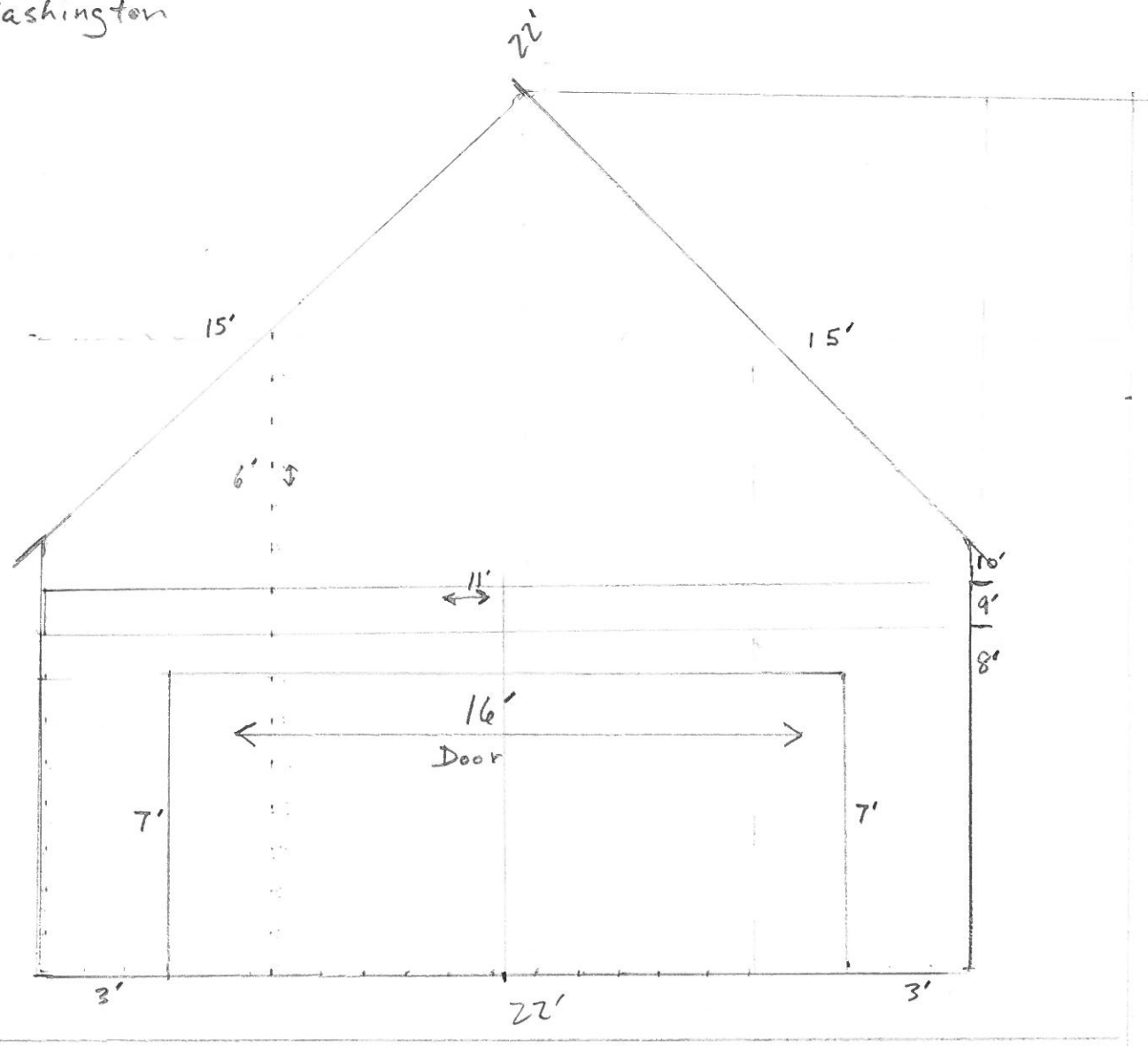
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John Mitchell  
469-831-6929  
608 E Washington



$$\frac{1}{4}'' = 1'$$



City of Rockwall  
*The New Horizon*

5/2/2007

WIKANDER, ANNETTE  
P O BOX 1183  
ROCKWALL, TX 75087

**RE: H2007-004**  
**608 Washington (Detached Garage & Drive)**  
**Project Type: HISTORIC (C of A)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 5/1/2007. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

- 1. The maximum height of the garage not exceed 15'.*
- 2. The garage be setback a minimum of 20' behind the existing house front facade.*

