

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 20, 2025 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 November 21, 2024 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

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

(2) **H2025-002 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Rex Latham on behalf of Mark Latham for the approval of a Certificate of Appropriateness (COA) for a Fence for a Medium Contributing Property being a 0.17-acre tract of land identified as being a portion of Lots 1, 2, & 3, Block H, Epstein Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Multi-Family 14 (MF-14) District, addressed as 310 S. Fannin Street, and take any action necessary.

(3) **H2025-003 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

(4) **H2025-004 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Small Matching Grant for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

(5) **H2025-005 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Building Permit Fee Waiver for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

(6) **H2025-006 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for Roof Replacement and Detached Garage for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

(7) **H2025-007 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a *Small Matching Grant* for a *Roof Replacement* for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

(8) **H2025-008 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a *Building Permit Fee Waiver* for a *Roof Replacement* for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

(9) **H2025-009 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a *Building Permit Fee Waiver* for a *Detached Garage* on a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

(V) **DISCUSSION ITEMS**

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

(10) 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 February 14, 2025 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 21, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

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

II. OPEN FORUM

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

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

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 19, 2024 Historic Preservation Advisory (HPAB) meeting.

Board Member Freed made a motion to approve the Consent Agenda. Board Member Lewis seconded the motion which passed by a vote of 7-0.

IV. PUBLIC HEARING ITEMS

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

2. **H2024-025 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for exterior alterations 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 applicants request. The applicant is requesting a Certificate of Appropriateness (COA) for exterior alterations for a Landmarked property. A bit of background for the property, the historic significance is for the architectural engineering. It was built in 1913 and has had multiple alterations over the year. The applicant had asked for the same request back in March and the applicant needed additional time however, the Historic Preservation Advisory Board (HPAB) ultimately denied the request. It was submitted again on August 8th and they had submitted a new request and was ultimately denied on September 19th. The HPAB wanted to see a quote for the stain glass windows which was not provided and a timeline of when that would be completed. With this new request they want to install 73 new windows and repair and replace all the stained-glass windows. Replace six (6) doors and repair the tower molding since there is damage. They're replacing all seventy-three (73) of the existing windows with plan glass vinyl windows. They have added a quote showing the timeline, as well as how the windows will look for each of them. The vinyl would not be characteristic to the time of that period therefore it would not appear to meet the guidelines for the Historic Preservation Advisory Board (HPAB). The quote for the stained-glass windows have changed a bit. They're still requesting to do it in phases. They're also requesting to do fiber glass doors and appear to be mid-century modern in design and are not characteristics of the Spanish mission style of the primary structure. Given this it does not appear to meet the guidelines for the HPAB. Lastly, for the molding they did provide the same quote and timeline for the mold and they did explain the materials to repair the molding and replace it would be a more modern material. This wouldn't be typical for the time period but they will be painting it to match the molding in terms of appearance. Given that it is a material that is different or typical from that time period it does not appear to meet the standards.

Annette Lall
102 N. Fannin Street
Rockwall, TX 75087

Mrs. Lall came forward and explained that she had requested this prior and was asked to bring a timeline for the stained-glass windows. Explained that the look will be the same and will look like the original doors.

Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.

65 **Heath Jackson**
66 **413 Cattle Barron Drive**
67 **Heath, TX 75032**

68
69 **Mr. Jackson came forward and explained how they would install the product.**

70
71 **Board member Frasier asked if the windows will look the same on the outside.**

72
73 **Chairman Miller asked if anyone else wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed the**
74 **public hearing and brought the item back for discussion or action.**

75
76 **Director of Planning and Zoning Ryan Miller explained that any changes would have to be reported to the National Registry as well as Texas**
77 **Historical Commission.**

78
79 **Board member Gaskin asked if they would allow vinyl.**

80
81 **Chairman Miller made a motion to deny H2024-025. Board member Freed seconded the motion which was denied by a vote of 7-0.**

82
83 **V. DISCUSSION ITEMS**

84
85 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
86 *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*
87 *these items are considered for action by the Historic Preservation Advisory Board.*

