

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

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.

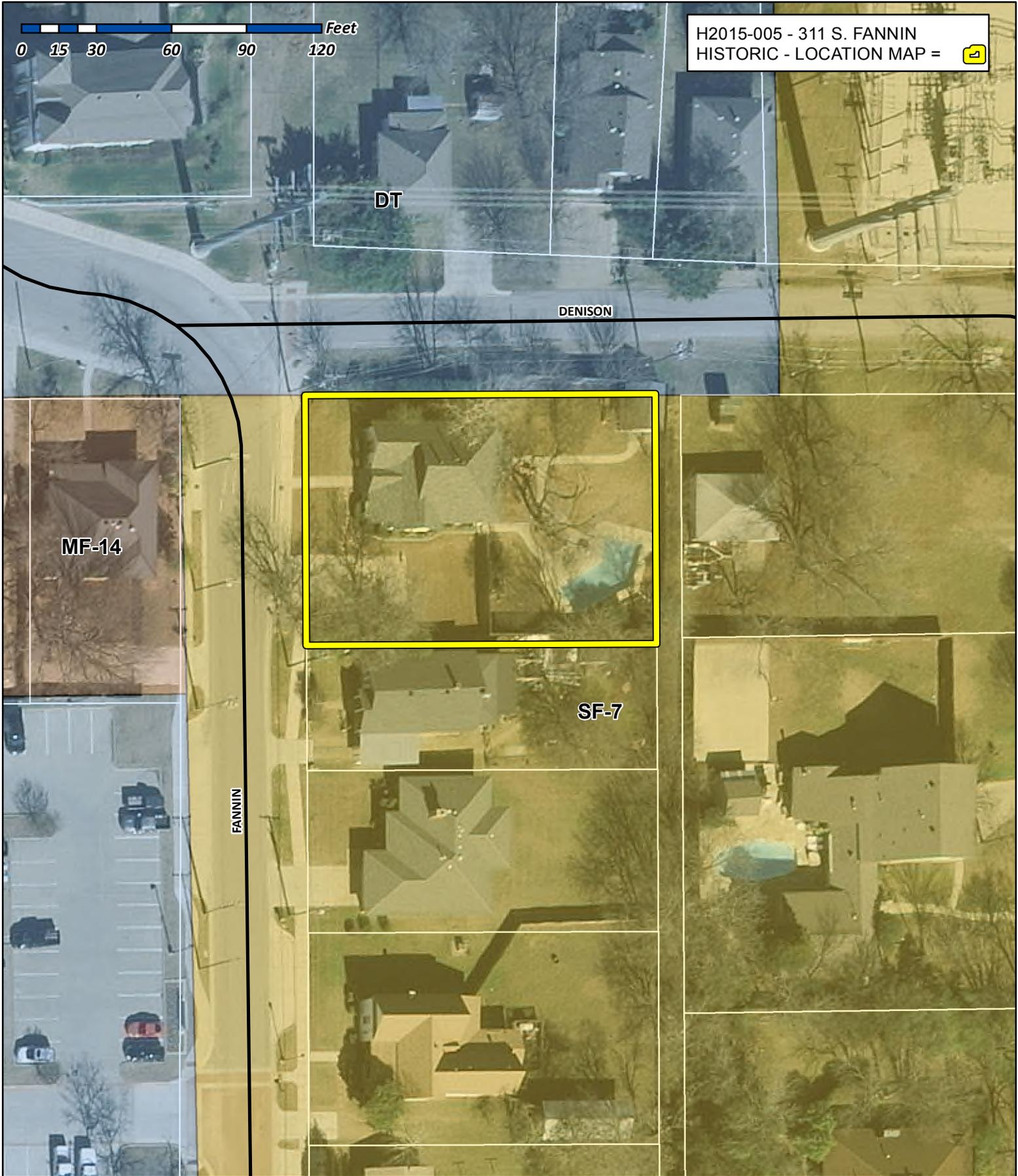
RECOMMENDATIONS:

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.

