

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 15, 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 August 20, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2020-006 (HENRY LEE)**

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.

(V) DISCUSSION ITEMS

- (3) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) 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 October 9, 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
AUGUST 20, 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 6:03 p.m. Board members present were Brad Adams, Carolyn Francisco, Tiffani Miller, and Beverly Bowlin. Absent from the meeting were Maurice Thompson and Jenni Hoffman. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and 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 June 18, 2020 Historic Preservation Advisory (HPAB) meeting.

Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Beverly Bowlin seconded the motion which passed by a vote of 5-0 with Board Members Thompson and Hoffman absent.

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.

Planner Henry Lee provided a brief summary in regards to the request. He explained that this property is located in an island inside the Historic district. The applicant is proposing to build a 14-foot x 14-foot wood deck with an 8-foot wood arbor located between the home and the detached garage. The wood deck will be elevated 8-inches off the ground and will be held up by 4x4 pressure treated posts with the deck being made out of cedar planks. The wood arbor is going to be held up of four (4) 6x6 cedar posts located in the corners of the deck and the wood arbor is made up of 2x4 cedar planks running parallel to each other. Mr. Lee explained that there will not be any lighting or paint added to the structure. The property itself is zoned 2-F or duplex and the residential home was constructed in 1890 and is approximately 3,000 square feet. The home is considered a high contributing property and is a Folk Victorian style. The applicant's proposed work does not seem to impair the historical integrity of the property nor will it negatively impact the adjacent properties. Mr. Lee advised the Board that approval of a Certificate of Appropriateness (COA) 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 called the applicant to come forward.

Michael Jamgochian
602 Storrs Street
Rockwall, TX 75087

The applicant came forward and provided additional details in regards to the request. He explained that they had considered the idea of outdoor space for family and friend gatherings and came upon the idea of the low deck.

Board member Adams inquired as to the size of the deck.

Board member Bowlin asked if the project would be strictly unfinished and unpainted cedar.

Board member Miller asked about the difference in the height of the structure compared to the height of the fence.

Board member Bowlin did not agree with the deck being left untreated/unpainted.

Board member Adams stated that the rough cedar would look attractive and be an attraction to the back yard.

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

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.

Planning and Zoning Director Ryan Miller explained the election process to the Historic Preservation Advisory Board. Board member Francisco nominated Board member Jay Odom for Chairman with that motion passing by a vote of 5-0. Board member Jay Odom nominated Board member Brad Adams for Vice-Chairman and that motion passed by a vote of 5-0.

VI. DISCUSSION ITEMS

4. 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 6:23 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: 10/15/2020
APPLICANT: Daniel Reeves
CASE NUMBER: H2020-006; *Certificate of Appropriateness (COA) for 609 E. Washington Street*

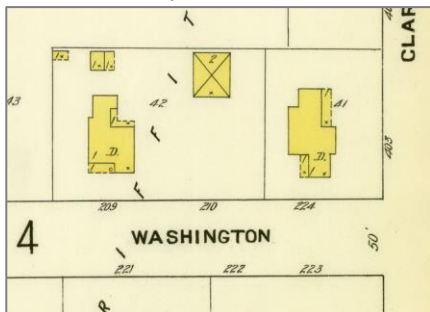
SUMMARY

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.

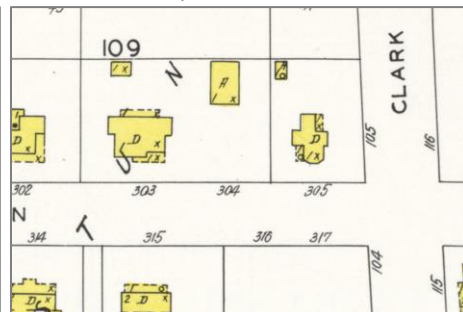
BACKGROUND

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) indicate 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.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a detached garage with a storage area for the purpose of facilitating a subsequent request for a Specific Use Permit (SUP) for a detached garage that exceeds the maximum height and size permitted by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

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 three (3) car detached garage with a 15-foot by 19-foot storage room. The proposed structure will be a total of 1,050 SF or 30-feet by 35-feet and be approximately seventeen (17) feet in height. The detached garage will be located approximately twenty (20) 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 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. The site plan also shows that a small sidewalk will be extended from the north-west corner of the proposed structure to connect with an existing sidewalk connecting to the primary structure.

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 1,050 SF, which is 425 SF (or ~68%)

larger than what is permitted by the UDC. Staff should also point out that this structure represents 61.26% of the size of the existing 1,714 SF primary structure. 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 seventeen (17) feet in height; however, the height of an accessory structure is measured to the mid-point of the pitch on a pitched roof. Based on this the proposed building appears to meet the height requirements of the Unified Development Code (UDC). The proposed garage is oriented south onto E. Washington Street, which is consistent with the existing single-family home. 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 is set even with 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 is seventeen (17) feet tall, which appears to be generally compatible with other detached accessory buildings in the surrounding area; however, staff should note that older accessory structures on more historic properties are shorter in height, while newer accessory structures on non-contributing properties are similar in height to the proposed detached garage. The setback of the proposed detached garage is not compatible with the surrounding neighborhood character, in that most of the accessory structures meet the current setback requirements (*i.e. the majority are located behind the primary structure*). Staff should also point out that the applicant is proposing a color that is different than the color used on the primary structure. The proposed detached garage does appear to be compatible with the 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 note that the size of the proposed detached garage is noticeably larger than 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. Based on this the proposed garage would be approximately 250 SF larger than the current largest accessory structure found by staff. Staff should note that this 880 SF accessory structure was built in 2007 [H2007-004; BLD-2007-0514] on the property directly across the street (*i.e. 608 E. Washington Street*), which is a *Medium Contributing* property.

