

PLANT LEGEND:

| SYMBOL | PLANT VARIETY |
|------------|-----------------------|
| (M) | SWF MAIDEN GRASS |
| (K) | KORONATUM |
| (VP) | VARIATED PRIVET |
| (CV) | CHINESE VIBURNUM |
| (R) | KNOCK OUT ROSE |
| (YF) | VARIATED FITTOSPERMUM |
| (S) | ANTHONY WATERS SPIREX |
| (H) | FINCH INDIAN HAWTHORN |
| (C) | CARISSA HEDY |
| (F) | SWF FITTOSPERMUM |
| (I) | CHINA INDIAN HAWTHORN |
| (G) | SWF HAMMILL GRASS |
| (J) | AMBERA JUNIPER |
| (N) | MORTON HAWTHORN |
| (R) | CARPET ROSE |
| (B) | HARBOR BELLE HAWTHORN |
| (L) | LENTANA |
| (V) | VARIATED FITTOSPERMUM |
| (P) | AUTUMN PINK |
| (Hatched) | VARIATED LIRIOTE |
| (Dotted) | LIRIOTE |
| (Stippled) | SPACIAL COLOR |
| (Solid) | MOSS BARRIER |

EXIST. CRANE PILES
EXIST. CRANE PILES

5- EXIST. CRANE PILES
4" W. PLASTER ON GRANITE BASE

CHINESE HOSACKIA TREE

2" HT. PEEK

PLASTER CRACKS IN TURK

4- TRANSPLANTED CRABS

4" X 4" ASPER. W/ CLIMBING ROSES

PLASTER ON GRANITE BASE

EXIST. MOPK COURT

GRANITE BORDER

2- INTERMEDIATE CRANE PILES

604 Williams Street

H 2006 002

FILE COPY

RECEIVED
MAR 16 2006
By

HRP

Cornington's
NURSERY LANDSCAPE CO.
PETS RESERVE
DESIGNER: NATE PROKATE
SCALE: 1/8" = 1'-0" DATE: 9/9/05

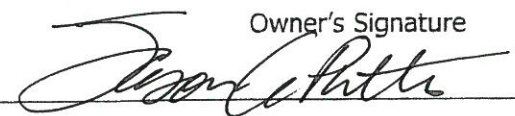
www.monkey.com

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

OLD 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.

| | | | |
|---|-----------------------|--|-------------------------------------|
| Address of Property: <u>601 Williams St.</u> | | | |
| Street Address <u>Rockwall</u> | State <u>TEXAS</u> | Zip Code <u>75087</u> | County <u>Rockwall</u> |
| Name of Property, If Applicable: <u>OLD GAINES HOUSE</u> | | | |
| Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient) | | | |
| Name of Historic District: <u>Rockwall Historic District</u> | | | |
| <input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy) | | | |
| Owner: <u>Jason & Anna Potts</u> | | Street Address: <u>601 Williams St</u> | |
| City <u>Rockwall</u> | State <u>TEXAS</u> | Zip Code <u>75087</u> | County <u>Rockwall</u> |
| Telephone Number (preferably daytime) <u>214-662-8803</u> | | | |
| Authorized Contact: _____ (if different from Owner) | | Street Address: _____ | |
| City _____ | State _____ | Zip Code _____ | County _____ |
| Telephone Number (preferably daytime) _____ | | | |
| Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Redirection of existing driveways. (material)</u> <u>Modification of existing driveways. (structure)</u> <u>Material: crushed stone or recycle asphalt</u> | | | |
| Owner's Signature  | | City of Rockwall Use Only: | <u>H/2006-002</u> Project Number |

