

# AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JULY 18, 2024 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 Historic Preservation Advisory Board (HPAB) 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 Historic Preservation Advisory Board (HPAB) 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 June 20, 2024 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) **H2024-012 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants 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 303 Williams Street, and take any action necessary.

(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, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 12, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 20, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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## I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board Members present were Sarah Freed, Allison McNeely, and Steve Gaskin. Board Members absent were Ben Lewis and Haydon Frasier. Staff members present were Senior Planner Henry Lee, Planner Bethany Ross and Planning Coordinator Melanie Zavala. Absent from the meeting was Director of Planning & Zoning Ryan Miller and Planning Technician Angelica Guevara.

## 10 II. OPEN FORUM

*This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) 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 Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

Chairman Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed the open forum.

## 20 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.*

- 25 1. Approval of Minutes for the May 16, 2024 Historic Preservation Advisory (HPAB) meeting.

Board member Freed made a motion to approve the Consent Agenda . Board member Gaskin seconded the motion which passed by a vote of 4-0.

## 29 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.*

- 36 2. **H2024-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof on a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen 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 501 Kernodle Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the request. This case was presented las month and was tabled due to the applicant/ representative not attending the case. The applicant tis requesting a Certificate of Appropriateness to replace the roof on the subject property in areas being the garage and the patio.

Nathan Purnell  
1017 Foxhall Drive  
Rockwall, TX 75087

Mr. Purnell came forward and provided additional details in regards to the request.

Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

Board member Freed made a motion to approve H2024-005. Board member McNeely seconded the motion which passed by a vote of 3-1 with Board member Gaskin Dissenting.

- 58 3. **H2024-006 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant in conjunction with a request for the replacement of a roof on a High Contributing Property being a 0.7096-acre parcel of land identified as Lot

61 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town  
62 Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.  
63

64 **Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting a small matching grant for**  
65 **1,000. The small matching grant fund will reduce to 2,500 if the applicant gets approved.**  
66

67 **Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating**  
68 **such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.**  
69

70 **Board member Freed made a motion to approve H2024-006. Board member McNeely seconded the motion and it failed to pass 2-2.**  
71

72 4. **H2024-011 (ANGELICA GUEVARA)**

73 Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a *Certificate of Appropriateness (COA)* for  
74 the demolition of an existing single-family home and three (3) existing accessory buildings on a *Medium Contributing Property* being a 0.2850-  
75 acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7)  
76 District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.  
77

78 **Planner Bethany Ross provided a brief summary in regards to the applicants request. The home is classified as a medium contributing property.**  
79 **However, some of the exterior materials are not original to the home. The property includes a detached garage and an accessory structure both**  
80 **built in 1979. The applicant is requesting approval of a Certificate of Appropriateness to demolish the existing single-family home and existing**  
81 **buildings on the subject property.**  
82

83 **Carol Byrd**  
84 **707 Cullins road.**  
85 **Rockwall, TX 75087**  
86

87 **Mrs. Byrd came forward and provided additional details in regards to the applicants request.**  
88

89 **Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating**  
90 **such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.**  
91

92 **Board member Gaskin made a motion to approve H2024-011. Board Member Freed seconded the motion which passed by a vote of 4-0.**  
93

94 V. ADJOURNMENT

95  
96 **Chairman Miller adjourned the meeting at 6:38PM**  
97

98 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY  
99 OF \_\_\_\_\_ 2024.  
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101  
102 \_\_\_\_\_  
103 TIFFANY MILLER, CHAIRMAN  
104

105  
106 \_\_\_\_\_  
107 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
108



# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Historic Preservation Advisory Board  
**DATE:** July 18, 2024  
**APPLICANT:** Rebekah Barakat  
**CASE NUMBER:** H2024-012; *Certificate of Appropriateness (COA) for 303 Williams Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants 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 303 Williams Street, and take any action necessary.

