



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2020-007 P&Z DATE CC DATE APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPAB DATE 11/19/20 PARK BOARD DATE

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"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# <u> </u>)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE <u> </u>
<input type="checkbox"/> CABINET # <u> </u>
<input type="checkbox"/> SLIDE # <u> </u>
NOTES: <u> </u>
<u> </u>
<u> </u>
<u> </u>
<u> </u>
<u> </u>
ZONING MAP UPDATED <u> </u>



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2020-007

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 609 E WASHINGTON ST

Subdivision _____

Lot _____

Block _____

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No

Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same.

Other, Specify: _____

Owner(s) Name Daniel Reaves

Applicant(s) Name _____

Address 609 E WASHINGTON ST

Address _____

Rockwall, TX 75087

Phone 817-899-4381

Phone _____

E-Mail daniel.reaves1@yahoo.com

E-Mail _____

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

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: detached garage

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 30,000

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.

detached two car garage with small storage. new slab is being poured as well

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

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

TO: Historic Preservation Advisory Board

DATE: November 19, 2020

APPLICANT: Daniel Reeves

CASE NUMBER: H2020-007; *Certificate of Appropriateness (COA) for 609 E. Washington Street*

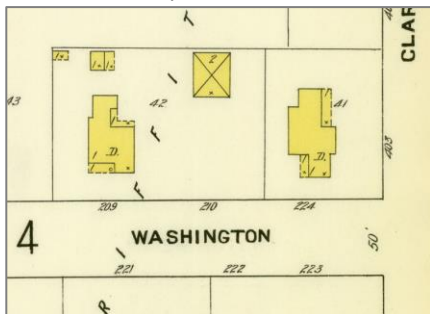
SUMMARY

Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing* property being a 0.312-acre parcel of land identified as a portion of Block 43B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 609 E. Washington Street, and take any action necessary.

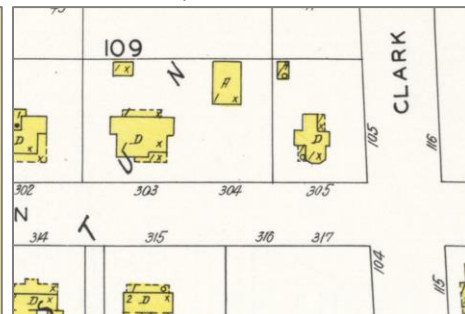
BACKGROUND

The subject property is a part of the Old Town Rockwall Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing* property. The Rockwall Central Appraisal District (RCAD) indicates there is a 1,714 SF single-family home and two (2) covered porches totaling 355 SF existing on the subject property. According to the 2017 Historic Resource Survey these structures were constructed circa 1915. The Rockwall Central Appraisal District (RCAD) also shows that a 314 SF deck was constructed in 2017. Staff should note that the Rockwall Central Appraisal District (RCAD) indicates that the home and covered porches were constructed in 1899; however, based on the below excerpts from the 1911 & 1934 Sanborn Maps it appears that the building footprint did change during this time period and that the *2017 Historic Resource Survey* is accurate.

1911 Sanborn Maps



1934 Sanborn Maps



Subject Property; August 31, 2012



The single-family home currently on the subject property is a one (1) story bungalow built with craftsman style influences. According to previous *Historic Resource Surveys*, this home was constructed by T. E. Hutchinson and housed such Rockwall families as the Henrys and Webbs.

On October 15, 2020, the Historic Preservation Advisory Board (HPAB) denied the applicant's request for a Certificate of Appropriateness (COA) for a 30-foot by 35-foot (*i.e.* 1,050 SF) detached, three (3) garage with storage room. The proposed storage room was 15-foot by 19-foot (*i.e.* 285 SF). In response to this denial, the applicant resubmitted the Certificate of Appropriateness (COA) request on November 5, 2020. According to subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, a Certificate of Appropriateness (COA), "which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] An actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." In this case, the applicant has resubmitted an application proposing a smaller detached garage that will be setback 20-feet behind the front

façade of the primary structure. As opposed to the previously submitted application -- which would have required a *Specific Use Permit (SUP)* --, the materials submitted by the applicant with this application demonstrate conformance to all the requirements of the Unified Development Code (UDC). Based on the changes, staff has allowed the application to be submitted on the grounds that this request is less intense than the previous request.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a detached garage with a storage area.

