



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

### APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

## PROPERTY INFORMATION [PLEASE PRINT]

Address **602 Storrs Street Rockwall, TX 75087**

Subdivision **Mill CO**

Lot      W 84' of 1,2,3 ACR      Block **1**

Check this box if Owner and Applicant are the same.

Other, Specify:

Owner(s) Name **Michael W Jamgochian**

Applicant(s) Name

Address **602 Storrs Street**

Address

**Rockwall, TX 75087**

Phone **972-679-9614**

Phone

E-Mail **mjamgoch@swbell.net**

E-Mail

## SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One] :     Exterior Alteration     New Construction     Addition     Demolition  
 Relocations     Other, Specify: **Wood deck with arbor**

Estimated Cost of Construction/Demolition of the Project (if Applicable): **\$ 1500.00**

**PROJECT DESCRIPTION.** In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

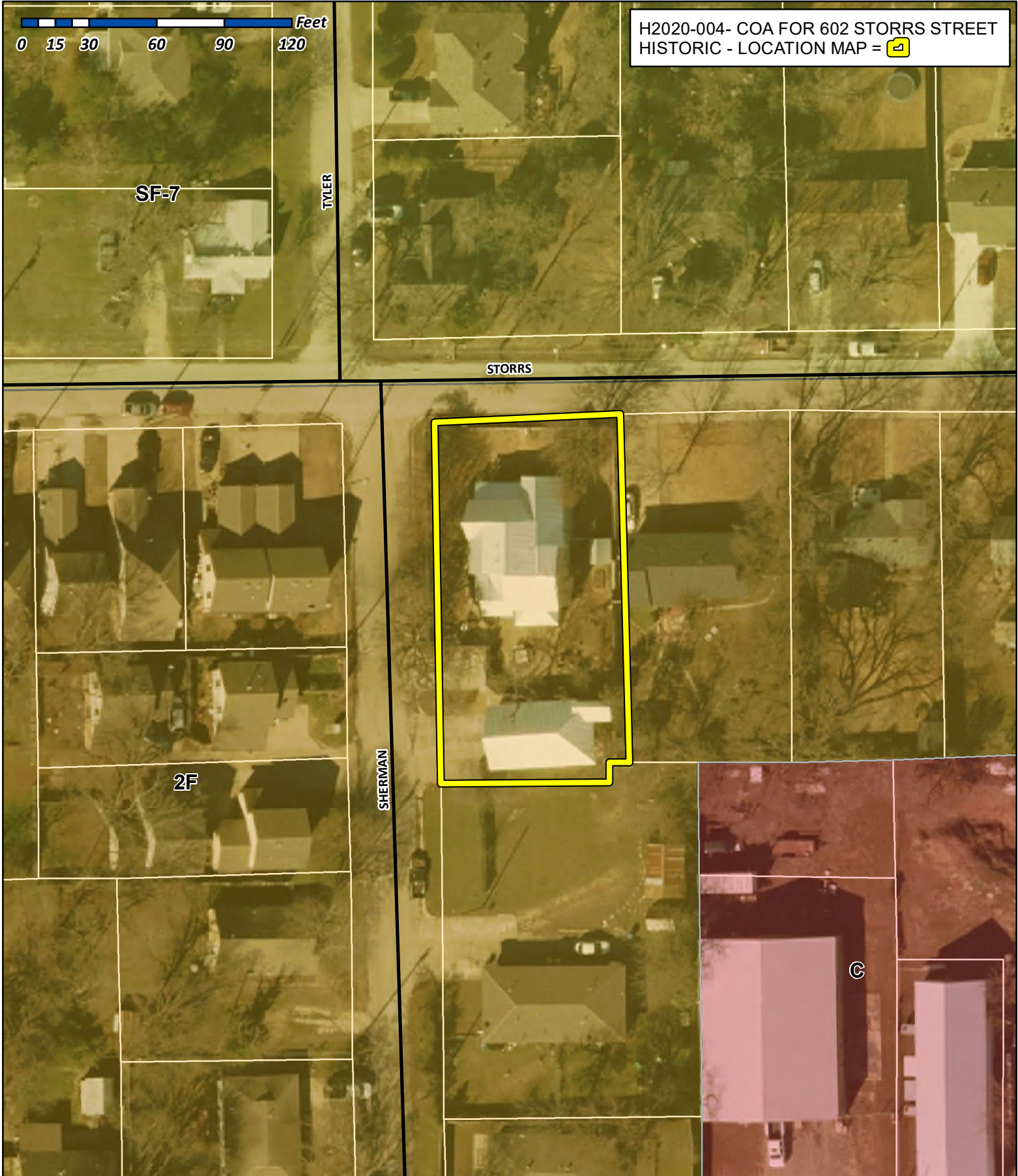
Install a 14' x 14' wood deck on wood piers at height of 8' above ground. Deck is located in backyard between house and detached garage and is not seen from street (behind an 8' fence). Wood arbor with open wooden slats at a height of 8'. Attached drawings provide details and materials.

## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature

Applicant's Signature



# City of Rockwall

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

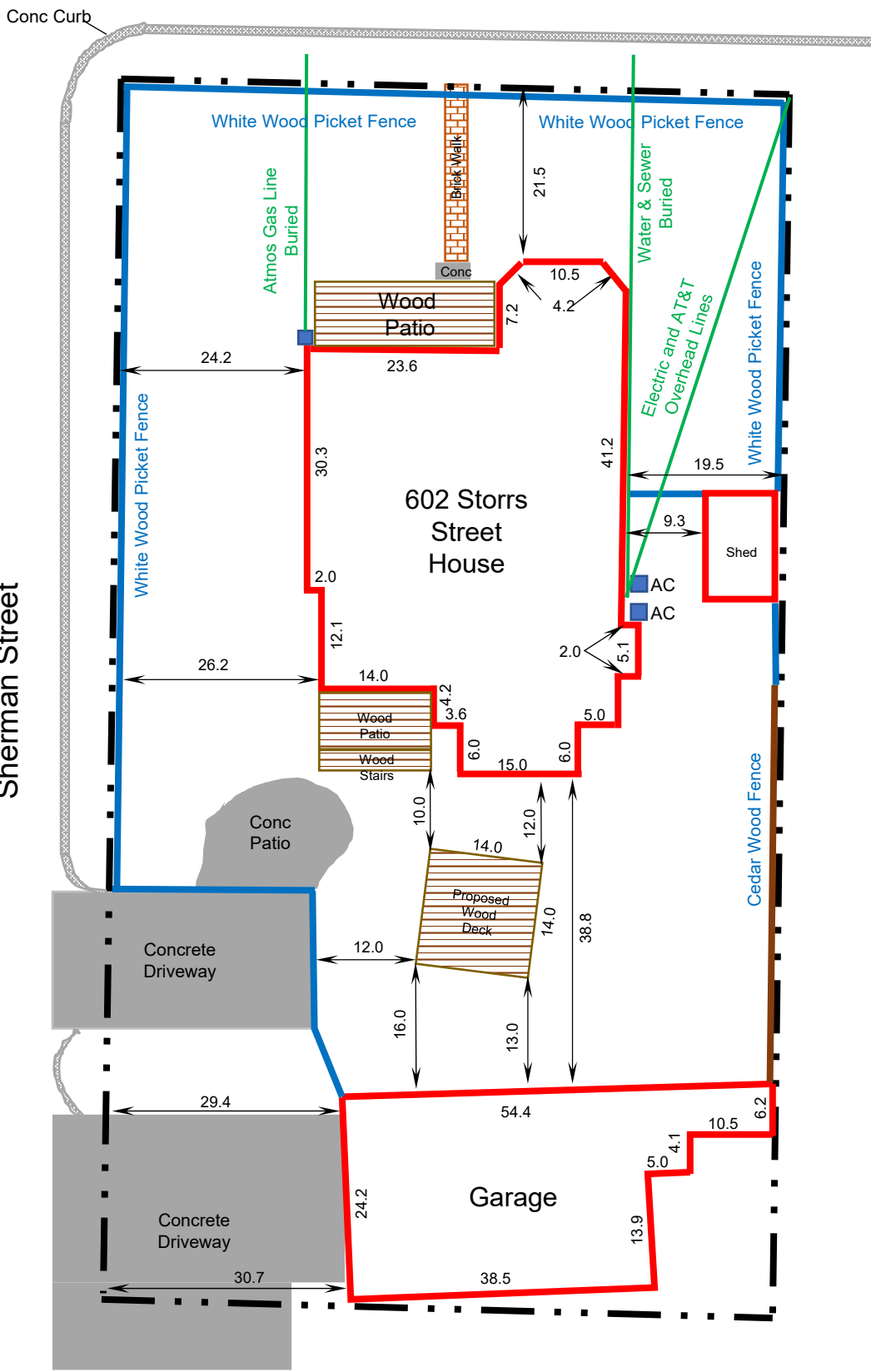
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

