

# AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
SEPTEMBER 19, 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 August 15, 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) **H2024-014 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Beau Wimpee on behalf of Joe Wimpee for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a Medium Contributing Property being a 0.2300-acre tract of land identified as a portion of Block 42 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 E. Rusk Street Street, and take any action necessary.

(3) **H2024-019 (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 exterior alterations on 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.

(4) **H2024-020 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Michael Caffey for the approval of a Certificate of Appropriateness (COA) for a fence on a Low Contributing Property being a 0.321-acre parcel of land identified as Lots 9 & 10, Block C, 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 311 S. Fannin Street, and take any action necessary.

(5) **H2024-021 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Zenon Jimenez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness (COA) for a Sports Court on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, 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 406 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 September 13, 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  
AUGUST 15, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2  
3 I. CALL TO ORDER  
4

5 Chairman Tiffany Miller brought the meeting to order at 6PM. Board members present were Sarah Freed, Haydon Frasier, Ben Lewis, Steve Gaskin  
6 and Allison McNeely. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross,  
7 Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.  
8

9 II. OPEN FORUM  
10

11 *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.*  
12 *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*  
13 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*  
14 *the Texas Open Meetings Act.*  
15

16 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  
17 one indicating such Chairman Miller closed the open forum.  
18

19 III. CONSENT AGENDA  
20

21 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*  
22 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
23

24 1. Approval of Minutes for the July 18, 2024 Historic Preservation Advisory (HPAB) meeting.  
25

26 Board member Freed made a motion to approve the Consent Agenda. Board member Frasier seconded the motion which passed by a vote of 6-0.  
27

28 IV. PUBLIC HEARING ITEMS  
29

30 *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*  
31 *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*  
32 *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*  
33 *limit all comments to three (3) minutes out of respect for the time of other citizens.*  
34

35 2. **H2024-013 (HENRY LEE)**

36 Hold a public hearing to discuss and consider a request by Bryan Edwards on behalf of Morgan Edwards for the approval of a Certificate of Appropriateness  
37 (COA) for exterior alterations to a *Non-Contributing Property* being a 0.1150-acre tract of land identified as a portion of Block 22 Farmer & Merchants Addition,  
38 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as  
39 203 N. Clark Street, and take any action necessary.  
40

41 Senior Planner Henry Lee provided a brief summary in regards to the request. The property is a non-contributing property in the Historic District.  
42 However, it is within 200 feet of a contributing property therefore it requires a Certificate of Appropriateness (COA). The property was built around  
43 1955 with minimal traditional influences and is about 1,219 sq. feet. The alteration for the garage and replacement for doors and windows and  
44 exterior wall material have been replaced and is why it is considered a non-contributing property. The scope of work the applicant is requesting a  
45 COA to allow the construction of a deck with a railing and a covered entry on the front of the house. Also, a covered deck with patio cover in the  
46 back of the property and will also include a railing. Staff should note that this work did begin before the COA was requested. The improvements to  
47 the front of the building they're requesting appear to be completed. In addition, the rear seems to not have been started on yet. Staff mailed out  
48 notices on August 1, 2024. At this time staff had not received any notices in return.  
49

50 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  
51 such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.  
52

53 Robert McDonald  
54 206 N Clark Street  
55 Rockwall, TX 75087  
56

57 Mr. McDonald watched the construction take place and wanted to say that the appearance looks great.  
58

59 Brian Edward  
60 624 Knollwood Drive  
61 Rockwall, TX 75087  
62

62 Senior Planner Henry Lee asked if the siding was vinyl or if it was Hardie board.  
63

64 Mr. Edwards answered and said it was wood siding.

65  
66 Senior Planner Henry Lee asked about the roof materials for the covered patio.

67  
68 Mr. Edwards explained that the material used for the patio covered roof was polycarbonate.

69  
70 Director of Planning and Zoning Ryan Miller explained that the wood siding would be allowed in the guidelines for the Historic District. However,  
71 the roofing materials do not fall within the guidelines and polycarbonate is not a material that is allowed.

72  
73 Director of Planning and Zoning Ryan Miller explained that this was a referral from building inspection to let the applicant know that the work that  
74 was being done needed a building permit and from the building permit process they would notify the applicant that they would also need a COA  
75 from the Historic Preservation Advisory Board (HPAB).

76  
77 Mr. Edwards mentioned that once they received that notice all work had stopped.

78  
79 Board member Freed asked if the deck on the back of the property will be like and kind to the deck that is already built on the front of the property.

80  
81 Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed  
82 the Public Hearing and brought the item back for discussion or action.

83  
84 Board member Freed made a motion to approve the COA for H2024-013 with the condition that the polycarbonate roof is replaced with a different  
85 material that will meet the historic guidelines. Board member Lewis seconded the motion which passed by a vote of 6-0.

86  
87 **3. H2024-014 (HENRY LEE)**

88 Hold a public hearing to discuss and consider a request by Beau Wimpee on behalf of Joe Wimpee for the approval of a Certificate of Appropriateness (COA)  
89 for exterior alterations to a *Medium Contributing Property* being a 0.2300-acre tract of land identified as a portion of Block 42 of the B. F. Boydston Addition,  
90 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as  
91 602 E. Rusk Street Street, and take any action necessary.

92  
93 Senior Planner Henry Lee provided a brief summary in regards to the request. The property is considered a medium contributing property in the  
94 Historic District and is the reason they're requesting a Certificate of Appropriateness (COA). The property was built around 1960 with a Ranch style  
95 and is about 1,396 SF. This is a referral from Neighborhood Improvement Services (NIS) they had noticed paint swatches being painted on the  
96 house. They did refer that to staff and afterward's the property owner did engage staff and applied for their COA. In this case, they are requesting  
97 to paint the home. In addition, there was blue shutters on the house but since then have been removed and they're requesting to replace with new  
98 shutters like and kind to what was there before. Staff did mail out notices for this case on August 1, 2024. At this time no notices have been  
99 returned.

100  
101 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  
102 such Chairman Miller closed the Public Hearing and brought the item back for discussion or action.

103  
104 Chairman Miller made a motion to table H2024-014 until applicant appears. Board member Frasier seconded the motion to table which passed by a  
105 vote of 6-0.

106  
107 **4. H2024-015 (ANGELICA GUEVARA)**

108 Hold a public hearing to discuss and consider a request by Vahid Sadr on behalf of Gary and Carol Byrd for the approval of a Certificate of Appropriateness  
109 (COA) for a new single-family home on a *Medium Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City  
110 of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403  
111 E. Kaufman Street, and take any action necessary.

112  
113 Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. On July 18, 2024 the applicant was approved  
114 a Certificate of Appropriateness (COA) to demolish what was on the property. The applicant since then has received a Building permit and has  
115 completed the demolition leaving the subject property vacant. Given this it would seem appropriate to have the property re designated to a non-  
116 contributing property instead of medium contributing property. On July 23, 2024 the applicant requested a COA to construct a 2,737 SF single-  
117 family home. On August 1, 2024 staff mailed out notices. At this time no notices have been returned.

118  
119 **Carol Byrd**  
120 **707 Cullins Road**  
121 **Rockwall, TX 75032**

122  
123 Mrs. Byrd came forward and provided additional details in regards to the request.

124  
125 Board member Gaskin asked if they were leaving the tress on the property.

126  
127 Director of Planning and Zoning explained that since it is a residential home they're able to remove the trees without any penalties.

128  
129 Board member Frasier asked what the setbacks were.

130  
131 Director of Planning and Zoning Ryan Miller explained the setbacks for the property.

132  
133 Board member Freed asked what parts of the property were non-conforming.

134 Director of Planning and Zoning Ryan Miller mentioned that the ribbon drive would also be a discretionary decision for HPAB.

135  
136  
137 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  
138 such Chairman Miller closed the Public Hearing and brought the item back for discussion or action.

139  
140 Board member Freed made a motion to approve H2024-015. Board member McNeely seconded the motion. Chairman Tiffany Miller amended the  
141 motion and wanted to make sure all the materials will meet the historic guidelines. Board member Freed accepted the amendment and McNeely  
142 accepted which passed by a vote of 6-0.

143  
144 **5. H2024-016 (BETHANY ROSS)**

145 Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a  
146 *Low Contributing Property* being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County,  
147 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take  
148 any action necessary.

149  
150 Planner Bethany Ross provided a brief summary in regards to the applicants request. The subject property was built around 1920. Its classified as  
151 a low contributing property. The applicant is seeking approval for a Certificate of Appropriateness (COA) for four (4) exterior alterations. Replacing  
152 the exterior windows and trim with like and kind materials. Replacing the vinyl and updating the porch. The changes have been reviewed and seem  
153 to comply with the historic guidelines. On August 1, 2024 staff mailed out notices and at this time staff had not received any notices in return. The  
154 alterations seem to positively impact the surrounding properties.

155  
156 Sara Pieratt  
157 602 E. Washington Street  
158 Rockwall, TX 75087

159  
160 Mrs. Pieratt came forward and provide additional details in regards to her request.

161  
162 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  
163 such Chairman Miller closed the Public Hearing and brought the item back for discussion or action.

164  
165 Board member Frasier asked if the area will get rezoned because of the changes being made.

166  
167 Board member Frasier made a motion to approve H2024-016. Board member Freed seconded the motion which passed by a vote of 6-0  
168

169  
170 **6. H2024-017 (BETHANY ROSS)**

171 Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Building Permit Fee Waiver for exterior alterations to a *Low*  
172 *Contributing Property* being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County,  
173 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take  
174 any action necessary.

175  
176 Planner Bethany Ross provided a brief summary in regards to the applicants request. These will be a request from the previous property. They are  
177 requesting a building permit fee waiver for the renovations mentioned on the previous case. Since the property is considered a contributing  
178 property the applicant is eligible for the full building permit fee waiver. Staff should note that the project is for rehabilitation and restoration  
179 purposes and does appear to meet the intent.

180  
181 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  
182 such Chairman Miller closed the Public Hearing and brought the item back for discussion or action.

183  
184 Board member Freed made a motion to approve H2024-017. Board member Gaskin seconded the motion which passed by a vote of 6-0.

185  
186 **7. H2024-018 (BETHANY ROSS)**

187 Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Small Matching Grant for exterior alterations to a *Low*  
188 *Contributing Property* being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County,  
189 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take  
190 any action necessary.

191  
192 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is also requesting a small matching grant to  
193 help further the restoration project. The total evaluation for the project provided by the applicant is around \$40,000. This would make the project  
194 eligible for the \$1,000. However, approval is a discretionary decision for the Historic Preservation Advisory Board.

195  
196 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  
197 such Chairman Miller closed the Public Hearing and brought the item back for discussion or action.

198  
199 Board member Freed made a motion to approve H2024-018. Board member Frasier seconded the motion which passed by a vote of 6-0.

200 V.ADJOURNMENT

201  
202 Chairman Miller adjourned the meeting at 6:39PM

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210  
211  
212  
213  
214

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
TIFFANY MILLER, CHAIRMAN

\_\_\_\_\_  
ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Historic Preservation Advisory Board

**DATE:** September 19, 2024

**APPLICANT:** Beau Wimpee

**CASE NUMBER:** H2024-014; *Certificate of Appropriateness (COA) for 602 E. Rusk Street*

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Beau Wimpee on behalf of Joe Wimpee for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a *Medium Contributing Property* being a 0.2300-acre tract of land identified as a portion of Block 42 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 E. Rusk Street, and take any action necessary.

### **BACKGROUND**

The 1,396 SF single-family home -- *situated on the subject property at 602 E. Rusk Street* -- was constructed circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. In addition to the existing single-family home there is a 360 SF storage building constructed in 1966. 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 a structure that "... adds to the historical architectural qualities, historical associations or archaeological value ...". The subject property was annexed prior to 1900 based on the October 1900 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 rezone 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.



*FIGURE 1: AUGUST 17, 2012*

Staff should note this case was initiated by the Neighborhood Improvement Services (NIS) Department through a proactive Code Case [Case No. CE2024-3858]. NIS contacted the property owner on July 19, 2024 and informed them that a Certificate of Appropriateness (COA) would be required before any exterior work could be completed on the subject property. In compliance with this notice, the applicant applied for a COA on July 26, 2024. On August 15, 2024 the Historic Preservation Advisory Board (HPAB) approved a motion to table the case by a vote of 6-0, with one (1) vacant seat, due to the applicant's failure to attend the meeting.

### **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the shutters and painting the exterior of the single-family home on the subject property.

### **ADJACENT LAND USES AND ACCESS**

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

North: Directly north of the subject property is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 1-2, Block A, Autumn Addition*) developed with *Medium Contributing* single-family homes. Both of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District. Following this is E. Kaufman 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.

South: Directly south of the subject property is a 0.25-acre parcel of land (*i.e. Block 42, B. F. Boydston Addition*) developed with a *Medium Contributing* single-family home. Beyond this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is are several parcels of land developed within single-family homes. 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 are four (4) parcels of land (*i.e. Lots A & B, Block 120A; Block 120B; and part of Block 120, B. F. Boydston Addition*) developed with *Medium Contributing* single-family homes. Beyond this is S. Clark Street, which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant portion of a larger 18.407-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School No. 1 Addition*) developed with Howard Dobbs Elementary. All of these properties are zoned Single-Family 7 (SF-7) District and a located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is S. Tyler 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 two (2) parcels of land (*i.e. Lot 1, Block 1, Mick Addition and NW part of Lot A, Block 10, Griffith Addition*) developed with *Non-Contributing* single-family homes. Both of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District. Following this is S. San Antonio 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.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of [1] replacing the shutters, and [2] painting the brick. The applicant has indicated through correspondence that they intend to paint the single-family home white and the new shutters will be



FIGURE 2: AUGUST 2, 2024. VIEW FROM E. RUSK STREET.

stained wood similar in design to the existing shutters. Staff should note that the existing shutters have been removed, and paint swatches have been painted on the front façade [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 designed 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 considered a *Medium Contributing* property.



According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” In this case, the applicant requesting to replace the existing wood shutters with new wood shutters. Based on this, the proposed scope of work does not change materials on the existing single-family home. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, brick single-family home has not been painted. The Historic Preservation Advisory Board (HPAB) must determine whether painting the brick would adversely affect the character and contributing status of the existing single-family home.

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 ...” In this case, the Historic Preservation Advisory Board (HPAB) must determine whether the shutter replacement and the painting of the brick will adversely affect the character of the site. Requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

### **NOTIFICATIONS**

On August 1, 2024, staff mailed 29 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 Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: \_\_\_\_\_

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

### APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 602 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  AGENT  NON-PROFIT  RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: \_\_\_\_\_

OWNER(S) NAME Joe Wimpee / Beau Wimpee

APPLICANT(S) NAME Beau Wimpee

ADDRESS 1800 Dalton Rd  
Rockwall TX 75087

ADDRESS 602 E Rusk  
Rockwall TX 75087

PHONE 972 771 8051

PHONE 972-979 9338

E-MAIL Joe@Joewimpeeagency.com

E-MAIL Beau@Joewimpeeagency.com

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: Paint inside & out & clean up property

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

\$ 10,000<sup>00</sup>

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.

Paint inside & out, new shutters, landscaping, new tile in bathroom,  
Re-finish wood floors new appliances.

### OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

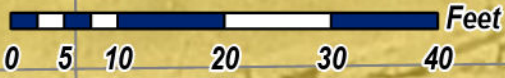
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

Joe Wimpee Beau Wimpee

APPLICANT'S SIGNATURE

Beau Wimpee



E RUSK ST

H2024-014: Certificate of Appropriateness (COA)  
for a Medium Contributing Property at 602 E. Rusk Street

STYLER ST



SF-7

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.