ADJACENT LAND USES AND ACCESS

The subject property is located at 609 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land within the Old Town Rockwall Historic District (*i.e.* 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, 606, 608, and 610 E. Rusk Street are all considered *Non-Contributing* properties; 604 E. Rusk Street is classified as a *High Contributing*; and, 102 S. Clark Street is classified as a *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a TXDOT4D (*i.e.* Texas Department of Transportation, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, all of these properties are considered to be *Low Contributing* with the exception of 609 E. Rusk Street, which is classified as *Medium Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Non-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a TXDOT4D (*i.e.* Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 609, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.184-acre parcel of land with a ~1,144 SF single-family home that was constructed in 1955 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is property owned by the Rockwall Independent School District (RISD) and that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.22-acre parcel of land with a ~2,236 SF single-family home that was constructed in 1895 situated on it. This structure is classified as *High Contributing*. Beyond this is a 0.25-acre parcel of land with a ~1,620 single-family home that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.23-acre parcel of land with a ~1,969 single-family home that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new two (2) car, detached garage with a 12.25-foot by 11.5-foot storage room (*i.e.* ~140.88 SF). The proposed structure will be a total of 624.88 SF or 22-feet by 33.5-feet and be approximately fifteen (15) feet in total height. The detached garage will be located approximately eighteen (18) feet east of the primary structure adjacent to the eastern property line. A new foundation will be poured, at the end of the existing driveway, to support the new structure. The exterior materials will include cementitious lap siding and a composite shingle roof, which will generally match the existing single-family home. The applicant has indicated the color of the siding will be *Night Watch Green*. The applicant has also indicated that

electricity will be the only utility ran to the structure, and that the storage area will not be used as a guest quarters/secondary living unit.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF." In this case, the proposed detached garage will be 624.88 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the garage is fifteen (15) feet; however, the height of an accessory structure is measured to the mid-point of the pitch on a pitched roof, which in this case would be 12'-6.75". Based on this the proposed site plan and building elevations, the building meets all of the requirements for detached garages stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

The proposed garage will be oriented south onto E. Washington Street, which is consistent with the existing single-family homes. It should also be noted that Subsection 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages ..." In this case, the proposed detached garage will be setback 20-feet behind the front façade of the primary structure.

According to the *Building Standards* contained in Section 07 of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(n)ew additions to existing buildings or structures, including the construction of an additional freestanding building or structure on a lot, or new construction which utilizes existing party walls, should be accomplished as outline in these guidelines [i.e. the guidelines contained in Appendix D, *Historic Preservation Guidelines*] if the definition of an applicable property is met." The property being identified as a *Medium Contributing* property would make the proposed structure subject to the following:

- (1) Height. All new buildings shall be constructed to a height which is consistent and compatible with the existing neighboring historic structures on the same block face.
- (2) Building Setback and Orientation. The setback and building orientation should be visually compatible with the subject property and existing block face
- (3) Building Façade and Materials. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures. 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.
- (4) Roofs. 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. 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. The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.
- (5) Front Yards. Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties.
- (6) Side Yards. Unless previously used for a driveway, the side yard shall is to be used for landscaping with the purpose of enhancing the structures with plant material.
- (7) Driveways. 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.
- (8) Paving Materials. Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.

In this case, the proposed detached garage will be a total of 15-feet in height, and appears to be generally compatible with other older detached accessory buildings in the surrounding area. As an observation, staff should note that older accessory structures on more historic properties appear to be shorter in height than newer accessory buildings on non-contributing properties. Staff should also point out that the applicant is proposing a color that is different than the color used on the primary structure; however, the applicant has indicated that it is his intention in the future to paint the primary structure the same color as what is being proposed for the detached garage. The proposed detached garage does appear to be compatible with the setback, orientation,

front yard, side yard, driveway, and paving material guidelines contained in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC). Staff should further note that the size of the proposed detached garage is comparable to other accessory structures in the area. For example, staff measured several other accessory structures and found them to range between ~220 SF and ~880 SF.

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.*] and proposed preservation criteria ...” 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 Appropriateness (COA), staff would propose the following conditions of approval:

- (1) The new foundation for the proposed detached garage shall be an engineered concrete foundation; and,
- (2) 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: 142070-007

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 609 E WASHINGTON ST

Subdivision

Lot

Block

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No

Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same.

Other, Specify: _____

Owner(s) Name Daniel Reaves
 Address 609 E WASHINGTON ST
 Rockwall, TX 75087
 Phone 817-899-4331
 E-Mail daniel.reaves1@yahoo.com

Applicant(s) Name
 Address
 Phone
 E-Mail

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

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: detached garage

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 30,000

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.

detached two car garage with small storage. new slab is being poured as well


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

0 20 40 80 120 160 Feet

H2020-007 - COA FOR 609 E. WASHINGTON STREET
HISTORIC - LOCATION MAP = 



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.