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

Jason and Anna Potts
601 Williams St.
Rockwall, TX 75087

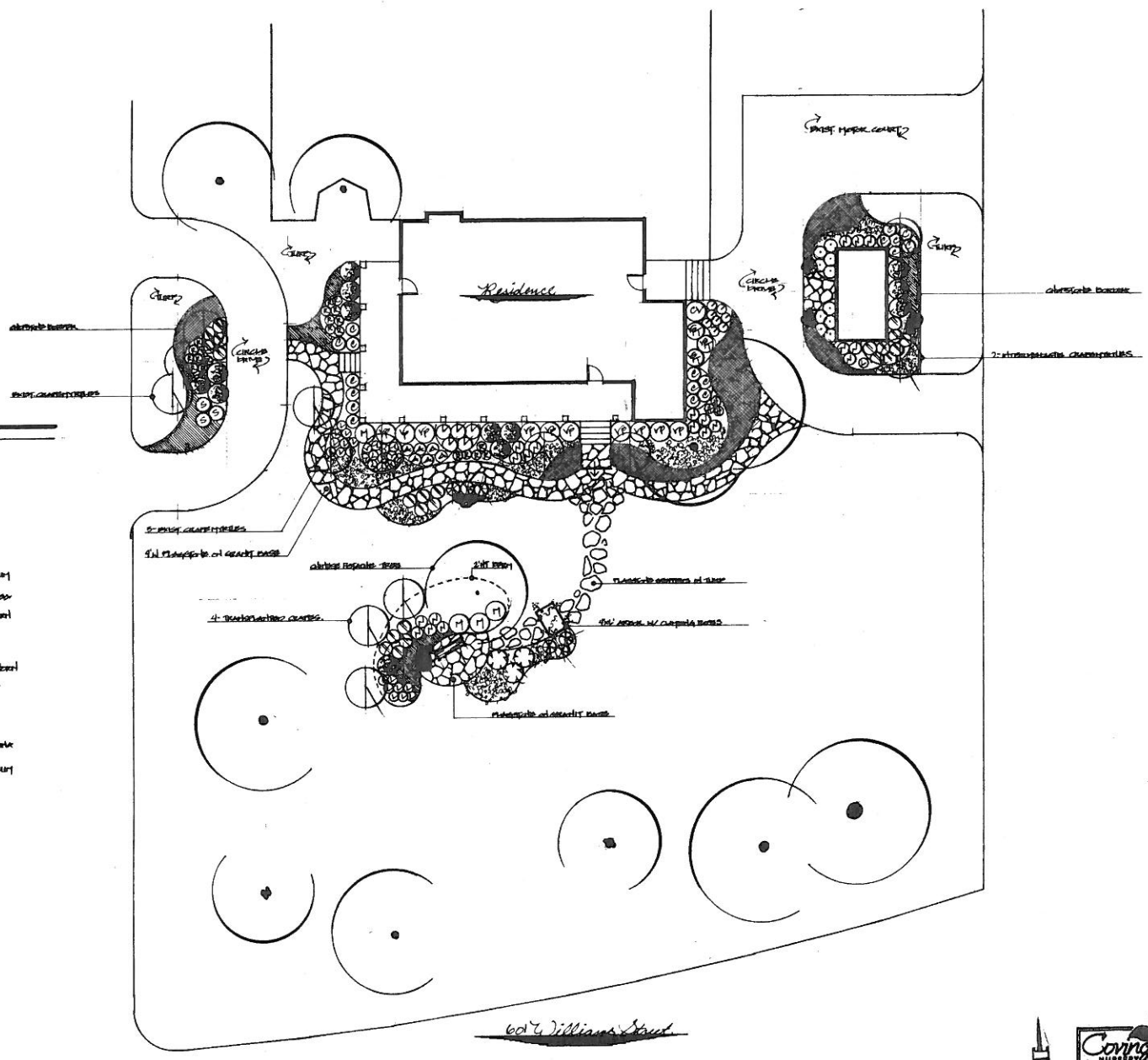
Legal Description of Property: **FOREE, BLOCK B, LOT 1,2,3,4**

Elevations included.

Background information: Driveways need to be redone due to lack of maintenance and owners wish to make changes as one of the final stages in their renovation.

Estimate of cost: \$25,000

Construction Time: By the end of the Summer.



- PLANT LEGEND:**
 - PLANT SYMBOLS
- M Mulberry
 - W Wisteria
 - Y Yucca
 - L Lilac
 - K Kalmia
 - A Aster
 - P Peony
 - C Camellia
 - H Hydrangea
 - S Spirea
 - G Gardenia
 - D Dogwood
 - R Rhododendron
 - F Forsythia
 - V Viburnum
 - B Begonia
 - I Iris
 - J Jasmine
 - O Oleander
 - T Tulip
 - N Nandina
 - E Erica
 - M Magnolia
 - U Ubiera
 - L Lagerflora
 - P Pittosporum
 - S Syringa
 - F Forsythia
 - V Viburnum
 - B Begonia
 - I Iris
 - J Jasmine
 - O Oleander
 - T Tulip
 - N Nandina
 - E Erica
 - M Magnolia
 - U Ubiera
 - L Lagerflora
 - P Pittosporum
 - S Syringa
- KLIP
 BRICK
 PAVEMENT
 GRASS

601 G Williams Street

J&K

Connors
 HURBERT LANDSCAPE CO.
 1015 KENNETH
 DESIGNER: Steve Ruckers
 SCALE: 1/4" = 1'-0" (DATE: 4/1/00)

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 4/20/2006

APPLICANT: POTTS, JASON A & ANNA A

AGENDA ITEM: H2006-002; 601 Williams St.