0 15 30 60 90 120 Feet

H2015-005 - 311 S. FANNIN
HISTORIC - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): 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

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

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.

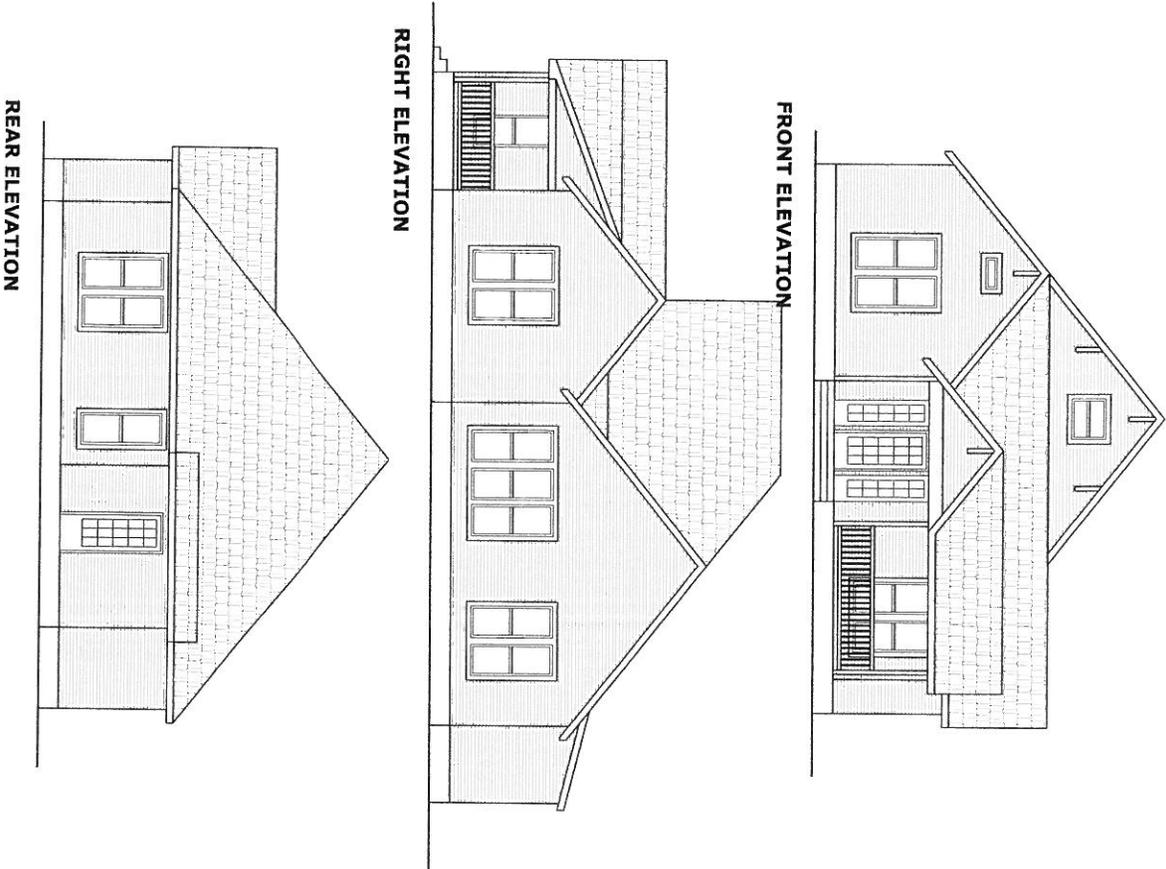
I look forward to speaking to the board and receiving your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael & Amy Caffey". The signature is written in a cursive style with a long, sweeping underline.

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

CONSTRUCTION TO VERIFY PLUMB AND TO SET SITE AND VERIFY MERSHAWN ARCHITECTS OR ANY CONTRACTORS BEFORE CONSTRUCTION.