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

90
91 **VI. ADJOURNMENT**

92
93 **Chairman Miller adjourned the meeting at 6:21PM**

94
95 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY**
96 **OF _____ 2024.**

97
98
99 _____
100 **TIFFANY MILLER, CHAIRMAN**

101
102
103 _____
104 **ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR**

105
106



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: February 20, 2025

APPLICANT: Rex Latham

CASE NUMBER: H2025-002; *Certificate of Appropriateness (COA) for 310 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rex Latham on behalf of Mark Latham for the approval of a Certificate of Appropriateness (COA) for a *Fence* for a *Medium Contributing Property* being a 0.17-acre tract of land identified as being a portion of Lots 1, 2, & 3, Block H, Epstein Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Multi-Family 14 (MF-14) District, addressed as 310 S. Fannin Street, and take any action necessary.

BACKGROUND

According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The 1,803 SF single-family home – *situated on the subject property at 310 S. Fannin Street* – was constructed circa 1905 with *National Folk* stylistic influences. The subject property is a part of Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. The *2017 Historic Resource Survey* also states that the porch supports have been replaced and the non-historic window screens have been altered. On December 21, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2023-023] to replace the windows on the subject property.



SUBJECT PROPERTY: OCTOBER 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the installation of a fence on the single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 310 S. Fannin Street. The land uses adjacent to the subject property are as follows:

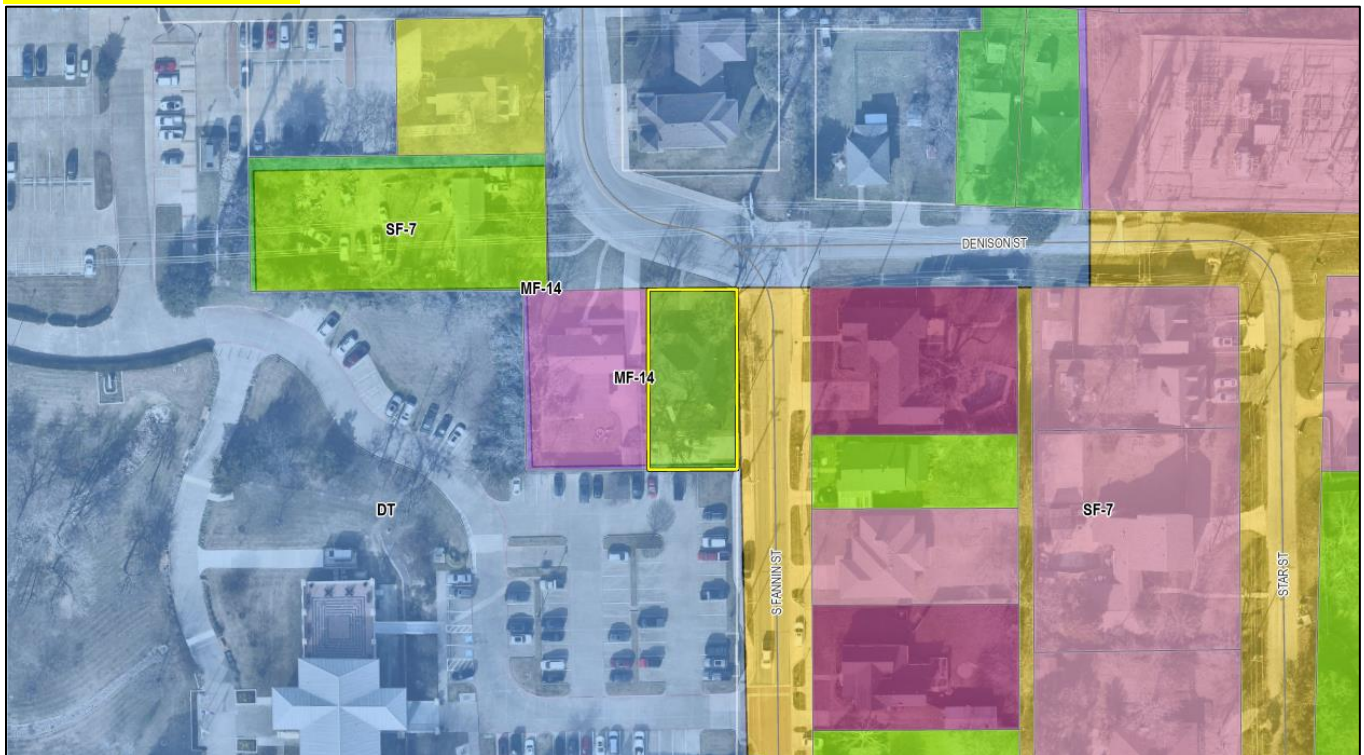
North: Directly north of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) lots (*i.e.* 201, 203, and 305 S. Fannin Street) belonging to the Divine Peace Evangelical Lutheran Church that are all zoned Downtown (DT) District.