### BACKGROUND

The 1,923 SF single-family home -- *situated on the subject property at 303 Williams Street* -- was constructed circa 1950 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 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 from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 2022

On July 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. Case No. H2023-010*] for the construction of a wooden fence in the front yard of the subject property. On May 16, 2024, the Historic Preservation Advisory Board (HPAB) denied a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-008*] for the purpose of expanding an existing concrete driveway to allow for additional parking along N. Fannin Street. On June 17, 2024, the applicant applied for a Short-Term Rental (STR) Permit [*i.e. Case No. STR2024-3195*]. Following this, on June 25, 2024, the Building Inspections Department conducted a building inspection. During the inspection, it was discovered that the applicant converted the garage without obtaining the necessary building permits. This posed an issue for approving the STR permit, and the applicant was required to change the subject property to be in compliance with the building code's ingress/egress requirements (*i.e. at least five (5) square feet of opening*). The existing window in the converted garage did not meet these requirements due to its size. The applicant was then informed that a Certificate of Appropriateness (COA) would be needed to modify the window in the converted garage, as it constituted exterior alterations to the home. On June 28, 2024, the applicant - *Rebekah Barakat* - submitted an application for a Certificate of Appropriateness (COA) for the purpose of replacing one (1) side by side double hung wood window with one (1) single, vinyl sliding window.

## **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing one (1) side by side, double hung wood window with one (1) single, vinyl sliding window on the south side of the home.

## **ADJACENT LAND USES AND ACCESS**

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

North: Directly north of the subject property is a 0.28-acre parcel of land (*i.e. 302 E. Margaret Street*) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the *2017 Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.5760-acre parcel of land (*i.e. 703 Kernodle Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1140-acre parcel of land (*i.e. 304 Williams Street*) developed with a single-family home and a 0.1840-acre parcel of land (*i.e. 306 Williams Street*) developed with a single-family home. Both of these properties are designated as *Medium-Contributing Properties* on the *2017 Historic Resource Survey* and are zoned Single-Family 7 (SF-7) District. Beyond this is a parcel of land (*i.e. 308 Fannin Street*) that is developed with a restaurant (*i.e. Wade's Landing*). This property is classified as a *Non-Contributing Property* on the *2017 Historic Resource Survey*, and is zoned Downtown (DT) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is a 0.7096-acre parcel of land (*i.e. 501 Kernodle Street*) developed with a single-family home that is designated as a *High-Contributing Property* on the *2017 Historic Resource Survey*. Beyond this is Kernodle Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2630-acre parcel of land (*i.e. 502 Kernodle Street*) developed with a single-family home that is designated as a *Medium-Contributing Property* on the *2017 Historic Resource Survey*. In addition, there is also a 0.16-acre parcel of land (*i.e. 506 Kernodle Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the *2017 Historic Resource Survey*. Both of these properties are zoned Single-Family 7 (SF-7) District. Following this is a 0.3860-acre parcel of land (*i.e. 501 Austin Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the *2017 Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.27-acre parcel of land (*i.e. 503 N. Fannin Street*) that is developed with a single-family home that is designated as a *Non-Contributing Property* on the *2017 Historic Resource Survey*. Beyond this is a 1.65-acre vacant parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) designated as a *Non-Contributing Property* on the *2017 Historic Resource Survey*. Following this are three (3) parcels of land developed with two (2) *Medium-Contributing Properties* (*i.e. 602 and 504 N. Goliad Street*) and one (1) *Non-Contributing Property* (*i.e. 506 N. Goliad Street*). All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of replacing one (1) side by side, double hung wood window with one (1) single, vinyl sliding window. The applicant has submitted photos showing the existing

window and the proposed vinyl window. Staff should note, that the window is visible from both Fannin Street and Williams Street (see Figure 2).

**CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY’S CODES**

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), “(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designated historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property.” In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property* on the 2017 *Historic Resource Survey*.



FIGURE 2: WINDOW LOCATION

According to Section 07, Building Standards, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the overall relationship of the size, width, height, and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized, and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.” In this case, the applicant is proposing a window that matches the size and shape of the existing window. The only differences are that the proposed window is a sliding style and is made of vinyl instead of wood. It should be noted that homes built in 1950, and during this time period homes typically used wood or steel windows. It appears that the rest of the home currently utilizes wood windows.

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 ...”



FIGURE 3. EXISTING WINDOW (LEFT) AND PROPOSED WINDOW (RIGHT)

The proposed window generally conforms to the guidelines and requirements contained in the UDC, with the exception of the proposed material. Furthermore, the proposed work does *not* appear to impair the historical integrity of the subject property nor does it negatively impact any adjacent properties. This is mostly due to the window having a similar appearance as the existing window; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

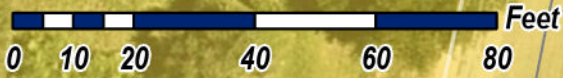
**NOTIFICATIONS**

On July 2, 2024, staff mailed 22 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

**CONDITIONS OF APPROVAL**

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

- (1) 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.