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Jason & Ann Potts for redirection and modification of existing drive-ways located in the side yards of 601 Williams Street St (Lots 1,2,3, 4, Block B, Foree). The tract is zoned (SF-7) Single Family district and identified as a "High Contributing Property".

BACKGROUND INFORMATION:

The applicant, Jason Potts, has made a request for a Certificate of Appropriateness (Cof A) for redirection and modification of existing drive-ways located in the side yards of 601 Williams. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property".

The property currently has two existing driveways, one (1) from Clark St. and one (1) from Parks St. The applicant is proposing to modify the existing driveways into circle drives. With the proposal the primary "Front Street Yard" adjacent to Williams Street would remain intact and undisturbed. The applicant is proposing to use either crushed rock or recycled asphalt for the improvements to the existing driveways. Currently both existing drives are currently comprised of rock. Staff feels that the "Historic" integrity of property would not be comprised with the modification of the existing driveways.

In addition to the improvements to the existing driveways the applicant is also proposing to install numerous landscape upgrades to the site.

RECOMMENDATIONS:

Staff feels that this is a judgment call for the HPAB, but heavy consideration should be given that no additional driveways are being added and the primary "Front Street Yard" is to remain intact and undisturbed. If the HPAB wishes to approve the C OF A staff would recommend it do so with the following conditions:

1. Approval of the Engineering Department.
2. Landscape improvements be installed as shown on the site plan as part of the C of A.




H2006-002
601 Williams
Driveway Modifications



1" = 200'



H2006-002
601 Williams
Driveway Modifications


1" = 200'

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

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| Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient) | | | |
| Name of Historic District: <u>Rockwall Historic District</u> | | | |
| <input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy) | | | |
| Owner: <u>Jason & Anna Potts</u> | | Street Address: <u>601 Williams St</u> | |
| <u>Rockwall</u> | <u>TEXAS</u> | <u>75087</u> | <u>Rockwall</u> |
| City | State | Zip Code | County |
| <u>214-662-8803</u> | | | |
| Telephone Number (preferably daytime) | | | |
| Authorized Contact: _____ | | Street Address: _____ | |
| <i>(if different from Owner)</i> | | | |
| _____ | _____ | _____ | _____ |
| City | State | Zip Code | County |
| Telephone Number (preferably daytime) <u>Material: crushed stone or recycle asphalt</u> | | | |
| Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Redirection of existing driveways. (material)</u> <u>Modification of existing driveways. (structure)</u> | | | |
| Owner's Signature <u>Jason Potts</u> | | City of Rockwall Use Only: <u>H/2006-002</u> | Project Number |

