

Planning and Zoning Case Check List

P & Z Case # H2009-001 P&Z Date _____ CC Date _____

Approved/Denied ARB Date _____ HPAB Date _____ Park Board _____

Zoning Application
<input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Zoning Change <input type="checkbox"/> PD Concept Plan <input type="checkbox"/> PD Development Plan

Site Plan Application
<input type="checkbox"/> Site Plan <input type="checkbox"/> Treescape <input type="checkbox"/> Landscape <input type="checkbox"/> Building Elevations <input type="checkbox"/> Photometric/Lighting Plan <input type="checkbox"/> Material Samples <input type="checkbox"/> Color Rendering

Platting Application
<input type="checkbox"/> Master Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat <input type="checkbox"/> Administrative/Minor Plat <input type="checkbox"/> Vacation Plat <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Treescape Plan

- Copy of Ordinance (Ord. # _____)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy – All Plans Required
- Copy – Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche
- Plat Filed Date _____
 - **Cabinet#** _____
 - **Slide#** _____

Notes _____

Zoning Map Updated _____

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>602 Williams Street</u> Street Address			
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: <u>Edwards Homeplace</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>Old Town Rockwall</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>Peg Smith</u>		Street Address: <u>Same</u>	
<u>214/460-4729</u> City	State	Zip Code	County
Telephone Number (preferably daytime)			
Authorized Contact: <u>Same</u> (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>covered porch - rear veranda</u>			
Owner's Signature <u>Peg Pannell Smith</u>		City of Rockwall Use Only: <u>H2009-001</u>	Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
 Old Rockwall Historic District Planning Committee

**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; — \$12,000
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation; — one week
- (7) Include a detailed statement of the **proposed use for the property**; and — residential
- (8) Provide **any additional information** that the owner deems relevant. N/A
- (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):

Existing Porch – would like to cover to add to charm of house; Porch cover could be removed in future.

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 4/16/2009

APPLICANT: SMITH, PEG

AGENDA ITEM: H2009-001; 602 Williams CofA (Covered Porch)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Peg Smith for the addition of a roof structure on an existing porch located in the rear/side yard at 602 Williams Street (B F Boydston Block E 1/2 121, Lot A, 0.907-Acres). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High Contributing Property."

BACKGROUND INFORMATION:

The applicant, Peg Smith, is requesting a Certificate of Appropriateness (CofA) to cover an existing porch with a roof structure.

The existing porch is a two-foot high elevated porch constructed of concrete and located on the southeast corner of the house (along Clark Street). Currently a portion of the porch is covered by green, fabric awnings attached to the existing exterior wall of the main house (see attached photos).

The applicant is proposing to cover the existing porch in its entirety (394 sq. ft.) with the proposed roof structure. The proposed roof will be attached to the existing main house just below the roof line on both the east and south elevations having a 1½ to 12 pitch. The roof will also be supported by proposed 12" x 12" decorative columns spaced at 8'5 ½" on center and 2" x 6" roof rafters spaced at 24" on center.

The roof will be comprised of standard roof decking and finished in standing seam copper matching the existing copper found on portions of the main house. The decorative columns are 6'8" high fluted columns matching the existing columns found on the front porch of the main house.

The proposed addition appears to be within the design scheme of the existing main house (Colonial) without trying to imitate the original construction. The height, materials and massing of the main house are respected by the proposed roof structure. The construction methods of the proposed roof structure would allow for its removal with minimal impact on the main house if ever necessary.

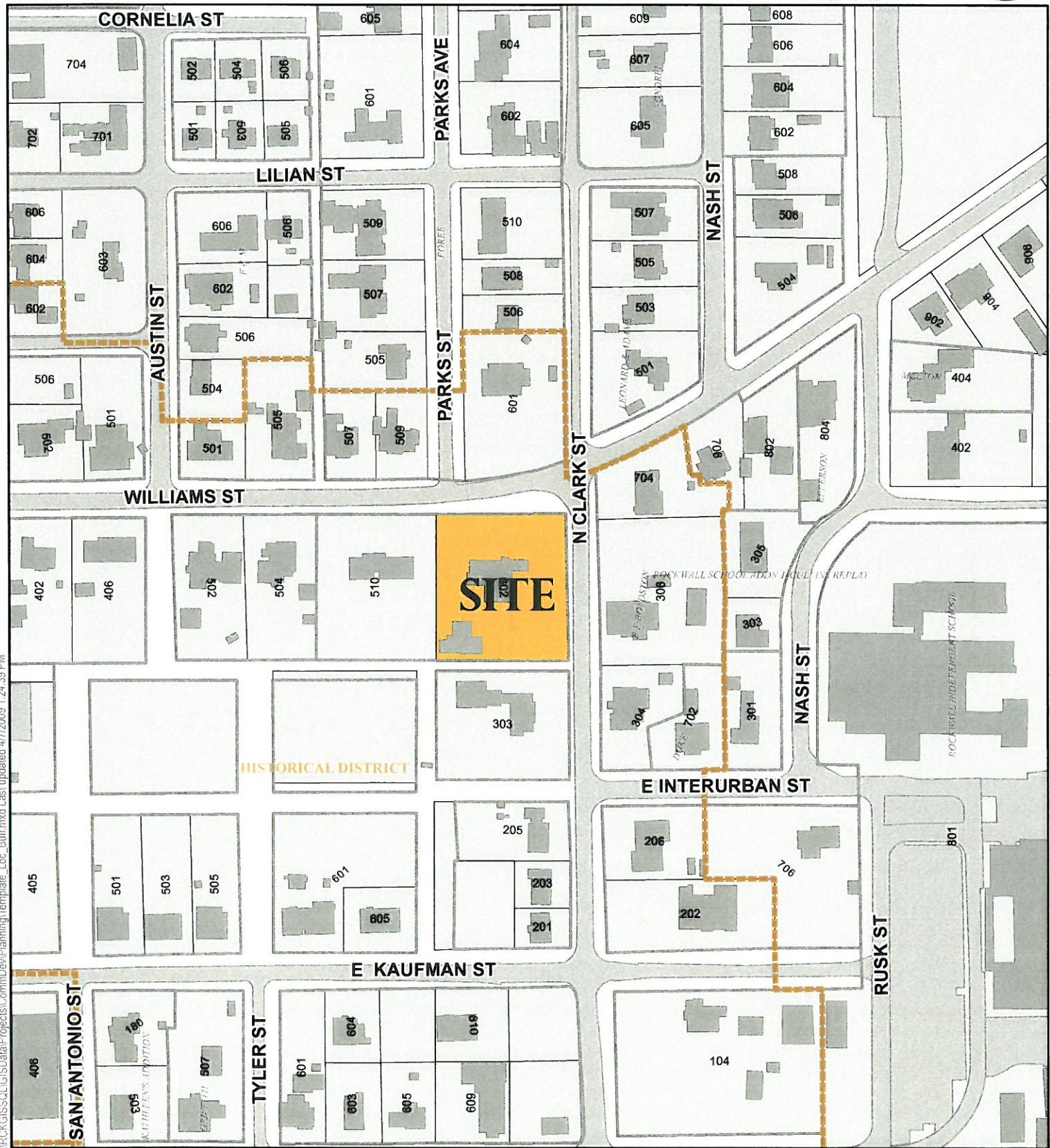
RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. The proposed materials match the existing house in composition and color.

