

# AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
OCTOBER 19, 2023 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 September 21, 2023 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) **H2023-013 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Certificate of Appropriateness (COA) for the replacement of windows on a Non-Contributing Property being a 1150-acre tract of land identified as a portion of Block 22 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 203 N. Clark Street, and take any action necessary.

(3) **H2023-014 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Small Matching Grant for the replacement of windows on a Non-Contributing Property being a 1150-acre tract of land identified as a portion of Block 22 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 203 N. Clark Street, and take any action necessary.

(4) **H2023-015 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Building Permit Fee Waiver for the replacement of windows on a Non-Contributing Property being a 1150-acre tract of land identified as a portion of Block 22 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 203 N. Clark Street, and take any action necessary.

(5) **H2023-016 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a Guest Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

(6) **H2023-017 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Small Matching Grant for a Guest Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

(7) **H2023-018 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a *Building Permit Fee Waiver* for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

(V) **DISCUSSION ITEMS**

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

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

(VI) **ADJOURNMENT**

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

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

I, 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 October 13, 2023 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  
SEPTEMBER 21, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

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

## 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.*

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

## 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 July 20, 2023 Historic Preservation Advisory (HPAB) meeting.

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

## IV. ACTION ITEMS

(2) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 2-82, *Officers*, of Division 3, *Historic Preservation Advisory Board*, of Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary.

Board Member Frasier nominated Board member Tiffany Miller as Chairman. Board member Gaskin seconded the motion which passed by a vote of 4-0.

Board member Gaskin nominated Board member Haydon Frasier as Vice-Chairman. Board member McNeely seconded the motion which passed by a vote of 4-0.

## V. PUBLIC HEARING ITEMS

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

(3) **H2023-011 (HENRY LEE)**

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

Senior Planner Henry Lee provided a brief summary in regards to the request. In 2005 the property owner at that time requested a Certificate of Appropriateness (COA) to renovate and restore the exterior of the building by removing the stained-glass windows and replacing them with clear glass windows. Ultimately, the HPAB denied the request following this denial, the applicant appealed the HPAB decision to the City Council which was denied. The applicant then returned on December 15, 2005. They submitted a subsequent request for a scaled back restoration/ rehabilitation to the building. This was eventually approved by the HPAB but there were conditions of approval. The first one being the stained glass had to be replaced by the calendar year of 2008. The proposed glazing for the windows had to be opaque. Third being, the applicant had to return in January 2006 for the approval of the opaque glass coating. Despite this approval, the case was not brought back to the board in January 2006 and the requested improvements were not made. No additional COA was done to the property until November of 2021. This was a request to allow the replacement of the doors, repair to the existing steps and 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 HPAB reviewed this request at their November 18, 2021 meeting and approved a motion to table the case until the February 17, 2022. 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. Indicating one (1) bid was \$253,000.00 that would take place over two (2) years, and the second bid \$844,000.00 for over 6 ½ year time period. Based on these bids the applicant amended the request to not repair the stained-glass windows and replace them with clear glass windows. This

65 request was presented to the board in February 17, 2022 and the board approved a motion to allow the replacement of the doors and repair to the  
66 existing steps, but denial of the request to replace the windows. The applicant did return on April 21, 2022 to allow single pane windows to be  
67 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  
68 the stain-glass window would be replaced once repaired; however, the HPAB had concerns about how to enforce the replacement of the stained-  
69 glass windows. Ultimately, the HPAB approved a motion to approve the COA, with the condition of approval that the "(t)he applicant shall be  
70 required to provide annual updates to the HPAB until the completion of the project. Should the applicant fail to meet the timelines established in  
71 this request the board shall have the authority to direct the Building Inspections Department to issue a Stop Work Order in accordance with UDC."  
72 Based on the condition of approval, the applicant was to return to the HPAB within one (1) year of approval to provide the board with an update.  
73 Following the approval on April 21, 2022, staff had received correspondence from the applicant on June 1, 2022 and July 14, 2022 that provide  
74 updates on the status of the single pane window installments; however, no further correspondence was received until after the one (1) year  
75 deadline passed. Based on this, the applicant failed to return to the board was required by the Certificate of Appropriateness (COA). This prompted  
76 staff in accordance with the condition of approval and the UDC, to provide the applicant a notice of violation for property maintenance violations  
77 on April 24, 2023. Since the initial notice of violation, staff has written seven (7) citations related to property maintenance violations on the subject  
78 property. This prompted the applicant to submit for a new COA case on July 28, 2023 in order to establish a new timeline. Staff should note that no  
79 improvements have been made to the building to clear up the property maintenance violations since they were issued. The applicant has provided  
80 four (4) separate quotes for different scopes of work that include exterior and interior work. For the purpose of HPAB only the exterior work may be  
81 considered. In this case, the HPAB is considering the repair/replacement of the exterior rotted wood trim, caulk, and painting of the trim for 83  
82 windows, and the instillation of new single glass panels on the exterior of 53 existing windows. The bid provided by the applicant indicates the  
83 proposed work will take one (1) to two (2) weeks to complete and will cost \$29,000.00. The second part of the applicants request to move forward  
84 with the stain-glass window bid from Artco, which was previously approved at the April 21, 2022 HPAB meeting. Artco would be removing the  
85 stain-glass, and repair these windows over an estimated 24-month period. The estimated cost by Artco for the repair or reapplication of the 64  
86 stained glass windows is \$253,00.00 It should be noted that Arctos bid indicates that the work shall be conducted in four (4) phases, where one (1)  
87 side of the building will be completed before the next side is started. Include with the applicant's submittal was a new timeline that establishes the  
88 phasing of the proposed Certificate of Appropriateness (COA). Based on the provided timeline, the work will take place in any following order.  
89 Financing will be secured between September 1, 2023 and December 1, 2023. Immediately after financing has been secured the towers, doors and  
90 steps will be repaired, along with the single pane window instillation and stain-glass window repair project. All interior work will be completed, and  
91 the stain-glass windows will be re-installed upon completion. Staff should note that the bids provided by the applicant indicate the project is being  
92 completed to accommodate a wedding venue. With respect to this case, the HPAB is not considering this as a part of this request. In Summary the  
93 HPAB is reviewing the proposed COA for the replacement and repair of 53 windows, and repairing or replicating 72 stained-glass windows. Staff  
94 should note that the following conditions of approval have been added to this case. The applicant shall be required to provide bi-annual updates to  
95 the HPAB until the completion of this project. Should the applicant fail to meet the timelines established in this request the Historic Preservation  
96 Officer (HPO) shall have the authority to direct the Building Inspections Department to issue a stop work order...or expire the Certificate of  
97 Appropriateness if no work has commenced. A stop work order may be lifted by the Historic Preservation Officer after the applicant has provided a  
98 revised timeline for this project and sufficient assurance that compliance will henceforth be adhered to. If the Historic Preservation Officer chooses  
99 to expire the Certificate of Appropriateness due to failure to meet the timelines and commence work on the project, the applicant shall be notified  
100 via certified mail of the expiration. A separate COA shall be required to be submitted to the HPAB for the proposed Event Hall/ Banquet Facility,  
101 prior to submitting for a Specific Use Permit (SUP). Staff did mail out 53 notices to property owners and occupants within 200-feet of the subject  
102 property. At that time, staff had received three (3) notices. One (1) in opposition and two (2) in favor.

103  
104 Annette Lall  
105 1307 Ridge Road  
106 Rockwall, TX 75087

107  
108 Mrs. Lall came forward and provided additional details in regards to the request.

109  
110 Board member Gaskin asked if Mrs. Lall had the windows that were missing.

111  
112 Reese Baez  
113 3023 N Stodghill Rd  
114 Rockwall TX, 75087

115  
116 Mr. Baez came forward and provided additional details in regards to the request.

117  
118 Chairman Miller asked why updates were not made since 2021 till this point.

119  
120 Chairman Miller asked if she had received grants for this project.

121  
122 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating  
123 such, Chairman Miller closed the public hearing and brought the item back to the Board for discussion or action.

124  
125 Chairman Miller made a motion to approve H2023-011 for the Certificate of Appropriateness to allow the applicant time to get funding, but not  
126 allowing any improvements to the building until she returns in six (6) months to the March, 2024 HPAB meeting. Vice-Chairman Frasier seconded  
127 the motion which passed by a vote of 4-0.

128  
129 (4) H2023-012 (RYAN MILLER)

130 Hold a public hearing to discuss and consider a request by Johnathan Brown for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-  
131 Contributing Property being a 0.43-acre tract of land identified as a portion of Lot B, Block 3, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned

132 Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action  
133 necessary.

134  
135 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Certificate of  
136 Appropriateness (COA) for a fence on a Non-Contributing property. The applicant approached staff back in 2014 and wanted to construct a Single-  
137 family home on the subject property. At that time, he was wanting to maintain the Historic setbacks of the area and requested a 15- foot setback  
138 opposed to a 20-foot front yard setback. Ultimately, he did go to the Board of Adjustments in January of 2015 and they approved his request. After  
139 this, the applicant applied to the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness for a single-family home and it  
140 was approved back in February of 2015. The applicant then waited a bit and then returned in 2021 after we had changed the rules requiring  
141 Residential Infill properties to get a Specific Use Permit (SUP). He did apply for that SUP and in December of 2021, it was approved by City Council  
142 for Residential Infill in an established subdivision. Fast forward, they went into the construction process and earlier this year the applicant had  
143 approached staff about constructing a 4-foot wood fence instead of the required 6-8-foot wood fence required by the code. We ultimately told the  
144 applicant to go forward to the Planning and Zoning commission for a fence exception thinking that the code and ordinances stipulated that they  
145 did not need to go to the HPAB for approval. Staff did take this forward in January of this year and the applicant was approved by the Planning and  
146 Zoning commission for the 4-foot wood fence. More recently staff did receive a request from an adjacent property owner asking why this particular  
147 case did not have to go through HPAB for a COA. Staff explained the information that was presented to the Planning and Zoning commission and  
148 the concerned Homeowner did site something staff had missed which was a section in Article 11 that stipulates that "No building permit or fence  
149 permit shall be issued for side improvement or other construction until a COA by the HPAB has been granted". When staff realized this, we  
150 wanted to make an effort on clearing it up. Staff did consult with the City Attorney and he recommend that we bring it back to the Board. Staff  
151 contacted the applicant and they submitted an application in regards top the request. What's being presented to the board is a request for a 4-foot  
152 in height wood cedar fence with post. According to the HPAB guidelines a fence in the front, side or rear yard should meet all the applicable City  
153 codes. Most fences require only a fence permit, however a fence requiring a building permit will also be reviewed and approved by the board. The  
154 applicant stated that the reason they wanted a 4-foot wood fence is that it was more indicative of the Old Town Rockwall Historic District than the  
155 typical 6-foot cedar board on board fence that the code requires. In reviewing this we don't think this has a negative impact on any of the adjacent  
156 properties and furthermore we don't see how they would change the essential character of the neighborhood. Staff would also like to re-iterate that  
157 the Planning and Zoning commission that deals with the height requirement did grant that. This being a COA case staff did mail out notices to  
158 property owners and occupants within 200 feet of subject property. Staff did receive two notices. One was a property owner notification in favor of  
159 the applicants request. Another was an email of an adjacent property owner opposed to the request.

160  
161 **Kristy Brown**  
162 **601 Kermod St**  
163 **Rockwall, TX 75087**

164  
165 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating  
166 such, Chairman Miller closed the public hearing and brought the item back to the Board for discussion or action.

167  
168 Board member Frasier made a motion to approve H2023-012. Board member McNeely seconded the motion which passed by a vote of 4-0.

169  
170 VI. DISCUSSION ITEMS

171  
172 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*  
173 *will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when*  
174 *these items are considered for action by the Historic Preservation Advisory Board.*

175  
176 (3) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

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

179  
180 VII. ADJOURNMENT

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182 **Chairman Miller adjourned the meeting at 6:51 PM.**

183  
184 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY  
185 OF \_\_\_\_\_ 2023.

186  
187  
188  
189 \_\_\_\_\_  
190 TIFFANY MILLER, CHAIRMAN

191  
192  
193 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
194  
195



# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Historic Preservation Advisory Board  
**DATE:** October 19, 2023  
**APPLICANT:** Morgan Edwards  
**CASE NUMBER:** H2023-013; *Certificate of Appropriateness (COA) for 203 N Clark*

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### SUMMARY

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

### BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 1,219 SF single-family home that was constructed in 1990. In addition, a 493 SF accessory structure was constructed on the subject property in 2020. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Non-Contributing Property*. The home situated on the subject property is one (1) story and according to the *2017 Historic Property Survey* it was constructed in a *Minimal Traditional Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District since this change.

### PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the replacement of all the windows in the single-family home.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 203 N. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.3230-acre parcel of land (*i.e. 205 N. Clark Street*), zoned Single-Family 7 (SF-7) District, and identified as a *Medium Contributing Property*. Beyond this is a 0.6890-acre parcel of land (*i.e. 303 N. Clark Street*), zoned Single-Family 7 (SF-7) District, and identified as a *Medium Contributing Property*. Beyond this is a 0.907-acre parcel of land (*i.e. 602 Williams Street*), zoned Single-Family 7 (SF-7) District, and identified as a *High Contributing Property*. Beyond this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.0950-acre parcel of land (*i.e. 201 N. Clark Street*), zoned Single-Family 7 (SF-7) District, and identified as a *Medium Contributing Property*. Beyond this 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. South of this roadway is a vacant one (1) acre parcel of land (*i.e. 612 Kaufman Street*), zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this is a 0.50-acre parcel of land (*i.e. 611 E Rusk Street*), zoned Single-Family 7 (SF-7) District, and identified as a *Low Contributing Property*. Beyond this is E. Rusk Street, which is identified as a *A4D (i.e.*

Arterial, 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 a 1.084-acre parcel of land (i.e. 202 N. Clark Street), zoned Single-Family 7 (SF-7) District, and classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is a vacant 0.2310-acre parcel of land (i.e. 605 E. Kaufman Street), zoned Single-Family 7 (SF-7) District, and classified as a *Non-Contributing Property*. Beyond this are six (6) parcels of land (i.e. 605, 601, 505, 503, 501, and 405 E Kaufman Street), zoned Single-Family 7 (SF-7) District, and classified as *Non-Contributing Properties*. West of these properties are a 0.2850-acre parcel of land (i.e. 403 E Kaufman Street), zoned Single-Family 7 (SF-7) District, and classified as a *Medium Contributing Property*. Beyond this is boundary of the Old Town Rockwall (OTR) Historic District.

## **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing to replace all the windows on the single-family home.

## **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 within 200-feet of several contributing properties. Furthermore, according to Subsection 06.01, *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) as provided for in Subsection 06.02, *Historic Overlay District*, of Article 05, *District Development Standards*." In this case, replacement of the windows requires a building permit and therefore the applicant is required to obtain a Certificate of Appropriateness (COA).

According to Subsection 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. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures." In this case, the applicant's home was built in 1990 and the proposed window replacement will greatly increase the energy efficiency as well as the aesthetics of the 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 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 request does not have an adverse effect on any of the adjacent properties; however, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On October 6, 2023, staff notified 23 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

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

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





# 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 203 N. Clark 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 Morgan Edwards

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 203 N. Clark St  
Rockwall, TX 75087

ADDRESS \_\_\_\_\_

PHONE 972-310-8885

PHONE \_\_\_\_\_

E-MAIL mbedwards13@yahoo.com

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]:

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: Window replacement

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 5,500.00

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

replace all windows

## 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 Morgan Edwards

APPLICANT'S SIGNATURE Morgan Edwards






H2023-013: Certificate of Appropriateness on a Non-Contributing Property at 203 N. Clark Street



E KAUFMAN ST

N CLARK 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

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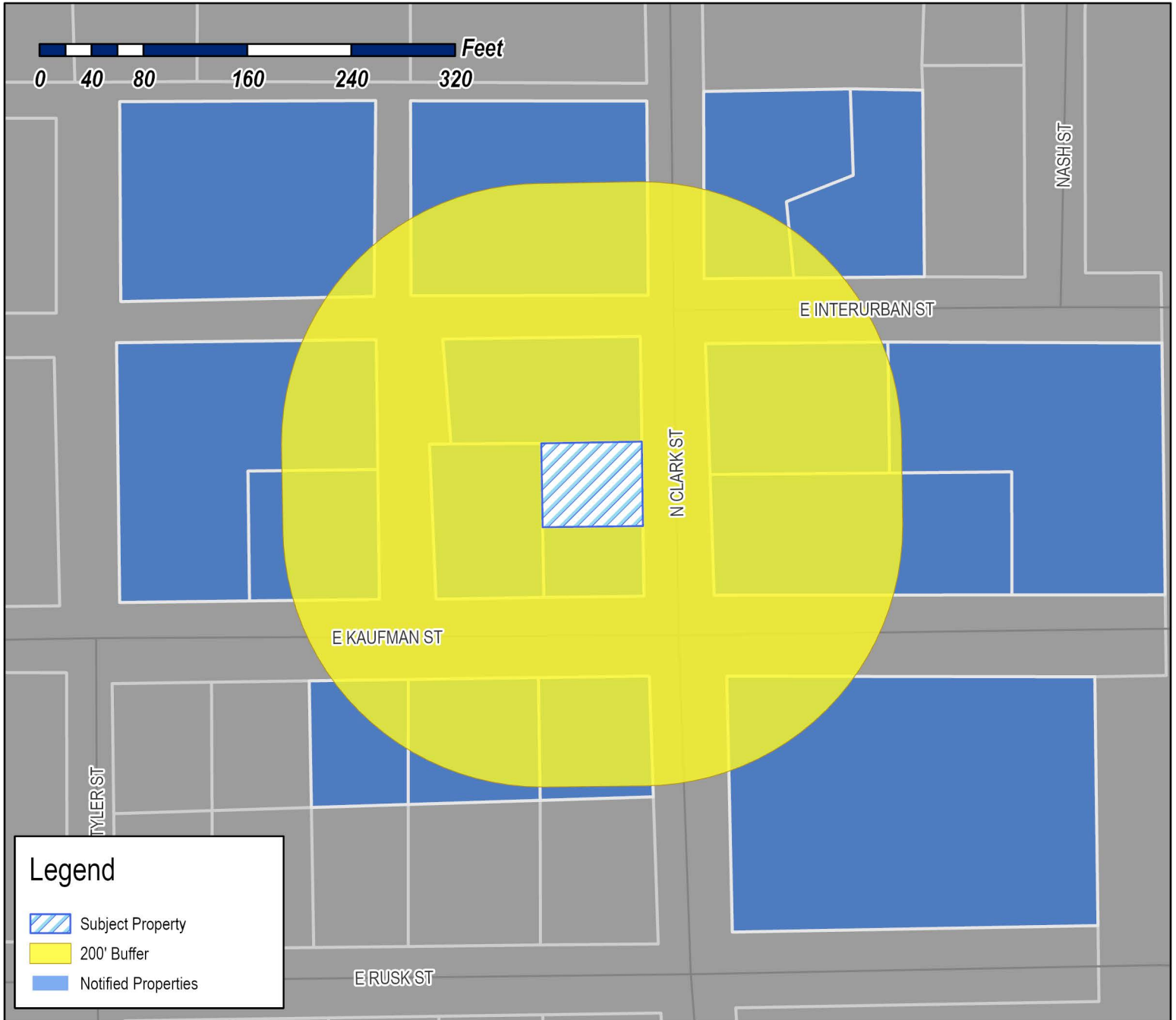




# City of Rockwall

Planning & Zoning Department  
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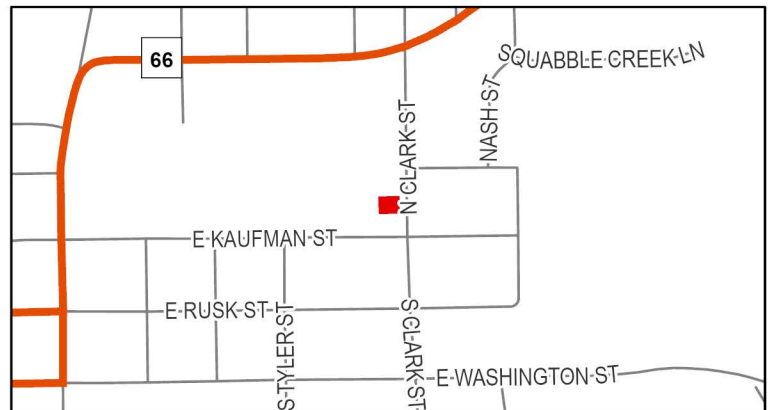
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2023-013  
**Case Name:** Certificate of Appropriateness for a Non-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 203 N. Clark Street

**Date Saved:** 10/3/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
904 CAMPTON CT  
ROCKWALL, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
201 N CLARK ST  
ROCKWALL, TX 75087

CLARK JENNIFER A  
610 E KAUFMAN  
ROCKWALL, TX 75087

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RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
202 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
605 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
510 WILLIAMS  
ROCKWALL, TX 75087

RESIDENT  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

RESIDENT  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

# 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. H2023-013: Certificate of Appropriateness for 203 N. Clark Street**

*Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Certificate of Appropriateness (COA) for the replacement of windows on a Non-Contributing Property being a 0.1150-acre tract of land identified as a portion of Block 22 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 203 N. Clark 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, October 19, 2023 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, October 19, 2023 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. H2023-013: Certificate of Appropriateness for 203 N. Clark 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

Morgan Edwards  
203 N. Clark Street  
Rockwall, TX 75087

September 7, 2023

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

To Whom it May Concern:

I recently purchased 203 N. Clark, a wonderful home located within the Old Town Rockwall Historic District. I am preparing to add new windows, which will total \$5,500. To help offset this expense, I am applying for the Building Permit Waiver & Reduction Program and I am applying for the Small Matching Grant Program. Installing new windows will not only help me conserve energy, but it will also enhance the look of my home.

