

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 21, 2021 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 November 19, 2020 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

(2) **H2021-001 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Rick Cawthon for the approval of a Certificate of Appropriateness (COA) for an accessory structure on a Medium-Contributing Property identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 205 N. Clark Street, and take any action necessary.

(V) ACTION ITEMS

- (3) Discuss and consider recent development trends in and around the Old Town Rockwall (OTR) Historic District and strategies to further preservation efforts in the area, 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 January 15, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 18, 2021 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 January 21, 2021 Historic Preservation Advisory (HPAB) meeting.

(IV) DISCUSSION ITEMS

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

(V) ADJOURNMENT

(VI) WORK SESSION

(3) Work Session. A work session to discuss the boundaries of the Historic District will be held in the City Council meeting room immediately following the adjournment of the March 18, 2021 Planning and Zoning Commission meeting. **(RYAN MILLER)**

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.

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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 March 12, 2021 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
JANUARY 21, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Jay Odom called the meeting to order at 6:00 PM. Board members present were Carolyn Francisco, Brad Adams, Alma
5 McClintock, Sarah Freed, Beverly Bowlin and Tiffani Miller. Staff members present were Planning and Zoning Director Ryan Miller, Planning
6 and Zoning Manager David Gonzales, Planner Henry Lee, and Planning and Zoning Coordinator Angelica Gamez.
7

8 II. OPEN FORUM
9

10 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being
11 no one coming forward to speak Chairman Odom closed the open forum.
12

13 III. CONSENT AGENDA
14

15 1. Approval of Minutes for the November 19, 2020 Historic Preservation Advisory (HPAB) meeting.
16

17 Board member Miller made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by a
18 vote of 7-0.
19

20 IV. PUBLIC HEARING ITEMS
21

22 2. H2021-001 (HENRY LEE)

23 Hold a public hearing to discuss and consider a request by Rick Cawthon for the approval of a Certificate of Appropriateness (COA) for an
24 accessory structure on a Medium-Contributing Property identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County,
25 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 205 N. Clark Street, and
26 take any action necessary.
27

28 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Certificate of
29 Appropriateness (COA) for the purpose of constructing a new accessory building. The accessory building would be 240 square feet or 12-
30 feet by 20-feet, and will be located in the rear of the property and does meet all of the setback requirements. The color of the proposed
31 building would be white with black trim and the applicant has indicated that no utilities would be ran thru this structure. The approval of a
32 COA is a discretionary decision for the Historic Preservation Advisory Board (HPAB) and will also require approval of a Specific Use Permit
33 (SUP). If this item is approved by the HPAB then they will be granted a COA. This will then recommend approval for a SUP and will be
34 forwarded to the Planning and Zoning Commission and City Council.
35

36 Board Member Francisco asked why the SUP was required.
37

38 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one doing
39 such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
40

41 Board Member Miller did not like the fact that it was larger than 144 square feet.
42 Board Member asked if the shed would look exactly like its being shown on the elevations.
43 Chairman Odom indicated that he did not think the shed would be visible.
44 Board Member Freed asked if they could incorporate a recommendation into the motion.
45 Board Member McClintock asked if new pictures would be available for review.
46

47 After some discussion, Board Member Adams made a motion to table the item until the next meeting to give the applicant a chance to be
48 present. Board Member Freed seconded the motion to table the item and that vote passed 7-0.
49

50 V. ACTION ITEMS
51

52 3. Discuss and consider recent development trends in and around the Old Town Rockwall (OTR) Historic District and strategies to further
53 preservation efforts in the area, and take any action necessary.
54

55 Director Ryan Miller introduced this item and indicated that Chairman Odom asked this be put on the Agenda to give the HPAB a chance
56 to have a discussion about some of the adjacent areas and development trends near Old Town Rockwall. Chairman Odom would like to
57 discuss what these trends mean for the Historic District and the possibility of looking at what area may be significant.
58

59 Chairman Odom provided a summary of what he's been noticing near Old Town Area and how the Downtown area has been growing even
60 with prices increasing. He provided a map to show the Board Members. He explained that there could be a precedent set in regards to the
61 tear downs. He added that while it brought values up, if it continues in the area then all the house that make the area so charming could
62 soon be gone.
63

64 Mr. Miller added that if there was a non-contributing property within 300-feet of a contributing property then they would need to bring
65 forward an application for a Certificate of Appropriateness to make any changes to the exterior of the home that would be visible. In a way,
66 the Historic Preservation Advisory Board (HPAB) acts as a pseudo-HOA in an area that does not have HOA requirements with a Historic
67 focus.

68 Chairman Odom asked if the property mentioned before were included in the Historic District then would it have been presented to the
69 HPAB where they would have gotten a chance to state whether or not it was a good idea to tear down homes or not. Mr. Miller clarified
70 that there is a demolition by neglect where the HPAB could stall the demolition of a Historic property in order to find a buyer. If a buyer is
71 not found within a certain amount of time then it can be removed.
72

73
74 Mr. Miller advised the Board that they should hold a town hall meeting and invite the property owners living near but not within the Historic
75 District and propose the idea of expanding the Historic District. Should the property owners show support of the idea, then the HPAB
76 would have to go before the City Council to present the expansion idea. Staff would then take that thru the zoning process due to essentially
77 putting more restrictions on the property. The proposal would go thru the public hearing process and Staff would educate the homeowners
78 as to what the expansion means. In the future, if approved, property owners would have to come before the Board to make any changes
79 to the outside of their home.
80

81 The rest of the Board members expressed their support of the idea.
82

83 Mr. Miller advised that the next step would be to hold a work session so the Board Members could choose the desired boundaries to
84 present to the City Council and start getting the interest of the residents.
85

86 VI. DISCUSSION ITEMS
87

88 4. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
89

90 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
91

92 VII. ADJOURNMENT
93

94 Chairman Odom adjourned the meeting at 6:51 PM.
95

96 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
97 _____ DAY OF _____ 2021.
98

99
100 _____
101 JAY ODOM, CHAIRMAN
102

103
104 _____
105 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
106

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 20, 2021 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 March 18, 2021 Historic Preservation Advisory (HPAB) meeting.

(IV) DISCUSSION ITEMS

- (2) Discuss and consider directing staff to proceed with the expansion of the Old Town Rockwall (OTR) Historic District, and take any action necessary.
- (3) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(V) 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 May 14, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 18, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of Minutes for the May 20, 2021 Historic Preservation Advisory (HPAB) meeting.

(IV) APPOINTMENTS

(2) Appointment with Carol Crow to discuss and consider recommending changes to the *Conditional Land Use Standards* for the *Bed and Breakfast* land use, and take any action necessary.

(V) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(3) **H2021-004 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 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 (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

(4) **H2021-002 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Small Matching Grant for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 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 (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

(5) **H2021-003 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Building Permit Fee Waiver for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 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 (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

(6) **H2021-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

(7) **H2021-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Building Permit Fee Waiver for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

(VI) **DISCUSSION ITEMS**

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(8) Discuss the findings of the survey for the expansion of the Old Town Rockwall (OTR) Historic District. **(RYAN MILLER)**

(9) 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.

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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 November 12, 2021 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
MAY 20, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Board member Bowlin called the meeting to order at 6:10 PM. Board members present were Carolyn Francisco, Alma McClintock, and
5 Sarah Freed. Absent from the meeting were Board members Tiffany Miller, Brad Adams, and Chairman Jay Odom. Staff members
6 present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and Planning
7 and Zoning Coordinator Angelica Gamez.
8

9 II. OPEN FORUM
10

11 Board member Bowlin explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.
12 There being no one coming forward to speak Chairman Odom closed the open forum.
13

14 III. CONSENT AGENDA
15

- 16 1. Approval of Minutes for the March 18, 2021 Historic Preservation Advisory (HPAB) meeting.
17

18 Board member Freed made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by
19 a vote of 4-0 with Board Members Adams, Odom, and Miller absent.
20

21 IV. DISCUSSION ITEMS
22

- 23 2. Discuss and consider directing staff to proceed with the expansion of the Old Town Rockwall (OTR) Historic District, and take any action
24 necessary.
25

- 26 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
27

28 Planning and Zoning Director Ryan Miller indicated that the only project happening right now was the expansion of the Historic District.
29 He reminded the Board that at the last meeting, staff and the board members met to discuss whether or not there were enough
30 contributing properties to move forward with the expansion. Based on the information gathered, the Board indicated that they did want
31 Staff to move forward with the project. This then led to a memorandum being put together to officially direct Staff to move forward. Mr.
32 Miller explained that there was a letter in their packet that Staff will be sending out to the property owners if approved. The letter will
33 explain what Staff and the Board plan on doing and invites them to an open house to be held at the next meeting. If 51% of the property
34 owners consent then the request will be taken forward and presented to City Council to allocate funding for the surveying of the
35 properties. From there, the ordinance will be rewritten and taken before the Planning and Zoning Commission and once again to City
36 Council.
37

38 Board member Francisco made a motion to approve the process of expanding the Historic District. Board member Freed seconded the
39 motion which passed by a vote of 4-0.
40

41 Board member McClintock asked for clarification in regards to the significant properties listed and their background. She also asked
42 about the cost of the project.

43 Board member Freed asked how the 51% (number of property owners in favor) came about. She wanted clarification on the process of
44 getting feedback from the owners.

45 Board member Bowlin asked for a timeline of when the project would be completed.

46 Board Member McClintock asked if, after the surveying, any of the properties could be considered national register.
47

48 V. ADJOURNMENT
49

50 Board member Bowlin adjourned the meeting at 6:25 PM.
51

52 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
53 _____ DAY OF _____ 2021.
54
55
56

57 _____
58 JAY ODOM, CHAIRMAN
59
60

61 _____
62 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 18, 2021
SUBJECT: Appointment with Carol Crow to Discuss the Requirements for the Bed and Breakfast Land Use

On October 20, 2021, Carol Crow -- a resident of the Old Town Rockwall (OTR) Historic District (i.e. 504 Williams Street) -- requested an appointment with the Historic Preservation Advisory Board (HPAB) to discuss the *Conditional Land Use Standards* for the *Bed and Breakfast* land use. These requirements are as follows:

Article 04, *Permissible Uses*, of the Unified Development Code (UDC)
Subsection 02.03, *Conditional Land Use Standards*

(B) Residential and Lodging Land Uses

(2) *Bed and Breakfast*

- (a) The Bed and Breakfast land use is permitted in the Old Town Rockwall (OTR) Historic District by-right.
- (b) A Bed and Breakfast may only be established on an owner-occupied, single-family lot.
- (c) In addition to the single-family parking requirements, one (1) parking space per bedroom shall be provided.
- (d) No signage and/or outside advertising shall be permitted for a Bed and Breakfast unless located in a nonresidential zoning district or as permitted by a Specific Use Permit (SUP).
- (e) Bed and Breakfast shall be required to meet all applicable City Fire Codes, including providing a smoke alarm
- (f) system.
- (g) A Bed and Breakfast shall be subject to an annual inspection by the Fire Department.
- (h) All applicable hotel/motel taxes shall be paid.
- (i) The maximum length of a guests stay is shall be limited to 14 consecutive days in any 30-day period.
- (j) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.

Ms. Crow is particularly concerned with this land use being allowed *by-right* in the Old Town Rockwall (OTR) Historic District. She is requesting the appointment to discuss the possibility of changing this section of the zoning code. Staff can approach Ms. Crow's request in one (1) of two (2) ways: [1] remove land use condition (a) above, which would allow the land use through a Specific Use Permit (SUP), or [2] change the *Permissible Land Use Charts* to specifically not allow the land use in the Single Family 7 (SF-7) District. The first solution would only have impacts within the Old Town Rockwall (OTR) Historic District, but would continue to allow the land use through a discretionary zoning process. The second solution would have implications for all property in the City zoned Single-Family 7 (SF-7) District. In order to accommodate Ms. Crow's request, the Historic Preservation Advisory Board (HPAB) would need to forward a recommendation to the City Council as part of an appointment item; however, staff should note that any changes to the zoning code would be at the discretion of the City Council. If directed to move forward, the appointment with the City Council would be at the December 6, 2021 City Council meeting.

Ms. Crow has also requested staff review the zoning in the Old Town Rockwall (OTR) Historic District to ensure that there are no additional carve outs or exceptions for land uses within the district. Currently, the majority of property within the Old Town Rockwall (OTR) Historic District is zoned Single-Family 7 (SF-7) District; however, there are also parcels of land zoned Downtown (DT) District (i.e. nine [9] parcels of land that include one [1] vacant parcel of land, five [5] single-family homes, a restaurant -- the Roundabout -- and a house of worship/church), Multi-Family 14 (MF-14) District (i.e. two [2] parcels of land

with single-family homes situated on them), Two Family (2F) District (i.e. one [1] parcel of land with a single-family home situated on it) and General Retail (GR) District (i.e. one [1] parcel of land -- the Bin 303 restaurant). Staff has included a map and *Permissible Land Use Charts* for these districts for the Historic Preservation Advisory Board's (HPAB's) reference. Based on staff's review of the Unified Development Code (UDC), there does not appear to be any additional allowances or exceptions for the Old Town Rockwall (OTR) Historic District. In addition, the majority of the uses that would be deemed undesirable in the district require a Specific Use Permit (SUP). As a reminder a Specific Use Permit (SUP) is a process that "...allow(s) discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." Specific Use Permits (SUPs) proposed in the Old Town Rockwall (OTR) Historic District require a recommendation from the Historic Preservation Advisory Board (HPAB) when dealing solely with land use. In other circumstances (i.e. *circumstances that deal with the construction of a new single-family home or an accessory building that does not meet the standards of the Unified Development Code [UDC]*), a Certificate of Appropriateness (COA) is required before a Specific Use Permit (SUP) application can be submitted.

Should the Historic Preservation Advisory Board (HPAB) have any questions concerning Ms. Crow's appointment item, staff will be available at the November 18, 2021 Historic Preservation Advisory Board (HPAB) meeting to discuss.

Miller, Ryan

From: Carol Crow <carolcrow646@gmail.com>
Sent: Wednesday, October 20, 2021 9:22 AM
To: Miller, Ryan
Subject: Historic Advisory Board

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ryan,

I am requesting an appointment to speak to the Historic Advisory Board at their November meeting regarding city approved uses for our historic homes in Old Town, and particularly Bed and Breakfast commercial establishments.

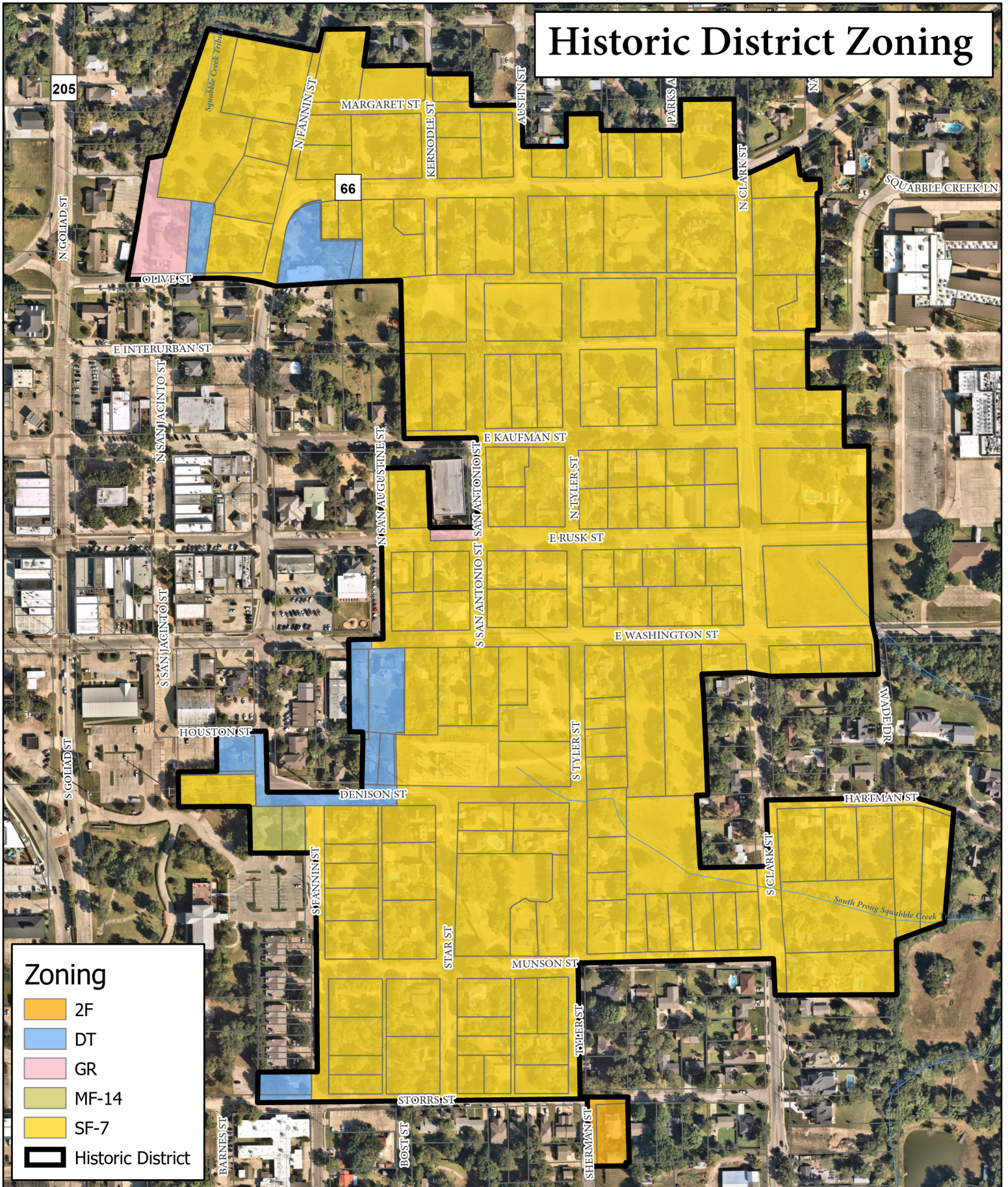
Thank you so much,

Carol Crow
504 Williams Street
Rockwall, Tx. 75087

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Historic District Zoning



Zoning

- 2F
- DT
- GR
- MF-14
- SF-7
- Historic District



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.

Date Saved: 11/11/2021



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 7 (SF-7) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	S
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 7 (SF-7) DISTRICT
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN DOWNTOWN (DT) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	DOWNTOWN (DT) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Residential Garage	(7)	(4) & (5)	A
Home Occupation	(9)	(7)	P
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Residential Infill in an Established Subdivision	(16)	(11)	S
Private Swimming Pool	(20)		A
Townhouse	(22)	(15)	P
Urban Residential	(23)	(16)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Government Facility	(12)		S
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN DOWNTOWN (DT) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	DOWNTOWN (DT) DISTRICT
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		S
Astrologer, Hypnotist, or Psychic	(2)		S
Banquet Facility/Event Hall	(3)		S
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		A
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	S
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	S
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Permanent Cosmetics	(23)	(7)	A
Temporary Real Estate Sales Office	(25)		P
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Secondhand Dealer	(30)		S
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Trade School	(17)		S
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto repair garage	(2)	(2)	S
Commercial Parking	(8)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN DOWNTOWN (DT) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	DOWNTOWN (DT) DISTRICT
Non-Commercial Parking Lot	(9)		A
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Mounted Commercial Antenna	(7)	(6)	S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Radio Broadcasting	(13)		S
Recording Studio	(15)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN MULTI FAMILY 14 (MF-14) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	MULTI FAMILY 14 (MF-14) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Convent, Monastery, or Temple	(4)		P
Duplex	(5)	(3)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	P
Home Occupation	(9)	(7)	P
Multi-Family Development or Structure	(14)	(9)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Attached Structure	(17)	(12)	P
Single-Family Detached Structure	(18)	(13)	P
Single-Family Zero Lot Line Structure	(19)	(14)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
Townhouse	(22)	(15)	P
Urban Residential	(23)	(16)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	P
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Hospice	(14)		S
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		A
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN MULTI FAMILY 14 (MF-14) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	MULTI FAMILY 14 (MF-14) DISTRICT
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	P
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN TWO FAMILY (2F) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	TWO FAMILY (2F) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Duplex	(5)	(3)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	S
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Attached Structure	(17)	(12)	P
Single-Family Detached Structure	(18)	(13)	P
Single-Family Zero Lot Line Structure	(19)	(14)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN TWO FAMILY (2F) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	TWO FAMILY (2F) DISTRICT
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		P
Astrologer, Hypnotist, or Psychic	(2)		P
Banquet Facility/Event Hall	(3)		P
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	S
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Permanent Cosmetics	(23)	(7)	A
Pet Shop	(24)		P
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		S
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Trade School	(17)		S
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto repair garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	P
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	S
Mounted Commercial Antenna	(7)	(6)	S
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S
Satellite Dish	(16)		A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	GENERAL RETAIL (GR) DISTRICT
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



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 18, 2021
APPLICANT: Haydon Frasier
CASE NUMBER: H2021-004; *Certificate of Appropriateness (COA) for 510 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a *Certificate of Appropriateness (COA)* for a *Medium Contributing Property* being a 0.388-acre tract of land identified as a portion of Block 121 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 (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,607 SF single-family home and a 220 SF covered porch constructed in 1985, and an 840 SF detached garage that was constructed in 2017. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property* that was built in 1965 not in 1985 as indicated by RCAD. On May 18, 2017 the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the renovation of the home and the construction of a detached garage. As a note, the 1934 Sanborn Map indicates a structure that does not meet the existing building footprint. This indicates that a previous structure was demolished at some point prior to construction of the current single-family home. Rockwall Central Appraisal District (RCAD) also indicates existing on the subject property are a 465 SF attached carport and an 840 SF detached garage that were both built in 2017. These structures are considered to be *Non-Contributing* structures. The existing single-family home is a one (1) story ranch style home.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence and an extension of the existing exposed aggregate concrete driveway on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 510 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 507 Williams Street, which is a 0.228-acre parcel of land with a ~1,809 SF single-family home built in 1940 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Adjacent to 507 Williams Street and directly north of the subject property is 509 Williams Street, which is a 0.228-acre parcel of land with a ~1,354 SF single-family home built in 1975 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is a vacant lot that is designated as *Non-Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties

are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 602 Williams Street, which is a 0.907-acre parcel of land with a ~4,623 SF single-family home built in 1935 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 306 N. Clark Street, which is a 0.947-acre parcel of land with a ~2,379 SF single-family home built in 1915 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family home built in 1925 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home built in 1990 situated on it. 502 Williams Street is a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to place a six (6) foot high wrought iron fence along the northwest and northeast corners of the front façade of the home. The fence will partially continue along the east and west sides of the subject property. Additionally, the fence along the northeast front façade will incorporate an electrical gate at the driveway. The fence will be visible from Williams Street and the adjacent properties to the east and west. The applicant is also requesting to construction an extension of the existing driveway that will continue from the current location to the rear of the subject property and connect to the detached garage. The applicant is proposing that the extension incorporate the same exposed aggregate concrete appearance as the existing driveway.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... 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." In this case, the proposed wrought iron fence is visible from Williams Street. Currently, the adjacent properties to the east and west of the subject property have side and front wrought iron fences visible from Williams Street. The proposed wrought iron fence should not have a negative effect on the adjacent properties, and will match the existing character of the neighborhood.