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

Jason and Anna Potts
601 Williams St.
Rockwall, TX 75087

Legal Description of Property: FOREE, BLOCK B, LOT 1,2,3,4

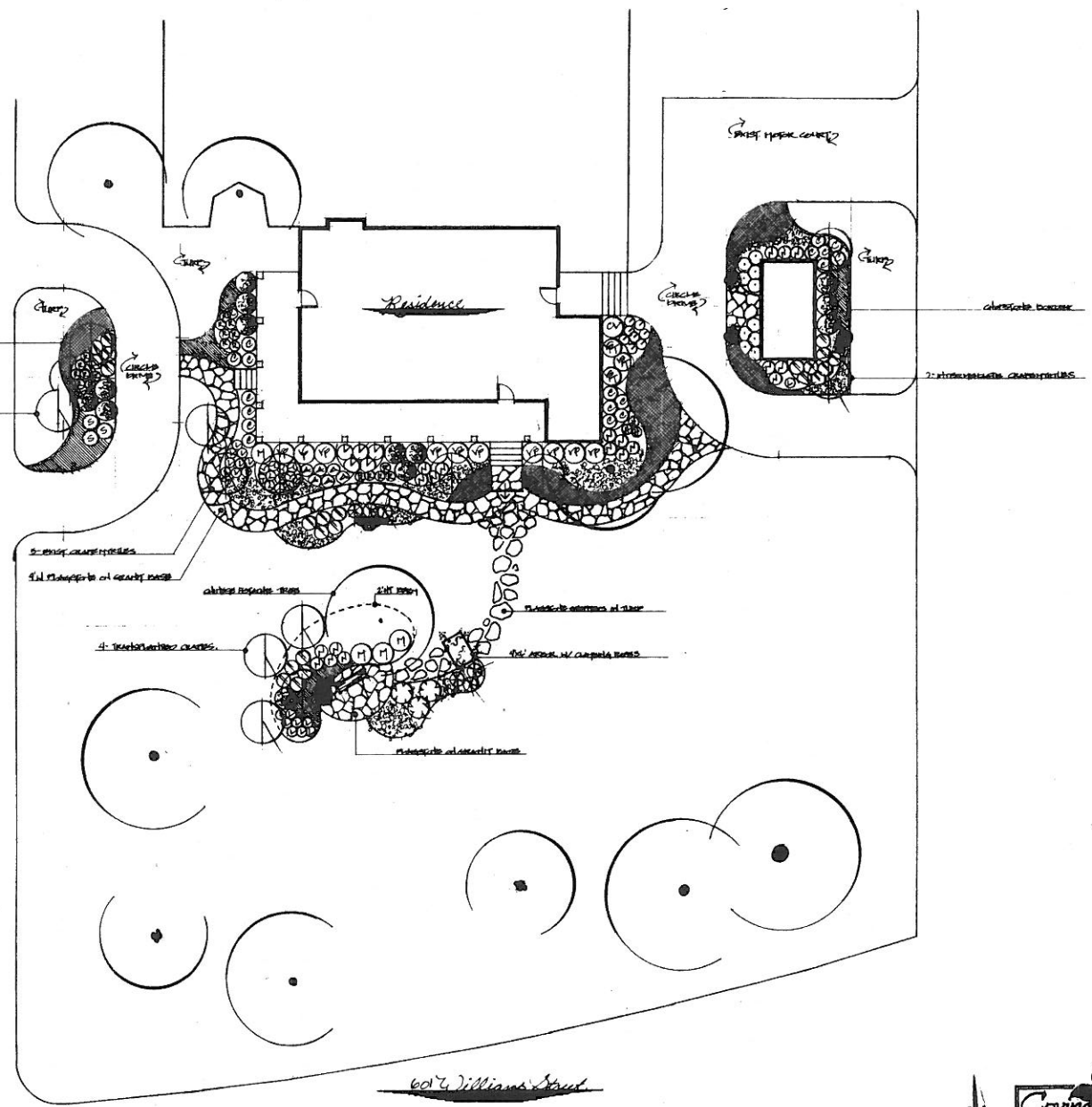
Elevations included.

Background information: Driveways need to be redone due to lack of maintenance and owners wish to make changes as one of the final stages in their renovation.

Estimate of cost: \$25,000

Construction Time: By the end of the Summer.

- 2111
- PLANT LEGEND:**
- PLANT SYMBOLS:**
- (H) Full sun plant
 - (S) Shade plant
 - (P) Perennial
 - (V) Annual
 - (K) Tree
 - (M) Moisture loving
 - (D) Drought tolerant
 - (C) Cold hardy
 - (W) Wind resistant
 - (A) Attracts butterflies
 - (B) Attracts bees
 - (N) Native
 - (E) Evergreen
 - (L) Low maintenance
 - (R) Rock
 - (G) Ground cover
 - (F) Foliage



CONNINGTON
 NURSERY LANDSCAPE CO.
 12345 Main St.
 Designer: [Name] Producer: [Name]
 Scale: 1/4" = 1'-0" Date: 1/15/12

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CITY OF ROCKWALL
at Rockwall CityPlace

4/21/2006

POTTS, JASON A & ANNA A
601 WILLIAMS ST
ROCKWALL, TX 75087

RE: H2006-002
601 Williams St.
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 April 20, 2006. The following is a record of all recommendations, voting records and conditions of approval:

1. *Approval of the Engineering Department.*
2. *Landscape improvements be installed as shown on the site plan as part of the C of A.*

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

Cc: Chuck Todd – City Engineer



**Historic Preservation Advisory Board Meeting
April 20, 2006**

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CALL TO ORDER

The meeting was called to order by chairperson, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Mark Russo, Mary Hanrahan, Jason Potts and Lynn Davis (Holcomb absent).