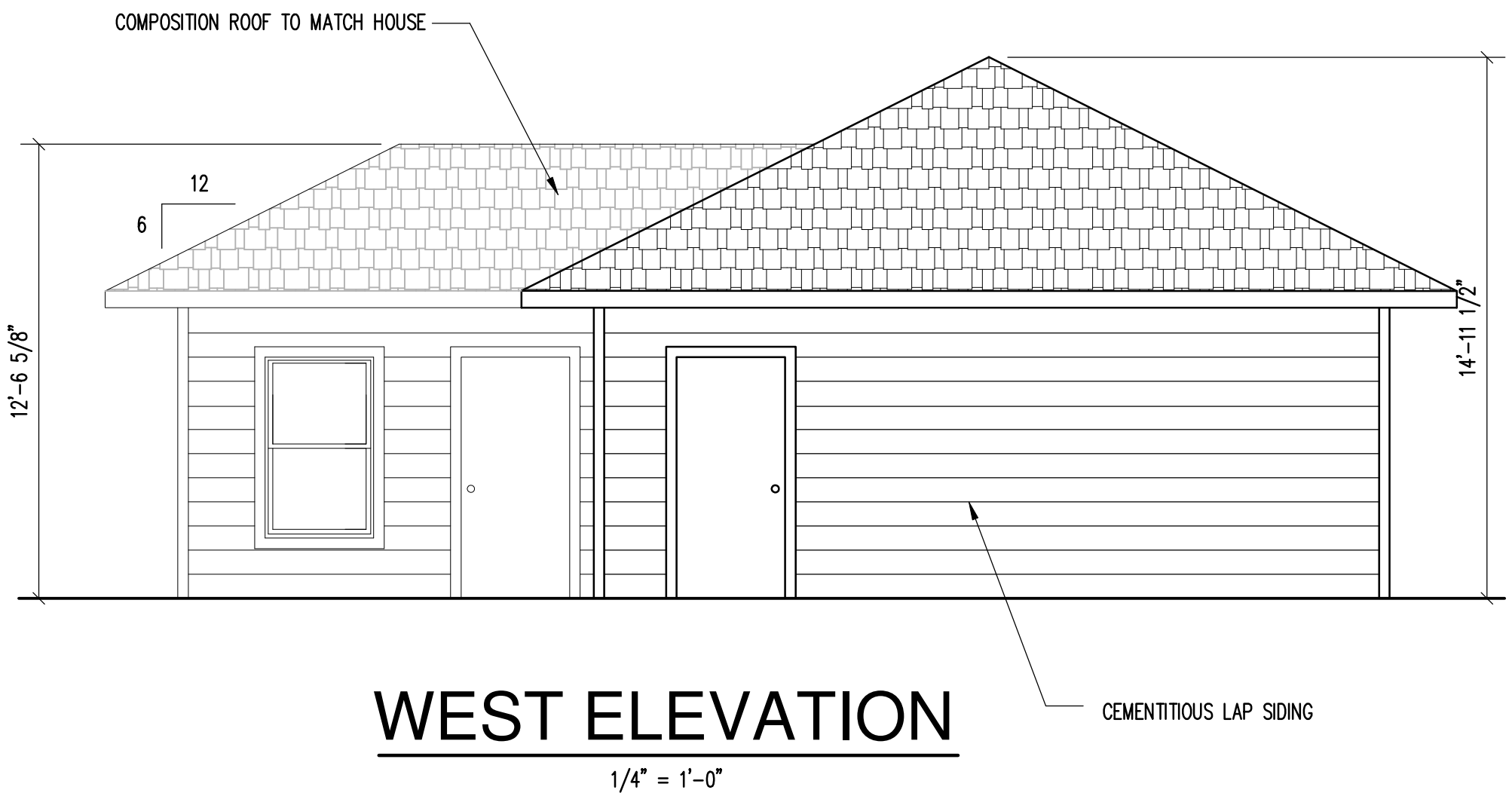
