

Planning and Zoning Case Check List

P & Z Case # H2010-001 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 _____

C of A

- 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.

Address of Property: <u>601 WILLIAMS ST.</u> (address or legal description) Street Address				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: <u>GAINES HOUSE</u> (name of Structure or Addition name)				
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: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u> ____ 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)				
Property Owner: <u>JASON/ANNA POTTS</u> Street Address: <u>601 WILLIAMS ST</u>				
<u>ROCKWALL</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>ROCKWALL</u> County	<u>214-662-8803</u> Telephone Number
Authorized Contact: <u>SAME</u> Street Address: _____ (if different from Owner)				
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Add dormer to BACK of house. NORTH/EAST SECTION DORMER will replicate front dormers. SIZE OF DORMER will be larger than front dormers.</u>				
Owner's Signature 		City of Rockwall Use Only:		H2003 - Project Number

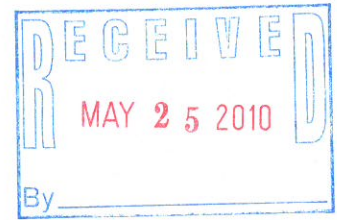
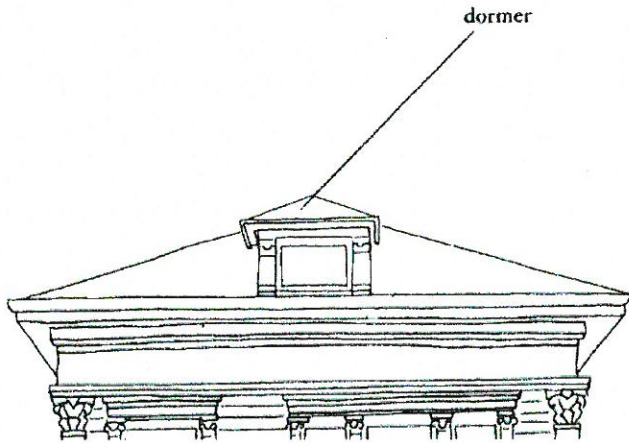
H 2010 001