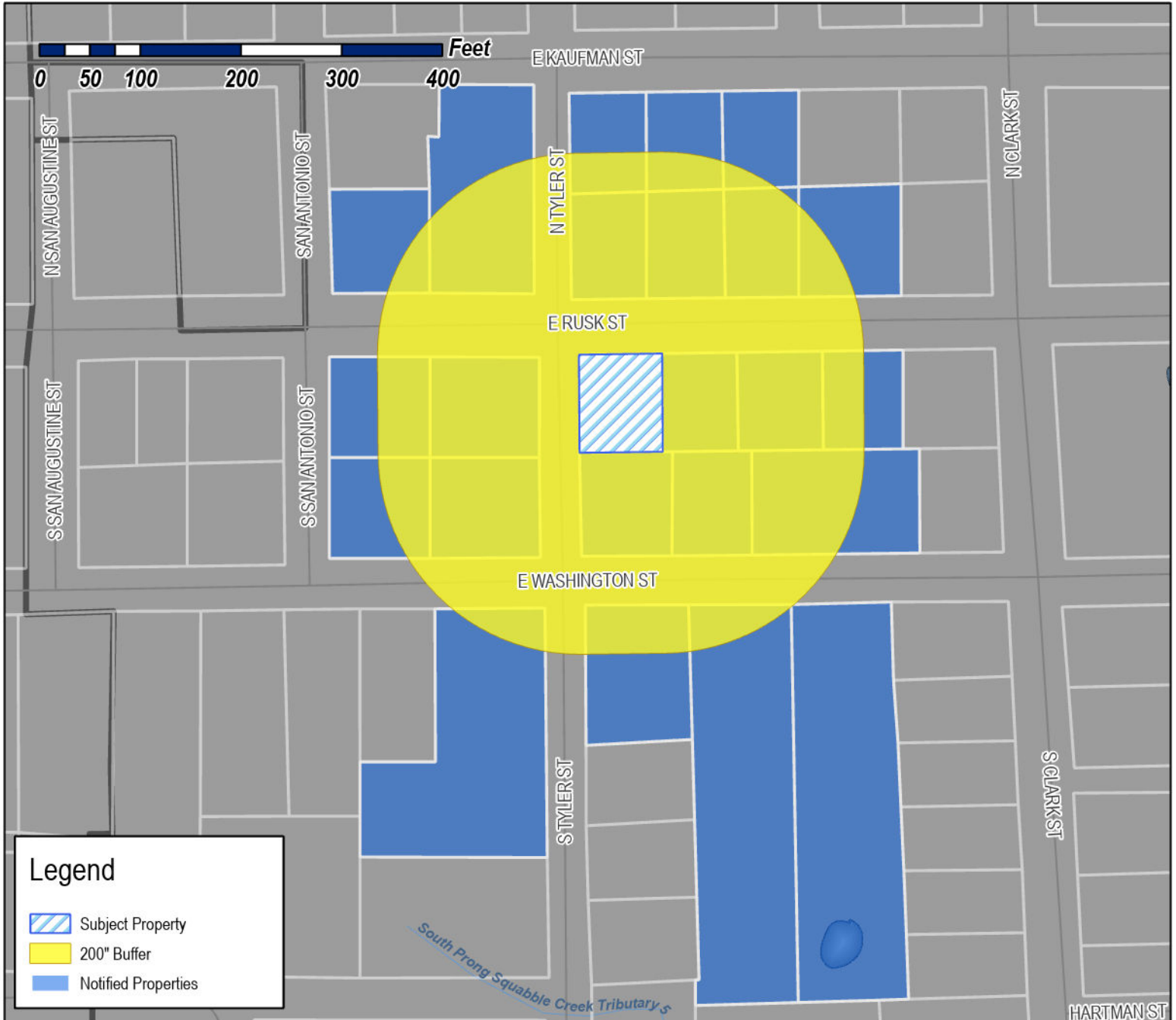




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** H2024-014  
**Case Name:** COA for Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 602 E. Rusk Street

**Date Saved:** 8/1/2024

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



QUINTON BILLY & AUTUMN  
102 N TYLER ST  
ROCKWALL, TX 75087

KUPPER LEROY J ET UX  
108 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
210 TYLER ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX  
502 E RUSK ST  
ROCKWALL, TX 75087

ARCHER KERRY ANNE  
503 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
503 E WASHINGTON  
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX  
505 E WASHINGTON ST  
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M  
506 E RUSK ST  
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W  
507 E RUSK ST  
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
601 E WASHINGTON  
ROCKWALL, TX 75087

ROBINSON NELDA  
602 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
603 E RUSK  
ROCKWALL, TX 75087

GALVAN CARMAN  
604 E KAUFMAN ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE  
608 EAST WASHINGTON  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC  
7340 BAKER BLVD #392  
RICHLAND HILLS, TX 76118

SMILEY KAREN APRIL  
INDEPENDENT ADMINISTRATOR - ESTATE OF  
ROBERT THOMAS WIKTORCH  
P.O. BOX 3061  
WARMINSTER, PA 18974

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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. H2024-014: Certificate of Appropriateness (COA) for 602 E. Rusk Street**

*Hold a public hearing to discuss and consider a request by Beau Wimpee on behalf of Joe Wimpee for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a Medium Contributing Property being a 0.2300-acre tract of land identified as a portion of Block 42 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 E. Rusk 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, August 15, 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:

**Henry Lee**  
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, August 15, 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. H2024-014: Certificate of Appropriateness (COA) for 602 E. Rusk 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









OLD TOWN ROCKWALL  
Historic District  
E RUSK ST  
S TYLER ST

NOV 11 2004



602







# 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:** September 19, 2024

**APPLICANT:** Annette Lall

**CASE NUMBER:** H2024-019; *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 exterior alterations on 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*. The *House of Worship* was constructed in 1910, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

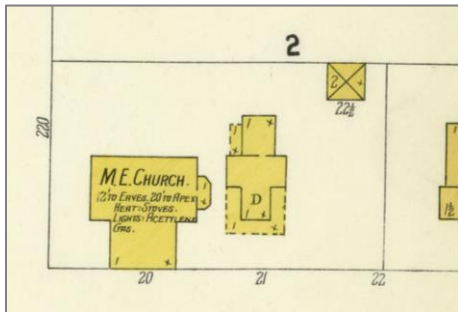


FIGURE 1: 1900 SANBORN MAPS

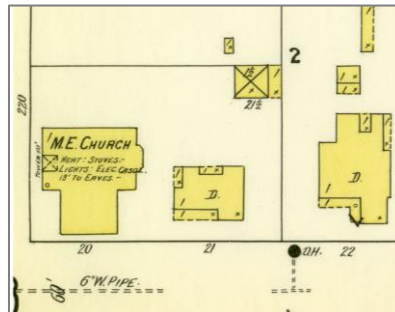


FIGURE 2: 1911 SANBORN MAPS

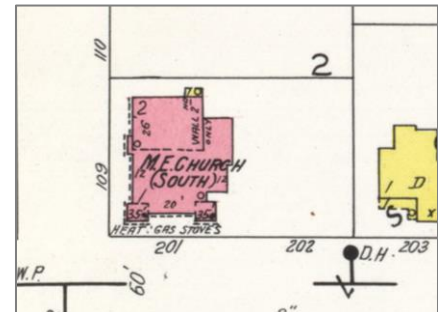


FIGURE 3: 1934 SANBORN MAPS

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*. In 2005, a representative of the applicant requested a Certificate of Appropriateness (COA) [Case No. H2005-010] to renovate/restore the exterior of the *House of Worship*. Specifically, the applicant was requesting to remove the stained-glass windows and replace them with clear glass windows. Ultimately, the Historic Preservation Advisory Board (HPAB) denied the request by a vote of 5-1, with board member Pittman dissenting. Following this denial, the applicant appealed the HPAB's decision to the City Council, which was denied by a vote of 7-0. A representative of the applicant submitted a subsequent request [Case No. H2005-011] for a scaled back restoration/rehabilitation project, which was reviewed by the Historic Preservation Advisory Board (HPAB) at the



FIGURE 4: OLD METHODIST CHURCH AT 303 E. RUSK STREET

December 15, 2005 meeting. At this meeting the board approved a motion to grant the Certificate of Appropriateness (COA) allowing the proposed restoration/rehabilitation of the building with the following conditions of approval: [1] the stained glass be replaced with by the 2008 calendar year, [2] the proposed glazing for the windows be opaque, and [3] the applicant return in January 2006 for the approval of the opaque glass coatings. Despite this approval, the case was not brought back to the board in January 2006 and the requested improvements were not made. On September 4, 2007, the City Council approved *Ordinance No. 07-34* rezoning the subject property from a General Retail (GR) District to a Downtown (DT) District. The subject property was also placed on the *National Register of Historic Places* in 2007.

No additional Certificate of Appropriateness (COA) cases were submitted until the applicant submitted the case [Case No. H2021-005] in November 2021. This was a request to allow: [1] the replacement of the doors, [2] repair to the existing steps, and [3] the replacement of the stained-glass windows with clear glass windows to allow the gradual repair of the stained-glass windows (*no date of completion was provided*). The Historic Preservation Advisory Board (HPAB) reviewed this request at their November 18, 2021 meeting, and approved a motion to table the case until the February 17, 2022 meeting by a vote of 7-0. The purpose of this motion was to allow the applicant time to collect additional bids for the replacement of the stained-glass windows. Prior to the February 17, 2022 meeting, the applicant submitted two (2) bids: [1] \$253,200.00 over two (2) years, and [2] \$844,066.00 over 6½-years. Based on these bids the applicant amended the request to not repair the stained-glass windows and replace them with clear glass windows. This request was presented to the board on February 17, 2022, and the board approved a motion to allow the replacement of the doors and repair to the existing steps, but denial of the request to replace the windows. This motion was approved by a vote of 5-0, with board members Miller and McClintock absent. On April 21, 2022 the applicant returned to the HPAB [Case No. H2022-002] requesting to allow single pane windows to be installed in front of the stain-glass windows, and to allow the stain-glass windows to be removed in phases for repair. The applicant indicated that the stain-glass windows would be replaced once repaired; however, the HPAB had concerns about how to enforce the replacement of the stained-glass windows. Ultimately the HPAB approved a motion to approve the COA by a vote of 4-0, with the following condition of approval “(t)he applicant shall be required to provide annual updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the board shall have the authority to direct the Building Inspections Department to issue a *Stop Work Order* in accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC).”

Based on the conditions of approval for Case No. H2022-002, the applicant was to return to the Historic Preservation Advisory Board (HPAB) within one (1) year of approval to provide the board with an update on the status of the Certificate of Appropriateness (COA). During this time period staff had received correspondence from the applicant on June 1, 2022 and July 14, 2022 that provided updates on the status of the single pane window installments; however, no further correspondence was received until after April 21, 2023 (*i.e. after the one (1) year deadline had passed*). Based on this the applicant failed to return to the board as was required by the Certificate of Appropriateness (COA). According to Subsection 06.03 (K), *Enforcement*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(i)n the event work is found that is not being performed in accordance with the Certificate of Appropriateness (COA), the building inspection department may suspend the Certificate of Appropriateness (COA).” In this case, the applicant did not return to the board and the approved scope of work had not been addressed. This prompted staff -- *in accordance with the condition of approval and Subsection 06.03 (K) of Article 05, District Development Standards, of the Unified Development Code (UDC)* --, to provide the applicant a notice of violation for property maintenance violations on April 24, 2023. Between April 24, 2023 and July 28, 2023, staff wrote seven (7) citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on July 28, 2023 in order to establish a new timeline.

This case [Case No. H2023-011] was ultimately approved by the Historic Preservation Advisory Board (HPAB), with the condition that the “...applicant shall be required to provide bi-annual (*i.e. every six [6] months*) updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project.” In accordance with this requirement, the applicant returned to the HPAB on March 21, 2024 [Case No. H2024-003] to request an extension. This request was denied by the HPAB by a vote of 5-0, with Board Members Litton and Lewis absent. Based on this action, staff continued enforcement action, and between March 21, 2024 to August 5, 2024 staff has written 34 citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on August 8, 2024 in order to make a new request. Staff should note, that the applicant has a court date for these citations set for September 27, 2024.

## **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the repair and replacement of windows, trim, 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.



FIGURE 5: LOCATION MAP

## **CHARACTERISTICS OF THE PROJECT**

Included with the applicant's request is a letter, two (2) quotes for the proposed scope of work, and numerous photos. According to the applicant's letter, Ms. Lall is requesting to remove 73 windows and replace them with new vinyl picture windows with wood trim. The applicant provided a quote from *Home Depot* indicating an eight (8) to ten (10) week timeline and a cost of \$110,209.92. In addition, the applicant indicated that the stain glass windows will be removed, restored, and replaced; however, no timeline or quote was provided. The applicant is also requesting to replace six (6) doors, and has provided a quote from *Home Depot*. The quote for the doors indicates an eight (8) to ten (10) week timeline and a cost of \$48,938.77. Lastly, the applicant's letter requests the repair and replacement of molding on the tower. A timeline or quote was not provided for this scope of work.

Staff should note that the applicant also requested the Historic Preservation Advisory Board (HPAB) dismiss all active citations and any future citations. The Historic Preservation Advisory Board (HPAB) does not have the authority to waive citations, and this portion of the applicant's request cannot be considered.

## **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 73 windows, six (6) doors, and molding on the exterior of the 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. A request for a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

### (1) Building Standards.

- (a) Windows and Doors. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he 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." In this case, the applicant is requesting to remove the stained-glass windows and replace them with vinyl picture windows, replace the stained-glass windows at a later date, and replace the wood doors with fiberglass doors. The proposed change from stained-glass framed with wood to vinyl picture windows would represent a change that is not typical of the style and period of the structure. In addition, the replacement of the existing wood doors with fiberglass doors is not typical of the time period or style of the structure and could pose an impact the historic integrity of the building; however, the existing wood doors are not original and exhibit water damage. Based on this, the HPAB will need to determine if what the applicant is proposing will damage the historic nature of the property.
- (b) Molding. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure." In this case, the applicant is proposing to repair and replace missing and damaged molding on the building's tower; however, the applicant has not indicated if the new molding will match the existing. Given this, staff cannot determine if this aspect of the request impacts the historic integrity of the subject property.

Staff should note that this request is similar to three (3) previous requests [Case No. H2005-010, Case No. H2005-011, & Case No. H2021-005] the applicant made to the Historic Preservations Advisory Board (HPAB). In the Certificate of Appropriateness (COA) Case No. H2005-010 the applicant requested to replace the stained-glass windows with clear glass, which was denied by the HPAB, then appealed to City Council who denied the request. In the Certificate of Appropriateness (COA) Case No.



H2005-011 the applicant requested to install opaque windows and reinstall the stained glass windows within three (3) years. This request was ultimately approved, but the work was never started/completed. In the Certificate of Appropriateness (COA) for Case No. H2021-005, the applicant requested to replace the stained-glass windows with clear glass, and this case was denied by the HPAB.

Based on the applicant's [1] inability to provide a timeline for the repair and replacement of the stained-glass windows, [2] the proposed improvements/materials do not appear to be like-in-kind or consistent with the time period of the structure, and [3] the fact that the board has approved similar requests in the past without the applicant starting/completing the work, staff would recommend that the HPAB deny the applicant's request without prejudice. This will give the applicant the ability to resubmit a new application that could better conform with the *Historic Guidelines*, provide more detail concerning the proposed molding, and provide timelines for the replacement of the stain-glass windows; however, a request for a Certificate of Appropriateness (COA) is a discretionary decision for the HPAB.

## **NOTIFICATIONS**

On September 6, 2024, staff mailed 57 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 Occupancy (COA), staff would propose the following conditions of approval:

- (1) This Certificate of Appropriateness (COA) will expire three (3) months after the approval date of this case (*i.e. December 19, 2024*); however, the applicant can request an extension of this time period from the Historic Preservation Advisory Board (HPAB) by requesting an appointment with the board prior to the expiration date.
- (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) *DOORS, WINDOWS, MOLDING*
- 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 *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 ST.  
ROCKWALL, TX 75087*

ADDRESS *102 N 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, DOOR, MOLDING*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 171,896.51*

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.