*On April 19, 2007, the Historic Preservation Advisory Board continued the public hearing until such time that the applicant can obtain a survey quality site plan by a vote of 4-0 (Potts, Davis, Harper absent)*

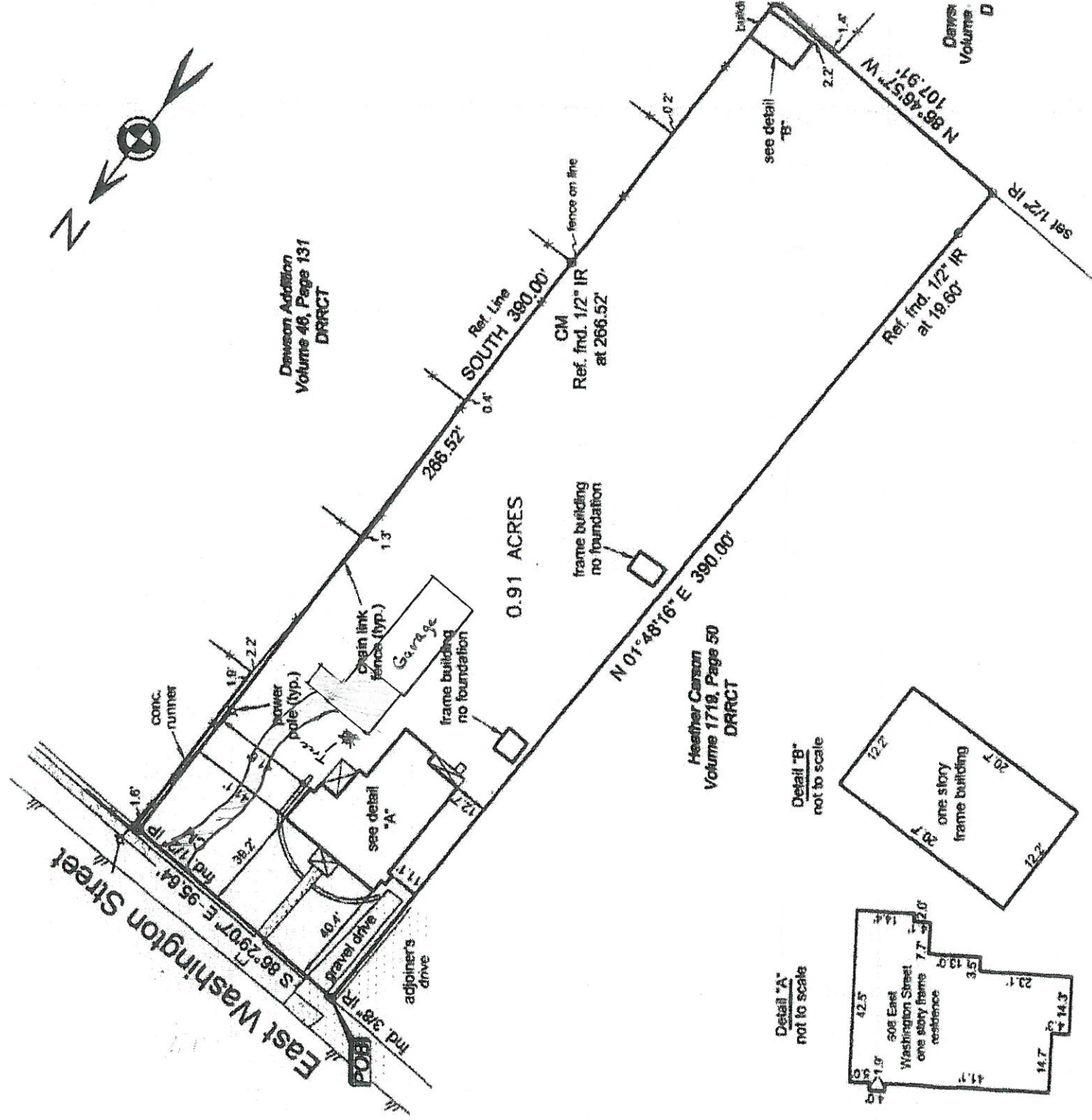
*On May 1, 2007, the Historic Preservation Advisory Board approved the Certificate of Appropriateness by a vote of 3 in favor and 1 abstention (Hanrahan abstained) (Pittman, Russo & Davis absent).*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer  
Planning and Zoning  
City of Rockwall

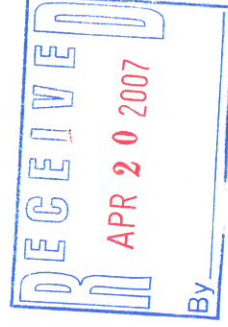




All bearings and distances are deed and actual unless otherwise noted.