FILE COPY

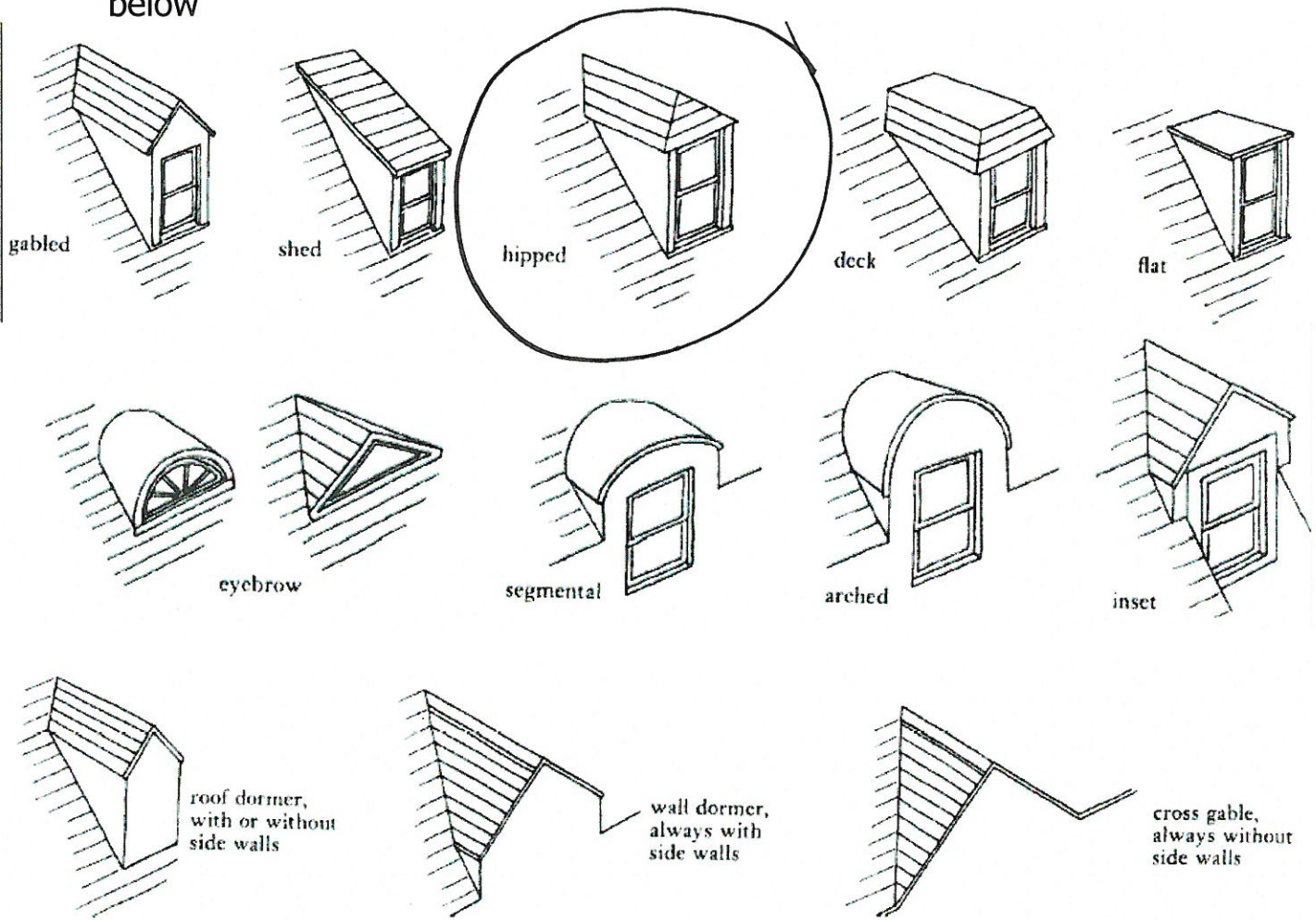


Dormers

Dormer-A vertically set up window on a sloping roof; the roofed structure housing such a window.