According to Section 07(J)(1)&(2), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...(d)riveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot." The applicant is proposing that the driveway extension utilize the same exposed aggregate concrete appearance as the existing driveway and extend to the existing garage on the subject property. In addition, Subsection 03.02, *Paving Materials*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) states, "...(a)ll required parking and loading areas, public and private drives, and fire lanes shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. However, cast interlocking concrete, brick, or stone pavers installed on a prepared base may be used in parking areas and on public and private drives where approved by the City Engineer." In this case, the City Engineer has approved the use of exposed aggregate concrete. Staff would also like to note that several properties throughout the Old Town Rockwall (OTR) Historic District utilize exposed aggregate concrete for driveways.

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 ..." The applicant's proposed

scope of work does not appear to impair the historical integrity of the property; 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 510 Williams St Rockwall, TX 75087

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 Haydon + Heather Frasier

APPLICANT(S) NAME _____

ADDRESS 510 Williams St
Rockwall, TX 75087

ADDRESS _____

PHONE 214.681-8233 / 3232

PHONE _____

E-MAIL mhfrazier@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: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ 35,000.00

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.

See attached

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

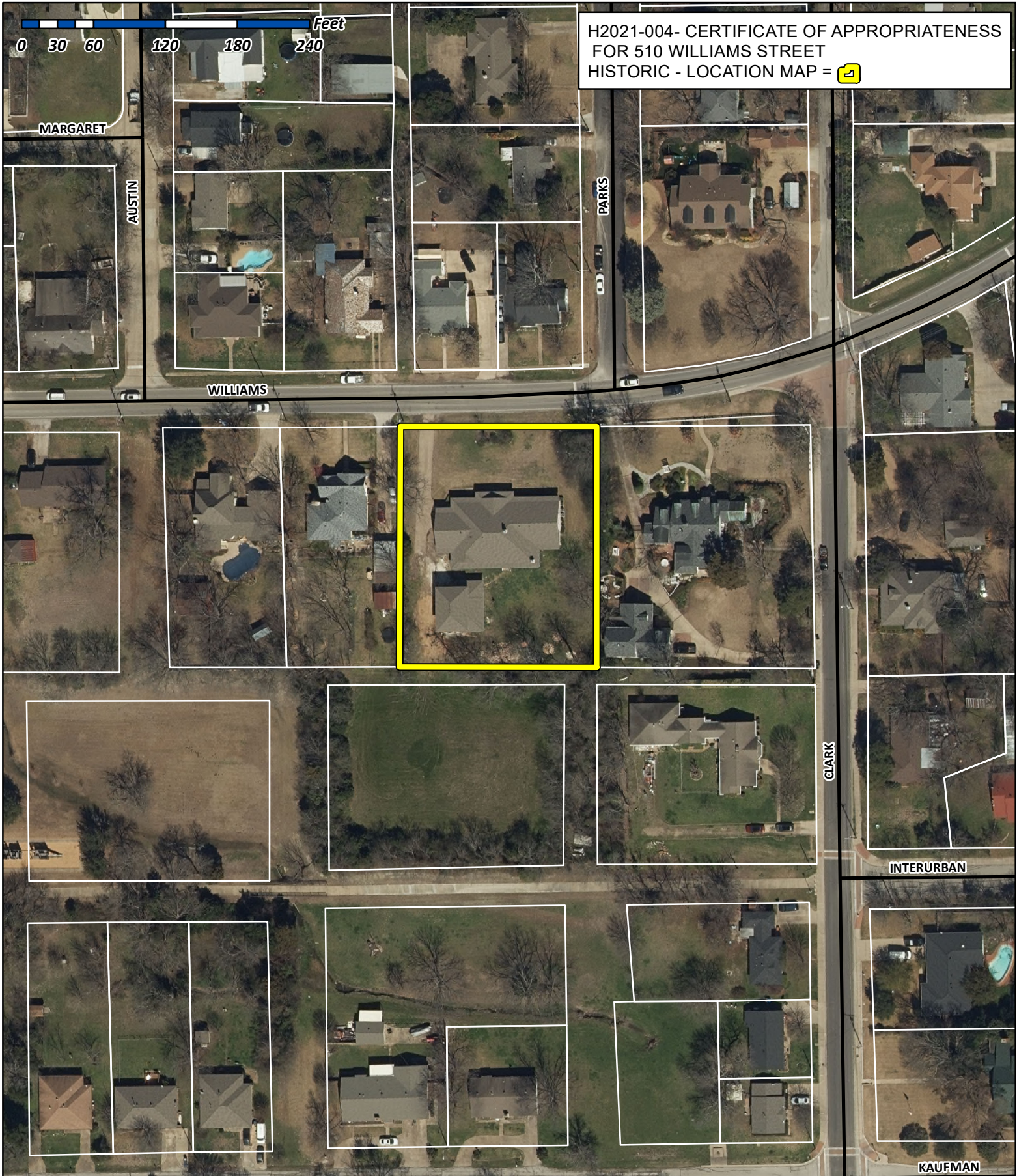
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

[Signature]

APPLICANT'S SIGNATURE

Haydon Frasier
Heather Frasier



H2021-004- CERTIFICATE OF APPROPRIATENESS FOR 510 WILLIAMS STREET HISTORIC - LOCATION MAP = [icon]



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.



November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

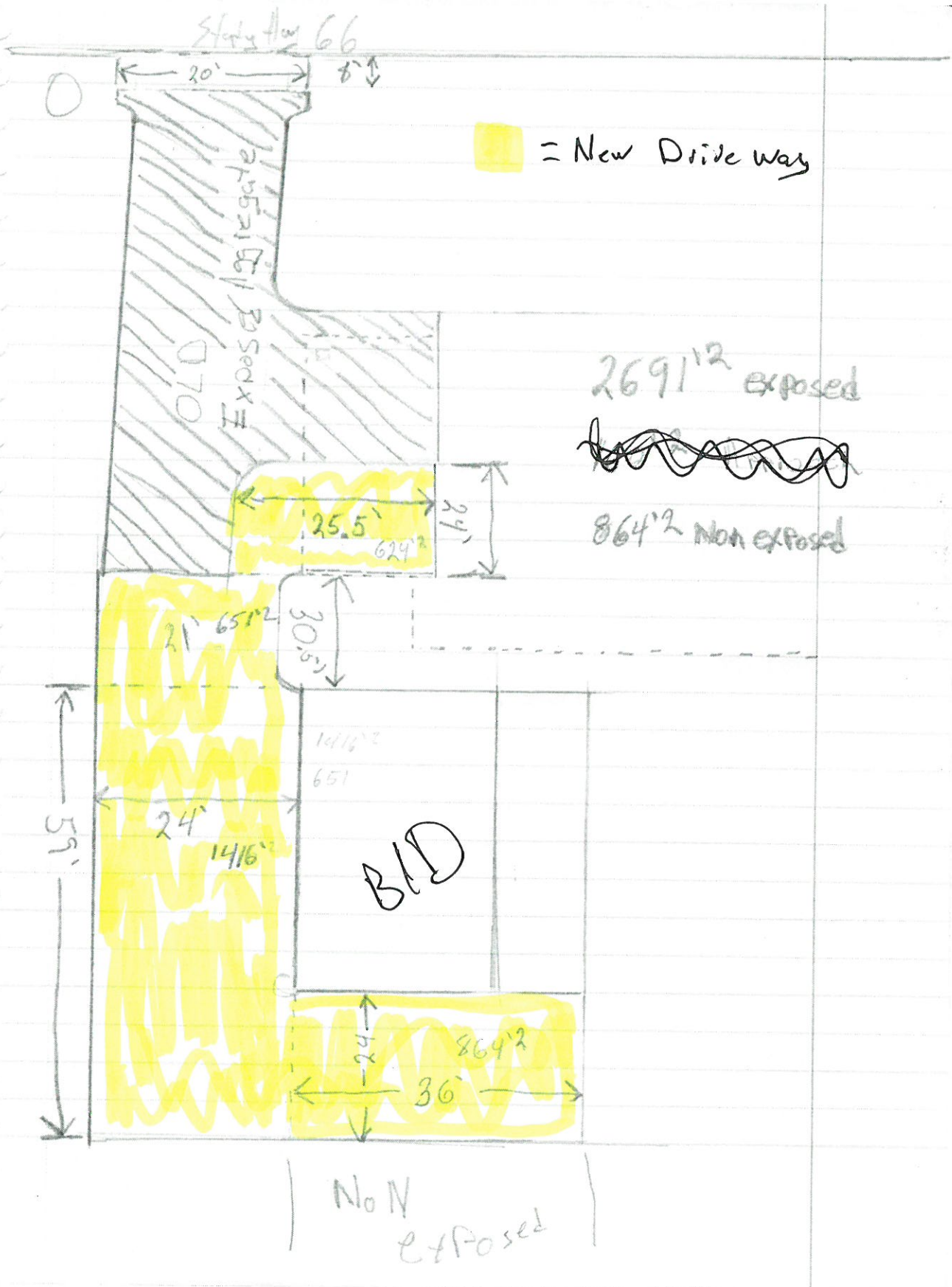
The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

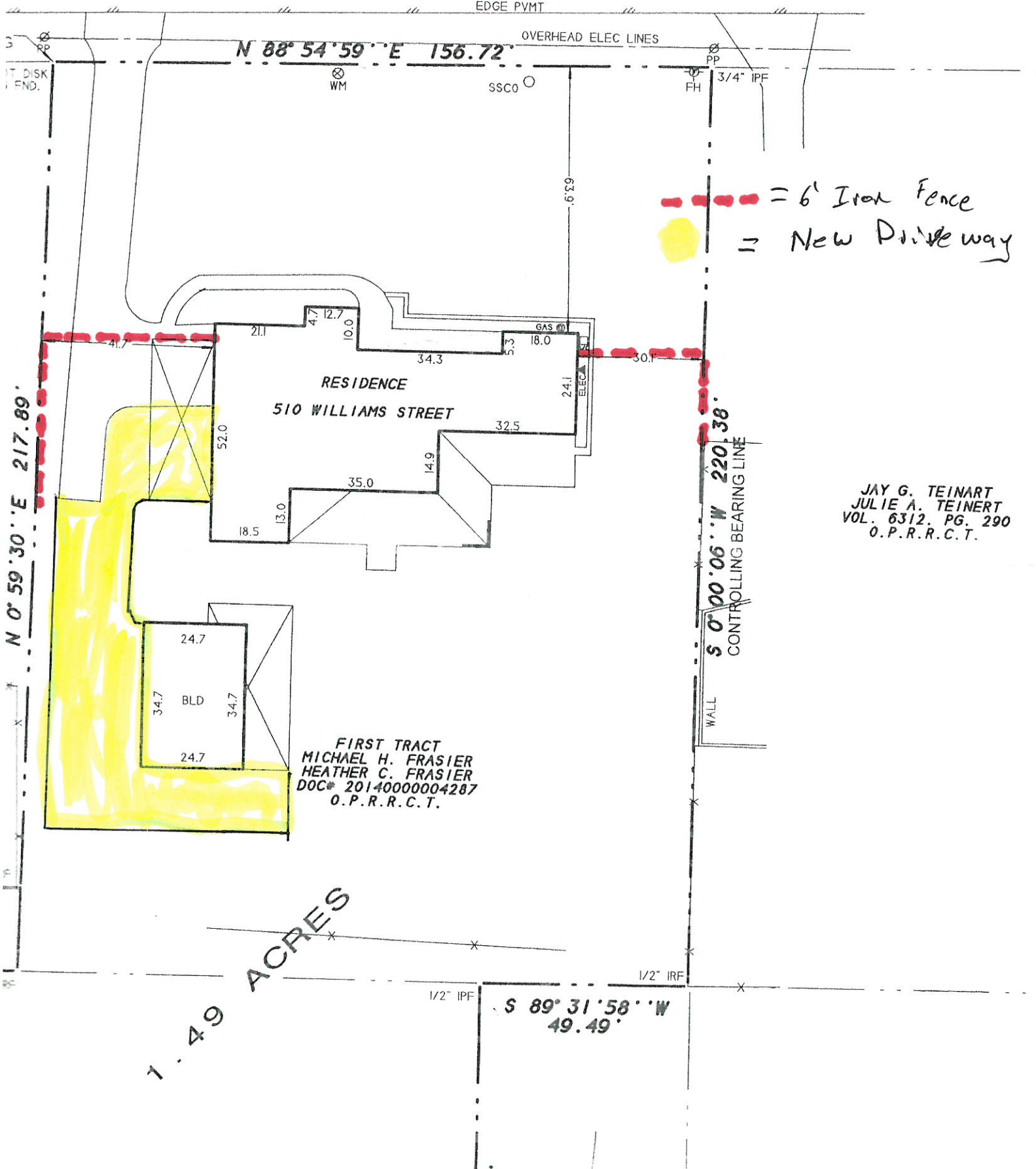
Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233



WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



JAY G. TEINART
JULIE A. TEINERT
VOL. 6312. PG. 290
O.P.R.R.C.T.

1.49 ACRES



Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PYMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

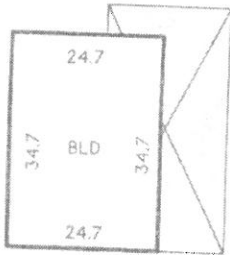
FH 3/4" IPF

RESIDENCE
510 WILLIAMS STREET

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.

FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.



1.49 ACRES

1/2" IPF

S 89° 31' 58" W
49.49'

10'

N 0° 59' 30" E 217.89'

41.7'

21.1

4.7

12.7

10.0

34.3

18.0

30.1'

6.59

24.1

32.5

14.9

35.0

13.0

18.5

52.0

WALL

1/2" IRF



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

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 18, 2021
APPLICANT: Haydon Frasier
CASE NUMBER: H2021-002; *Small Matching Grant*

On November 5, 2021, staff received an application for a Certificate of Appropriateness (COA) [H2021-004] and a Small Matching Grant from the property owner -- *Haydon Frasier* -- for the purpose of facilitating the construction of a fence on the subject property at 505 Williams Street. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Medium Contributing Property*. The project includes improvements that will be visible from the street (i.e. *instillation of new fence*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$10,850.00, and would be qualified for a small matching grant of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of November 18, 2021, the Historic Preservation Advisory Board (HPAB) has approved zero (0) small matching grants for FY2021. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,000.



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 510 Williams St Rockwall, TX 75087

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 Haydon + Heather Frasier

APPLICANT(S) NAME _____

ADDRESS 510 Williams St
Rockwall, TX 75087

ADDRESS _____

PHONE 214.681-8233 / 3232

PHONE _____

E-MAIL mhfrazier@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: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 35,000.00

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.

See attached

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

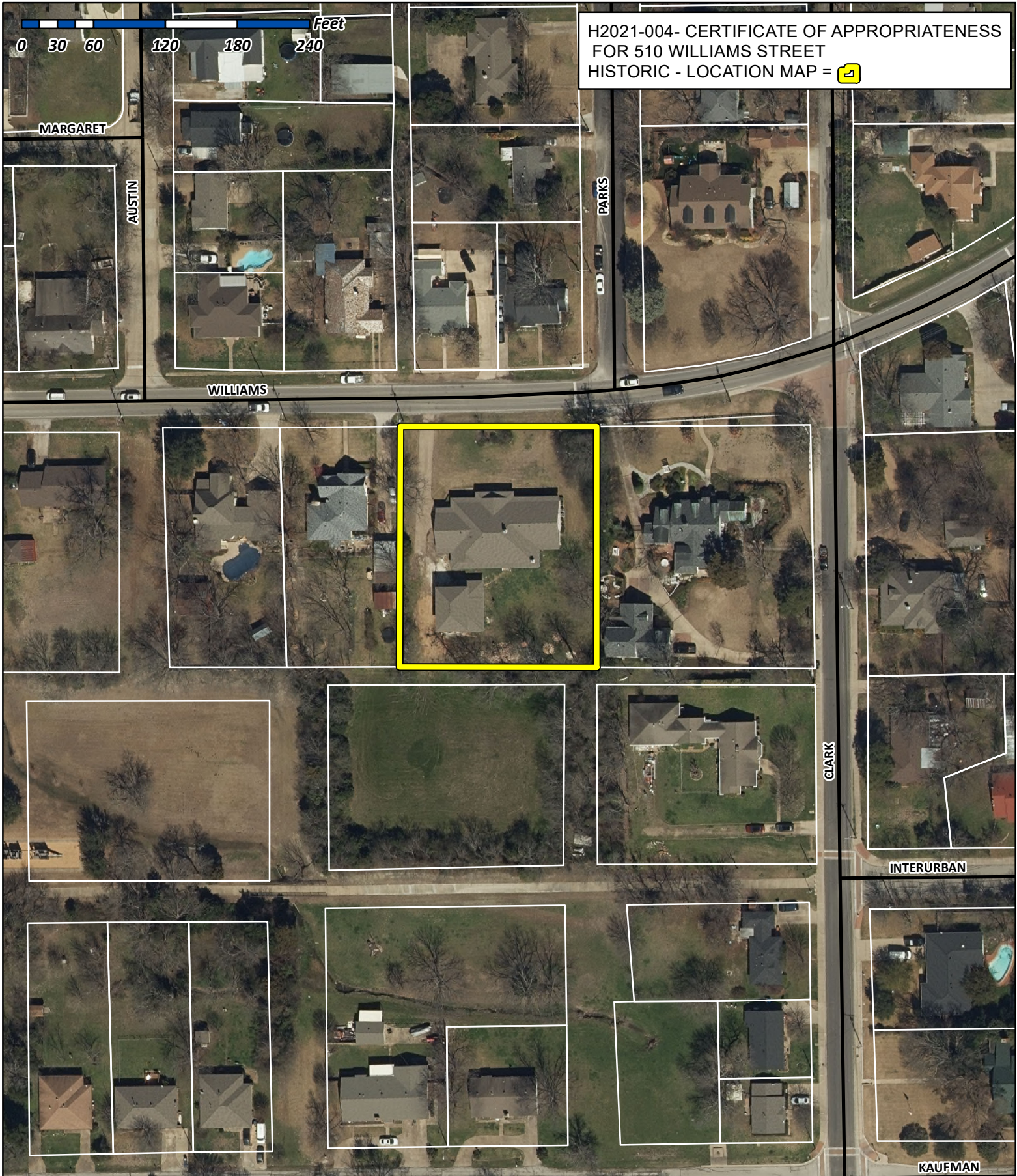
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

[Signature]

APPLICANT'S SIGNATURE

*Haydon Frasier
Heather Frasier*



H2021-004- CERTIFICATE OF APPROPRIATENESS FOR 510 WILLIAMS STREET HISTORIC - LOCATION MAP = [icon]



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
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November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