The basis of bearing is the dead rail for the line noted above as the "Ref Line".

2007 004



FILE COPY

608 E. Washington  
Electrical Plan  
John T. Mitchell  
4/23/2007

40'

Garage Door

2007 004

copy

11/10/07  
opener

Garage

Light

Storage

Storage Room

42'

GFCI

GFCI

Light

Door

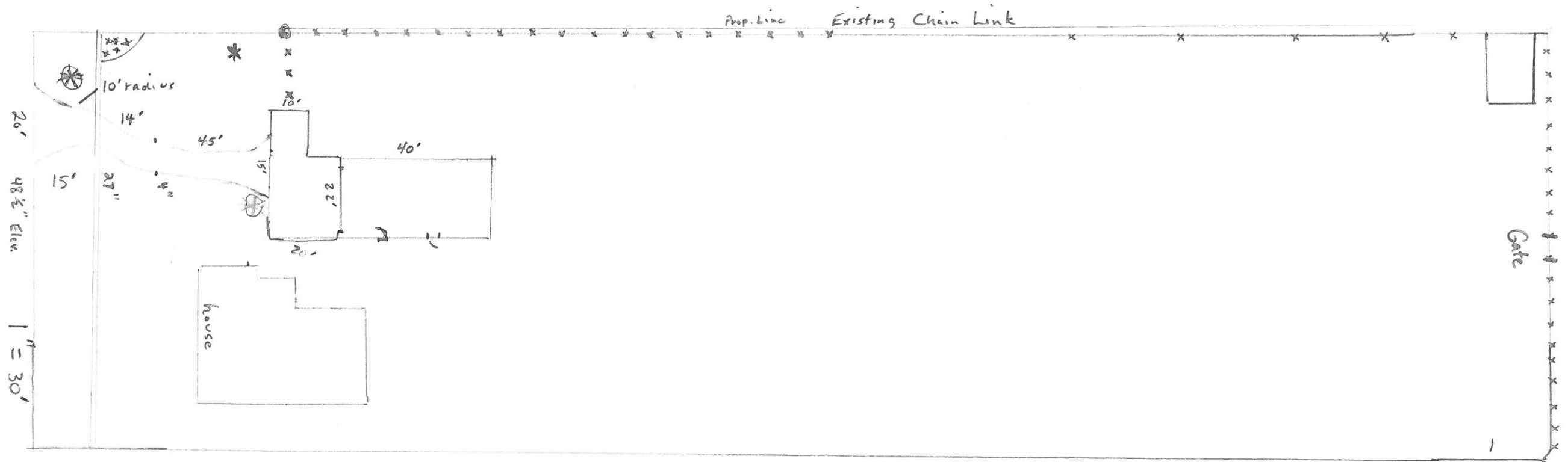
Door

RECEIVED  
APR 20 2007  
BY

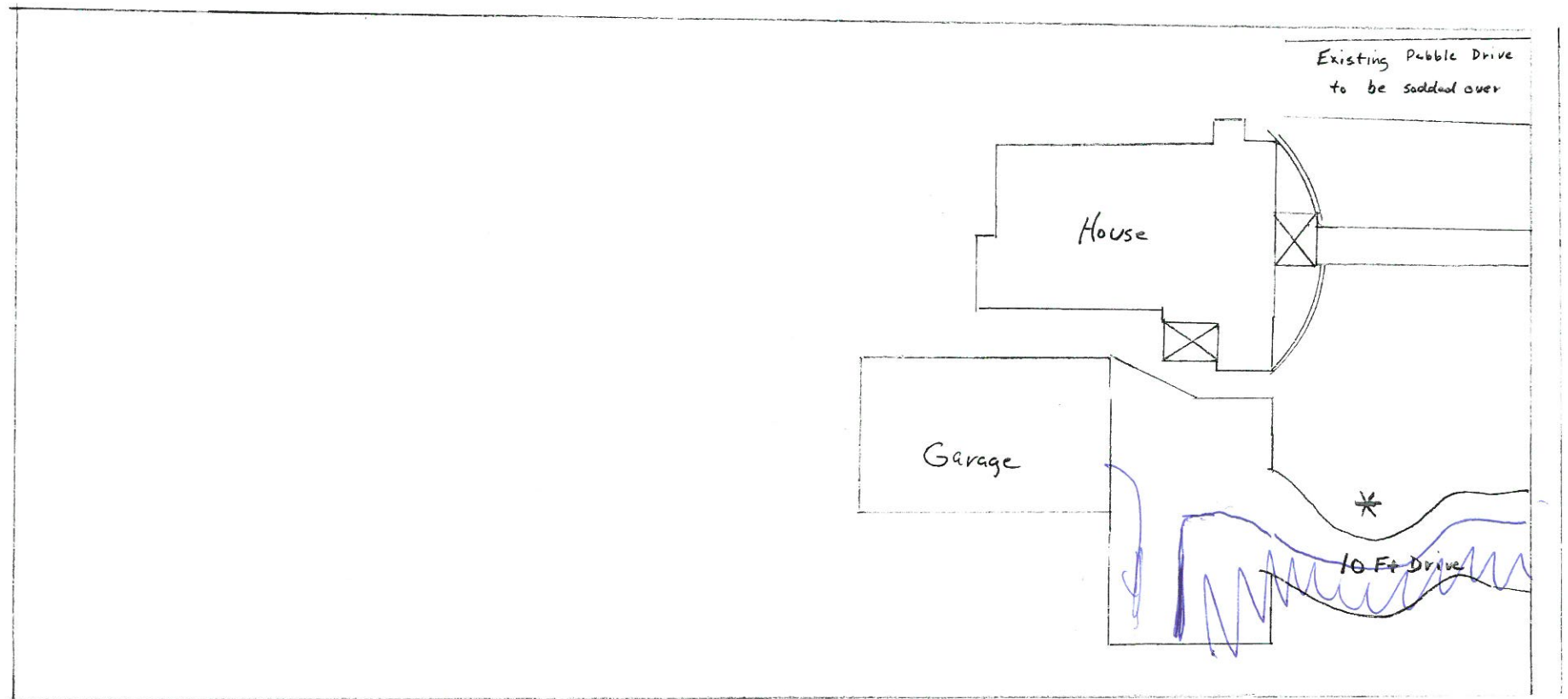
John Mitchell  
608 E Washington  
469-831-0929

Elevations  $48\frac{1}{2}"$  Fall from yard to road over 29'  
 $21\frac{1}{2}"$  Fall from side walk to road

8' cedar Fence posts on 6' centers



Proposed Site Plan for 608 E. Wastingon St.  
John Mitchell 469-831-6929





**AGENDA**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 1, 2007 @ 6:00 P.M.**

**CALL TO ORDER** - 6:18

Pittman,   
 Davis,   
 Russo   
 } ABSENT

**ACTION ITEMS**

**H2007-004: (Staff)**

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**DISCUSSION ITEMS**

- Miscellaneous discuss of Historic District topics