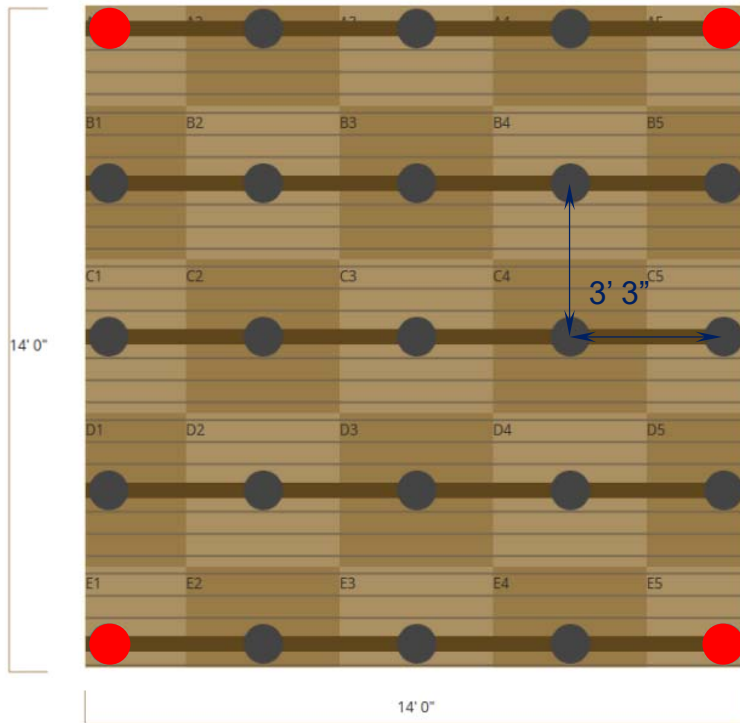


# Storrs Street



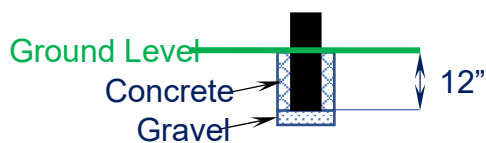
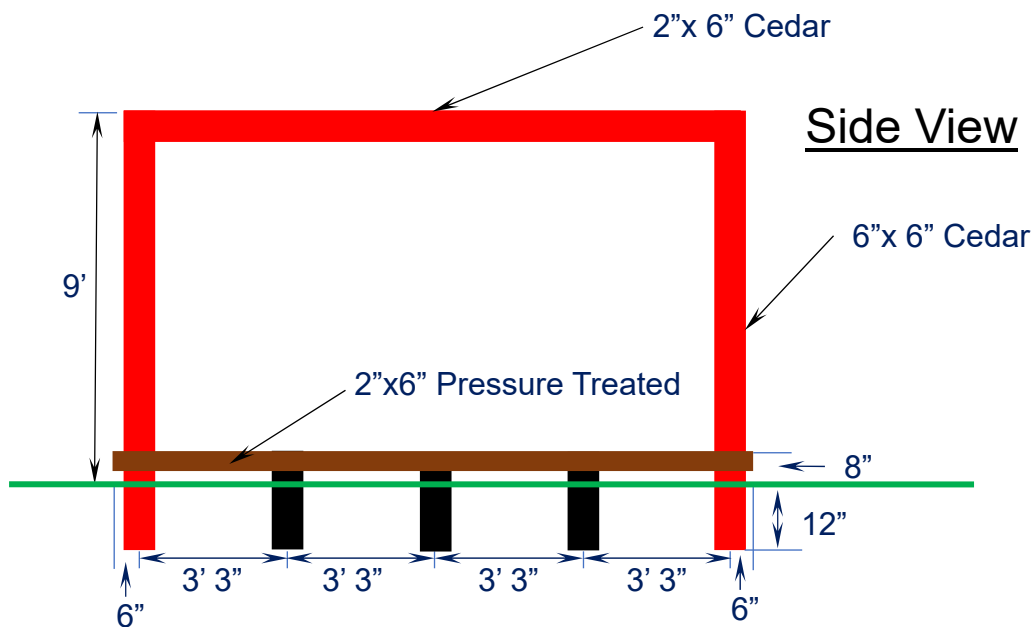
# Sherman Street