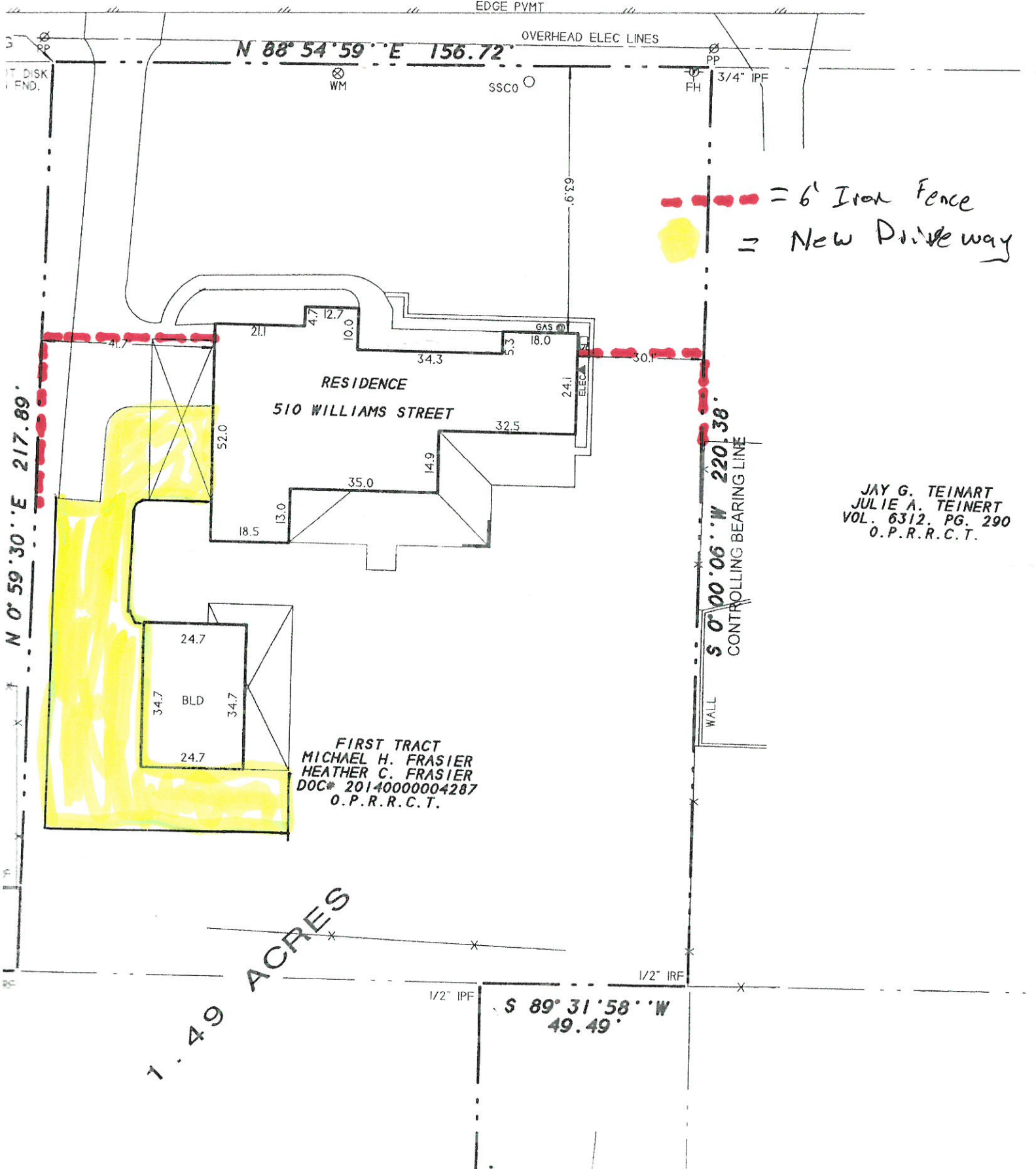
The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



- - - = 6' Iron Fence
 = New Driveway

JAY G. TEINART
 JULIE A. TEINERT
 VOL. 6312. PG. 290
 O.P.R.R.C.T.

FIRST TRACT
 MICHAEL H. FRASIER
 HEATHER C. FRASIER
 DOC# 2014000004287
 O.P.R.R.C.T.

1.49 ACRES



Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021



WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PYMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

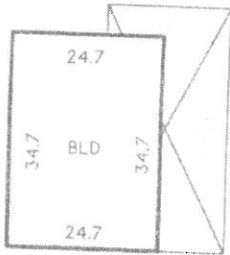
SSCO

FH 3/4" IPF

RESIDENCE
510 WILLIAMS STREET

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

JAY G. TEINART
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VOL. 6312, PG. 290
O.P.R.R.C.T.



FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.

1.49 ACRES

1/2" IPF

S 89° 31' 58" W
49.49'

1/2" IRF

10'



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 18, 2021
APPLICANT: Haydon and Heather Frasier
CASE NUMBER: H2021-003; *Building Permit Fee Waiver for 510 Williams St.*

The applicants are requesting the approval of a *Building Permit Fee Waiver* in conjunction with a Certificate of Appropriateness (COA) [H2021-004] for the purpose of extending an existing driveway that will continue from the current driveway to the rear of the subject property and connect to a detached garage. The applicant is proposing that the extension of the driveway incorporate the same exposed aggregate concrete appearance as the existing driveway. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* that provides an incentive for the rehabilitation or restoration of historic structures. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000 for rehabilitation or restoration project. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$19,150.00 for the extension of the existing driveway. Based on the accessory structure's designation as *Medium-Contributing*, the building permit fee would be eligible for a full waiver of the permit fees [i.e. \$711.00 fee (\$0.20 * 3,555 SF)]. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants building permit fees would be waived. If approved and upon completion of the project, the applicant shall be required to provide staff with all receipts for the cost of the project to verify the valuation of the project as submitted on the application for this case.



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 510 Williams St Rockwall, TX 75087

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 Haydon + Heather Frasier

ADDRESS 510 Williams St
Rockwall, TX 75087

PHONE 214.681-8233 / 3232

E-MAIL mhfrazier@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): \$ 35,000.00

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.

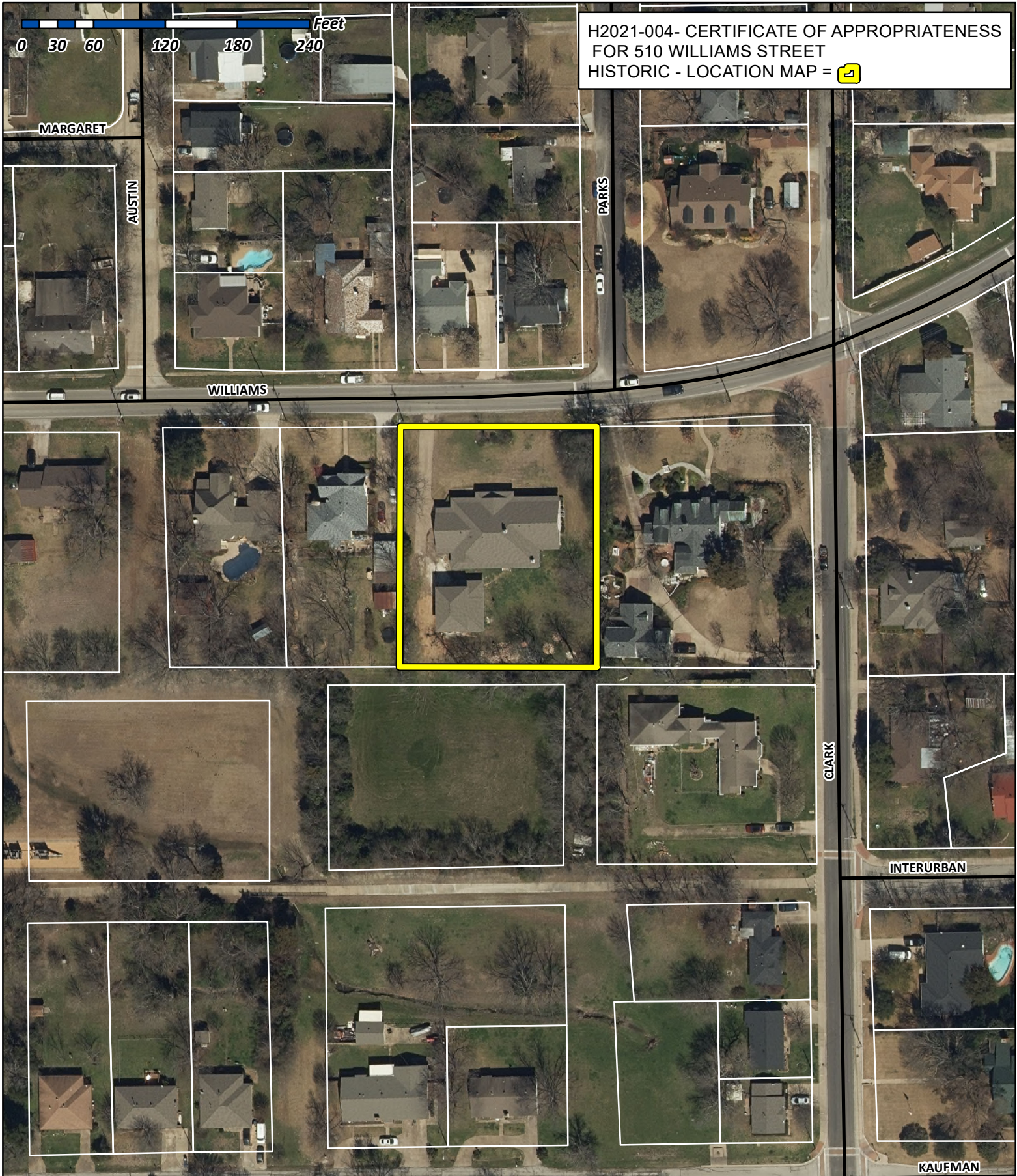
See attached

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



H2021-004- CERTIFICATE OF APPROPRIATENESS FOR 510 WILLIAMS STREET HISTORIC - LOCATION MAP = [icon]



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.



November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

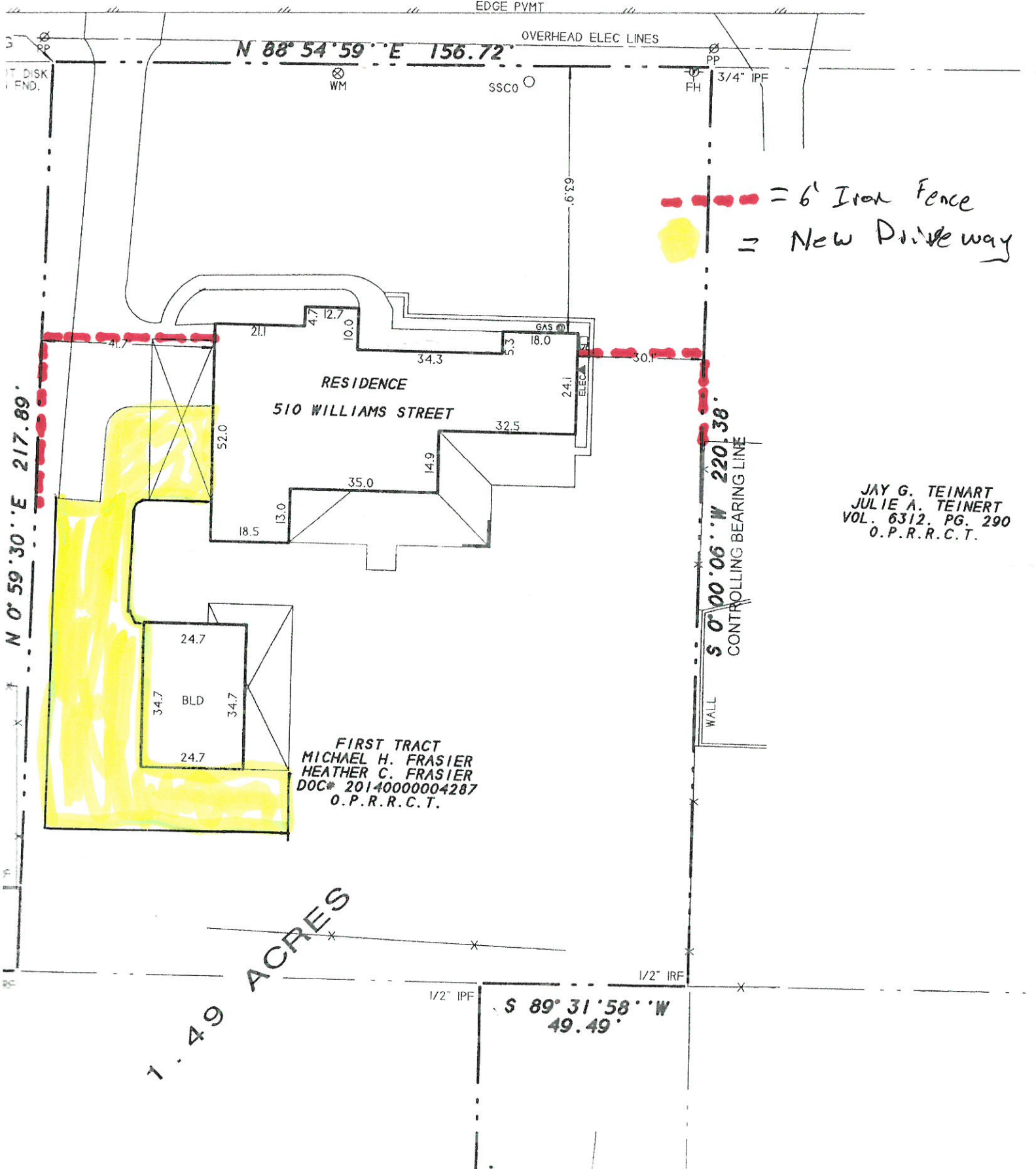
The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



- - - = 6' Iron Fence
 = New Driveway

JAY G. TEINART
 JULIE A. TEINERT
 VOL. 6312. PG. 290
 O.P.R.R.C.T.

FIRST TRACT
 MICHAEL H. FRASIER
 HEATHER C. FRASIER
 DOC# 2014000004287
 O.P.R.R.C.T.

1.49 ACRES

N 0° 59' 30" E 217.89'

N 88° 54' 59" E 156.72'

S 0° 00' 06" W 220.38'
 CONTROLLING BEARING LINE

S 89° 31' 58" W 49.49'

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PYMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

FH 3/4" IPF

6.59

41.7'

21.1

4.7

12.7

10.0

34.3

18.0

30.1'

RESIDENCE
510 WILLIAMS STREET

24.1

32.5

35.0

14.9

18.5

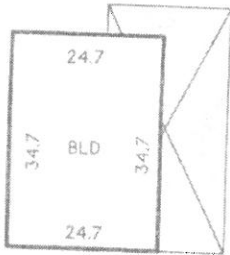
13.0

24.1

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

WALL

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.



FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.

1.49 ACRES

1/2" IPF

1/2" IRF

S 89° 31' 58" W
49.49'

10'



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 18, 2021
APPLICANT: Annette Lall
CASE NUMBER: H2021-005; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF office building and a 4,209 SF House of Worship constructed in 1910. According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. The subject property was rezoned Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34*. According to the *2017 Historic Resource Survey*, the subject property is designated as a *Landmark Property*. In addition, this property is on the *National Register of Historic Places*.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of windows and doors on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (202, 204, & 206 N. Fannin Street) and one (1) developed with a single-family home (305 E. Kaufman Street). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk 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 three (3) parcels of land, one (1) developed with a restaurant (101 N. Fannin Street), one (1) developed with a house of worship (306 E. Rusk Street), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this 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

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace 83 windows, repair the original stain glass windows, replace five (5) doors, and resurface and paint the steps leading into the building. The bids provided by the applicant indicate that the window removal and installation will be \$60,000.00 and the door removal and replacement will be \$7,800.00, for a total cost of \$67,800.00. This quote does not include the cost to repair the existing stain glass windows, which are being removed first to stop any further deterioration. The double-pane glass windows are being installed as placeholders, while the stain glass is repaired. The timelines provided in the quotes indicate the windows will take two (2) weeks to install once the materials are in and the doors will take eight (8) to 12 weeks to be delivered with three (3) days to install them. Staff should note that there is no indicated timeline for the repair and replacement of the stain glass. The applicant indicates that this is due to the time and cost. Also included in the applicant's request was correspondence they had with Caroline Wright, who serves as a Historic Tax Credit Program Coordinator for the Texas Historical Commission. In this correspondence she indicates that the applicant will not receive any tax credits until the completion of the project.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 83 windows, replacing five (5) doors, and resurfacing the steps leading to building. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the Project* section.

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 *if Applicable*
- 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]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

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 *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *LegacyVillage-rock@att.net*

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

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.

REPLACE AND REPAIR WINDOWS, Facing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS - resurface, pressure washed and paint.


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 *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

H2021-005- CERTIFICATE OF APPROPRIATENESS
FOR 303 E. RUSK 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

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His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

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

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687
Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com





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 18, 2021
APPLICANT: Annette Lall
CASE NUMBER: H2021-007; *Building Permit Fee Waiver for 303 E. Rusk Street*

The applicant is requesting the approval of a *Building Permit Fee Waiver* in conjunction with a Certificate of Appropriateness (COA) [H2021-005] for the purpose of replacing windows and doors on the subject property. The applicant is proposing the replacement of 83 windows, existing stain glass window repair, five (5) new doors, and step refinishing and painting. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* that provides an incentive for the rehabilitation or restoration of historic structures. According to Subsection 07.02, *Eligibility*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(c)ommercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District are eligible for a 50% reduction in building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$50,000.00.” Subsection 07.02 clarifies that “(l)andmarked Properties shall be eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$25,000.00...” The applicant has provided a scope of work and a valuation of \$67,800.00 for the work described above. Based on the structure’s designation as a Landmark Property, the proposed project would be eligible for a full waiver of the building permit fees, which in this case the estimated building permit fee is \$779.85. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant’s estimated building permit fee of \$779.85 would be waived. If approved and upon completion of the project, the applicant shall be required to provide staff with all receipts for the cost of the project to verify the valuation of the project as submitted on the application for this case.



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 *if Applicable*
- 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]

HISTORICAL LANDMARK - OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

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 *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *Legacyville-rock@att.net*

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

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.

REPLACE AND REPAIR WINDOWS, Facing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS - resurface, pressure washed and paint.


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 *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

H2021-005- CERTIFICATE OF APPROPRIATENESS
FOR 303 E. RUSK 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.



His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

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

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687
Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 18, 2021
SUBJECT: Results of the Survey for the Expansion of the Old Town Rockwall (OTR) Historic District

On May 28, 2021, City staff mailed the attached survey to the 107 property owners and occupants representing the 87 properties within the proposed expansion area. As of the date of this memorandum staff has received 16 surveys returned that are opposed to the expansion and three (3) surveys returned in favor of the expansion. For the Historic Preservation Advisory Board's (HPAB's) review staff has included the returned surveys. Staff should point out that while the letter stated "...if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey...", many of the comments received by staff were negative with regard to performing the study in this manner. In addition, staff received numerous phone calls from property owners opposed to the expansion, however, no formal written response was provided for some of these properties. Based on this information, staff would not recommend moving forward with the expansion of the district. With this being said, the OURHometown Vision 2040 Comprehensive Plan identifies the area reviewed by the HPAB as being in the *Downtown District* and as being an area that is not within the City's Historic District, "...but contain[s] housing stock that is considered historically significant." This section goes on to state that "...(t)his area should look to preserve these historically significant structures while continuing to allow appropriate infill development." Based on this direction from the Comprehensive Plan, staff will continue to take this into consideration when residential infill cases are brought forward through the Specific Use Permit (SUP) process. Should the Historic Preservation Advisory Board (HPAB) have any questions or comments concerning the survey or expansion efforts, staff will be available to discuss at the November 18, 2021 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC SURVEY