**ADJOURNMENT**

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) 771-7700 or FAX (972) 771-7727 for further information.

Posted this 26<sup>th</sup> day of April, 2007 at 12:00 p.m. by Leslie Ryan

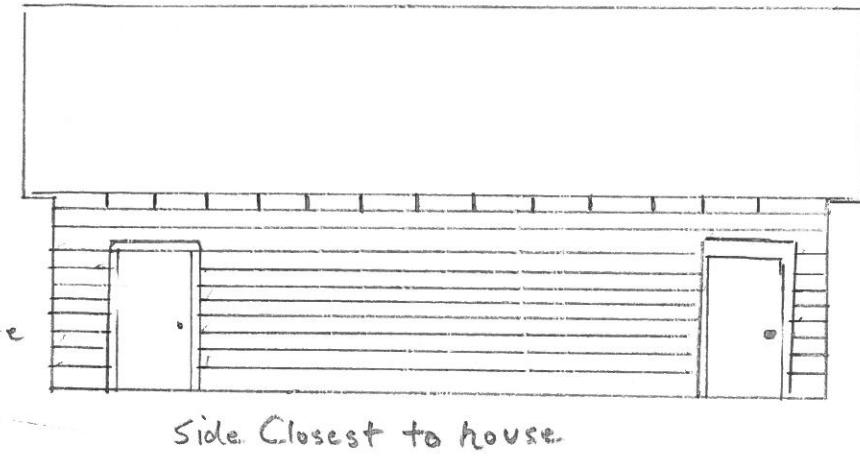
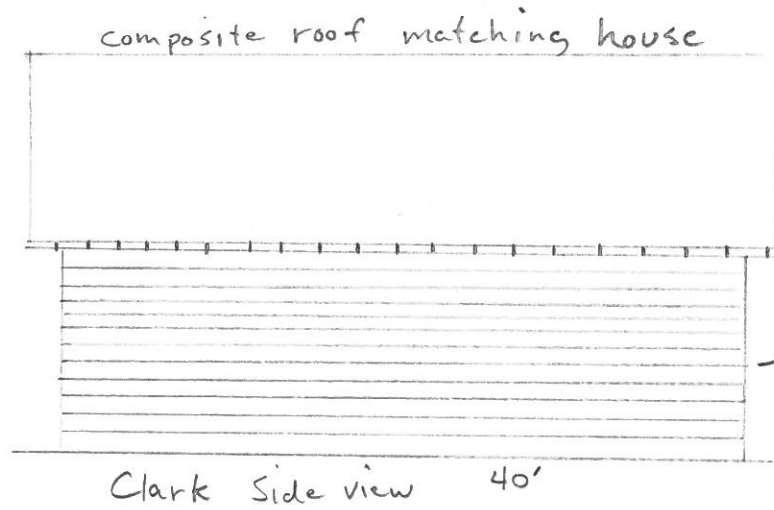
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Has the building been moved ? No <u>no</u> Yes _____ If yes, when was the property moved ? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
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Authorized Contact: _____ (if different from Owner)		Street Address: _____		
_____	_____	_____	_____	_____
<b>City</b>	<b>State</b>	<b>Zip</b>	<b>County</b>	<b>Telephone Number</b>
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b> <u>Detached Garage and driveway</u>				
<b>Owner's Signature</b> <u>[Signature]</u> <u>4-5-07</u>		<b>City of Rockwall</b> <b>Use Only:</b>	<b>H2003 -</b>	
			<b>Project Number</b> <u>H2007-004</u>	