Approval of Minutes for the March 16, 2006 meeting.

Board Member Davis made a motion to approve the minutes of the March 16, 2006 meeting.

Board Member Hanrahan seconded the motion to approve the minutes of the March 16, 2006 meeting.

APPROVED 6 to 0

Sherry Pittman, Chairperson, discussed the use of "judgment call" within the staff reports. Pittman continued with reminding the Board that the zoning ordinance states that the Board should follow the historic district guidelines when reviewing Certificate of Appropriateness cases.

ACTION ITEMS

Board member Hanrahan recused herself and left the meeting.

Chairperson Pittman introduced the first case.

Chris Spencer, staff member, described the case and gave an overview of the request.

H2006-003- Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Ronald Rich for the enclosure of an existing covered breezeway located in the side yard at 202 S. Clark Street (Dawson Addition, Lot1). The tract is zoned (SF-7) Single Family Residential and is located within the Old Town Rockwall Historic District and identified as a "Non- Contributing Property."

The Applicant, Mr. Rich presents his request to the board for a Certificate of Appropriateness (C of A) for the enclosure of an existing covered breezeway located in the side yard at 202 S. Clark Street (Dawson Addition, Lot1). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Non- Contributing Property".

The applicant is proposing to add approximately 250 sq. ft. by enclosing the existing covered breeze way. The house is currently joined to the detached game room by the existing covered walkway. The wall will have six foot French doors and decorative light fixtures. It will be finished with 12 inch hardy board and painted to match the existing color of the house. This will make the game room (existing square footage) and house one

2 **APPROVED 5 to 0.**

4 Board member Hanrahan returned to the meeting.

6 Board member Potts reclused himself and left the meeting.

8 Chairperson Pittman introduced the next case.

10 Staff member Spencer discussed the staff report with the Board.

12 **H2006-002-** Hold a public hearing and consider a request for a Certificate of
14 Appropriateness (C of A) from Jason & Ann Potts for redirection and modification of
16 existing drive-ways located in the side yards of 601 Williams Street St (Lots 1,2,3, 4, Block
B, Foree). The tract is zoned (SF-7) Single Family district and identified as a "High
Contributing Property".

18 The applicants, Jason & Ann Potts, have made a request, Ann Potts presenting, for a
20 Certificate of Appropriateness (C of A) for redirection and modification of existing drive-
ways located in the side yards of 601 Williams. This property lies within the Old Town
Rockwall Historic District and is identified as a "High Contributing Property".

22
24 The property currently has two existing driveways, one (1) from Clark St. and one (1) from
Parks St. The applicant is proposing to modify the existing driveways into circle drives.
26 With the proposal the primary "Front Street Yard" adjacent to Williams Street would remain
intact and undisturbed. The applicant is proposing to use either crushed rock or recycled
28 asphalt for the improvements to the existing driveways. Currently both existing drives are
currently comprised of rock. Staff feels that the "Historic" integrity of property would not be
30 comprised with the modification of the existing driveways.

32 In addition to the improvements to the existing driveways the applicant is also proposing to
install numerous landscape upgrades to the site.

34 Staff feels that this is a judgment call for the HPAB but, heavy consideration should be
36 given that no additional driveways are being added and the primary "Front Street Yard" is
to remain intact and undisturbed. If the HPAB wishes to approve the C OF A staff would
recommend it do so with the following conditions:

- 38
1. Approval of the Engineering Department.
 - 40 2. Landscape improvements be installed as shown on the site plan as part of the C of A.

42 Chairperson Pittman opened the public hearing.

44 The applicant, Anna Potts, approached the Board and addressed the request. She stated
46 that the Engineering Department had approved her request for the driveways. She stated
that the proposed driveways and landscaping would enhance their home as well as the
neighborhood.

48

2 Board member Ramsay discussed the future right-of-way for North Goliad.

4 Board Member Hanrahan discussed the need for a plan for a streetscape for North Goliad.

6 Chairperson Pittman, Board Member Ramsay and Board Member Hanrahan volunteered to be appointed to a sub-committee to continue working on the N.G.H.O.D.G.

8 Board Member Russo makes a motion to appoint a subcommittee consisting of
10 Chairperson Pittman, Board Member Ramsay and Board Member Hanrahan to work on the North Goliad Historic District Guidelines.