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CAFFEY ADDITION
 311 S FANNIN ROCKWALL, TX

EXISTING ELEVATIONS

Scale: 1/8" = 1'-0"
 Date: 08/20/15
 Project No.: 150001
 Drawn by: [blank]
 Checked by: [blank]

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No.	Date	Revision	By

MEDICAL COMMERCIAL
 CHURCHES

MERSHAWN ARCHITECTS

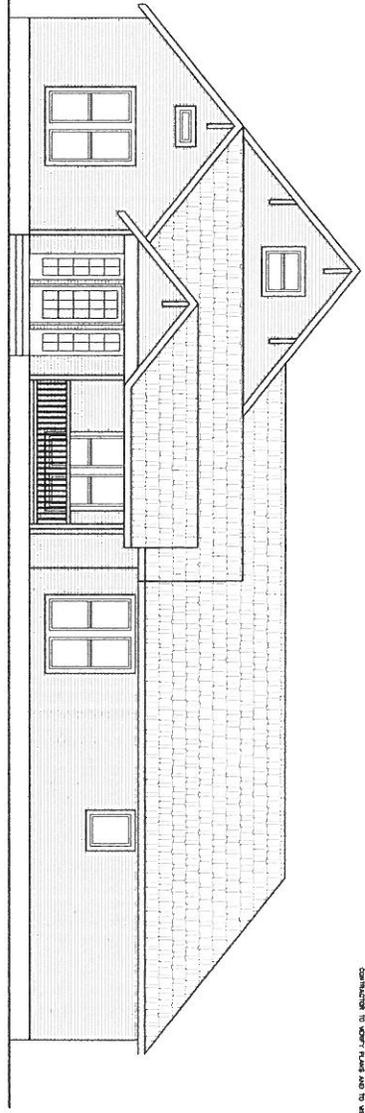
2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087

RESIDENTIAL RESTAURANTS
 INSTITUTIONAL

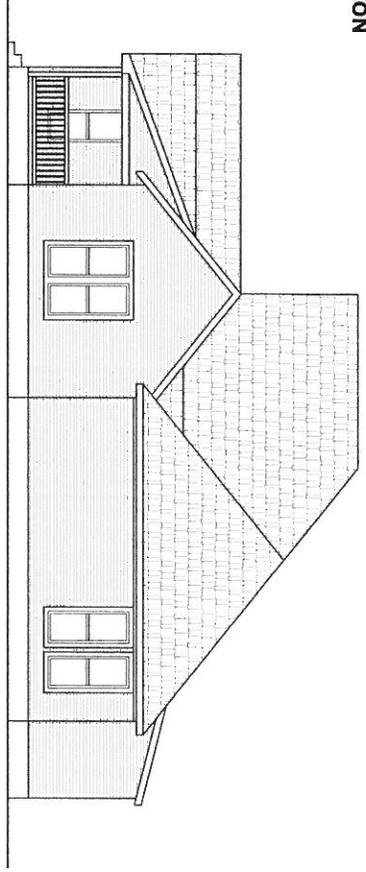
PHONE: 972-722-8302
 FAX: 972-549-2081

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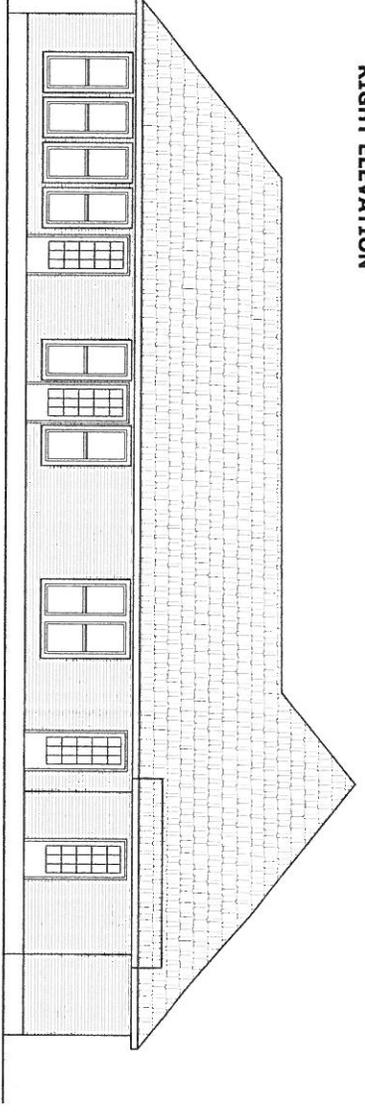
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