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). Since this case will also require the approval of a Specific Use Permit (SUP), if the Historic Preservation Advisory Board (HPAB) chooses to grant the Certificate of Appropriateness (COA), a recommendation of approval for the Specific Use Permit (SUP) will be forwarded to the Planning and Zoning Commission and City Council.

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;
- (2) The applicant shall be required to submit a Specific Use Permit (SUP) for the proposed detached garage unless the size is brought into conformance with the requirements of the Unified Development Code (UDC); and,
- (3) 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: H2020-006

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

☒ Check this box if Owner and Applicant are the same.

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

☐ Other, Specify:

Owner(s) Name DANIEL REEVES

Address 609 E WASHINGTON ST
Rockwall, TX 75087

Phone 817-899-4387

E-Mail daniel.reeves1@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:

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 45,000

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.

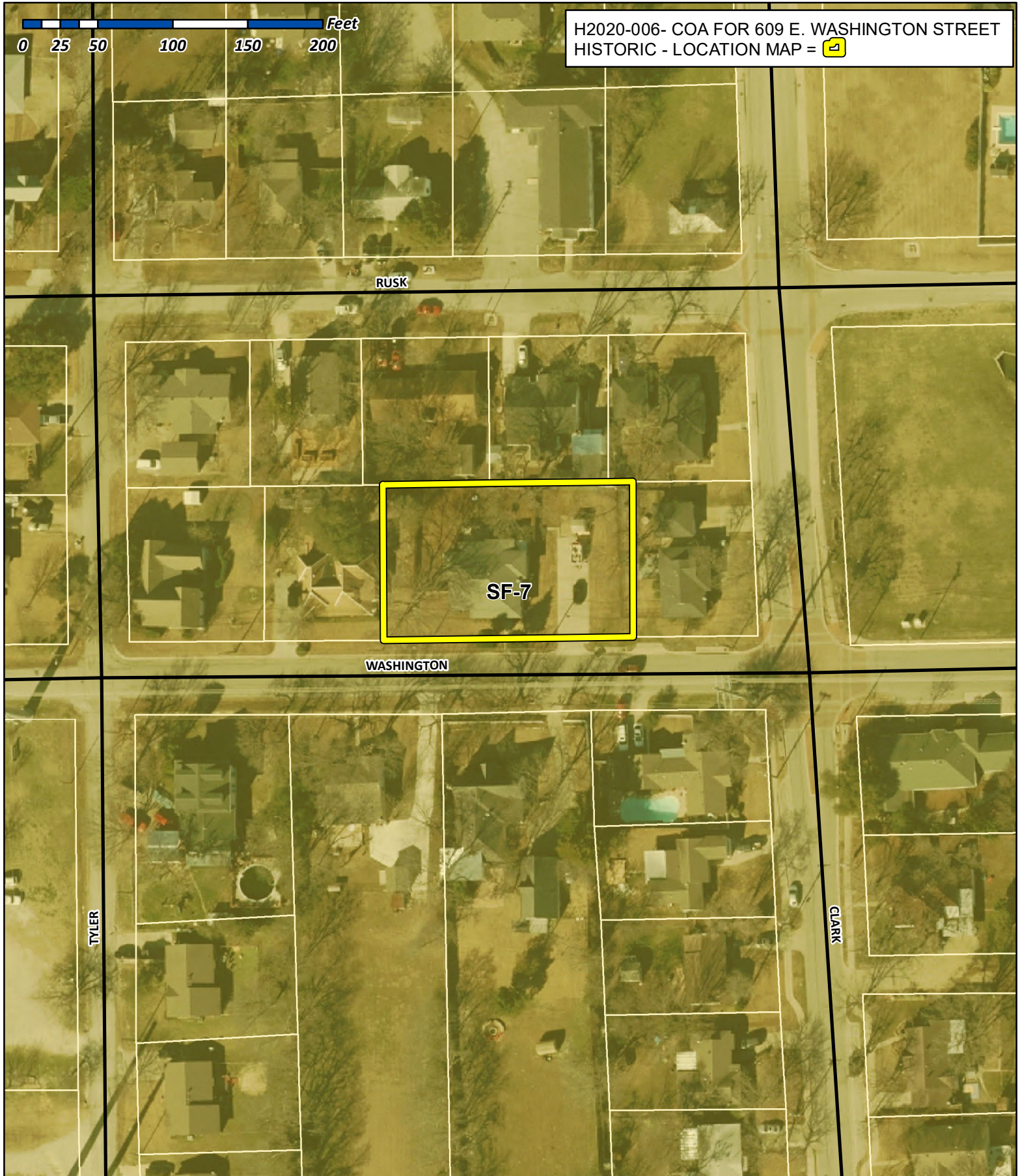
I AM BUILDING A DETACHED 3 CAR GARAGE WITH A STORAGE ROOM.
THE GARAGE IS BEING BUILT ON AN EXISTING DRIVEWAY.

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.