12 Board member Davis seconded the motion to appoint a subcommittee consisting of
14 Chairperson Pittman, Board Member Ramsay and Board Member Hanrahan to work on the North Goliad Historic District Guidelines.

16 **Approved by a vote of 6 to 0.**

18 **DISCUSSION ITEMS**

20 **Miscellaneous discussion of Historical District issues**

22 Chairperson Pittman discussed the house at the corner of Aluminum Plant and Renfro
24 which is in ill repair. She stated that Code Enforcement had been working with the owners to bring the house up to building maintenance code standards.

26 Chairperson Pittman discussed a driveway that was built on Washington Street that did not
28 meet the guidelines and did not come before Board.

30 Board member Hanrahan responded to the driveway question on Clark Street that the
32 contractor was building driveways without actually going through a review and/or an approval process.

34 Board member Davis had some question on the map of the North Goliad Historic District.

36 Discussion continued about various items.

38 Board member Potts discussed changes to the proposed guidelines.

40 **ADJOURNMENT**

42 There being no further business, the meeting was adjourned at 7:42 p.m.

These minutes were approved on July 20, 2006.

2 Board member Hanrahan asked the applicant why they needed the additional driveways.
4 She discussed the construction of the driveways and the need to install additional culverts
on the Clark Street (alley) side.

6 Board Member Potts discussed the drainage issues and stated they would not have
8 problems with the drainage. She also discussed other circle driveways in the
neighborhood.

10 Board member Russo discussed the number of circle driveways in the neighborhood.

12 Chairperson Pittman stated the issue of whether these circle driveways were put in before
14 the Historic District was established.

16 Board member Ramsay stated that he liked the circle driveways for the applicant's house.
He also stated that the driveways were not a dominant part of the property.

18 Board member Russo asked about a driveway that went across the front of the property.

20 Chairperson Pittman explained the driveway was removed because people constantly
22 drove through the property.

24 Board Member Russo continued to state he thought the driveways were very appealing.

26 Anna Potts continued to discuss the possible addition of more landscaping in the future.

28 Chairperson Pittman closed the public hearing.

30 Board Member Ramsay made a motion to approve the C of A.

32 Board Member Davis seconded the motion to approve the C of A.

34 **APPROVED 3 to 1 with 1 abstaining** (Pittman Abstained) (Hanrahan Against)

36 Board member Potts returned to the meeting.

38 Chairperson Pittman introduced the next agenda item.

40 **Receive a report from Staff and take any action necessary on the creation of the
North Goliad Historic Overlay District Guidelines. (Staff)**

42 Staff reported the progress of the District guidelines.

44 Chairperson Pittman discussed forming a subcommittee to work on the guidelines.

46 Board member Russo discussed the timing of completing the guidelines.

48

structure and alleviate any building separation requirements.

2

The main house was constructed in 1952 with asbestos shingles and a brick wainscot and a composition roof.

4

Staff feels that this is a judgment call for the HPAB but, heavy consideration should be given that no additional driveways are being added and the primary "Front Street Yard" is to remain intact and undisturbed. If the HPAB wishes to approve the C OF A staff would recommend it do so with the following conditions:

8

10

1. Approval of the Engineering Department.
2. Landscape improvements be installed as shown on the site plan as part of the C of A.

12

14

Chairperson Pittman stated that the request was actually more than the enclosure of the breezeway but was also an addition to the existing house.

16

Chairperson Pittman opened the public hearing.

18

The applicant, Ronald Rich, 202 S. Clark Street, approached the Board and addressed the request. Mr. Rich discussed the existing breezeway and his plans for connecting the main structure to the accessory building.

20

22

Board member Davis asked the applicant about the location of the proposed construction.

24

Rich described the location of the construction.

26

Board member Russo asked the applicant when the breezeway was constructed.

28

Rich stated that he had lived in the house for more than 18 years and the breezeway had always been there. He also stated that he had done some repair work to breezeway during the time he has lived there.

30

32

Russo asked about the French doors and if there were any other French doors on the house.

34

36

Rich stated there were no other French doors on the house.

38

Chairperson Pittman stated that she had done some research on this style of housing and described it as a "techno style".

40

Board member Ramsay stated he liked what the applicant was doing to the house.

42

Chairperson Pittman closed the public hearing.

44

Board Member Potts made a motion to approve the C of A.

46

Board Member Russo seconded the motion to approve the C of A.

48