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall



Ryan Miller, AICP, Director of Planning and Zoning



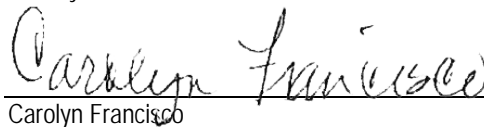
Jay Odom, Chairman




Brad Adams



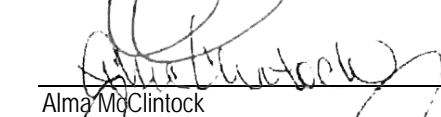
Beverly Bowlin



Carolyn Francisco



Tiffany Miller



Alma McClintock



Sarah Freed

----- PLEASE RETURN THE BELOW FORM -----

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: _____

Address: _____

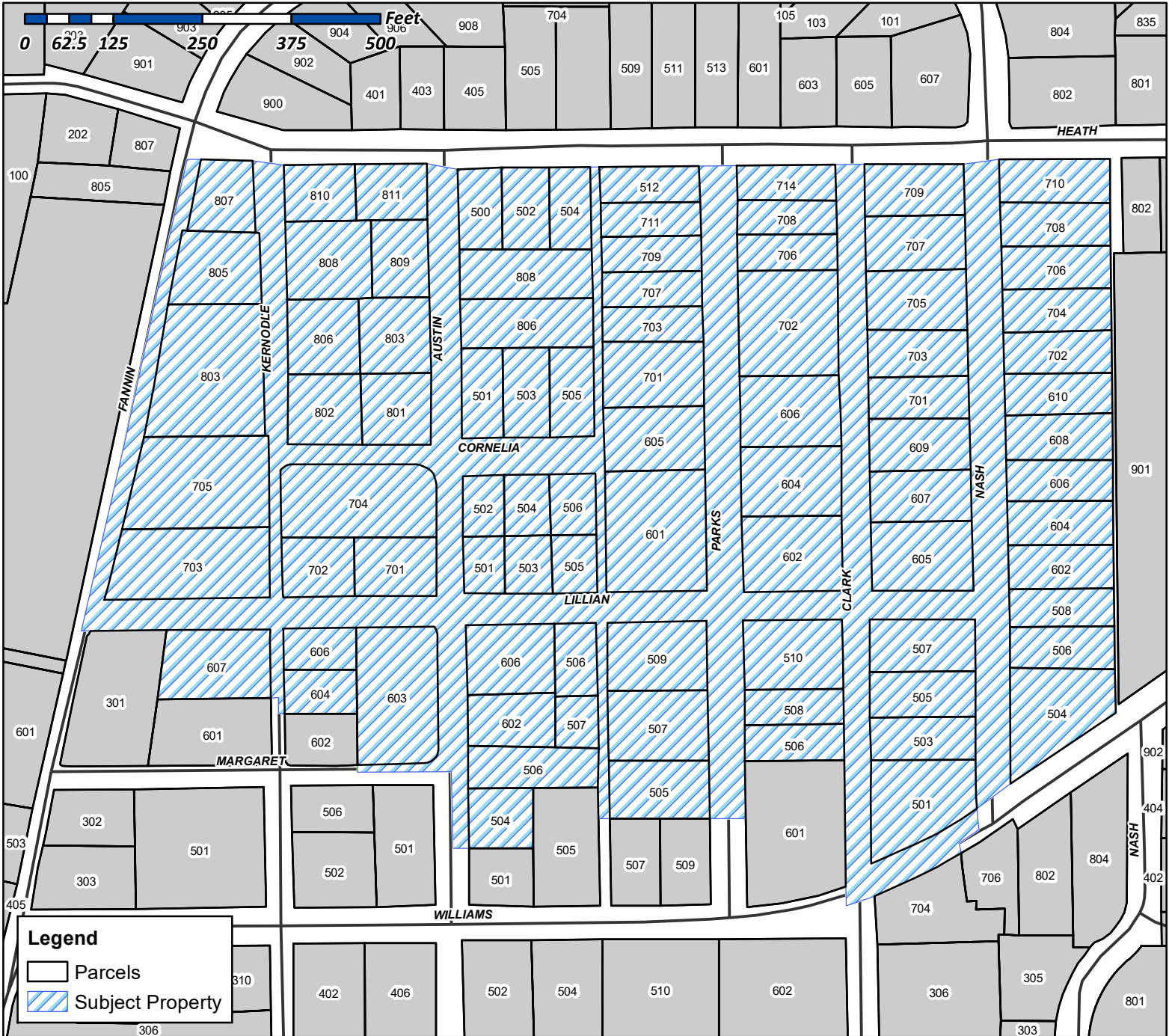
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



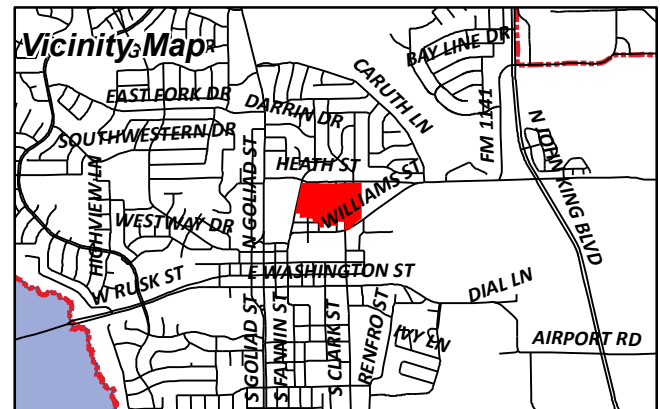
City of Rockwall

Planning & Zoning Department
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Rockwall Historic District Expansion



Date Created: 6/17/2021
For Questions on this Case Call (972) 771-7745

PUBLIC SURVEY



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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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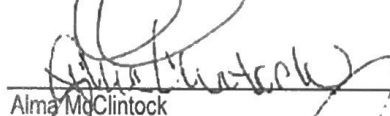
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The Historic Preservation Advisory Board of the City of Rockwall

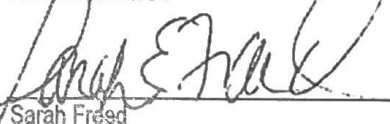

Ryan Miller, AICP, Director of Planning and Zoning

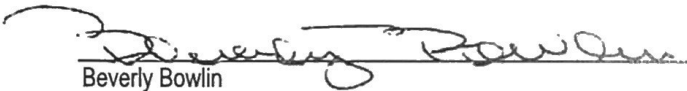

Tiffany Miller

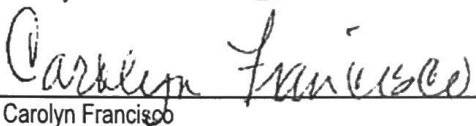

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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TAKES ARE ALREADY TOO HIGH.

Name: AMANDA HENRY

Address: 702 PARKS AVE

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC SURVEY



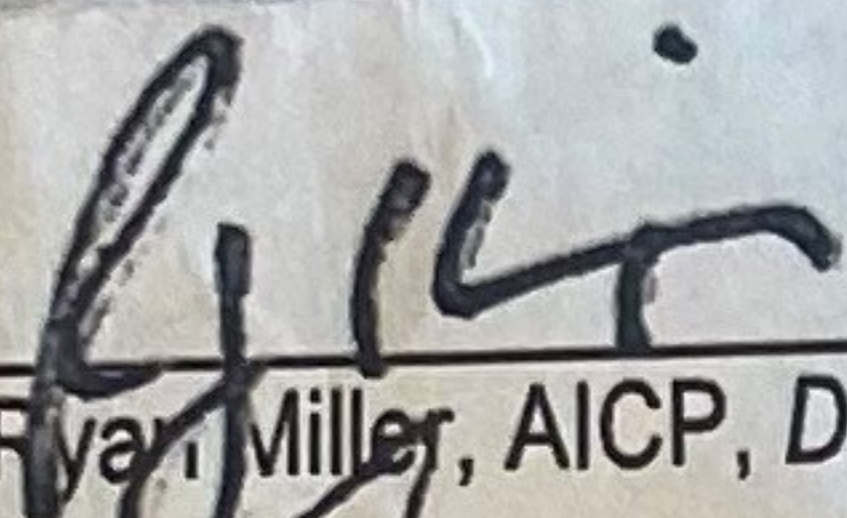
CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

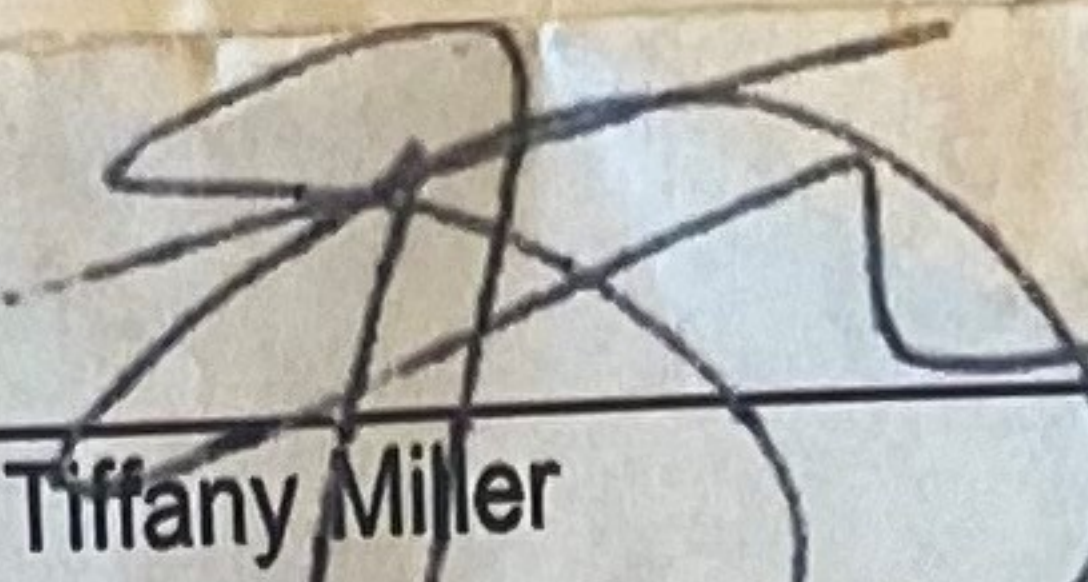
Property Owner and/or Resident:

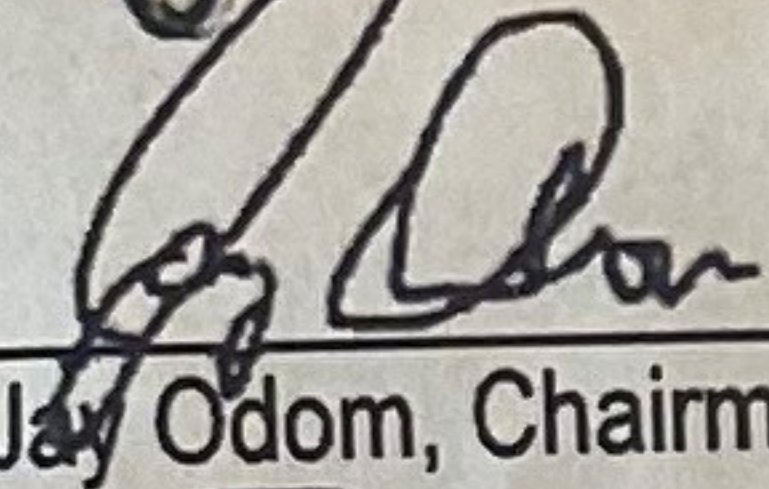
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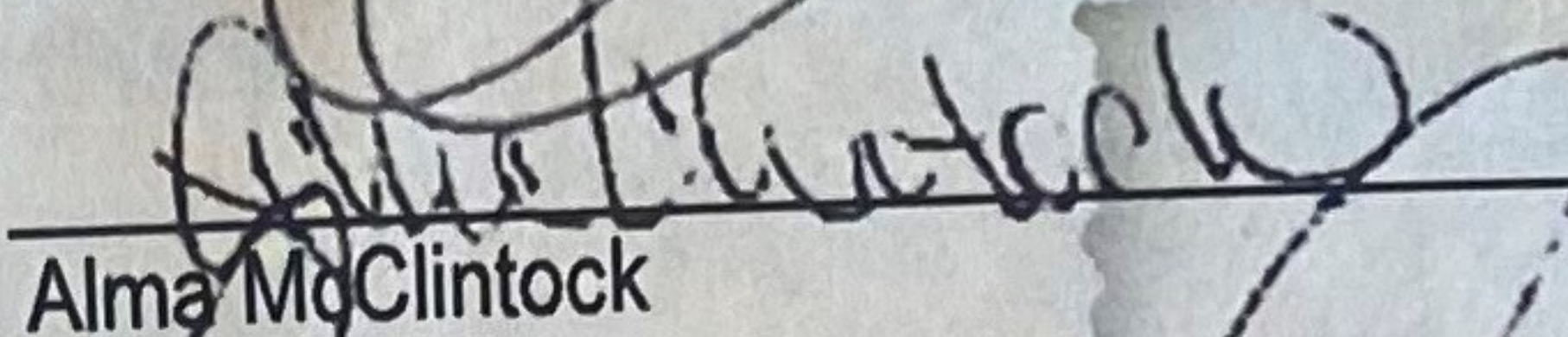
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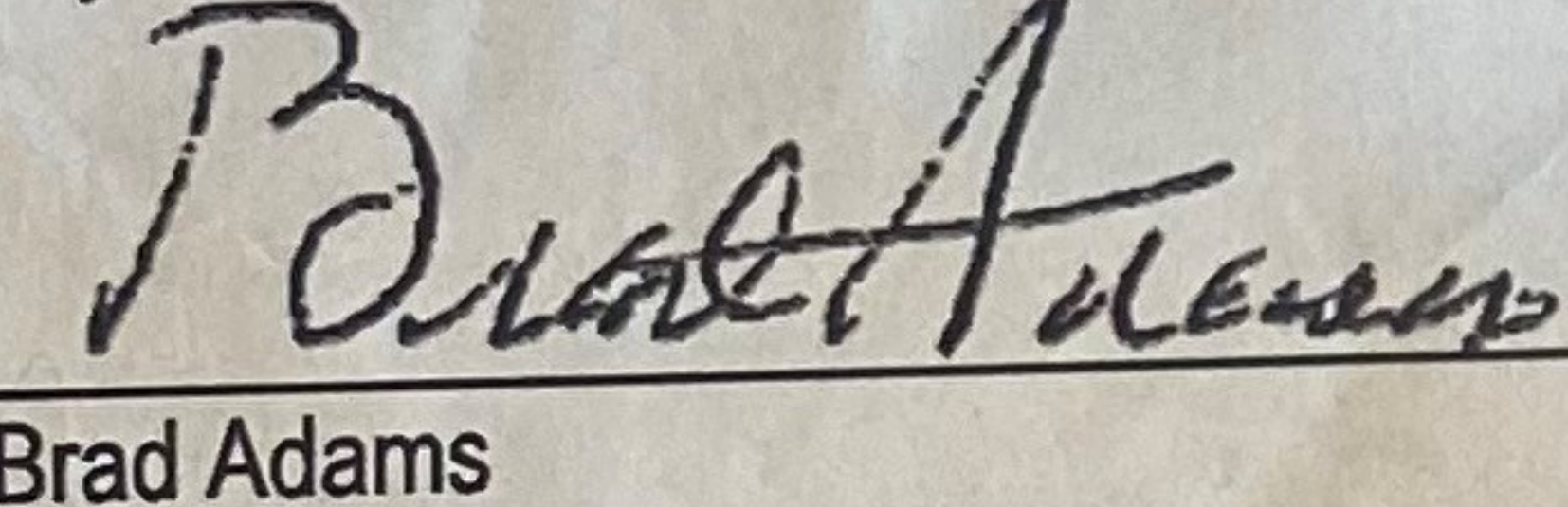
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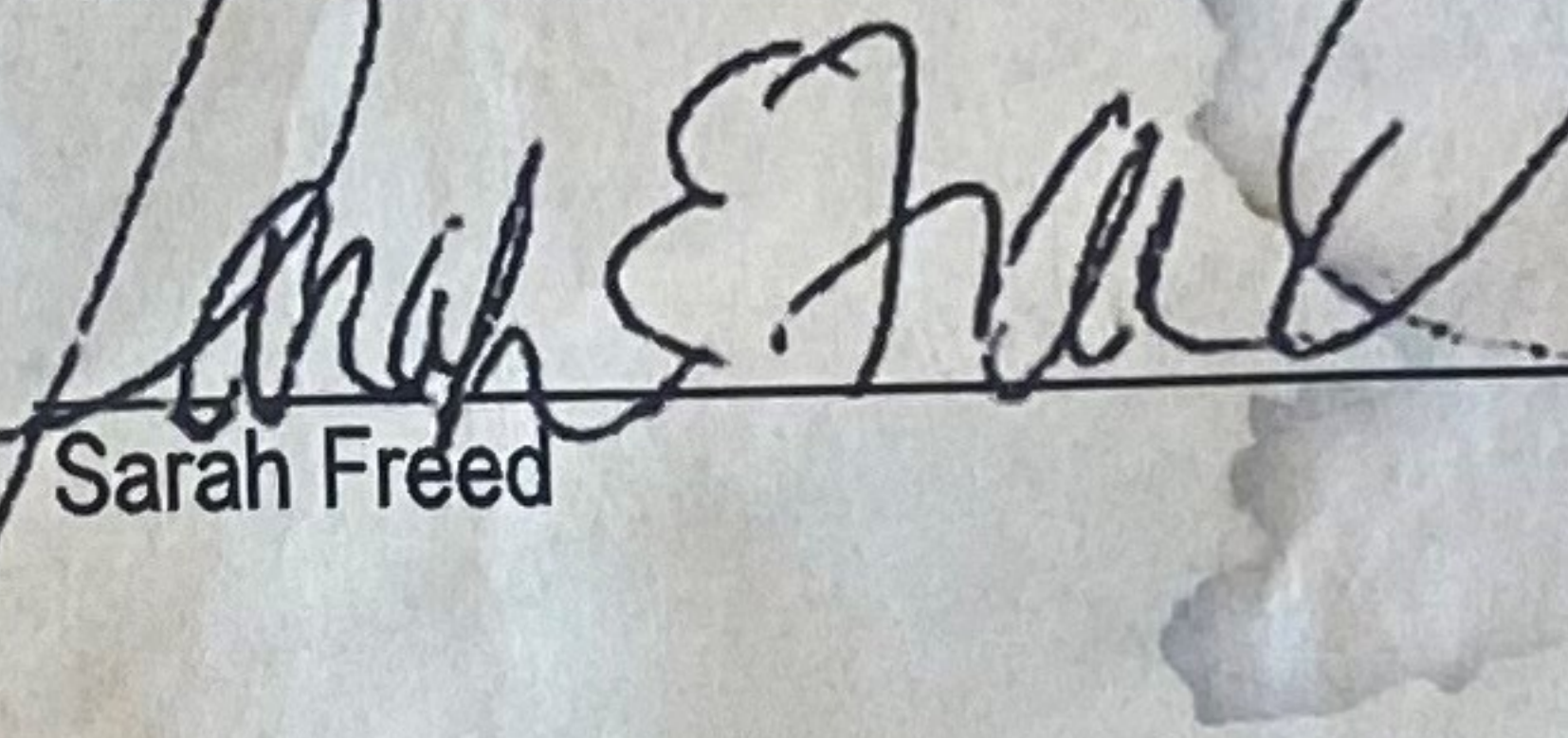

Ryan Miller, AICP, Director of Planning and Zoning

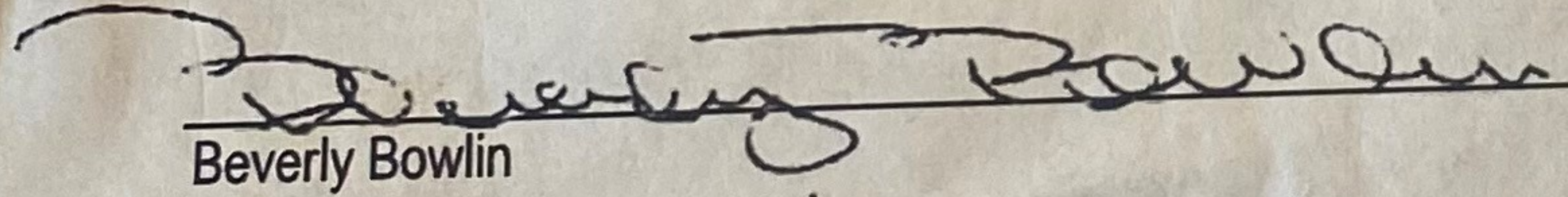

Tiffany Miller

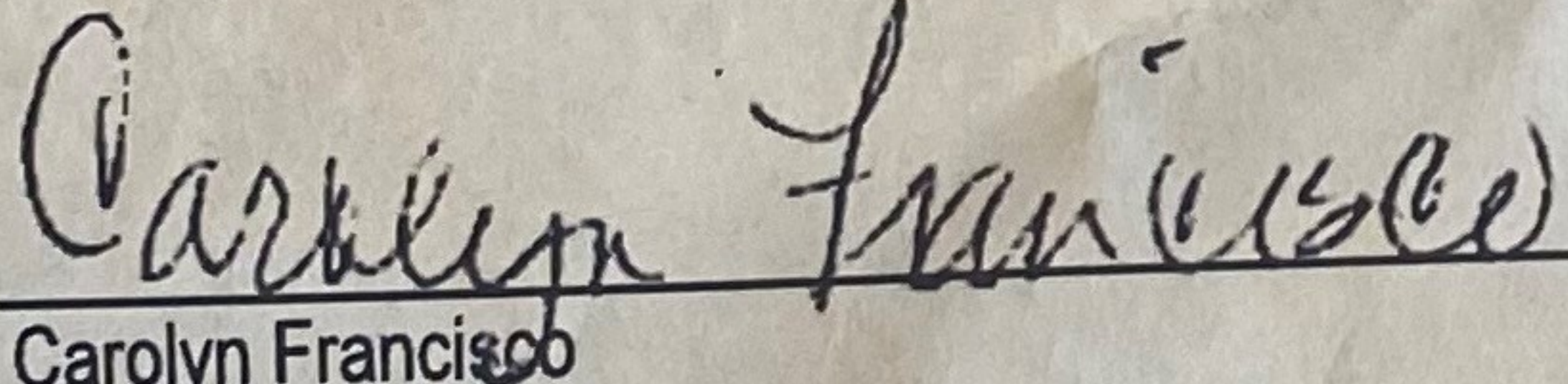

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Alma McClintock


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Sarah Freed


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Tax increase - so I pay more money for and then I'm told what I can or can't do to my house. If I wanted to be a part of an

Name: Amanda Jennings

Address: 811 Austin St

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

"4th" HPAB
I would like
of moved
into one

PUBLIC SURVEY



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM


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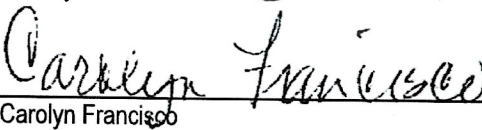
The Historic Preservation Advisory Board of the City of Rockwall



Ryan Miller, AICP, Director of Planning and Zoning



Jay Odom, Chairman

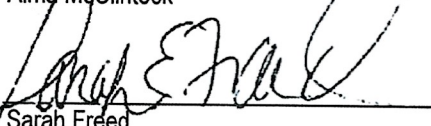

Brad Adams


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Name: Brandon & Lydia Ogden
Address: 608 Nash St. Rockwall Tx 75087

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[Redacted area]

Name: David MOONEY

Address: 701 Austin Street

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Elaine G. Tibbetts
703 Kernodle Street
Rockwall, Texas 75087
June 17, 2021

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

Dear Sirs:

I am the homeowner of the house located at 703 Kernodle Street. Due to my health issues, I am unable to attend the open house on June 17, 2021, in the City Council Chambers at City Hall. I would like to take this opportunity to express my opinion and concerns regarding the possible expansion of the Old Town Rockwall Historical District.