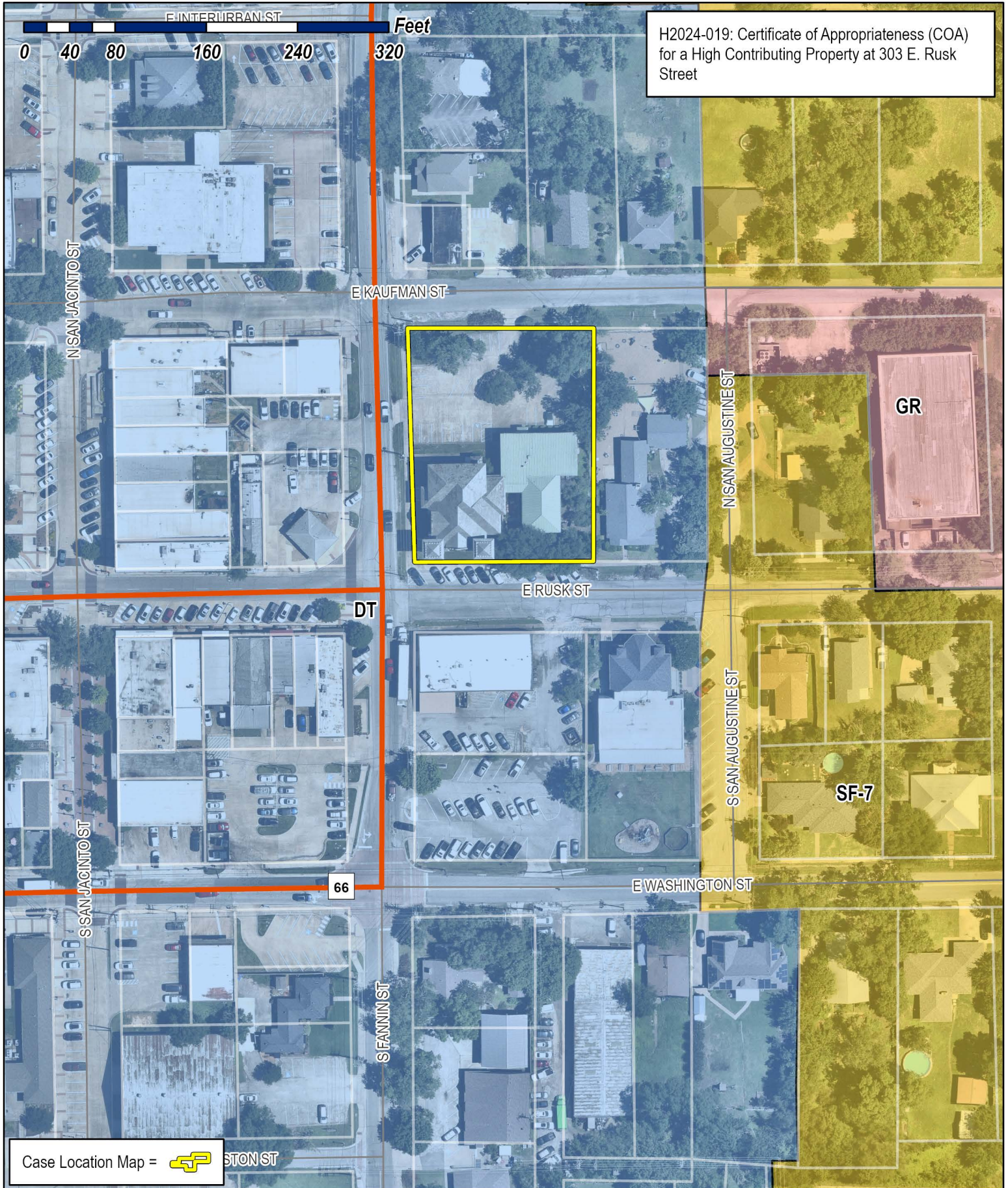
*See ATTACHED*

## 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 *Annette Lall*



H2024-019: Certificate of Appropriateness (COA) for a High Contributing Property at 303 E. Rusk Street

Case Location Map =  STON ST



# 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.

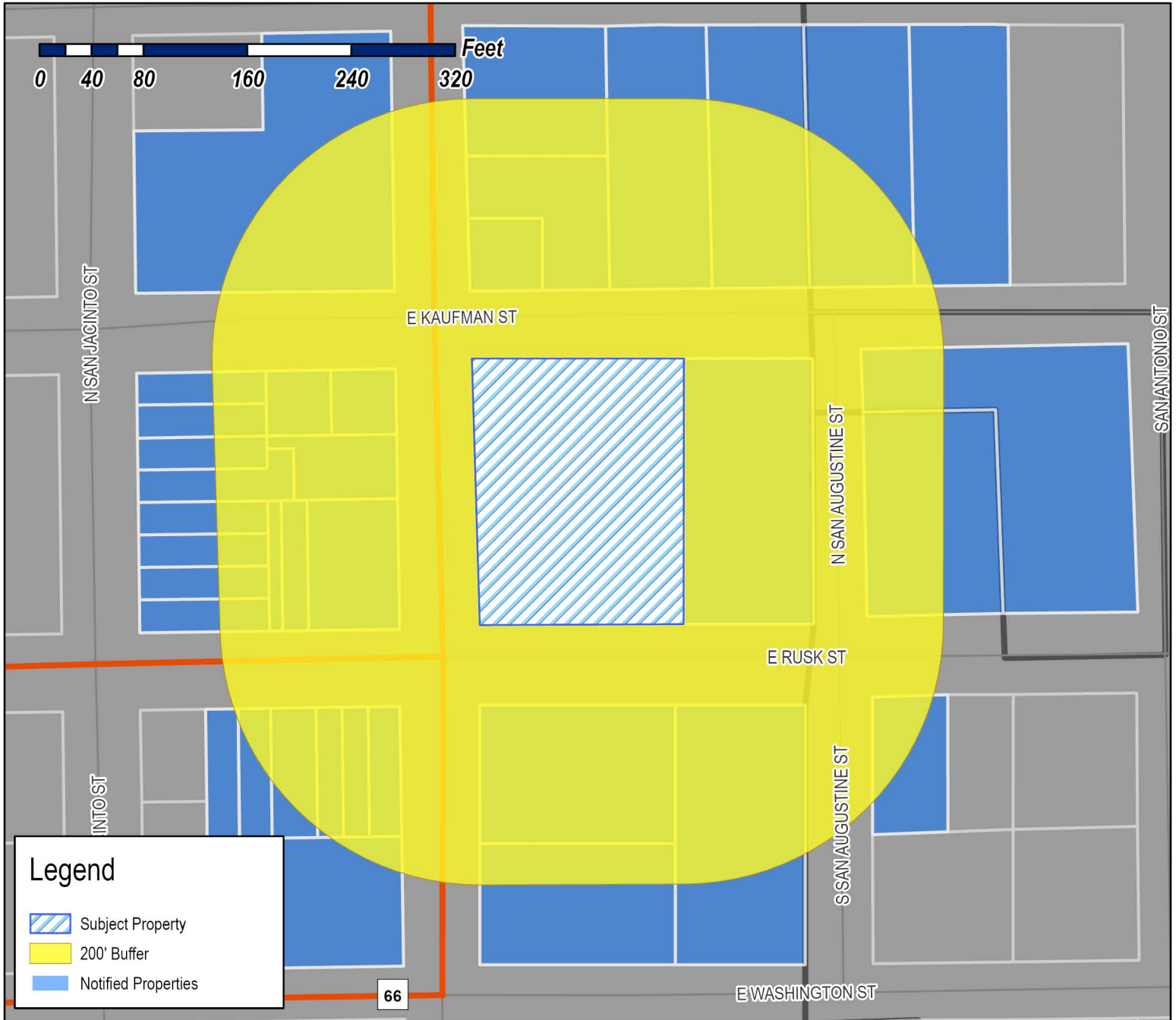






# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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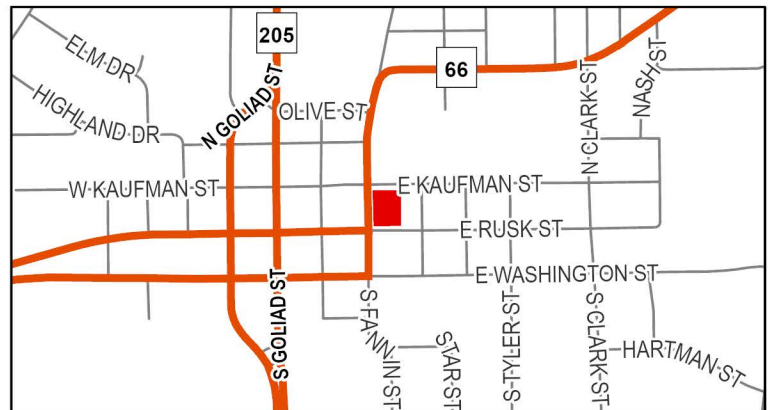
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2024-019  
**Case Name:** COA for a High Contributing Property  
**Case Type:** Historic  
**Zoning:** Downtown (DT) District  
**Case Address:** 303 E. Rusk Street

**Date Saved:** 9/3/2024

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



RESIDENT  
101 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
101 S FANNIN ST  
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC  
102 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
102 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
102 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
103 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
104 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
105 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
106 SAN JACINTO  
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
108 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
110 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
112 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
114 N SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
116 N SAN JACINTO  
ROCKWALL, TX 75087

ANDERSON LORETTA  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

HEFFERNAN MARILYN  
1480 BLUEBELL DRIVE  
ESTES PARK, CO 80517

JS2 PROPERTIES LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

COMMUNITY BANK  
201 E KAUFMAN ST  
ROCKWALL, TX 75087

Z ROCK BUILDING LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
202 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
204 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
204 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
206 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
206.5 E RUSK  
ROCKWALL, TX 75087

HALL J BLAKELEY  
207 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
210 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
212 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
213 E RUSK  
ROCKWALL, TX 75087

TURNER V H  
214 E RUSK  
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S  
2146 HARRELL STREET  
GREENVILLE, TX 75402

RESIDENT  
216 E RUSK  
ROCKWALL, TX 75087

RESIDENT  
303 E RUSK  
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL  
WRIGHT  
305 E KAUFMAN ST  
ROCKWALL, TX 75087

ERUDITE INCORPORATED  
305 E RUSK ST  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

WILLESS JAMES L  
307 E KAUFMAN ST  
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS  
DAVID CHARLES FALLS, EXECUTOR  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

GODINEZ RAUL K AND  
MAGDALENA M GALVAN-DIAZ  
401 E KAUFMAN ST  
ROCKWALL, TX 75087

WEST CHRISTOPHER AND  
KATHERINE ROWE  
401 EAST RUSK  
ROCKWALL, TX 75087

RESIDENT  
402 E RUSK  
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE  
& HERMAN KNIGHT  
403 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
406 E KAUFMAN  
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST  
RUTH DIANE RUSSELL- TRUSTEE  
43 PINEAPPLE DR  
PALM COAST, FL 32164

GRAY PEGGY JO  
521 KATHY DR  
MESQUITE, TX 75149

ROCKWALL 4 LLC  
5818 PORTSMOUTH LANE  
DALLAS, TX 75252

PEOPLES BILLY W JR  
614 COVEY TRL  
ROCKWALL, TX 75087

KING PACIFIC INC  
8100 GREENSBORO DR  
PLANO, TX 75025

ROBERT COOK ESTATE  
C/O ALICIA COOK  
901 PIONEER ROAD  
MESQUITE, TX 75149

JO SUNGRAE  
960 MIDNIGHT PASS  
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO  
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01  
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CHRIST FOR INDIA  
PO BOX 271086  
DALLAS, TX 75227

ROCKWALL LIONS CLUB  
C/O OLIVER R SPILLER  
PO BOX 663  
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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. H2024-019: Certificate of Appropriateness for 303 E. Rusk Street**

*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 exterior alterations on 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.*

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, September 19, 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:

**Henry Lee**  
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, September 19, 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. H2024-019: Certificate of Appropriateness for 303 E. Rusk 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: [Grey box]  
Address: [Grey box]

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

August 8, 2024

His Covenant Children, Inc.  
303 E. Rusk Street  
Rockwall, Tx. 75087  
214-543-2807  
[Legacyvillage-rock@att.net](mailto:Legacyvillage-rock@att.net)

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

Re: Application for Certificate of Appropriateness

Request for Citations to be stopped due to additional time for manufacturing and installation of doors, windows and crown molding.

Request for Citations to be stopped when the work is in progress.

#### Project Description

73 windows will be removed due to rotted wood and inadequate support structure to hold windows and replaced by vinyl picture windows with wood trim, wood brick mold to mirror what's presently there. Stain glass will be restored and inserted on the inside of the window at a later date. See attached photo defining the picture and large windows after installation, marked by A. Also attached B are the pictures of windows to be replaced by Home Depot, Rockwall, Texas. Attached BB Home Depot Price Quote. Timeline 8-10 weeks, pending approval from HPAB, installation timeline 7 days.

6 doors will be replaced by fiberglass doors with wood brick mold and trim. Attached C are the doors to be replaced by Home Depot, Rockwall, Texas. Timeline 8-10 weeks pending approval from HPAB, installation timeline 5 days.

Casciplaster – 8 – 10 weeks to make tower molding and installation. See attached D.

Work performed during June 2024 – 5 steps repaired, skirting power washed and repainted. Before and after photos provided, Attached E.

I humbly ask the Board to dismiss all Citations totaling \$5,112.00 and future Citations, since every dollar is needed for restoration of this National Historical Landmark, Attached F.

Your consideration is greatly appreciated.

Sincerely,



Annette Lall

His Covenant Children, Inc.



# SIMONTON 6500 COLLECTION



## Energy Savings

The energy-efficient glass package can be customized to meet ENERGY STAR® criteria in any region for superior thermal performance and to maximize your home's interior comfort

## Exceptional Quality

Simonton 6500 windows feature fusion-welded construction, custom-built to your home's exact size and specifications, for weathertight protection from the elements and durability.

## Premium Vinyl

Simonton vinyl is crafted with high-quality raw materials for exceptional durability, thermal efficiency, and resistance to weather, insects and decay.

Simonton 6500 windows feature an energy-efficient 7/8" insulating glass unit with double-strength ProSolar™ Low-E Glass, Argon gas and the Supercept® spacer system. Additional glass options enhance acoustics, security, privacy and fade protection. BB

- ENERGY STAR CERTIFIED
- SOUND & SECURITY GLASS
- TRIPLE-PANE GLASS
- SAFETY GLASS
- PRIVACY GLASS
- MISSILE-C COASTAL IMPACT PROTECTION
- TINTED GLASS

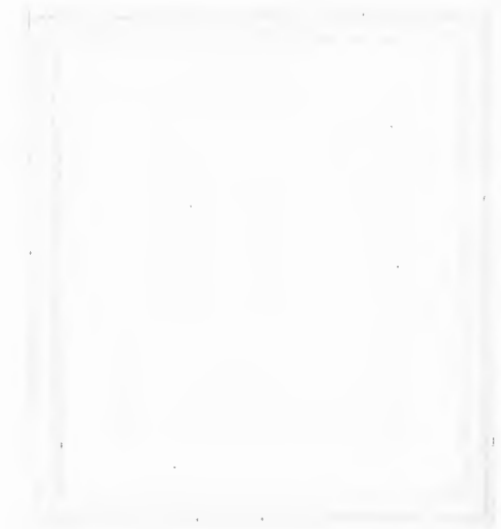
■ ENERGY STAR MOST-EFFICIENT  
Select styles recognized as Most Efficient of ENERGY STAR in 2024.



## ■ VINYL INTERIOR & EXTERIOR COLOR



Driftwood



## ENERGY STAR® WINDOWS

Simonton offers optional region-specific ENERGY STAR glass packages designed to deliver optimal energy performance and comfort in any climate.

## AAMA GOLD CERTIFICATION

The AAMA Gold Label on Simonton-built windows and doors verifies our products are manufactured to the industry-leading AAMA Gold Certification Program. This quality assurance testing delivers durable, weather-resistant and energy-efficient products for your home.