Legend

 Subject Property



SITE

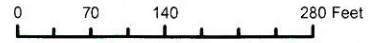
HISTORICAL DISTRICT

\\PCY\GIS\GISData\Projects\CommDev\Planning\Template_Loc_Buff.mxd Last updated: 4/7/2009 1:24:39 PM



**602 Williams
H2009-001
C of A**

April 9, 2009



CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

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.

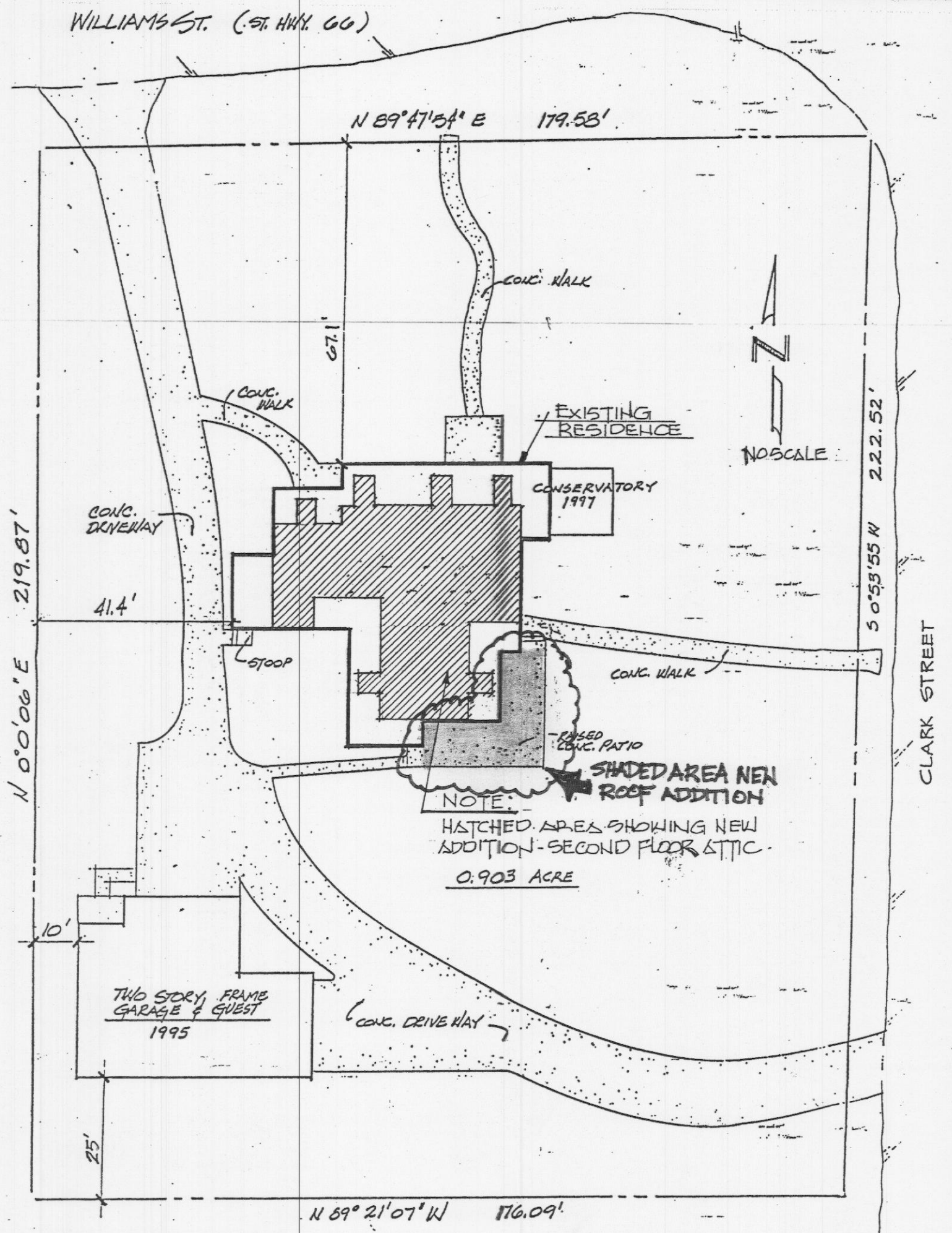


APR 3 2009

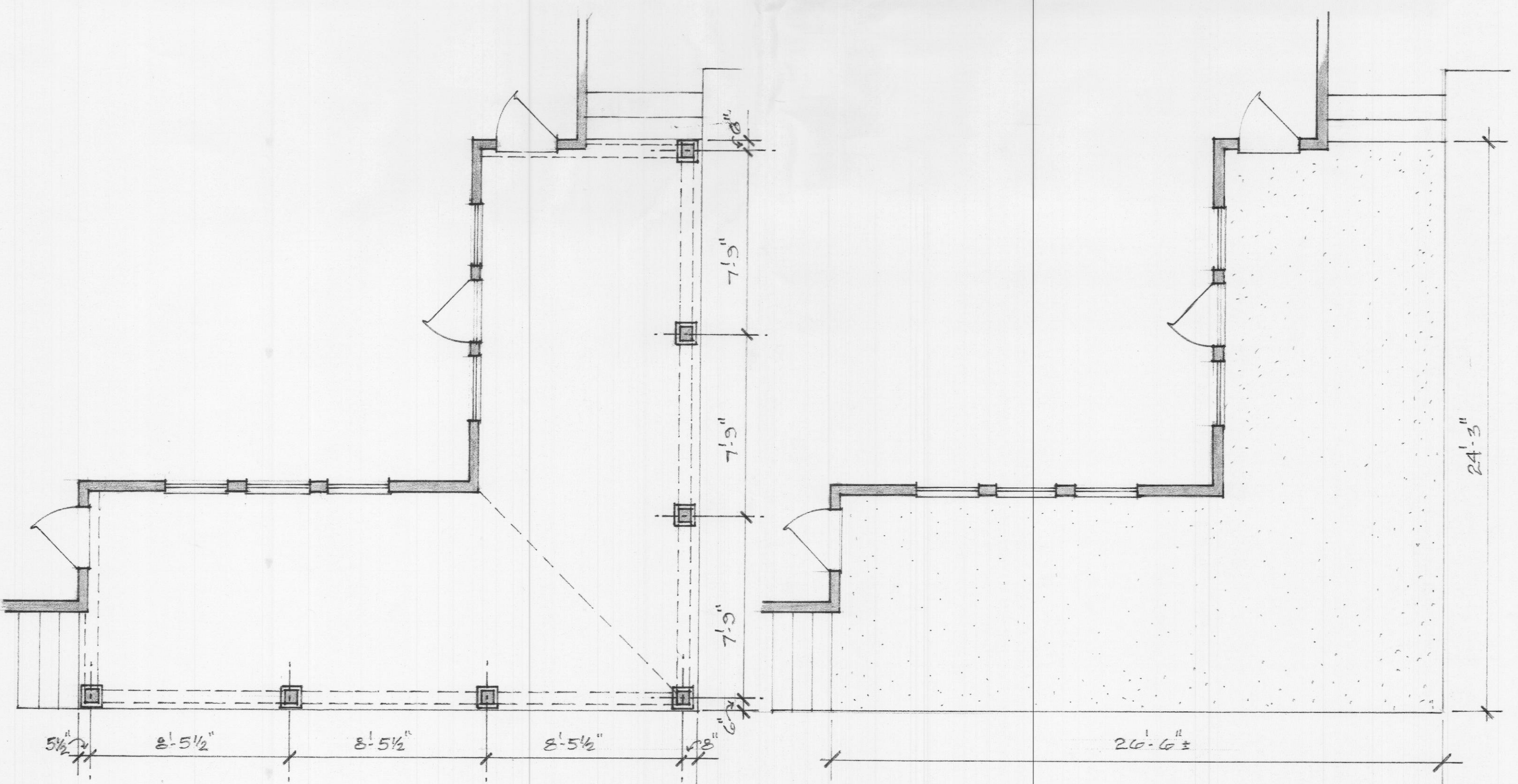


GENERAL NOTES:

ALL NEW ARCHITECTURAL ELEMENTS USED ON THIS PROJECT ARE REPEAT OF EXISTING ELEMENTS ON THIS RESIDENCE.
 ROOF TO MATCH EXISTING COPPER ROOF.
 COLUMNS TO MATCH EXISTING COLUMNS @ FRONT PORCH.
 EXISTING CANOPIES @ WINDOWS TO BE REMOVED AND INSTALLED @ GARAGE AND WINDOWS @ REAR OF HOUSE.