In 1984 my husband, Jerry, and I were driving around the Rockwall when we discovered the house at 703 Kernodle Street. It had a "For Sale" sign in the yard. The house was open to the weather. We entered the house through a window which didn't have any glass like most of the windows. After much consideration, we made the decision to purchase "this old house." We had come to the decision that we were going to save a piece of Rockwall. We were the original owners of the house which we lived in at the time (it was only 2 years old). It baffled everyone who knew us. The movers asked my husband if he had lost his job. He chuckled and replied, "No, just my sanity."

My husband, Jerry, and I purchased the house at 703 Kernodle Street, and along with our daughter, we began our journey to indeed "save" a piece of Rockwall. We turned this dilapidated old house into a special home. We did a huge amount of the renovation ourselves only hiring out work that was beyond our capabilities. Jerry was a Mechanical Engineer, and I was very good at following directions. This old house became our hobby, our passion, and our joy as we transformed it into a home that we loved and of which we were proud. We gave it our all and never had any regrets over having purchased the house. It has now been 37 years since we purchased and moved into this home.

The Rockwall Texas Historical Society presented us with a Prismacolor pencil drawing of our home years ago. It was a lovely gesture. For many years we have been proud to display the framed drawing and it hangs in our living room. The inscription on the back of the canvas reads:

"Thomas Yasger Jr., Illustrations (714)282-9579
Original artwork commissioned by:
Rockwall Texas Historical Society.
Prismcolor pencil on Strahmore 90lb Cansonpaper."

Life has been a struggle since my husband's death and my battle with cancer. I had my sixth cancer surgery (in four years) this past January. I have often wondered what will happen to our house after I pass away. My daughter and family live in Rockwall and she would inherit the property. She has her own home. I am not against the expansion; I just don't want to be hassled if improvements do not occur as quickly as the Historical Society would like.

I believe having a historical designation would prevent our house from being bull-dozed down upon my death by a new purchaser. This would be a comfort to me well as my daughter if the house was protected. I am acutely aware that not everyone wants a turn-of-the century house, and not everyone wants to *save a piece of Rockwall*.

Thank you for giving me this opportunity to express my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Elaine G. Tibbetts".

Elaine G. Tibbetts

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: Elaine G. Tibbetts

Address: 703 Kernodle St.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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I am opposed because this is the last of low income housing in Rockwall, NO to OTR expansion!

Name: *George S. Barnett Sr.*

Address: *502 Cornelia St., Rockwall, Tex. 75087*

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC SURVEY



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

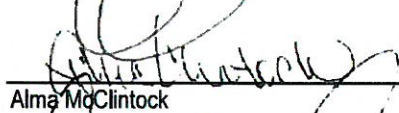
Sincerely,


The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller



Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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We don't consider our home historical.
We do not want HOA. We don't see how we would benefit from this.
Name: Joe Pecina
Address: 706 Parks Ave now. City let 3 houses be built beside us. 2-2 story.

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Name:

Address:

Judy
505

Davis
NASH

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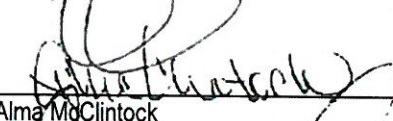
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Tiffany Miller


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I DON'T WANT THE OTR TELLING ME WHAT
TO DO
Name: JULI LINDSAY
Address: 605 NASH

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Ryan Miller, AICP, Director of Planning and Zoning

Tiffany Miller

Jay Odum, Chairman

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Brad Adams

Sarah Freed

Beverly Bowlin

Carolyn Francisco

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DO NOT want any additional taxation; anyone dictating what I do to my property.

Name: MANUEL SILVA

Address: 203 AUSTIN ST ROCKWALL, TX 75087

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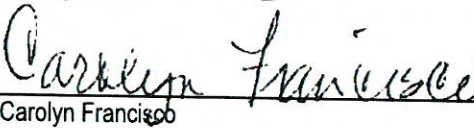
The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning

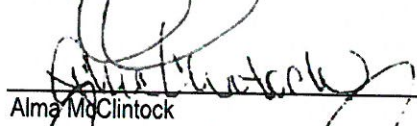

Jay Odom, Chairman



Brad Adams


Beverly Bowlin


Carolyn Francisco


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(Dont want it)

Name: Linda Cauble

Address: 602 Austin

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[Redacted area]

Name: Lorraine Templeton
Address: 702 Nash St Rockwall 75087

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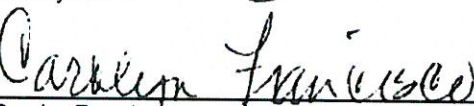

Brad Adams


Tiffany Miller


Alma McClintock


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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Name: Mario del Bosque
Address: 807 Kennedy St.

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Tiffany Miller



Jay Odom, Chairman


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No H.D.A

No to higher taxes!

Name: Michael & Tiffanie Bushnell

Address: 805 Kernodle

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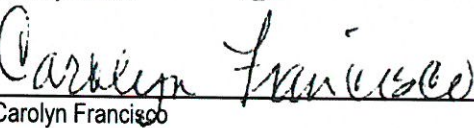
The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning

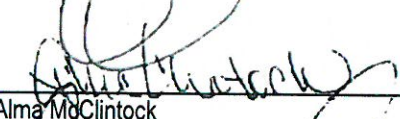

Jay Odom, Chairman

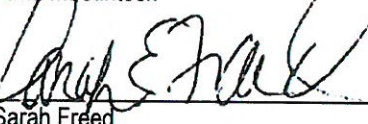

Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

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I do not wish to be apart of the Old Town Rockwall Historic District.

Name: Mike Peoples

Address:

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~~A~~ I do not want restrictions to my property that could potentially happen if incorporated as part of OTR Historic District

Name: Misty King

Address: 710 Nash Street

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Beverly Bowlin
Beverly Bowlin

Carolyn Francisco
Carolyn Francisco

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We just moved in & I emailed asking for more information. I never heard back and this letter does not seem to contain a due date. Therefore, we cannot vote for this proposed change.

Name: Chance & Mollie Young

Address: 507 Parks Ave, Rockwall, TX 75087

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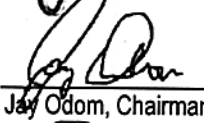
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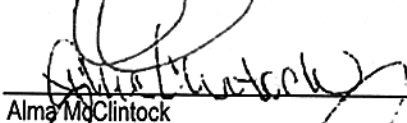
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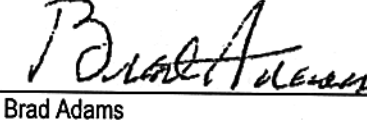
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Tiffany Miller

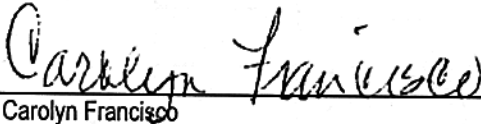

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Economic Impact. House built in the 70's is not "historic."

Name: Patricia Sherman

Address: 503 Wash Str. Rockwall TX 75087

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PUBLIC SURVEY



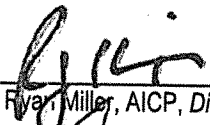
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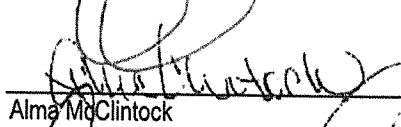
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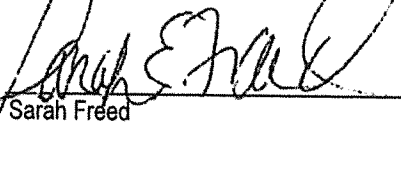

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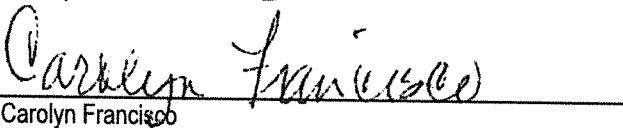

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Tiffany Miller


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Carolyn Francisco

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do not want any additional taxation or anyone dictating what I do with my home nor property I've owned since 1988ish

Name: *Rhonda & David Kirkpatrick*

Address: *500 E Heath St, Rockwall, TX 75087*

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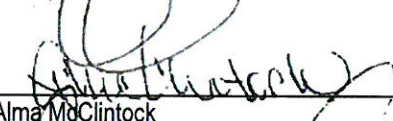
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Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Not interested in being a part of an HOA or any thing like it.

Name: Richard & Sarah Allegretto

Address: 510 Parks Ave, Rockwall, TX 75087

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC SURVEY



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM


Property Owner and/or Resident:

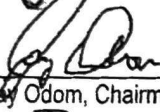
The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

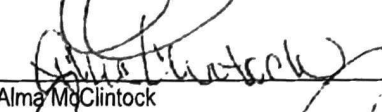
Sincerely,

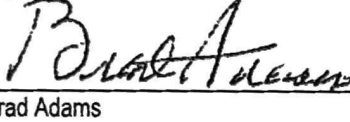
The Historic Preservation Advisory Board of the City of Rockwall



Ryan Miller, AICP, Director of Planning and Zoning

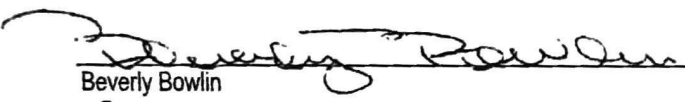

Tiffany Miller

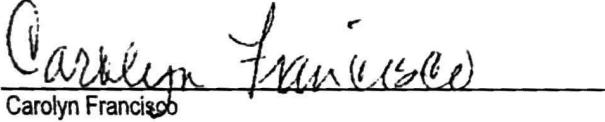

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: UC Ruben & Edith Corte DG
Address: 506 LILLIAN ST ROCKWALL TX 75087

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC SURVEY



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident:


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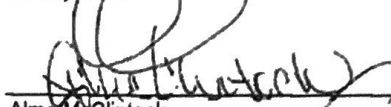
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall

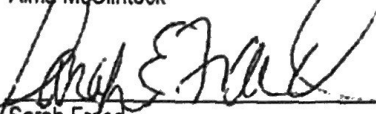

Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller

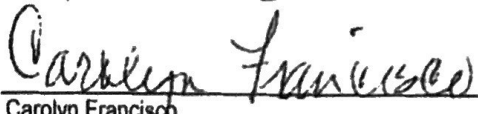

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

DO NOT want taxes to be higher, or make it harder for us to make changes (remodel) our home.

Name: Trenfon Austin

Address: 506 Austin Street

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

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I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

No thank you - I would not like to pay higher taxes or have the city more in my business than they already are.

Name: Stacy & Matt Fuqua

Address: 604 Parks Ave Rockwall Tx

CO

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC SURVEY



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident:

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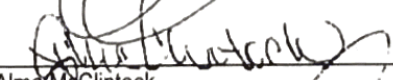
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller


Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

I do not want anything that comes with being in the Historic District

Name: Thomas Holzheim

Address: 501 Cornelia St Rockwall Tx 75087

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PUBLIC SURVEY



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PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM


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Sincerely,


The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning

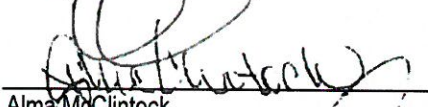

Jay Odom, Chairman

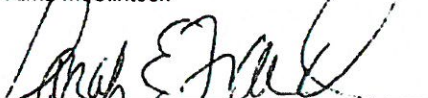

Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

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I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name:

Tracy Thomas

Address:

704 Kennel St. Rockwall, TX 75087

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 16, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of Minutes for the November 18, 2021 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(2) **H2021-008 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 309 Star Street, and take any action necessary.

(3) **H2021-009 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Bryan & Lauren Graves for the approval of a Building Permit Fee Waiver for a Non-Contributing Property being a 0.198-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 406 Munson Street, and take any action necessary.

(4) **H2021-010 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.907-acre tract of land identified as a portion of Block 121 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 (OTR) Historic District, addressed as 602 Williams Street, and take any action necessary.

(V) DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(5) 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 December 10, 2021 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
NOVEMBER 18, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Jay Odom called the meeting to order at 6:00 PM. Board members present were Sarah Freed, Marci Hall, Brad Adams, Alma
5 McClintock, Tiffany Miller and Beverly Bowlin. Staff members present were Planning and Zoning Director Ryan Miller and Planners Henry Lee
6 and Andrew Reyna. Absent from the meeting was Planning and Zoning Coordinator Angelica Gamez.
7

8 II. OPEN FORUM
9

10 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per*
11 *the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during*
12 *the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the*
13 *Texas Open Meetings Act.*
14

15 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no
16 one coming forward to speak Chairman Odom closed the open forum.
17

18 III. CONSENT AGENDA
19

20 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
21 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
22

23 1. Approval of Minutes for the May 20, 2021 Historic Preservation Advisory (HPAB) meeting.
24

25 Board member McClintock made a motion to approve the consent agenda. Chairman Odom seconded the motion which passed by a vote of 5-
26 0.
27

28 IV. APPOINTMENTS
29

30 2. Appointment with Carol Crow to discuss and consider recommending changes to the *Conditional Land Use Standards* for the *Bed and Breakfast*
31 *land use, and take any action necessary.*
32

33 **Carol Crow**
34 **504 Williams Street**
35 **Rockwall, TX 75087**
36

37 Mrs. Crow came forward and expressed her frustration with the cutting down of older trees and historic homes. She also had some questions
38 regarding bed and breakfasts and building guest quarters over her garage. Mrs. Crow also provided a brief history in regards to the citizens
39 joining the Historic District as well as making the Downtown Square an intricate part of the town. She also advised of all the popular activities
40 and events that were founded by the Old Town Homeowners Association. She requested that the Historic Preservation Advisory Board, Old
41 Town members, and Planning and Zoning Staff get together to review the guidelines and uses for the Historic District and make needed
42 revisions. Mrs. Crow added that they (those who live in Old Town) need clearly written guidelines on what is and what is not allowed in their
43 neighborhood. She requested that the use of bed and breakfast be removed from being allowed in the Historic District. She also went on to
44 ask that more residents from Old Town be considered for the Historic Preservation Advisory Board.
45

46 Planning and Zoning Director Ryan Miller addressed some of the comments and concerns made by Mrs. Crow. He also gave a brief summary
47 as to how the guidelines came to place for Old Town. He explained to the Board what their options were on regards to Mrs. Crow's requests.
48

49 After some discussion between the Board, Board Member Freed made a motion to remove the bed and breakfast use out of (A) to protect the
50 Old Town Historic District and provide that direction to City Council. Board member McClintock seconded the motion which passed by a vote
51 of 7-0.
52

53 V. PUBLIC HEARING ITEMS
54

55 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section,*
56 *please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The*
57 *Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to*
58 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
59

60 3. **H2021-004 (ANDREW REYNA)**

61 Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a *Certificate of Appropriateness (COA)* for a *Medium*
62 *Contributing Property* being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall
63 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams
64 Street, and take any action necessary.

65
66 Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting approval of a COA (Certificate of
67 Appropriateness) for the purpose of permitting a new residential fence and extension of the existing concrete driveway. They are
68 requesting a wrought iron fence along the northwest and northeast corners of the home. In this case, the proposed wrought iron fence is
69 in line with standards as defined in the UDC. Also, the City Engineer has approved the use of exposed aggregate concrete. Staff would
70 also like to note that several properties throughout Old Town Rockwall utilize exposed aggregate concrete for driveways. Mr. Reyna then
71 advised that the applicant and staff were present and available for questions.
72

73 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
74 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
75

76 Haydon Frasier
77 510 Williams Street
78 Rockwall, TX 75087
79

80 Mr. Frasier came forward and provided additional details in regards to his request.
81

82 Board Member Adams made a motion to approve H2021-004. Board member Freed seconded the motion which passed by a vote of 7-0.
83

84 4. H2021-002 (ANDREW REYNA)

85 Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Small Matching Grant for a Medium Contributing
86 Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County,
87 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and
88 take any action necessary.
89

90 Planner Andrew Reyna provided a brief summary in regards to the request. The subject property is located within Old Town Rockwall
91 and is classified a medium contributing property, therefore qualifying for a small matching grant. Approval of this request is a
92 discretionary decision for the Historic Preservation Advisory Board.
93

94 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
95 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
96

97 Board member Freed made a motion to approve H2021-002. Board member Adams seconded the motion which passed by a vote of 6-1
98 with Board member Miller dissenting.
99

100 5. H2021-003 (ANDREW REYNA)

101 Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Building Permit Fee Waiver for a Medium
102 Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall
103 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams
104 Street, and take any action necessary.
105

106 Planner Andrew Reyna provided a brief summary in regards to the request. He explained that in order to for a property to qualify for the
107 building permit fee waiver, it must be located within the Old Town Rockwall District and must involve a minimum investment of \$5,000
108 for rehabilitation or restoration projects. Should the HPAB approve the applicant's request, its building permit application fees would be
109 waived. If approved, upon completion of the project, the applicant will be required to provide staff with all of the receipts from the cost of
110 the project.
111

112 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
113 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
114

115 Board member McClintock asked what would happen if they do not use the entire amount provided.
116

117 Board member McClintock made a motion to approve H2021-003. Board member Freed seconded the motion which passed by a vote of
118 7-0.
119

120 6. H2021-005 (HENRY LEE)

121 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of
122 Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City
123 of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
124

125 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of
126 Appropriateness (COA) for the purpose of permitting the replacement of 83 windows, repairing the original stained glass windows, the
127 replacement of five doors, and to resurface and paint the steps leading into the building. The bids provided to the applicant indicate that
128 the window removal and installation be \$60,000. The door removal and replacement will be \$7,800 for a total of \$67,800. The timelines
129 provided with these quotes indicate that once the windows come in, that they'll take a couple of weeks to install. However, the doors are
130 pretty backordered and could take 8-10 weeks to come in and will take 3 days of installation time. Staff should note that there is no
131 estimated timeframe for the repair and replacement of the stained glass windows. The applicant's request does meet all of the

132 requirements as stipulated by the UDC. Staff did include a condition of approval stating that before any building permits are issued on
133 the subject property that the scope of work must be proposed by the Texas Historical Commission.
134

135 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
136 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
137

138 Annette Lall
139 102 N. Fannin Street
140 Rockwall, TX 75087
141

142 Mrs. Lall came forward and provided additional details in regards to the request.
143

144 Planning and Zoning Director Ryan Miller provided a brief summary on what the applicant and staff have been working on.
145 Chairman Odom had some questions in regards to the storing of the stained glass windows.
146 Board member Bowlin asked where the funding is coming from in order to do the repairs.
147 Board member Miller asked what the process was for taking out the stained glass windows.
148

149 After some discussion, Board member Adams made a motion to table item H2021-006 until the January 20, 2022 meeting. Board member
150 Miller seconded the motion which passed by a vote of 7-0.
151

152 7. H2021-007 (HENRY LEE)

153 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a *Building*
154 *Permit Fee Waiver* for a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of
155 Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
156

157 Chairman Odom made a motion to table item H2021-007 until the January 20, 2022 meeting. Board member Freed seconded the motion
158 which passed by a vote of 7-0.
159

160 VI. DISCUSSION ITEMS
161

162 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
163 *that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take*
164 *place when these items are considered for action by the Historic Preservation Advisory Board.*
165

166 8. Discuss the findings of the survey for the expansion of the Old Town Rockwall (OTR) Historic District. (RYAN MILLER)
167

168 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the expansion of the Old Town Rockwall Historic District. He
169 explained that based on the negative feedback received by the public, he would recommend that the Board not proceed with the request of
170 expanding.
171

172 Board members provided their feedback and explained that they might still want to do the expansion at a later time.
173

174 9. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
175

176 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
177

178 VII. ADJOURNMENT
179

180 Chairman Odom adjourned the meeting at 8:18 PM.
181

182 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
183 _____ DAY OF _____ 2022.
184

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186 _____
187 JAY ODOM, CHAIRMAN
188

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190 _____
191 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
192



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: December 16, 2021
APPLICANT: Karen Roggenkamp
CASE NUMBER: H2021-008; *Certificate of Appropriateness (COA) for 309 Star Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 309 Star Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the city prior to 1911 based on the April 1911 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~3,713 SF single-family home that was constructed in 1955. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The property is a one (1) story home constructed in a ranch style. The Rockwall Central Appraisal District (RCAD) indicates that a tennis/basketball court is also located on the property. This is a *Non-Contributing* secondary structure. As a note, the 1911 and 1934 Sanborn Map(s) indicate a primary and secondary structure that do not meet the existing building footprint. This indicates that these previous structures were demolished at some point prior to construction of the current single-family home.