Your approval of a reduced building permit and a small grant is recommended as I upgrade my home. I am proud to live in the Historic Downtown Rockwall Area and want to improve the property in a manner that will add value to the home and neighborhood. Do not hesitate to contact me at 972-310-8885 or [mbedwards13@yahoo.com](mailto:mbedwards13@yahoo.com) with any questions. Thank you for your time and consideration.

Sincerely,

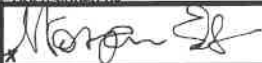


Morgan B. Edwards



## ACRI Windows

<b>Date of Bid</b> <b>Monday, August 28, 2023</b>	<b>TERMS OF SALE</b> <b>Cash, check or finance</b>	<b>REFERENCE</b>	<b>CURRENCY</b> <b>US DOLLAR</b>
<b>CUSTOMER</b> Morgan Edwards 203 North Clark Street Rockwall, TX 75087 214-763-2737 - Mom : 972-310-8885 <a href="mailto:bsmsedwards@sbcglobal.net">bsmsedwards@sbcglobal.net</a>		<b>Remit To:</b> ACRI WINDOWS                      Tony Acri 4800 Edgewater Dr.                214-853-3799 - Cell Rowlett, TX 75088 214-242-2325 Fax 214-550-0419 Phone	
<b>COUNTRY OF MANUFACTURE</b> <b>UNITED STATES</b>		Custom Measure/build, Installation & Guarantee/ser	
<b>Sales Person</b> <b>Tony Acri</b>		To be installed at customer's address above	
<b>FULL DESCRIPTION OF GOODS</b>	<b>United Inches (in)</b>	<b>QUANTITY</b>	<b>UNIT VALUE</b>
<b>Millennium Door Products (97%-98% energy efficient)</b>			<b>TOTAL VALUE</b>
Custom build and install (9) Millennium replacement windows with half screen where opens. (Window frame color to be white Exterior and white interior)		9	\$ 589.00
Change window style in (5) openings: Remove (1) 35x68 single hung window and replace with (1) 35x68 picture window.			
Remove (1) 33x37 single hung window and replace with a 33x37 picture window in the kitchen. Remove a 46x65 single hung and relace with a 46x65 picture window. Remove a 46x61 single hung and replace with a 46x61 picture window. Remove a 31x34 single hung and replace with a 30x34 picture window.			
Include obscured rain glass in 30x34 bath window.			\$ 100.00
Price includes all labor, materials & taxes.			
Clean jobsite and haul away all debris.			
Note: 1) Customer to agree to allow Acri representative to set-up small display in yard at installation and leave sign in yard for (2) months for purposes of marketing our work to the neighborhood.			
<b>SUB-TOTAL</b>		<b>9</b>	<b>\$ 5,401.00</b>
<b>LIFETIME/TRANSFERABLE WARRANTY</b>	<b>Estimated Time Line</b> 4-6 week Build Time (Maybe sooner) 1-2 day Installation		Tax and Fees \$ 445.00
			Sub-Total \$ 5,846.00
			Cash(3) and Prev Cust (3)discount \$ 346.00
			<b>TOTAL Amount of Agreement \$ 5,500.00</b>
			Deposit collected \$ 1,000.00
			<b>Balance on completion \$ 4,500.00</b>

DocuSigned by:  \_\_\_\_\_ x \_\_\_\_\_  
36AF04FFF315491...

Approved Purchase Order : Tony Acri





































203





# 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:** October 19, 2023  
**APPLICANT:** Morgan Edwards  
**CASE NUMBER:** H2023-014; *Small Matching Grant for 203 N. Clark Street*

---

On September 12, 2023, staff received applications for a Certificate of Appropriateness (COA) [H2023-013], a Building Permit Fee Waiver [H2023-015], and a Small Matching Grant [H2023-014] from the property owner -- *Morgan Edwards* -- for the purpose of facilitating the replacement of all the windows on the single-family home. The subject property is located at 203 N. Clark Street and is designated as a *Non-Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Non-Contributing* shall be eligible for a total grant amount up to \$500.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Non-Contributing Property*. The project includes improvements that will be visible from the street (*i.e. replacing all the windows in the home*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$5,500.00, making the project eligible for a Small Matching Grant of up to \$500.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2023, the Historic Preservation Advisory Board (HPAB) has not approved any Small Matching Grants for FY2024. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,500.00.



# 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 203 n. Clark 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 Morgan Edwards

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 203 n. Clark St.  
Rockwall, TX 75087

ADDRESS \_\_\_\_\_

PHONE 972-310-8885

PHONE \_\_\_\_\_

E-MAIL mbedwards13@yahoo.com

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]:

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: Window replacement

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

\$5,500.00

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

replace all windows

### 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

Morgan Edwards

APPLICANT'S SIGNATURE

Morgan Edwards





H2023-014: Small Matching Grant on a Non-Contributing Property at 203 N. Clark 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

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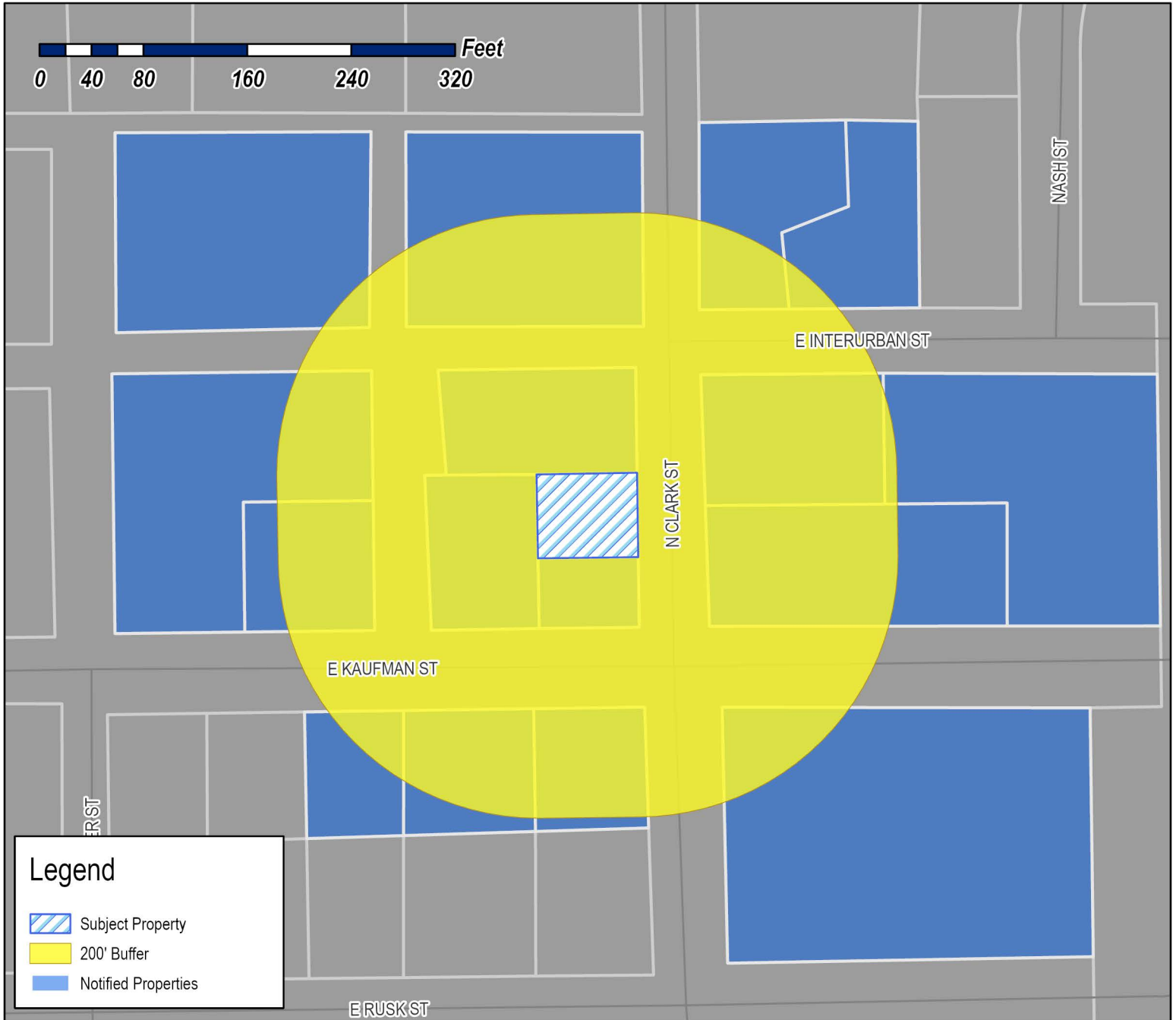




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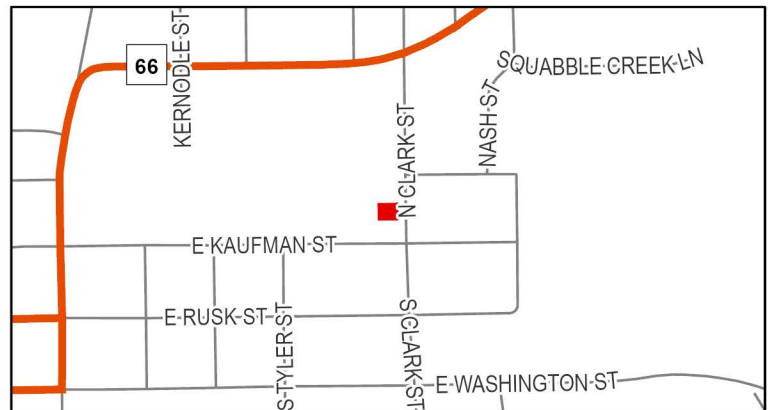
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2023-014  
**Case Name:** Small Matching Grant for Non-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 203 N. Clark Street

**Date Saved:** 10/3/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
904 CAMPTON CT  
ROCKWALL, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
201 N CLARK ST  
ROCKWALL, TX 75087

CLARK JENNIFER A  
610 E KAUFMAN  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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510 WILLIAMS  
ROCKWALL, TX 75087

RESIDENT  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

RESIDENT  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

# 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. H2023-014: Small Matching Grant for 203 N. Clark Street**

*Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Small Matching Grant for the replacement of windows on a Non-Contributing Property being a 0.1150-acre tract of land identified as a portion of Block 22 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 203 N. Clark Street, and take any action necessary.*

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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, October 19, 2023 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. H2023-014: Small Matching Grant for 203 N. Clark Street**

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

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

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Address:

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

Morgan Edwards  
203 N. Clark Street  
Rockwall, TX 75087

September 7, 2023

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

To Whom it May Concern:

I recently purchased 203 N. Clark, a wonderful home located within the Old Town Rockwall Historic District. I am preparing to add new windows, which will total \$5,500. To help offset this expense, I am applying for the Building Permit Waiver & Reduction Program and I am applying for the Small Matching Grant Program. Installing new windows will not only help me conserve energy, but it will also enhance the look of my home.

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Sincerely,



Morgan B. Edwards

## ACRI Windows

Date of Bid <b>Monday, August 28, 2023</b>	TERMS OF SALE <b>Cash, check or finance</b>	REFERENCE	CURRENCY <b>US DOLLAR</b>
CUSTOMER <b>Morgan Edwards</b> 203 North Clark Street Rockwall, TX 75087 214-763-2737 - Mom : 972-310-8885 <a href="mailto:bsmsedwards@sbcglobal.net">bsmsedwards@sbcglobal.net</a>		Remit To: <b>ACRI WINDOWS</b> <b>Tony Acri</b> 4800 Edgewater Dr.                      214-853-3799 - Cell Rowlett, TX 75088 214-242-2325 Fax 214-550-0419 Phone	
COUNTRY OF MANUFACTURE <b>UNITED STATES</b>		Custom Measure/build, Installation & Guarantee/ser To be installed at customer's address above	
Sales Person <b>Tony Acri</b>			
FULL DESCRIPTION OF GOODS	United Inches (in)	QUANTITY	UNIT VALUE      TOTAL VALUE
<b>Millennium Door Products (97%-98% energy efficient)</b>			
Custom build and install (9) Millennium replacement windows with half screen where opens. (Window frame color to be white Exterior and white interior)		9	\$ 589.00      \$ 5,301.00
Change window style in (5) openings: Remove (1) 35x68 single hung window and replace with (1) 35x68 picture window.			
Remove (1) 33x37 single hung window and replace with a 33x37 picture window in the kitchen. Remove a 46x65 single hung and relace with a 46x65 picture window. Remove a 46x61 single hung and replace with a 46x61 picture window. Remove a 31x34 single hung and replace with a 30x34 picture window.			
Include obscured rain glass in 30x34 bath window.			\$ 100.00
Price includes all labor, materials & taxes.			
Clean jobsite and haul away all debris.			
Note: 1) Customer to agree to allow Acri representative to set-up small display in yard at installation and leave sign in yard for (2) months for purposes of marketing our work to the neighborhood.			
<b>SUB-TOTAL</b>		<b>9</b>	<b>\$ 5,401.00</b>
LIFETIME/TRANSFERABLE WARRANTY	Estimated Time Line 4-6 week Build Time (Maybe sooner) 1-2 day Installation		Tax and Fees \$ 445.00
			Sub-Total \$ 5,846.00
			Cash(3) and Prev Cust (3)discount \$ 346.00
			TOTAL Amount of Agreement \$ 5,500.00
			Deposit collected \$ 1,000.00
			Balance on completion \$ 4,500.00

Approved Purchase Order : Tony Acri





































203





# 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:** October 19, 2023

**APPLICANT:** Morgan Edwards

**CASE NUMBER:** H2023-015; *Building Permit Fee Waiver for 203 N. Clark Street*

The applicant -- *Morgan Edwards* -- is requesting the approval of a *Building Permit Fee Waiver* for the replacement of all the windows on the single-family home. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for the rehabilitation or restoration project. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$5,500.00 for the replacement of all the windows. Based on the property's designation as *Non-Contributing Property*, the Building Permit Fee would be eligible for a 50% reduction under the *Building Permit Fee Waiver Program*. The estimated building permit fees for these projects are as follows:

PERMIT	FEE
Window Replacement	\$50.00

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$25.00. If the Historic Preservation Advisory Board (HPAB) has any questions concerning the applicant's request, staff and the applicant will be present at the October 19, 2023 meeting.





# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

### STAFF USE ONLY

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

**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 203 n. Clark 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 Morgan Edwards

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 203 n. Clark St.  
Rockwall, TX 75087

ADDRESS \_\_\_\_\_

PHONE 972-310-8885

PHONE \_\_\_\_\_

E-MAIL mbedwards13@yahoo.com

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]:

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: Window replacement

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

\$5,500.00

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

replace all windows

### 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

Morgan Edwards

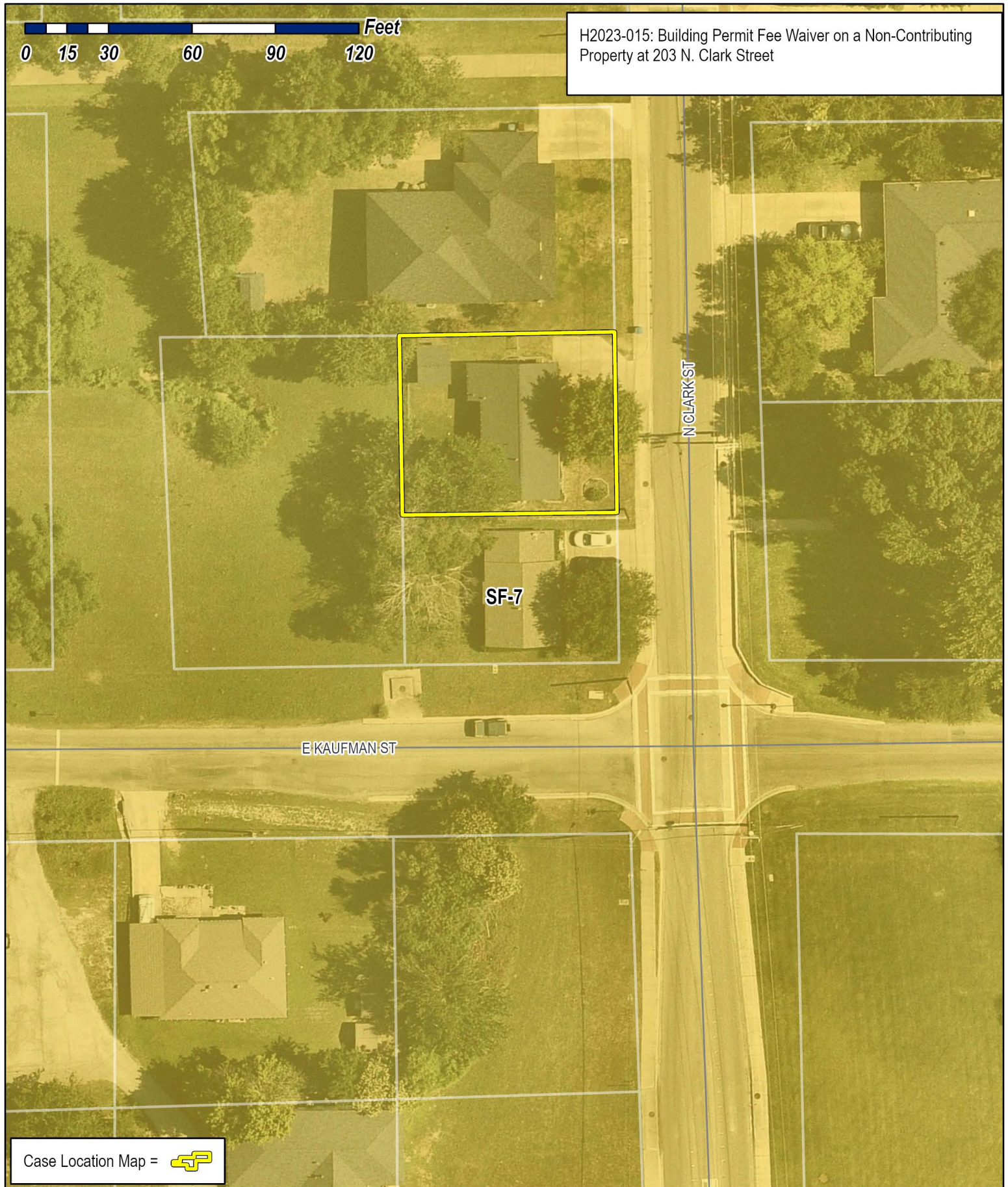
APPLICANT'S SIGNATURE


Morgan Edwards





H2023-015: Building Permit Fee Waiver on a Non-Contributing Property at 203 N. Clark 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.