Dormer Styles-Found on Historic Homes are typical of those shown below



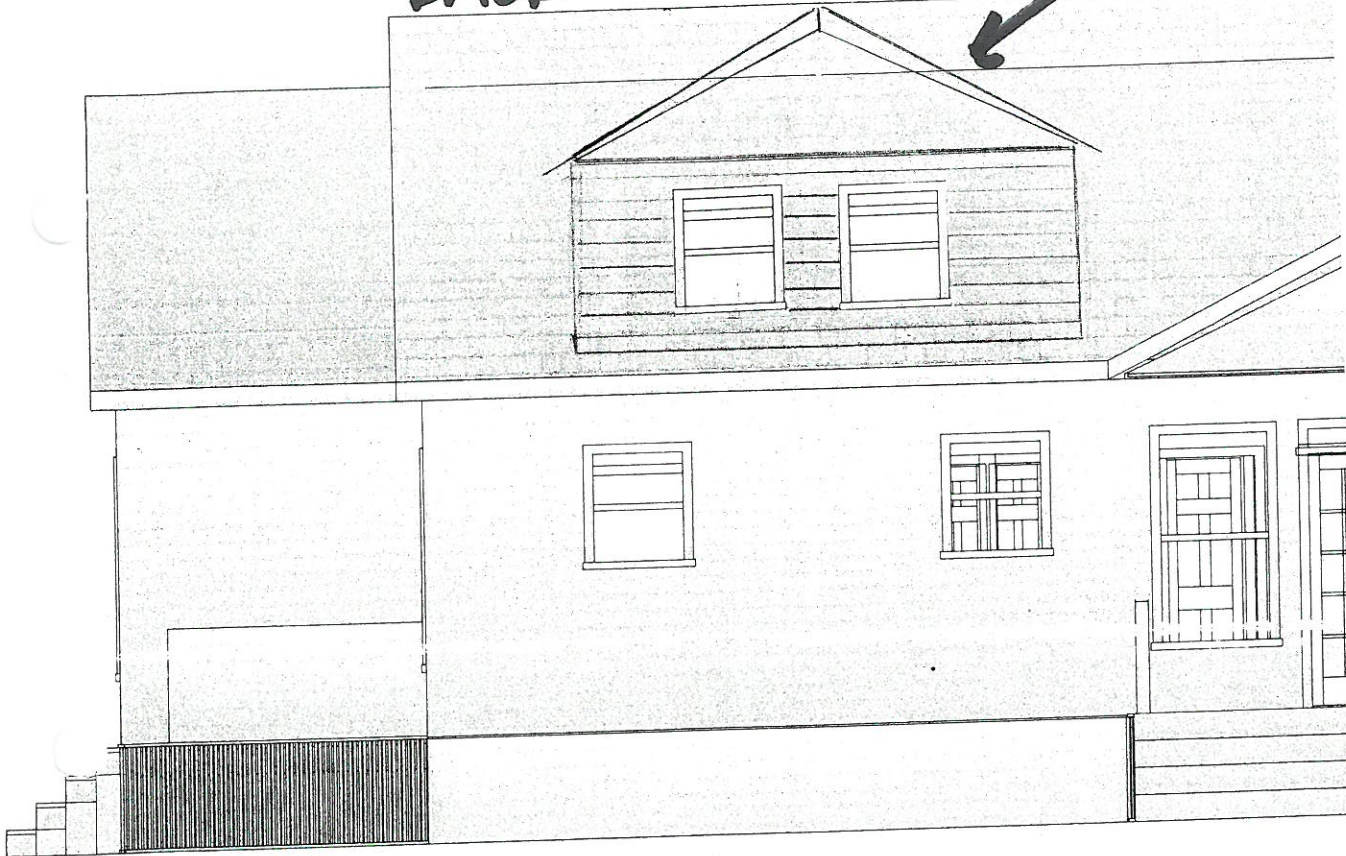
H 2010 001

FILE COPY

601 WILLIAMS ST

BACK

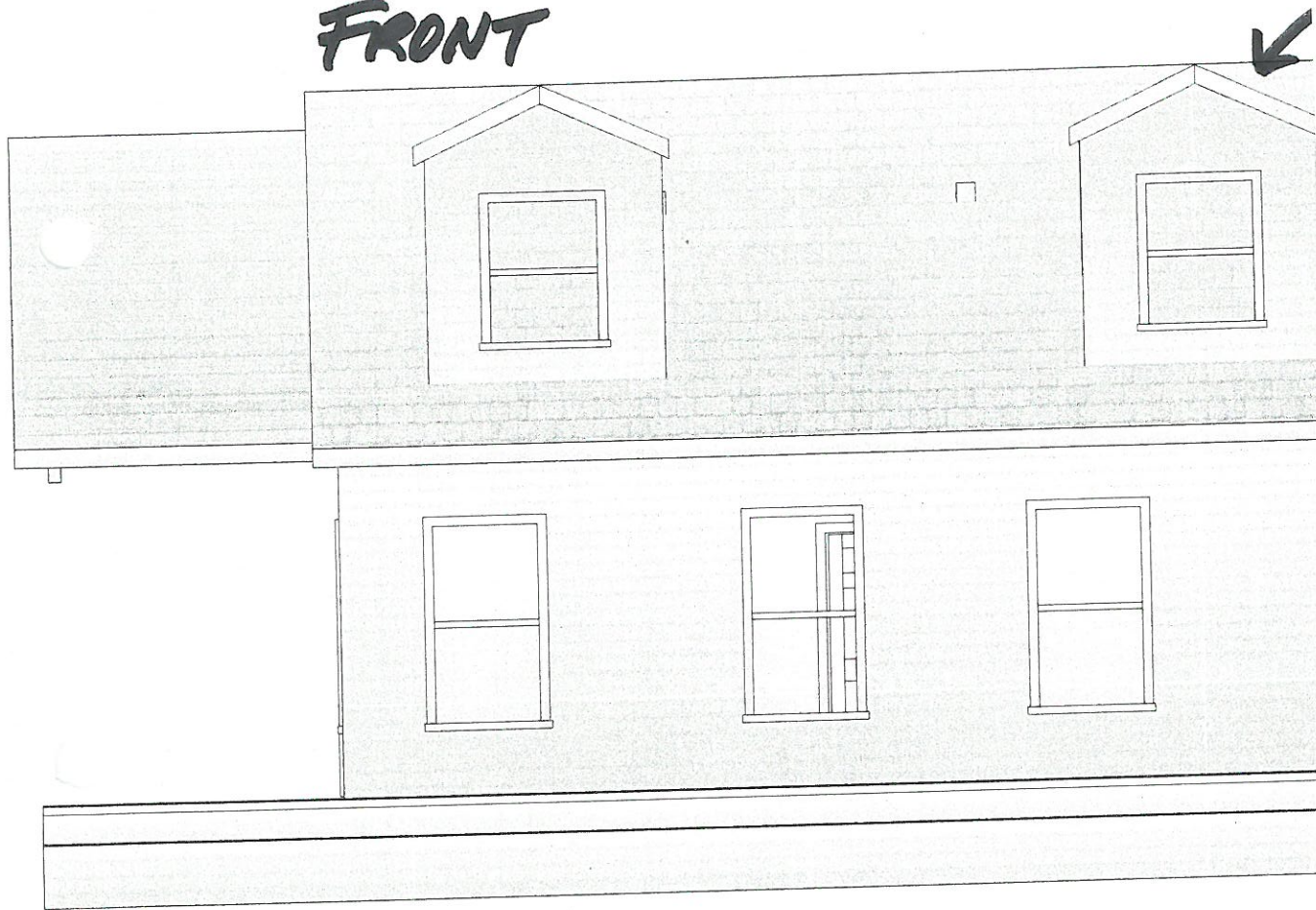
NE
PRO



1-20-20

601 WILLIAMS ST

FRONT



FRONT

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 6/17/2010

APPLICANT: POTTS, JASON A & ANNA A

AGENDA ITEM: H2010-001; 601 Williams (Dormer)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Jason & Anna Potts for the installation of a roof dormer on the rear facade of the main structure located at 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 applicants, Jason and Anna Potts, have submitted an application for a certificate of appropriateness to install a new dormer on the roof of the rear facade of their residence at 601 Williams.

The new dormer is proposed to be a hipped style dormer located on the north (rear) facade and to be constructed of the same materials as the three existing dormers on the south (front) facade. The existing dormers are constructed of lap wood siding and a copper roof. The proposed rear dormer is shown to be larger, twice the width, of the existing dormers located on the front facade. In addition to the increase in size from the front dormers the proposed rear dormer is shown to have two windows instead of one.

All three dormers located on the front façade are not original to the house. Two of the dormers were added in 2004 after receiving approval from the board.

The applicant has expressed that the reason for the additional dormer is to increase the amount of square footage for the applicants' children. It is a generally accepted preservation principle that the addition of a dormer(s) is more desirable than additions to the building when additional square footage is needed. Additional square footage created by the introduction of the proposed dormer will negate any need for building additions and thereby preserve the existing rear and side yard setbacks.

The "Old Town Rockwall Historic District" guidelines fail to address the introduction of dormers into existing structures. Section III. BUILDING STANDARDS, A. Roofs, provides the following guidelines for alterations of roofs in general:

1. *Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the*

Historic District.

2. *The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof*
3. *The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.*
4. *Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.*
5. *The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.*
6. *Mechanical equipment placed on the roof should not to be visible from the street.*

In staff's opinion the board should give special consideration when rendering their decision to the following items:

1. The three dormers on the front façade are not original
2. Dormers are widely used throughout the "Old Town Rockwall" Historic District
3. The new dormer is proposed to be on the rear façade and
4. The applicants have done a considerable amount of restoration to the property over the past six years and continue to do so even today.