On November 8, 2021, the property owner submitted a fence permit (*Permit No. RES2021-6279*) to allow the construction of a fence on the subject property; however, construction of the fence had already commenced prior to this submission. According to the applicant's letter, the applicant and his contractor were unaware they needed to get a permit "...because this project involves replacing an already existing fence and does not require alteration to the house itself..." Staff should point out that there was an existing six (6) foot wood fence that was removed from the property. This fence extended from the front corner of the existing single-family home -- *parallel to the front property line* --, to the northern property line along the front yard building setback. Staff should note, that this was a permitted fence configuration; however, the applicant has moved the fence into the front yard building setback. This means that in addition to seeking a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB), the applicant will also need to seek a variance from the Planning and Zoning Commission.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence/front yard fence on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 309 Star Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 305 Star Street, which is a 0.203-acre parcel of land with a ~1,444 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1996 and is designated as a *Non-Contributing Property*. Beyond this is 301 Star Street, which is a 0.249-acre parcel of land with a ~1,325 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home

was constructed in 1995 and is designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is 402 Star Street, which is a 0.321-acre parcel of land with a ~3,851 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1885 and is designated as a *High Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 407 Munson Street and 409 Munson Street. 407 Munson Street is a 0.152-acre parcel of land with a ~1,040 SF single-family home built in 1930 situated on it. 409 Munson Street is a 0.185-acre parcel of land with a ~1,566 SF single-family home built in 1970 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 501 Munson Street, which is a 0.313-acre parcel of land with a ~1,816 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1901 and is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 307 Munson Street and 306 Star Street. 307 Munson Street is a 0.482-acre parcel of land with a ~3,163 SF single-family home built in 1980 situated on it. 306 Star Street is a 0.480-acre parcel of land with a ~3,451 SF single-family home built in 1985 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 317 Fannin Street, which is a 0.273-acre parcel of land with a ~1,702 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1940 and is designated as a *Low Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to finish constructing a wood fence that will stand six (6) feet in height and incorporate horizontal board design. This fence will be located along the western property line adjacent to Star Street and extend from the end of the existing brick fence that runs along the driveway to the norther property line. At this point the fence will turn east and run to a point along the property line even with the eastern corner of the garage. Additionally, the proposed fence will incorporate an electrical gate at the driveway. The fence will be visible from Star Street and the adjacent properties to the north and west.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny 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." In this case, the proposed fence is being built using a horizontal board design, which is stylistic of midcentury modern homes. Staff should note that the fence will only be visible along Star Street and will be situated within the front yard building setback of the property. As previously stated the fence is intended to replace an existing six (6) foot wood fence that was located at the front yard building setback and which has been removed from the property.

According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line..." In this case, the applicant is proposing a front yard fence which would require approval from the Planning and Zoning Commission. Staff would like to note that due to the unusual orientation of the home and the existing driveway on the subject property, a fence that is in line with the front build line of the home makes it difficult for the proposed fence to properly cross the driveway. Additionally, the existing brick wall that extends from the front build line would require the fence to begin where the corner of the garage and wall meet. This would result in a fence line that potentially would take away from the midcentury

modern aesthetic of the existing property. Further, the sloped grade where the existing fence sits would make it difficult for a fence with horizontal boards in the midcentury modern style to be placed. Additionally, the property adjacent to the north of the subject property sits below grade, this results in the adjacent property already being partially screened from the view from Star street. As noted in the *Adjacent Land Uses and Access* section of this case memo, this property (*i.e. the property north of the subject property*) is a *Non-Contributing* property that was constructed in 1996.

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 (COA) 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 and proposed preservation criteria ...". While the applicant's proposed scope of work does not meet the existing UDC guidelines for placement of a front yard fence in a residential district, the proposed project does not appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

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) The applicant will need to submit and be approved for an exception to allow a front yard fence.
- (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: _____

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 309 Star St.

SUBDIVISION Eppstein Addition

LOT See Letter BLOCK B

Part 3, 4, 5, 6, 11; All of 12, 13, 14, 15, 16

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 Karen Roggenkamp

APPLICANT(S) NAME _____

ADDRESS 309 Star St,
Rockwall, TX 75087

ADDRESS _____

PHONE 612-501-6532

PHONE _____

E-MAIL karenroggenkamp@hotmail.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: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 12,000

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.

Replace existing fence. Please see attached letter.

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 [Signature]

APPLICANT'S SIGNATURE [Signature]

**Petition for Certificate of Appropriateness
309 Star St.
Rockwall, TX 75087
Karen Roggenkamp, Owner
15 November 2021**

Overview

309 Star St. is a 3800+ square foot midcentury modern house listed as a Medium Contributing property in the Old Town Rockwall district which sits on 1.18 acres of land, legally described portions of Lots 3, 4, 5, 6, and 11 and all of lots 12, 13, 14, 15, and 16 in Block B of Eppstein Addition. The house was built by then-Judge Ralph Hall in 1955, and the family lived there for twenty years (see Figure 1).



Figure 1. 309 Star St.

This petition requests a Certificate of Appropriateness to replace a failing stockade fence located on the northwest side of the property with a more period-appropriate horizontal board privacy fence, along with a gate that will open onto the driveway/garage area. The new fence will merge more of the property into the back yard, provide increased security to the garage and back yard, and screen an unattractive parking area from street view. As detailed below, due to the unique qualities of the property, this project may require a variance to the city ordinance regarding the build line for fence placement.

Unique Property Features

309 Star St. is located one block east of City Hall. The property is unusual because of the amount of land it includes for a home within city limits, but also because of its orientation. Unlike the normal orientation of Rockwall houses, which are built directly parallel to a street, this house sits at a pronounced angle at the corner of Fannin and Munson streets. The garage is on the side of the house, angling toward Star St., and a sizeable outdoor parking area is adjacent to the garage. Most of the driveway and the parking area are not visible from the front yard of the house because they are hidden behind a curved brick wall (seen at far left in Figure 1; closer views in Figures 2-4)



Figure 2. Curved wall and beginning portion of driveway as seen from front yard (Star St. on left). Exterior parking area and majority of driveway are blocked by wall.



Figure 3-4. Curved wall from beginning portion of driveway and from parking area.

Current Fence

The current stockade fence is neither stable nor an aesthetically sound choice for a midcentury modern property. It runs 120 feet from the northeast corner of the garage to a stopping point approximately 6 feet from the northern boundary of the property (see Figure 5). On the survey below, the bold line indicates property perimeter; the red line indicates the curved wall beside driveway/parking area; and the blue line indicates the location of the fence that needs replacing. The beginning of the brick wall stands at a point that is in line with the front portion of the house, as seen in Figure 3, but the garage is recessed a several feet back from this point. The old fence is set far back from Star St., and as such it does not enclose a significant portion of what could be part of the back yard of this angled property, rendering it under-utilized. Additionally, the fence's placement and configuration do not allow for larger items, such as a riding lawn mower or other sizable landscaping equipment, to pass through the narrow gate (see Figure 6).

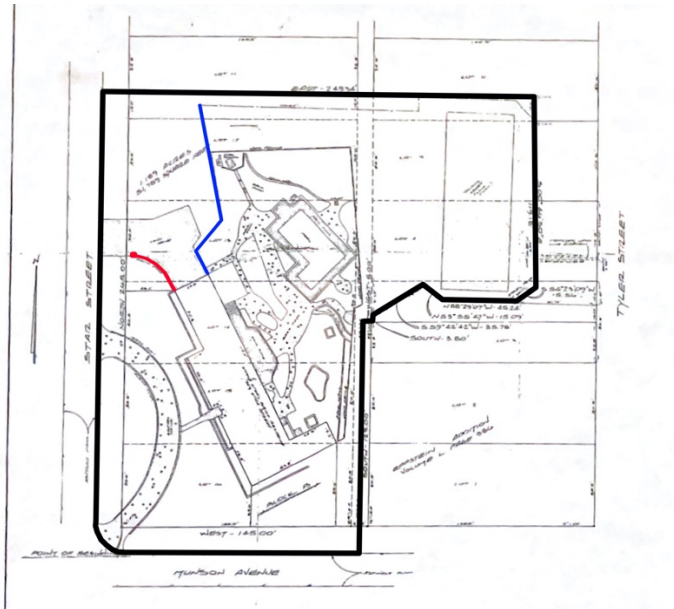


Figure 5. Survey of property. Bold line indicates property perimeter; red line indicates curved wall beside driveway/parking area; blue line indicates current stockade fence. The brick wall begins at a point that is on the same build line of the front portion of the house. Garage is recessed several feet back from main portion of the house.



Figure 6. Current narrow gate.

Design of New Fence

This project will replace the stockade fence with a 100'-long privacy fence made of horizontal boards and steel posts, which is more stylistically appropriate for the architectural lines and aesthetic of a midcentury modern house, as seen in the examples below (see Figures 7-11 below for examples).



Figures 7-11. Examples of horizontal board fence design for midcentury modern properties.

The proposed fence will include a solar-powered driveway gate, which would begin at the end of the curved brick privacy wall that runs beside the driveway. The gate will not affect the construction or integrity of the wall. This gate will provide additional security to the garage and the back yard of the property. It will also enable back yard access for oversized lawn equipment and assist in larger-scale landscaping projects which are not possible under the current fence/gate configuration. A contractor has already been hired to build this fence, and the company uses pre-stained wood in a medium brown color with secured metal posts, in keeping with current city code.

Note: because this project involves replacing an already-existing fence and does not require alteration to the house itself, neither I nor the fencing contractor understood that we needed to gain approval from the historic preservation board before construction began. The contractor had already set the posts for the new fence when we recognized our mistake, and we immediately stopped construction pending approval (see Figures 12 and 13) The photographs below show the posts that were set for the new fence, with the old fence in the background. (The northern edge of the property is the retaining wall on the left side of Figure 13.)



Figures 12 and 13. Desired placement of new fence.

Justification of Variance

The proposed new fence will run parallel to Star St. on a build line that begins at the western-most start point of the curved brick wall. The new fence may require a variance depending on whether the build line is taken from the brick wall, which is an integral part of the architecture, or from northwestern-most corner of the garage, which is approximately six feet further east.

Understandably, planning and zoning boards are typically reluctant to grant variances for fear that such action will set precedent. However, a variance is appropriate and justifiable in this case for several reasons.

- First, 309 Star St. is a unique Old Town Rockwall property sitting on an extremely atypical lot, and the skewed orientation of the house in relation to the street presents an unusual set of circumstances and challenges. The angled alignment of the house is a notable feature of the property, but as a result, current city ordinances do not easily apply. As such, a code variance in this situation is worthy of consideration, and it should not set precedent given that other properties do not feature the same characteristics.
- Second, the garage area of the house includes a large, oddly-shaped parking area extending away from the garage. Provided the new fence and gate can begin at build line extending from the curved wall, they will screen this visually unappealing area from the street, which currently detracts from the aesthetic of the house.
- Third, the only feasible location for the new gate and fence follows a build line defined by the brick wall, which is at the narrowest portion of the driveway and is, again, an integral part of the house. In contrast, if the build line for the fence begins at the northwest corner of the garage, it will not be possible to screen the parking area and provide additional security because a gate and fence cannot be constructed along that line. A fence/gate that follows that line would bisect the concrete parking area and make entrance into the garage difficult, rendering both useless (see Figure 14—the proposed new fence that follows the build line extending from the curved wall is marked in green, while the build line defined by the corner of the garage and that bisects the parking area is marked in orange).

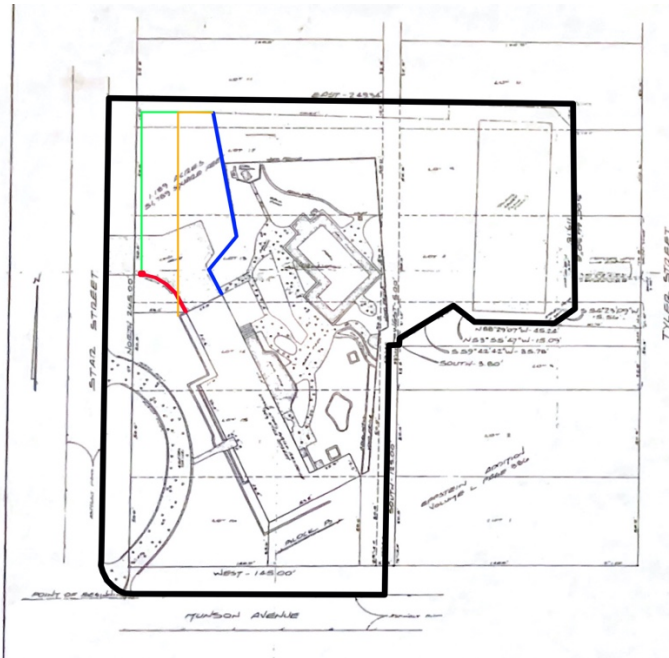


Figure 14. Proposed new fence line extending from the build line of the curved brick wall indicated by green line; fence line that extends from northwest corner of house indicated by orange line, cutting directly through driveway and parking area.

- Fourth, in order to construct a horizontal-board fence, the land must not have a sharp slope. The build line extending from the end of the wall has a much less severe slope than other parts of this area, and as a result, a horizontal fence is possible here, as seen in Figure 13.
- Fifth, the request for a variance must address potential arguments that the proposed fence qualifies as a “front yard fence.” Because of the angled placement of the house, this fence does not serve as a “front-yard fence”—the true front yard of 309 Star St. is some distance from this area of the property, and the driveway/parking area is not even readily visible from the front yard because of the brick wall (see Figures 1 and 2, above). As such, this fence will function to enclose an additional portion of the property into the *back yard* space.

In short, this project may require a variance that will only apply to a single Old Town Rockwall property and that is justifiable for this unusual situation.

Closing Remarks

I am excited about how the fence and gate will enhance the historic character of the property and provide a more appropriate enclosure for the back yard of this midcentury modern home. I have been working toward restoring this architectural gem for the past eight years, and the fence project will provide a significant step forward in that ongoing work. Maintaining the integrity of Old Town Rockwall is extremely important to me as the owner and steward of a contributing property, and I thank you for your service to that shared mission.

Sincerely,

Karen Roggenkamp

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X [Signature]
 X [Signature]

FIELD NOTES

Being a part of Lots 8, 9, 10, and 11, and all of Lots 12, 13, 14, 15, and 16 in Block B, of EPPSTEIN ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume 1, Page 386, of the Best Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" Iron rod found for the southwest corner of Lot 14, Block B of said EPPSTEIN ADDITION, and the northeast intersection of Star Street and Museum Avenue;

THENCE along the easterly line of said Star Street north a distance of 241.00 feet to a 1/2" Iron rod set, said Iron rod being north 15.00 feet from the northwest corner of Lot 12, Block B of said EPPSTEIN ADDITION;

THENCE departing the easterly line of said Star Street east a distance of 349.34 feet to a 1/2" Iron rod set;

THENCE South 00 degrees 44 minutes 35 seconds East a distance of 118.14 feet to a steel post in concrete;

THENCE South 14 degrees 27 minutes 49 seconds West a distance of 15.34 feet to a steel post in concrete;

THENCE South 44 degrees 27 minutes 07 seconds West a distance of 41.34 feet to a 1/4" Iron rod found;

THENCE North 22 degrees 35 minutes 47 seconds West a distance of 15.09 feet to a 1/4" Iron rod found;

THENCE South 18 degrees 41 minutes 42 seconds West a distance of 25.78 feet to a 1/4" Iron rod found;

THENCE South a distance of 3.80 feet to a 1/4" Iron rod found;

THENCE West a distance of 5.00 feet to a 1/4" Iron rod found;

THENCE South a distance of 125.00 feet to a 1/2" Iron rod found in the northerly line of said Museum Avenue;

THENCE along the northerly line of said Museum Avenue West a distance of 345.00 feet to the POINT OF BEGINNING and containing 1.123 acres or 31,743 square feet of land more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey is a true representation of facts found on the ground under my direct supervision on July 1, 1932

[Signature]
 Michael E. Glover
 S. T. L. 2, 473



THIS PROPERTY APPEARS TO LIE WITHIN ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 400127-00000. DATE 10-15-1972

ACCEPTED AND APPROVED BY [Signature]

DATE 7-1-32

SCALE 1" = 20'

DRAWN BY J. M. R.

CHECK BY M. E. G.

SHEET 4

BEING PART OF LOTS 8, 9, 10, 11, 12 AND ALL OF LOTS 13, 14, 15, 16, OF BLOCK B, OF EPPSTEIN ADDITION, VOLUME 1, PAGE 386.

BOUNDARY SURVEY OF A 1.123 ACRE TRACT CITY OF ROCKWALL

SURVIVE SURVEYING COMPANY 3333 Breckbldg.



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: December 16, 2021

APPLICANT: Lauren and Bryan Graves

CASE NUMBER: H2021-009; *Building Permit Fee Waiver for 406 Munson Street*

The applicants -- *Lauren and Bryan Graves* -- are requesting the approval of a *Building Permit Fee Waiver* for the construction of a new addition to an existing home, for repaving the existing driveway, and constructing a new patio cover. The applicant is proposing that the addition to the home be located in the rear of the subject property. The existing concrete driveway will be removed and repaved with concrete. The patio cover will be constructed to cover an existing patio space at the rear of the existing. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for the rehabilitation or restoration project. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$70,000.00 for the new addition to the existing home, the repaving of the existing driveway, and the new patio cover. Based on the property's designation as *Non-Contributing*, the building permit fee would be eligible for a 50% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for these projects before and after the waiver are as follows:

PERMIT	FEE	ESTIMATED FEE AFTER 50% REDUCTION
SINGLE-FAMILY [REMODEL/ADDITION]	\$0.48/SF x 608 SF = \$291.84 ¹	\$145.92
PATIO COVERS/DECKS/CARPORTS	\$75.00	\$32.50
CONCRETE	\$.20/SF x 850 SF = \$170.00 ²	\$85.00

NOTES:

¹: Minimum fee is \$125.00.

²: Minimum fee is \$50.00.

Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants building permit fees would be reduced as shown above. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the December 16, 2021 meeting.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2021-009

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 **406 Munson Street**
 SUBDIVISION **Epshen** LOT **4.56** 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 **Bryan & Lauren Graves**
 ADDRESS **406 Munson Street**
Rockwall, Tx 75087
 PHONE **469-338-6911**
 E-MAIL **info@gravesroofing.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): \$ **70,000.00**

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.

Addition to the back of the house. Adding master bedroom and bathroom. Patio cover. Repour existing drive way to the side walk.

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

Lauren & Bryan Graves
406 Munson Street
Rockwall, TX 75087
12/1/2021

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

Dear City of Rockwall:

We are seeking approval for the Building Permit Waiver and Reduction Program. Our home is in the historical district of Downtown Rockwall, we are planning to build an addition on to our home to increase the square footage of the home. We have gotten approval for the plans to begin construction, we need to pull permits now and would like to be considered for this reduction program.

If you have any questions please feel free to contact me by phone 469-338-6911 or by email at info@gravesroofing.com . I appreciate your time in considering my request.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Graves". The signature is fluid and cursive, with the first letter "L" being particularly large and stylized.

Lauren & Bryan Graves

Enclosure

GENERAL NOTES

CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE WITH THE CITY OF ROCKWALL APPLICABLE. WHICH SHALL GOVERN EXCEPT WHERE OTHER APPLICABLE CODES OF INFORMATION CONTAINED ON THESE PLANS ARE MORE RESTRICTIVE.

1. CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318-15.
2. REINFORCING STEEL SHALL BE DETAILER, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315 DETAILING MANUAL.
3. CONCRETE SHALL BE NORMAL WITH A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH A MINIMUM 5% AGGREGATE AND CEMENT CEMENT RATIO.
4. MILD STEEL REINFORCING BARS SHALL ASTM A615, GRADE 60.
5. PROVIDE ONE # 3 OR WELDING WIRE CORNER BAR X 4" x 8" LONG (2" x 8" EACH LEG) FOR EACH HORIZONTAL BAR AT CORNER IN GRADE BEAM.
6. BARS CALLED FOR AS CONTINUOUS SHALL HAVE STAGGERED LAPS AT BAR DIAMETERS 12" ON HORIZONTAL.
7. LAP TOP REINFORCING IN GRADE BEAMS AT MID SPAN. LAP BOTTOM REINFORCING IN GRADE BEAMS AT PIER.
8. PROVIDE STAGGERED LAP IN ALL TOP BARS AT END SPANS OF GRADE BEAMS.
9. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:
 - 3" FOR CONCRETE CAST AGAINST SOIL
 - 2" FOOT FOR CONCRETE EXPOSED TO WEATHER
 - 1 1/2" FOR TOP AND SIDE OF GRADE BEAMS NOT EXPOSED TO WEATHER.