South: Directly south of the subject property is the Rockwall City Hall Addition, which is on a 7.34-acre parcel of land that was established in 2001. Situated on this property is Rockwall City Hall. Beyond this are 16 townhomes (*i.e.* 402, 404, 406 & 408 Fannin Street) that are zoned Downtown (DT) District. South of this is 0.1760-acre parcel of land (*i.e.* 410 S. Fannin Street), zoned Downtown (DT) District, and is classified as a *High-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.

East: Directly east of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3210-acre parcel of land (i.e. 311 S. Fannin Street), zoned Single-Family 7 (SF-7) District, and classified as a *Low-Contributing Property*. East of this is a 0.1607-acre parcel of land (i.e. 304 Star Street), zoned Single-Family 7 (SF-7) District, and classified as a *Non-Contributing Property*.

West: Directly west of the subject property is a 0.230-acre parcel of land (i.e. 308 S. Fannin Street), zoned Multi-Family 14 (MF-14) District, and classified as a *Non-Contributing Property*. West of this is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is the Rockwall City Hall Addition, which is on a 7.34-acre parcel of land that was established in 2001. Situated on this property is Rockwall City Hall. Further west is S. Goliad Street, which is identified as a P3U (i.e. *principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing install a six (6) foot wood fence along the southern property line. The applicant has indicated that the purpose of the fence will be to provide screening from the City Hall parking lot located south of the property. In addition, the proposed site plan depicts the location of the fence and that it shall not extend past the façade of the home towards S. Fannin Street.

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 *Medium-Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." In this case, the applicant is requesting to install a six (6) foot tall wood fence. According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the applicant's scope of work appears to be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On February 3, 2025, staff notified 25 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 310 S. FANNIN

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 MARK LATHAM

ADDRESS 1010 Ridge Rd Ct.
Rockwall, TX 75087

PHONE 972-965-7070

E-MAIL Mark@CallFurniture.com

APPLICANT(S) NAME Rex LATHAM

ADDRESS 310 S. FANNIN
Rockwall, TX 75087

PHONE 214-460-6021

E-MAIL RKLATHAM49@icloud.com

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION

RELOCATIONS OTHER, SPECIFY: FENCE

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

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 _____



H2025-002: Certificate of Appropriateness (COA)
for 310 S. Fannin Street

SF-7

DENISON ST

MF-14

MF-14

S FANNIN ST

SF-7

DT

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.