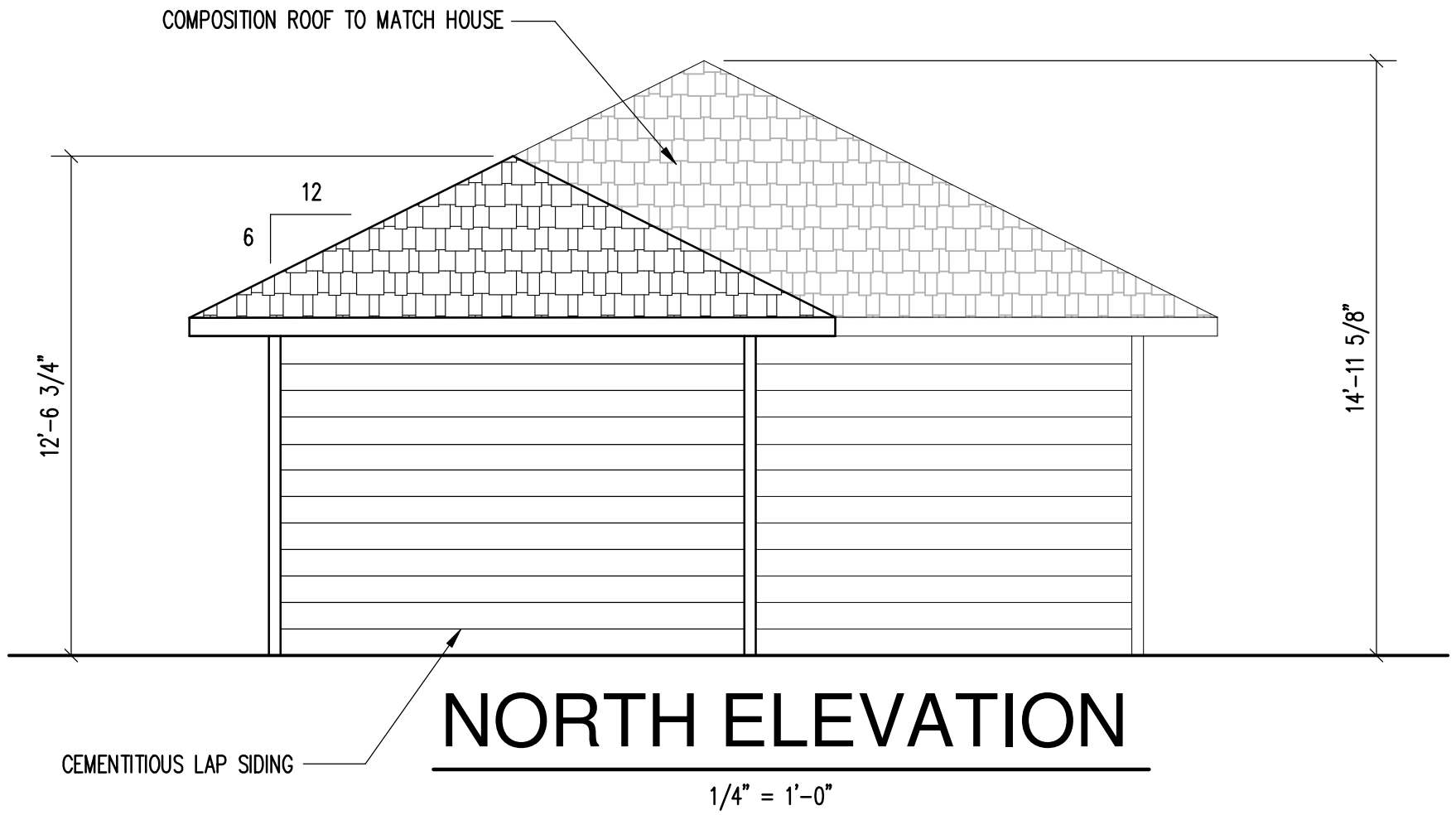