H2024-012: Certificate of Appropriateness (COA)  
for a Medium Contributing Property at 303  
Williams Street



Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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



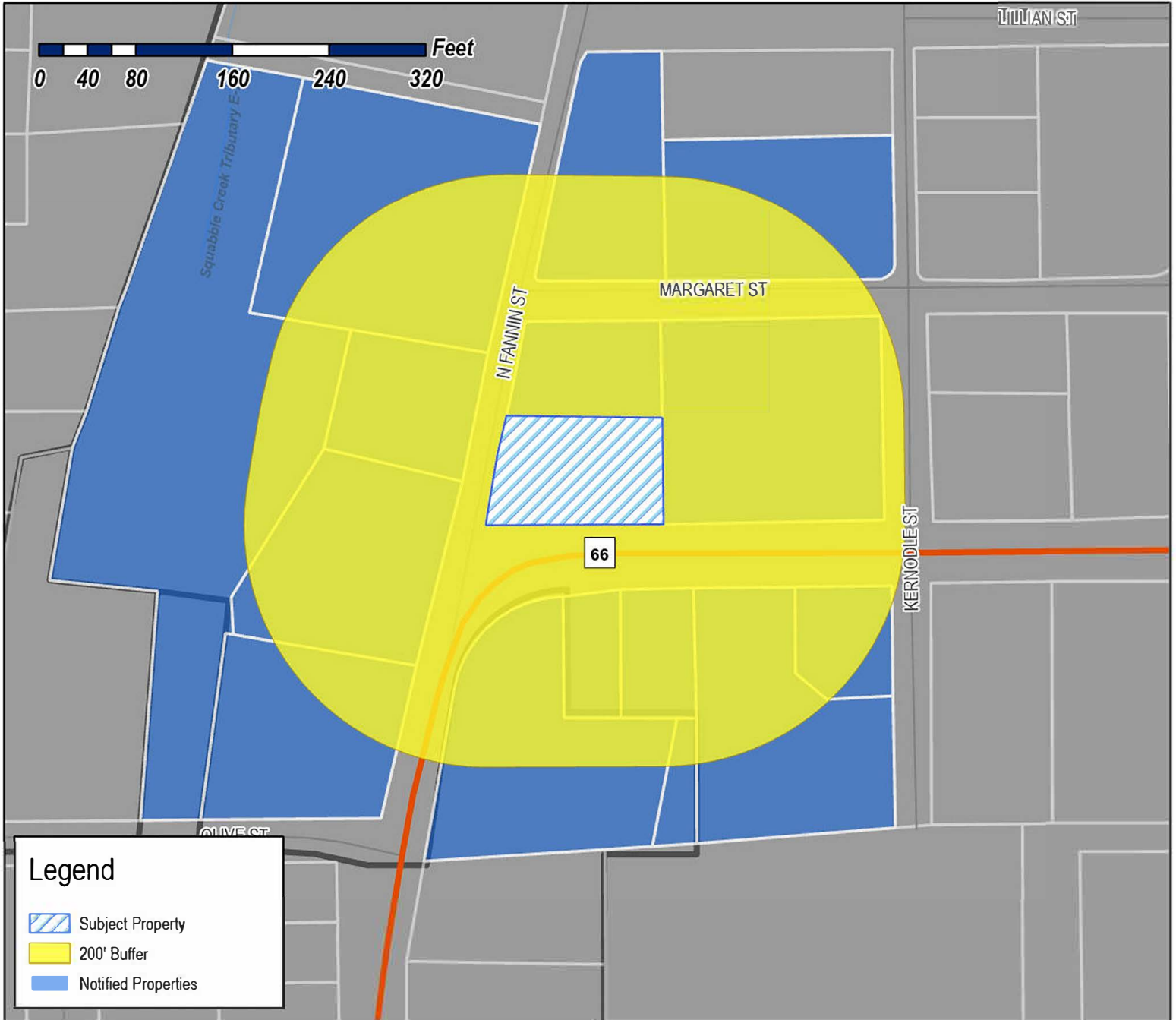




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**Case Number:** H2024-012  
**Case Name:** COA for a Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 303 Williams Street

**Date Saved:** 7/2/2024

For Questions on this Case Call: (972) 771-7745



RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

RESIDENT  
2234 RANDAS WAY  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

RESIDENT  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN  
306 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST  
PATRICIA A MAY - TRUSTEES  
308 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
310 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CM FANNIN I LP  
4514 TRAVIS ST STE 326  
DALLAS, TX 75205

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
601 KERNODLE ST  
ROCKWALL, TX 75087