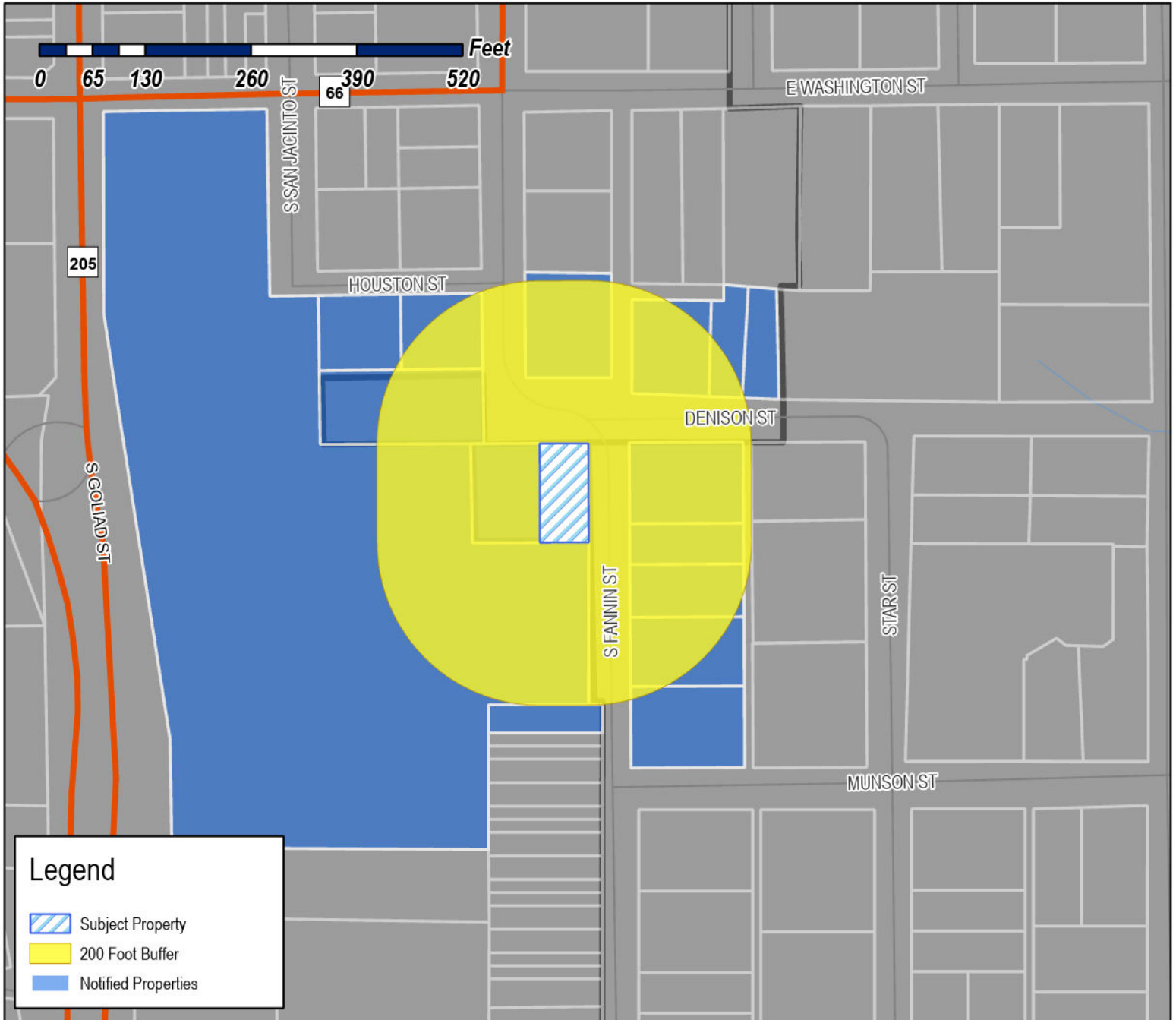




City of Rockwall

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

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.



Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-002
Case Name: Certificate of Appropriateness (COA) for a Medium Contributing Property
Case Type: Historic
Zoning: Multi-Family 14 (MF-14) District
Case Address: 310 S. Fannin Street

Date Saved: 1/30/2025

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



LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

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

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

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

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

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

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
305 DENISON
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
402 S FANNIN ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2025-002: Certificate of Appropriateness (COA) for 310 S. Fannin Street

Hold a public hearing to discuss and consider a request by Rex Latham on behalf of Mark Latham for the approval of a Certificate of Appropriateness (COA) for a Fence for a Medium Contributing Property being a 0.17-acre tract of land identified as being a portion of Lots 1, 2, & 3, Block H, Epstein Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Multi-Family 14 (MF-14) District, addressed as 310 S. Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, February 20, 2025 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. H2025-002: Certificate of Appropriateness (COA) for 310 S. Fannin Street

Please place a check mark on the appropriate line below:

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

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

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

Name:

Grey bar for Name

Address:

Grey bar for Address

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

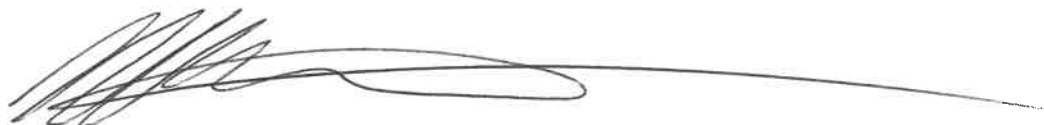
To whom it may concern,

My name is Mark Latham, owner of 310 S Fannin Street, and my parents Rex and Linda Latham are currently the tenants.

