

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 16, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

- (1) Approval of Minutes for the June 18, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-004 (HENRY LEE)**

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.

(V) ACTION ITEMS

- (3) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

(VI) DISCUSSION ITEMS

- (4) Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

(VII) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 10, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

The meeting was called to order by Board Member Jay Odom at 6:00 p.m. Board members present were Brad Adams, Carolyn Francisco, and Beverly Bowlin. Absent from the meeting were Maurice Thompson, Dick Clark, and Jenni Hoffman. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales and Planner Henry Lee. Absent from the meeting was Planning and Zoning Coordinator Angelica Gamez.

II. OPEN FORUM

Board member Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Board member Odom closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the May 21, 2020 Historic Preservation Advisory (HPAB) meeting.

Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Brad Adams seconded the motion which passed by a vote of 4-0.

IV. PUBLIC HEARING ITEMS

2. H2020-001 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA) for brick wainscoting for a home located in Planned Development 50 (PD-50) District. This item was brought to the Commission at the last meeting held on May 21, 2020 but the Board had some questions regarding the project and tabled the item until this meeting. There had been a site plan that had been approved on the property in June 2019 for the zoning of a restaurant without a drive-thru, ultimately requiring a COA. The COA was for alterations made to the home such as the addition of hardie board skirting as opposed to the brick wainscot that is now on the property. In March 2020, it was discovered that the brick wainscot had been added to the property without a COA and a citation and stop-work order was issued. The applicant has since sent in an updated paint color for the hardie board and the brick wainscot along with having a white trim. The Historic Guidelines state that all alterations or new construction should be visually compatible with the surrounding buildings or structures. This request is subject to the Board's review and is a discretionary decision for the Historic Preservation Advisory Board to move forward with the approval of a COA. Mr. Gonzales advised the Board that the conditions of approval were listed in their packet and the applicant and Staff were present to answer questions.

Board Member Odom asked the applicant to come forward.

Price Pointer
602 Willams Street
Rockwall, TX 75087

Mr. Pointer came forward and provided additional details in regards to the request. He explained that the decision to possibly paint the brick and the siding a gray color and the trim a white color came from the Board's disapproval of the previously shown brick. He advised the Board that he was available to answer questions.

Board member Adams wanted to get clarification on the painting of the brick. After going by the house, he noticed that the bottom rows of the brick were a different color than the rest so he wanted to know what the next step would be.

Board member Bowlin added that the new paint color and trim color would be a better fit than what is in place now. Board member Adams agreed that, although he does not like painted brick, he believes the change would be better than the alternative.

Board member Adams then asked for a timeframe for the completion of the project. Mr. Pointer, the applicant, replied that if the COA was approved tonight then the completion of the project would be within 4-5 weeks.

Board member Bowlin asked if the plan was to continue on as a restaurant. Mr. Pointer replied that the ideal situation would be for a high end office or boutique.

Board member Francisco had concerns regarding the project. One being that the house shown as an example is a craftsman style and brick is considered appropriate for it but the one being considered for the COA is a simple folk style and the brick wainscot changes the character and is, therefore, inappropriate for the style. Board member Bowlin added that the new structure being considered does not resemble the original structure whatsoever.

Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he closed the public hearing and brought the item back to the Board for discussion and action.

Board member Odom explained whether or not they would accept and approve the change or if they had to make the applicant tear down the brick wainscot that was already in place. He then asked Planning and Zoning Director Ryan Miller if they had the authority to make them tear it down and, if so, then what would be the next step for the applicant. Mr. Miller explained that the applicant would have the ability to appeal any denial made by the Historic Preservation Advisory Board to the City Council. Board member Odom asked if what was decided there that night was a final decision that does not go any further to which Mr. Miller answered that it was up to the applicant. Once again, the applicant had the right to appeal the decision and if he did not choose to appeal then the ruling made by the Historic Preservation Advisory Board would stand.

Board member Adams wanted further clarification as to why the applicant chose to put up the brick wainscot instead of what had previously been discussed. Mr. Pointer replied that he had seen other properties in the area with the same brick and style and thought it would be a good look for the project. Board member Adams stated that he did not feel like the HPAB would be doing their job if they let the project continue forward.

After a brief discussion, Board member Francisco made a motion to deny item H2020-001. Board member Adams seconded the motion which passed by a vote of 3-1, with Board member Odom dissenting.