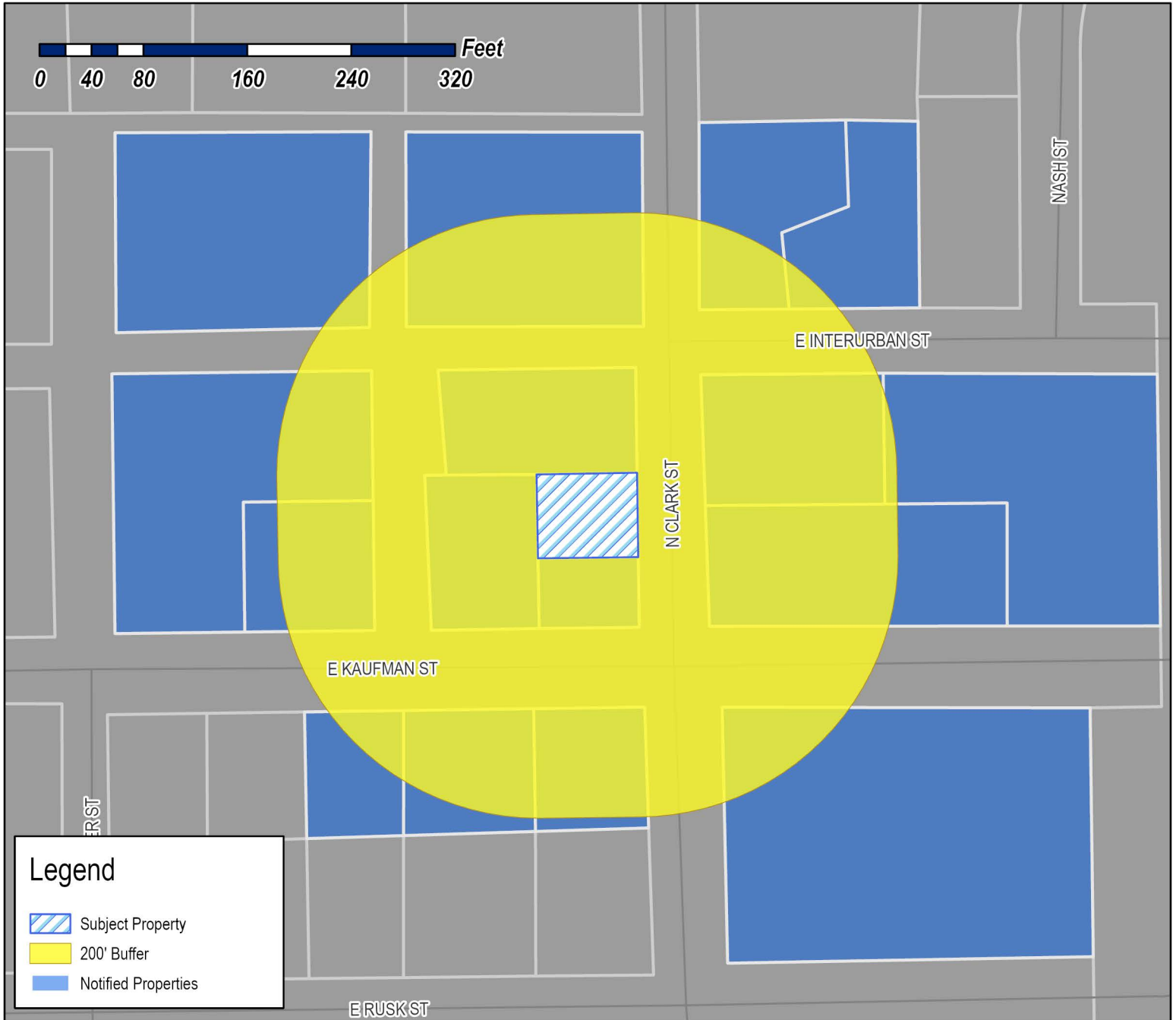




# City of Rockwall

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

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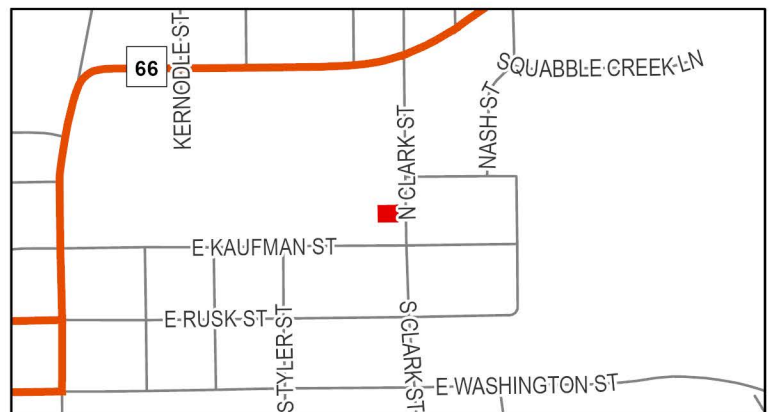
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2023-015  
**Case Name:** Building Permit Fee Waiver for a Non-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 203 N. Clark Street

**Date Saved:** 10/3/2023

For Questions on this Case Call: (972) 771-7746





RESIDENT  
904 CAMPTON CT  
ROCKWALL, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
201 N CLARK ST  
ROCKWALL, TX 75087

CLARK JENNIFER A  
610 E KAUFMAN  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

DRAPER MIA  
203 N CLARK ST  
ROCKWALL, TX 75087

CAWTHON RICK AND PAULETTE DENISE  
205 N CLARK ST  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD K & FRANCES  
202 N CLARK ST  
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A  
206 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK  
706 INTERURBAN ST  
ROCKWALL, TX 75087

BRYANT RANDALL E  
304 N CLARK ST  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

HARPER VICKI DAWSON  
605 E KAUFMAN  
ROCKWALL, TX 75087

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

HARPER LYDIA  
601 E KAUFMAN ST  
ROCKWALL, TX 75087

HARPER VICKI DAWSON  
605 E KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
202 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
605 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
510 WILLIAMS  
ROCKWALL, TX 75087

RESIDENT  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

RESIDENT  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382



# 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. H2023-015: Building Permit Fee Waiver for 203 N. Clark Street**

*Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Building Permit Fee Waiver for the replacement of windows on a Non-Contributing Property being a 0.1150-acre tract of land identified as a portion of Block 22 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 203 N. Clark 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, October 19, 2023 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, October 19, 2023 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. H2023-015: Building Permit Fee Waiver for 203 N. Clark 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



Morgan Edwards  
203 N. Clark Street  
Rockwall, TX 75087

September 7, 2023

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

To Whom it May Concern:

I recently purchased 203 N. Clark, a wonderful home located within the Old Town Rockwall Historic District. I am preparing to add new windows, which will total \$5,500. To help offset this expense, I am applying for the Building Permit Waiver & Reduction Program and I am applying for the Small Matching Grant Program. Installing new windows will not only help me conserve energy, but it will also enhance the look of my home.

Your approval of a reduced building permit and a small grant is recommended as I upgrade my home. I am proud to live in the Historic Downtown Rockwall Area and want to improve the property in a manner that will add value to the home and neighborhood. Do not hesitate to contact me at 972-310-8885 or [mbedwards13@yahoo.com](mailto:mbedwards13@yahoo.com) with any questions. Thank you for your time and consideration.

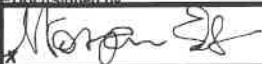
Sincerely,



Morgan B. Edwards



## ACRI Windows

<b>Date of Bid</b> <b>Monday, August 28, 2023</b>	<b>TERMS OF SALE</b> <b>Cash, check or finance</b>	<b>REFERENCE</b>	<b>CURRENCY</b> <b>US DOLLAR</b>
<b>CUSTOMER</b> Morgan Edwards 203 North Clark Street Rockwall, TX 75087 214-763-2737 - Mom : 972-310-8885 <a href="mailto:bsmsedwards@sbcglobal.net">bsmsedwards@sbcglobal.net</a>		<b>Remit To:</b> ACRI WINDOWS Tony Acri 4800 Edgewater Dr. 214-853-3799 - Cell Rowlett, TX 75088 214-242-2325 Fax 214-550-0419 Phone	
<b>COUNTRY OF MANUFACTURE</b> <b>UNITED STATES</b>		Custom Measure/build, Installation & Guarantee/ser To be installed at customer's address above	
<b>Sales Person</b> <b>Tony Acri</b>			
<b>FULL DESCRIPTION OF GOODS</b>		<b>United Inches (in)</b>	<b>QUANTITY</b>
		<b>UNIT VALUE</b>	<b>TOTAL VALUE</b>
<b>Millennium Door Products (97%-98% energy efficient)</b>			
Custom build and install (9) Millennium replacement windows with half screen where opens. (Window frame color to be white Exterior and white interior)			9
Change window style in (5) openings: Remove (1) 35x68 single hung window and replace with (1) 35x68 picture window.			\$ 589.00
Remove (1) 33x37 single hung window and replace with a 33x37 picture window in the kitchen. Remove a 46x65 single hung and relace with a 46x65 picture window. Remove a 46x61 single hung and replace with a 46x61 picture window. Remove a 31x34 single hung and replace with a 30x34 picture window.			\$ 5,301.00
Include obscured rain glass in 30x34 bath window.			\$ 100.00
Price includes all labor, materials & taxes.			
Clean jobsite and haul away all debris.			
Note: 1) Customer to agree to allow Acri representative to set-up small display in yard at installation and leave sign in yard for (2) months for purposes of marketing our work to the neighborhood.			
<b>SUB-TOTAL</b>		<b>9</b>	<b>\$ 5,401.00</b>
<b>LIFETIME/TRANSFERABLE WARRANTY</b>	<b>Estimated Time Line</b> 4-6 week Build Time (Maybe sooner) 1-2 day Installation	Tax and Fees \$ 445.00	
DocuSigned by:  _____ x _____ 36AF04FFF315491...		Sub-Total \$ 5,846.00	
		Cash(3) and Prev Cust (3)discount \$ 346.00	
		<b>TOTAL Amount of Agreement \$ 5,500.00</b>	
		Deposit collected \$ 1,000.00	
		<b>Balance on completion \$ 4,500.00</b>	

Approved Purchase Order : Tony Acri





































203





# 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:** October 19, 2023

**APPLICANT:** Keith Green

**CASE NUMBER:** H2023-016; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

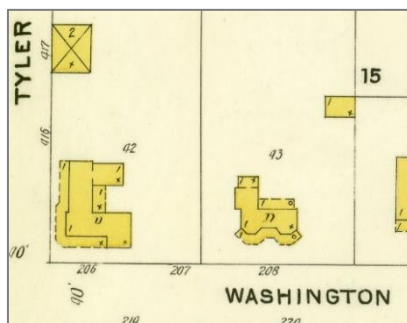
### BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.

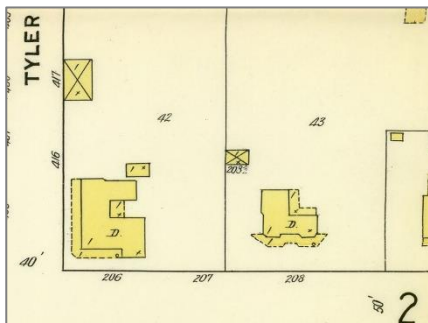


SUBJECT PROPERTY: NOVEMBER 3, 2014

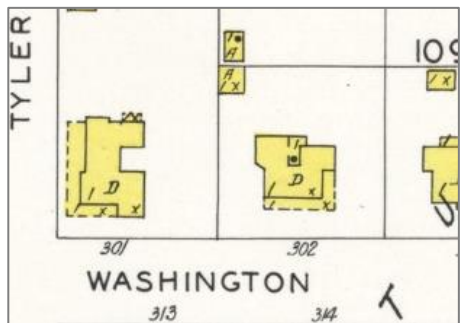
1905 SANBORN MAP



1911 SANBORN MAP



1934 SANBORN MAP





## **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a 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 a 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

## **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.



## **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 *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ..." While the proposed structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the accessory structure on the subject property.

## **NOTIFICATIONS**

On October 5, 2023, staff mailed 31 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

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



- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### APPLICATION:

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

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

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 \_\_\_\_\_

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: \_\_\_\_\_

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

\$ \_\_\_\_\_

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

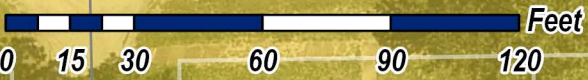
## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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.

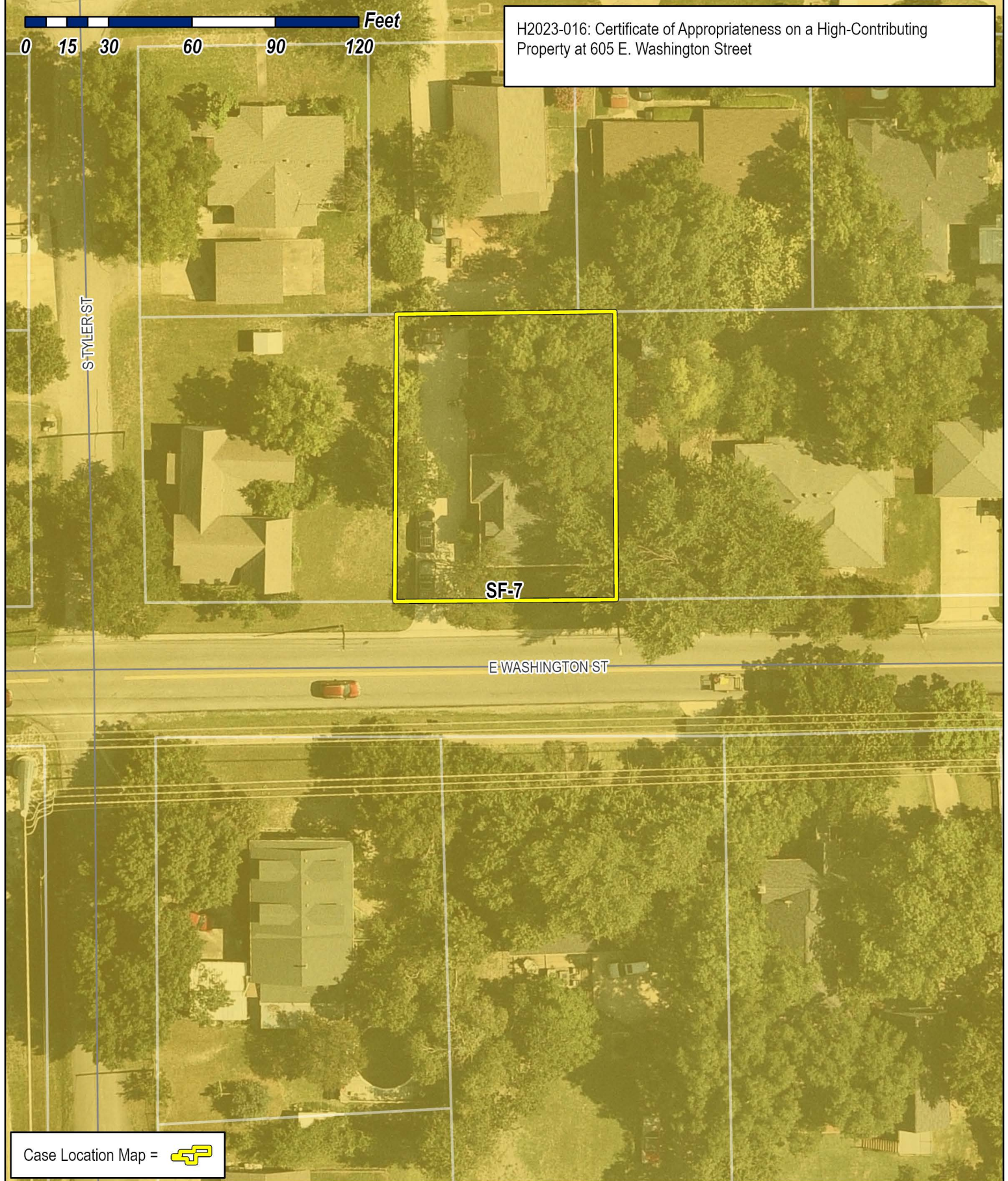
OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_





H2023-016: Certificate of Appropriateness on a High-Contributing Property at 605 E. Washington 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.



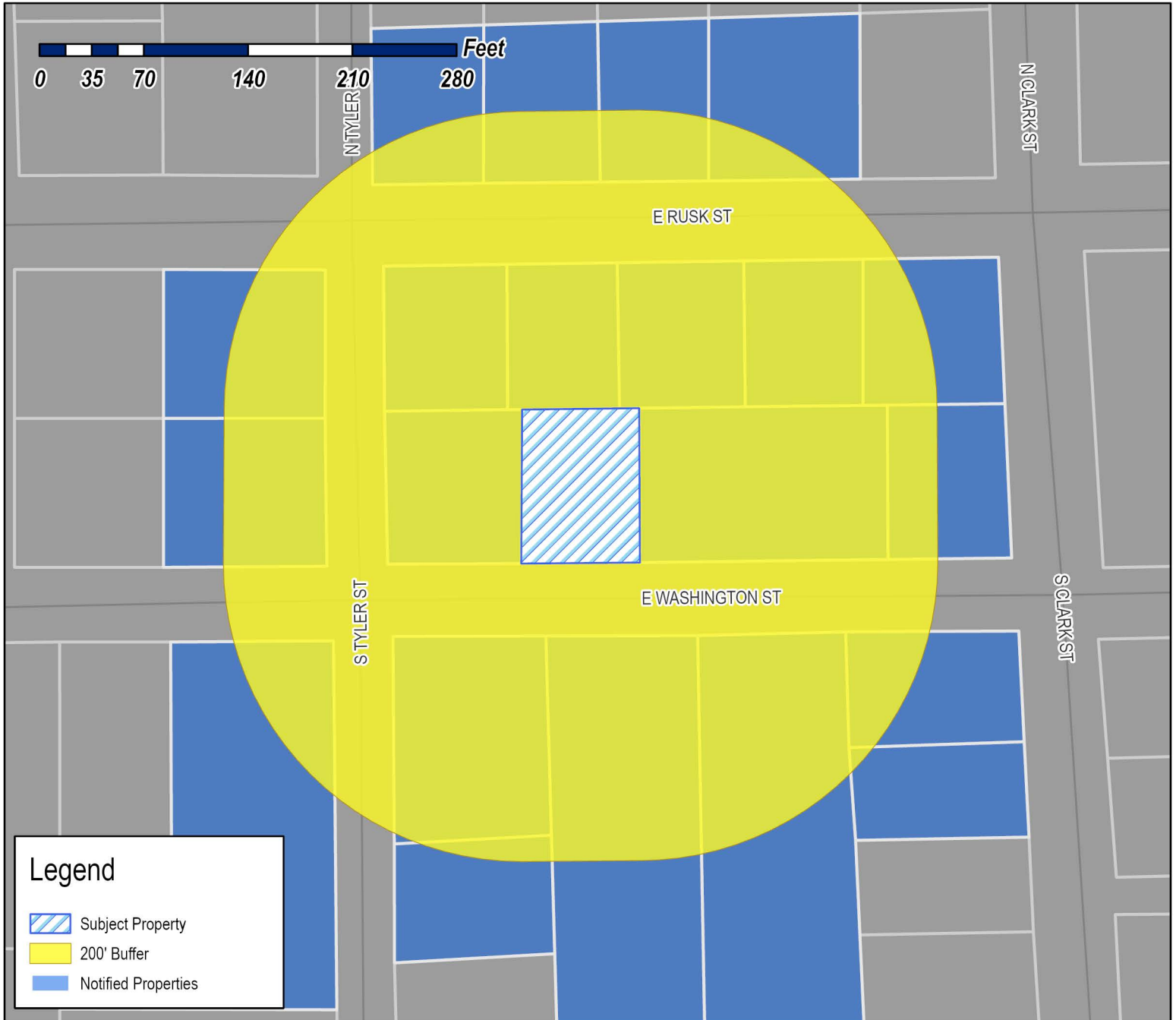




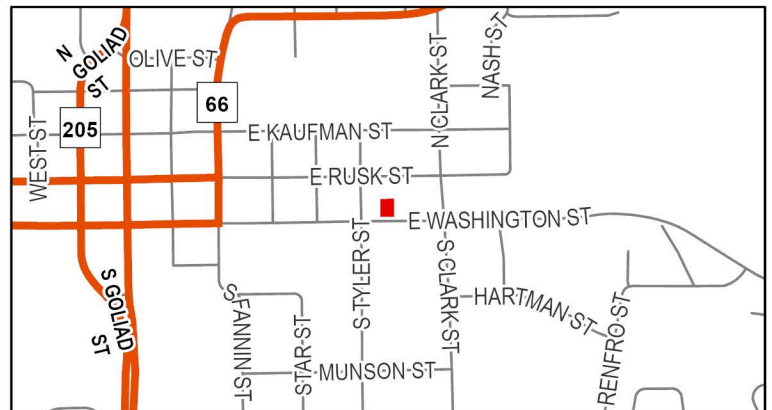
# City of Rockwall

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

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**Case Number:** H2023-014  
**Case Name:** COA for High Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 605 E. Washington Street