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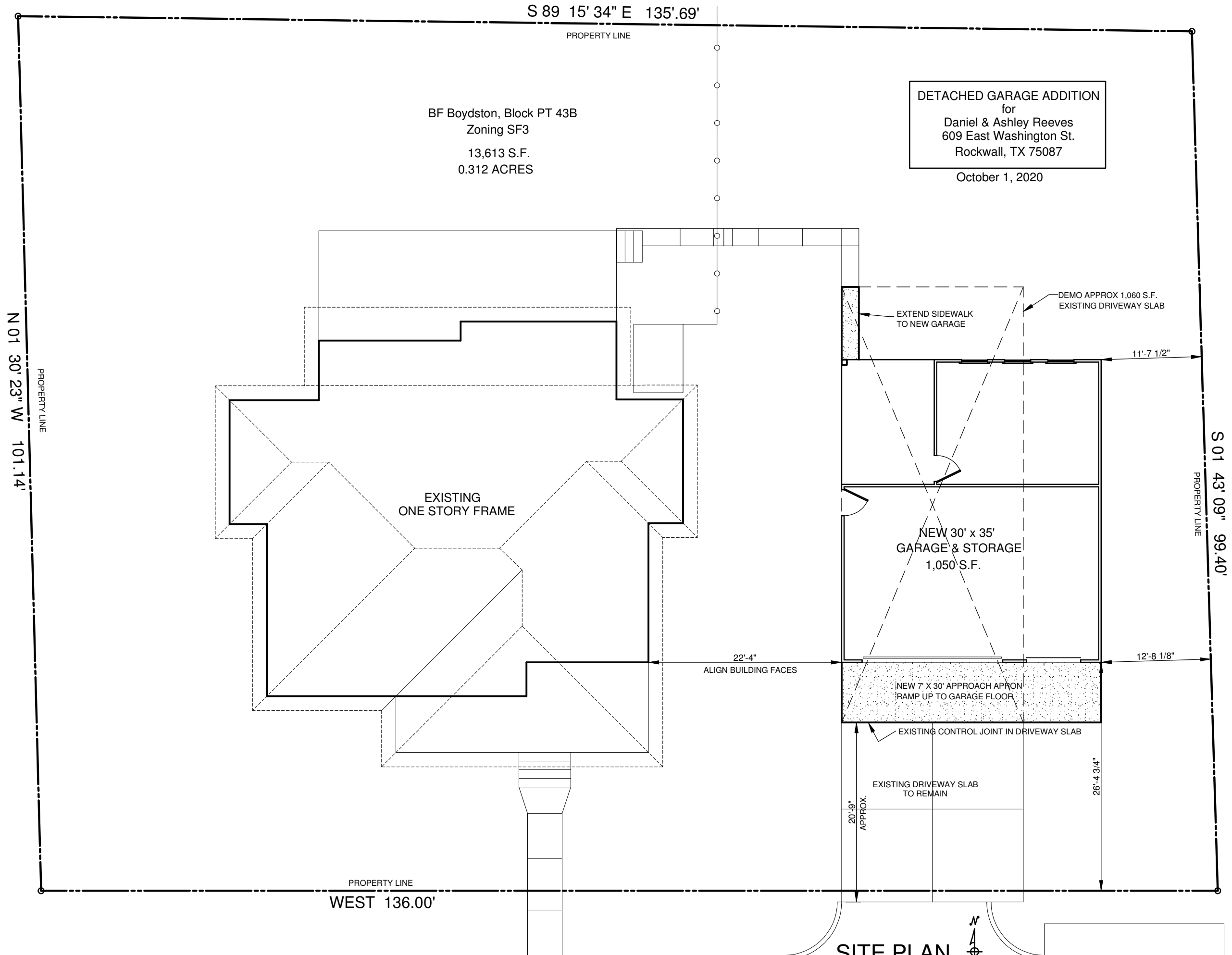
WARNING
ROCKWALL IS A
NEIGHBORHOOD WATCH
COMMUNITY