SITE PREPARATION NOTES

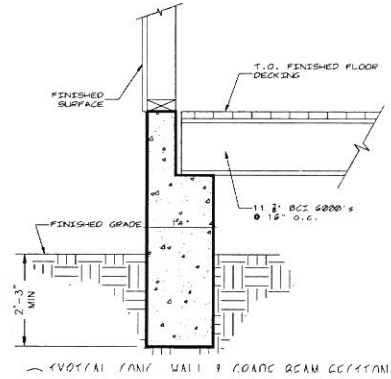
1. EXCAVATIONS SHALL CONFORM TO THE LINES AND GRADES SHOWN ON THE PLANS OF AS DIRECTED BY THE ENGINEER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION WHILE EXCAVATING TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTORS SHALL FORM UTILITY OWNERS IN ADVANCE TO IDENTIFY, LOCATE, MARK, OR MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMUM DELAY.
3. ALL FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE THAT UNDESIRABLE GROUND WATER IS NOT ALLOWED TO ENTER.
4. EXPOSED SOIL SHOULD BE PROTECTED AGAINST EROSION AND EXCESSIVE DRYING.
5. SELECT FILL MATERIAL WITH A #21 REIN #3 SHOULD BE COMPACTED TO A DRY DENSITY OF 100% STANDARD PROCTOR (ASTM D 1557) WITH A MINIMUM COVER OF 21 (1) OPTIMUM.
6. SLAY SOILS WITH A #21 EQUAL TO OR GREATER THAN #3 SHOULD BE COMPACTED TO A DRY DENSITY OF 100% STANDARD PROCTOR (ASTM D 1557) WITH A MINIMUM COVER OF 21 TO 41 OPTIMUM AT TIME OF PLACEMENT.
7. COMPACTION OF FILL SHALL BE ACCOMPANIED WITH A MAXIMUM OF 2" LOOSE LEAFS SUBSTANCE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

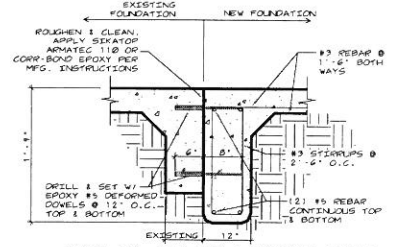
1. SITE SURGRADE, CONCRETE AND CURBING SHALL CONFORM TO ACI 307 "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION."
2. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE WATER WILL NOT COLLECT AROUND SLAB. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED SLOPING AWAY FROM FOUNDATION WITH A MINIMUM SLOPE OF 2% (1/4" x 12" = 3/16" DUMP) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
3. FEMO GRABES SHALL HAVE POSITIVE DRAINAGE (SLOPING AWAY FROM SLAB) A MINIMUM OF 4" CLEARANCE BETWEEN TOP OF SLAB AND OR BRICK LEGS AND SOIL SURFACE SHALL BE MAINTAINED.
4. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FLOORED IN MINIMUM 1" UNDISTURBED SOIL. IF PROPERLY COMPACTED FILL, UNLESS PEEPS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE FLOORED BY A MESH GUTTERED SURFACE. ADEQUATE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN BEAM WIDTH. 4" NOTED ON FOUNDATION PLAN.
5. AT CONTRACTORS EXPOSURE, A SAND GLEASON OR OTHER LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO POLY VAPOR BARRIER.
6. A LAYER OF 4" MESH TO INTERLOCK WITH LAPPED JOINTS BETWEEN SAND & EXISTING MATERIAL AND SLAB IS REQUIRED UNLESS INDICATED OTHERWISE.
7. SLAB REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT A 12" MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PROVIDE UNIFORM CURING CONCRETE PLACEMENT.
8. CONSTRUCTION ACTIVITIES ARE PROHIBITED UNLESS INDICATED OTHERWISE.
9. CONCRETE SHALL VIBRATED TO ENSURE CONSOLIDATION.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION NOTWITHSTANDING ANY DISCREPANCIES.
11. WHERE ARE DISCREPANCIES BETWEEN FOUNDATION PLAN AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL GOVERN.
12. COORDINATE SYMBOLIC DIMENSIONS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, SLOPES, BREAK LEGS, AND RELATED ITEMS.
13. IF SOILD ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE INCREASED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
14. PLUMBING LINES SHALL NOT BE LOCATED ALONG SIDE OR IN BEAM TRENCHES.
15. SEWERLINES AND DREDS SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT FLOODING OF WATER.
16. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION AND THEN A HORIZONTAL DISTANCE EQUAL TO TWICE THE HALF THAT OF MATURE HEIGHT OF TREE OR SHRUB UNLESS PEEPS ARE SPECIFIED.

LIMITATIONS

1. A PRE-PREP INSPECTION IS REQUIRED BY THE ENGINEER OF RECORD.
2. IN THE EVENT SO SOILS REPORT FOR THE SPECIFIC TRACT OF LAND UPON WHICH THE PROPOSED STRUCTURE IS TO BE CONSTRUCTED IS PROVIDED, THE ENGINEER WILL RELY ON INFORMATION CONTAINED IN SAID SOILS REPORT. AN INSPECTION PLAN AND SPECIFICATIONS, HOWEVER, THE ENGINEER DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF SAID SOILS REPORT, OR ANY INFORMATION CONTAINED THEREIN FOR WHICH THE ENGINEER HAS RELIED UPON TO DESIGN THE FOUNDATION FOR THE PROPOSED STRUCTURE. IF NO SOILS REPORT IS PROVIDED, THE ENGINEERED DESIGN WILL BE BASED SOLELY ON AVERAGE SOIL CONDITIONS IN GENERAL LOCATION OF PROPOSED CONSTRUCTION AS A RESULT OF THE ENGINEER'S NO GUARANTEE, WARRANTY, OR REPRESENTATION AS TO THE ACCURACY OF DESIGN FOR THE PARTICULAR TRACT OF LAND UPON WHICH THE CLIENT PROPRIETOR TO CONSTRUCT A STRUCTURE. UNLESS THE ENGINEER SHALL WARN THE DESIGN TO BE FREE OF DEFECTS IF CONSTRUCTED UPON SOIL SUBSTANTIALLY SIMILAR IN ALL RESPECTS TO AVERAGE SOIL CONDITIONS FOR THE AREA. MINIMUM COVER OF SOIL LOCATED AT CORNER ARE INDICATED TO FLUCTUATE SEASONALLY DEPENDING ON THE AMOUNT OF RAINFALL & WEATHER PATTERNS. SURFACE DRAINAGE AND SUBSURFACE DRAINAGE CHARACTERISTICS.
3. FOR FOUNDATION TO REMAIN AS DESIGNED OWNER MUST ENSURE THAT SOIL INTERLUPE CONTENT IS MAINTAINED AT A CONSTANT LEVEL SURROUNDING THE FOUNDATION. DO NOT ALLOW SOIL TO DRY OUT TO A POINT WHERE THE SOIL GRABS OR PULLS AWAY FROM THE FOUNDATION.
4. TO REDUCE CRACKING IN FOUNDATION, ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED SLOPING AWAY FROM THE FOUNDATION WITH A MINIMUM OF 2%.



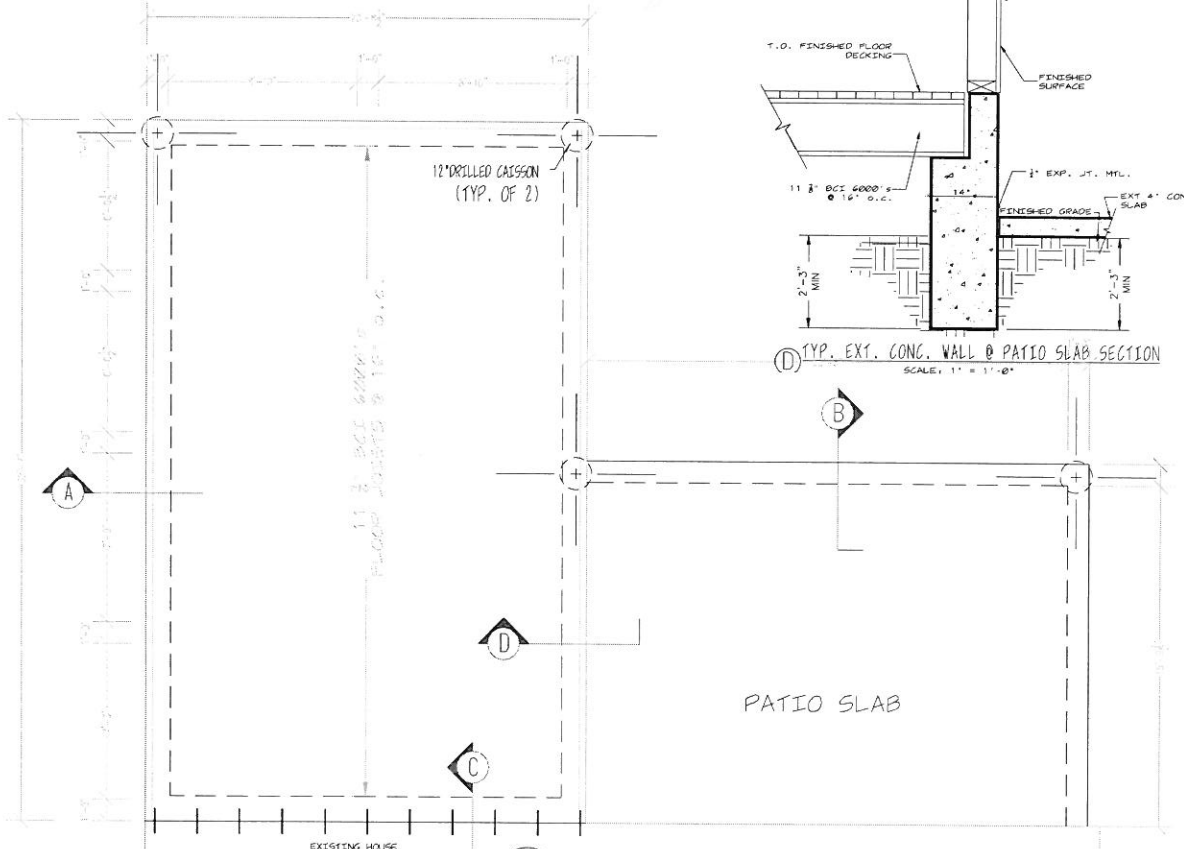
(B) TYPICAL EXTERIOR CONC. SLAB & GRADE BEAM SECTION
SCALE: 1" = 1'-0"



(C) TYPICAL EXT. CONC. SLAB & GRADE BEAM SECTION
SCALE: 1" = 1'-0"

Mario Luis De Leon

Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:14:24 -06'00'



FOUNDATION PLAN
SCALE: 3/16" = 1'-0" NORTH



ACD ADVANCED CONSTRUCTION STRUCTURE - FIRE PROTECTION
1520 E I-30 ROCKWALL, TX 75087
214-576-8148

NOT TO SCALE
APPROVED FOR CONSTRUCTION
DATE: 11/20/21
PROJECT: 21-00000-0000-0000-0000
DRAWN BY: MLD
CHECKED BY: MLD
PROJECT MANAGER: MLD
DATE: 11/20/21

GRAVES RESIDENCE
406 MUNSON ST., ROCKWALL, TX 75087
FOUNDATION PLAN

November 13 2021

SHEET
S1
OF
4

Mario Luis De Leon

Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:14:44 -06'00'



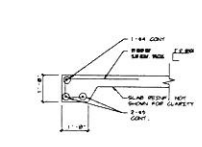
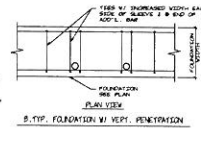
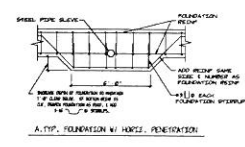
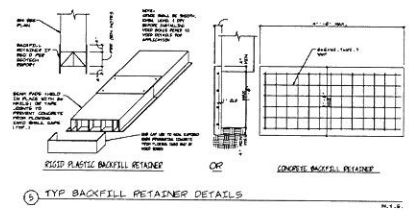
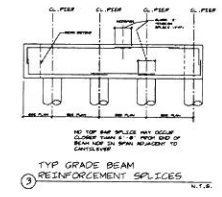
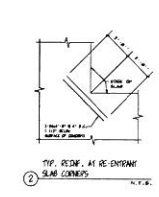
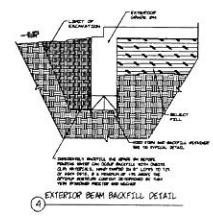
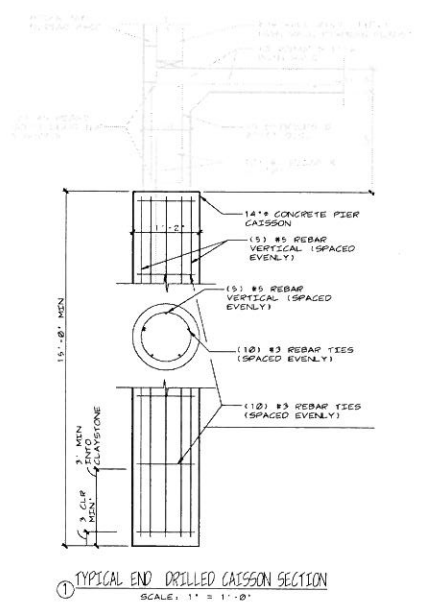
ACCD ADVANCED CONSTRUCTION DETAILING
STRUCTURE - TIME PROTECTION
1520 E I-30 ROCKWALL TX 75087
214-576-8148

PROFESSIONAL ENGINEER
MARIO LUIS DE LEON
130547
STATE OF TEXAS
EXPIRES 12/31/2024
EXPIRES 12/31/2024

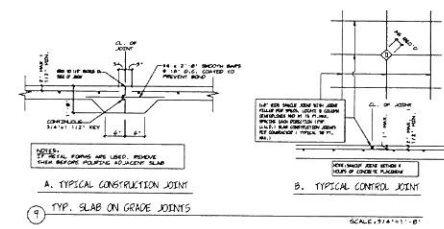
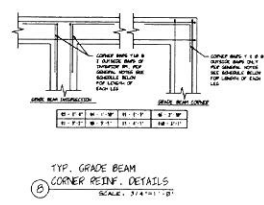
GRAVES RESIDENCE
406 MUNSON ST ROCKWALL, TX 75087
FOUNDATION DETAILS

November 13 2021

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6. TYPICAL FOUNDATION PENETRATION DETAILS
N.T.S.



Mario Luis De Leon

Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:15:00 -06'00'



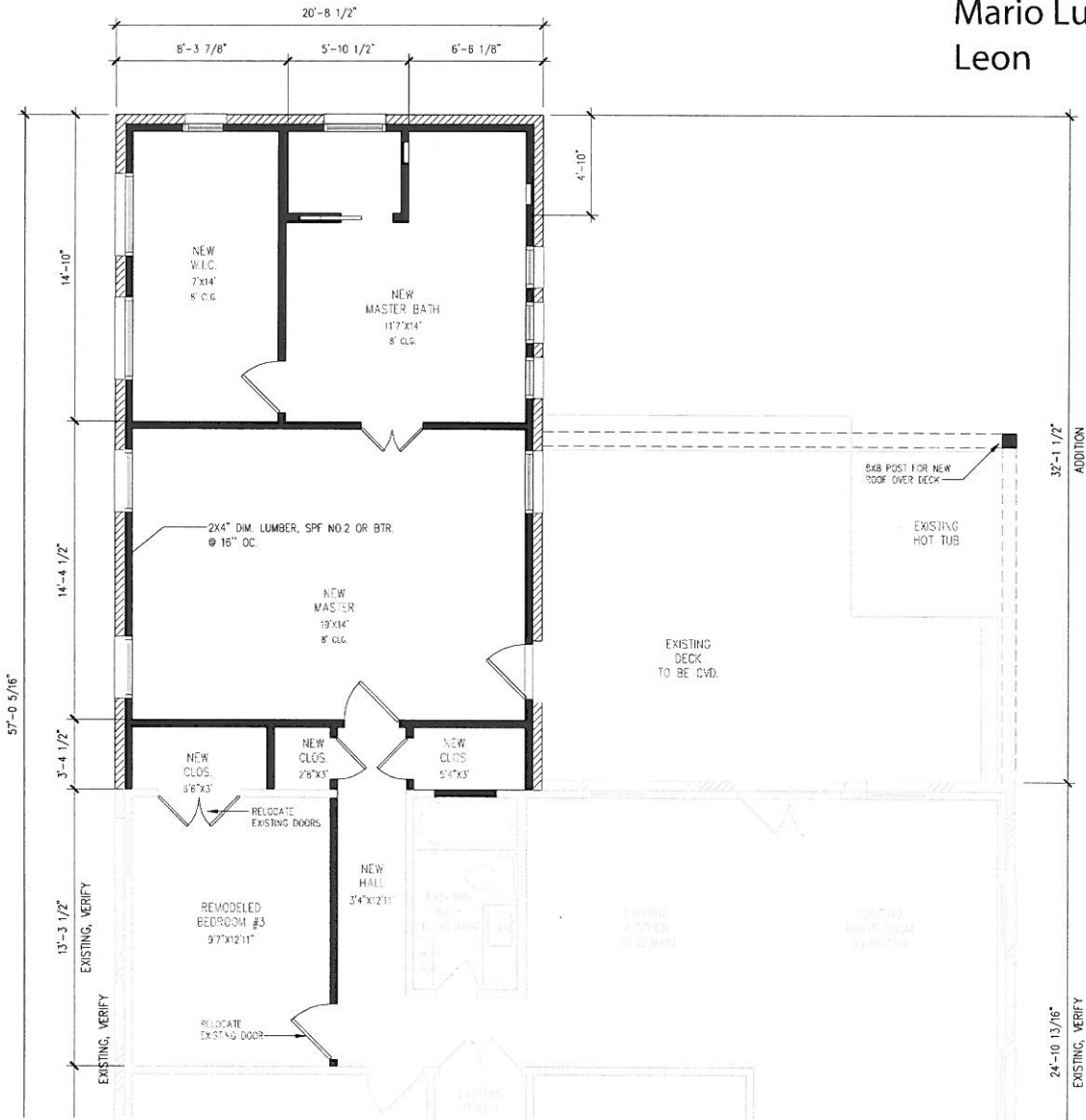
ACCD ADVANCED CONSTRUCTION
STRUCTURE FIRE PROTECTION
1520 E I-30 ROCKWALL TX 75087
214-576-8148

THIS DOCUMENT IS THE PROPERTY OF ACCD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ACCD.

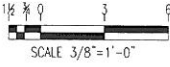
GRAVES RESIDENCE
406 MUNSON ST ROCKWALL, TX 75087
WALL FRAMING PLAN

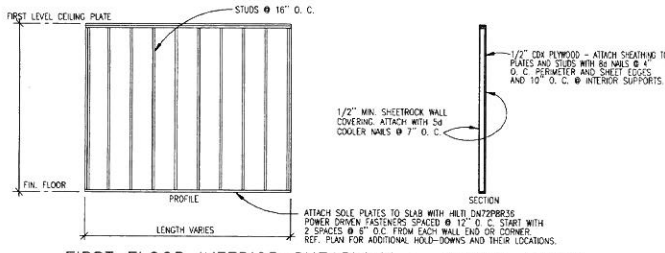
November 13 2021

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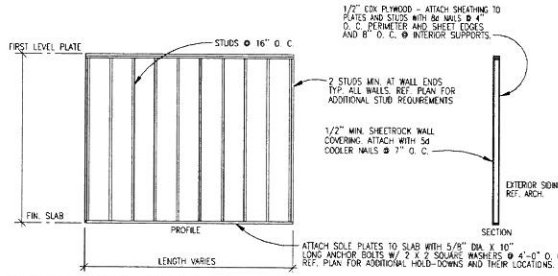


WALL FRAMING PLAN
SCALE: 3/16" = 1'-0"





FIRST FLOOR INTERIOR SHEARWALL - TYPICAL DETAIL



FIRST FLOOR EXTERIOR SHEARWALL - TYPICAL DETAIL

PLYWOOD AND SHEETROCK NAILING DIAGRAMS
INDICATED ON PLAN BY "SW". LENGTH SPECIFIED WHERE REQUIRED IS GIVEN IN FEET.