# CUSTOMER PRICE QUOTE



Date:	07/16/2024	Branch:	Dallas
Design Consultant:	James Mayfield	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(903) 217-5673	License(s)	

Installation Address	102 North Fannin		
City, State, Zip	Rockwall	TX	75087
Job #	F44432140		
<b>Purchaser(s):</b>	<b>Work Phone</b>	<b>Home Phone</b>	<b>Cell Phone</b>
ANNETTE LALL	(214) 543-2807		(214) 543-2807

**Quote Name:** Copy of Copy of Copy of Simonton 6500 driftwood

Your Project Price			
		Est. Monthly*	Quote Total
<b>Home Depot Everyday Low Price:</b>	Guaranteed until 08/15/2024	\$2,755	\$137,762.41
Buy More Save More Savings			-\$27,552.48
Current Promotions: Valid through promotional period only			
	<b>Your Price Today:</b>	\$2,204	\$110,209.92

**This is a price quote and does NOT constitute a Sales Contract**  
**IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote.**  
**See promotion & financing options below or ask your Design Consultant for details.**

\* Estimated monthly payment is equal to the Project Amount x 0.02 (possible interest rate based on credit approval), rounded to the nearest dollar, Taxes not included.  
 (APR and Term based on qualifying credit approval for Home Depot Project Loan)

## PROFESSIONAL INSTALLATION

Licensed, insured and trusted  
 Experts from measurement to  
 Installation to cleanup



## TOTAL PROJECT MANAGEMENT

Team of dedicated professionals  
 Assigned to oversee every step of  
 Your project



## SUPERIOR WARRANTIES

The Home Depot stands behind  
 Your job; labor, materials and  
 Your satisfaction guaranteed by  
 The Home Depot



**Quote Name:** Copy of Copy of Copy of Simonton 6500 driftwood Page  of 13

# CUSTOMER PRICE QUOTE



ANNETTE LALL	F44432140
Purchaser's Name	Job#
<b>PROJECT SPECIFICATIONS</b>	
4 Simonton 6500 Quarter Round W/Legs	
Quarter Round W/Legs, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 46, UI- 82	
5 Simonton 6500 Half Round	
Half Round, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 19, UI- 57	
1 Simonton 6500 Half Round	
Half Round, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 72, H- 36, UI- 108	
5 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 48, H- 48, UI- 96	
3 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 48, UI- 86	
16 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 72, UI- 110	

Quote Name:  Page  of

# CUSTOMER PRICE QUOTE



## **Promotional Offer:**

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 15% with a minimum purchase of 12 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at <https://homedepot.com/licensenumbers> or at the Special Services Desk in The Home Depot® store. Visit <https://homedepot.com> or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.

## **Credit Offer:**

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

## **Project Loan:**

\*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.

# CUSTOMER PRICE QUOTE



**Contractor Licenses:**

For a list of contractor license numbers, visit the Special Services Desk or [homedepot.com/licensenumbers](http://homedepot.com/licensenumbers)

**Questions or Concerns?** If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

**Quote Name:**

Copy of Copy of Copy of Simonton 6500 driftwood

Page  of  13

# CUSTOMER PRICE QUOTE



Date:	07/16/2024	Branch:	Dallas
Design Consultant:	James Mayfield	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(903) 217-5673	License(s)	

Installation Address	102 North Fannin		
City, State, Zip	Rockwall	TX	75087
Job #	F44432140		
<b>Purchaser(s):</b>	<b>Work Phone</b>	<b>Home Phone</b>	<b>Cell Phone</b>
ANNETTE LALL	(214) 543-2807		(214) 543-2807

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Your Project Price			
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Buy More Save More Savings			-\$27,552.48
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(APR and Term based on qualifying credit approval for Home Depot Project Loan)

**PROFESSIONAL INSTALLATION**

Licensed, insured and trusted  
Experts from measurement to  
Installation to cleanup



**TOTAL PROJECT MANAGEMENT**

Team of dedicated professionals  
Assigned to oversee every step of  
Your project



**SUPERIOR WARRANTIES**

The Home Depot stands behind  
Your job; labor, materials and  
Your satisfaction guaranteed by  
The Home Depot



**Quote Name:** Copy of Copy of Copy of Simonton 6500 driftwood Page  of  13

# CUSTOMER PRICE QUOTE



ANNETTE LALL	F44432140
Purchaser's Name	Job#
<b>PROJECT SPECIFICATIONS</b>	
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Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 48, H- 87, UI- 135	
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Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 87, UI- 123	
11 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 87, UI- 125	
6 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 30, H- 87, UI- 117	
5 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 38, H- 96, UI- 134	
1 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 60, H- 24, UI- 84	

Quote Name:  Page  of

# CUSTOMER PRICE QUOTE



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Copy of Copy of Copy of Simonton 6500 driftwood

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Date:	07/16/2024	Branch:	Dallas
Design Consultant:	James Mayfield	Customer Support Center: 1800 HOME-DEPOT	
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Installation Address	102 North Fannin		
City, State, Zip	Rockwall	TX	75087
Job #	F44432140		

Purchaser(s):	Work Phone	Home Phone	Cell Phone
ANNETTE LALL	(214) 543-2807		(214) 543-2807

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 Experts from measurement to  
 Installation to cleanup



## TOTAL PROJECT MANAGEMENT

Team of dedicated professionals  
 Assigned to oversee every step of  
 Your project



## SUPERIOR WARRANTIES

The Home Depot stands behind  
 Your job; labor, materials and  
 Your satisfaction guaranteed by  
 The Home Depot



**Quote Name:** Copy of Copy of Copy of Simonton 6500 driftwood Page  of  13

# CUSTOMER PRICE QUOTE



ANNETTE LALL	F44432140
Purchaser's Name	Job#
<b>PROJECT SPECIFICATIONS</b>	
1 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 24, UI- 60	
2 Simonton 6500 Picture Window	
Picture Window, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 36, H- 60, UI- 96	
2 Simonton 6500 Eyebrow W/Legs	
Eyebrow W/Legs, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 48, H- 48, UI- 96	
4 Simonton 6500 Half Round W/Legs	
Half Round W/Legs, Driftwood Int. Finish, Driftwood Ext. Finish, Standard , W- 72, H- 47, UI- 119	
Job Level and Labor Options	
1-New Exterior Wood Casing / Replace Rotted Wood F&I (Per Lineal Ft.), 4-High Large Window Access Charge > 150 UI (Per Opening), 50-Window / Door Wraps – F&I Up To 120 UI (Per Each), 23-Window / Door Wraps – F&I 120-150 UI (Per Each)	

Quote Name:  Page  of

# CUSTOMER PRICE QUOTE



## **Promotional Offer:**

Offer includes up to 20% off select Installed Custom Windows and Patio Doors sold through THD Design Consultants in select markets. Offer includes up to 20% off select Installed Windows and Patio Doors from Simonton, PlyGem, Andersen, Jeld-Wen, ProtecSure by PGT, Milgard and American Craftsman. Save 5% with a minimum purchase of 4 custom installed windows or patio doors, save 10% with a minimum purchase of 8 custom installed windows or patio doors, save 15% with a minimum purchase of 12 or more custom windows or patio doors, and save 20% with a minimum purchase of 20 or more custom windows or patio doors from the previously listed brands. Promotion is valid on custom product only. Discount does not apply to in-stock product, online product or installation services. License or registration numbers held by or on behalf of Home Depot U.S.A., Inc. are available at <https://homedepot.com/licensenumbers> or at the Special Services Desk in The Home Depot® store. Visit <https://homedepot.com> or ask an Associate for details. ©2023 Home Depot Product Authority, LLC. All rights reserved.

## **Credit Offer:**

With a credit approval for qualifying purchases made on The Home Depot Consumer Credit Card. APR: 17.99%-26.99%. Minimum interest charge: \$2. See card agreement for details including APR applicable to you. Offer valid for consumer accounts in good standing; 6 months everyday credit offer is subject to change without notice; see store for details.

## **Project Loan:**

\*Loan product has four tiers with Term and APR subject to qualifying credit approval: 66 monthly payments at 7.42% APR; 78 monthly payments at 12.86% APR; 90 monthly payments at 16.24% APR; or 114 monthly payments at 19.96% APR. Monthly payments will not exceed \$20 per \$1000 spent (e.g., \$160 per month for an \$8000 purchase). APR fixed for the life of the loan. No down payment. See loan agreement for further details.

# CUSTOMER PRICE QUOTE



**Contractor Licenses:**

For a list of contractor license numbers, visit the Special Services Desk or [homedepot.com/licensenumbers](http://homedepot.com/licensenumbers)

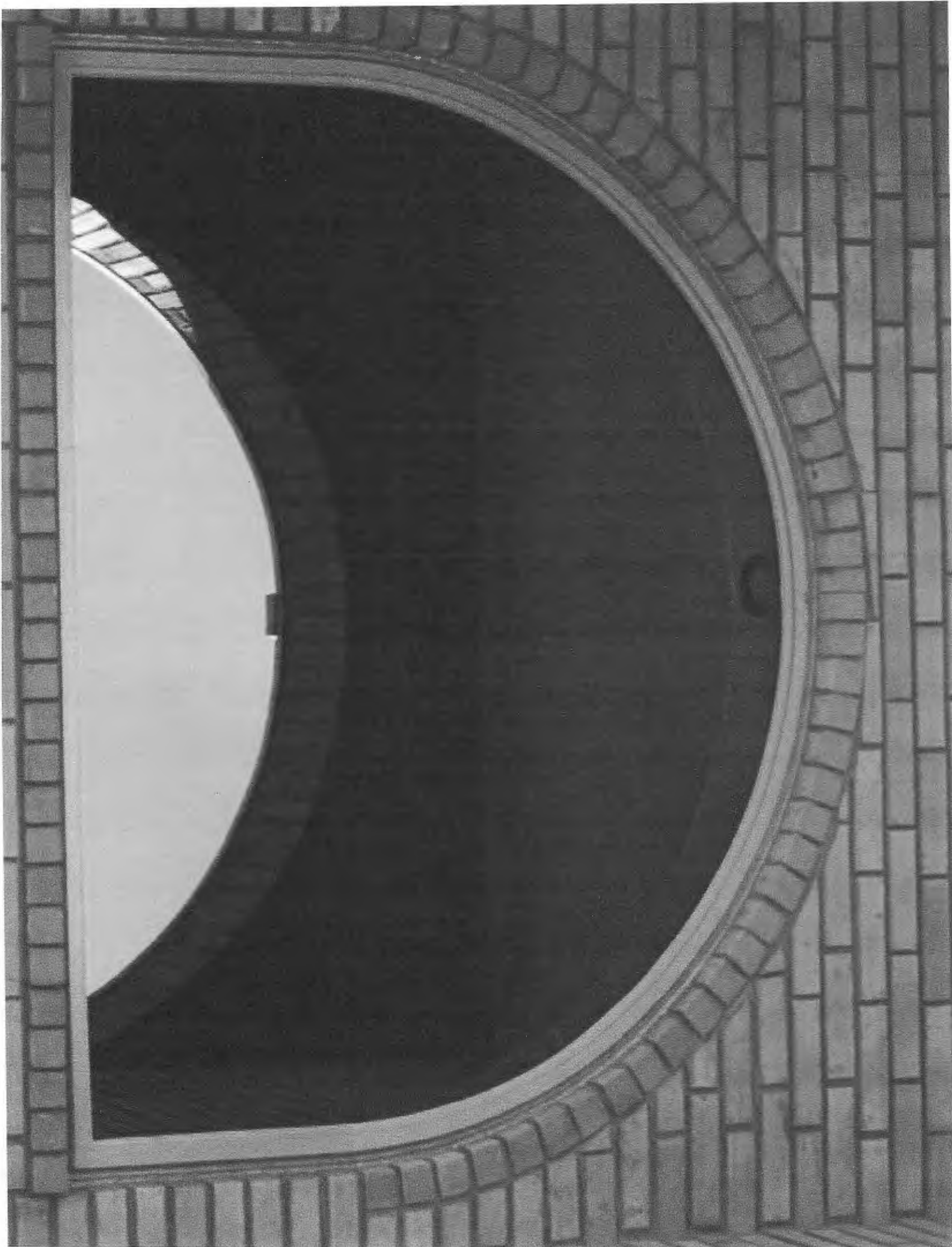
**Questions or Concerns?** If The Home Depot and its authorized service provider are unable to answer Customer's questions, call our Customer Support Center at 1-877-903-3768

**Quote Name:**

Copy of Copy of Copy of Simonton 6500 driftwood

Page  of  13



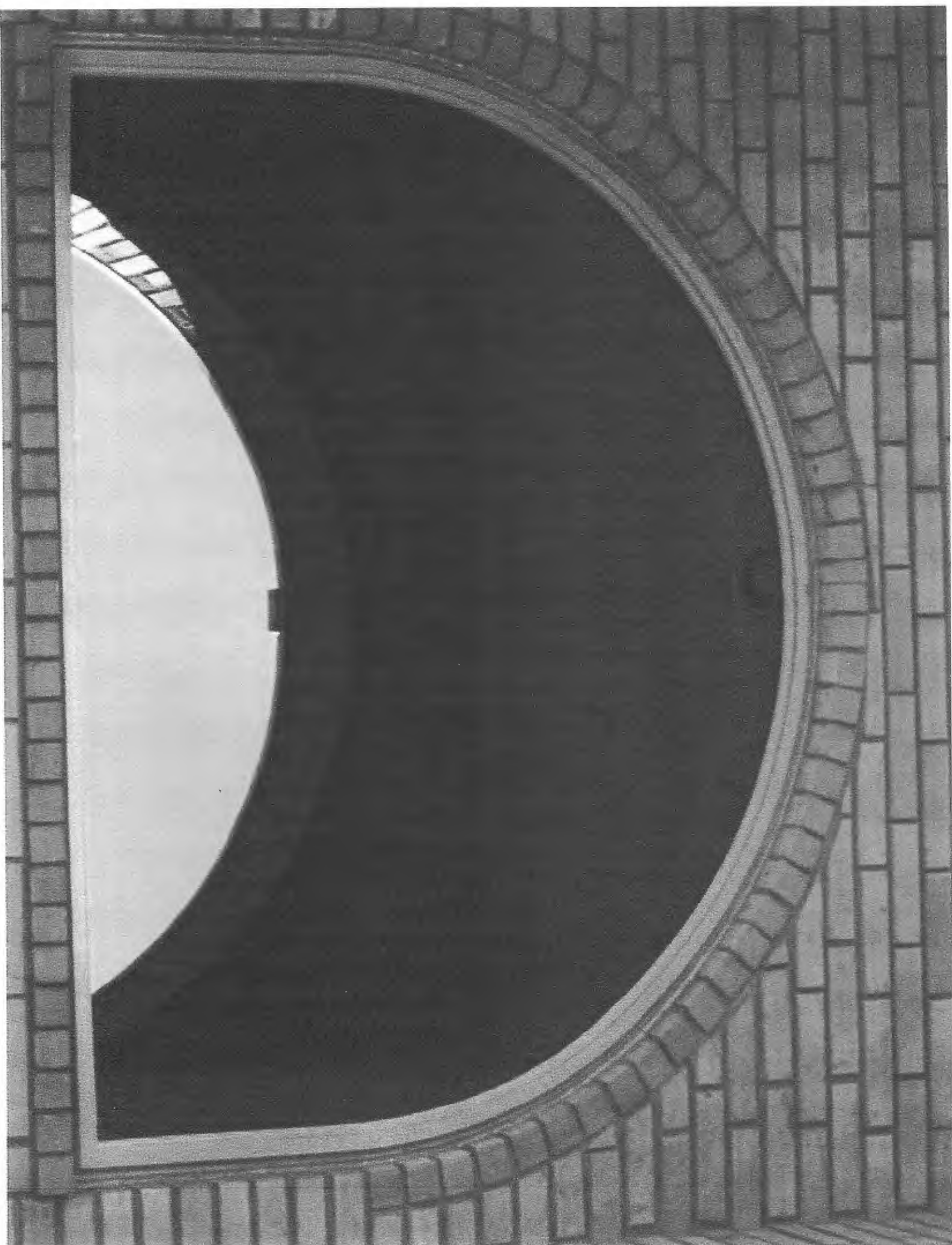


(A)