**Date Saved:** 10/3/2023

For Questions on this Case Call: (972) 771-7746



SMILEY KAREN APRIL  
605 E RUSK  
ROCKWALL, TX 75087

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

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

BRUCE JAMES E JR & SHERYL  
602 EWASHINGTON  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
211 TYLER ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
204 S CLARK ST  
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE  
608 WASHINGTON  
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC  
603 E RUSK  
ROCKWALL, TX 75087

GLASS JERRY  
601 E WASHINGTON  
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK  
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST  
210 TYLER ST  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
106 S CLARK ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK  
ROCKWALL, TX 75087

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

ROBINSON NELDA  
602 E RUSK  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E RUSK  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
102 S CLARK ST  
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
P.O. BOX 3061  
WARMINSTER, PA 18974

RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
3435 HWY 276  
ROCKWALL, TX 75087

RESIDENT  
7340 BAKER BLVD  
#392  
RICHLAND HILLS, TX 76118

RESIDENT  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

RESIDENT  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
815 T L TOWNSEND  
STE 100  
ROCKWALL, TX 75087

RESIDENT  
2 MANOR COURT  
HEATH, TX 758032



RESIDENT  
102 N TYLER ST  
ROCKWALL, TX 758087



# PUBLIC NOTICE



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

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

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

**Case No. H2023-016: Certificate of Appropriateness for 605 E. Washington Street**

*Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

**Angelica Guevara**  
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, October 19, 2023 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. H2023-016: Certificate of Appropriateness for 605 E. Washington 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



CLIFFORD & JEANNETTE CORNELIUS  
TO  
HELEN ROBINSON  
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

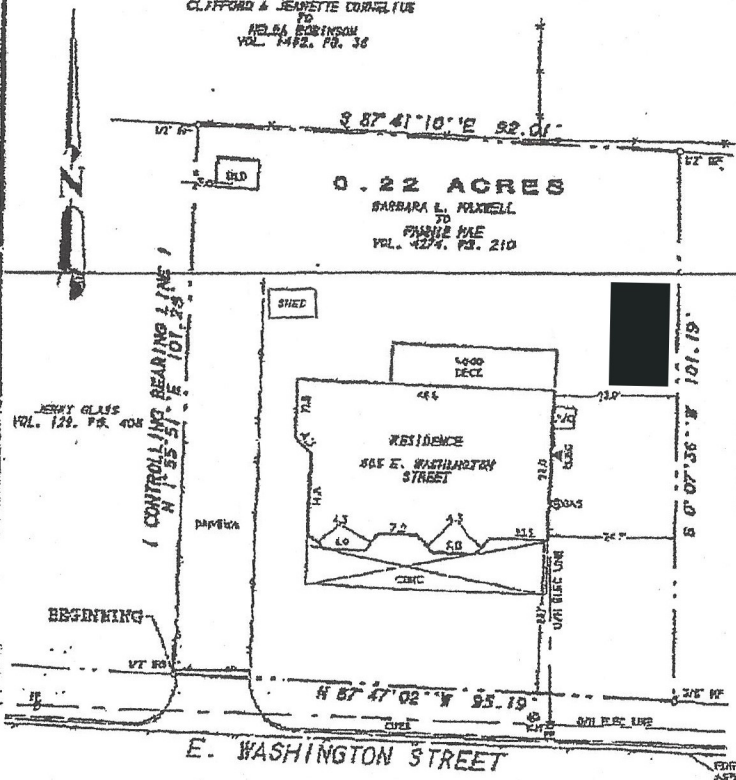
*Harold D. Feby, III*  
Harold D. Feby III, R.P.L.S. No. 5034



STRIKED LEGEND			
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92	93	94	95
93	94	95	96
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95	96	97	98
96	97	98	99
97	98	99	100

**R.S.C.I.**

ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
 1814 E. FM 881 ROYSE CITY, TX 75080 972-770-5094 PHONE 972-770-0446 FAX



JULIE A. GRAY  
MICHAEL P. & TAMARA SULLIVAN  
VOL. 1134, PG. 236

REPRODUCTION OF PLAT

DATE \_\_\_\_\_

DATE \_\_\_\_\_

PLAT DATE: SEPTEMBER 15, 2008  
 SCALE: 1" = 20' FILE # 2008728  
 COUNTY: ROCKWALL OFF 172591320



# A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.  
ROCKWALL 75087

NEW SHED

KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.  
ROCKWALL TX 75087

## ISSUE LOG

DATE	DESCRIPTION
09/11/23	FOR BIDDING AND PERMIT

## REVISION LOG

DATE	DESCRIPTION	REV. NO.

## ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

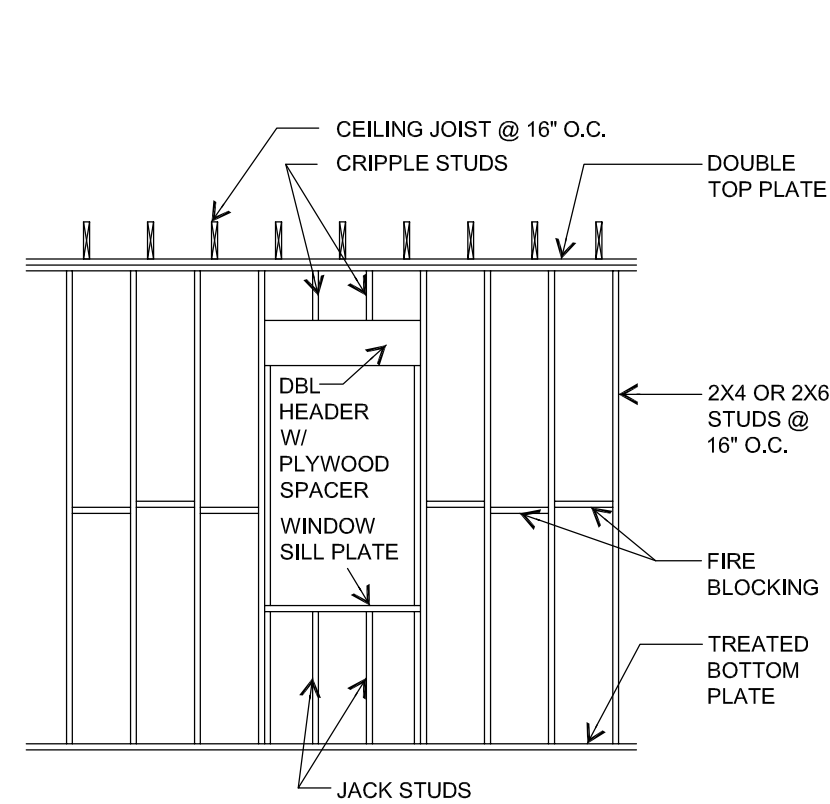


ARCH. PROJ. #:	SCALE:
09/06/23	REF. DRAWING

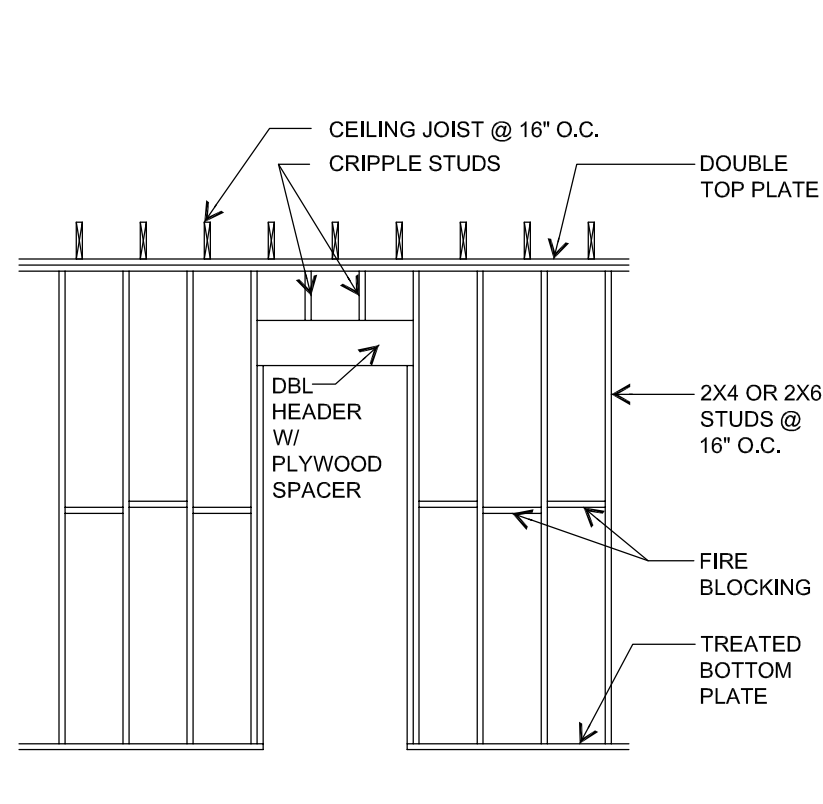
SHEET NO.

**A1.0**

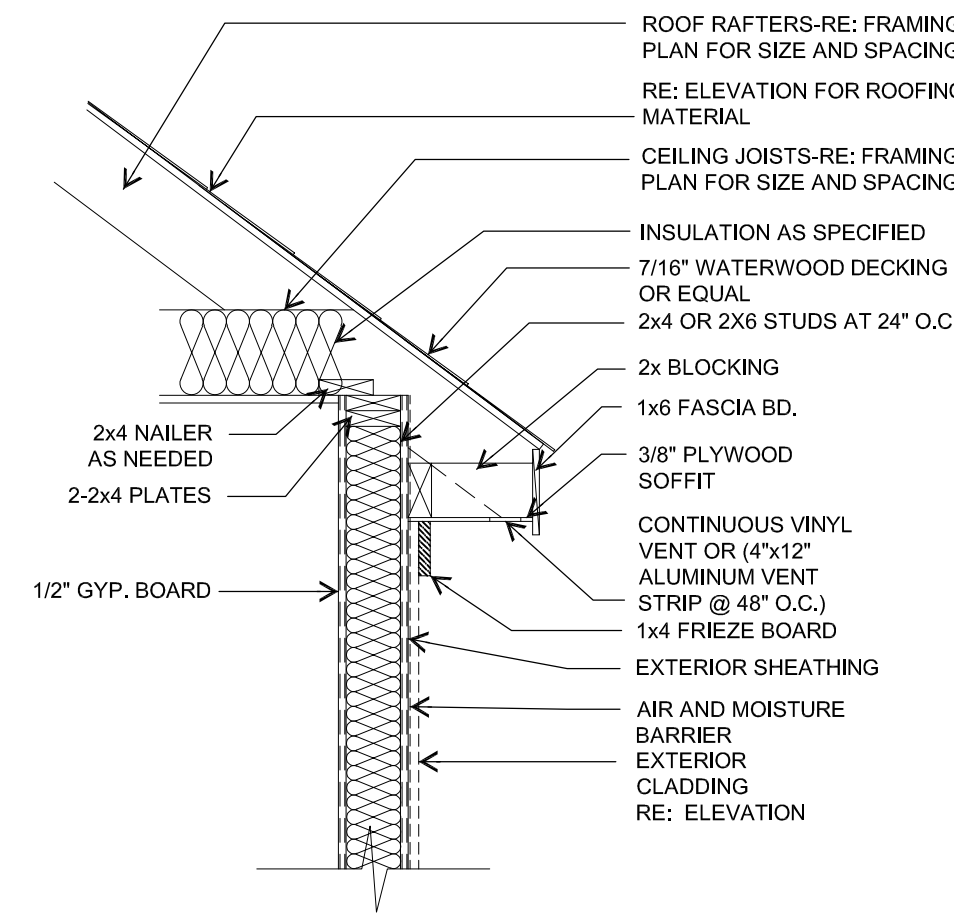
SHED NOTES, PLANS, ELEVATIONS



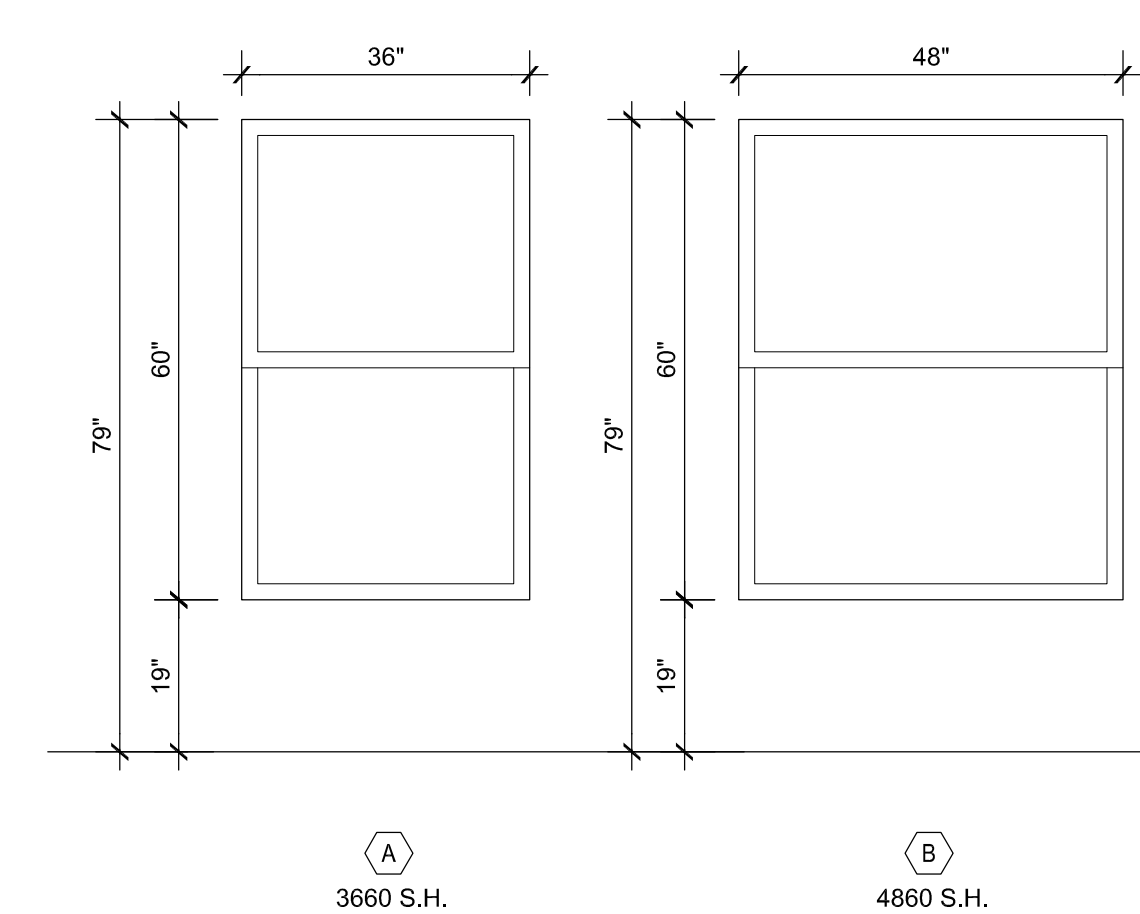
12 TYP. WINDOW FRAMING  
SCALE: 1/4" = 1'-0"



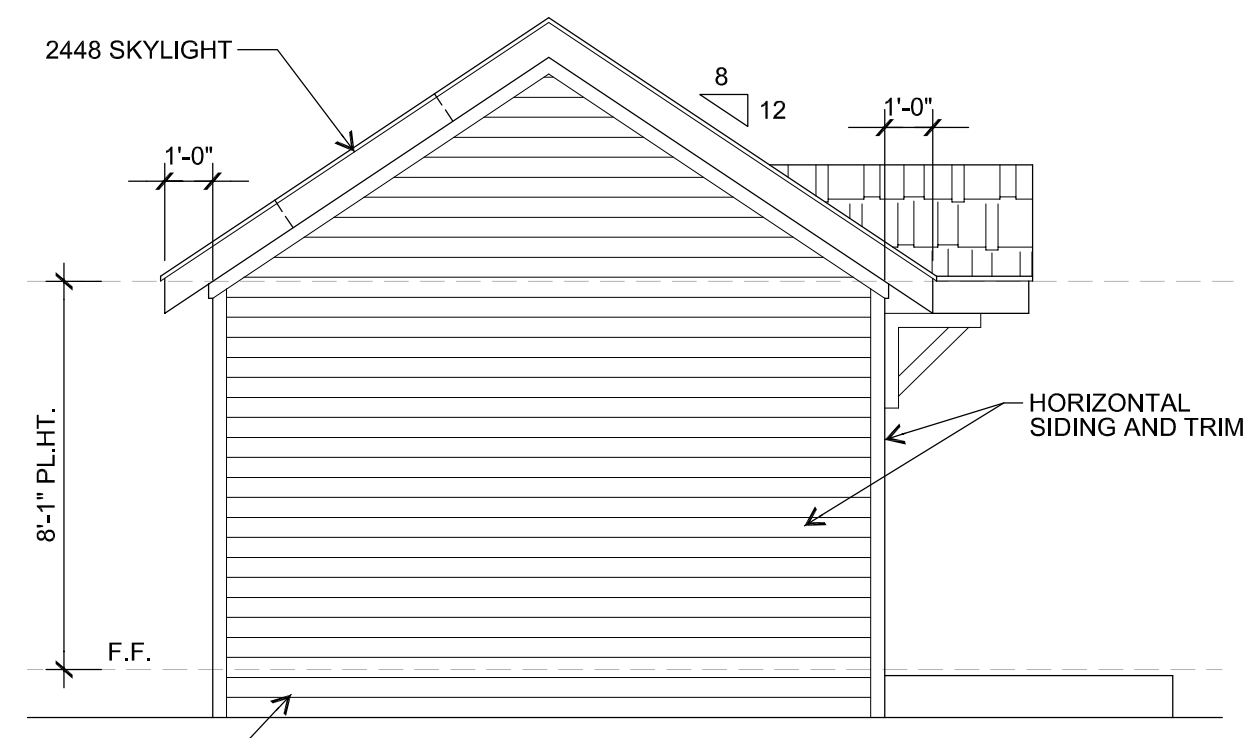
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SCALE: 1/4" = 1'-0"



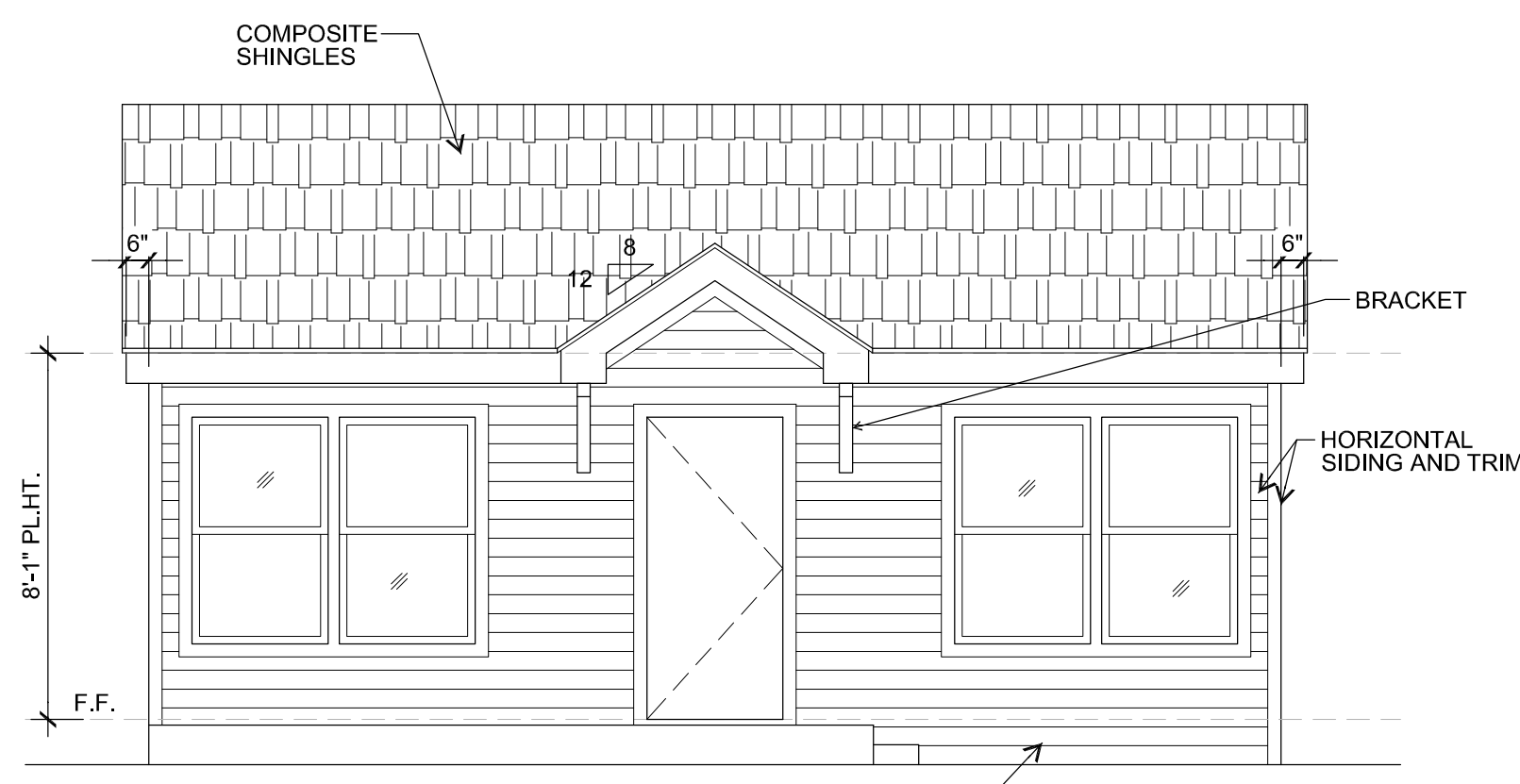
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SCALE: 1/4" = 1'-0"