DESIGN CRITERIA:

- 2025 WITH REVISIONS
- LIVE LOADS FLOORING - 40 PSF
- CEILING - 20 PSF
- ROOF - 30 PSF
- AT-IC ACCESS STAIR - 350 LBS.
- CAPACITY
- MATERIALS AND DIMENSIONS SHALL BE AS NOTED IN ALL DRAWINGS UNLESS OTHERWISE SPECIFIED
- WIND - U.S.A. DESIGN SPEED = 139 MPH RISK CATEGORY 1

HEADERS:

- ALL FIRST FLOOR HEADERS AND SECOND FLOOR LOAD BEARING HEADERS TO BE A MIN. OF 2" x 10" MAX. UNLESS NOTED OTHERWISE 10'-0" MAX
- ALL OTHER HEADERS
- 2" x 8" E's on Edge 3'-0" MAX
- 2" x 8" E's on Edge 4'-0" MAX
- 2" x 8" E's on Edge 8'-0" MAX
- 2" x 10's on Edge 8'-0" MAX
- 2" x 12's on Edge 10'-0" MAX

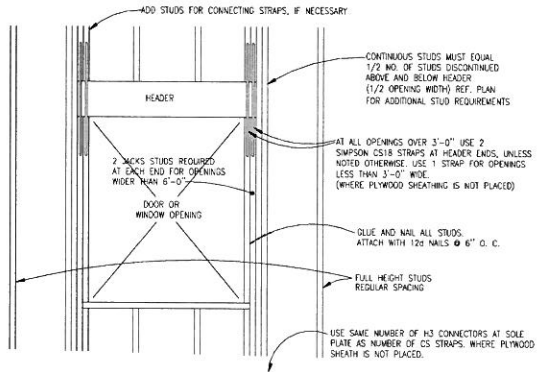
TYPICAL BEAM SIZES	EMBEREZ BEAM / ANCHORAGE SIZE	SIMPSON HANGER
2" x 8"	H0242	H0242
2" x 10"	H0412	H0412
2" x 12"	H0612	H0612
3" x 10"	H0812	H0812
3" x 12"	H1012	H1012
4" x 10"	H1212	H1212
4" x 12"	H1412	H1412
6" x 10"	H1812	H1812
6" x 12"	H2012	H2012
8" x 10"	H2412	H2412
8" x 12"	H2812	H2812
10" x 10"	H3212	H3212
10" x 12"	H3612	H3612
12" x 10"	H4012	H4012
12" x 12"	H4412	H4412
14" x 10"	H4812	H4812
14" x 12"	H5212	H5212
16" x 10"	H5612	H5612
16" x 12"	H6012	H6012
18" x 10"	H6412	H6412
18" x 12"	H6812	H6812
20" x 10"	H7212	H7212
20" x 12"	H7612	H7612
22" x 10"	H8012	H8012
22" x 12"	H8412	H8412
24" x 10"	H8812	H8812
24" x 12"	H9212	H9212
26" x 10"	H9612	H9612
26" x 12"	H10012	H10012

NOTES:

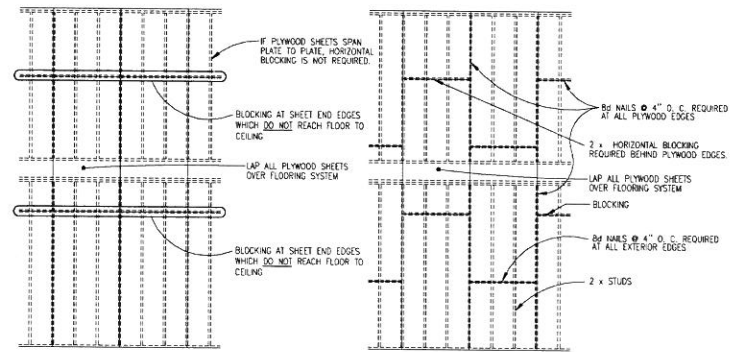
- 1 - SHIM NAILS - SYSTEM FOLLOW THE SIZES IN THE TABLE SPECIFIED IN THE FRAMING MANUALS AND SHALL HAVE A MINIMUM CORNER OF 135 DEGREES
- 2 - SHIM NAIL BEAM SIZE IS ACROSS SHIP AND 1/2" FOR PLYWOOD ON SHIP PANELS PLACED BETWEEN THE SHIM NAILS
- 3 - PS - HOLLOW BEAM SHALL BE AS MANUFACTURED BY THE MANUFACTURER
- 4 - END - PROVIDE 3" MINIMUM AT EACH END OF AN IMBED BEAM UNDER NAIL
- 5 - HANGER SHALL BE INSTALLED PER MANUFACTURER'S MOST RECENTLY PRINTED SPECIFICATIONS
- 6 - USE MANUFACTURER'S METAL SHEETS FOR TIEBACKS OR CHAIRS

GENERAL NOTES - WOOD

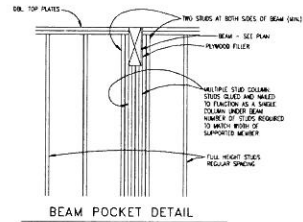
- 1. All joists and rafters shall be #2 SYP unless otherwise noted. Multiple 2 x 12 beams shall be of #2 SYP. All wall studs to be stud grade or # 3 SYP. Attach all roller ends to exterior wall framing with Simpson HCP connectors. Use Simpson HCP for Hog & Valley connectors. In lieu of #3 bolts as noted in the I.R.C. attach ceiling and floor joists to top plates # 3 - 12d common nails (denoiled) at each end where a connector is not used.
- 2. Bolt holes through wood shall be drilled 1/16" maximum larger than the diameter of the bolts to be installed. Bolts through wood shall be fitted with standard washers.
- 3. Wood framing members and connections shall be constructed and nailed in accordance with the I.R.C. Building Code, latest edition, unless otherwise noted, detailed or specified.
- 4. Wall studs to be 2 x 4 or 2 x 6 studs @ 16" O.C. Attach each stud to top and sole plates with 2-16d nails each. At exterior walls without plywood sheathing attach studs to the bottom sole plate with an optional Simpson H3 Hurricane anchor at 32" O.C. See plan notes for additional connections.
- 5. Joists under non-load bearing partitions shall be doubled.
- 6. Provide Simpson Generalized "LU & LUS" standard joint hangers at solid end flush joint connections, and for trusses at flush beam connections, or use Simpson LWB hangers. All flush beam to beam connections are to be made with Simpson "HLT & GLT" beam connections, U. S. A. All Simpson specifications and recommendations are to be followed, unless noted otherwise.
- 7. Let-in diagonal wood beam bracing shall be continuous #2 KD 1 x 6, well anchored to head and sill plates and attached to each wall stud along gagepost.
- 8. Plywood or sheetrock shall bear on AFPA Framemark and be stamped performance rated for application and evaluate on panel. Face grain is to run perpendicular to support members for horizontal (floor and roof) sheathing.
- 9. Provide the same number of wall studs under beams as the number of members in the beams unless noted otherwise (3 - 2 x 4 studs under each end of a beam made of 3 - 2 x 10 members). Studs to be gaged and nailed to function as a single column.
- 10. Wood in direct contact with concrete or masonry shall be treated.
- 11. Wood columns and posts shall be framed to true end bearings, and shall be positively anchored to foundation with approved post bases. Support column and post securely in position and protect base from deterioration. Columns and posts of treated wood may be placed directly on concrete or masonry. Use treated wood for all floor joists which are exposed or within 18" of the ground, or in permanent contact with earth.
- 12. Joists shall be laterally supported at the ends of each support and at 8'-0" O.C. maximum by solid blocking where the ends of joists are nailed to a flush header, bond or rim joist or to an adjoining stud, end blocking may be omitted. U.N.D. at sheawalls. Solid blocking shall be not less than two inches (2") in thickness and shall match the depth of the joist.
- 13. At exterior sole plates provide 5/8" dia. x 10" long anchor bolts, with 2 x 2 square washers, at 4'-0" (max.) o. c., with bolts of 12" maximum from wall ends. Bolts shall be embedded 7" minimum into concrete. As an alternate Simpson "MAS" nail - deems may be used. Place 6" from wall ends and space at 2'-8" O.C. Use plate for any additional spacing and nail-down and anchoring requirements.
- 14. All beams made up of multiple 2 X joists shall be connected as per the I.R.C. Code requirements, or local code, whichever is stricter.
- 15. Fitch beam bolts shall be 3/4" diameter, U. N. D., located 2" from steel plate edges and shall be staggered. Provide two (2) standard washers per bolt, one (1) washer installed on each side of beam.
- 16. Floor decking to be min. 3/4" 1&G plywood nailed to floor framing with 10d nails spaced at 4" o. c. at plywood sheet edges and 10" o. c. at interior supports. (6 gauge screws in 1 1/2" min. penetration into support member may be used in lieu of 10d nails for decking attachment, some spacing as note.)
- 17. If not specified by applicable building codes, wood members, connections and construction shall comply with AITC Timber Construction Manual requirements, latest edition.
- 18. All Simpson connectors used with treated wood members treated with chromated copper arsenate (CCA-C) or 100% sodium borate (SBB) should be coated with standard G90 galvanizing and connected with nails, screws, or bolts that are post hot dip galvanized. All Simpson connectors used with wood members treated with alkaline copper quat (ACQ-C) and (ACQ-D) or copper azole (CBA-A and CBA-B) or any other "non-DOF" borate should be coated with Simpson Z max (G185) or post hot dip galvanized (HDG) coated with Simpson Z max (G185) or post hot dip galvanized (HDG) or are stainless steel (SS3030). Wood treated with ammoniac copper zinc arsenate (ACZA) or any other preservative treatment not noted above is NOT ALLOWED for construction.
- 19. For engineered wood products noted on plans, all manufacturer specifications and installation requirements must be followed U.N.D.



WALL REIN. AROUND WINDOW OPENINGS



PLYWOOD BLOCKING AND NAILING PATTERN FOR EXTERIOR WALLS

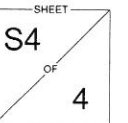


BEAM POCKET DETAIL

Mario Luis De Leon

Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:15:27 -06'00'

November 13 2021





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: December 16, 2021
APPLICANT: Patricia Edwards
CASE NUMBER: H2021-010; *Certificate of Appropriateness (COA) for 602 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.907-acre tract of land identified as a portion of Block 121 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 (OTR) Historic District, addressed as 602 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,623 SF single-family home constructed in 1935, and a ~2,409 SF secondary living unit/guest quarters and a 90 SF portable accessory building constructed in 1995. According to the 2017 *Historic Resource Survey*, the single-family home constructed on the subject property is built in the colonial revival architectural style and is classified as a *High Contributing Property*. In addition, the survey states that single-family home was built in 1915, not in 1935 as indicated by RCAD. According to the January 3, 1972 historic zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Single-Family 7 (SF-7) District.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a wall and fence built without a permit and extending a ten (10) foot wall on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 601 Williams Street, which is a 0.6428-acre parcel of land with a ~2,847 SF single-family home situated on it. According to the 2017 *Historic Resource Survey* the home was built in 1918, and is designated as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District and the remainder of the Foree Addition, which was established on February 2, 1913 and consists of 26 single-family homes zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is 303 N. Clark Street, which is a 0.689-acre parcel of land with a ~2,401 SF single-family home situated on it. According to the 2017 *Historic Resource Survey* the home was built circa 1950 and is designated as a *Medium Contributing Property*. Beyond this is 205 N. Clark Street, which is a 0.323-acre parcel of land with a ~1,146 SF single-family home situated on it. According to the 2017 *Historic Resource Survey*, the home was built circa 1955 and is designated as a *Medium Contributing Property*. Beyond this are four (4) parcels of land, two (2) vacant and two (2) developed with single-family homes. All four (4) properties are designated as

Non-Contributing and zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 306 N. Clark Street, which is a 0.947-acre parcel of land with a ~2,379 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1915 and is designated as a *Medium Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is 510 Williams Street, which is a 0.388-acre parcel of land with a ~3,848 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1965 and is designated as a *Medium Contributing Property*. Beyond this is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

On December 2, 2021, the Neighborhood Improvement Services (NIS) Department initiated a proactive (*or internal*) compliance case concerning the unpermitted construction of an eight (8) foot cedar fence and the increase/expansion of an existing stone wall and fireplace. Since this work was completed without a building permit, the applicant had not sought approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). After the applicant and staff spoke about the unpermitted improvements, the applicant submitted a Certificate of Appropriateness (COA) application. Submitted with this application, was a request to allow the stone wall to continue south along the western property line. The original wall was estimated to be five (5) feet tall, and the finished height of the wall -- *after the unpermitted improvements* -- is ten (10) feet. Utilizing aerial imagery of the existing stone wall, it appears to be approximately 34-feet in length, extending from the rear façade of the home to approximately 13-feet behind the front façade of the guest quarters. Within your packet are photos provided by the applicant and from the Neighborhood Improvement Services (NIS) Department depicting the scope of work completed. Staff has provided a map showing the existing improvements, the unpermitted fence, and the requested extension of the wall.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny 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." In this case, the new cedar fence is the only wood fence on the subject property, with the other perimeter fences being wrought iron or chain link. According to Subsection 02.01, *General Definitions*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, according to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the maximum height of a residential fence is eight (8) feet. In this case the stone wall is considered a fence and exceeds the maximum height requirement by two (2) feet. The proposed continuation of the ten (10) foot stone wall would also exceed the eight (8) foot maximum residential fence requirement. The applicant has stated to staff that the additional height of the wall is required to block floodlights on the adjacent property to the west. Staff should also note that the applicant has attempted to match the stone on the existing wall with the stone used to increase the height of the wall, and would be required to do so on the proposed expansion along the southern property line. It should also be stated that the applicant will be required to submit and be approved for a fence exception from the Planning and Zoning Commission for the increased height of the wall. This means that if the Historic Preservation Advisory Board (HPAB) approves this Certificate of Appropriateness (COA), a recommendation for approval will be forward to the Planning and Zoning Commission.

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 and proposed preservation criteria ...” That being said the 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) The applicant shall be required to submit an exception request to the Planning and Zoning Commission for the additional height to the fence.
- (2) The applicant will be required to match the stone used on the existing wall and the stone used to increase the height of the wall on the proposed expansion along the southern property line.
- (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: H2021-010

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

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

Patricia Edwards

APPLICANT(S) NAME

ADDRESS

602 William St
Rockwall TX 75087

ADDRESS

PHONE

214.315.0474

PHONE

E-MAIL

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):

\$

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.

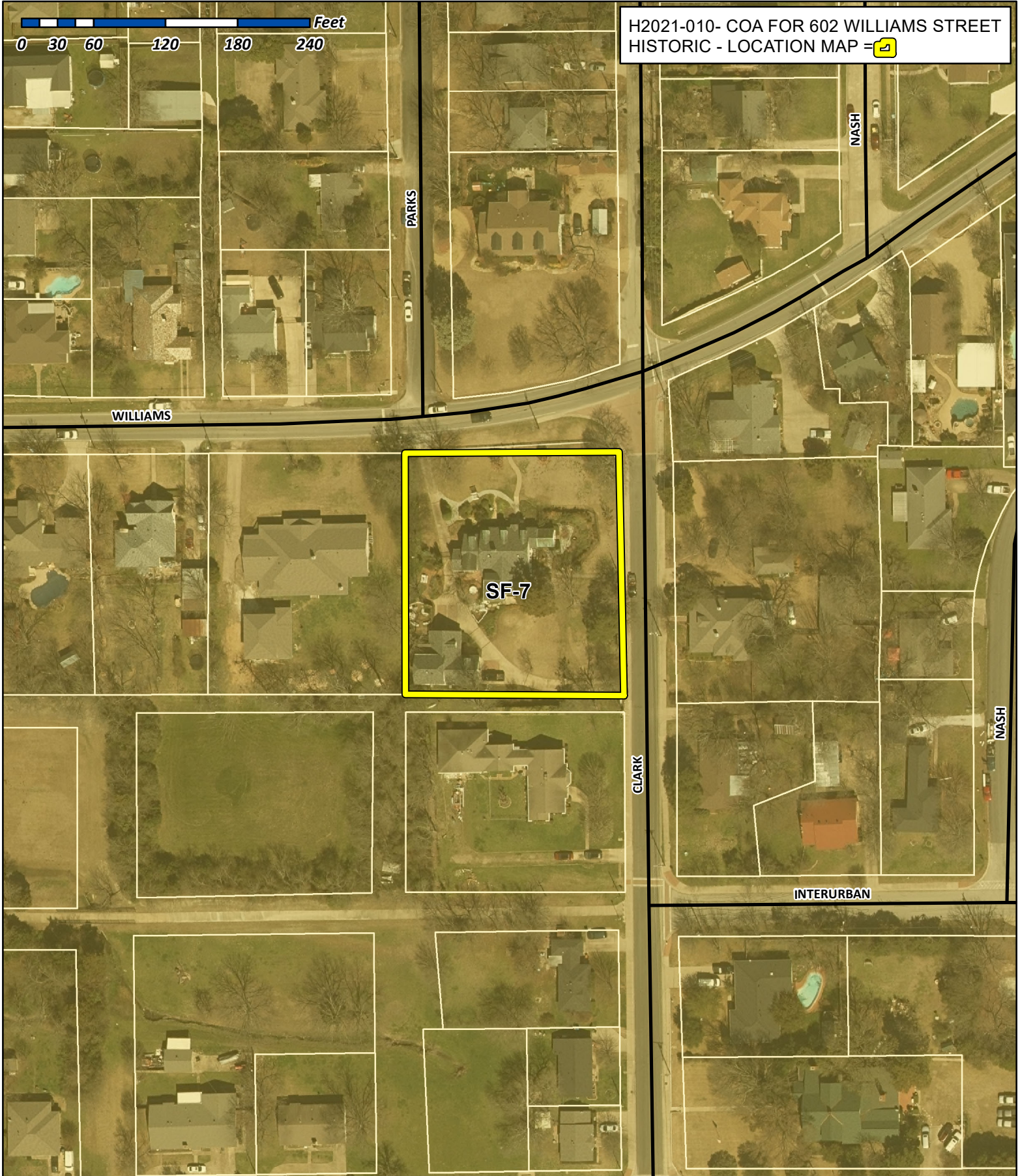
I did an addition to the top of a small stone wall in my back yard which was dilapidated to the point of being unsafe. I was misinformed by my contractor in regards to a permit because it was a detached structure built in 1999 by Peg Parrell. I stayed well within the historical esthetics of the property & only improved it. It is also blocking some terribly bright flood lights placed too high & all around the property next door.

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



H2021-010- COA FOR 602 WILLIAMS STREET
 HISTORIC - LOCATION MAP

0 30 60 120 180 240 Feet

WILLIAMS

PARKS

NASH

SF-7

CLARK

NASH

INTERURBAN

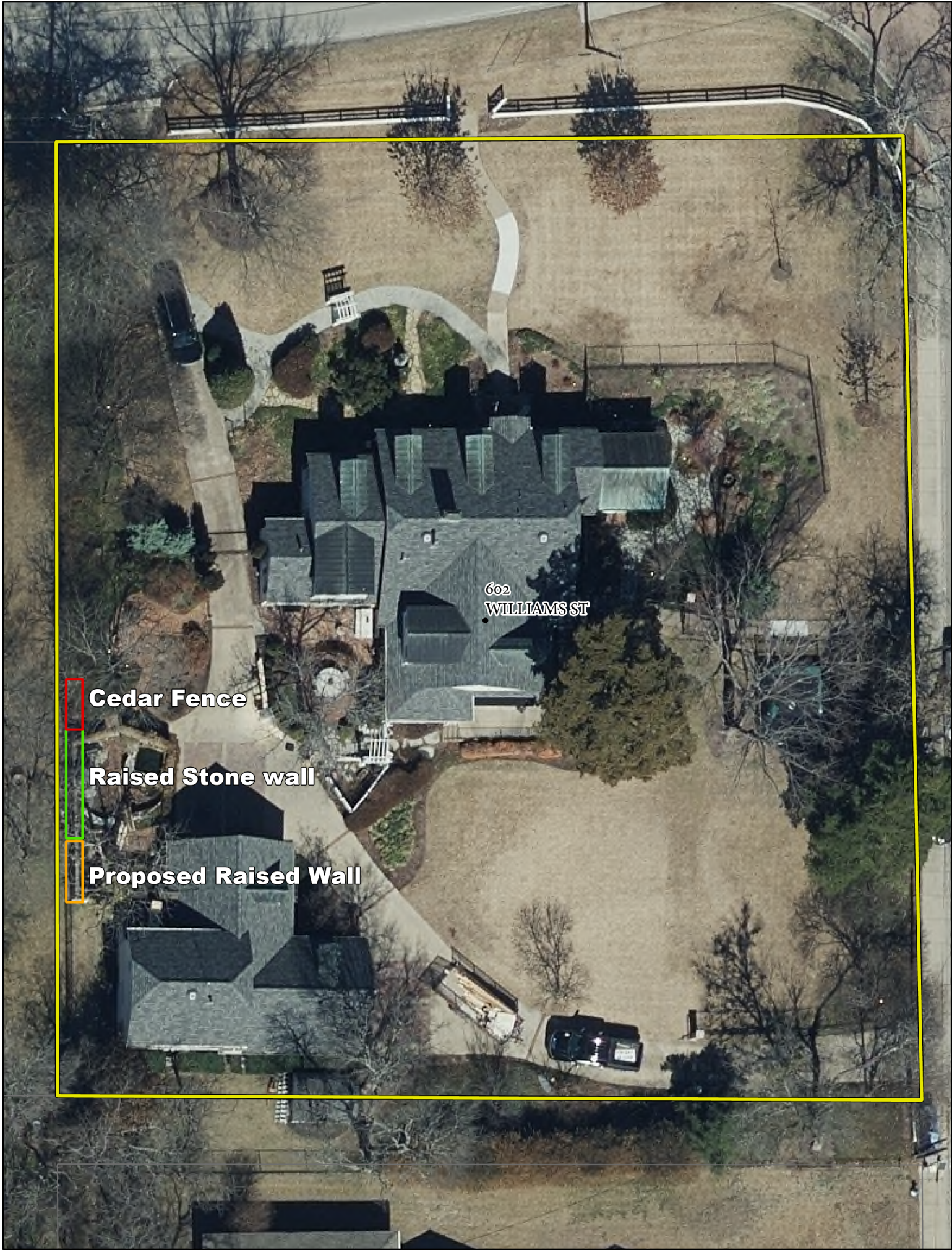


City of Rockwall

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.





602
WILLIAMS ST

Cedar Fence

Raised Stone wall

Proposed Raised Wall