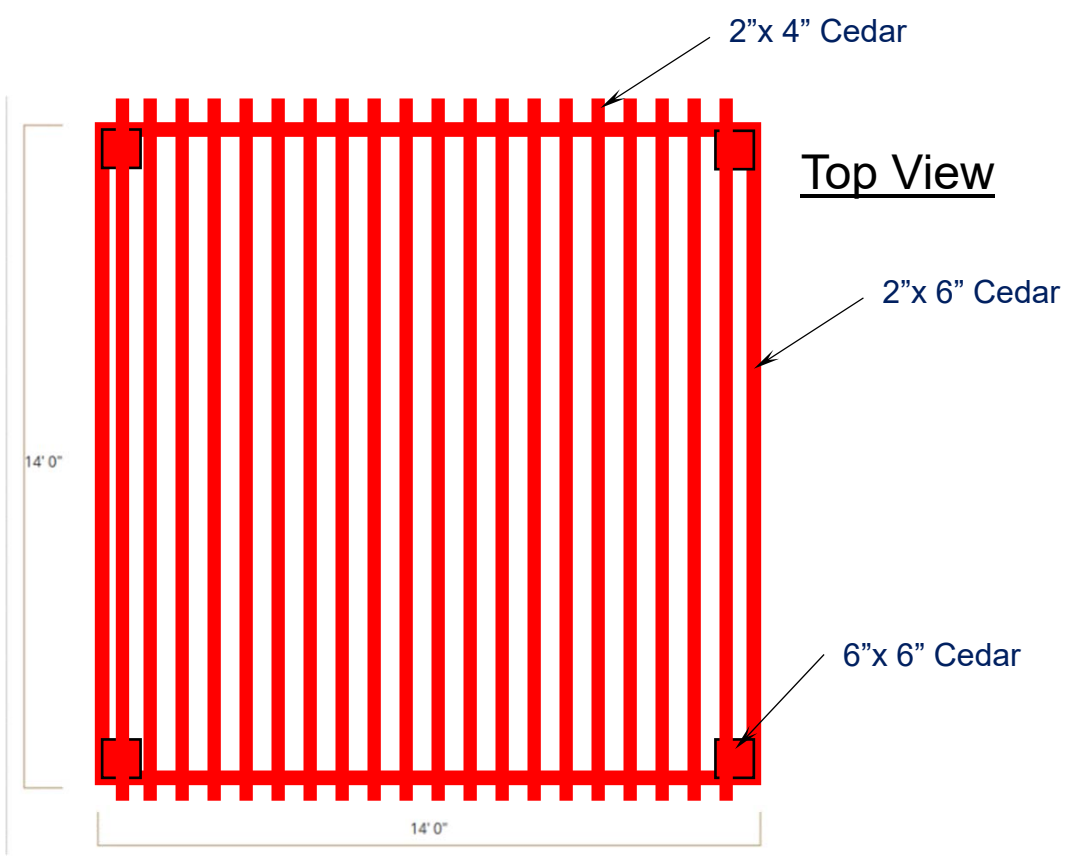




## Deck View

- 6 inch overhang on all 4 sides
- 3' 3" posts center to center
- 5 beams with 5 posts per beam
- Soil Bearing Capacity: 2000PSI
- Design Load: 50 lbs/sqft
- ● 6"x 6" Cedar Post
- ● 4"x 4" Pressure Treated Post
- Beams: 2" x 6" Pressure Treated
- Deck: 1" x 6" Pressure Treated







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Owner(s) Name **Michael W Jamgochian**

Applicant(s) Name

Address **602 Storrs Street**

Address

**Rockwall, TX 75087**

Phone **972-679-9614**

Phone

E-Mail **mjamgoch@swbell.net**

E-Mail

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 Relocations     Other, Specify: **Wood deck with arbor**

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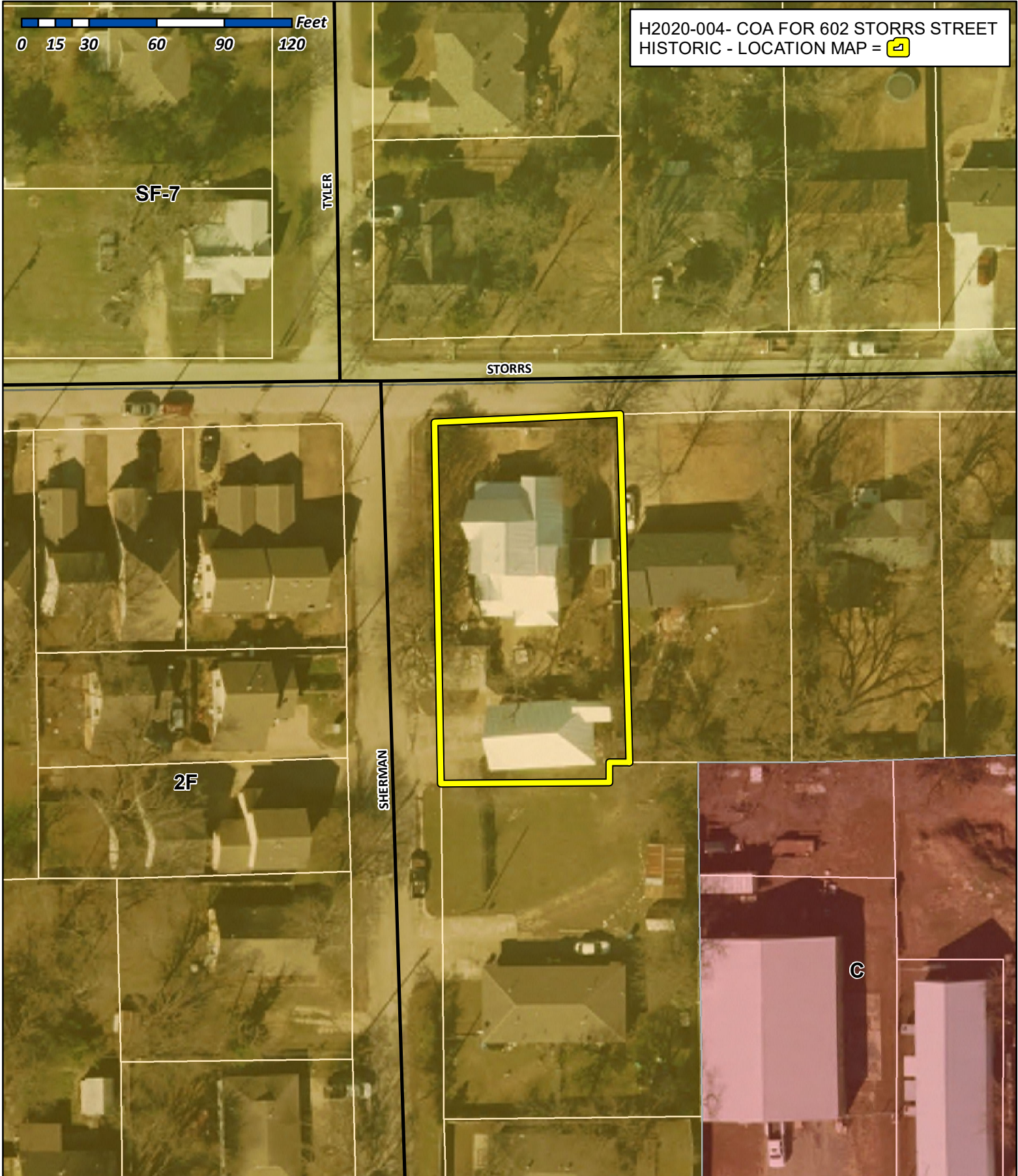
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Owner's Signature

Applicant's Signature



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602 Storrs Street  
Rockwall, TX 75087  
July 1, 2020

Historic Preservation Advisory Board  
City of Rockwall  
Planning and Zoning Department  
385 S Goliad Street  
Rockwall, TX 75087

Dear Historic Preservation Advisory Board,

Please find my application regarding the installation of a 14'x14' wood deck with 8' wood arbor. Deck will be located in the backyard of 602 Storrs Street between the house and detached garage. Backyard is fenced with 8' pickets so visibility from Sherman street is restricted. Deck will be used for family outdoor gatherings

Thank you for your consideration.

Sincerely,



Michael W Jamgochian





# CHECKLIST FOR HISTORIC PRESERVATION ADVISORY BOARD (HPAB) SUBMITTALS

City of Rockwall  
 Planning and Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087

CASE NUMBER:

REVIEWED BY:

CONTRIBUTING STATUS:

REVIEW DATE:

## GENERAL INFORMATION FOR ALL SUBMITTALS

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				Per Application
✓ Applicant's Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Site Plan, Survey or Plot Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photographs	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Materials List	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Permit Waiver/Reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate if a Building Permit Waiver/Reduction is being requested.	-
✓ Scope of Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>STAFF ONLY:</b> Case Number _____ Provide a detailed description outlining the work being proposed.	-
✓ Supporting Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please provide any addition information necessary (e.g. photographs, drawings, material samples) for the HPAB to make a determination of the request.	-
Small Neighborhood Matching Grant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate if a Small Neighborhood Matching Grant is being requested.	-
✓ Scope of Work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>STAFF ONLY:</b> Case Number _____ Provide a detailed description outlining the work being proposed.	-
✓ Supporting Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please provide any addition information necessary (e.g. photographs, drawings, material samples) for the HPAB to make a determination of the request.	-