I have approved for them to request a fence permit from the City of Rockwall. They understand this will first need to be approved by the Historic Preservation Advisory Board before they will be able to obtain the permit.

This fence will be to divide the backyard of the home from the city parking lot and will provide them with privacy from any public vehicles parking in that area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Latham', with a long horizontal flourish extending to the right.

Mark Latham

972.965.7070

Mark@CallFirehouse.com

310 S. FANNIN

Outlook

Plat

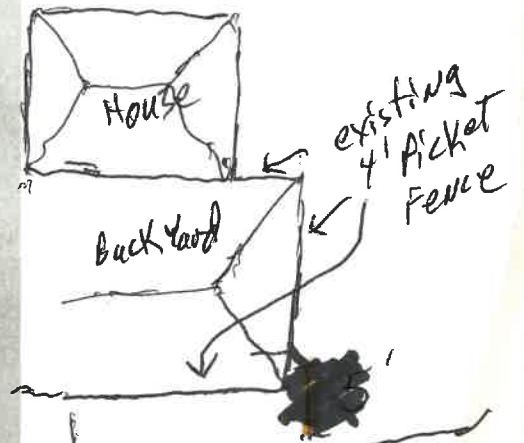
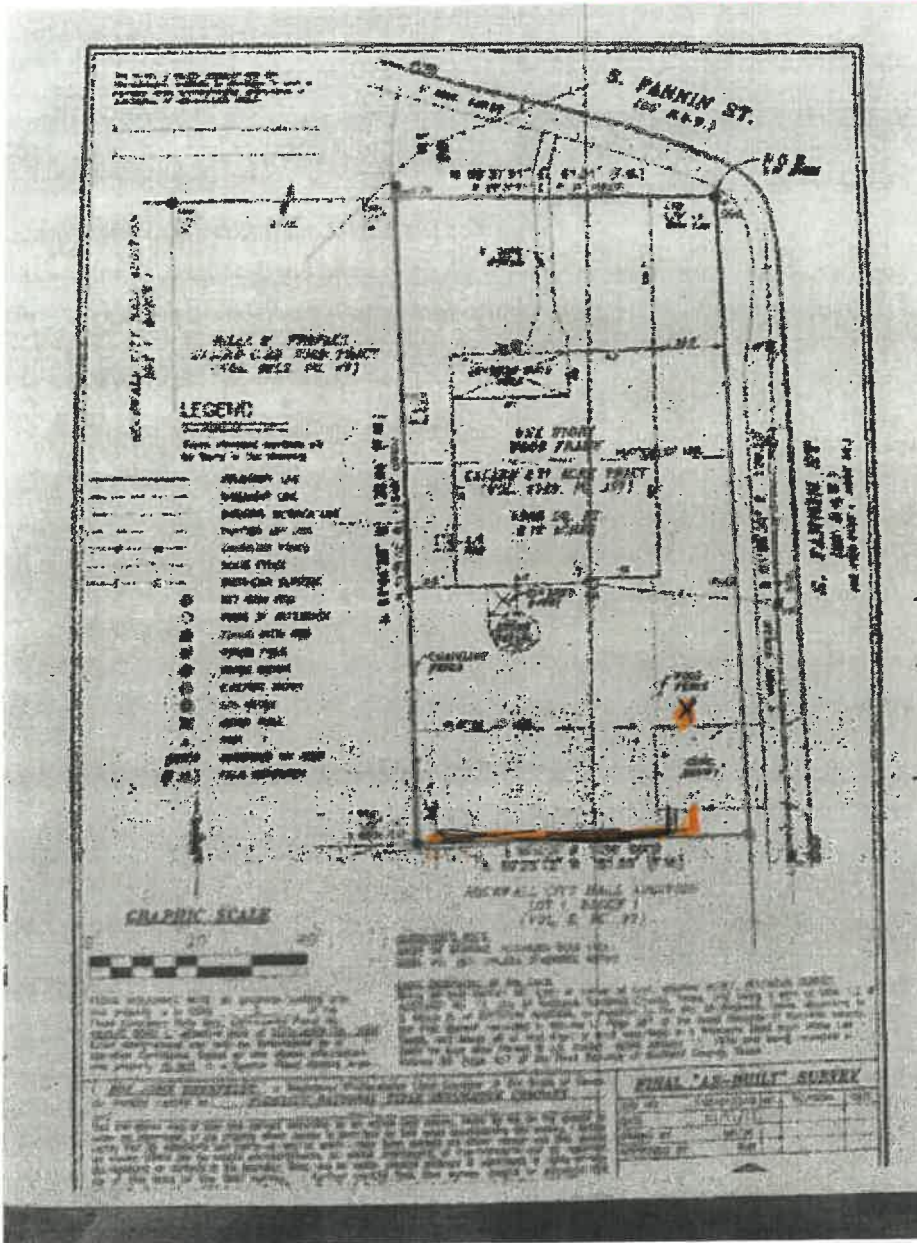
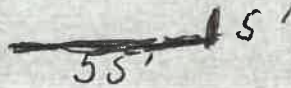
From Rex Latham <rklatham49@icloud.com>