FINISHED WINDOW WOULD  
LOOK LIKE THOSE MARKED BY  
ARROW







(B)



North Side Church  
14 Windows

*Family Room Sign Files North Side*

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

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Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

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Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**FAMILY ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### **FAMILY ROOM WINDOW**

Standard 6500	Picture Window	30.00" x 87.00"	Driftwood Exterior	Driftwood Interior
Standard Glass				



### **FAMILY ROOM WINDOW**

Standard 6500	Picture Window	60.00" x 24.00"	Driftwood Exterior	Driftwood Interior
Standard Glass				

~



## South Side Church

18 INTERNATIONAL Windows





### KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### KITCHEN WINDOW

Simonton 6560 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### KITCHEN WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass





20 **KITCHEN WINDOW**

Simonton 6500 Half Round 36.00" x 19.00" Driftwood Exterior Driftwood Interior  
Standard Glass

21 **KITCHEN WINDOW**

Simonton 6500 Picture Window 36.00" x 96.00" Driftwood Exterior Driftwood Interior  
Standard Glass

22 **KITCHEN WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior  
Driftwood Interior Standard Glass

23 **KITCHEN WINDOW**

Simonton 6500 Eyebrow W/ Legs 48.00" x 48.00" Driftwood Exterior Driftwood Interior  
Standard Glass

24 **KITCHEN WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior  
Driftwood Interior Standard Glass

25 **KITCHEN WINDOW**

Simonton 6500 Picture Window 36.00" x 96.00" Driftwood Exterior  
Standard Glass

**KITCHEN WINDOW**

Simonton 6500 Picture Window 48.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**KITCHEN WINDOW**

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**KITCHEN WINDOW**

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**KITCHEN WINDOW**

Simonton 6500 Picture Window 38.00" x 48.00" Driftwood Exterior Driftwood Interior  
Standard Glass



**East Side Church**  
**15 Windows**

*Living Room Signifies East Side*

21 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 36.00" x 60.00" Driftwood Exterior Driftwood Interior  
Standard Glass

22 **LIVING ROOM WINDOW**

Simonton 6500 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior  
Standard Glass

23 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 96.00" Driftwood Exterior Driftwood Interior  
Standard Glass

24 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

25 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

26 **LIVING ROOM WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Half Round 72.00" x 36.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 20.00" x 80.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 20.00" x 80.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 38.00" x 48.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### LIVING ROOM WINDOW

Simonton 6500 Picture Window 30.00" x 48.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



# West Side Church

## 26 Windows

INTERNAL

*Office signifies West Side*

**OFFICE/COMPUTER WINDOW**

Simonton 6500 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 96.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**OFFICE/COMPUTER WINDOW**

Simonton 6500 Half Round 38.00" x 19.00" Driftwood Exterior Driftwood Interior  
Standard Glass

**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 19.00" Driftwood Exterior Driftwood Interior  
Standard Glass



10 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Half Round W/ Legs 72.00" x 47.00" Driftwood Exterior Driftwood Interior  
Standard Glass

11 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Half Round W/ Legs 72.00" x 47.00" Driftwood Exterior Driftwood Interior  
Standard Glass

12 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

13 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass

14 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

15 **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 38.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

② **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

③ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

④ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 30.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass

⑤ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior  
Driftwood Interior Standard Glass

⑥ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Eyebrow W/ Legs 48.00" x 48.00" Driftwood Exterior Driftwood Interior  
Standard Glass

⑦ **OFFICE/COMPUTER WINDOW**

Simonton 6500 Quarter Round W/ Legs 36.00" x 46.00" Driftwood Exterior  
Driftwood Interior Standard Glass



**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass



**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 48.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass



**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 36.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass



**OFFICE/COMPUTER WINDOW**

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Standard Glass



**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 36.00" x 72.00" Driftwood Exterior Driftwood Interior  
Standard Glass



**OFFICE/COMPUTER WINDOW**

Simonton 6500 Picture Window 48.00" x 87.00" Driftwood Exterior Driftwood Interior  
Standard Glass



### OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



### OFFICE/COMPUTER WINDOW

Simonton 6500 Picture Window 48.00" x 48.00" Driftwood Exterior Driftwood Interior  
 Standard Glass



# MULTI-POINT Locking Systems (MPLS)

Engages the door and frame at three critical points from top to bottom for enhanced stability compared to traditional deadbolt assemblies. Features premium stainless steel construction that resists corrosion.

Standard hardware includes knob & deadbolt.



### Finish Options



### Sill Type



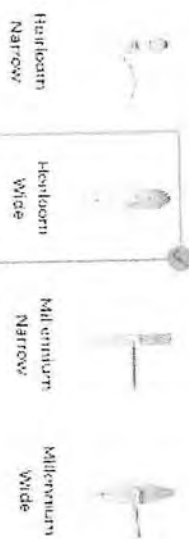
Composite Outswing



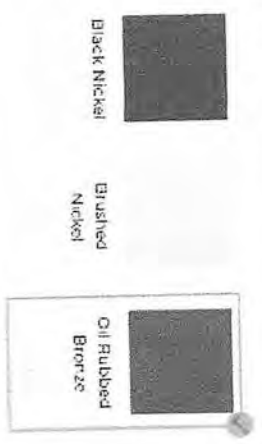
Rubber Access With Thermal Break

### Handset Options

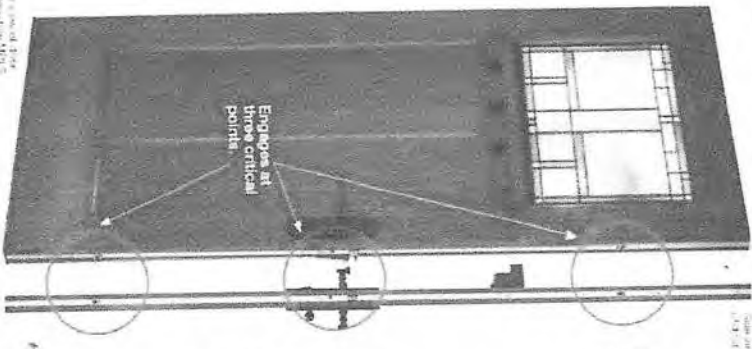
#### Multi-Point Lock Type



### Multi-Point Lock Finish Options



1. Operates at three critical points



Engages at three critical points.



Tongue



- 1 Self-lubricating door
- 2 Premium stainless steel deadbolt
- 3 Integrated reinforcing device



Deadbolt for use with any standard deadbolt

Timeline from Sale Date to Installation Start: 8-10 weeks  
Actual Installation timeline: 5 days





# HOME SERVICES

## THERMA-TRU DOORS

THE DOOR SYSTEM YOU CAN BELIEVE IN

### Fiber-Classic & Smooth-Star Doors

- 1 **Weather Resistance**  
Composite rails protect the door at the top and bottom edges to help block moisture that can wick into doors.
- 2 **Security**  
An enhanced lock block combined with 1-1/2" engineered lumber lock stile increases rigidity and stability.
- 3 **Durability**  
With very little maintenance, a fiberglass door can bring a home years of durability. Unlike wood, fiberglass will not warp or rot. And, unlike steel, it will not dent or rust.
- 4 **R-Values**  
Built with a polyurethane foam core that offers up to four times the insulating R-Value of wood\*, Therma-Tru fiberglass doors insulate against cold and heat for exceptional energy efficiency.

\*Comparison of fiberglass to wood doors (both without glass).

### Promotions

Therma-Tru 15% Off Promotion! x

**Deposit**

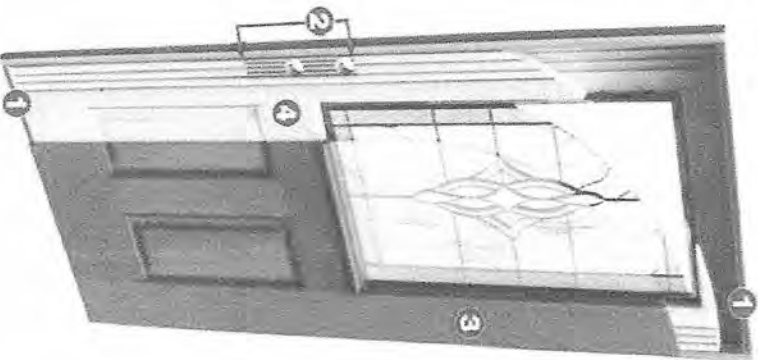
100 % \$

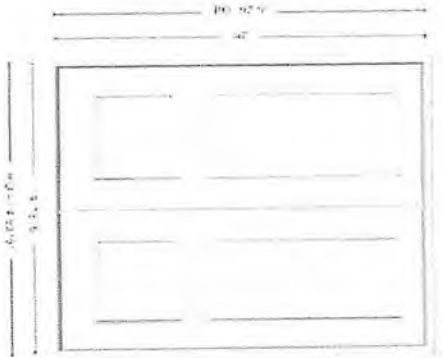
Package Price \$57,186.59

You Save ① \$8,247.82

Subtotal \$48,938.77

Balance \$0.00





**Door 1**

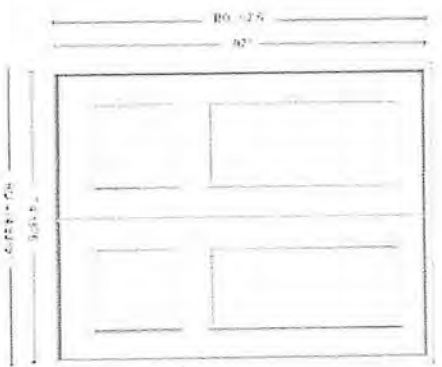
Decorative Fiberglass Double Paneling

Show Details

Exclude

Includes: multi-lock system for hardware, Pg 6  
 New subsill, New composite frames, public access sill,  
 Ball bearing hinges matching hardware color, replace all rotten wood.  
 Labor, Materials, Installation included.

Qty 1 **\$7,699.89**



**Door 2**

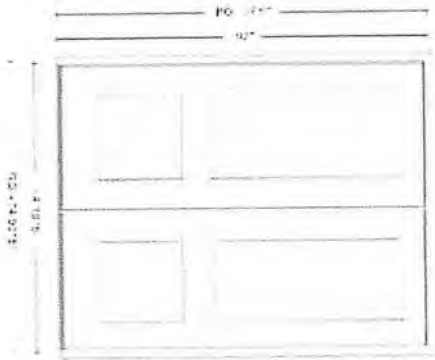
Fiberglass Double Paneling

Show Details

Exclude

Includes: multi-lock system for hardware, Pg 6  
 New subsill, New composite frames, public access sill,  
 Ball bearing hinges matching hardware color, replace all rotten wood.  
 Labor, Materials, Installation included.

Qty 1 **\$7,699.89**



**Door 3**

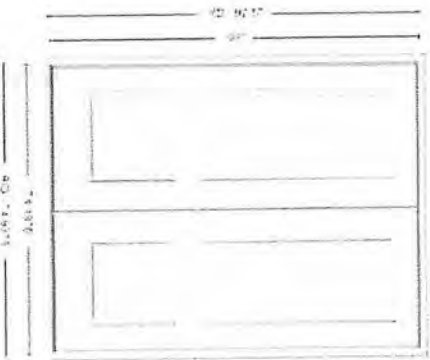
Exterior - 66 1/2" x 80 1/2" Double Plywood

Qty 1 **\$7,699.89**

Show Details

Exclude

**Includes: multi-lock system for hardware, Pg 6  
 New subsill, New composite frames, public access sill,  
 Ball bearing hinges matching hardware color, replace all rotten wood.  
 Labor, Materials, Installation included.**



**Door 4**

Exterior - 66 1/2" x 80 1/2" Double Plywood

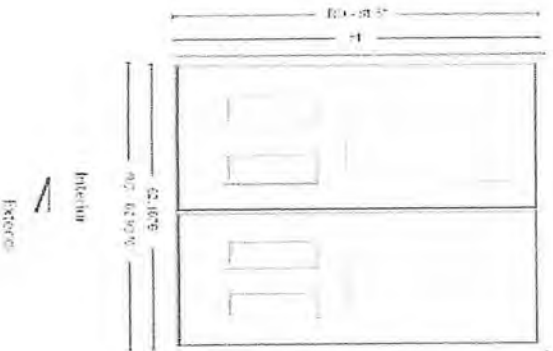
Qty 1 **\$7,699.89**

Show Details

Exclude

**Includes: multi-lock system for hardware, Pg 6  
 New subsill, New composite frames, public access sill,  
 Ball bearing hinges matching hardware color, replace all rotten wood.  
 Labor, Materials, Installation included.**





Door 5

Exterior Fiberglass Double Doorway

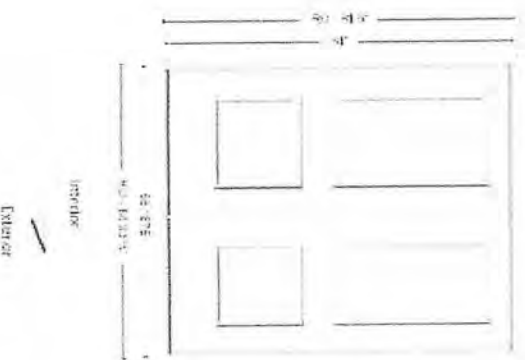
Qty 1

\$6,861.07

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6  
 Low E Glass in double doors  
 New subsill, New composite frames, public access sill,  
 Ball bearing hinges matching hardware color, replace all rotten wood.  
 Labor, Materials, Installation included.



Door 6 ANNEX BUILDING

Exterior Fiberglass Double Doorway

Qty 1

\$5,069.52

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6  
 New subsill, New composite frames, public access sill,  
 Ball bearing hinges matching hardware color, replace all rotten wood.  
 Labor, Materials, Installation included.

Door 7

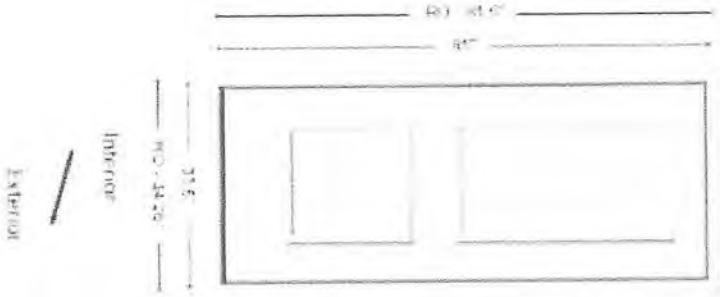
Qty 1

\$3,103.81

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6  
New subsill, New composite frames, public access sill,  
Ball bearing hinges matching hardware color, replace all rotten wood.  
Labor, Materials, Installation included.