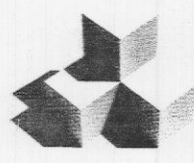


Plot Plan - 602 WILLIAMS ST.
 ROCKWALL, TEXAS



RECEIVED
 MAR 20 2009
 By _____

H 2009 001



John R. Lindsey
 Planning & Design
 Commercial & Residential

214 282.3046
 429 Hanby Lane
 Rockwall, Texas 75032

PEG SMITH RESIDENCE

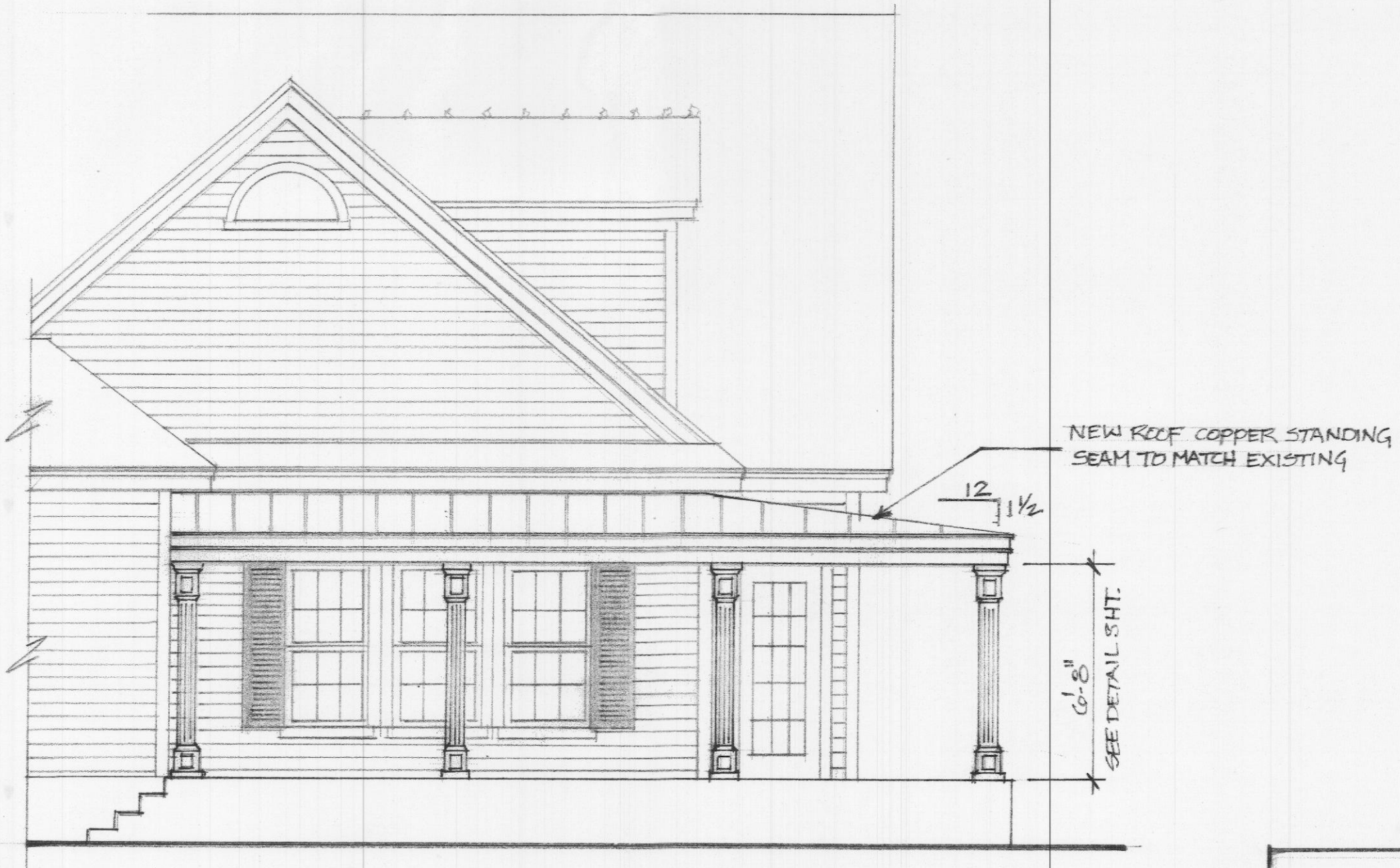
SCALE: AS NOTED	APPROVED BY:	DRAWN BY J.L.
DATE: 15 MAR. 09		REVISED
602 WILLIAMS ST., HWY 66, ROCKWALL, TX.		
		DRAWING NUMBER

FILE COPY



SIDE ELEVATION (CLARK STREET)

SCALE: 1/4" = 1'-0"



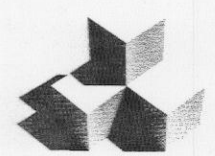
REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

RECEIVED
MAR 20 2009
By _____

FILE COPY

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Planning & Design
Commercial & Residential

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429 Hanby Lane
Rockwall, Texas 75032



SIDE ELEVATION (CLARK STREET)

SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

RECEIVED
MAR 20 2009
By

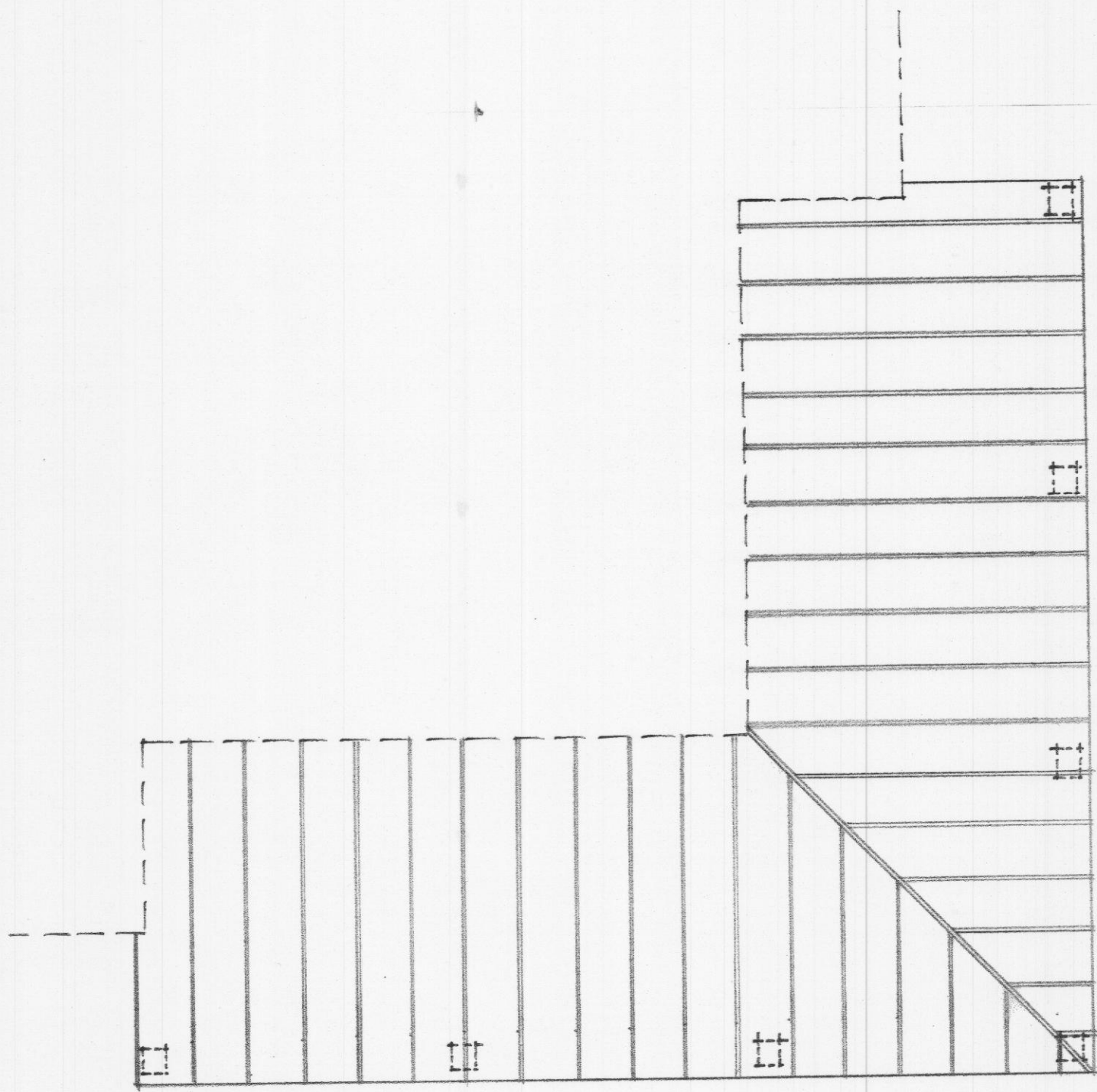
H2009 001

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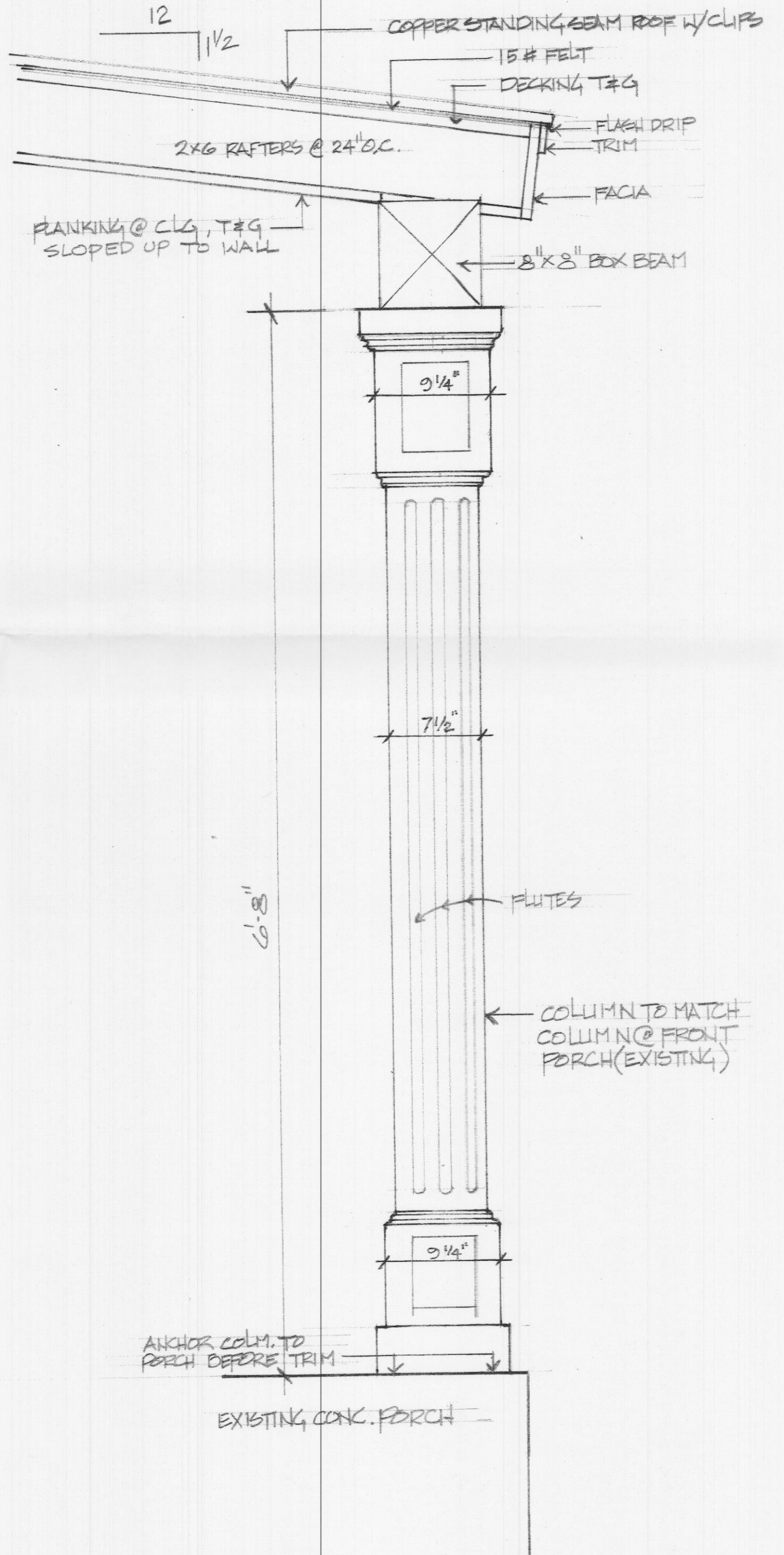
John R. Lindsey
Planning & Design
Commercial & Residential

214 282.3046
429 Hanby Lane
Rockwall, Texas 75082



NEW ROOF PLAN - 1 1/2 / 12 PITCH

COPPER STANDING SEAM TO MATCH EXISTING
(394 SQ. FT. OF ROOF) 1/4" = 1'-0"