Date Mon 10/7/2024 3:18 PM

To Rex Latham <rklatham49@hotmail.com>

Project Description

6'-CEDAR FENCE



60'-9"
Parking Lot
Proposed 6' Cedar Board on Board fence



310



310



3110

JUL 10 2007



NOV 12 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: February 20, 2025

APPLICANT: Kelli Walker

CASE NUMBER: H2025-003; *Certificate of Appropriateness (COA) for an Addition at 603 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an *Addition* to a *Low Contributing Property* being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Low-Contributing Property*. The 926 SF single-family home -- situated on the subject property at 603 E. Rusk Street -- was constructed circa 1950 with *Craftsman* style 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 covered porch and an 80 SF storage building that were constructed on the subject property in 2008. The 2017 *Historic Resource Survey* states that the windows and doors have been replaced on the existing single-family home. There was a rear addition that is also listed; however, the date of this addition is unknown. On November 16, 2023, the Historic Preservation Advisory Board approved a Certificate of Appropriateness [Case No. H2023-019], Small Matching Grant [Case No. H2023-020], and a Building Permit Fee Waiver [Case No. H2023-021] for a 615 SF addition to the single-family home and a 400 SF two (2) car garage. The applicant never pursued these additions. On January 31, 2025, staff received applications for a Certificate of Appropriateness (COA) [Case No. H2025-003], a Small Matching Grant [Case No. H2023-004], and a Building Permit Fee Waiver [Case No. H2025-005] from the property owner -- Kelli Walker -- for the purpose of constructing an addition to the existing single-family home and an *Accessory Structure* on the subject property.



SUBJECT PROPERTY: FEBRUARY 2025

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for an addition to the existing single-family home and an *Accessory Structure* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 603 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land located within the Old Town Rockwall Historic District (*i.e.* 102 N. Tyler Street and 604 E. Kaufman Street). According to the 2017 *Historic Resource Survey*, these properties are classified as *Medium Contributing* properties. Beyond this is E. Kaufman Street, which is identified