Door 8 *ANNEX BUILDING*

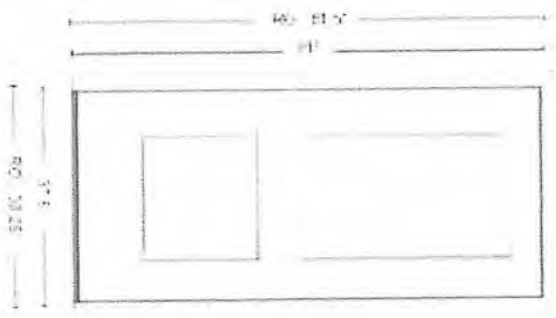
Qty 1

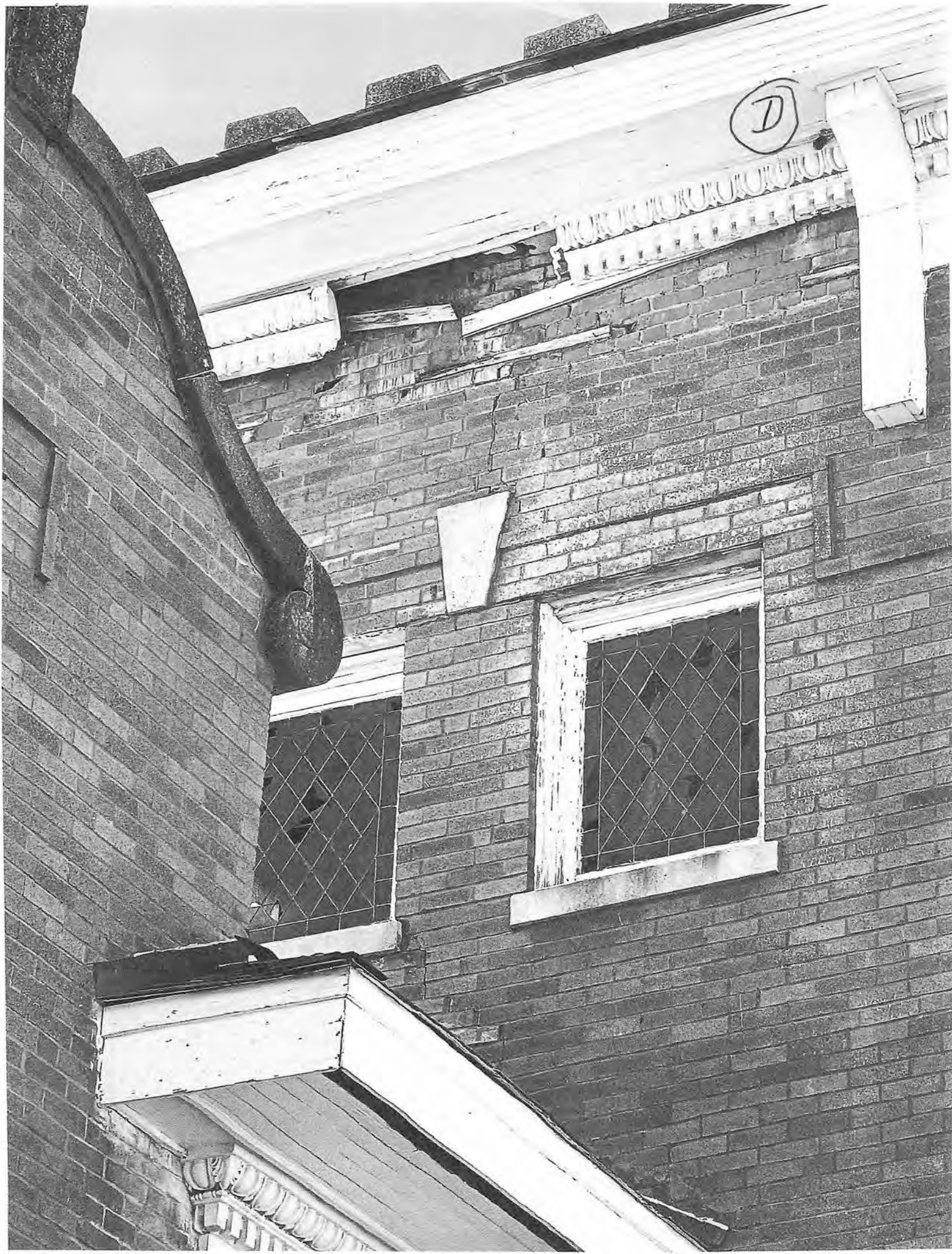
\$3,103.81

Show Details

Exclude

Includes: standard-lock system for hardware, Pg 6  
New subsill, New composite frames, public access sill,  
Ball bearing hinges matching hardware color, replace all rotten wood.  
Labor, Materials, Installation included.













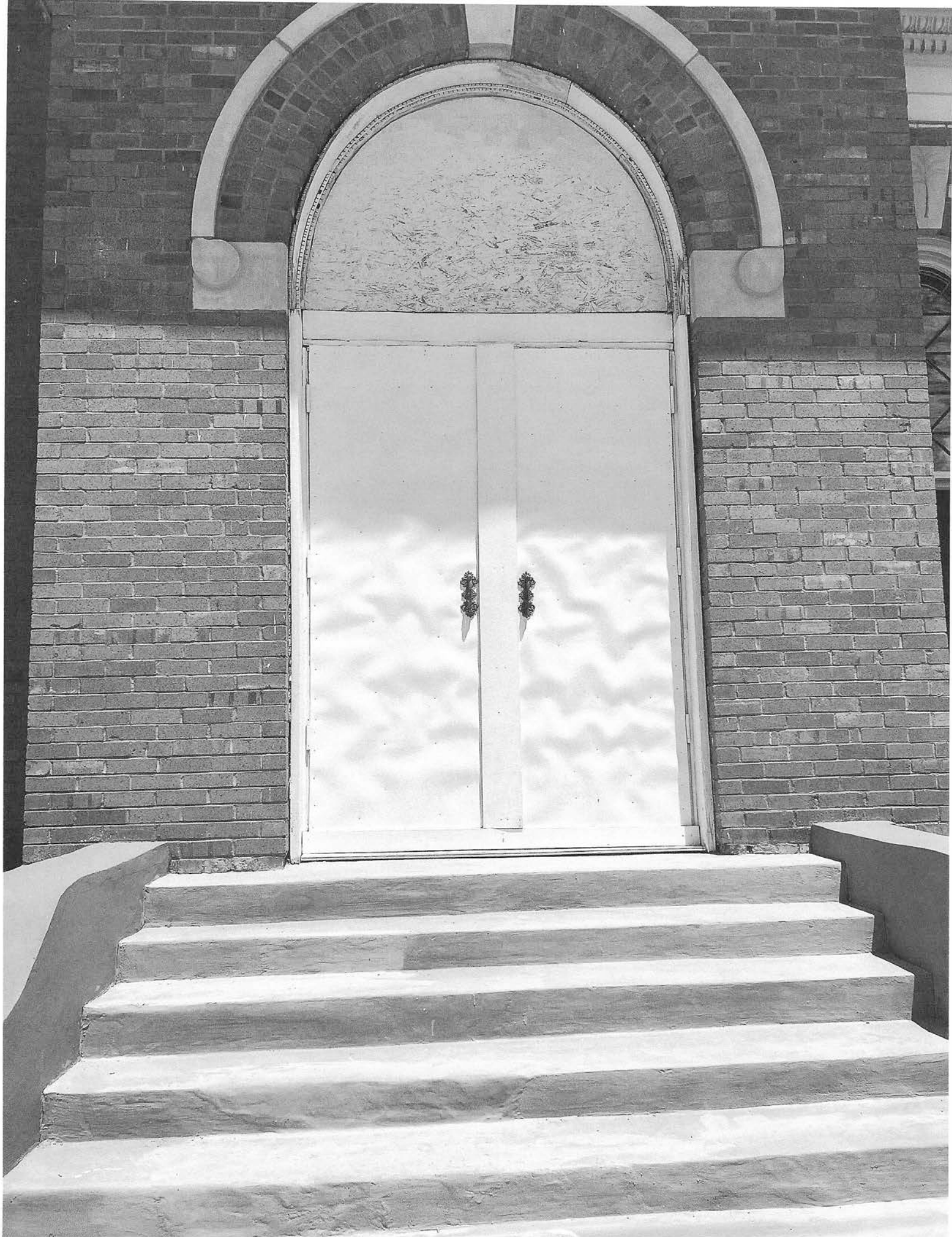




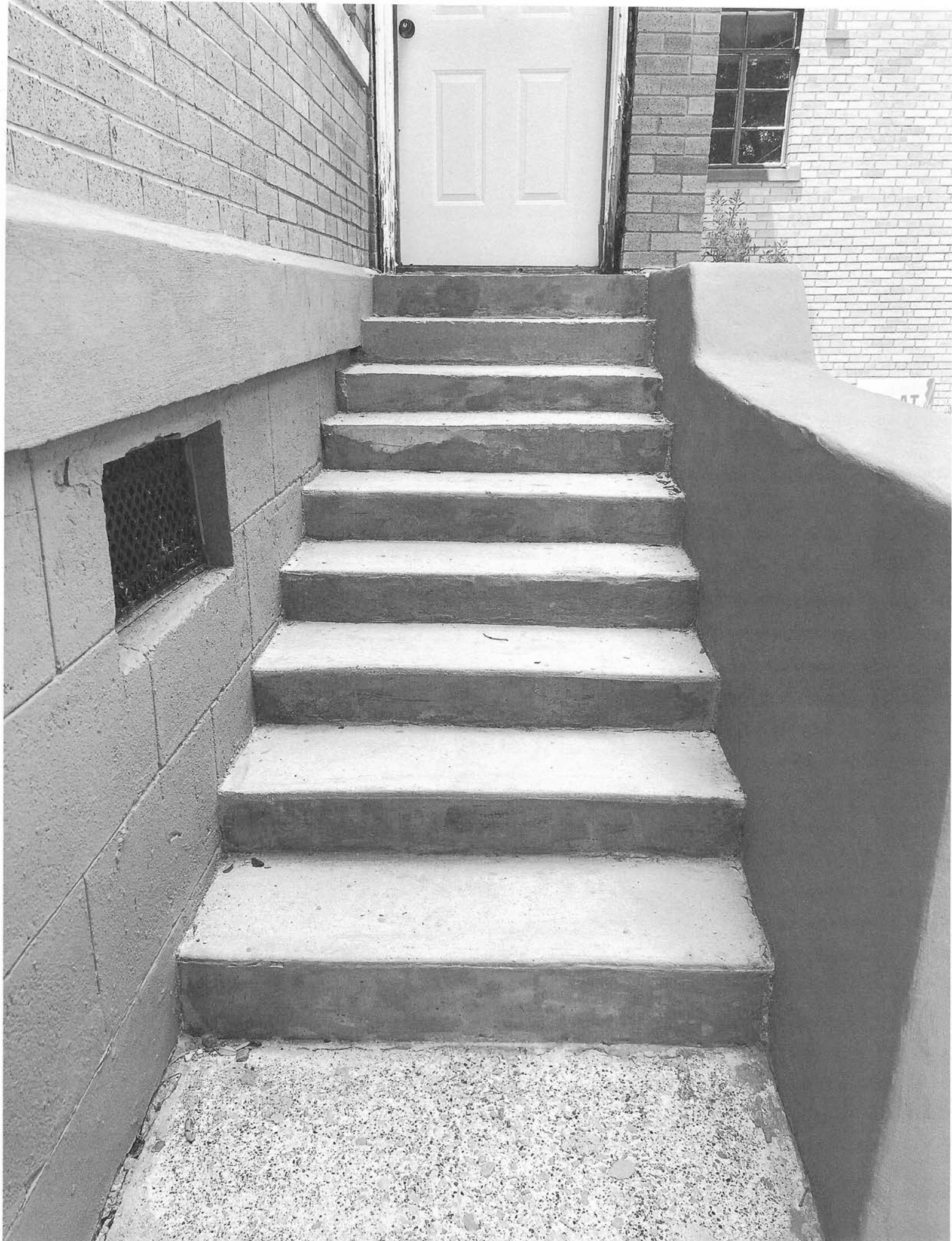


FIRST METHODIST CHURCH  
OF ROCKY HILL  
1859-1860  
RENOVATED  
1928-1929  
BY THE  
METHODIST EPISCOPAL CHURCH  
OF THE UNITED STATES









August 8, 2024

F

His Covenant Children, Inc.  
303 E Rusk Street  
Rockwall, Tx. 75087  
214-543-2807  
[Legacyvillage-rock@att.net](mailto:Legacyvillage-rock@att.net)

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

Re: Citations issued by City of Rockwall

1.	3/26/24 -	CE 1049	-	284.00
2.	4/01/24 -	CE 1053	-	284.00
3.	4/05/24 -	CE 1056	-	284.00
4.	4/12/24 -	CE 1482	-	284.00
5.	4/23/24 -	CE 1487	-	284.00
6.	4/30/24 -	CE 1488	-	284.00
7.	5/08/24 -	CE 1418	-	284.00
8.	5/12/24 -	CE 1497	-	284.00
9.	5/24/24 -	CE 0726	-	284.00
10.	6/03/24 -	CE 0729	-	284.00
11.	6/10/24 -	CE 0732	-	284.00
12.	6/17/24 -	CE 0737	-	284.00
13.	6/24/24 -	CE 1062	-	284.00
14.	7/01/24 -	CE 1066	-	284.00
15.	7/08/24 -	CE 1068	-	284.00
16.	7/16/24 -	CE 1071	-	284.00
17.	7/22/24 -	CE 1073	-	284.00
18.	7/29/24 -	CE 1077	-	284.00

TOTAL \$5112.00

Sincerely,



Annette Lall  
His Covenant Children, Inc.



CHIROPRACTIC  
CLINIC

DR. LEN LEE

AUG 13 2003



# 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:** September 19, 2024

**APPLICANT:** Michael Caffey

**CASE NUMBER:** H2024-020; *Certificate of Appropriateness (COA) for 311 S. Fannin Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Michael Caffey for the approval of a Certificate of Appropriateness (COA) for a fence on a *Low Contributing Property* being a 0.321-acre parcel of land identified as Lots 9 & 10, Block C, 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 311 S. Fannin Street, and take any action necessary.

### BACKGROUND

The 1,675 SF single-family home -- *situated on the subject property at 311 S. Fannin Street* -- was constructed circa 1940 utilizing the *Craftsman* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is a 192 SF storage building constructed in 1993. The single-family home is classified as *Low-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Low 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 1900 based on the October 1900 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. On June 18, 2015, the Historic Preservation Advisory Board (HPAB) approved a motion to approve a Certificate of Appropriateness (COA) [Case No. H2015-005] for a 1,000 SF addition by a vote of 4-0 with Mishler, Keegan, and Turbyfill absent. In 2018, a building permit [Permit No. BLD2018-0312] was approved that allowed an additional 396 SF addition. Staff should note, that the two (2) additions changed the contributing status on the subject property from *High* to *Low*. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 9, 2024

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the existing eight (8) foot *board-on-board* cedar fence on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 311 S. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Denison 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. Following this is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is 0.344-acre



parcel of land (i.e. Lots 1-3, Block V, Rockwall Original Town Addition) developed with a single-family home. North of this is an unimproved alleyway, followed by a 0.23-acre parcel of land (i.e. Lots 1-4, Block U, Rockwall Original Town Addition) developed with commercial land uses (i.e. Archer Car Care & Ollie Marie Boutique). All of these properties are zoned Downtown (DT) District.

South: Directly south of the subject property is a 0.161-acre parcel of land (i.e. Lot 11, Block C, Eppstein Addition) developed with a *Medium-Contributing* single-family home. Beyond this is a 0.209-acre parcel of land (i.e. Lot 12 & part of 13, Block C, Eppstein Addition) developed with a *Non-Contributing* single-family home. Following this is a 0.273-acre parcel of land (i.e. Lot 14 & part of 13, Block C, Eppstein Addition) developed with a *Low-Contributing* single-family home. South of this is a 0.321-acre parcel of land (i.e. Lots 15 & 16, Block C, Eppstein Addition) developed with two (2) duplex. Beyond this is Munson 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. All of these properties are located within the Old Town Rockwall (OTR) Historic District and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is an unimproved alleyway. Beyond this is are two (2) parcels of land (i.e. Lots 7 & 8, Block C, Eppstein Addition) developed with *Non-Contributing* single-family homes. Following this is Star 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. East of this are four (4) parcels of land (i.e. Lots 7A-10A of the Eppstein/Stark Addition) developed with *Non-Contributing* single-family homes. All of these properties are located within the Old Town Rockwall (OTR) Historic District and are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Fannin Street, which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.17-acre parcel of land (i.e. east portion of Lots 1-3, Block H, Eppstein Addition) developed with a *Medium-Contributing* single-family home. Following this is a 0.23-acre parcel of land (i.e. west portion of Lots 1-3, Block H, Eppstein Addition) developed with a *Non-Contributing* single-family home. Both properties are located within the Old Town Rockwall (OTR) Historic District and are zoned Multi-Family 14 (MF-14) District. West of this is a 7.3545-acre parcel of land (i.e. Lot 1, Block 1, Rockwall City Hall Addition) developed with City Hall and zoned Downtown (DT) District.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of replacing the existing eight (8) foot wood fence with an eight (8) foot wood fence that will be *like-and-kind* to the existing fence. According to the applicant's letter the fence will also incorporate two (2) gates that allow direct access from the front yard.