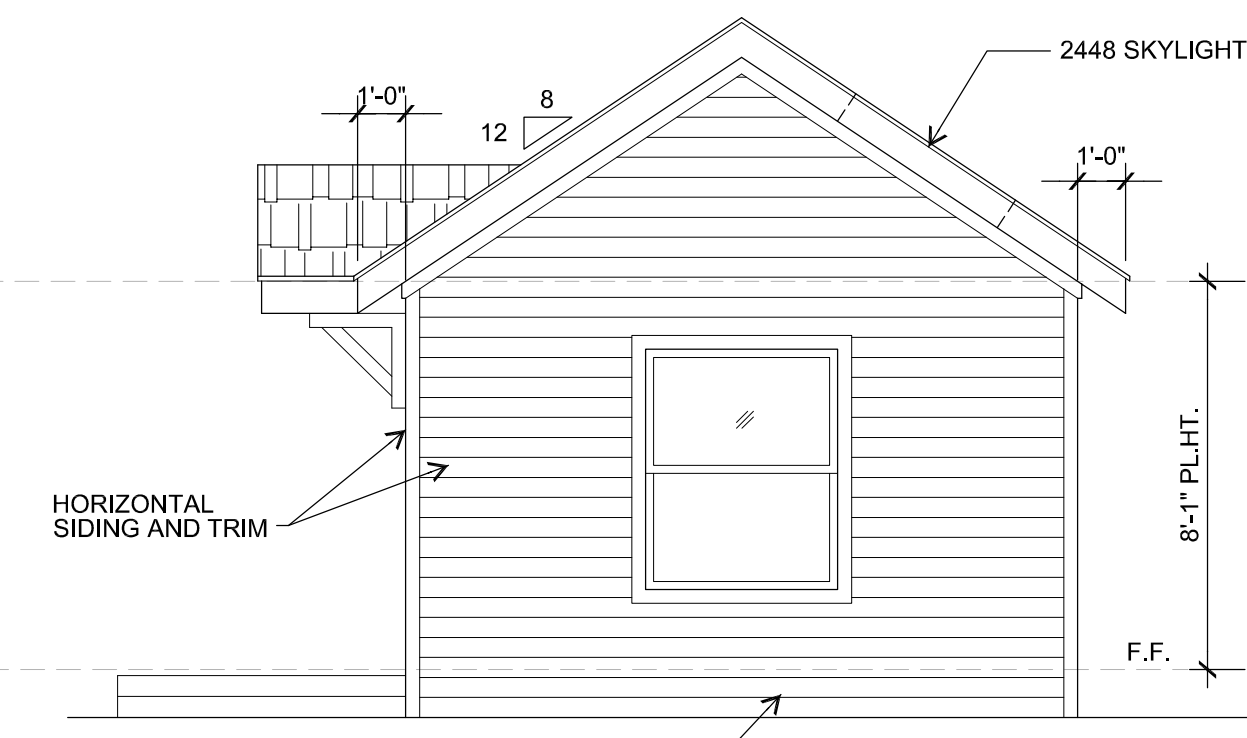
9 WINDOW TYPES  
NO SCALE



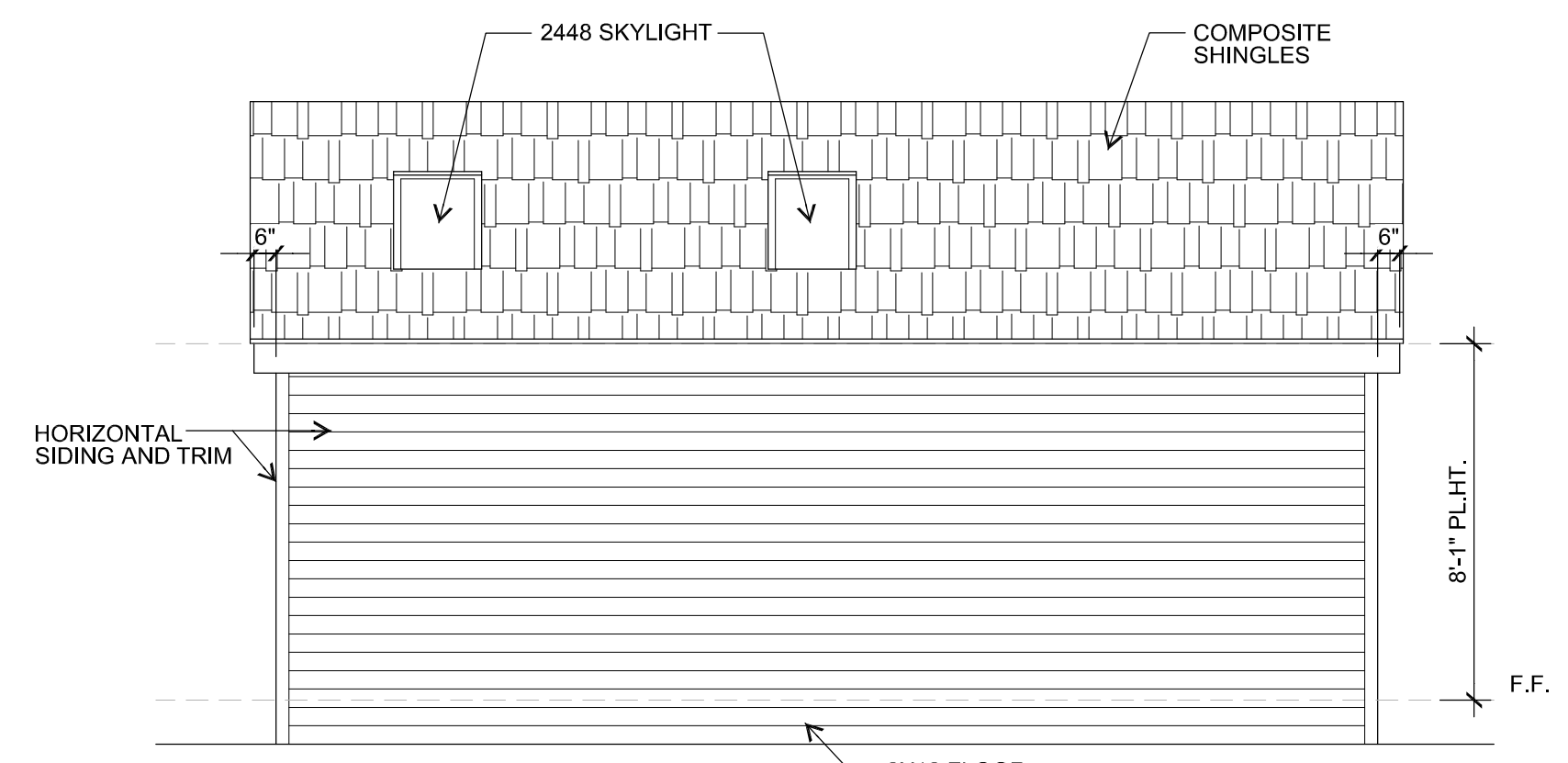
8 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



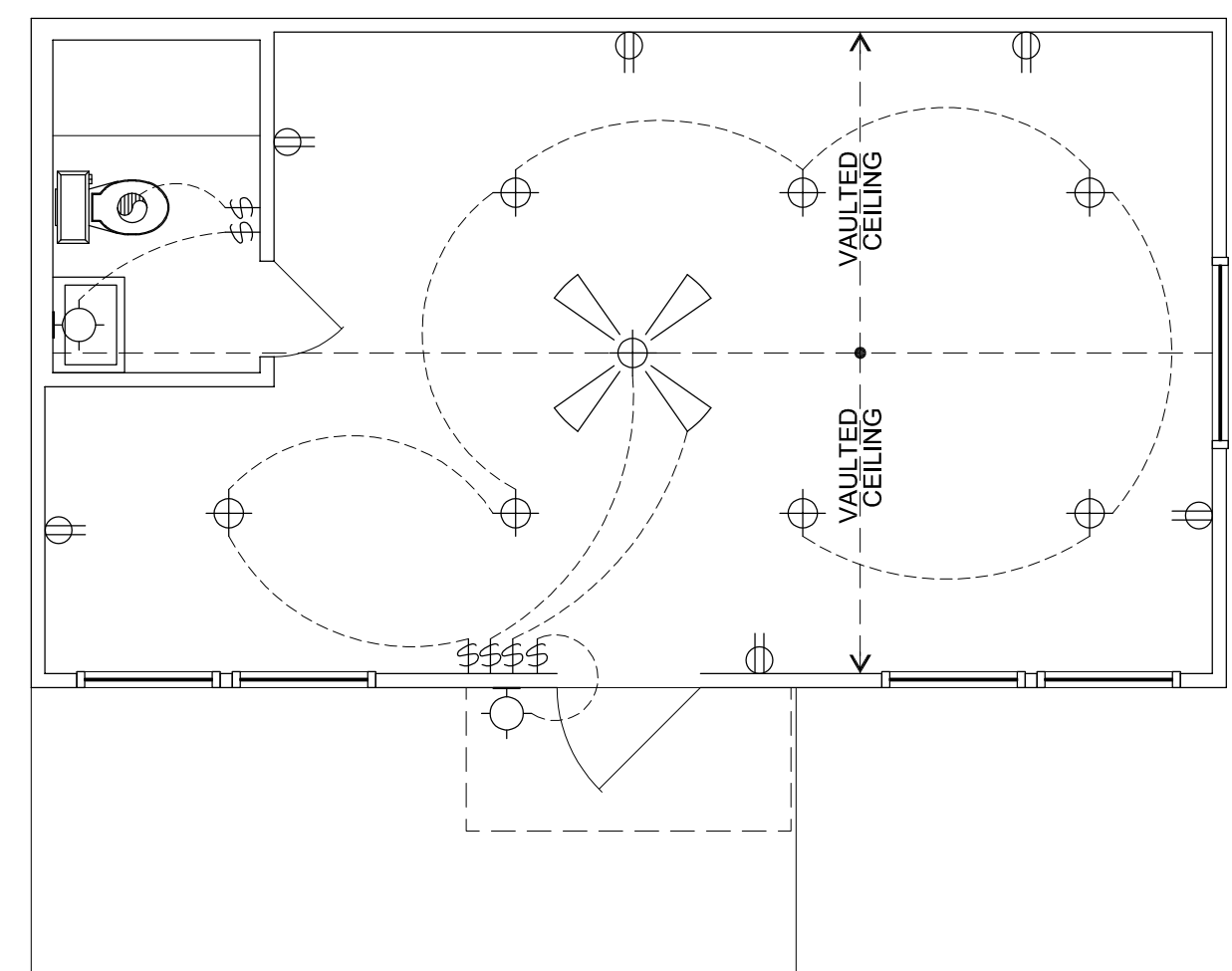
5 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
  - 2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
  - 3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
  - 4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
  - 5.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
  - 6.) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
  - 7.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

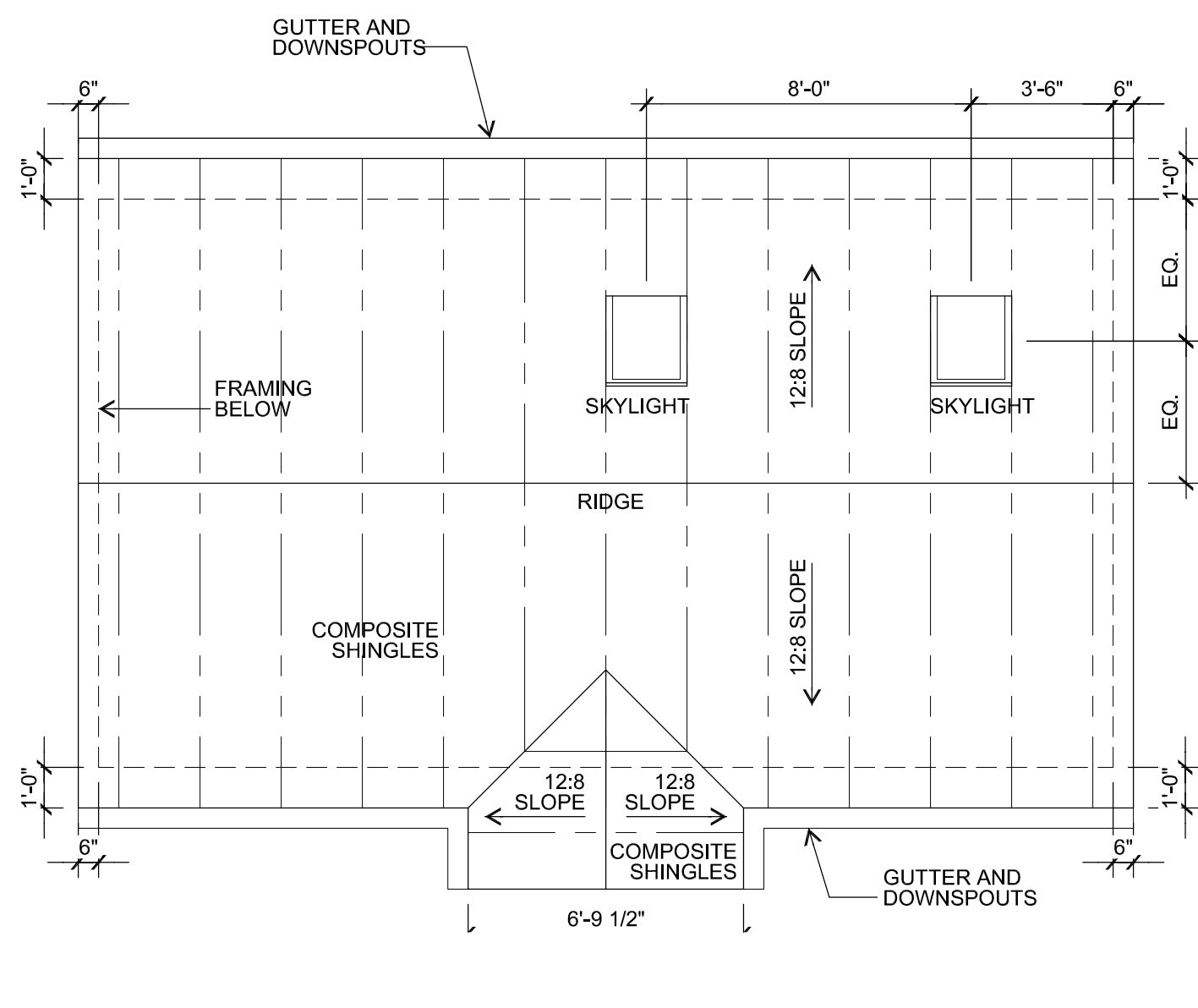
### ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
Ⓢ	SINGLE POLE SWITCH
Ⓢ	110V OUTLET
Ⓢ	RECESSED CAN FIXTURE
Ⓢ	SCONCE
Ⓢ	CEILING FAN WITH LIGHT KIT
Ⓢ	EXHAUST FAN

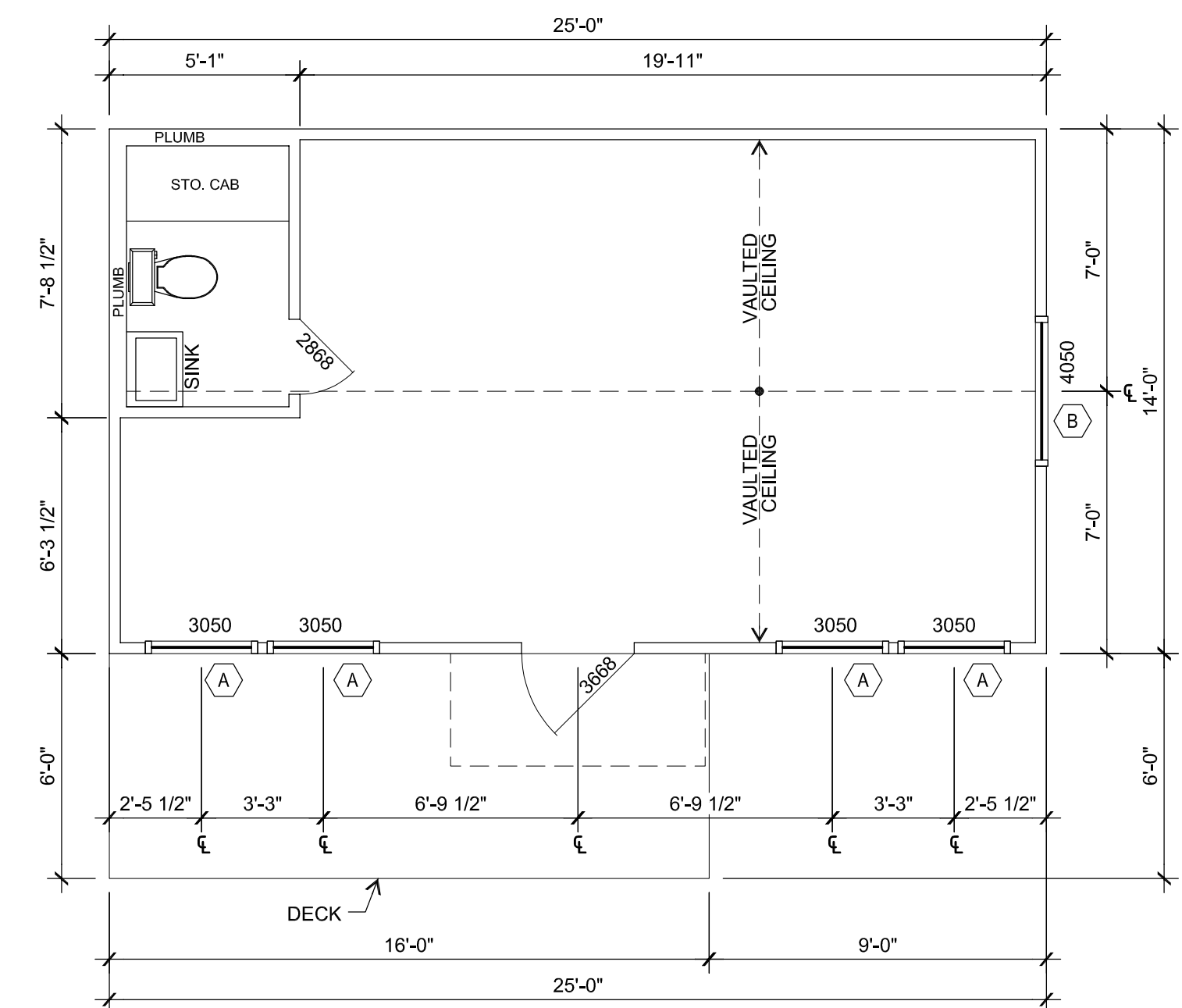
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



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

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN

















605

ADT





605

OCT 18 2006





605

OCT 18 2006





NOV 11 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

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**TO:** Historic Preservation Advisory Board  
**DATE:** October 19, 2023  
**APPLICANT:** Keith Green  
**CASE NUMBER:** H2023-017; *Small Matching Grant for 605 E. Washington Street*

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On September 12, 2023, staff received applications for a Certificate of Appropriateness (COA) [H2023-013], a Building Permit Fee Waiver [H2023-015] and a Small Matching Grant [H2023-017] from the property owner -- *Keith Green* -- for the purpose of constructing a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property. The subject property is located at 605 E. Washington Street and is designated as a *High-Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a total grant amount up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High-Contributing Property*. The project includes improvements that will be visible from the street (i.e. *adding a Guest Quarters/Secondary Living Unit that will match the primary structure*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$20,000.00, making the project eligible for a *Small Matching Grant* of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2023, the Historic Preservation Advisory Board (HPAB) has not approved any *Small Matching Grants* for FY2024. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,000.00.