HPAB,

I am submitting an application to build a detached two car garage on my property at 609 E Washington St.

Thank you

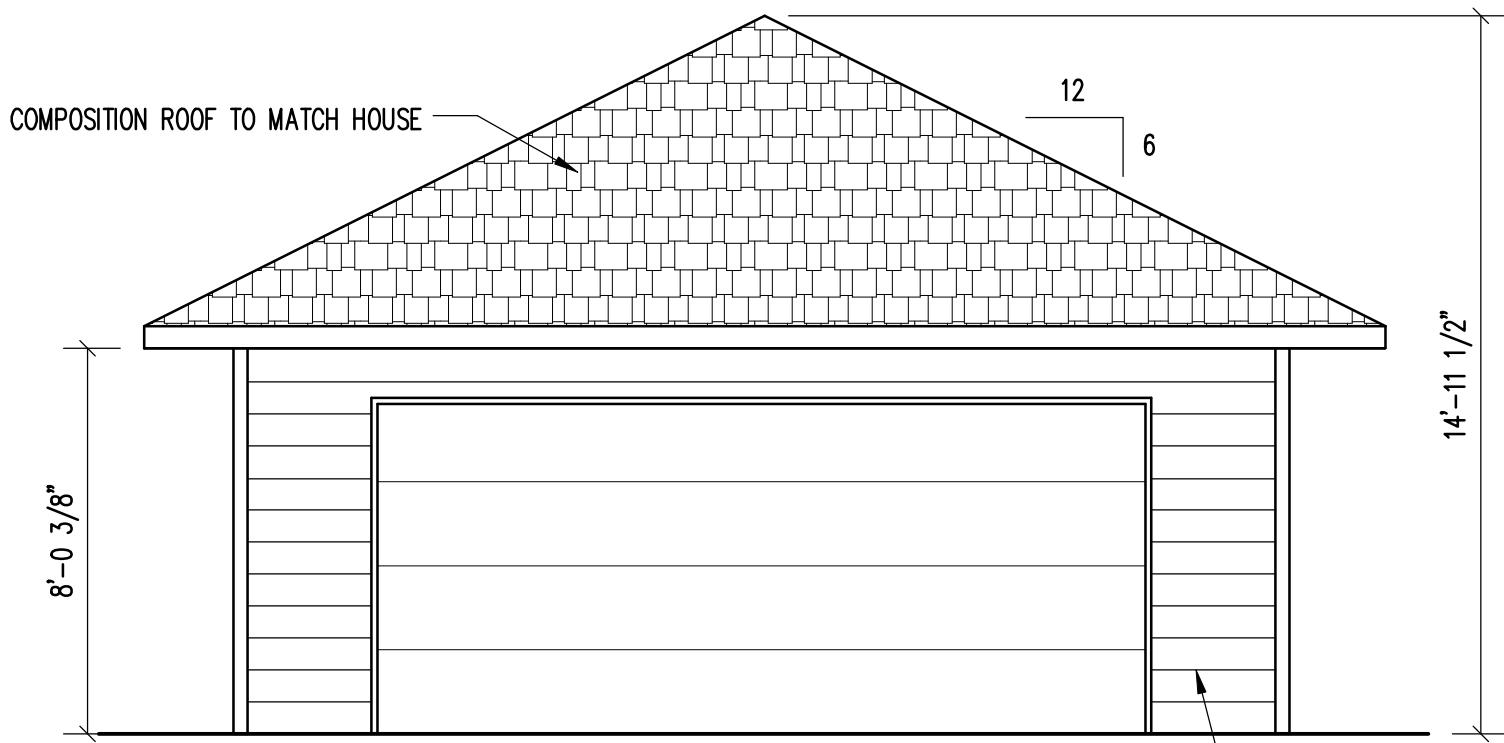
Daniel Reeves



REVISED

DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