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CAFFEY ADDITION
 311 S FANNIN ROCKWALL, TX

PROPOSED ELEVATIONS

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 Checked by: [blank]
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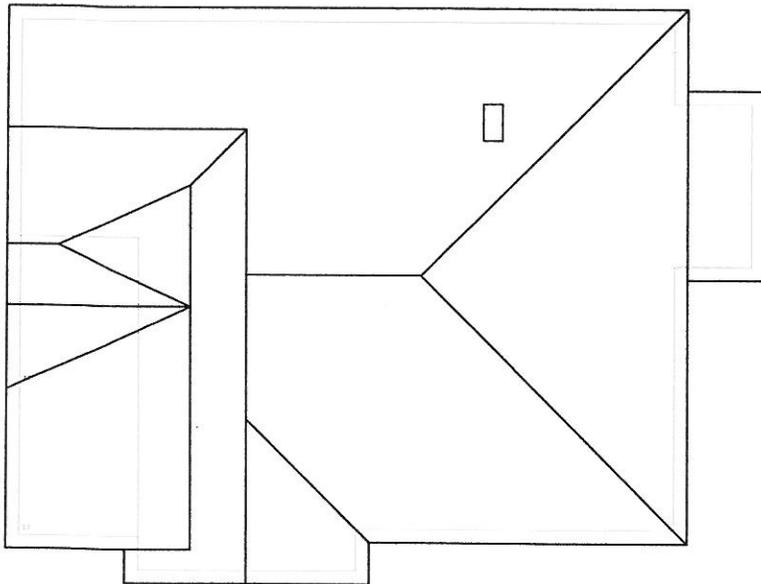
No.	Date	Revision	By