# 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 \_\_\_\_\_

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 \_\_\_\_\_

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: \_\_\_\_\_

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

\$ \_\_\_\_\_

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

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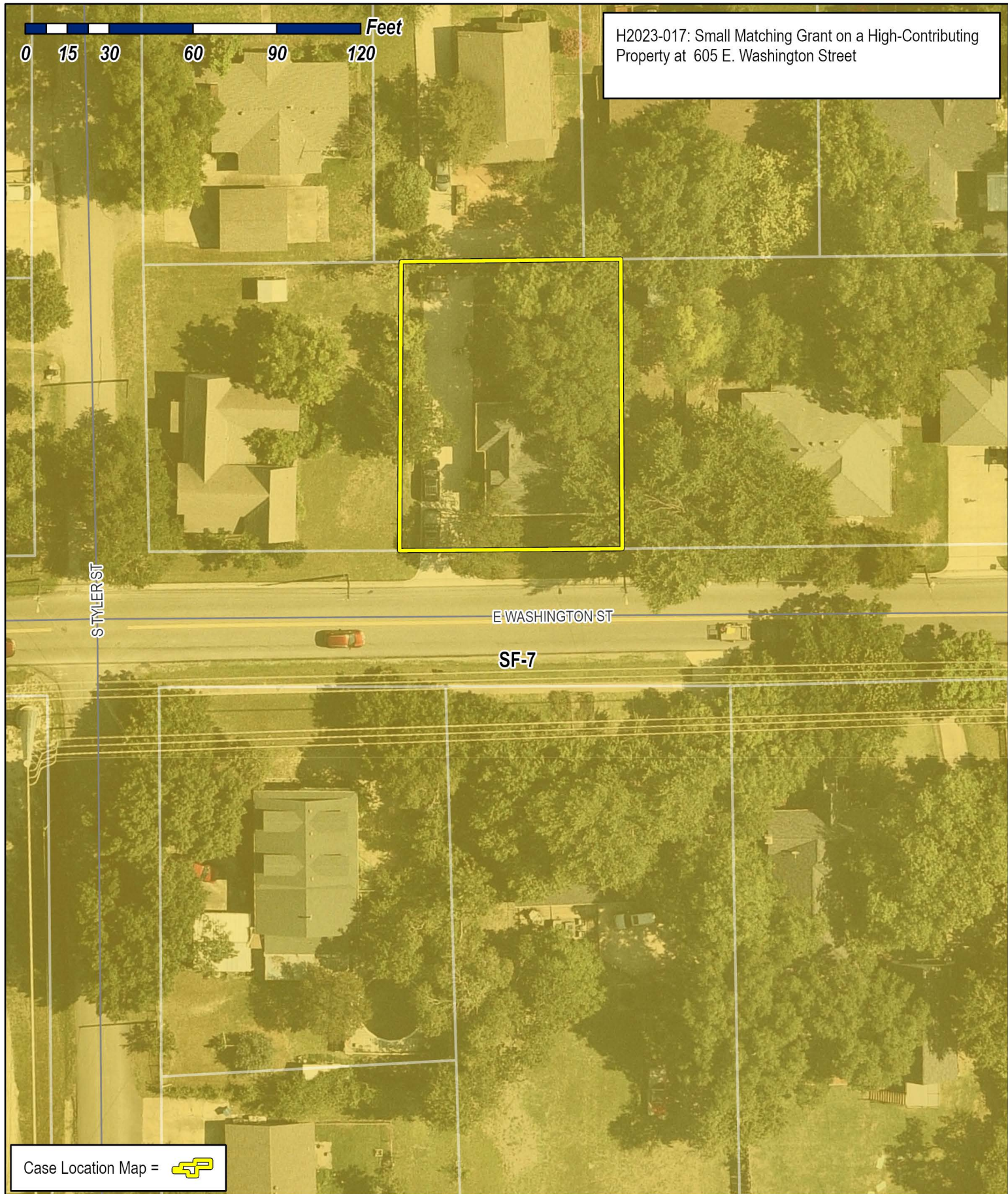
OWNER'S SIGNATURE \_\_\_\_\_


APPLICANT'S SIGNATURE \_\_\_\_\_





H2023-017: Small Matching Grant on a High-Contributing Property at 605 E. Washington 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

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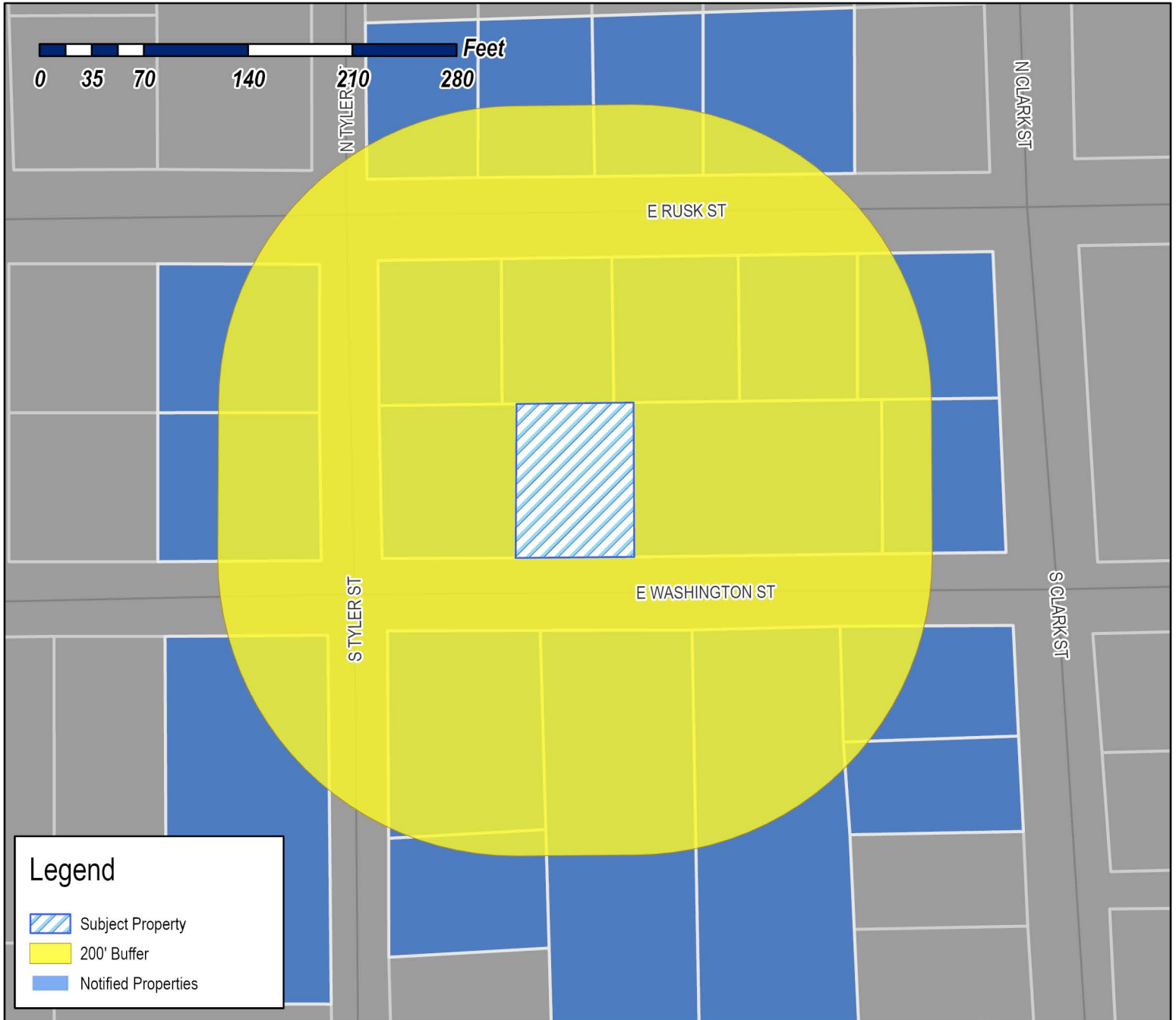




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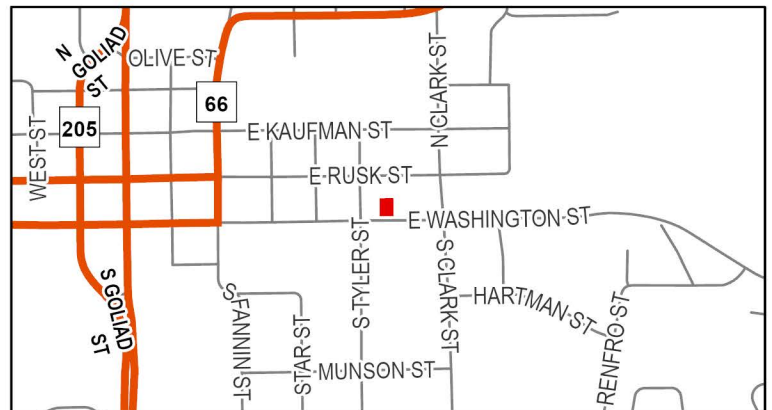
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2023-017  
**Case Name:** Small Matching Grant for a High-Contributing Property Historic  
**Case Type:** Single-Family 7 (SF-7) District  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 605 E. Washington Street

**Date Saved:** 9/27/2023

For Questions on this Case Call: (972) 771-7746





SMILEY KAREN APRIL  
605 E RUSK  
ROCKWALL, TX 75087

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

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

BRUCE JAMES E JR & SHERYL  
602 EWASHINGTON  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
211 TYLER ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
204 S CLARK ST  
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE  
608 WASHINGTON  
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC  
603 E RUSK  
ROCKWALL, TX 75087

GLASS JERRY  
601 E WASHINGTON  
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK  
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST  
210 TYLER ST  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
106 S CLARK ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK  
ROCKWALL, TX 75087

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

ROBINSON NELDA  
602 E RUSK  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E RUSK  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
102 S CLARK ST  
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
P.O. BOX 3061  
WARMINSTER, PA 18974

RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
3435 HWY 276  
ROCKWALL, TX 75087

RESIDENT  
7340 BAKER BLVD  
#392  
RICHLAND HILLS, TX 76118

RESIDENT  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

RESIDENT  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
815 T L TOWNSEND  
STE 100  
ROCKWALL, TX 75087

RESIDENT  
2 MANOR COURT  
HEATH, TX 758032



RESIDENT  
102 N TYLER ST  
ROCKWALL, TX 758087



# PUBLIC NOTICE



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

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

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

**Case No. H2023-017: Small Matching Grant for 605 E. Washington Street**

*Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

**Angelica Guevara**  
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, October 19, 2023 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. H2023-017: Small Matching Grant for 605 E. Washington 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](#)



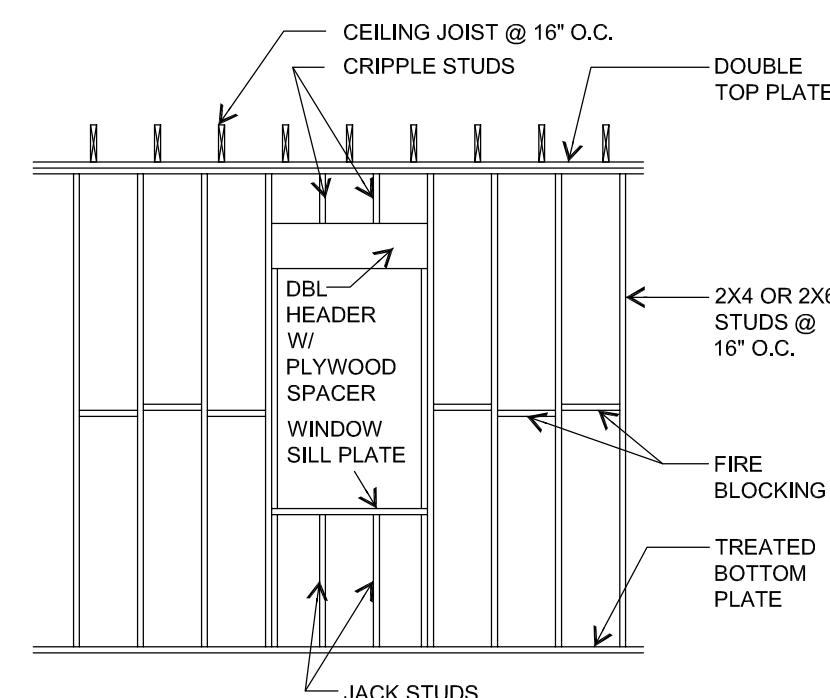




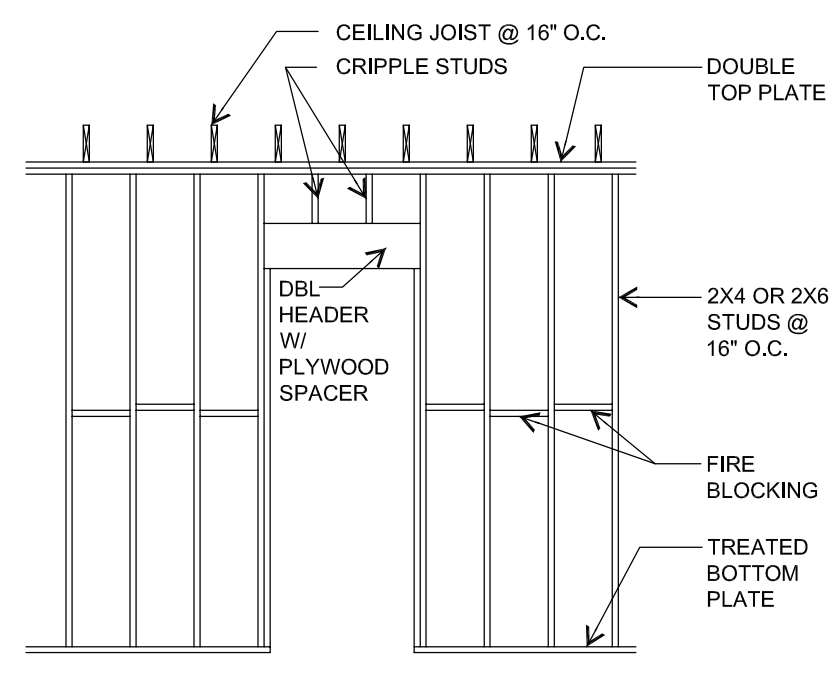
# A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.  
ROCKWALL 75087

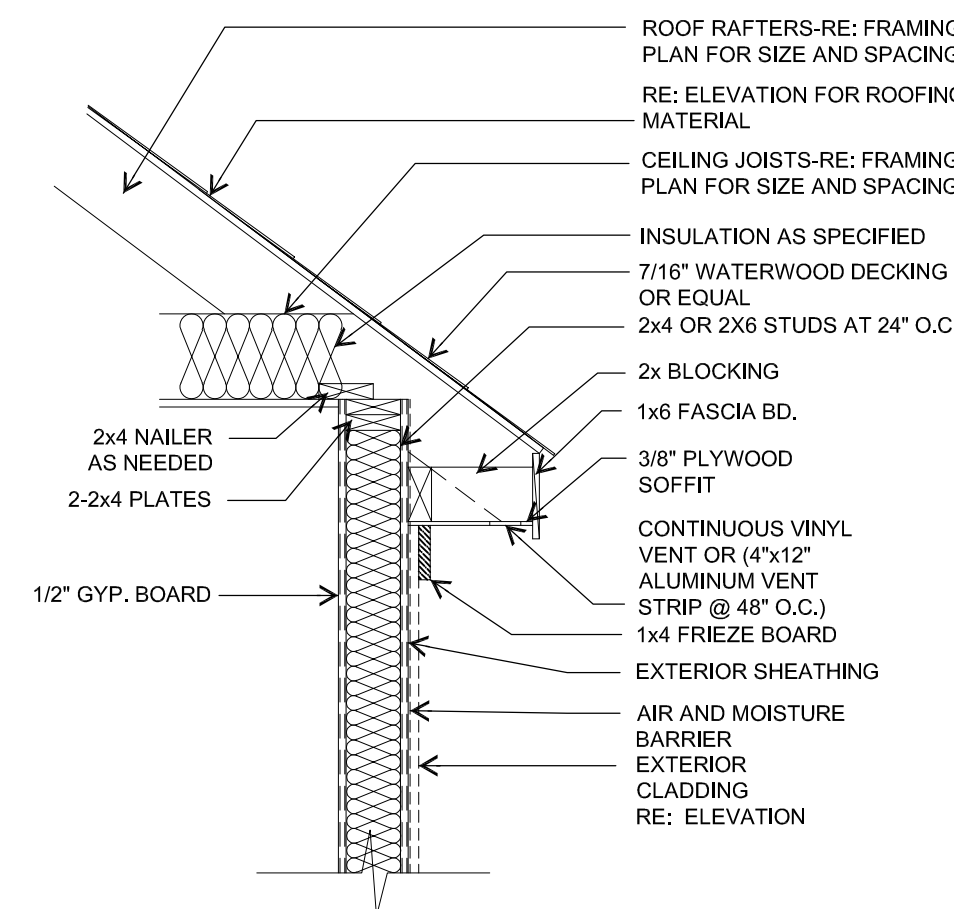
NEW SHED  
KEITH AND HOLLY GREEN  
605 E. WASHINGTON ST.  
ROCKWALL TX 75087



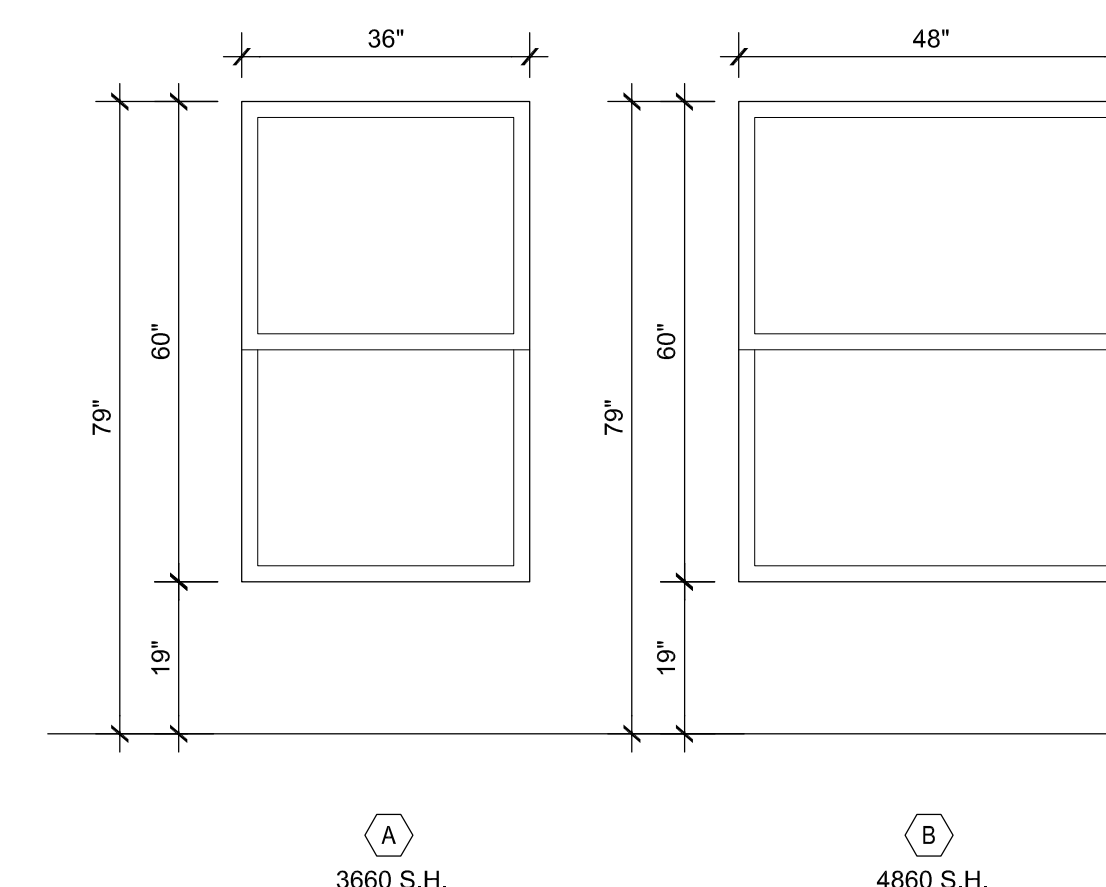
12 TYP. WINDOW FRAMING  
SCALE: 1/4" = 1'-0"