POLICE • 771-2717

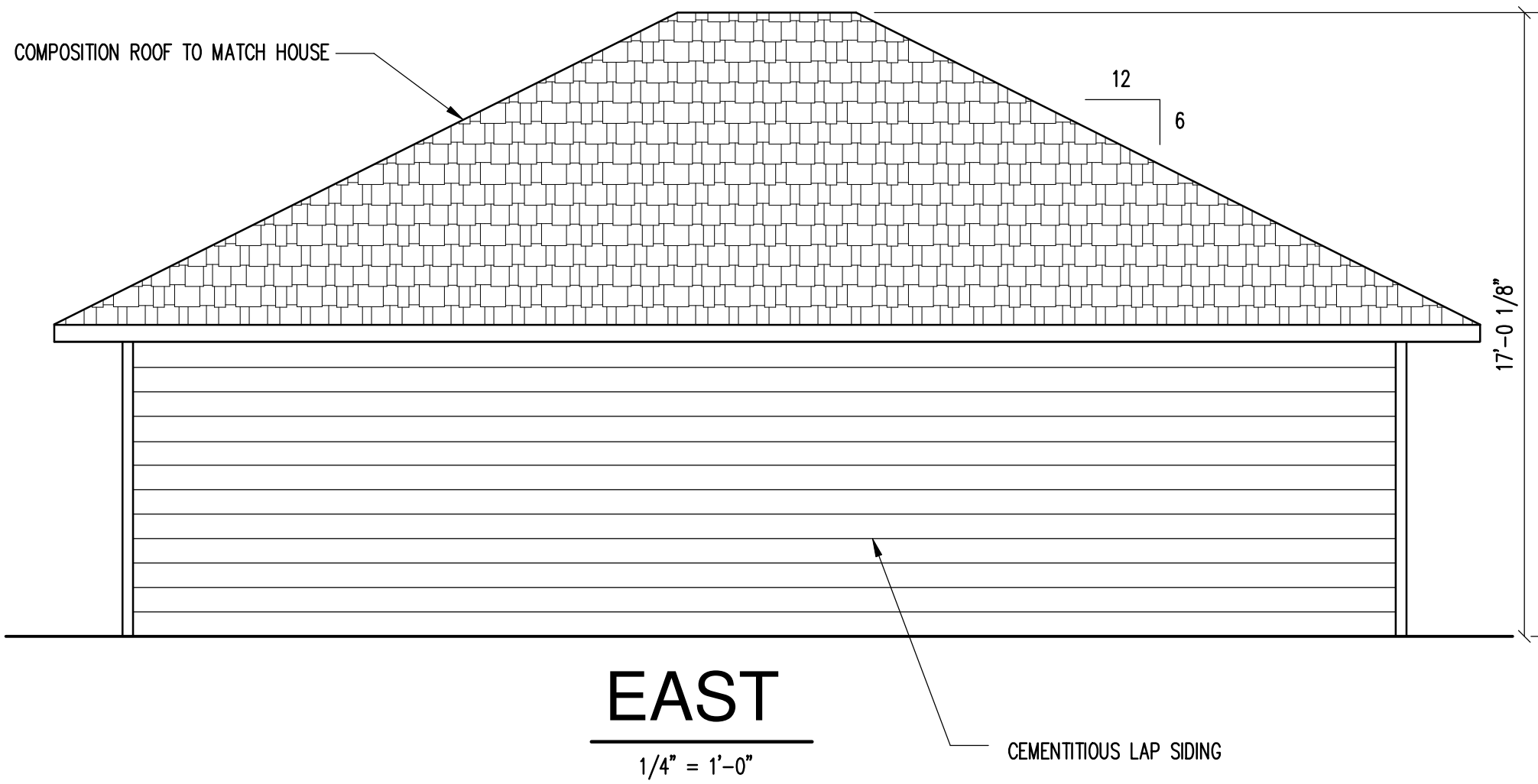
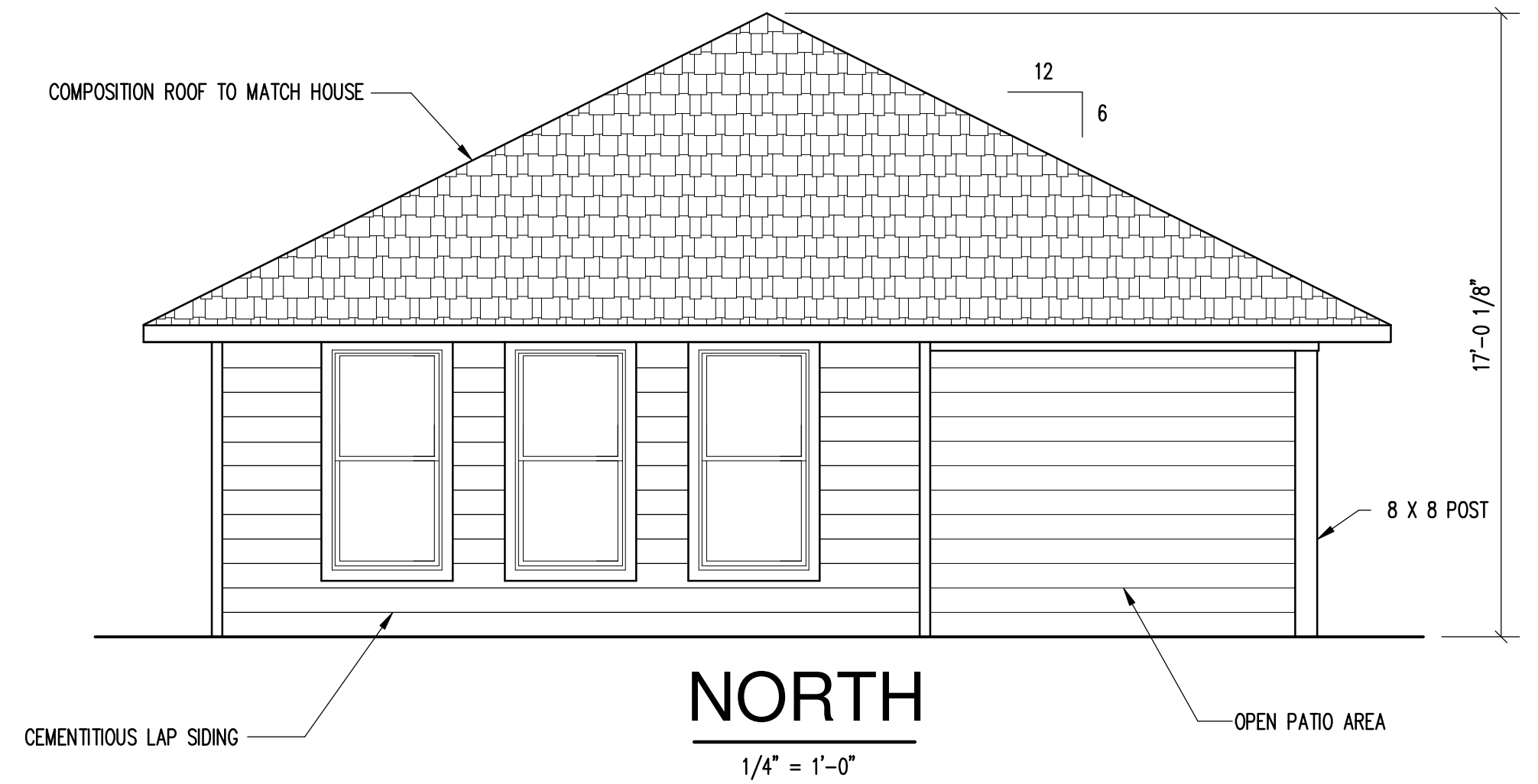
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CITY OF ROCKWALL HISTORIC RESOURCES SURVEY – INVENTORY