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MERSHAWN ARCHITECTS

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CAFFEY ADDITION
 311 S FANNIN ROCKWALL, TX
EXISTING ROOF PLAN

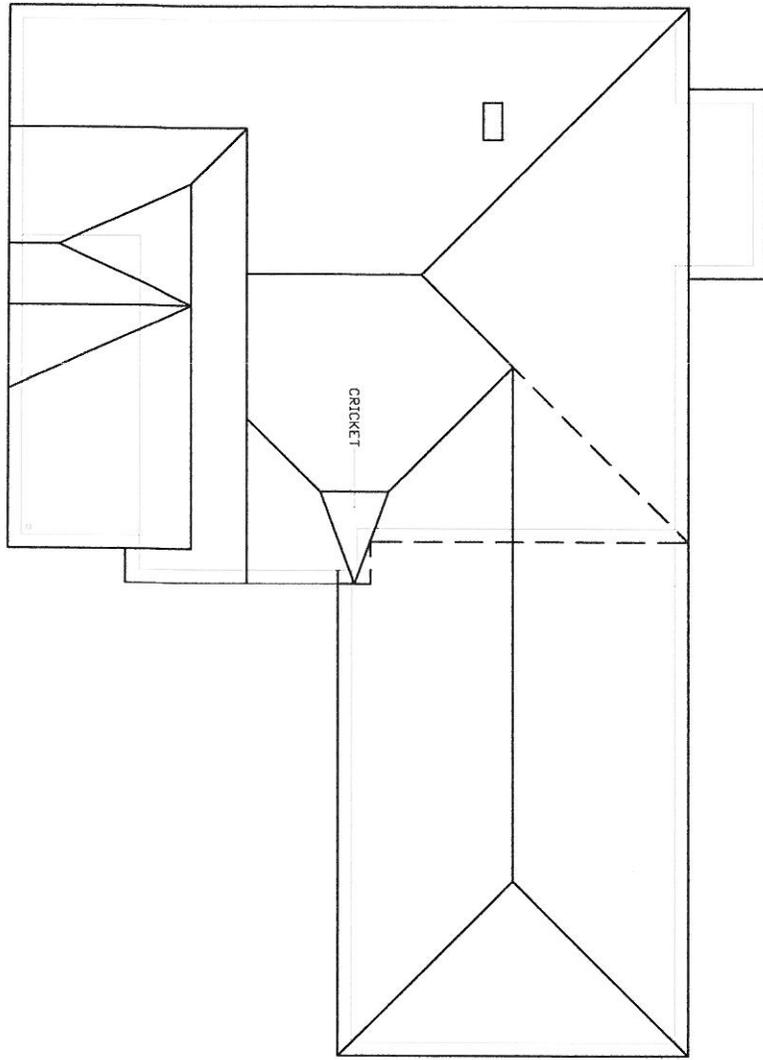
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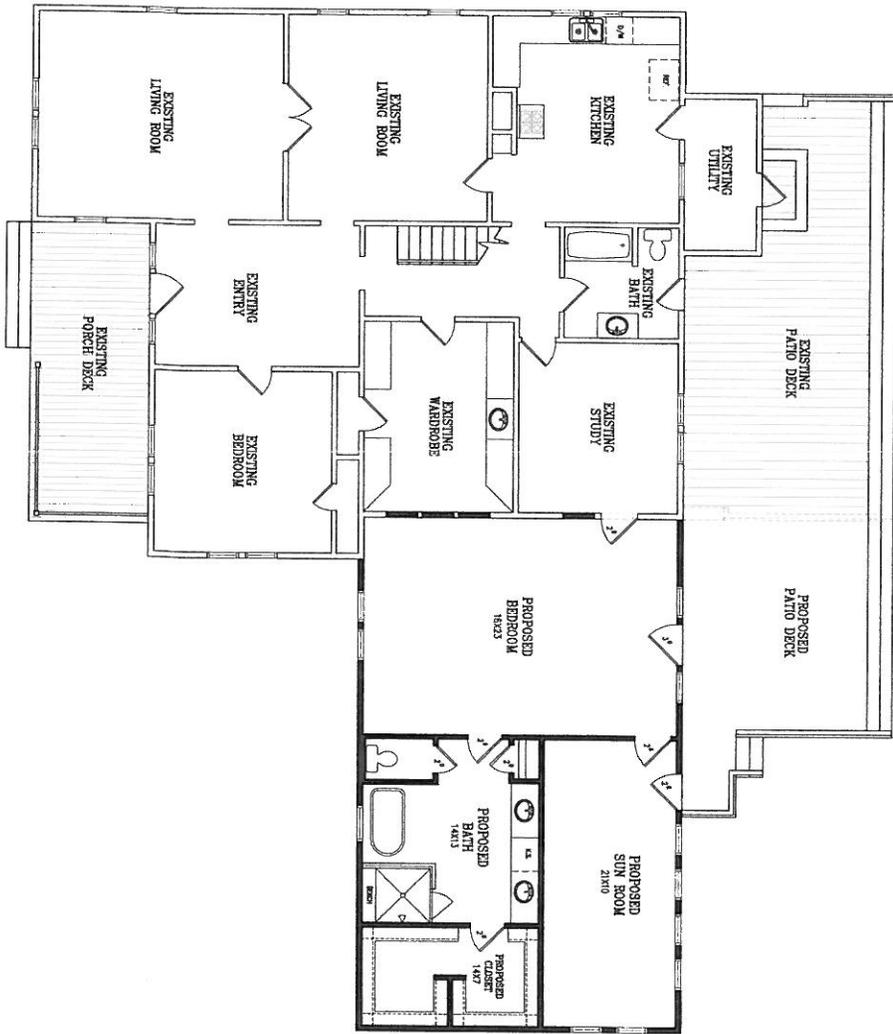


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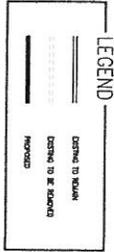
CONSTRUCTION TO BE PERFORMED AND TO BE SET AND OPEN MERSHAWN ARCHITECTS OF ART OBSERVANCE BEFORE CONSTRUCTION.