ODOM JAY L & ALISON N  
601 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
601 N FANNIN ST  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

**Case No. H2024-012: Certificate of Appropriateness for 303 Williams Street**

*Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants 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 303 Williams Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, July 18, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, July 18, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

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

**Case No. H2024-012: Certificate of Appropriateness for 303 Williams Street**

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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

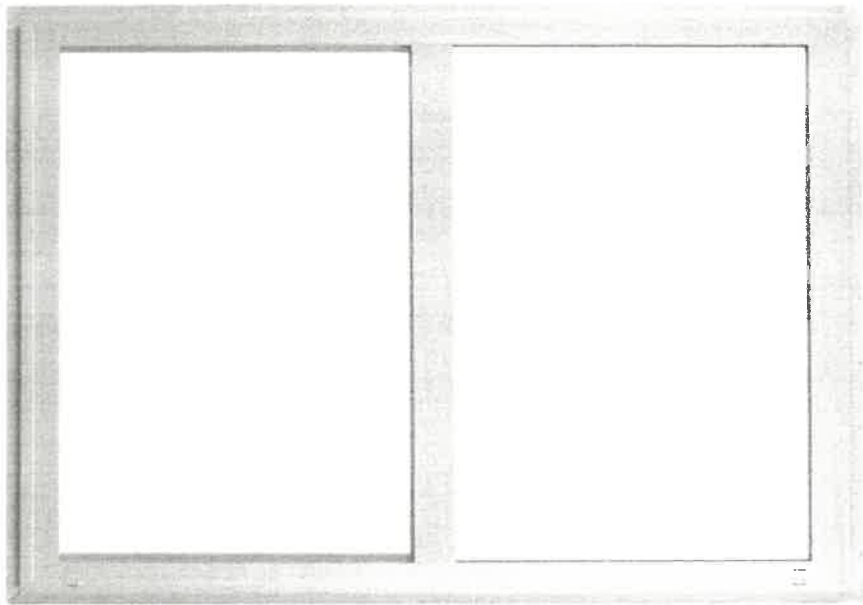
To whom it may concern:

I would like to replace two side by side windows in a bedroom for 303 Williams St. Rockwall, Texas 75087.

Currently, one window is wood and the other window is vinyl. I am requesting approval to replace the bedroom windows with one vinyl sliding window. The new vinyl window will fit the current window opening and will not require any masonry changes to the window opening. The following are the exterior/interior pictures of the current window and the new proposed vinyl sliding window.







BEING a part of BLOCK 2 of FARMERS AND MERCHANTS NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded plat thereof, recorded in Volume 2, Page 113, Rockwall County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of Fannin Street with the North line of Williams Street at the Southwest corner of said Block 2;

THENCE North 12° 15' 18" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 84.01 feet to a 1/2" iron rod set for corner;

THENCE North 89° 17' 28" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

THENCE South 01° 10' 40" East, a distance of 90.74 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

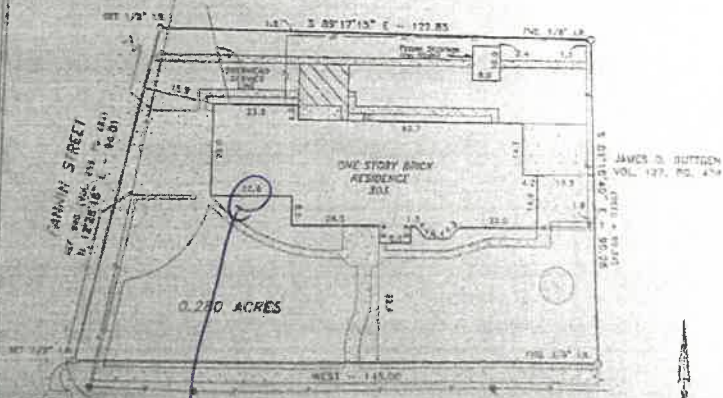
THENCE West along the North line of said Williams Street a distance of 145.39 feet to the PLACE BY BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEWMAN  
VOL. 164, PG. 411



ALICE ROE CO. INC.  
THE ARTIST ROOMS/10

ELIZABETH SHEWMAN  
VOL. 164, PG. 411



JAMES D. BUTTEN  
VOL. 127, PG. 279

*Location of window proposing to replace*

PLAT TITLE

ELIZABETH SHEWMAN

11-11-27

AMERICAN SURVEYS, INC.

AMERICAN SURVEYS, INC.



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