3. H2020-003 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to remove the exiting fence and post and install a new wood fence and metal posts. Both the cedar slats and the metal posts would be painted white to match the home's accent color. The applicant's proposed scope of work does not impair the integrity of the property, however, approval of a Certificate of Appropriateness is a discretionary decision for the Historic Preservation Advisory Board.

Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he closed the public hearing and brought the item back to the Board for discussion and action.

Board member Francisco made a motion to approve item H2020-003. Board member Bowlin seconded the motion which passed by a vote of 4-0.

4. H2020-002 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant turned in an application for a Certificate of Appropriateness at the same time as the application for a Small Matching Grant for the same property that was previously discussed. The total valuation of the project provided would be \$2,345 and, as a high contributing property it is eligible for matching funds up to \$1000. Currently, the Historic Preservation Advisory Board has approved two (2) other Small Matching Grants and if this were approved then the remaining funds would be brought down to \$2,500 to last until September 30, 2020. Approval of this request is a discretionary decision for the Historic Preservation Advisory Board.

Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he closed the public hearing and brought the item back to the Board for discussion and action.

Board member Odom explained that he would like to consider the approval due to it being for a good use and a good addition to the house. Board member Bowlin asked if the funds carry over throughout the years but they do not.

Board member Adams made a motion to approve item H2020-002. Board member Bowlin seconded the motion which passed by a vote of 4-0.

V. ACTION ITEMS

5. Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

Planning and Zoning Director Ryan Miller explained to the Commission that they could make a decision on this Action item tonight or hold off until the next meeting since there were three members that were absent. He then explained the different positions and their duties to the Board. The Board decided to hold off voting on the positions until the next scheduled meeting on July 16, 2020.

VI. DISCUSSION ITEMS

6. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

VII. ADJOURNMENT

Board member Odom adjourned the meeting at 7:17 pm.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2020.

JAY ODOM, BOARD MEMBER

ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR



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

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
Rockwall, TX 75087**

Address

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.

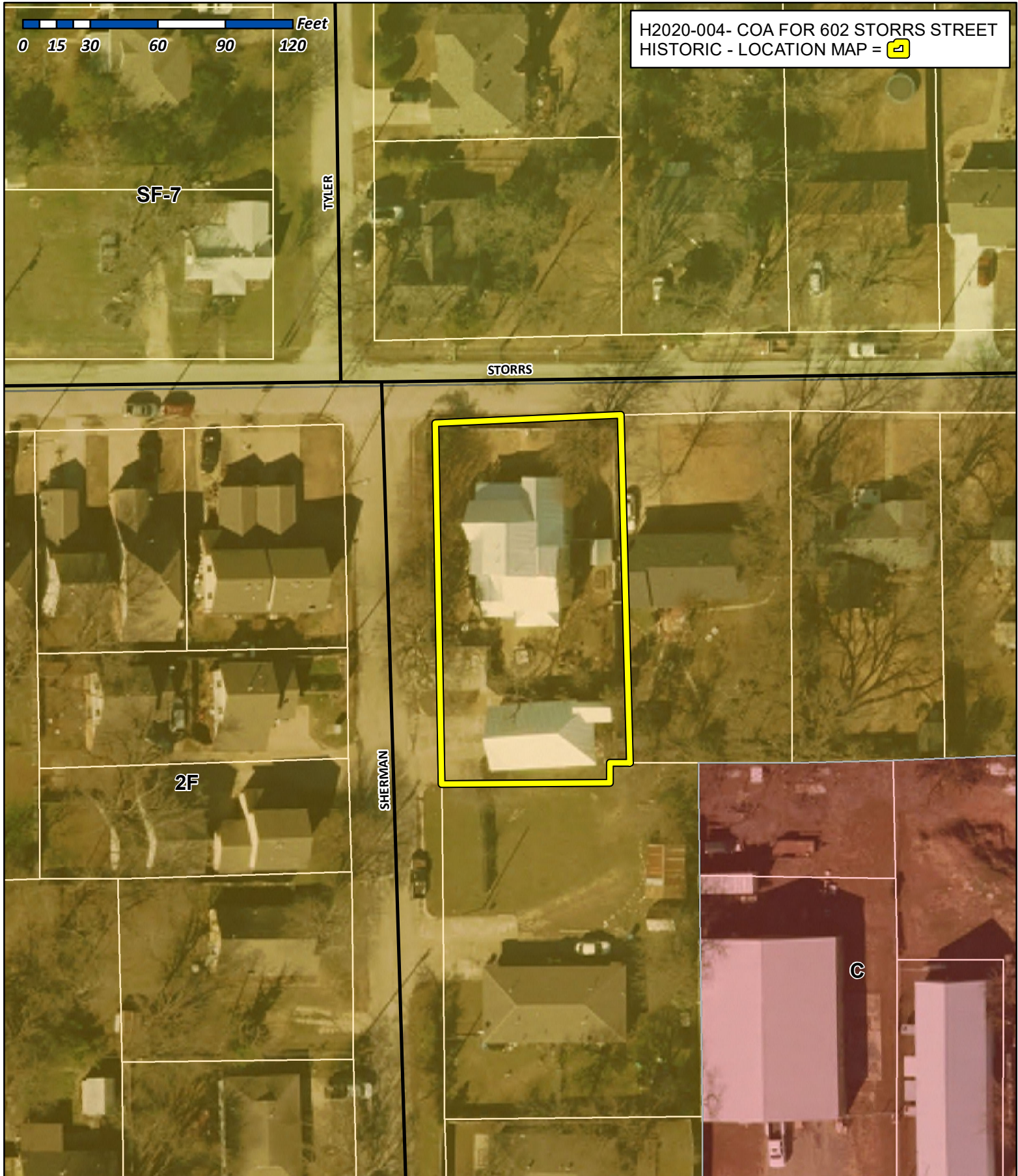
Install a 14' x 14' wood deck on wood piers at height of 8' above ground. Deck is located in backyard between house and detached garage and is not seen from street (behind an 8' fence). Wood arbor with open wooden slats at a height of 8'. Attached drawings provide details and materials.