A7 SHEET OF	CAFFEY ADDITION 311 S FANNIN ROCKWALL, TX				
	PROPOSED ROOF PLAN	No. Date Revision By	MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS CHURCHES INSTITUTIONAL MERSHAWN ARCHITECTS		
		2313 ROCK ROAD #103 ROCKWALL, TEXAS 75087		PHONE: 972-722-9322 FAX: 972-249-2001	

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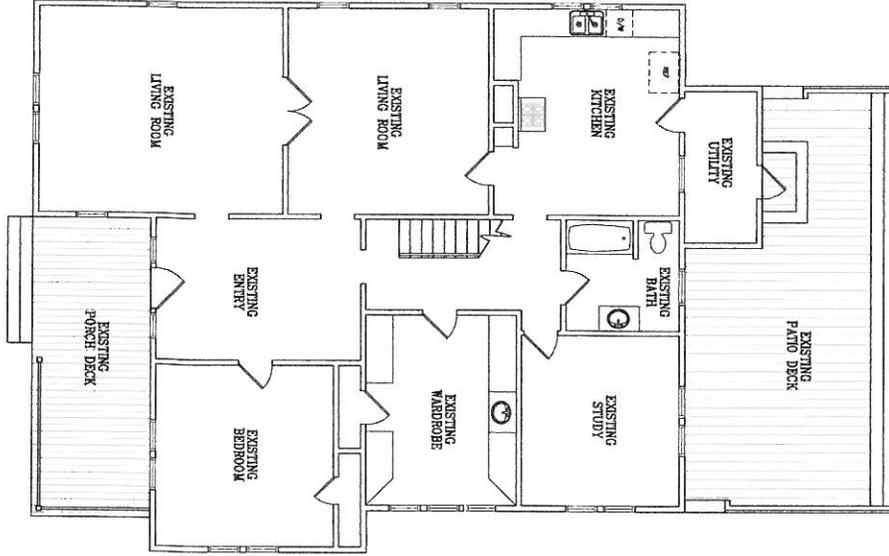


SQUARE FOOTAGE
 EXISTING 1ST FLR 1742
 PROPOSED 1ST FLR 2816
 TOTAL 4558
 DECK ADDITION 249
 EXISTING PORCH 192
 TOTAL UNDER ROOF 2848



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CAFFEY ADDITION 311 S FANNIN ROCKWALL, TX		MEDICAL COMMERCIAL CHURCHES		RESIDENTIAL RESTAURANTS INSTITUTIONAL	
PROPOSED FLOOR PLAN		MERSHAWN		ARCHITECTS	
2313 ROOSE ROAD #103 ROCKWALL, TEXAS 75087		PHONE: 972-722-9302 FAX: 972-249-2088		No. Date Revision By	



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CAFFEY ADDITION
 311 S FANNIN ROCKWALL, TX

EXISTING FLOOR PLAN

Scale: 1/8" = 1'-0"

Drawn: MERSHAWN
 Checked: MERSHAWN
 Date: 10/20/14
 Project No: 10000

Sheet: A2 of

No.	Date	Revision	By

MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
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MERSHAWN ARCHITECTS

3312 ROOSE ROAD #103
 ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
 FAX: 972-249-2001

RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
ARCHITECTS



MEDICAL COMMERCIAL
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MERSHAWN
 2013 ROCK ROAD #103
 ROCKWALL, TEXAS 75087