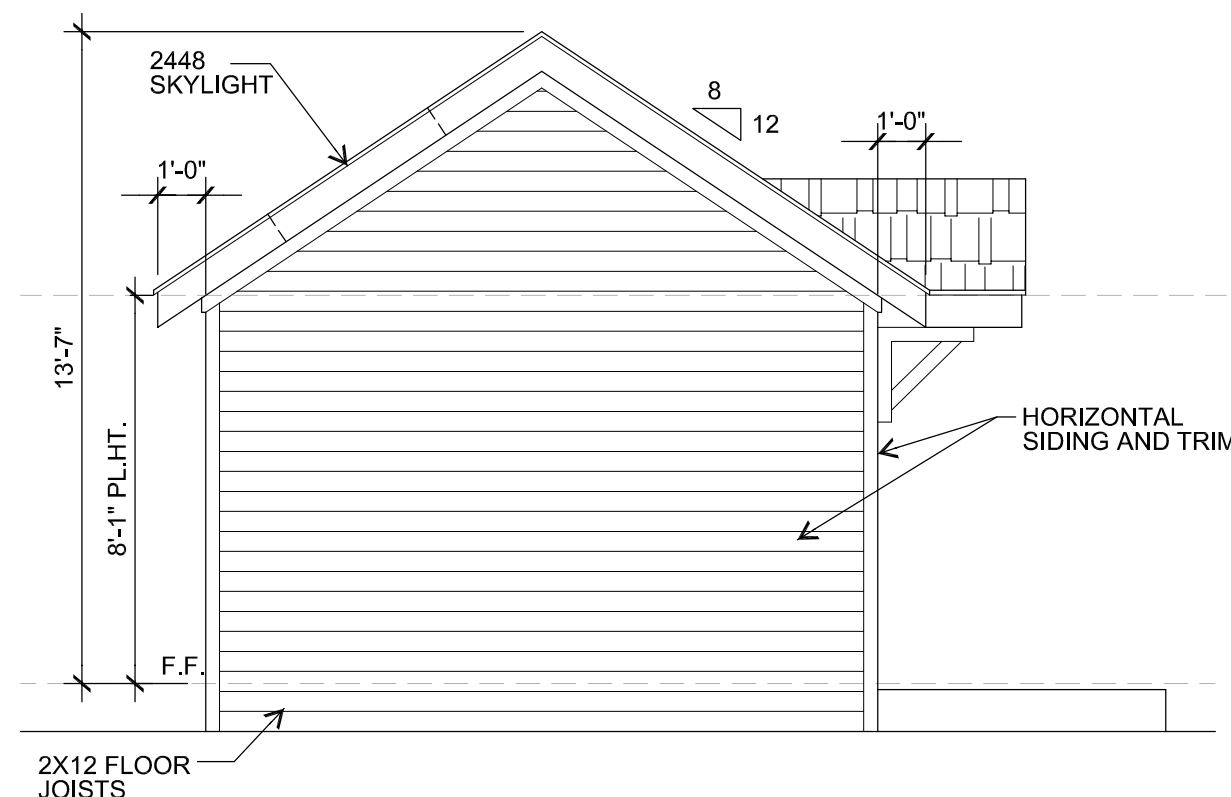
11 TYP. DOOR FRAMING  
SCALE: 1/4" = 1'-0"



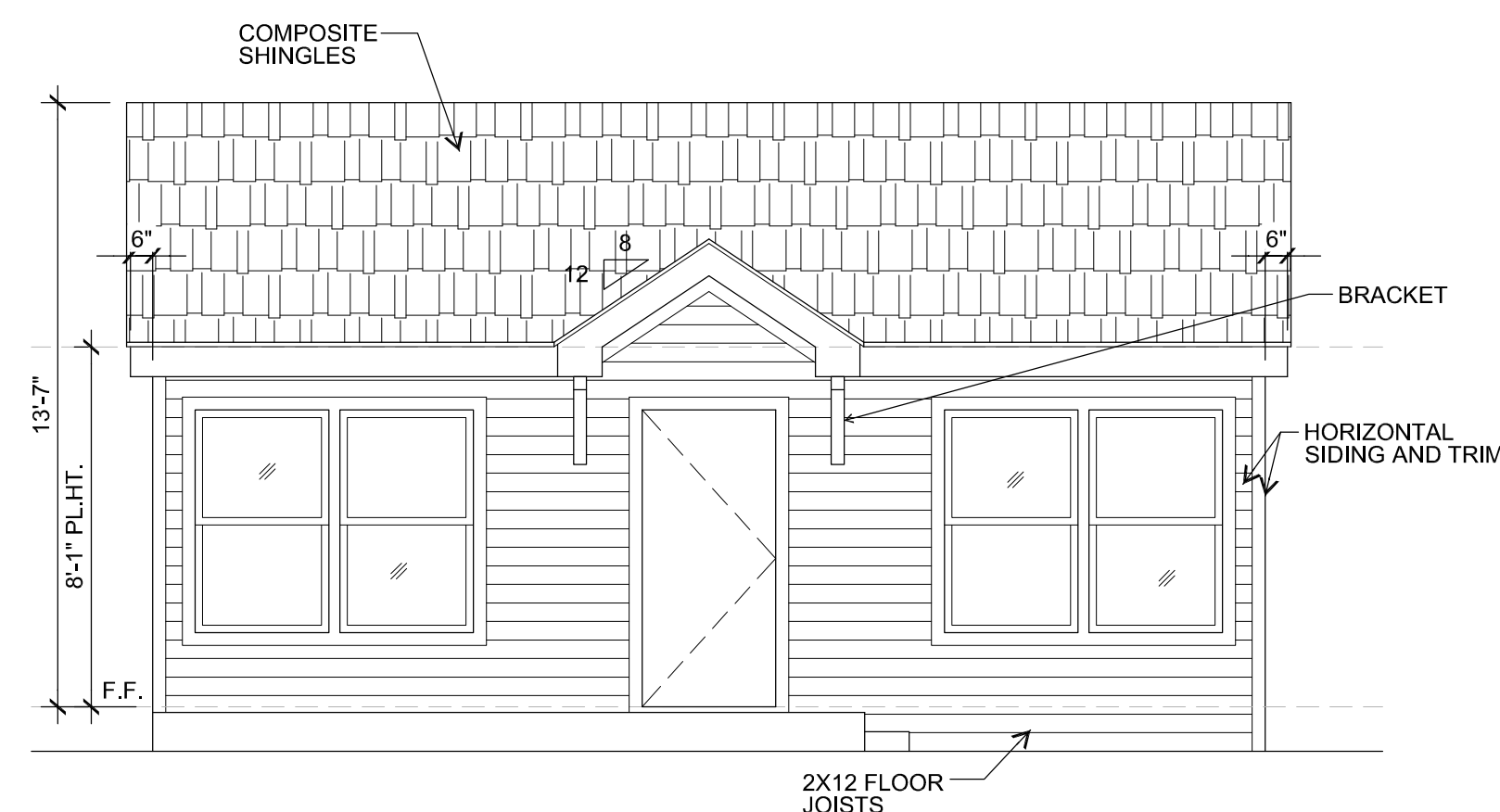
10 TYP. SOFFIT DETAIL  
SCALE: 1/4" = 1'-0"



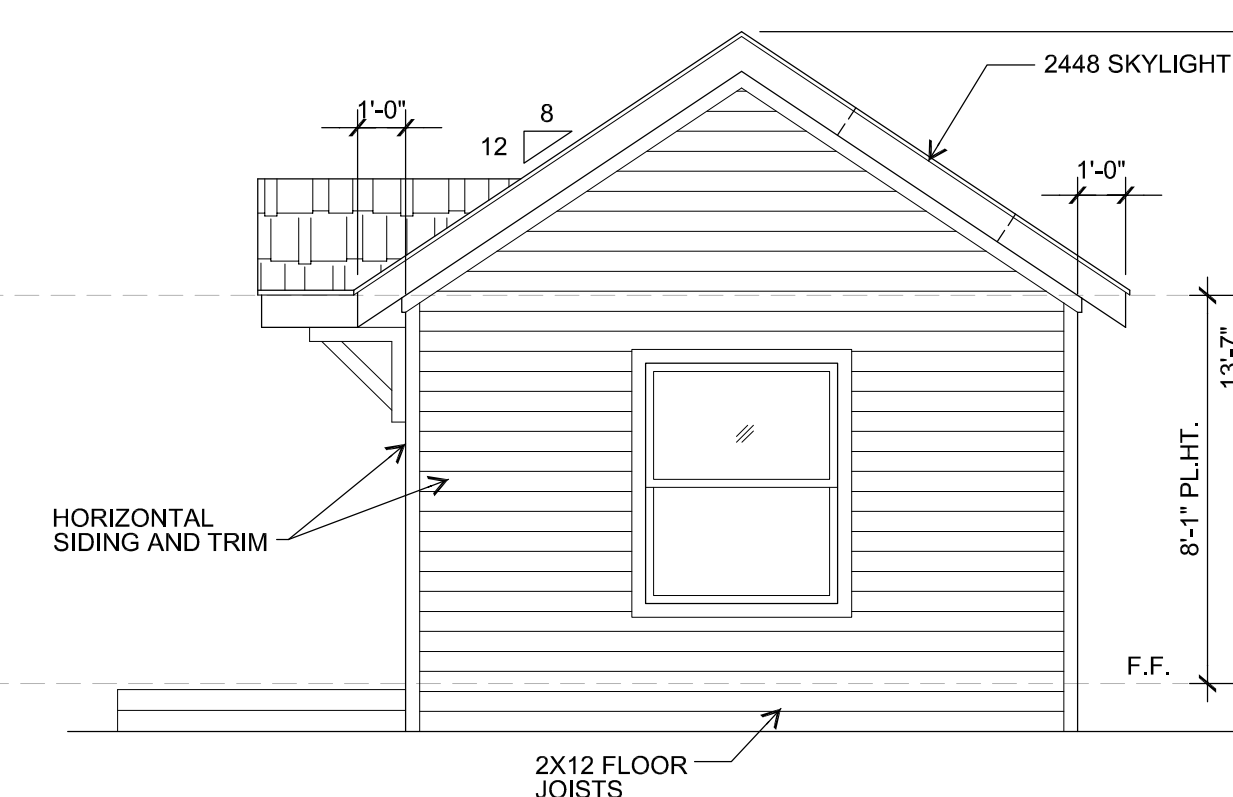
9 WINDOW TYPES  
NO SCALE



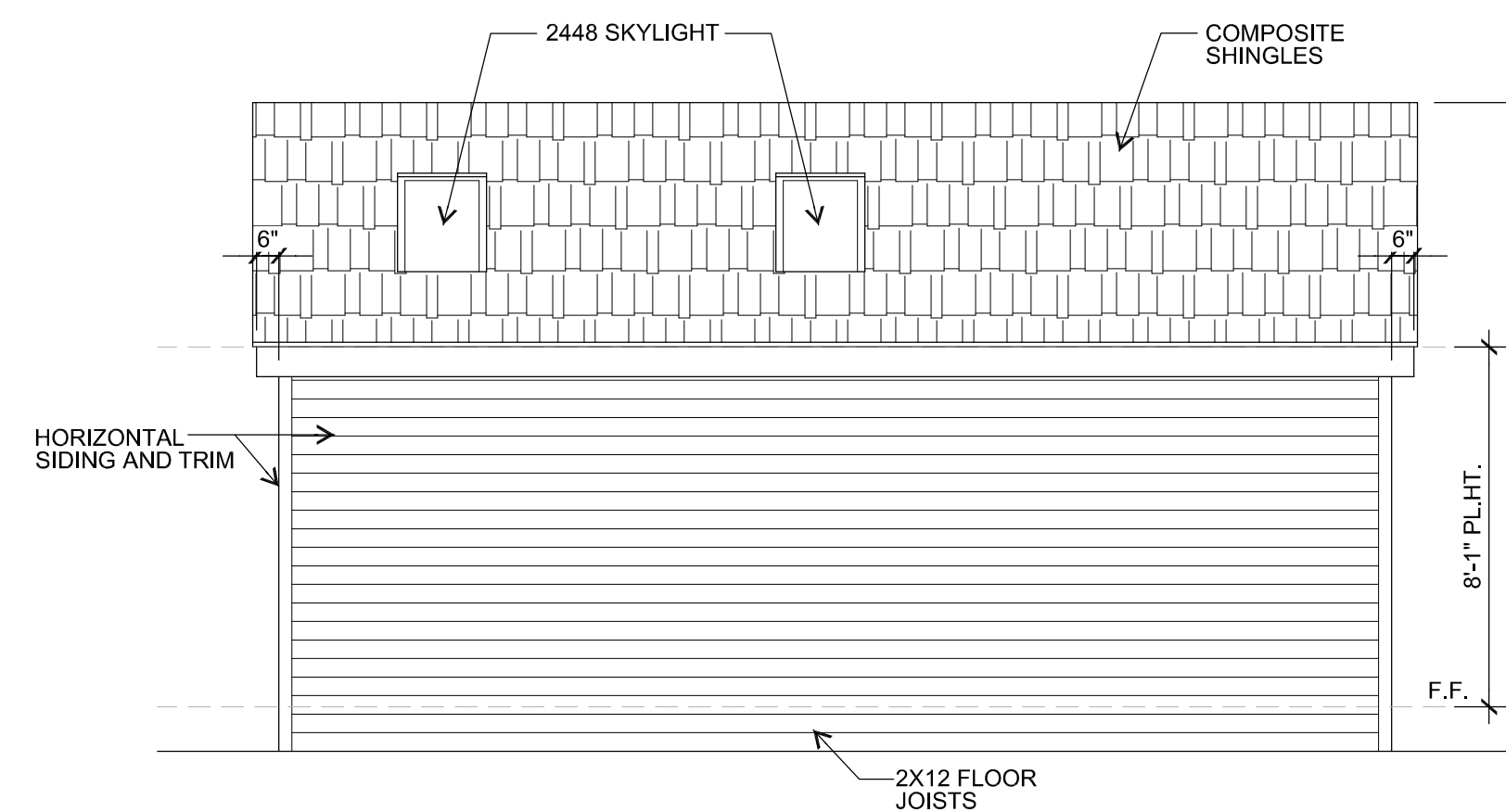
8 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

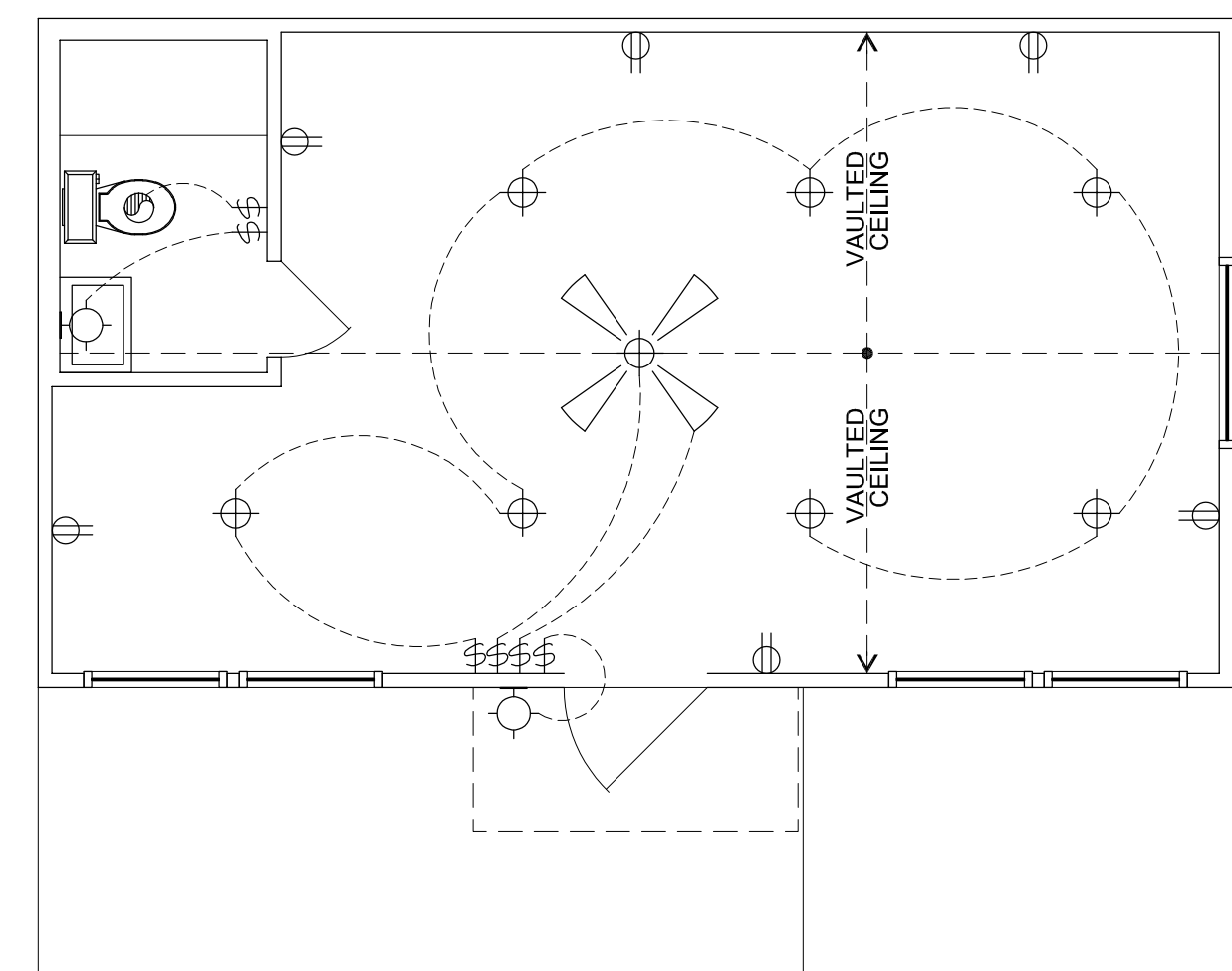


5 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

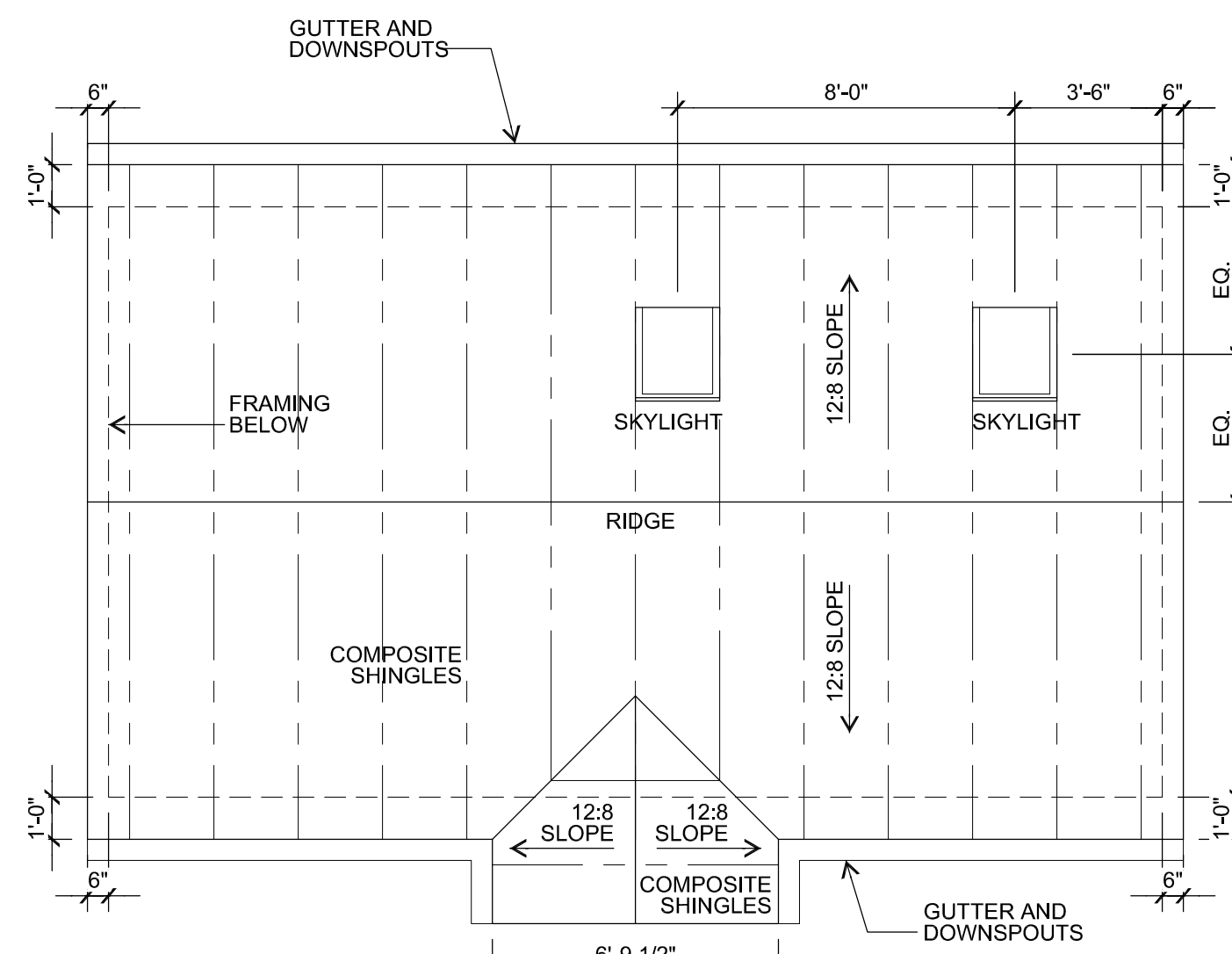
**ELECTRICAL NOTES:**  
1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.  
2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12" UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.  
3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.  
4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.  
5.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.  
6.) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.  
7.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊕	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN WITH LIGHT KIT
⊕	EXHAUST FAN