## BUILDING HEIGHT

Requirements	✓= OK	N/A	Comments	UDC Reference
Height	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.	App. D 07.C.3

## BUILDING SETBACK AND ORIENTATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Additions, Alterations, New Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All new additions, alterations, infill, and new infill construction should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.	App. D 07.A
Accessory Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consideration will be given to the historic precedence for previous site configuration. Out-buildings such as garages and storage buildings are historically set upon the lot-line in this district, therefore this configuration is proper.	App. D. 07.A
Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	New structures should be built to maintain an elevation with a "pier-and-beam" appearance.	App. D 07.B.3
New Commercial Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A new commercial structure should not be oriented toward a residential block face. Residential block for new construction is defined as a block face having at least 50% residential use at the time the new structure is proposed.	App. D 07.B.4

## BUILDING FACADES AND MATERIALS

Requirements	✓= OK	N/A	Comments	UDC Reference
Exterior Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.	App. D 07.C.1
Existing Building Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The existing building façade materials on a building should be respected and not changed or concealed by the introduction of a different material.	App. D 07.C.2
Exterior Building Façade Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	When the existing façade materials are not the original type, then materials may be replaced with or returned to the original type.	App. D 07.C.3
Exterior Building Columns	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior building columns should be of a style and materials typical of the period and style of the building.	App. D 07.C.4
Chimneys	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All chimneys should be of a style, proportion, and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.	App. D 07.C.5
Materials and Architectural Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Materials, structural and decorative elements and the manner in which they are use, applied, or joined together should be typical of the style and period of the existing structure. New additions, alterations, and new construction should be visually compatible with neighboring historic buildings or structures.	App. D 07.C.6
Windows and Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.	App. D 07.C.7
Storm Doors and Storm Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm doors and storm windows are permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes or should be consistent with the historical materials of the property.	App. D 07.C.8
Awnings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.	App. D 07.C.9

## ROOFS

Requirements	✓= OK	N/A	Comments	UDC Reference
Roof Shape, Form, and Design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	App. D 07.D.1
Roof Overhang	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	App. D 07.D.2
Eaves and Soffits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	App. D 07.D.3
Roof Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	App. D 07.D.4
Roof Slope and Pitch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.	App. D 07.D.5
Mechanical Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mechanical equipment placed on the roof should not be visible from the street.	App. D 07.D.6

## FRONT YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE:</b> The front yard is defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot. Generally, the use of the front yard will be reserved for landscaping with the purpose of enhancing the structures on the lot with plant material.				
Paving	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties. As a general rule, the following standards will be followed:	App. D 07.E.2

✓ Paved Walkway Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A paved walkway from the front lot line to the front or, on a corner lot, from the side lot line to a side entry of the structure. In all cases, the walkway should not be wider than the entry steps and in no instance should the walkway be wider than ten (10) feet.	App. D 07.E.3
✓ Maximum Width	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A paved walkway is allowed from the driveway to the front and/or side entry walkway, with a maximum width of three (3) feet.	App. D 07.E.4
✓ Paving Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In no instance will the front yard of any lot be paved or graveled except for an appropriate driveway or walkways.	App. D 07.E.5
✓ Vehicle Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No residential front yard area will be designated as a vehicle parking area unless previously paved as such.	App. D 07.E.6

## SIDE YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE: The side yard is defined as a yard between the building and the side line of the lot, extending from the front yard to the rear yard</b>				
Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unless previously used for a driveway, the side yard shall be used for landscaping with the purpose of enhancing the structures with plant material.	App. D 07.F.1 App. D 07.F.2
Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking of vehicles on the side yard will not be allowed, except on paved driveways as outlined in Section (I).	App. D 07.F.3

## REAR YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE: The rear yard is the area extending across the full width of the lot and measured between the rear lot line and rear line of the main building.</b>				
Garages, Storage Buildings, and Out-Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Unified Development Code (UDC). These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing. Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction.	App. D 07.G.1
Site Layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.	App. D 07.G.2

## FENCES

Requirements	✓= OK	N/A	Comments	UDC Reference
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.	App. D 07.H.1

## DRIVEWAYS

Requirements	✓= OK	N/A	Comments	UDC Reference
Pavement Material Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochere.	App. D 07.I.1
Width of Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The driveway should not exceed a width of ten feet.	App. D 07.I.2
Location of Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The driveway may extend along the side of the residence or structure, through the porte-cochere (if applicable) to the to the rear yard.	App. D 07.I.3
Front Yard and Circular Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front or side yard circular driveways will not be allowed, unless consistent with the historic character or features of the property or nearby contributing properties	App. D 07.I.4

Ribbon Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>On a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street. All other width and approach regulations will apply to driveways on corner lots.</p> <p>Ribbon driveways are allowed if the paved ribbons are at least one (1) foot wide, and no greater than two (2) feet wide. Any new driveway constructed through a front yard should be a minimum of ten (10) feet from an existing driveway on the adjacent lot, except in the instances of "shared" driveways. Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property.</p>	App. D 07.I.5
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### PAVING MATERIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Paving Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.	App. D 07.J.1
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.	App. D 07.J.1

### PARKING AREAS FOR COMMERCIAL DEVELOPMENT

Requirements	✓= OK	N/A	Comments	UDC Reference
Off-Street Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street parking should be provided behind the front facade of the main structure on the property. The number of spaces and design of the parking spaces shall conform to the off-street parking requirements as set forth in Article 05, District Development Standards, of the Unified Development Code (UDC).	App. D 07.K.3
Parking Lot Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All parking lots for more than five (5) vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three (3) feet nor higher than four (4) feet tall. If a hedge is not desired, then an earthen berm, masonry wall, or combination thereof may be substituted, provided the stated heights are observed.	App. D 07.K.3
Landscape Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A visibility triangle with a minimum base of four (4) feet shall be provided at entrances.	App. D 07.K.3

### LIGHTING OF YARDS AND PARKING AREAS

Requirements	✓= OK	N/A	Comments	UDC Reference
<i>These guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.</i>				
Flashing Lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No flickering or flashing lights shall be permitted.	App. D 07.L.1
Light Sources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent residential property.	App. D 07.L.2
Outdoor Security Lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor security lights should be placed so that no light spills across the adjacent property line.	App. D 07.L.3

### PAINT AND COLOR

Requirements	✓= OK	N/A	Comments	UDC Reference
Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.	App. D 07.M.3
Colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Florescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.	App. D 07.M.3
Commercial Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.	App. D 07.M.3