	608 WASHINGTON ST								HHMID 21843
Parcel ID 14341	Type Outbuilding - Garage	Year built Ca. 2005	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	608 WASHINGTON ST								HHMID 21840
Parcel ID 14341	Type Single-Family House - Bungalow	Year built Ca. 1915	Stylistic influences Craftsman, Tudor Revival	Alterations Doors replaced, Windows replaced, Exterior wall materials replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	609 E WASHINGTON ST								HHMID 21850
Parcel ID 14417	Type Single-Family House - Bungalow	Year built Ca. 1915	Stylistic influences Craftsman	Alterations Door replaced, New screens	Additions Historic side addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	302 WILLIAMS ST								HHMID 21615
Parcel ID 69850	Type Gas station	Year built Ca. 1925	Stylistic influences No style	Alterations Exterior wall materials replaced, Enclosed canopy	Additions Rear addition	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	303 WILLIAMS ST								HHMID 21618
Parcel ID 16523	Type Single-Family House - Ranch	Year built Ca. 1950	Stylistic influences Ranch	Alterations None	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	304 WILLIAMS ST								HHMID 21653
Parcel ID 14414	Type Single-Family House - Bungalow	Year built Ca. 1930	Stylistic influences Craftsman	Alterations One door replaced, Some Exterior wall materials replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	306 WILLIAMS ST								HHMID 21657
Parcel ID 14415	Type Single-Family House - Bungalow	Year built Ca. 1925	Stylistic influences Folk Victorian	Alterations Windows replaced, Doors replaced	Additions Rear addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	308 WILLIAMS ST								HHMID 21658
Parcel ID 58788	Type Single-Family House	Year built 1991	Stylistic influences None	Alterations None	Additions None	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking None	
	310 WILLIAMS ST								HHMID 21660
Parcel ID 58789	Type Single-Family House - Bungalow	Year built Ca. 1915	Stylistic influences Craftsman	Alterations Doors replaced, Windows replaced, Some exterior wall materials replaced	Additions None	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	
	402 WILLIAMS ST								HHMID 21668
Parcel ID 16529	Type Single-Family House - L- Plan	Year built Ca. 1915	Stylistic influences National Folk	Alterations Doors replaced, Windows replaced, Exterior wall materials replaced, Porch altered, Fenestration altered	Additions Side addition, Multiple additions	Recommended NRHP designations Recommended non-contributing to a NRHP district	Recommended local designations Recommended non-contributing to a local historic district	Priority ranking Low	
	402 WILLIAMS ST								HHMID 21663
Parcel ID 16529	Type Single-Family House - Bungalow	Year built Ca. 1950	Stylistic influences Minimal Traditional	Alterations Doors replaced, Windows replaced	Additions Rear addition	Recommended NRHP designations Recommended contributing to a NRHP district	Recommended local designations Recommended contributing to a local historic district	Priority ranking Medium	