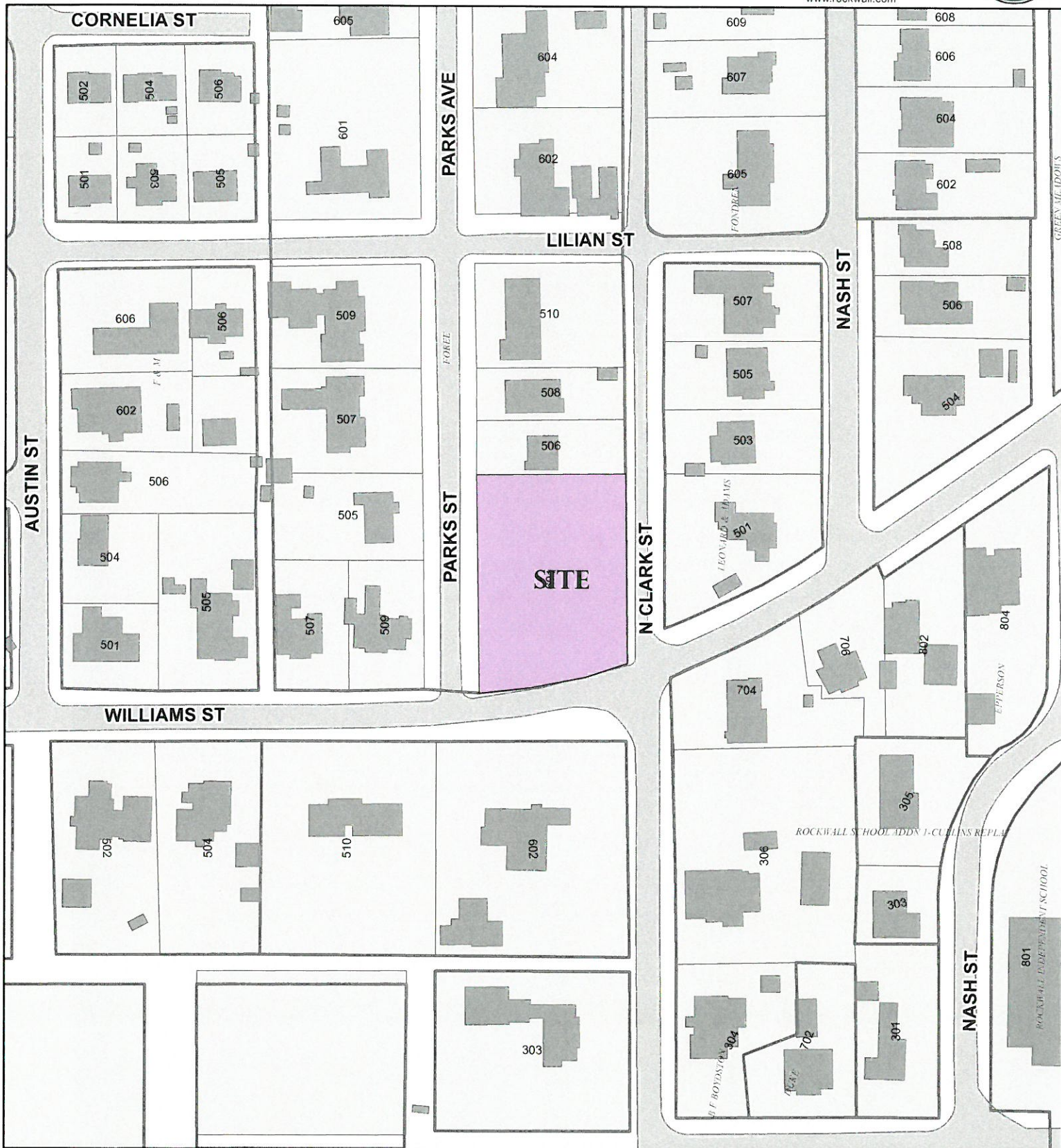
RECOMMENDATIONS:

Staff believes that this is a judgment call for the board but if the board wishes to approve the C of A staff would offer the following conditions to be included:

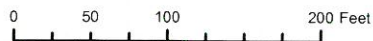
1. Submittal and approval of a building permit for the dormer.
2. Adherence to all building codes.

Legenda

Subject Property



H2010-001 - CofA
601 Williams St.
Rockwall, TX 75087



May 26, 2010

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.

601 WILLIAMS ST

FRONT

EXISTING



FILE COPY

RECEIVED
MAY 25 2010
By

H2010 0101

601 WILLIAMS ST

BACK

NEW PROPOSED



FILE COPY

RECEIVED
MAY 25 2010
By

112010 001



City of Rockwall
The New Horizon

6/18/2010

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

RE: H2010-001
601 Williams (Dormer)
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 6/17/2010. The following is a record of all recommendations, voting records and conditions of approval:

Staff believes that this is a judgment call for the board but if the board wishes to approve the C of A staff would offer the following conditions to be included:

- 1. Submittal and approval of a building permit for the dormer.*
- 2. Adherence to all building codes.*

On June 17, 2010, the Historic Preservation Advisory Board approved the Certificate of Appropriateness by a vote of 4-0 (Singleton, West & Barnes 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