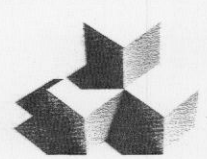


SECTION @ COLUMN of PORCH
SCALE 1/2" = 1'-0"

RECEIVED
MAR 20 2009
By _____

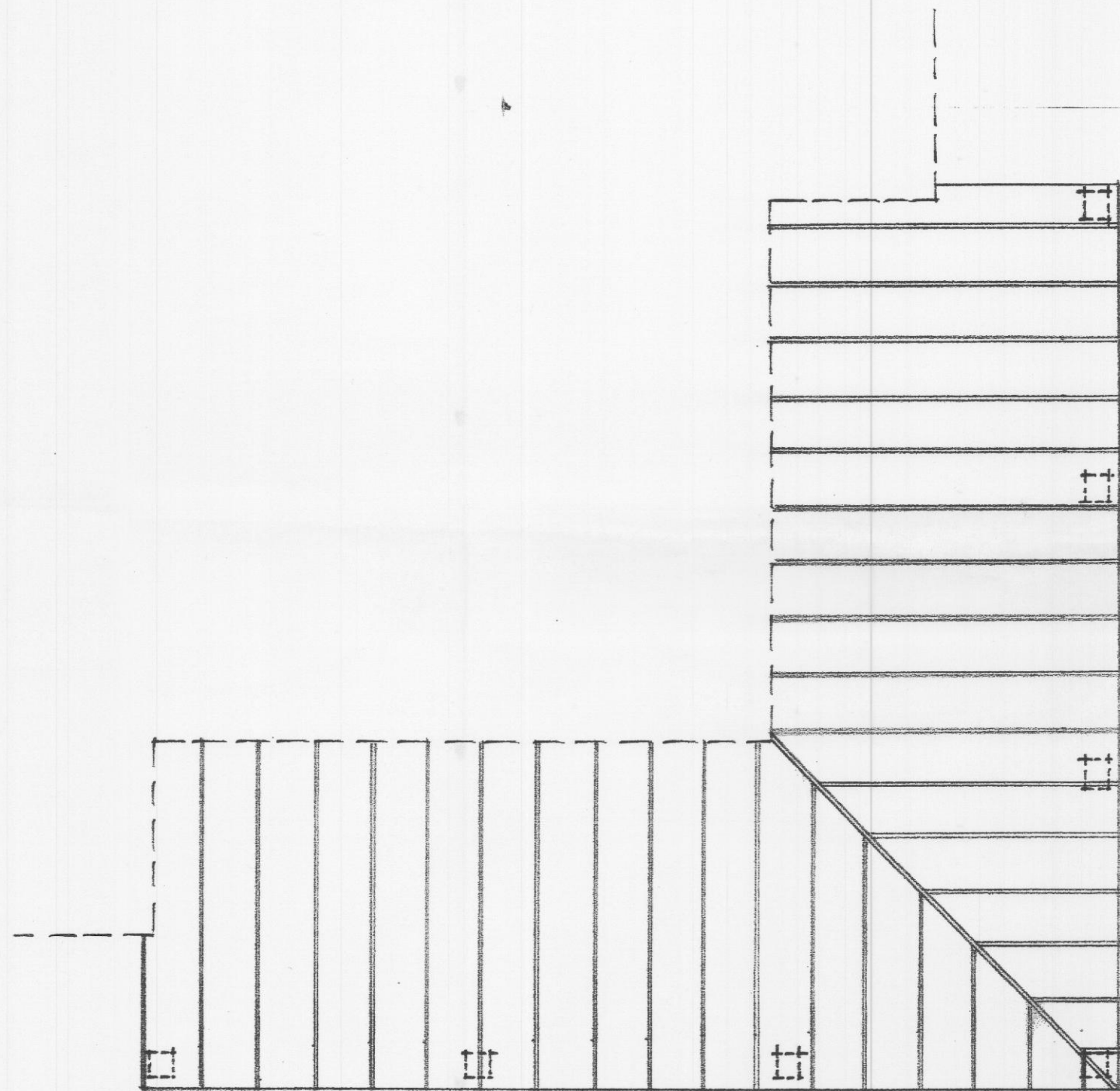
FILE COPY

M2009 001

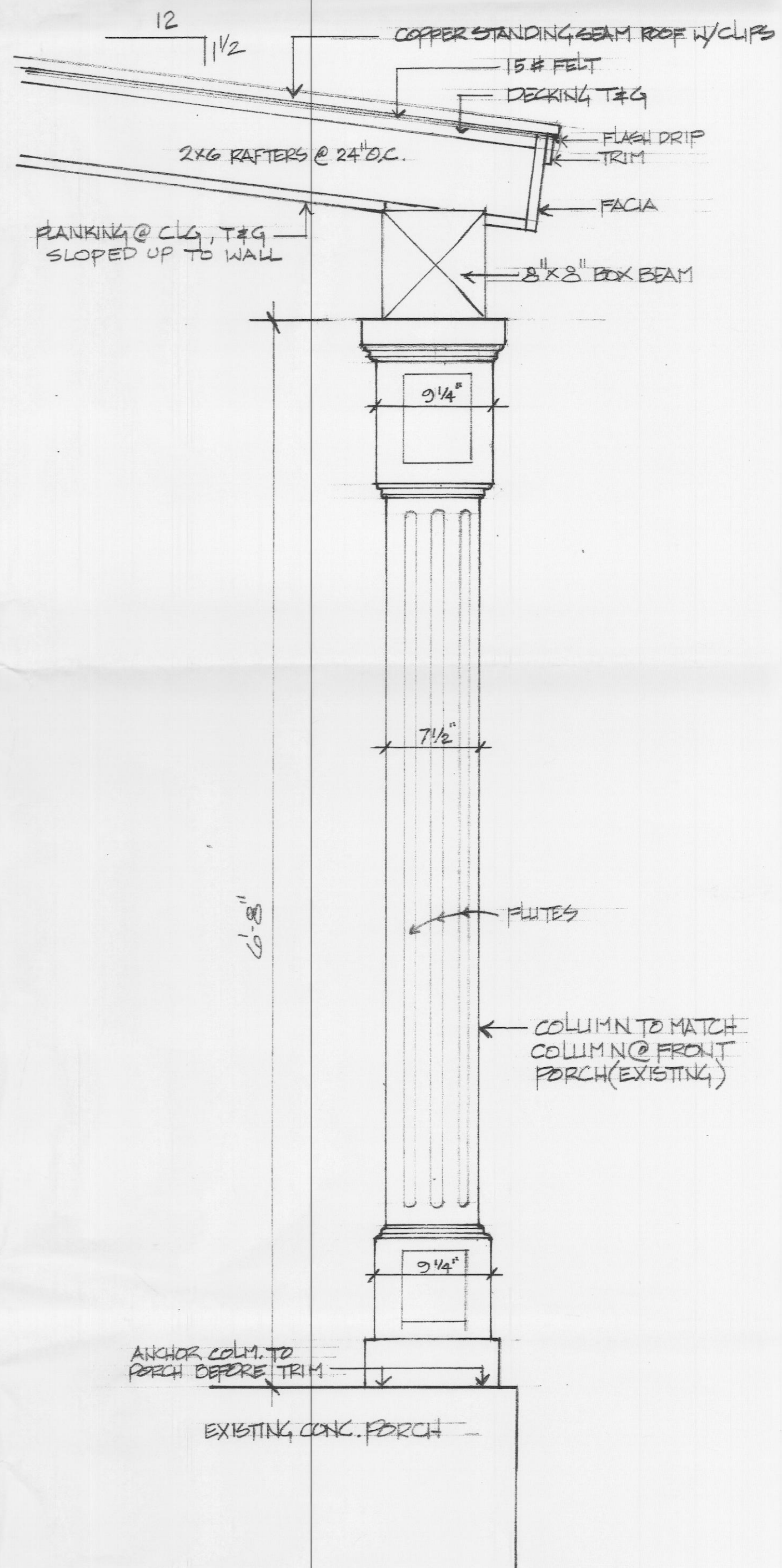


John R. Lindsey
Planning & Design
Commercial & Residential

214 282.3046
429 Hanby Lane
Rockwall, Texas 75032



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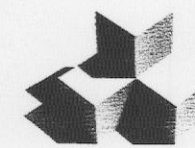
SECTION @ COLUMN of PORCH

SCALE 1/2" = 1'-0"