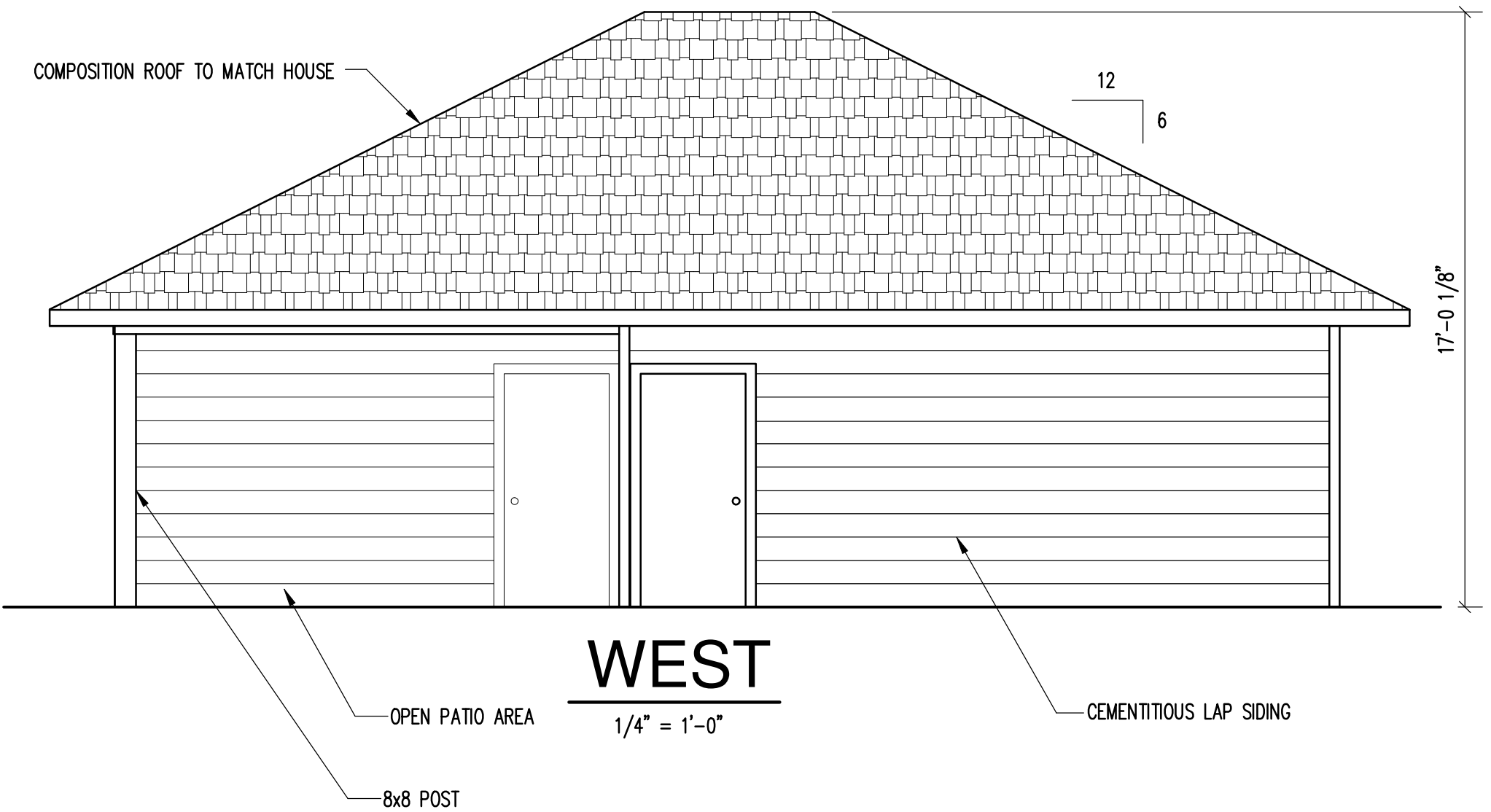
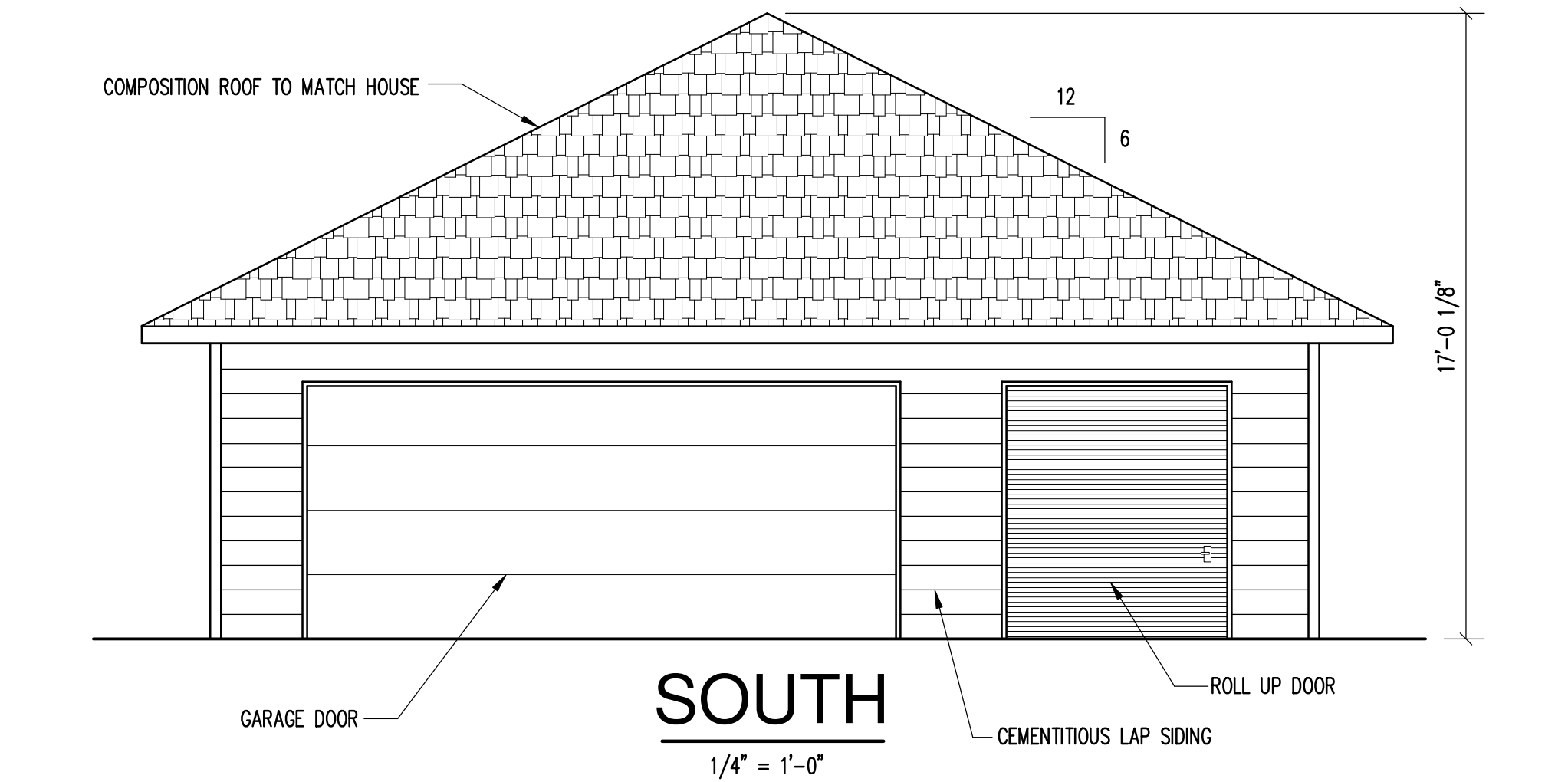