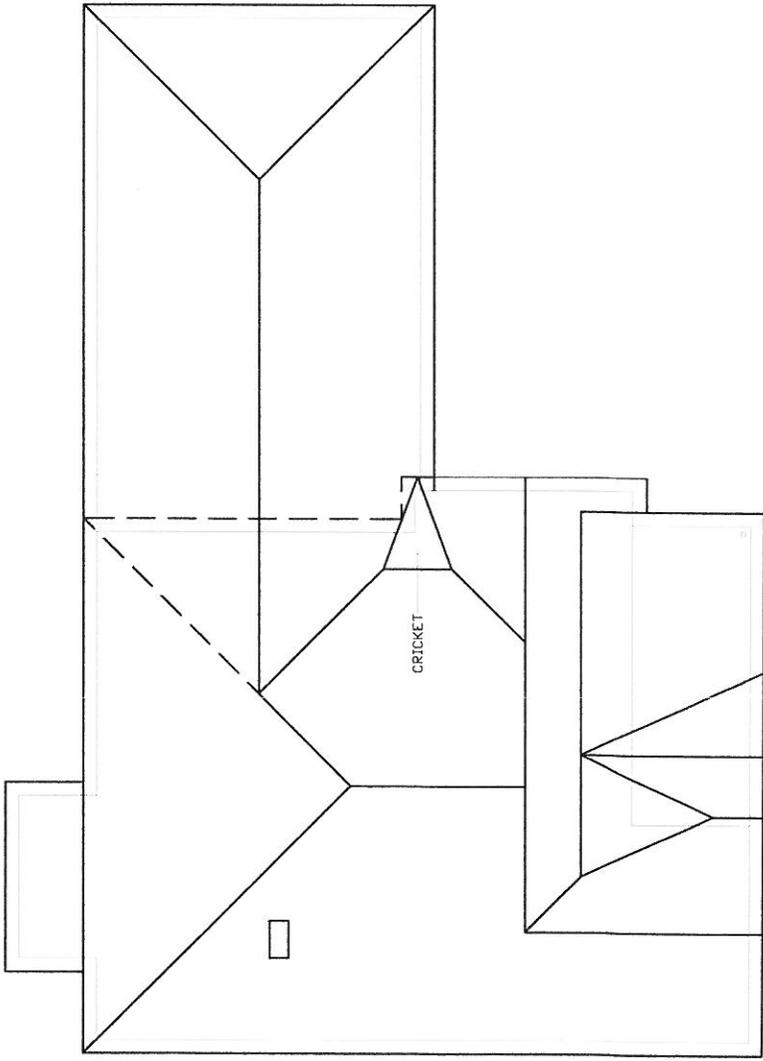
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PROPOSED ROOF PLAN
 CAFFEY ADDITON
 311 S FANNIN ROCKWALL, TX

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Project No.:	100002
Drawn by:	
Checked by:	

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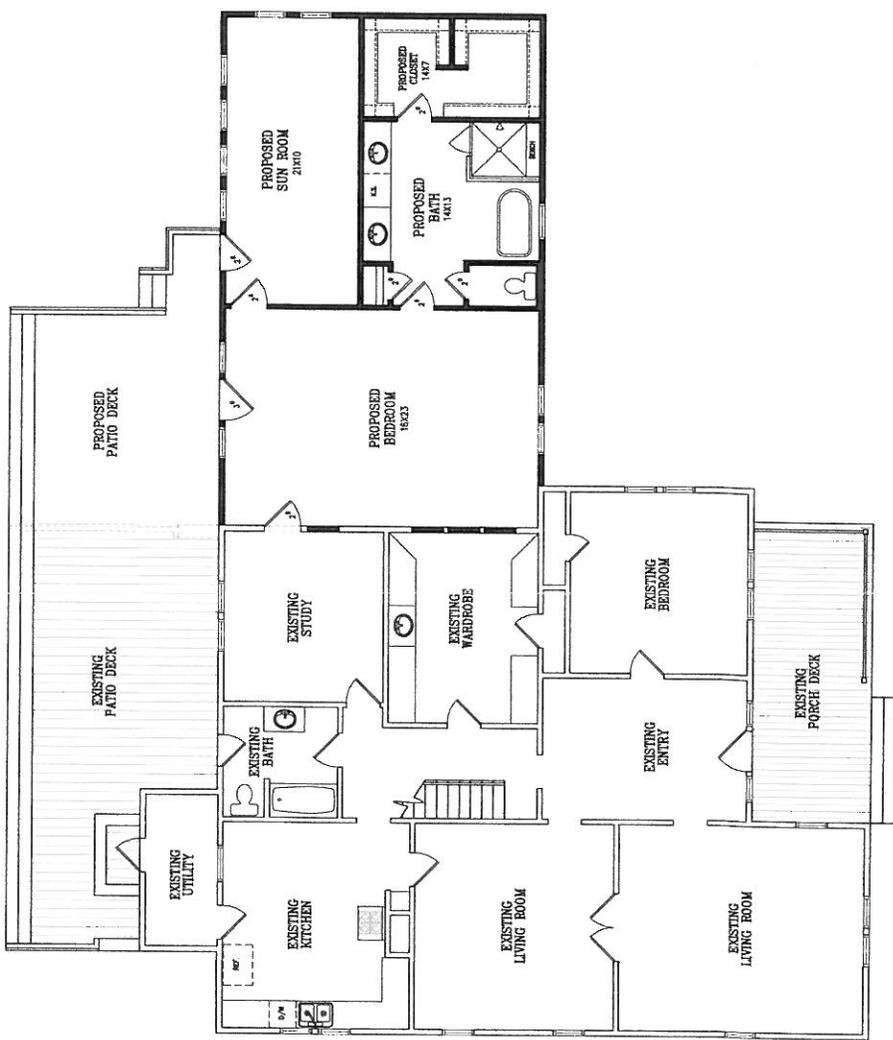
No.	Date	Revision