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.



HHM ID 21976

602 STORRS ST



Oct 2016

Image ID 22360



Coordinates: 32.9267881, -96.4558008

IDENTIFICATION

Parcel ID 56808

Street number 602

Street name STORRS

Street type ST

DESCRIPTION

Type Building - Residential - Single-Family
House - L-Plan

Exterior wall materials Horizontal wood board

Stylistic influences Folk Victorian

Stories 1.5

ROOF

Roof shape Cross-gabled

Chimney locations External, Side, Central

Roof materials Asphalt composition shingles

Chimney materials Brick

Number of chimneys 1

Chimney features Chimney pots

DOORS AND WINDOWS

Door types Single door primary entrance

Window types Double-hung

Door features Transom light

Window materials Wood

PORCH

Porch type Partial width, One story

Porch support type Box columns

Porch roof type Shed

LANDSCAPE

Landscape features Concrete curb

Other outbuildings Non-historic garage

HISTORY

Year built Ca. 1890

Historic name

Source for year built RCAD

INTEGRITY

Alterations Doors replaced

Additions Rear addition

RECOMMENDATIONS

Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district

Priority ranking High

Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district

PRIOR DESIGNATIONS

Prior local designations High Contributing

HHM ID 21976

602 STORRS ST

IMAGES



Oct 2016

Image ID 22360



Oct 2016

Image ID 22361

HHM ID 21976

602 STORRS ST

IMAGES



Oct 2016

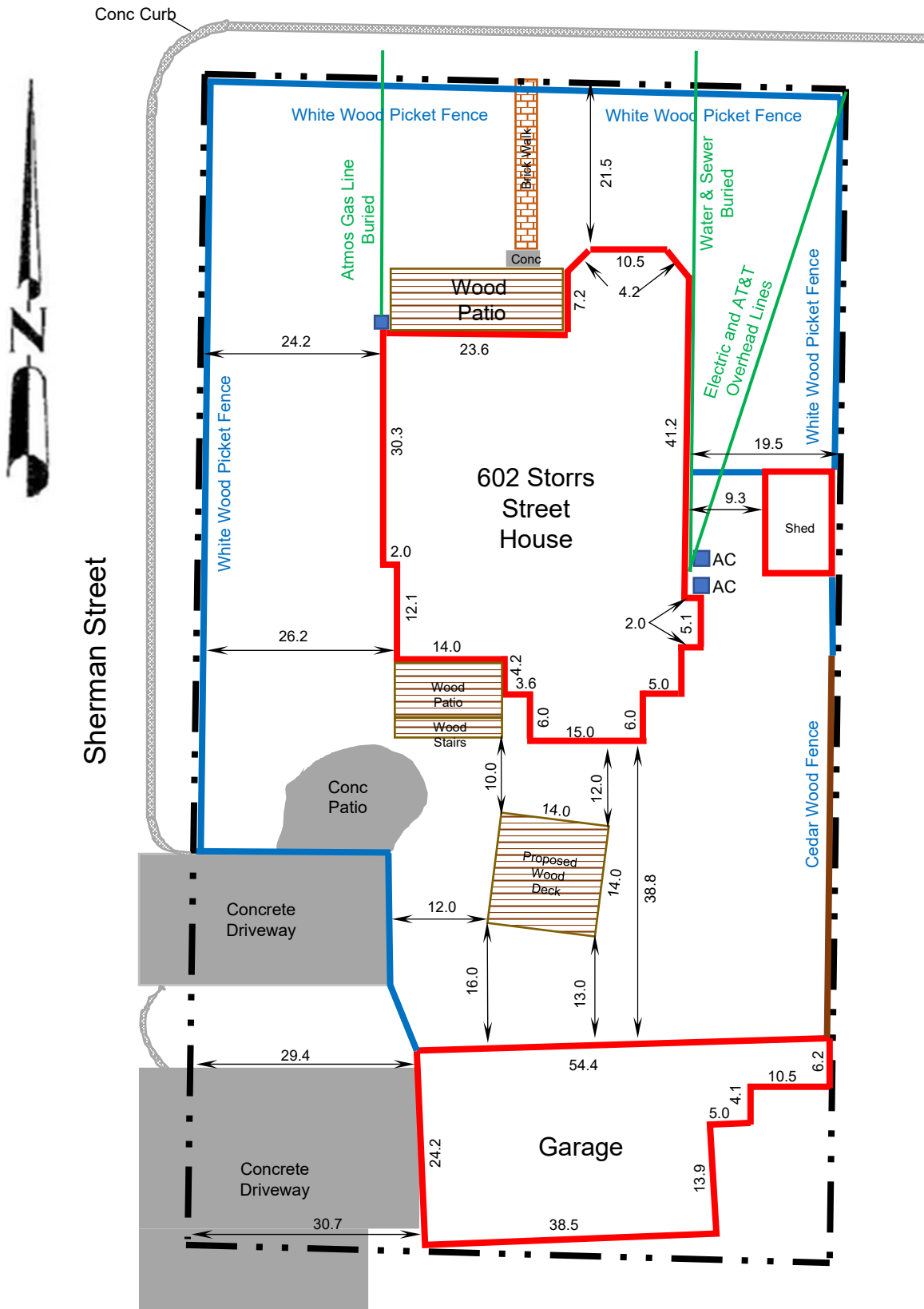
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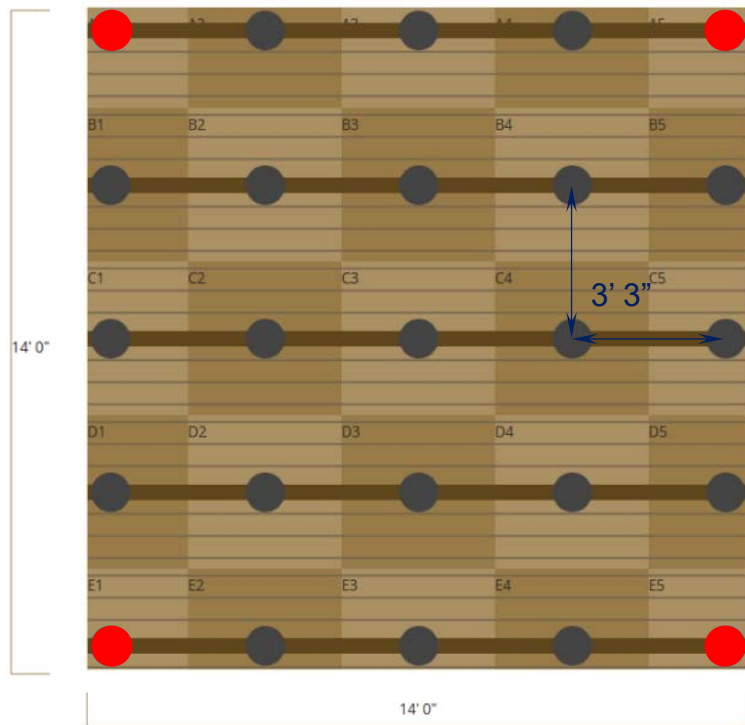


Oct 2016

Image ID 22363

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