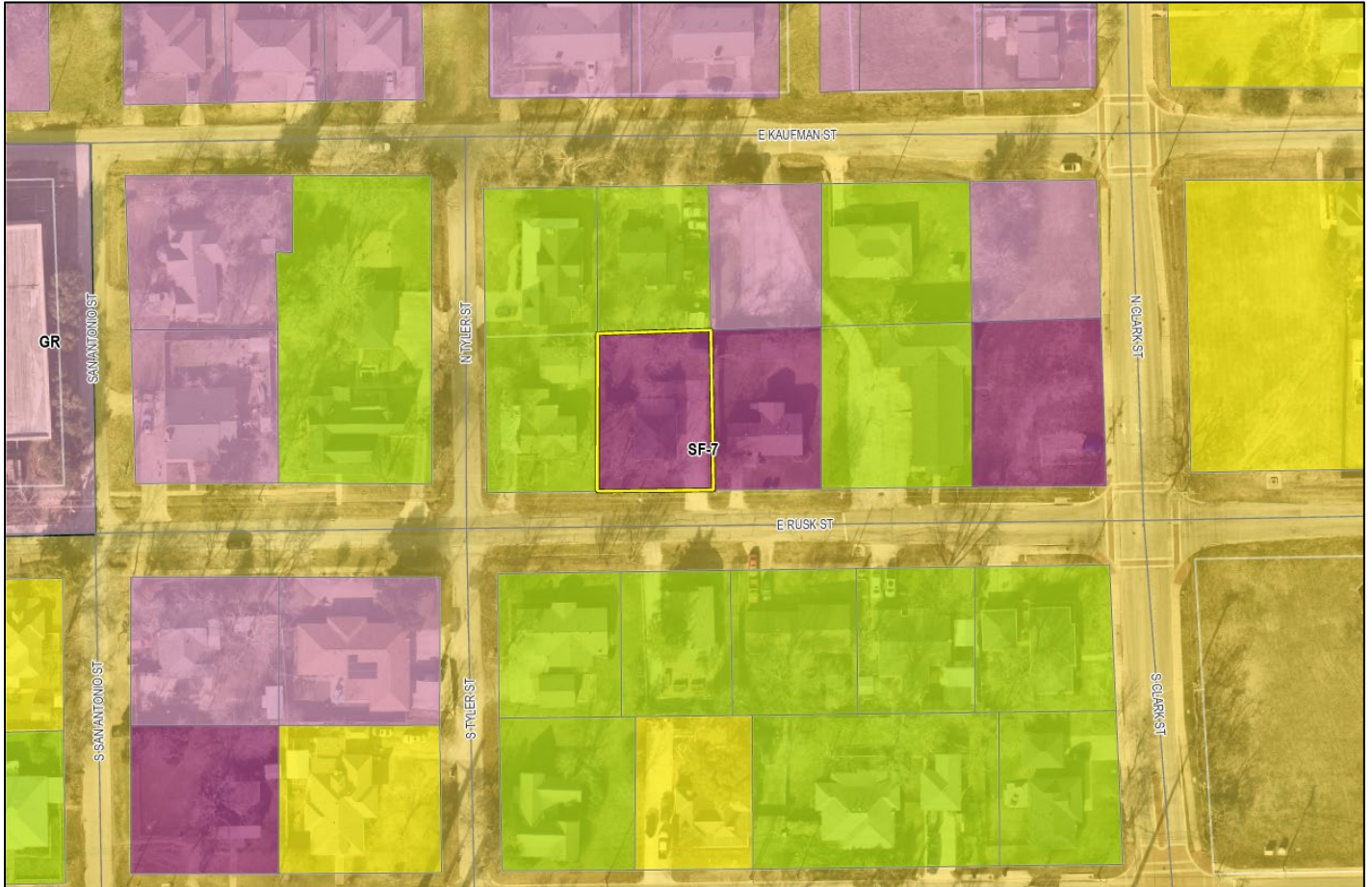
as a R2 (*i.e. residential, two [2], undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 601 & 605 E. Kaufman Street*) located within the Old Town Rockwall Historic District. According to the *2017 Historic Resource Survey*, these properties are classified as *Non-Contributing* properties.