## **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 designed 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 *Low-Contributing Property*.

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." According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." In this case, the applicant is requesting to replace an eight (8) foot wood fence with a new fence that will be *like-and-kind* to the existing fence. 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 ..." In this case, the applicant's scope of work (*i.e. fence replacement*) appears to be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

### **NOTIFICATIONS**

On September 6, 2024, staff mailed 30 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 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

311 South Fannin

SUBDIVISION

BF Bayliss

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

Michael Caffrey

APPLICANT(S) NAME

ADDRESS

311 South Fannin

ADDRESS

PHONE

214-802-2361

PHONE

E-MAIL

mcaffrey@wuhsafrainers.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:

Fence

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

\$20,000

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.

Replacement of wood fence. I will replace by code: 8' wood cedar board on board.

### OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

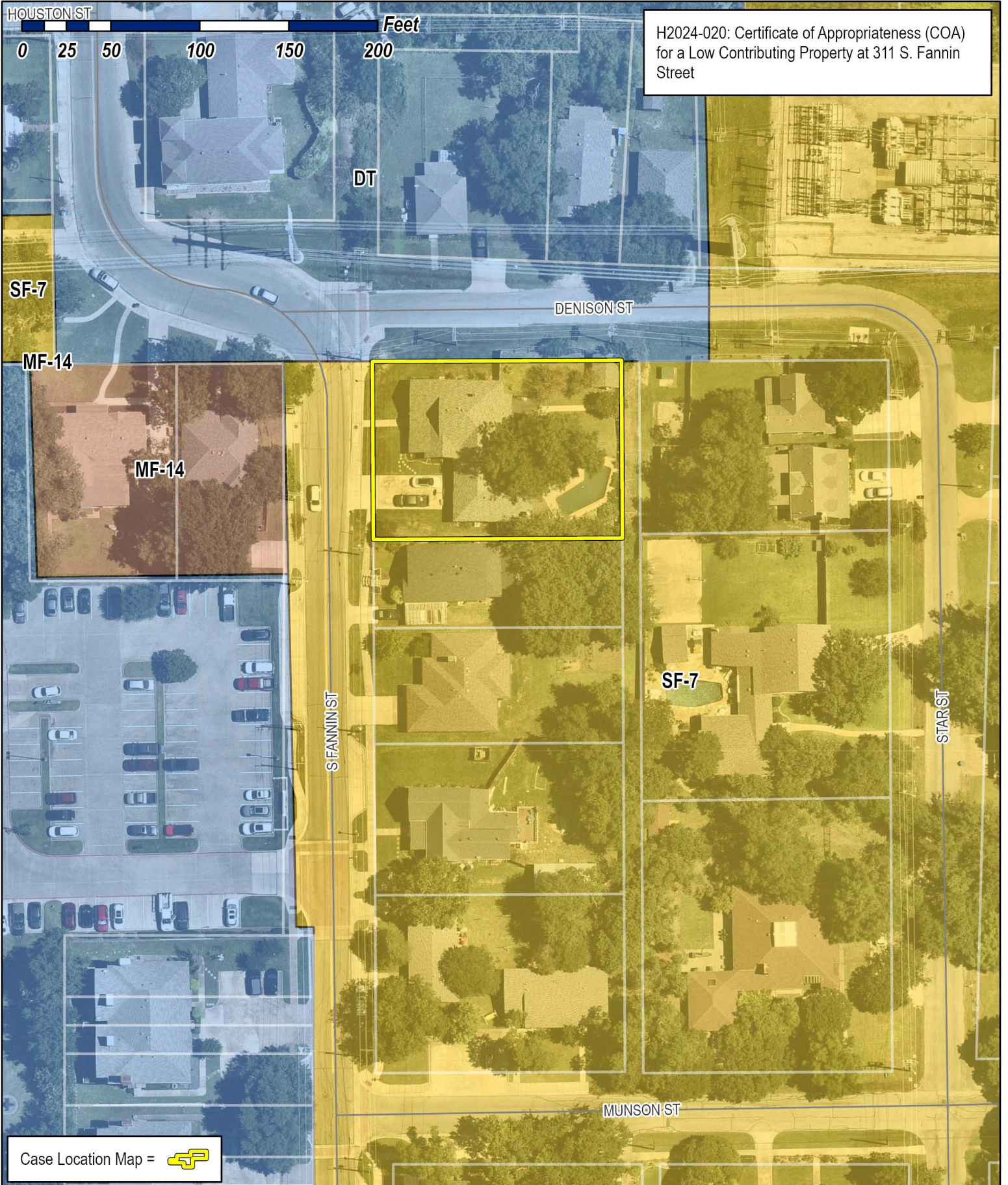
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

*[Signature]*

APPLICANT'S SIGNATURE

U/A



H2024-020: Certificate of Appropriateness (COA)  
for a Low Contributing Property at 311 S. Fannin  
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.

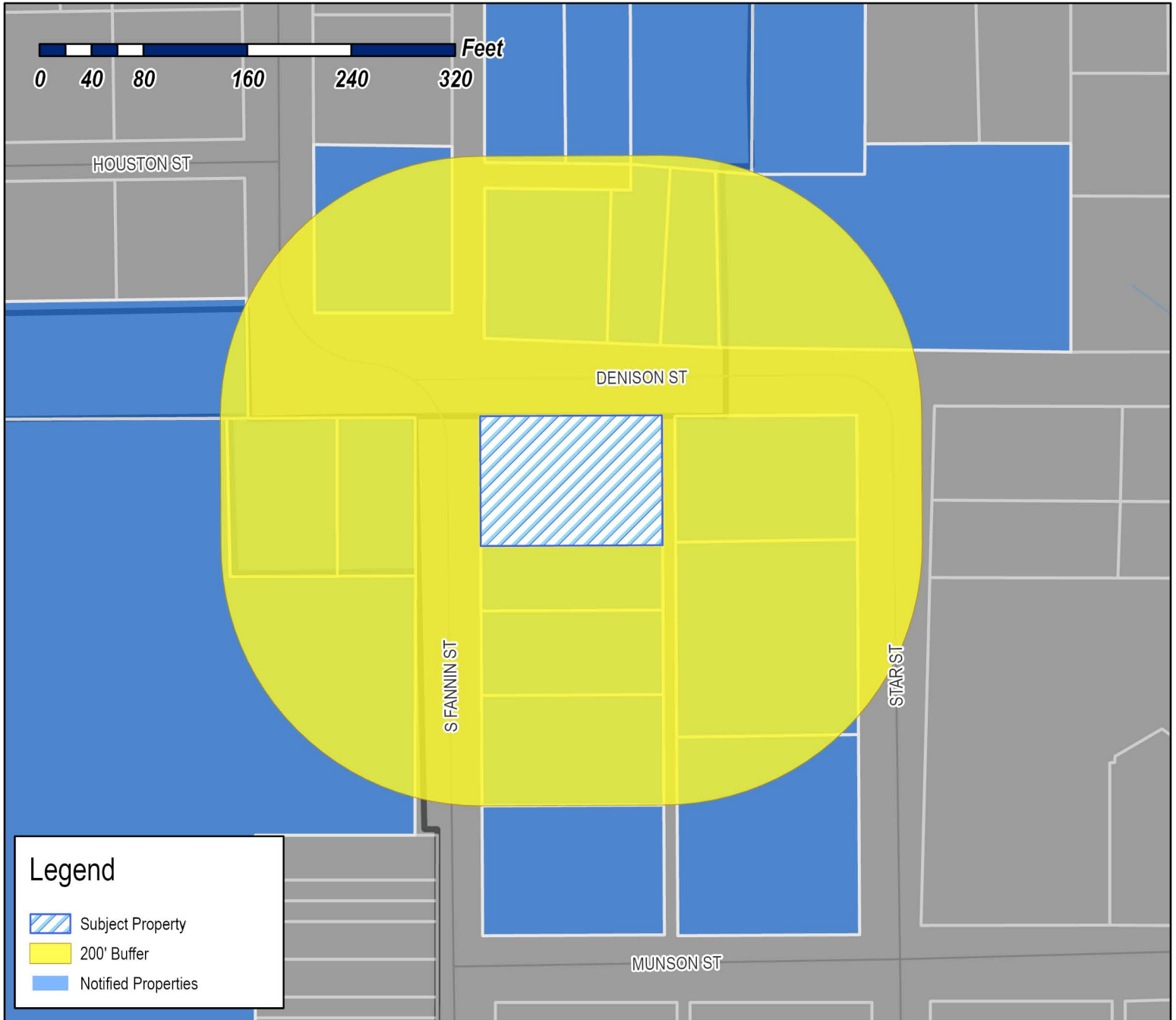





# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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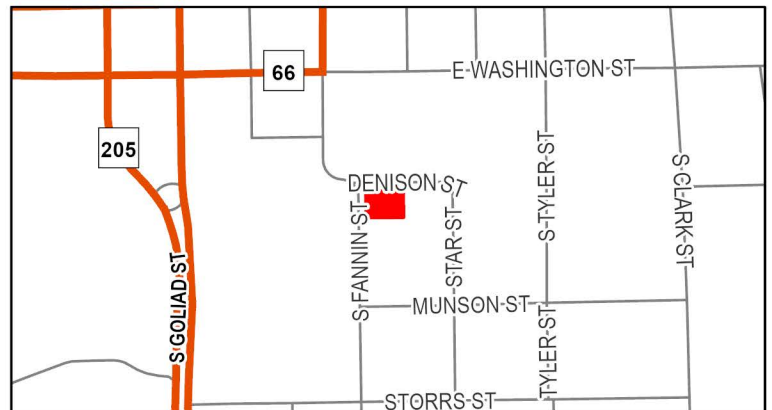
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2024-020  
**Case Name:** COA for a Low Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 311 S. Fannin Street

**Date Saved: 9/3/2024**

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



LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON ST  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
306 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
308 S FANNIN ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN:MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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. H2024-020: Certificate of Appropriateness for 311 S. Fannin Street**

*Hold a public hearing to discuss and consider a request by Michael Caffey for the approval of a Certificate of Appropriateness (COA) for a fence on a Low Contributing Property being a 0.321-acre parcel of land identified as Lots 9 & 10, Block C, 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 311 S. Fannin 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, September 19, 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:

**Henry Lee**  
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, September 19, 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. H2024-020: Certificate of Appropriateness for 311 S. Fannin 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 the response.

Name: [Grey box]  
Address: [Grey box]

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.

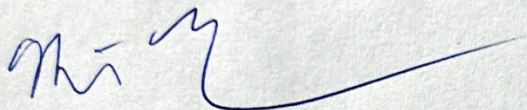
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

August 23, 2024

Dear Historical Board,

I am in need of replacing my fence. It is almost 20 years old and is in disrepair. Regarding materials, I will replace the fence per code: 8 feet, cedar, board on board with metal posts. There will be 2 gates in the front on either side of the house. See site plan for measurements. Thank you for your consideration.

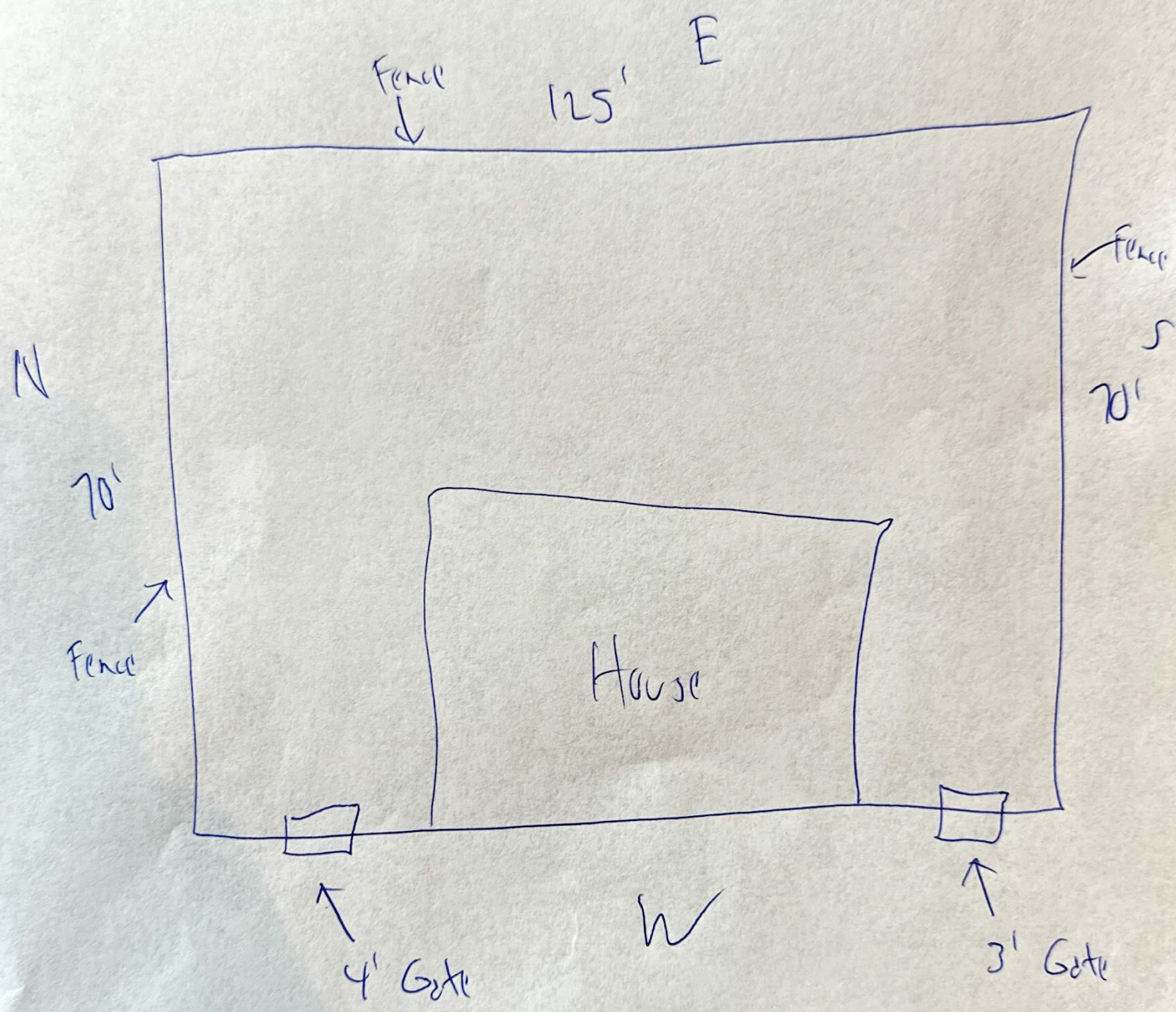
Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Caffey", with a long horizontal flourish extending to the right.

Michael Caffey  
Owner  
311 South Fannin  
Rockwall TX, 75087  
214-802-2361



311 S. Fennik















311

NOV 12 2004







# 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:** September 19, 2024

**APPLICANT:** Zenon Jimenez

**CASE NUMBER:** H2024-021; *Certificate of Appropriateness (COA) for 406 Williams Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Zenon Jimenez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness (COA) for a *Sports Court* on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot B, Block 5, 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 406 Williams Street, and take any action necessary.