PROPOSED FLOOR PLAN
 CAFEY ADDITION
 311 S FANNIN ROCKWALL, TX

Scale	1/8" = 1'-0"
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Project No.	100021
Design	
Drawn	
Checked	

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CONTINUER TO VERIFY PLANS AND TO VISIT SITE AND VERIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SQUARE FOOTAGE

EXISTING 1ST FLR	1742
PROPOSED ADDITION	1084
TOTAL 1ST FLR	2826
DECK ADDITION	249
EXISTING PORCH	192
TOTAL UNDER ROOF	2846

LEGEND

—————	EXISTING TO REMAIN
-----	EXISTING TO BE REMOVED
—————	PROPOSED

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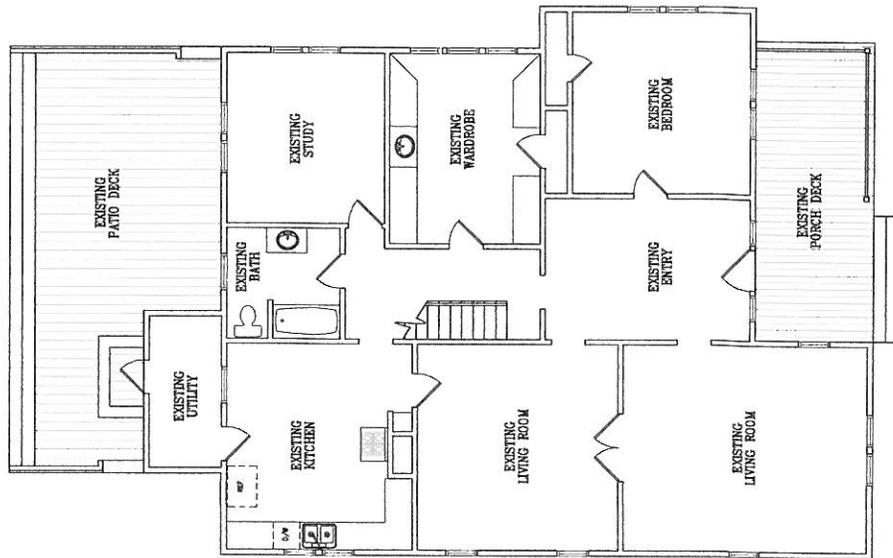
EXISTING FLOOR PLAN

CAFFEY ADDITION
 311 S PANNIN ROCKWALL, TX

Scale	1/4" = 1'-0"
Date	04/20/07
Project No.	100005
Drawn by	
Checked by	

A2
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