SITE PLAN
SCALE: 3/32" = 1'-0"



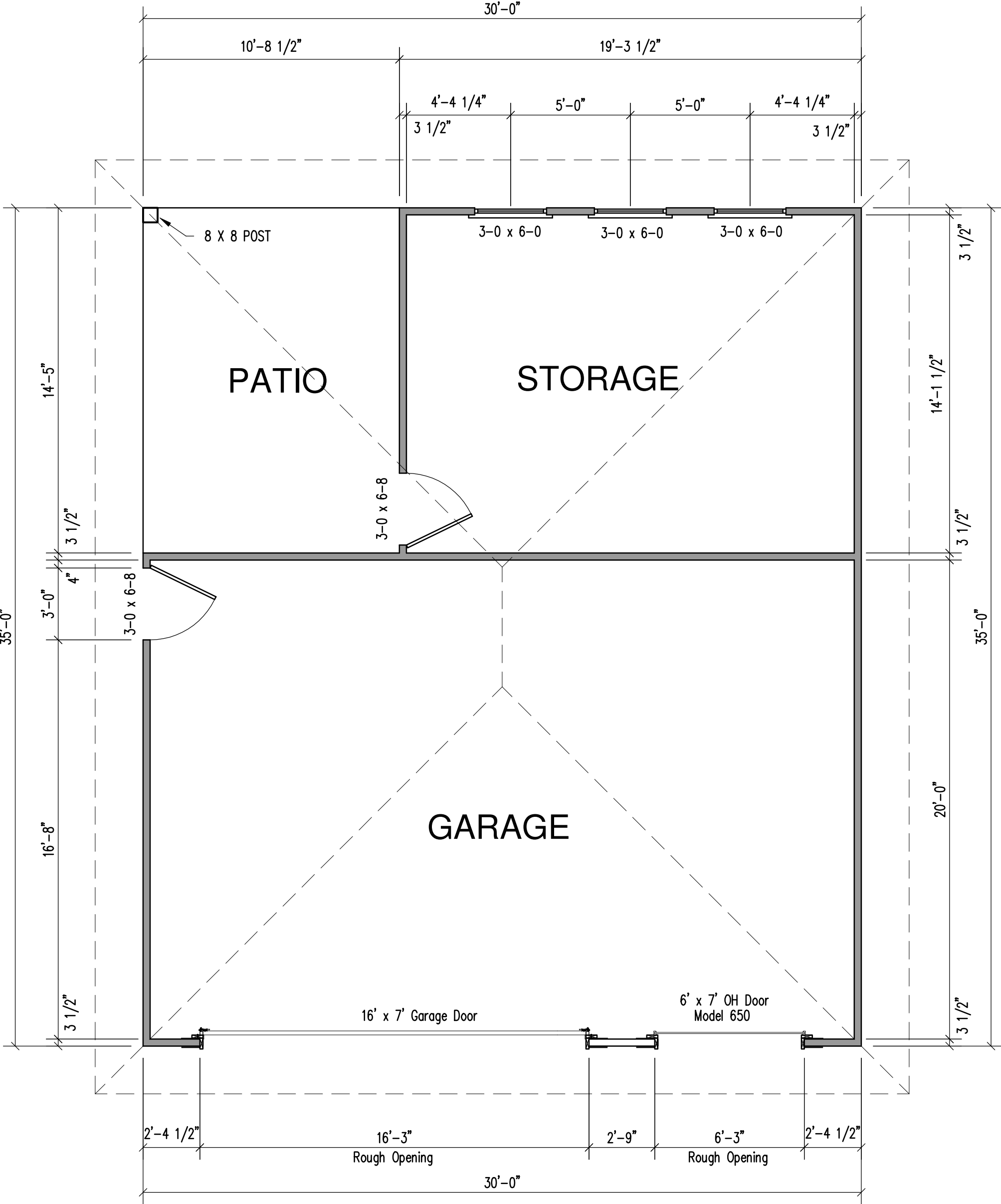
DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 1, 2020