FILE COPY

RECEIVED
 MAR 20 2009
 By _____

2009 001



John R. Lindsey
 Planning & Design
 Commercial & Residential

214.282.3046
 429 Hanby Lane
 Rockwall, Texas 75087

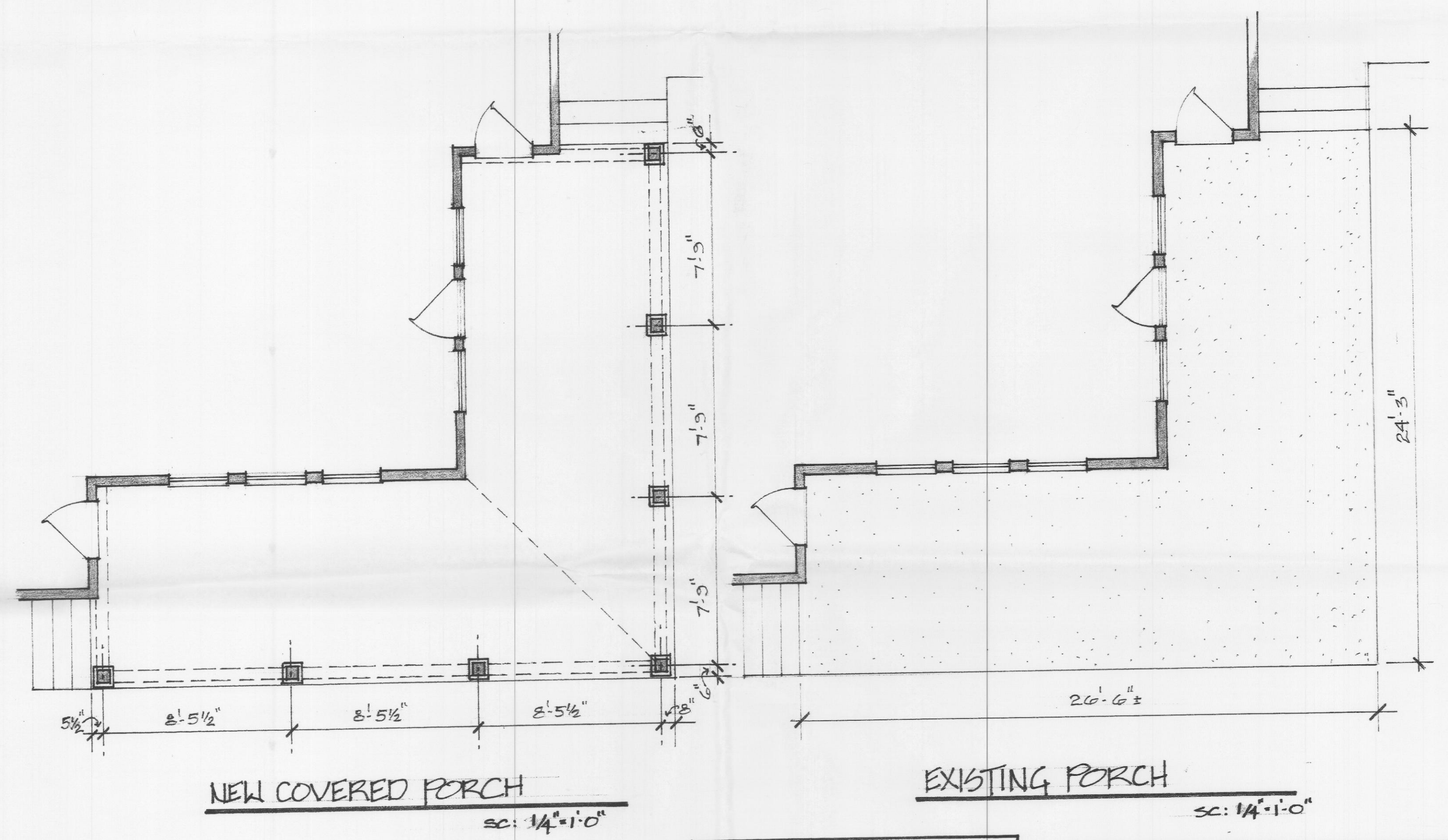
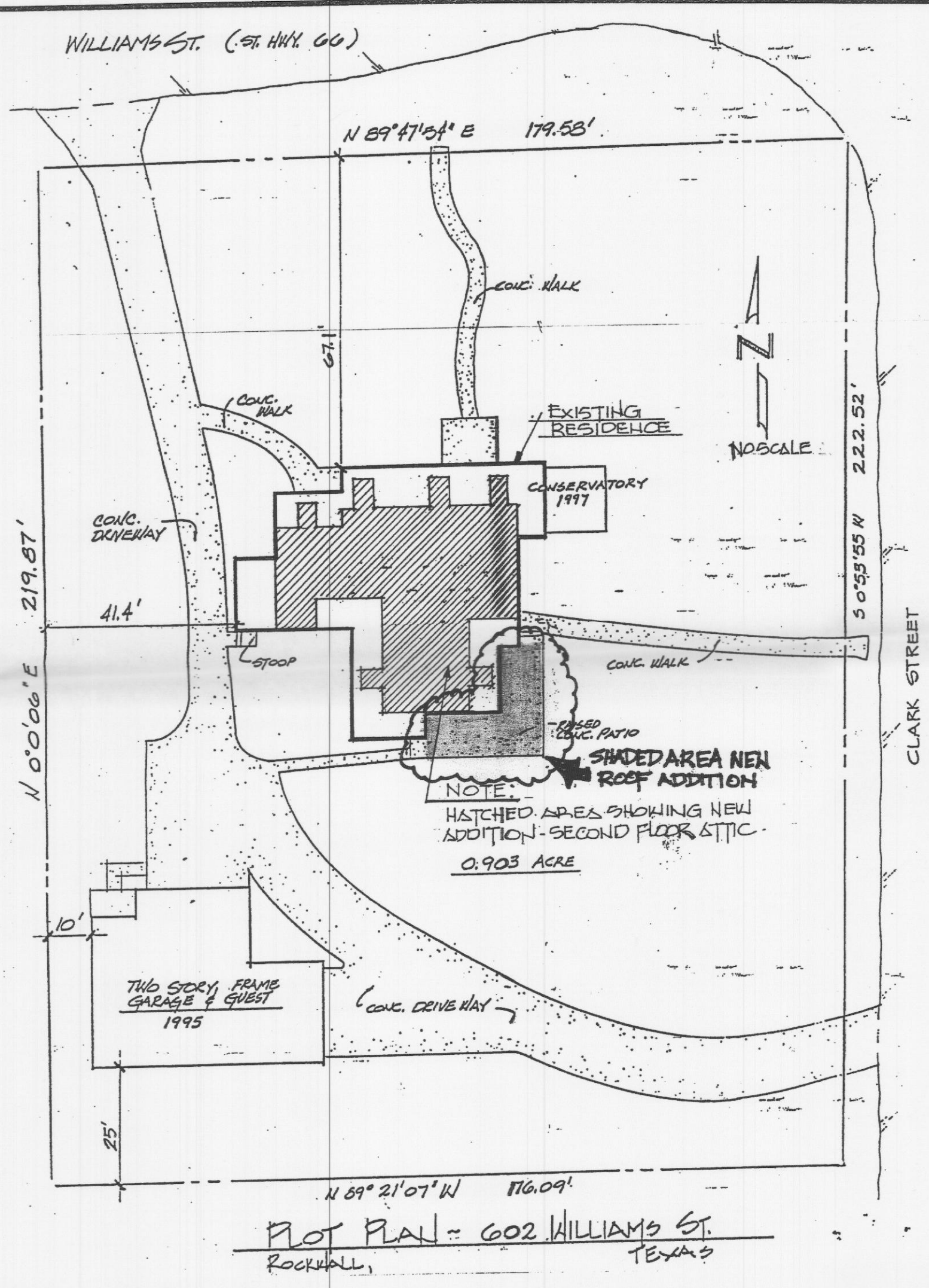
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FILE COPY

RECEIVED
MAR 2 0 2009
By _____

M 2009 001

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Planning & Design
Commercial & Residential

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429 Hanby Lane
Rockwall, Texas 75032

PEG SMITH RESIDENCE		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY J.L.
DATE: 13 MAR. 09		REVISED
602 WILLIAMS ST., HWY 66, ROCKWALL, TX.		
		DRAWING NUMBER



City of Rockwall
The New Horizon

4/20/2009

SMITH, PEG
602 WILLIAMS ST
ROCKWALL, TX 75087

RE: H2009-001
602 Williams CofA (Covered Porch)
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 4/16/2009. 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 proposed materials match the existing house in composition and color.*

On 4/16/09 the Historic Preservation Advisory Board approved the Certificate of Appropriateness subject to staff conditions by a vote of 5-0 (West & Whitley 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, AICP
Planning and Zoning
City of Rockwall

Cc: John Ankrum