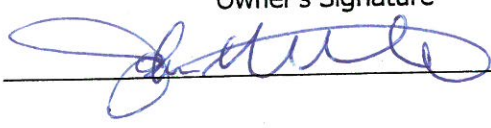


OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (1) -

OLD ROCKWALL HISTORIC DISTRICT REGISTRY 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 use the attached "continuation sheet".

Address of Property: <u>608 E Washington</u>				
Street Address <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>	
Name of Property, If Applicable: _____				
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District: _____ _____ National Register District _____ 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)				
Owner: <u>John Mitchell</u>		Street Address: <u>608 E Washington</u>		
City <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>	
Telephone Number (preferably daytime) _____				
Authorized Contact: _____ (if different from Owner)		Street Address: _____		
City _____	State _____	Zip Code _____	County _____	Telephone Number (preferably daytime) _____
Description of Property Appearance (architectural style, square footage,...etc.): _____ _____				
Statement of Significance (year built, historical context,...etc.) <u>moderate contrib.</u>				
Owner's Signature 		City of Rockwall Use Only: <u>H2007-007</u> Project Number		

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 7/19/2007

APPLICANT: John Mitchell

AGENDA ITEM: H2007-007; 608 Washington (Detached Garage & Drive)

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

On May 1, 2007, the HPAB approved an 880 sq. ft. (22'X 40') garage with exterior materials consisting of lap wood siding and composite shingles. The recently approved C of A for the detached garage had 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 applicant has submitted a Certificate of Appropriateness application to amend the previously approved elevations for the detached garage. The amended request includes a balcony and exterior door on the south elevation and a dormer on the west elevation. The balcony on the west elevation and the door/balcony floor have already been constructed (Please see attached pictures).

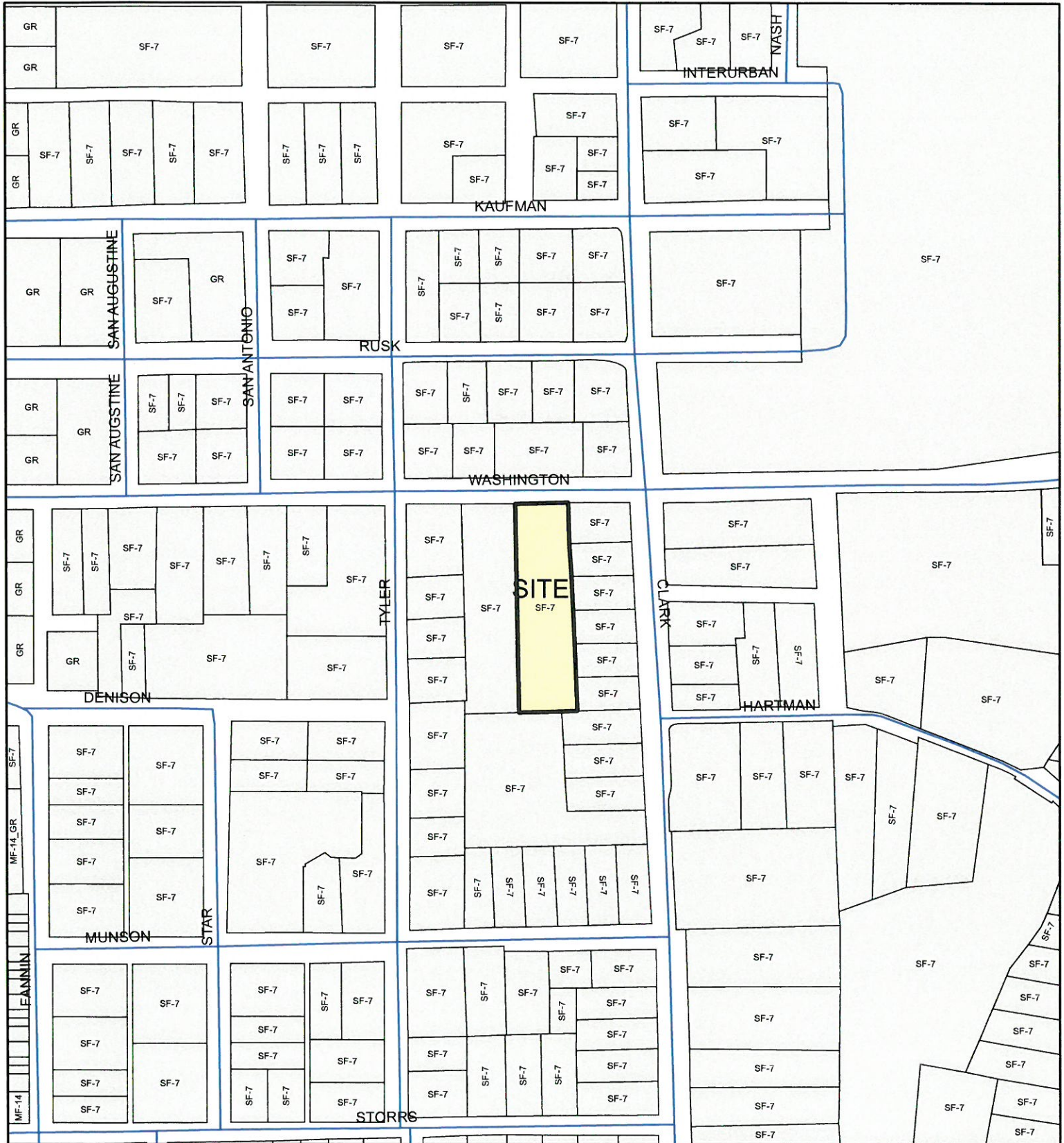
The garage is limited to a maximum height of 15 feet and must be setback behind the front building facade of the house 20 ft. The carport appears to meet all the requirements of the Single-Family (SF-7) zoning district. The applicant must obtain a building permit from the City of Rockwall Building Inspections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