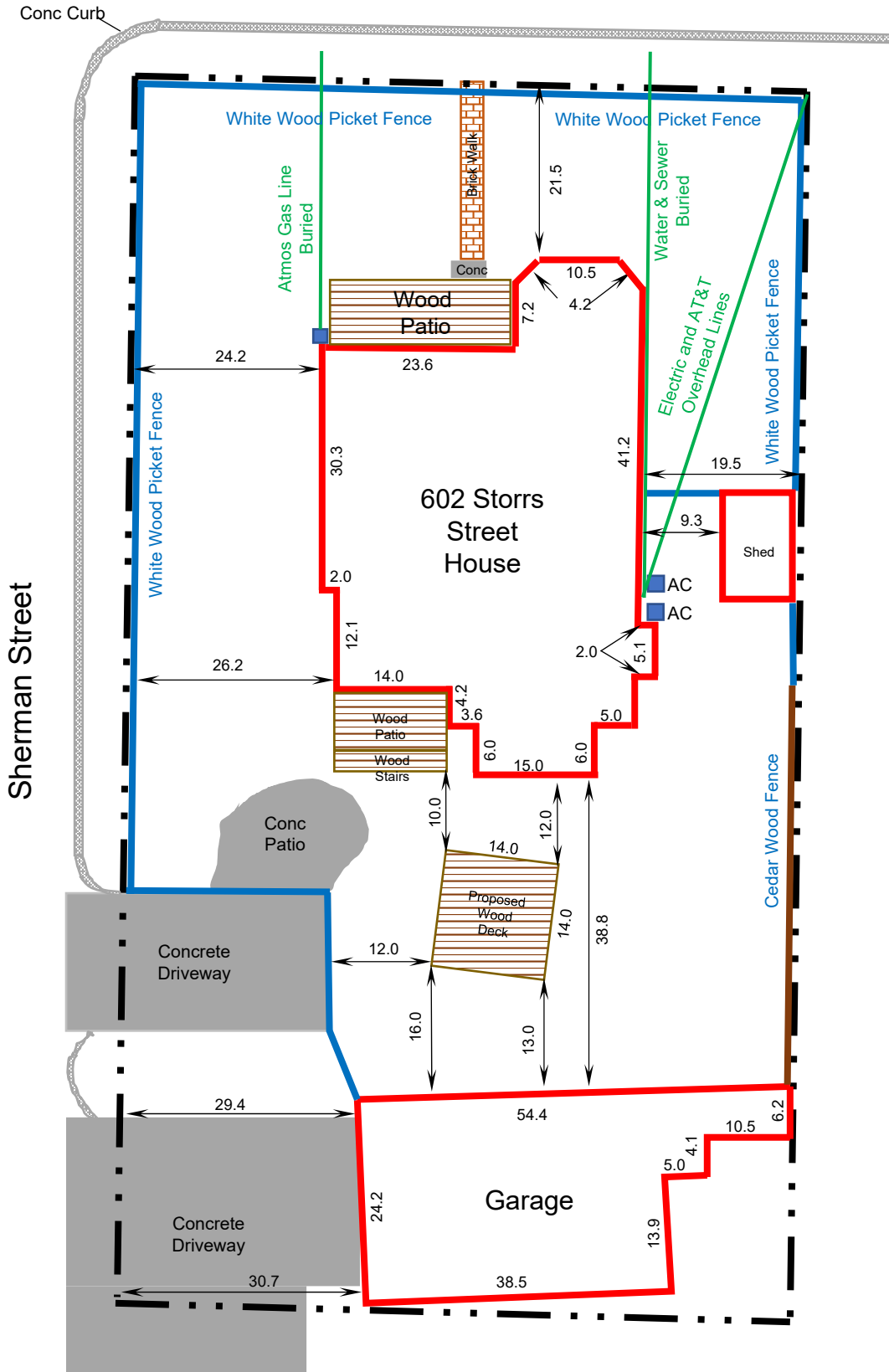
## SIGNAGE

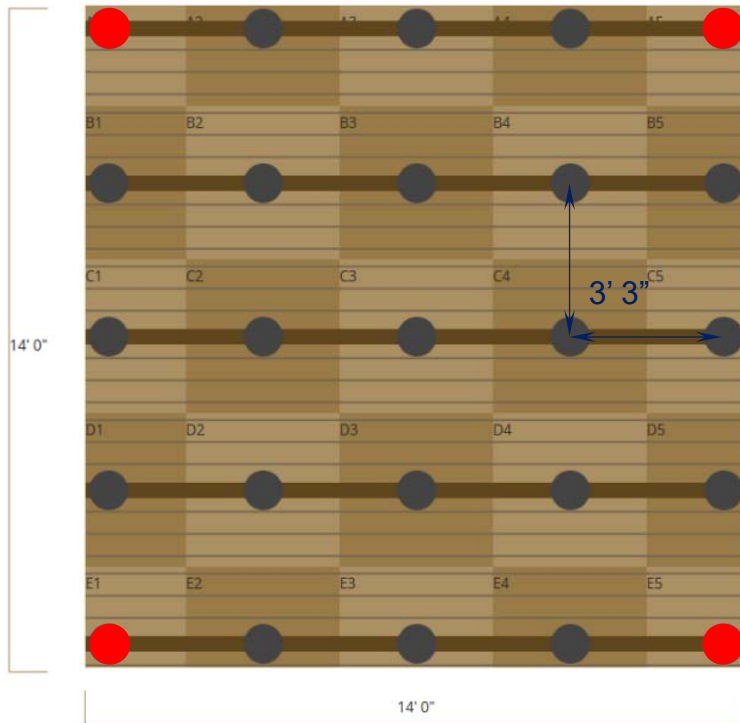
Requirements	✓= OK	N/A	Comments	UDC Reference
Unlighted Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An unlighted sign with the address or name of the occupant of the residence may be attached or detached and should not measure more than one (1) square foot.	App. D 07.N.3
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.	App. D 07.N.3

## SIGNAGE FOR COMMERCIAL PROPERTIES

Requirements	✓= OK	N/A	Comments	UDC Reference
Types of Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.	App. D 07.O.1
Signs for Buildings Greater Than Two (2) Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In a building of more than two (2) floors, no sign is permitted above the second floor.	App. D 07.O.2
Size	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten (10) percent of the total front elevation of the building.	App. D 07.O.3
Horizontal Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Horizontal signs should be located in the area defined by the first-floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than 12-inches from the surface of the building.	App. D 07.O.4
✓ Attached Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than 11 feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.	App. D 07.O.4
✓ Projecting Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Projecting signs should not extend higher than the bottom of the second story windows or not less than 11 feet above grade level. Projecting signs should not extend more than two (2) feet beyond the building surface.	App. D 07.O.4
Lighted Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board (HPAB) on a case-by-case basis.	App. D 07.O.5
Rooftop Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof top signs are not permitted. Banners signs are permitted for 30-days and "special event" banners are allowed for two (2) weeks. The City of Rockwall sign ordinance requires permits for banners.	App. D 07.O.6
Flashing Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flashing, flickering or moving signs are not permitted.	App. D 07.O.7
Temporary Signs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Temporary signs may be permitted for no longer than 30 days.	App. D 07.O.8
Display Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Display window signs will not occupy more than 20% of the window area. This window area includes signs, which are placed within three (3) feet of the window and visible from the outside.	App. D 07.O.9
Signs on a Residential Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signs on a residential structure converted to commercial should be a single freestanding and/or "swinging" sign with one (1) or two (2) support standards. The maximum size is 16 square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved the City of Rockwall Historic Preservation Advisory Board (HPAB) on a case-by-case basis.	App. D 07.O.10