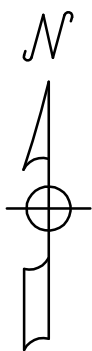


DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 1, 2020

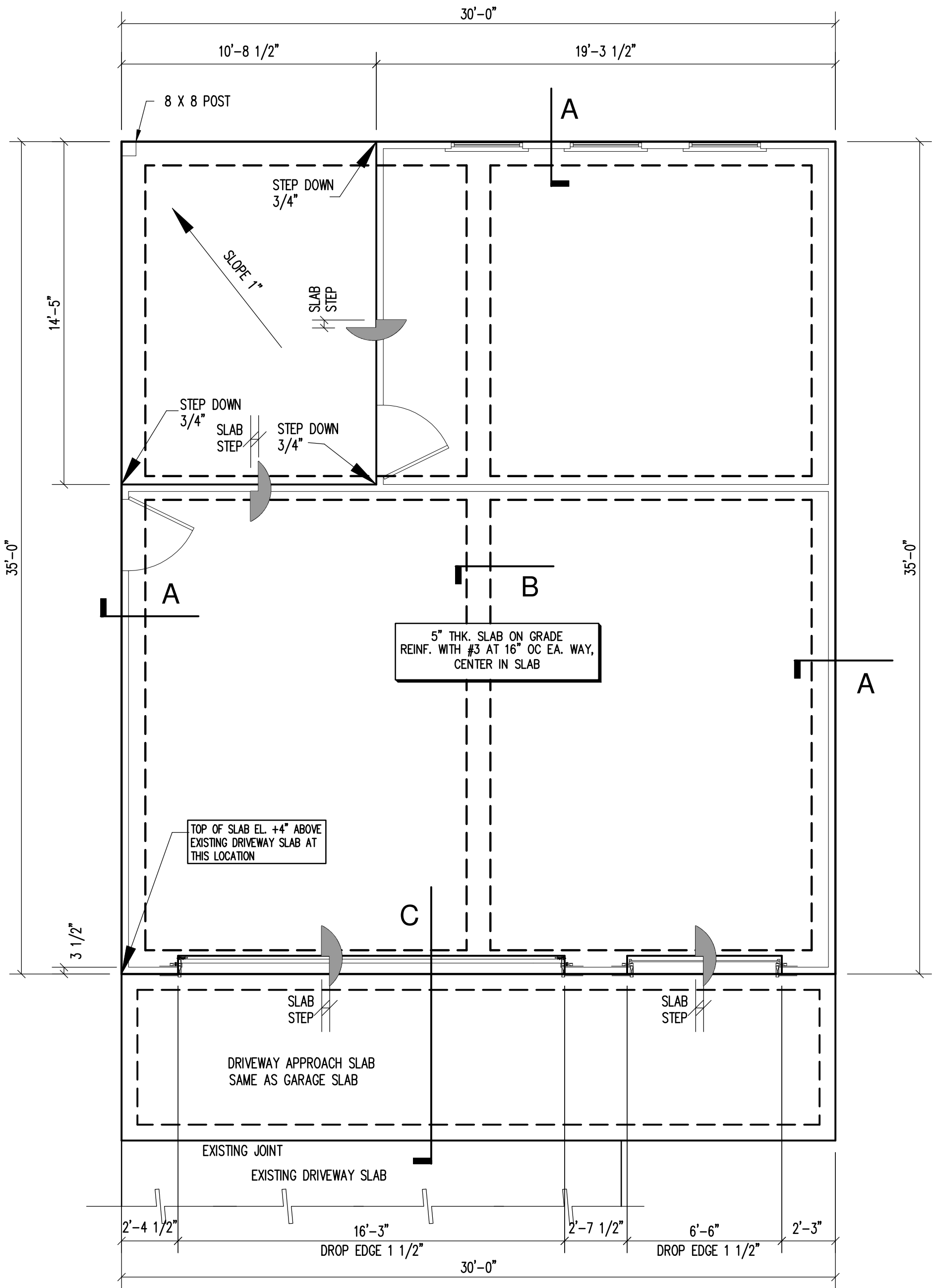


FLOOR PLAN
1/4" = 1'-0"



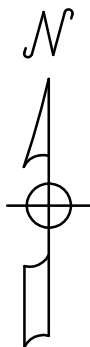
DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
Rockwall, TX 75087

October 1, 2020



FOUNDATION PLAN

1/4" = 1'-0"



DETACHED GARAGE ADDITION
for
Daniel & Ashley Reeves
609 East Washington St.
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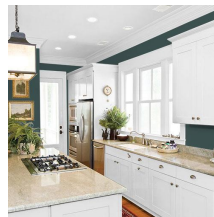
I am requesting a meeting with the HPAB to get approval to build a garage. The garage will be detached, approximately 1050 sqft. It will be a 3 car garage with a 15x19 storage room.

Thank you

Daniel Reeves

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Night Watch

PPG1145-7



Night Watch is a dark, neutral, jade aqua-green with a malachite undertone. It is a perfect paint color for an accent wall. Pair it with rich camel tones to add lightness to this area. Night Watch was named [2019 Color of The Year](#) as part of our [We Are: Color](#) trends.

R: 60 G: 80 B: 79 LRV: 6

ORDER A COLOR SWATCH

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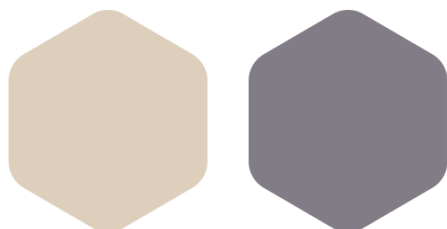


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ACCENT



TRIM & CEILING