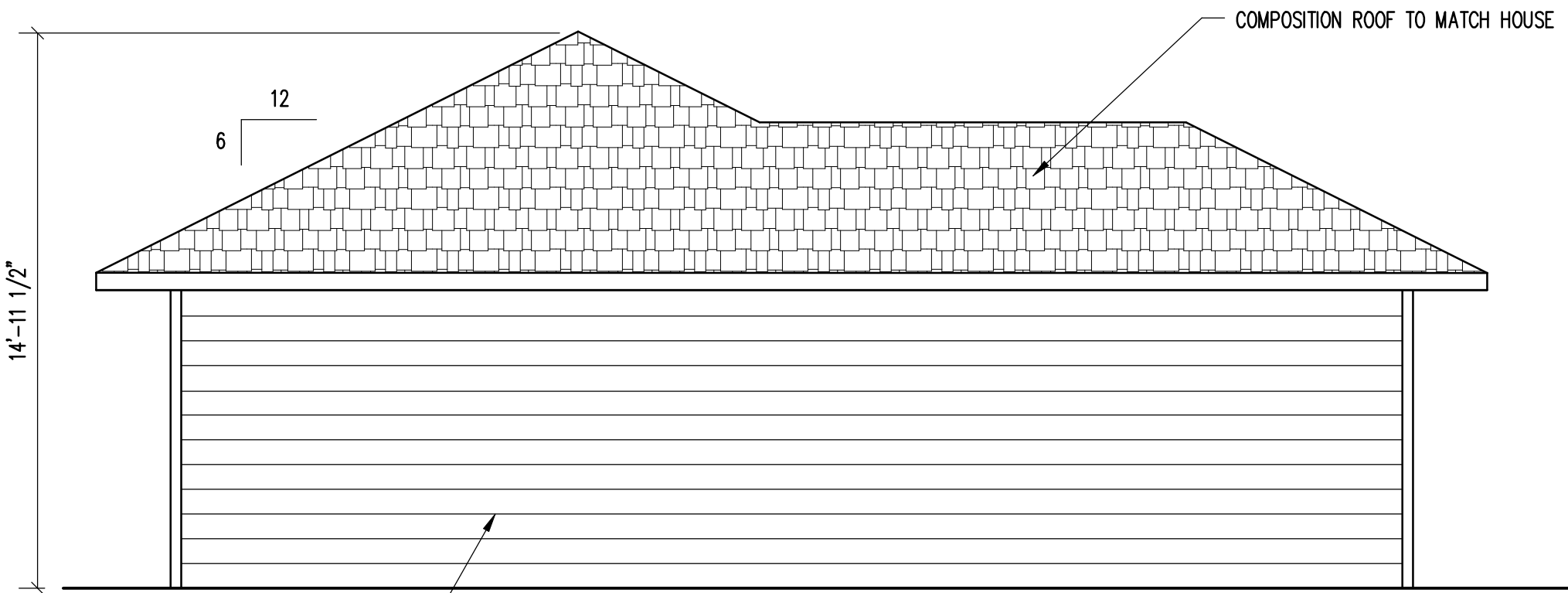
October 18, 2020



SOUTH ELEVATION

CEMENTITIOUS LAP SIDING

1/4" = 1'-0"



EAST ELEVATION

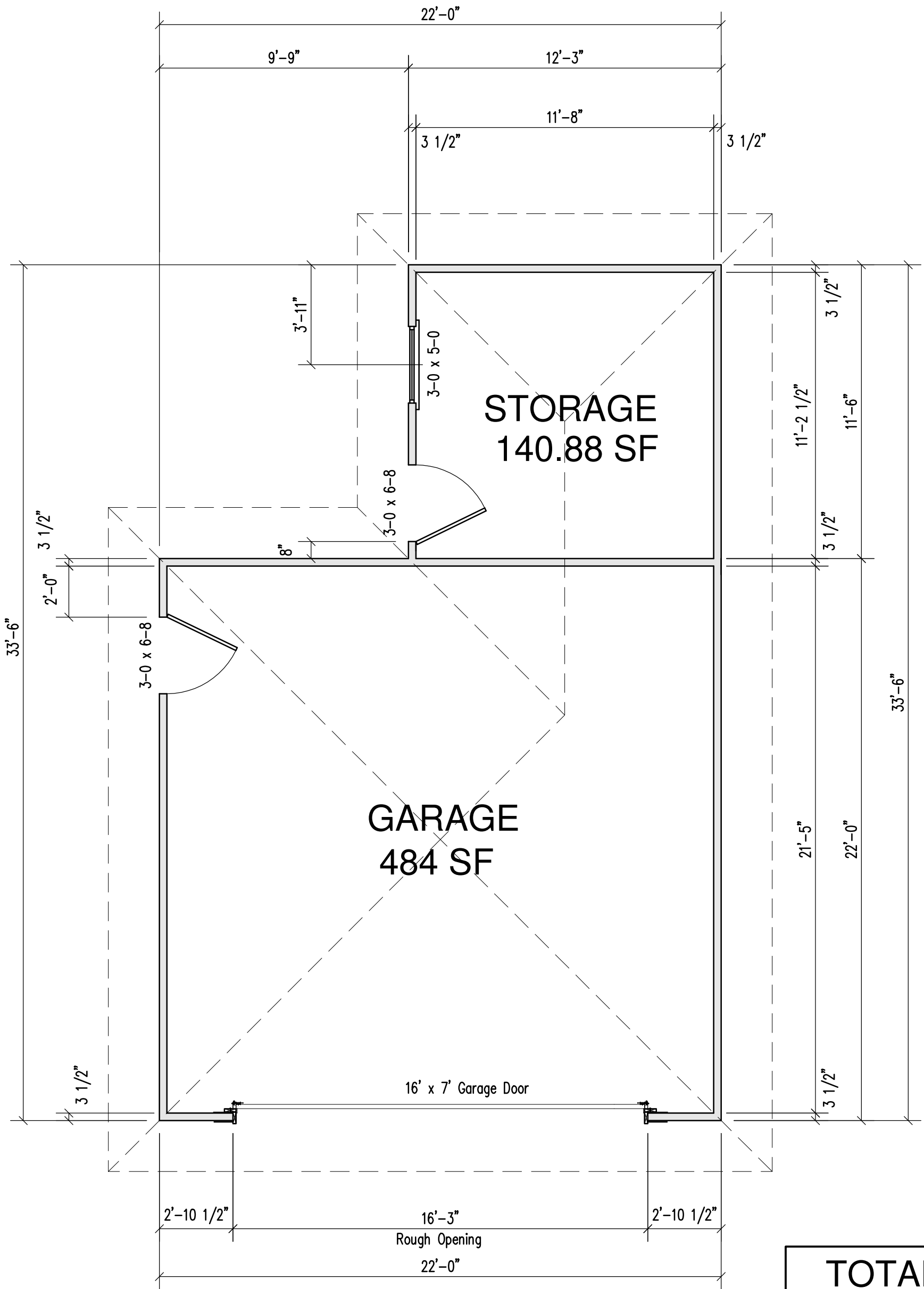
CEMENTITIOUS LAP SIDING

1/4" = 1'-0"