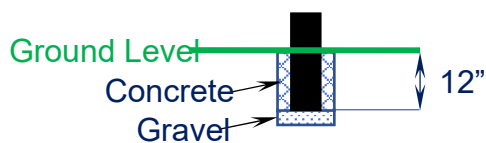
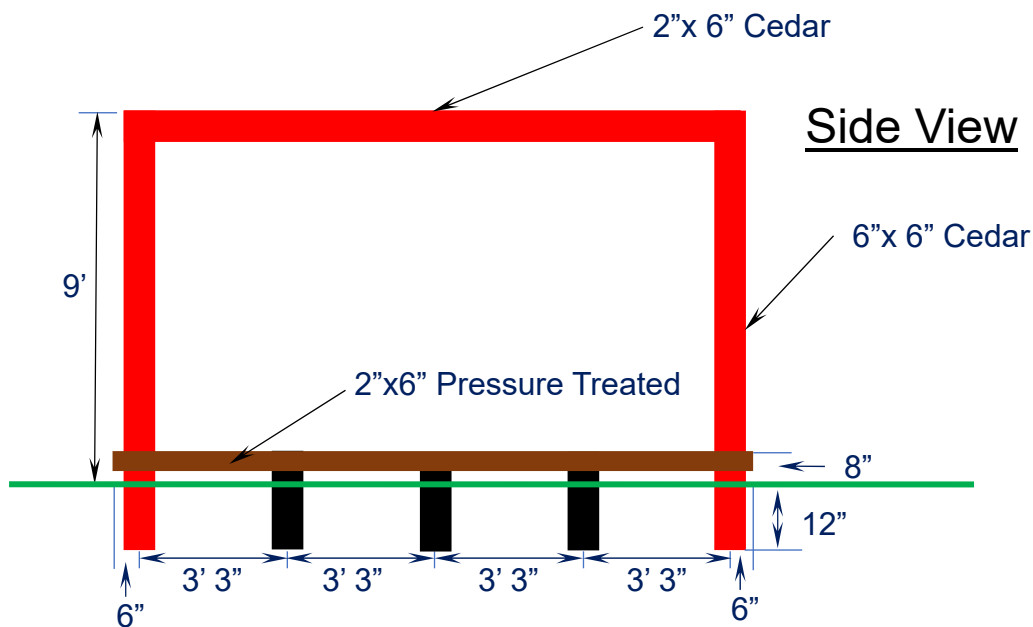
# Storrs Street

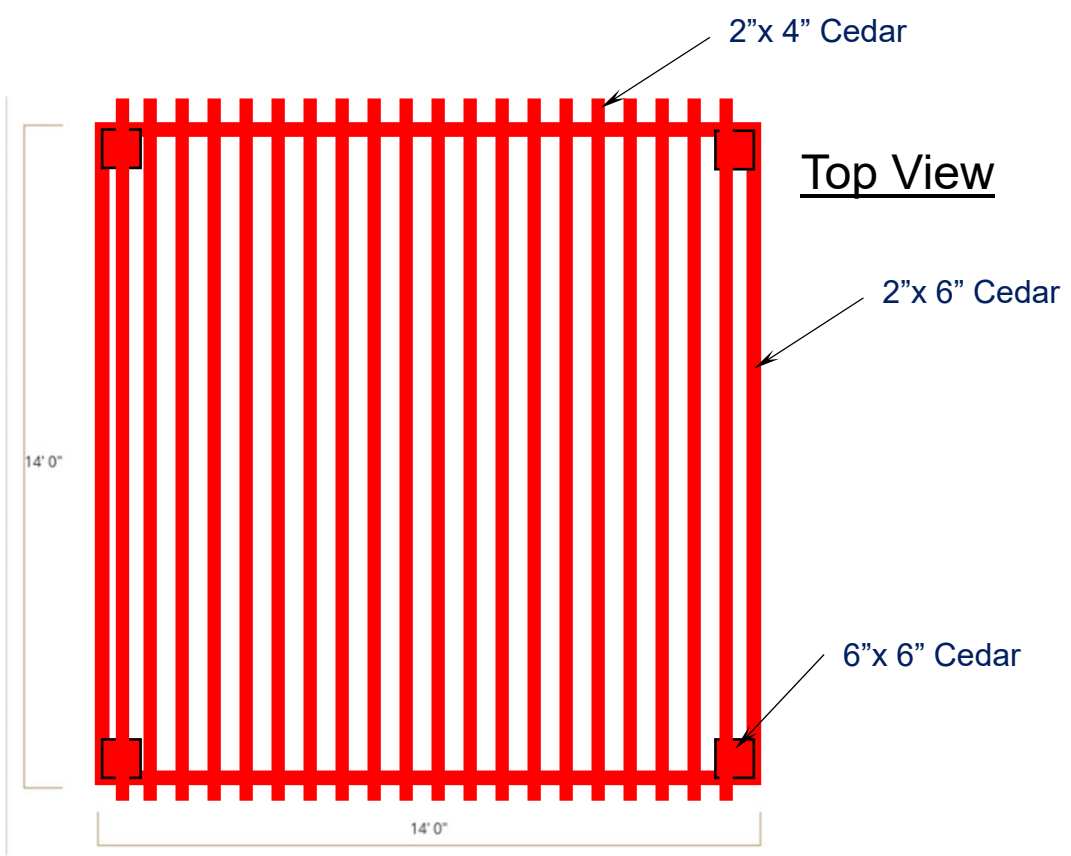




## Deck View

- 6 inch overhang on all 4 sides
- 3' 3" posts center to center
- 5 beams with 5 posts per beam
- Soil Bearing Capacity: 2000PSI
- Design Load: 50 lbs/sqft
- ● 6"x 6" Cedar Post
- ● 4"x 4" Pressure Treated Post
- Beams: 2" x 6" Pressure Treated
- Deck: 1" x 6" Pressure Treated









# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Historic Preservation Advisory Board  
**DATE:** July 16, 2020  
**APPLICANT:** Michael Jamgochian  
**CASE NUMBER:** H2020-004; *Certificate of Appropriateness (COA) for 602 Storrs Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Michael Jamgochian for the approval of a Certificate of Appropriateness (COA) for a *High Contributing* property being a 0.29-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block 1, Mill Co. Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, situated within the Old Town Rockwall Historic District, addressed as 602 Storrs Street, and take any action necessary.

### BACKGROUND

The subject property is a part of the Old Town Rockwall, and was annexed prior to 1911 based on the May 16, 1911 Sanborn Maps. According to the *2017 Historic Resource Survey*, the subject property is classified as a *High-Contributing* property. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a ~3,006 SF single-family home and a 216 SF covered porch that were constructed in 1890, a ~800 SF detached garage constructed in 1964, and a ~100 SF storage building constructed in 1980. Staff should note that the *2017 Historic Resources Survey* indicates that the detached garage was actually built in 1990. The storage building and detached garage are considered to be *Non-Contributing* structures. The existing single-family home is a 1½-story 'L' Plan built with Folk Victorian style influences.

### PURPOSE

The applicant is requesting the approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new wood deck and arbor.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 602 Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is Storrs Street, which is designated as an R2U (*residential, two [2], undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of Storrs Street is a 0.2172-acre parcel of land with a single-family home facing onto Tyler Street that was constructed in 1980 (*i.e. 601 Storrs Street*). North of this property is a 0.1616-acre parcel of land with a single-family home that was constructed in 2001 (*i.e. 405 Tyler Street*). Beyond this is a 0.25-acre parcel of land with a single-family home that was constructed in 1980 (*i.e. 502 Munson Street*). All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.193-acre parcel of land with a duplex that was constructed in 1975 (*i.e. 507 & 509 South Tyler Street*). South of this property is a 0.158-acre parcel of land with a single-family home that was constructed in 1970 (*i.e. 603 St. Mary Street*). Beyond this is St. Mary Street, which is designated as an R2U (*residential, two [2], undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of the properties are zoned Two-Family (2F) District.

East: Directly east of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.279-acre parcel of land with a single-family home that was constructed in 1990 (*i.e. 604 Storrs Street*). East of this property is a 0.226-acre parcel of land with a single-family home that was constructed in 1990 (*i.e. 606 Storrs Street*). East of this property is a 0.227-acre parcel of land with a single-family home that was constructed in 1950 (*i.e. 608 Storrs Street*). All of these homes are zoned Two-Family (2F) District. Beyond this property and to the south is a 2.38-acre tract of land that is zoned Commercial (C) District.