RECOMMENDATIONS:

Staff feels that this is a judgment call for the HPAB and if approved would recommend the following conditions be approved:

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.

Legend



H2007-007
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.

Spencer, Chris

From: John Mitchell [swordscoachmitchell@yahoo.com]
Sent: Wednesday, July 11, 2007 9:40 PM
To: Spencer, Chris
Subject: Reasons for Deck and Dormer window

Chris,

I would like to explain to the planning staff as well as the Historical Board, that it was in no way my intention to offend any one with the improvements to our garage construction. The dormer actually was suggested to be added by my 13 yr old son who thought it to be a good way to add natural light to the upstairs storage.

The idea for adding the deck to the back of the building came from my wife. Since the patio on the back of the house is entirely too small to have seating or a grill and in order to keep with the existing look of the original patio, I considered it to be a good idea to have an area behind the garage that would work to entertain guests. We would like a place to hang our porch swing, grill out and hang out with friends and neighbors, playing horse shoe and backyard volleyball.

I have had numerous conversations with various individuals on city staff from planning, to engineering, to inspections, and unfortunately my understanding that if improvements do not affect the curb appearance of the home then they are not an issue for the city to be concerned about except in reference to inspections. Obviously this was the wrong assumption. Which leads us to the situation at hand.

I can only ask that in considering the appropriateness of these improvements, staff and this board please be assured, as evidenced by our efforts, it is our desire to be good neighbors and continue being a blessing and not an obstacle to Old Town.

Thank You
John and Tamra Mitchell

Sick sense of humor? Visit Yahoo! TV's [Comedy with an Edge](#) to see what's on, when.



















Building Inspection Department Inspection Report

All Reports must be on-site for Re-Inspection or
Contractor will be charged a Re-Inspection Fee

Date: 7-11-07	Permit Number: 01-0514	Time: 10:15
Inspector: Masiz	Address: 008 Washington	
Type of Construction: (Circle One) (Fence: <input type="checkbox"/> Green <input type="checkbox"/> Red) (Irrigation: <input type="checkbox"/> Green <input type="checkbox"/> Red) <input type="checkbox"/> Permit <input type="checkbox"/> No Permit <input type="checkbox"/> Permit <input type="checkbox"/> No Permit <input type="checkbox"/> No D/C (Pool: P/D B/S D/S Final) Rough Wall Above Ceiling Acc Bldg Sign		
Type of Inspection: (Circle One) P1 P2 P3 FW C. O. P4 P5 P6 M E P Other:		
Re-inspection <input type="checkbox"/> Passed (green tag) <input type="checkbox"/>		
Disapprove (red tag) <input checked="" type="checkbox"/>		
Reinspection Fee Due <input type="checkbox"/> \$50.00		

Stop Work on Garage &

Drive Way & Patio - Balcony until

Planning & Zoning OK it

* OK To Work on Flat Work & Garage
Interior

WARNING - DO NOT REMOVE THIS TAG

By Order of the City of Rockwall - Inspection Dept.

IF TAG IS NOT ON-SITE FOR RE-INSPECTION,
CONTRACTOR WILL BE CHARGED A RE-INSPECTION FEE

ation _____ Date _____

e of Inspection _____

ector _____ Office: 771-7709

pection Request Line: (972) 771-7760

Following Code Violations Are Noted:

RE-INSPECTION FEE
CHARGED ☐ YES ☐ NO

(972) 771-7760 or Fax (972) 771-7748

py - Builders



City of Rockwall
The New Horizon

7/20/2007

John Mitchell
608 E. Washington
Rockwall, Texas 75087

RE: H2007-007
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 7/19/2007. The following is a record of all recommendations, voting records and conditions of approval:

Staff feels that this is a judgment call for the HPAB and if approved would recommend the following conditions be approved:

- 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 July 19, 2007, the Historic Preservation Advisory Board approved the amended Certificate of Appropriateness by a vote of 3-1 (Russo against) subject to the following condition:

- 1. That any stair case be located on the rear of the detached garage and not be visible from the street.*

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