REVISED

DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

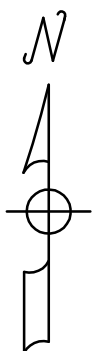
October 18, 2020



**TOTAL
624.88 SF**

FLOOR PLAN

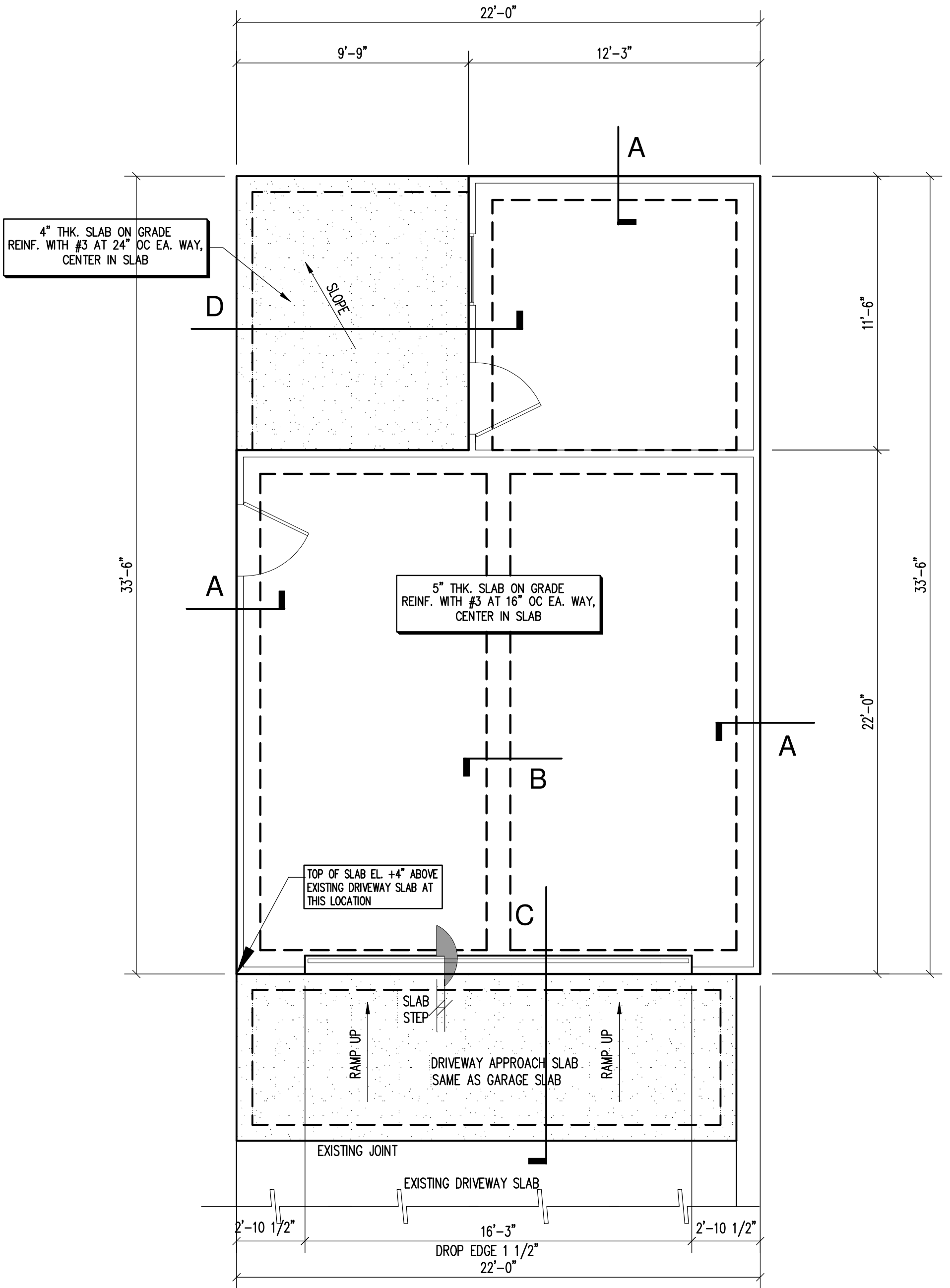
1/4" = 1'-0"