West: Directly west of the subject property is the boundary for the Old Town Rockwall Historic District. Beyond this is Tyler Street, which is designated as an R2U (*residential, two [2], undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of Tyler Street is a 0.16-acre parcel of land with a duplex that was constructed in 1989 (*i.e. 514 & 516 Storrs Street*). West of this property is a 0.16-acre parcel of land with two (2) single-family homes situated on it that were constructed in 1985 & 2003 (*i.e. 510 & 512 Storrs Street*). West of this parcel is 0.2284-acre parcel of land with a duplex constructed in 1999 (*i.e. 518 & 520 Storrs Street*). All of these properties are zoned Two-Family (2F) District.

### **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing to construct a 14-foot x 14-foot (*or 196 SF*) wood deck with an eight (8) foot wood arbor above it. This structure will be located between the home and the detached garage. The deck will be elevated off the ground by eight (8) inches and be constructed of pressure treated two (2) inch x six (6) inch wood boards. Pressure treated posts will be utilized to elevate the deck, which will be set in gravel and concrete. The arbor will be above the deck and held up by four (4) cedar posts located in each corner of the deck. The arbors' cedar posts will be six (6) inches x six (6) inches and be roughly eight (8) feet in height. The top of the arbor will be made of two (2) inch x six (6) inch cedar boards that will run the parallel to each other the length of the deck. In total the deck and arbor will be nine (9) feet in height. The proposed structure will have limited visibility from Tyler Street due to a six (6) foot to eight (8) foot wood picket fence that is semi-transparent. No paint or lighting will be installed or applied to the deck or arbor.

### **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) allows a pergola of up to 500 SF and 15-feet in height in the Two-Family (2F) District. In this case, the proposed structure is 196 SF in area and nine (9) feet in height, and is compliance with all applicable standards stipulated by the Unified Development Code (UDC). According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e. Subsection 06.03(G)(5); Article 05; UDC*] and proposed preservation criteria ...". Based on the applicant's proposed scope of work, the structure does not appear to impair the historical integrity of the property nor will it have a negative impact on adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

### **CONDITIONS OF APPROVAL**

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

*NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.*

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

### APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

## PROPERTY INFORMATION [PLEASE PRINT]

Address **602 Storrs Street Rockwall, TX 75087**

Subdivision **Mill CO**

Lot      W 84' of 1,2,3 ACR      Block **1**

Check this box if Owner and Applicant are the same.

Other, Specify:

Owner(s) Name **Michael W Jamgochian**

Applicant(s) Name

Address **602 Storrs Street**

Address

**Rockwall, TX 75087**

Phone **972-679-9614**

Phone

E-Mail **mjamgoch@swbell.net**

E-Mail

## SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One] :     Exterior Alteration     New Construction     Addition     Demolition  
 Relocations     Other, Specify: **Wood deck with arbor**

Estimated Cost of Construction/Demolition of the Project (if Applicable): **\$ 1500.00**

**PROJECT DESCRIPTION.** In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

Install a 14' x 14' wood deck on wood piers at height of 8' above ground. Deck is located in backyard between house and detached garage and is not seen from street (behind an 8' fence). Wood arbor with open wooden slats at a height of 8'. Attached drawings provide details and materials.

## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature

Applicant's Signature



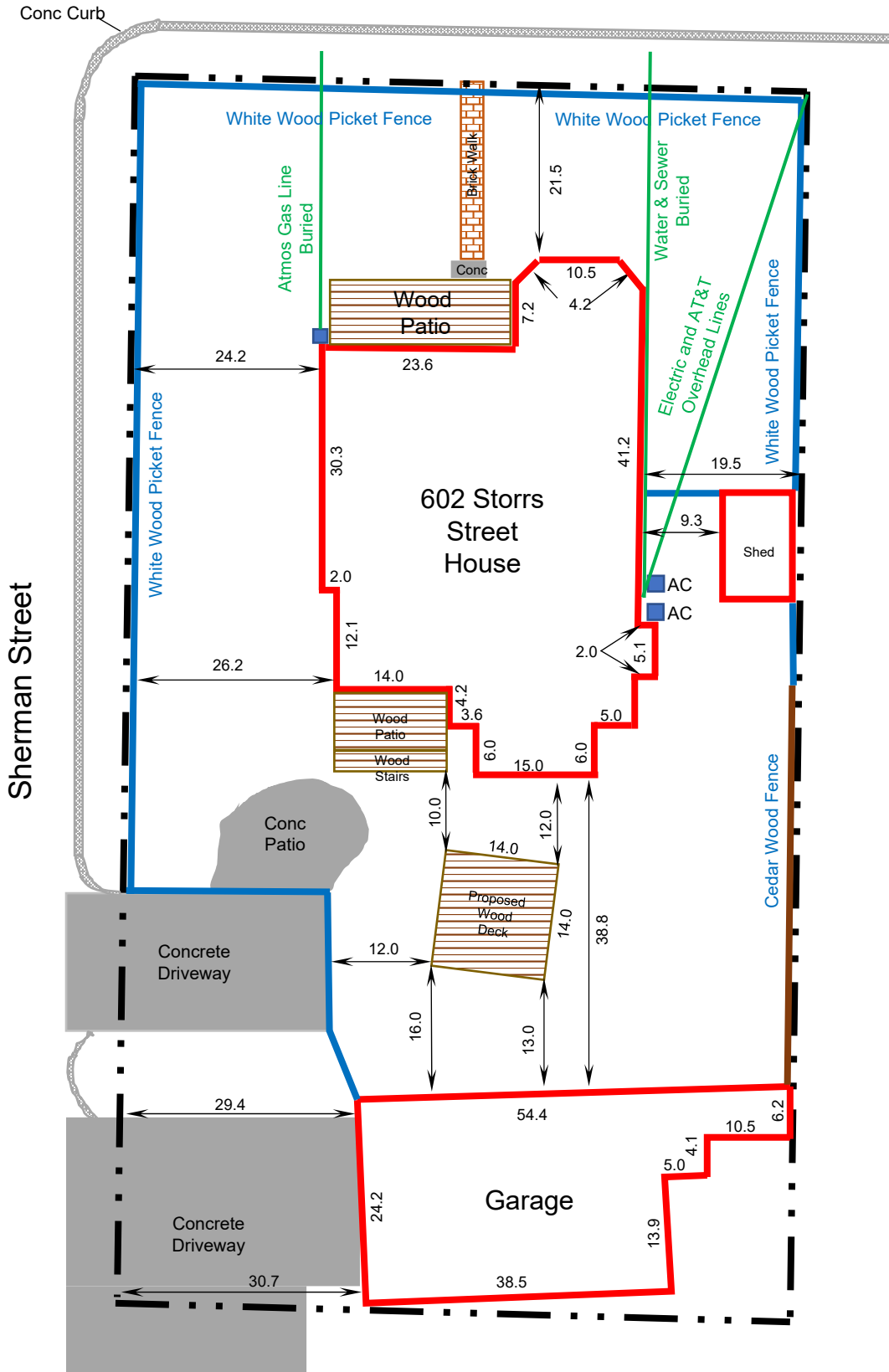
# City of Rockwall

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

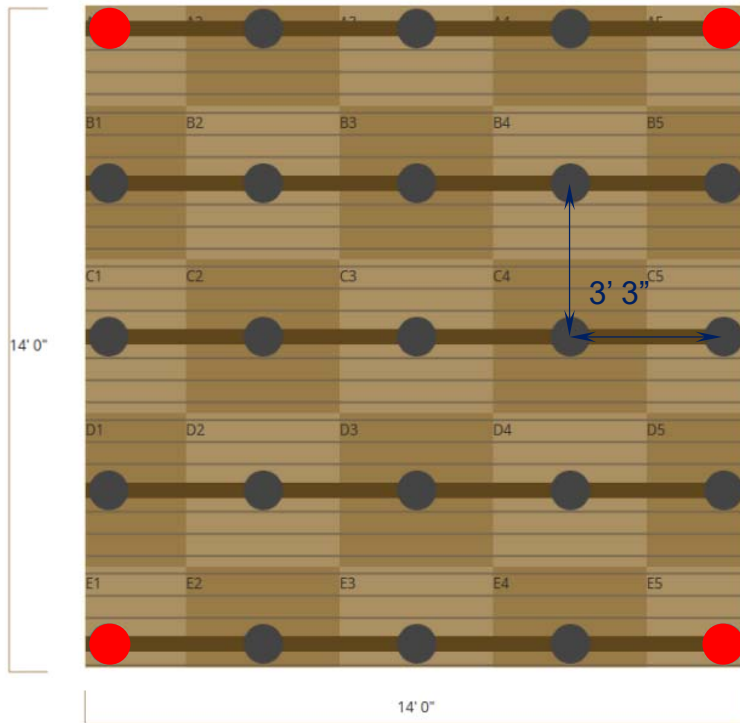
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



# Storrs Street

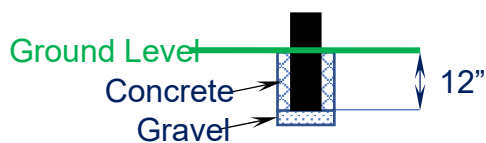
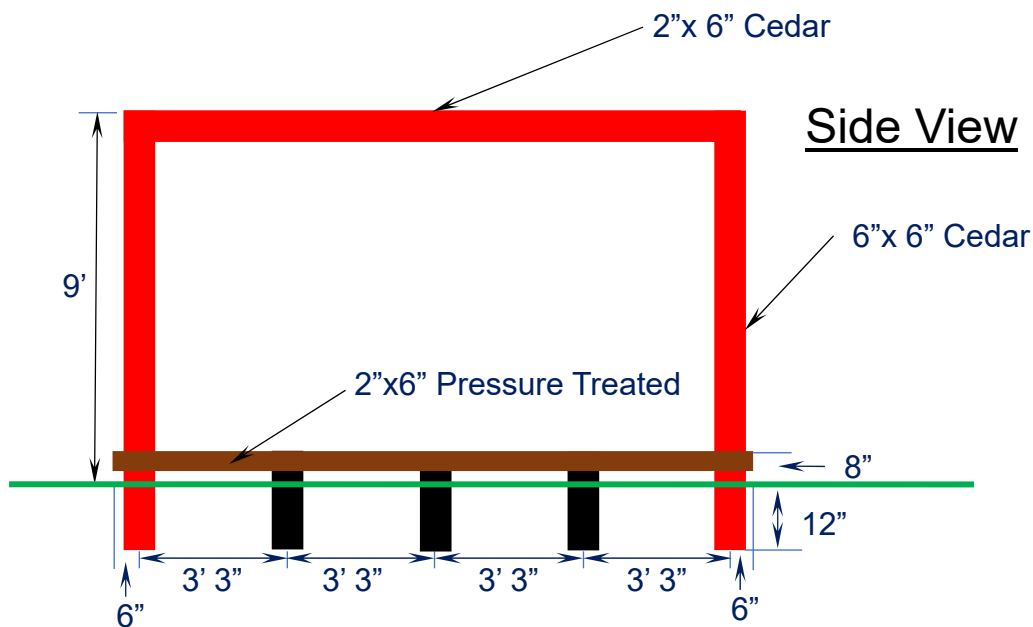


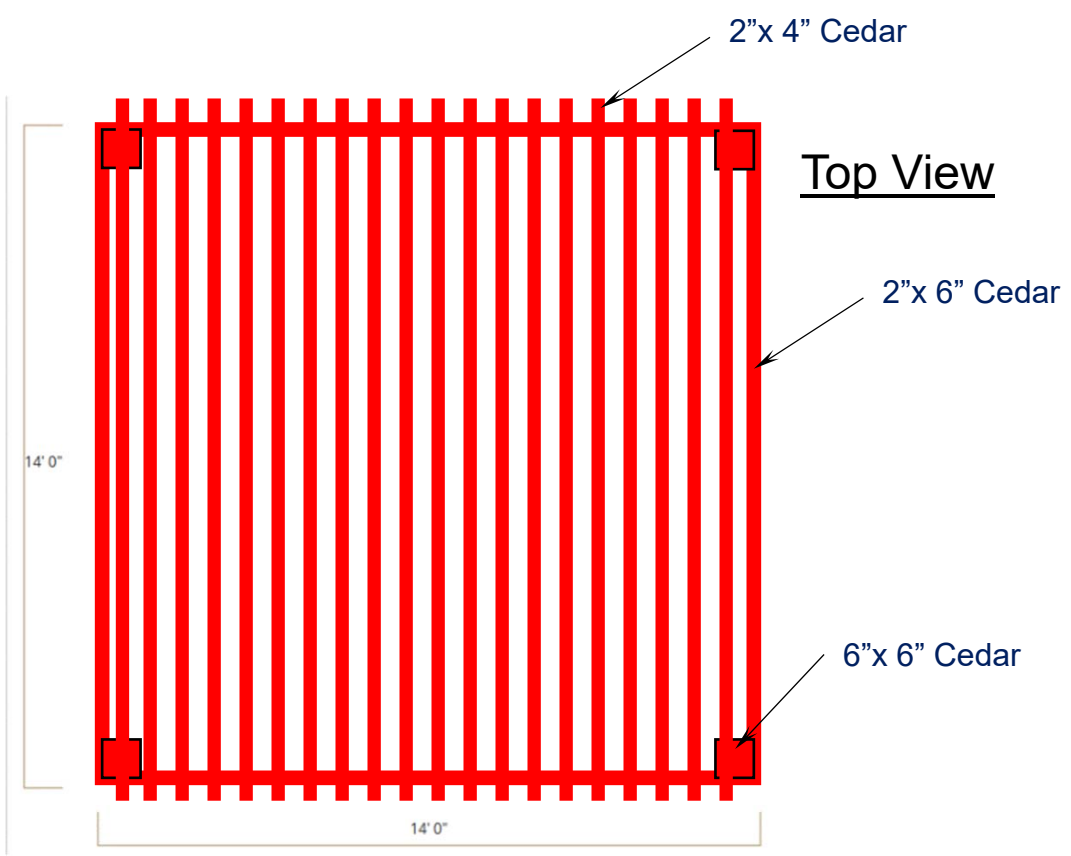
# Sherman Street



## Deck View

- 6 inch overhang on all 4 sides
- 3' 3" posts center to center
- 5 beams with 5 posts per beam
- Soil Bearing Capacity: 2000PSI
- Design Load: 50 lbs/sqft
- ● 6"x 6" Cedar Post
- ● 4"x 4" Pressure Treated Post
- Beams: 2" x 6" Pressure Treated
- Deck: 1" x 6" Pressure Treated







DATE: 08/25/2020

TO: Michael Jamgochian  
602 Storrs Street  
Rockwall, Texas, 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: H2020-004; 602 Storrs Street (COA)

Michael Jamgochian:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Historic Preservation Advisory Board (HPAB) on 08/20/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

Historic Preservation Advisory Board

Board member Adam made a motion to approve item H2020-004. Board member Francisco seconded the motion which passed by a vote of 5-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", written over a white background.

Henry Lee  
Planner