### BACKGROUND

The 1,772 SF single-family home -- *situated on the subject property at 406 Williams Street* -- was constructed circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is a 400 SF storage building that was constructed in 2003 on the subject property. 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 1934 based on the April 1934 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 9, 2024

Staff should note that the Historic Preservation Advisory Board (HPAB) reviewed a historic case [Case No. H2023-001], from the same applicant, on February 16, 2023. At that time, the applicant was proposing to enclose the garage and finish the exterior wall in brick to match the primary structure, install two (2) new windows on this enclosed wall, and replace all of the existing windows on home. Ultimately, the HPAB approved a motion to deny the applicant's request by a vote of 5-0, finding that the proposed changes [1] were not consistent with the guidelines of the historic district, and [2] impaired the historical integrity of the subject property. On April 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the purpose of replacing the garage doors and existing windows. Earlier this year, the applicant requested a Certificate of Appropriateness (COA) [Case No. H2024-007] for a for the purpose of replacing the existing eight (8) foot *board-on-board* cedar fence on the west property line and constructing a wrought-iron fence for the remaining portions of the back-yard. This case was approved on May 17, 2024; however, the applicant built the fence not in accordance with the approved building permit [*i.e.* RES2024-550]. Staff is working with the applicant to correct the issues with the fence.

### PURPOSE

The applicant -- *Zenon Jimenez* -- is requesting approval of a Certificate of Appropriateness (COA) for the purpose of adding a *Sports Court* behind the home on the east side of the subject property.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 406 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 Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3860-acre parcel of land (*i.e. 501 Williams Street*) that is developed with a *Non-Contributing* single-family home. 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 0.27-acre parcel of land (*i.e. 603 Austin 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 a 25-foot strip of right-of-way followed by a vacant 0.505-acre parcel of land. This property is owned by the Rockwall Independent School District (RISD) and is zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. 501, 503, and 505 E. Kaufman Street*) that are developed with single-family homes. These properties are classified as *Non-Contributing* and are zoned Single-Family 7 (SF-7) District. Following these properties is E. Kaufman 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.

**East:** Directly east of the subject property is a 0.45-acre parcel of land (*i.e. 502 Williams Street*) developed with a *Non-Contributing* single-family home. Beyond this is a 0.45-acre parcel of land (*i.e. 504 Williams Street*) developed with a *High-Contributing* single-family home. Following this is a 0.719-acre parcel of land (*i.e. 510 Williams Street*) developed with a *Medium Contributing* single-family home, zoned Single-Family 7 (SF-7) District. Beyond this is a 0.907-acre parcel of land (*i.e. 602 Williams Street*) developed with a *High-Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

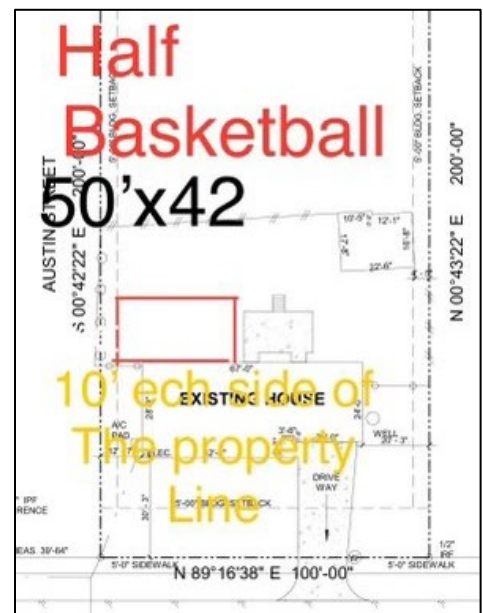
**West:** Directly west of the subject property is a 0.456-acre parcel of land (*i.e. 402 Williams Street*) that is developed with a *Medium-Contributing* single-family home. Beyond this is Kernodle Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are four (4) parcels of land developed with three (3) *Medium-Contributing* (*i.e. 304, 306, and 310 Williams Street*) single-family homes and one (1) *Non-Contributing* (*i.e. 308 Williams Street*) single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of adding a half basketball court behind the home on the east side of the subject property. The layout of the half basketball court is outlined in the site plan depicted in *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 designed 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).



**FIGURE 2: SITE PLAN**

Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property*.

According to Subsection 06.01(C), *Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code, “(n)o building or fence permits shall be issued for site improvement or other construction that is visible until a Certificate of Appropriateness (COA) has been approved by the Historic Preservation Advisory Board (HPAB).” In this case, the applicant’s scope of work (*i.e. addition of a sports court*) will be visible from Williams Street and Austin Street, as well as, requires a paving permit. Based on this, the addition will require a Certificate of Appropriateness (COA). In this case, there are no historic guidelines for *Sports Courts*, but the *Sports Court* appears to generally be in conformance with the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On September 6, 2024, staff mailed 19 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 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 406 Williams St.

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

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

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT?  YES  NO

APPLICANT(S) IS/ARE:  OWNER  TENANT  NON-PROFIT  RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: \_\_\_\_\_

OWNER(S) NAME Clay Shipman

APPLICANT(S) NAME Zenon Jimenez

ADDRESS 742 Ridge Hollow Rd

ADDRESS 3405 Beth Dr

Heath Tx 75032

Mesquite Tx 75150

PHONE (469) 853-0400

PHONE (817) 731 7656

E-MAIL Clay@shipman-fire.com

E-MAIL Zenonpaintinginc@gmail.com

### 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):

\$ 18K

**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.

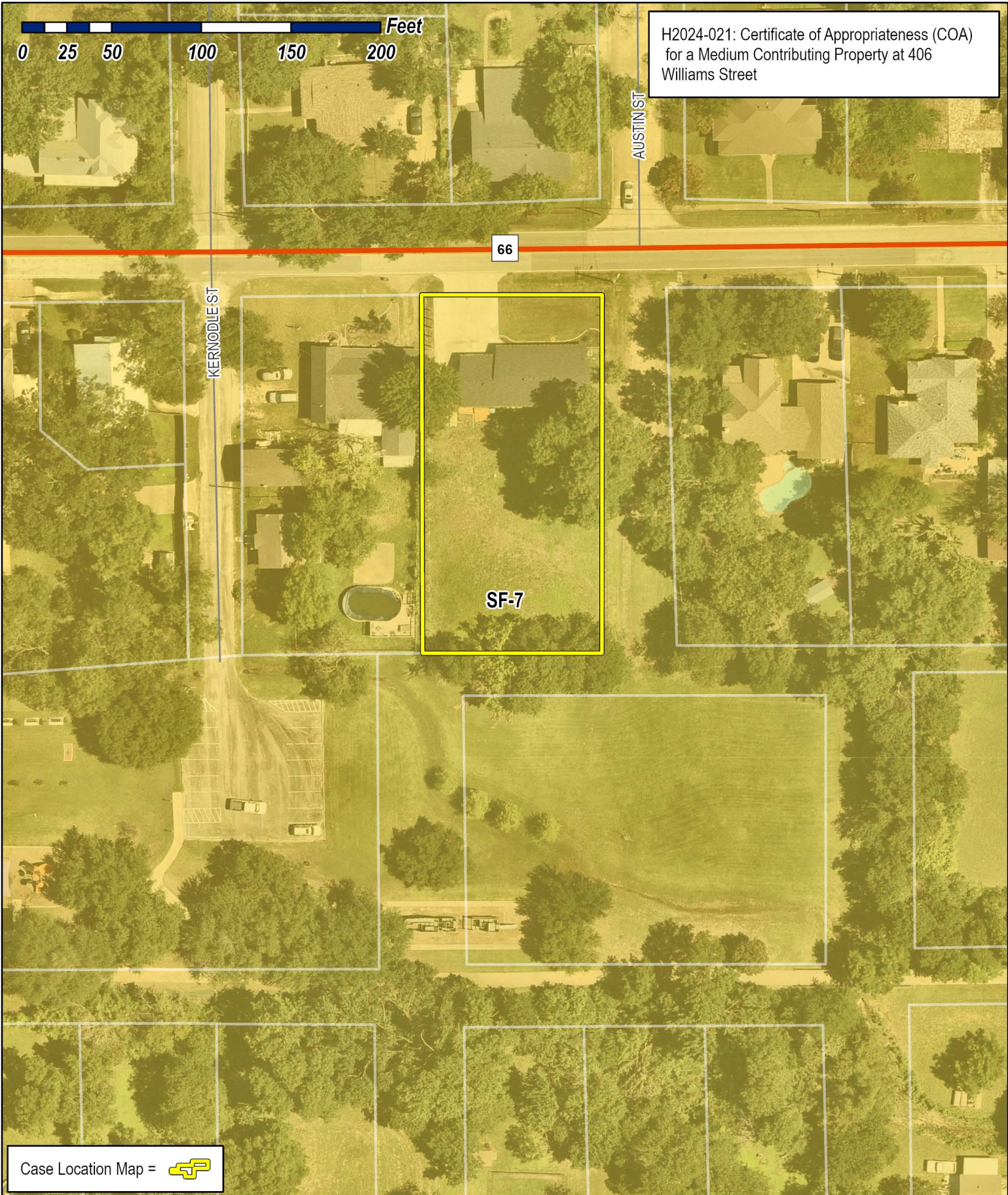
Half basketball court (50'x42'), Concrete 3,500 psf  
We would set up in the back yard

### 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 Zenon Jimenez




H2024-021: Certificate of Appropriateness (COA)  
for a Medium Contributing Property at 406  
Williams Street

66

KERNODLE ST

AUSTIN ST

SF-7

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.

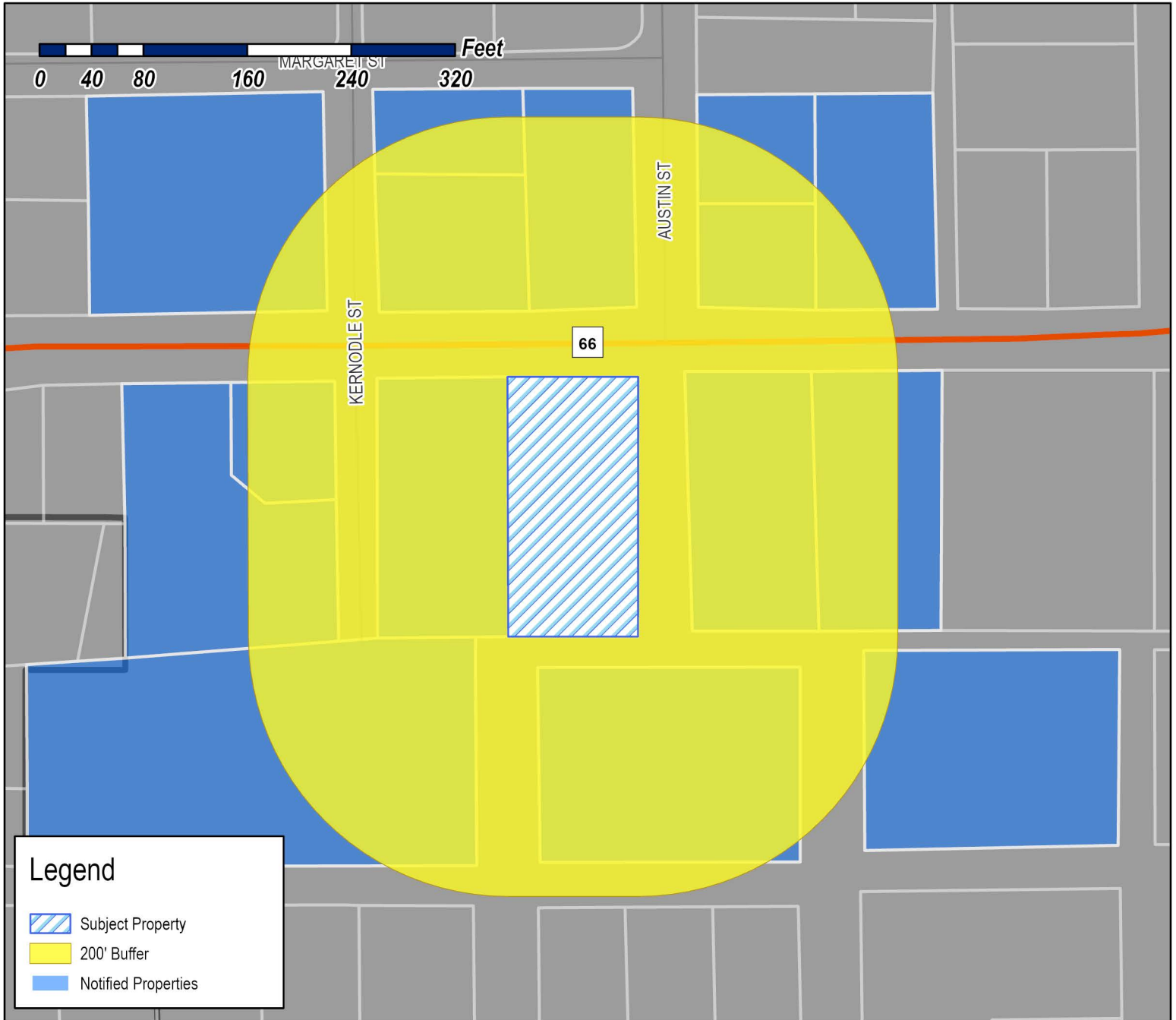




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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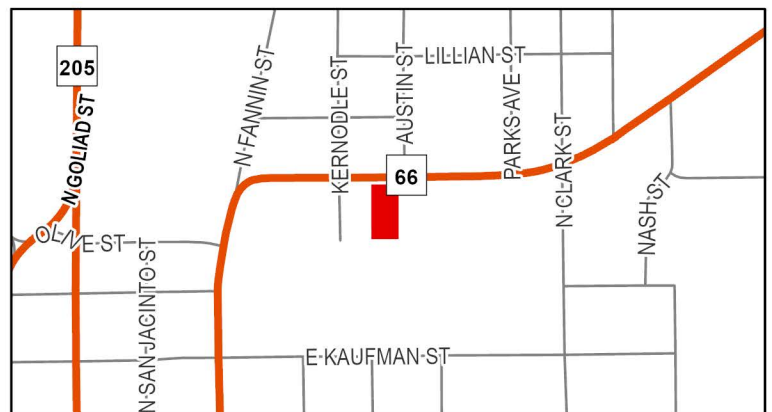
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**Case Number:** H2024-021  
**Case Name:** COA for a Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 406 Williams Street

**Date Saved:** 9/3/2024

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



RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
310 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
501 AUSTIN ST  
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K  
502 KERNODLE STREET  
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF  
TONI YEAGER, GUARDIAN  
504 PRESIDIO DR  
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH  
506 KERNODLE ST  
ROCKWALL, TX 75087

SHIPMAN CLAY  
742 RIDGE HOLLOW RD  
HEATH, TX 75032

DEBORAH C WINES FAMILY TRUST  
DEBORAH C WINES - TRUSTEE  
308 WILLIAMS ST  
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE  
402 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E  
502 WILLIAMS ST  
ROCKWALL, TX 75087

CROW CAROL RICHARDSON  
504 WILLIAMS  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS  
ROCKWALL, TX 75087

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

RESIDENT  
406 WILLIAMS ST  
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J  
501 WILLIAMS STREET  
ROCKWALL, TX 75087

RESIDENT  
504 AUSTIN ST  
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON  
505 WILLIAMS STREET  
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC  
519 E I30 PMB 422  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: 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. H2024-021: Certificate of Appropriateness for 406 Williams Street**

*Hold a public hearing to discuss and consider a request by Zenon Jimenez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness (COA) for a Sports Court on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, 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 406 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, September 19, 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, September 19, 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. H2024-021: Certificate of Appropriateness for 406 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:

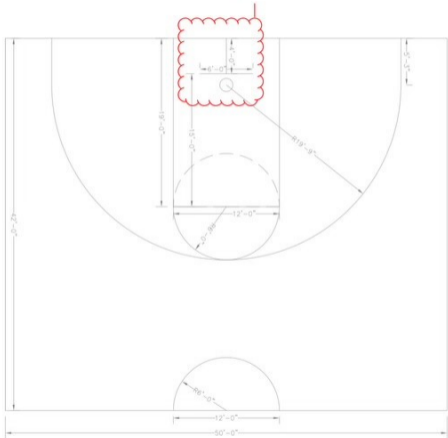
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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





**BASKET**



AUSTIN

WILLIAMS ST

STOP

408

25  
MPH





406



406

NOV 10 2004



2406

JUN 25 2003