REVISED

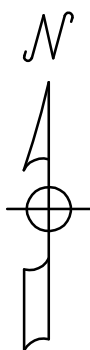
DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 18, 2020



FOUNDATION PLAN

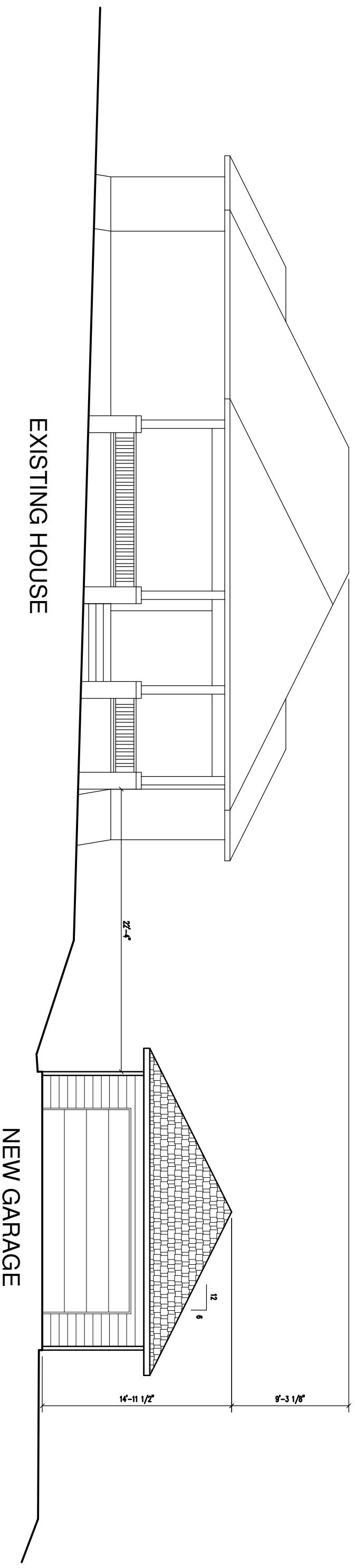
1/4" = 1'-0"



REVISED

DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 18, 2020



FRONT ELEVATION SHOWING RELATIVE HEIGHT OF STRUCTURES

1/8" = 1'-0"

REVISED

DETACHED GARAGE ADDITION
 for
 Daniel & Ashley Reeves
 609 East Washington St.
 Rockwall, TX 75087

October 18, 2020

COLOR OF THE YEAR

LUXURIOUS. NEUTRAL. CLASSIC.

NIGHT WATCH
PPG1145-7



S 89° 15' 34" E 135'.69'

PROPERTY LINE

REVISED

BF Boydston, Block PT 43B
Zoning SF3
13,613 S.F.
0.312 ACRES

DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 22, 2020

19'-2 1/4"

N 01° 30' 23" W 101.14'

PROPERTY LINE

PAINT EXISTING HOUSE
TO MATCH COLOR SCHEME
OF NEW GARAGE ADDITION
COLORS SELECTED BY OWNER

EXISTING
ONE STORY FRAME

20'
SET BACK FROM FACE OF HOUSE

NEW
GARAGE & STORAGE
624'.88\SF

NEW OUTDOOR
PATIO SLAB

DEMO APPROX 650 S.F.
EXISTING DRIVEWAY SLAB
AND SIDEWALK

NEW 3' X 21' APPROACH APRON
RAMP UP TO GARAGE FLOOR

EXISTING CONTROL JOINT IN DRIVEWAY SLAB

EXISTING DRIVEWAY SLAB
TO REMAIN

ORIGINALLY SUBMITTED
BUILDING FOOTPRINT

S 01° 43' 09" E 99.40'

PROPERTY LINE

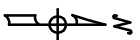
WEST 136.00'

PROPERTY LINE

E WASHINGTON ST.

SITE PLAN

SCALE: 3/32" = 1'-0"





DATE: 11/20/2020

TO: Daniel Reeves
609 E. Washington Street
Rockwall, Texas, 75087

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

SUBJECT: H2020-007; 609 E. Washington Street (COA)

Daniel Reeves:

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 11/19/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

1. The new foundation for the proposed detached garage shall be an engineered concrete foundation; and,
2. 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 Adams made a motion to approve item H2020-007. Board member Freed seconded the motion which passed by a vote of 5-1.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee
Planner