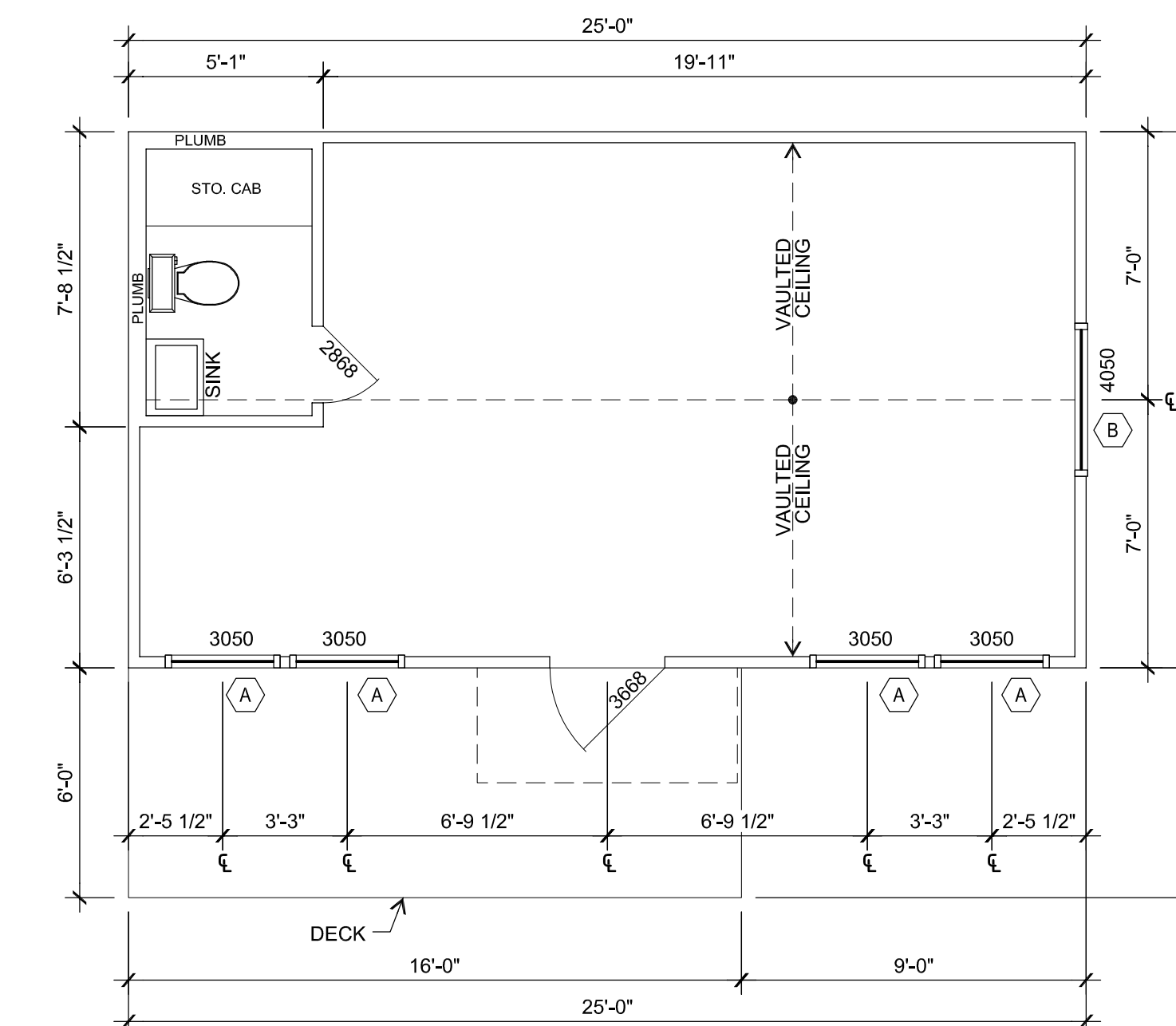
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



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

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN

## ISSUE LOG

DATE	DESCRIPTION
09/11/23	FOR BIDDING AND PERMIT

## REVISION LOG

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

## ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION



ARCH. PROJ. #: 09/06/23  
SCALE: REF. DRAWING

SHEET NO.

**A1.0**  
SHED NOTES, PLANS, ELEVATIONS

















605

ADT





605

OCT 18 2006





605

OCT 18 2006





NOV 11 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:** October 19, 2023

**APPLICANT:** Keith Green

**CASE NUMBER:** H2023-018; *Building Permit Fee Waiver for 605 E. Washington Street*

The applicant -- *Keith Green* -- is requesting the approval of a *Building Permit Fee Waiver* for the addition of a *Guest Quarters/Secondary Living Unit* on the subject property. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for a rehabilitation or restoration project. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$20,000.00 for the construction of an accessory structure. Based on the property's designation as *High-Contributing*, the building permit fee would be eligible for a 100% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for these projects are as follows:

PERMIT	FEE
GUEST QUARTERS/SECONDARY LIVING UNIT	\$236.25 [ i.e. \$0.80/SF UP TO 225 SF + \$0.45/SF OVER 225 SF (MINIMUM FEE: \$50.00)]

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$236.25. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the October 19, 2023 meeting.





# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

### STAFF USE ONLY

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

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PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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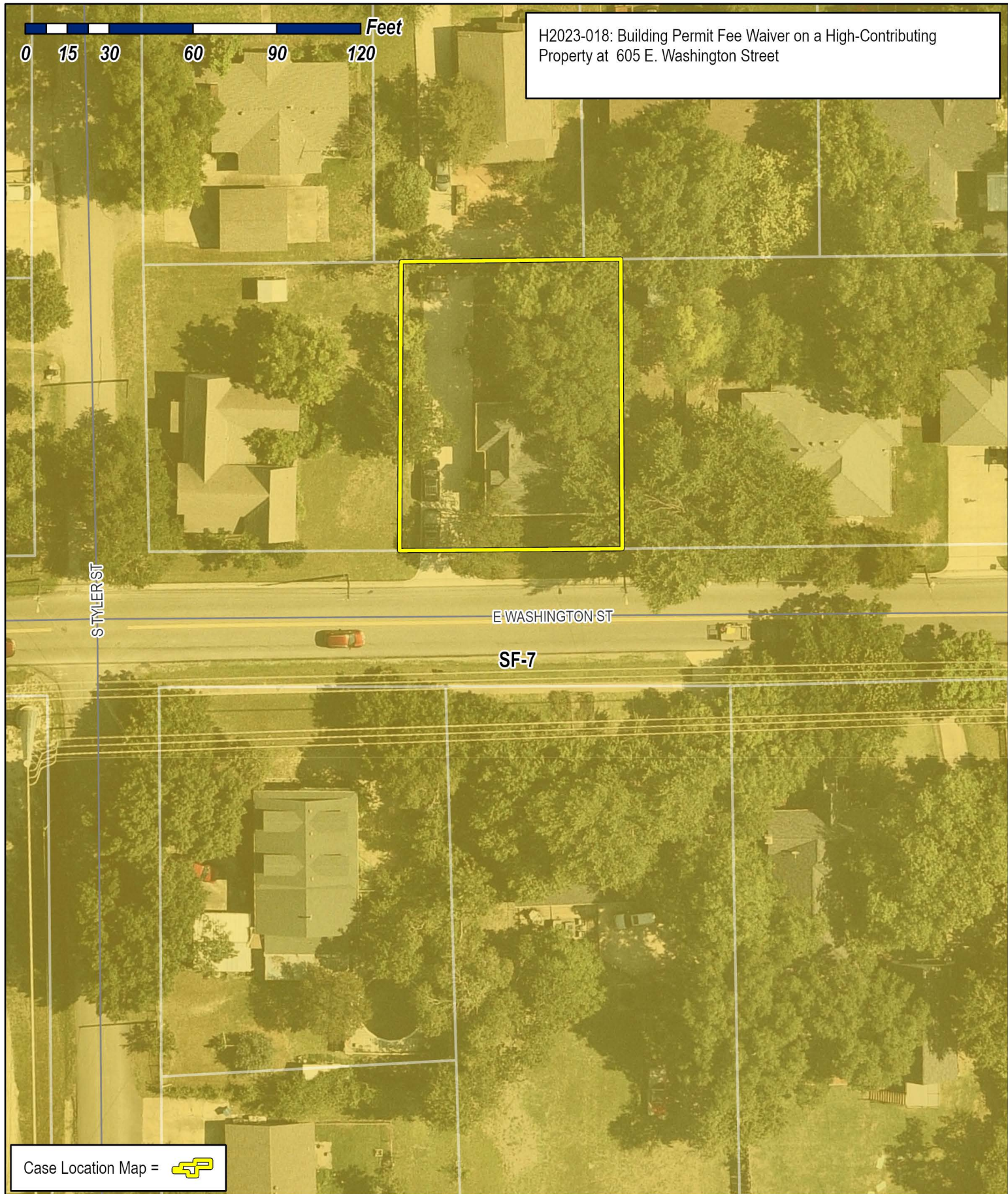
OWNER'S SIGNATURE \_\_\_\_\_


APPLICANT'S SIGNATURE \_\_\_\_\_





H2023-018: Building Permit Fee Waiver on a High-Contributing Property at 605 E. Washington Street



Case Location Map = 



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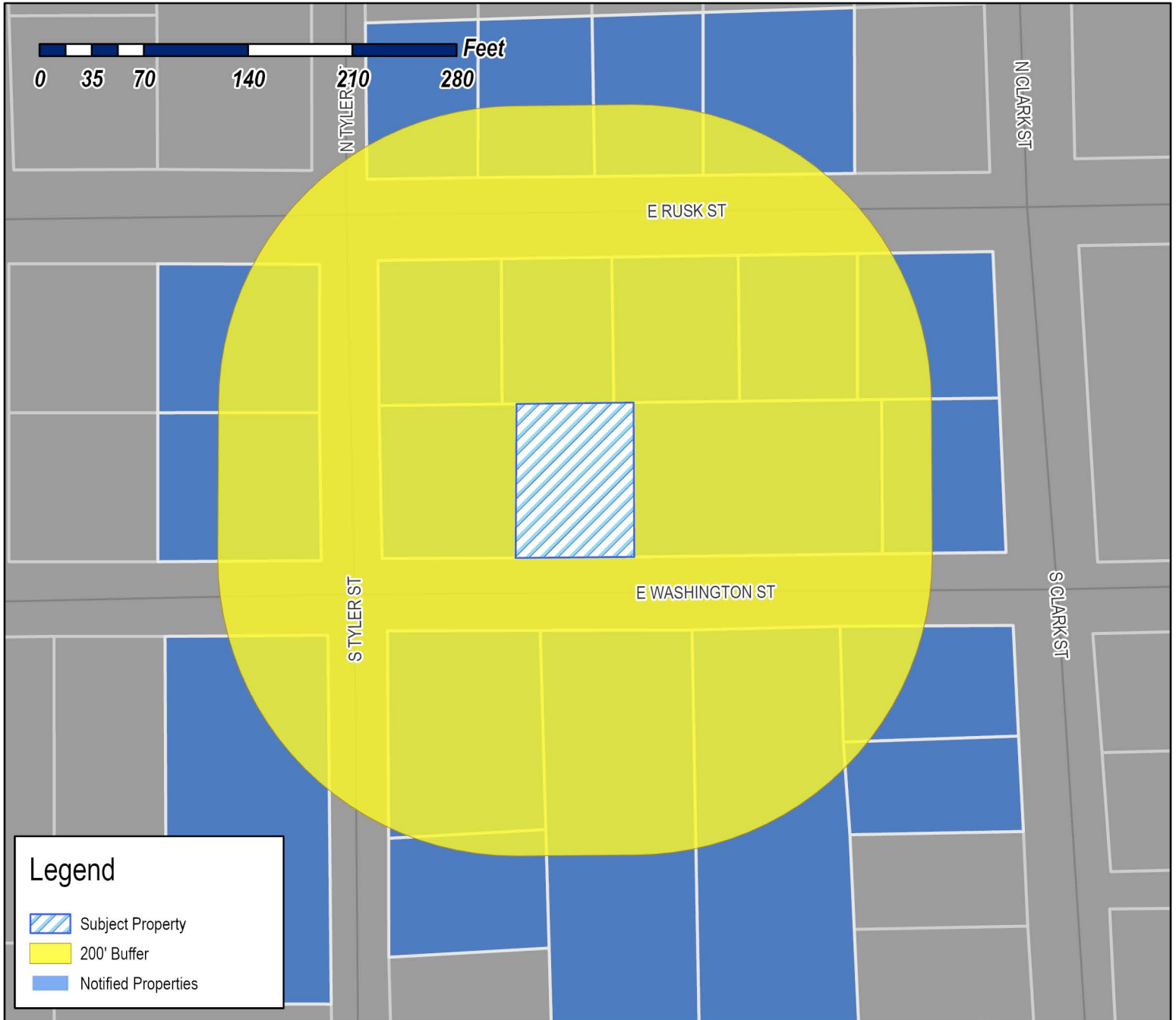




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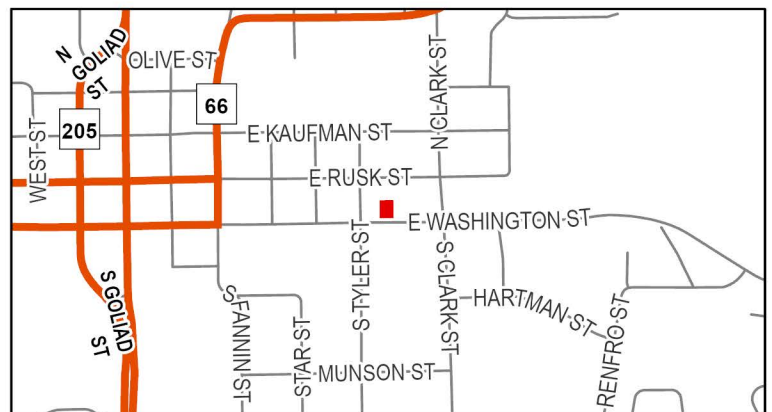
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**Case Number:** H2023-018  
**Case Name:** Building Permit Fee Waiver for a High-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 605 E. Washington Street

**Date Saved:** 9/27/2023

For Questions on this Case Call: (972) 771-7746





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

BRUCE JAMES E JR & SHERYL  
602 EWASHINGTON  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
211 TYLER ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
204 S CLARK ST  
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE  
608 WASHINGTON  
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC  
603 E RUSK  
ROCKWALL, TX 75087

GLASS JERRY  
601 E WASHINGTON  
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK  
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST  
210 TYLER ST  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
106 S CLARK ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK  
ROCKWALL, TX 75087

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

ROBINSON NELDA  
602 E RUSK  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E RUSK  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
102 S CLARK ST  
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
P.O. BOX 3061  
WARMINSTER, PA 18974

RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
3435 HWY 276  
ROCKWALL, TX 75087

RESIDENT  
7340 BAKER BLVD  
#392  
RICHLAND HILLS, TX 76118

RESIDENT  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

RESIDENT  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
815 T L TOWNSEND  
STE 100  
ROCKWALL, TX 75087

RESIDENT  
2 MANOR COURT  
HEATH, TX 758032



RESIDENT  
102 N TYLER ST  
ROCKWALL, TX 758087



# 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. H2023-018: Building Permit Waiver Fee for 605 E. Washington Street**

*Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

**Angelica Guevara**  
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, October 19, 2023 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. H2023-018: Building Permit Waiver Fee for 605 E. Washington 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



CLIFFORD & JEANNETTE CORNELIUS

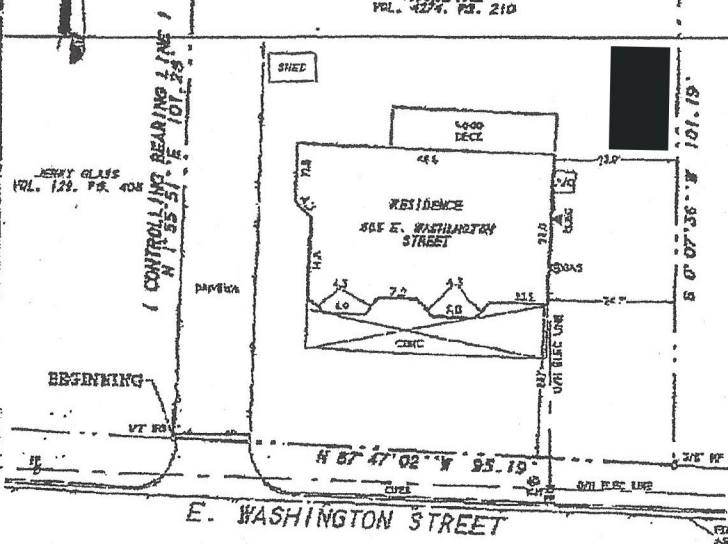
TO  
HELEN ROBINSON  
VOL. 1482, PG. 36

0.22 ACRES

BARBARA L. MAXWELL  
TO  
FRANLIE MAE  
VOL. 4274, PG. 210

JERRY GLASS  
VOL. 128, PG. 404

JULIE A. CROW  
MICHAEL P. & JUANITA SULLIVAN  
VOL. 1166, PG. 238



DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Franlie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Franlie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jerry Glass, as recorded in Volume 128, Page 404 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 10 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Crow to Michael P. Sullivan and Tamara Sullivan, as recorded in Volume 1166, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Faby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collation of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

*Harold D. Faby, III*  
Harold D. Faby III, R.P.L.S. No. 5034



STATION		LEGEND		PLAT	
5	11	43	44	45	46
47	48	49	50	51	52
53	54	55	56	57	58
59	60	61	62	63	64
65	66	67	68	69	70

REPRODUCTION OF PLAT

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**R.S.C.I.**

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1814 E. FM 881 ROYSE CITY, TX 75080 872-772-5094 PHONE 872-772-0446 FAX

ISSUED DATE: SEPTEMBER 15, 2008  
SCALE: 1" = 20' FILE# 31654738  
COUNTY: ROCKWALL OFF 1725901328





















605

ADT





605

OCT 18 2006





605

OCT 18 2006





NOV 11 2004