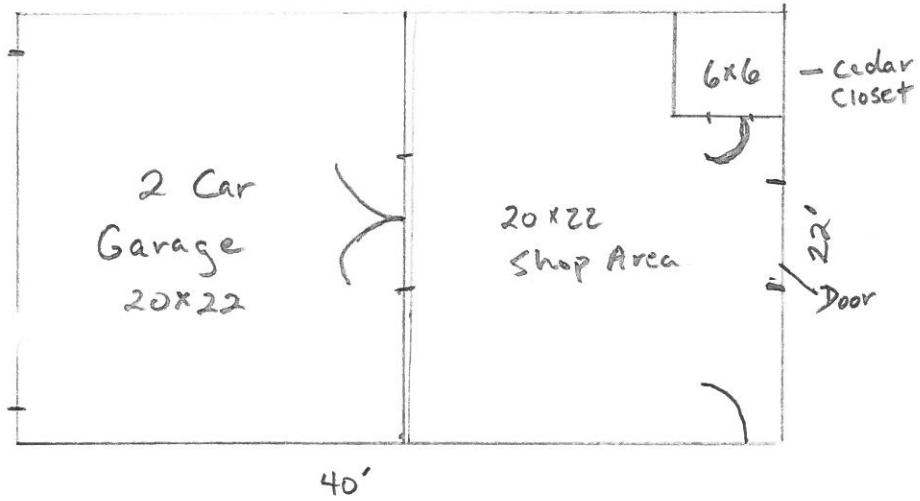




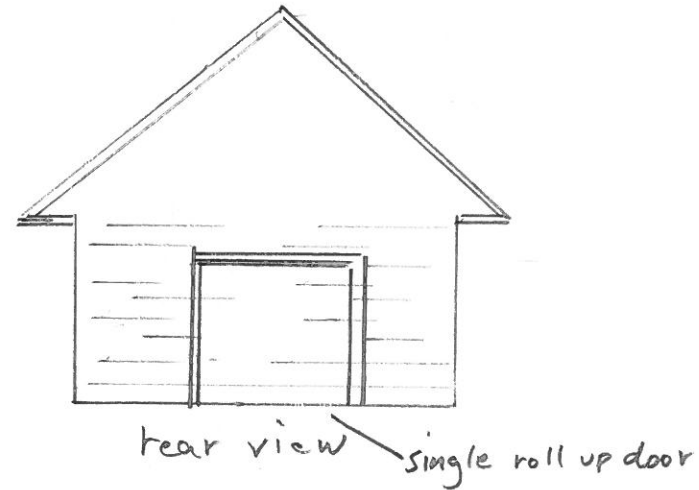
no windows  
no plumbing  
yes electric

paint and trim  
matching house

880 Total  $\square$



Floor Plan



Submitted by John Mitchell

For improvements at 608 East Washington St.

Proposed Site Plan for 608 E. Washington St.  
John Mitchell 469-831-6929