South: Directly south of the subject is E. Rusk 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 five (5) parcels of land (*i.e. 602, 604, 606, 608, 610 E. Rusk Street*) located within the Old Town Rockwall Historic District. According to the *2017 Historic Resource Survey*, all of these properties are classified as *Medium Contributing* properties. South of this are four (4) parcels of land (*i.e. 601, 605, 609 E. Washington Street & 106 S. Clark Street*) located within the Old Town Historic District. Three (3) of these properties (*i.e. 601, 609 E. Washington Street & 106 S. Clark Street*) are classified as *Medium Contributing* and the remaining (*i.e. 605 E. Washington Street*) is classified as a *High Contributing* property.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 605, 609 & 611 E. Rusk Street*) located within the Old Town Historic District. Two (2) of these properties (*i.e. 605 & 611 E. Rusk Street*) are classified as *Low Contributing* and the remaining parcel (*i.e. 609 E. Rusk Street*) 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. East of this roadway is a 1.503-acre parcel of land with a ~2,895 single-family home (*i.e. 104 N. Clark Street*) that was constructed circa 1910 situated on it. This structure is classified as *High Contributing*.

West: Directly west of the subject property is a 0.1726-acre parcel of land with a ~1,744 single-family home (*i.e. 601 E. Rusk Street*) that was constructed circa 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is N. 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. West of this is a 0.4590-acre parcel of land with a ~3,557 single-family home (*i.e. 507 E. Rusk Street*) that was constructed in 1920 situated on it. This structure is classified as *Medium Contributing*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct 701 SF of air-conditioned space to the back of the existing single-family home. The applicant has indicated that the new exterior façades of the home will match the existing single-family home. The applicant is also proposing to add a 120 SF accessory structure in the backyard.

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 currently designated as a *Low Contributing Property*.

Staff should note that the Historic Preservation Advisory Board (HPAB) has the ability to review the proposed exterior changes and cannot consider interior remodel work. In reviewing the applicant’s request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

- (1) *Building Standards*.

- (a) Height. According to Section 07(A), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a)ll new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.” In this case, the proposed addition and the proposed garage will be lower than the existing single-family home and have a total height of 12-feet, 8-inches.
- (b) Building Setback and Orientation. According to Section 07(B)(1), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a)ll new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.” Based on the applicant’s building plans, the proposed addition will be in conformance with the required setbacks for a structure in a Single-Family 7 (SF-7) District.
- (c) Building Facades and Materials. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” Based on the building elevations and scope of work provided by the applicant, the exterior façade of the new addition will consist of the same material that the existing single-family home is faced with.
- (d) Roofs. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC), “(r)eplacement, addition, or alteration to an existing roof should have the same overhang as the existing roof.” The code goes on to say “(t)he degree and direction of roof slope or pitch should be consistent with the style and period of the historic structure.” In this case, the applicant’s plans show a consistent roof pitch of 5:12 throughout the proposed addition.
- (e) Paint and Color. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC), “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, the existing home has been previously painted and does not require the approval of the Historic Preservation Advisory Board (HPAB); however, the applicant has indicated to staff that they intend to paint the addition the same color as the existing single-family home, to create a consistent look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage “(f)lorescent and metallic colors.”

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 80 SF accessory building and the proposed accessory building will be 120 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 *Accessory Structure* is nine (9)-feet, eight (8)-inches and will be placed on the grass. Based on this, the proposed building meets all of the requirements for an *Accessory Structure* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

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 ...” In this case, the applicant’s addition does meet the building standards of the historic guidelines, however, with the addition of an air-conditioned space of 701 SF -- *or 75% of the current historic home* – the new addition will decrease the contributing status of the property. In addition, the scope of work does not appear to be for the purpose of *restoration* of the existing home. Due to its current *Low-Contributing* status, staff has added a condition of approval that the Historic Preservation Advisory Board (HBAB) remove the *Contributing* status and designate this property as *Non-Contributing*. The proposed addition of 701 SF to the *Low-Contributing* home does appear to impair the historical integrity of the subject property; however, it does not seem to negatively impact the adjacent properties. This being said, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On February 3, 2025, staff mailed 28 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 subject property's designation shall be changed from a *Low Contributing Property* to a *Non-Contributing Property*.
- (2) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (3) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

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 Kelli Walker APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street ADDRESS _____

PHONE (214) 912-6140 PHONE _____

E-MAIL walker.kelli@gmail.com E-MAIL _____

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 110,000

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

Project Description on Separate Sheet

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 Kelli Walker

APPLICANT'S SIGNATURE _____



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.

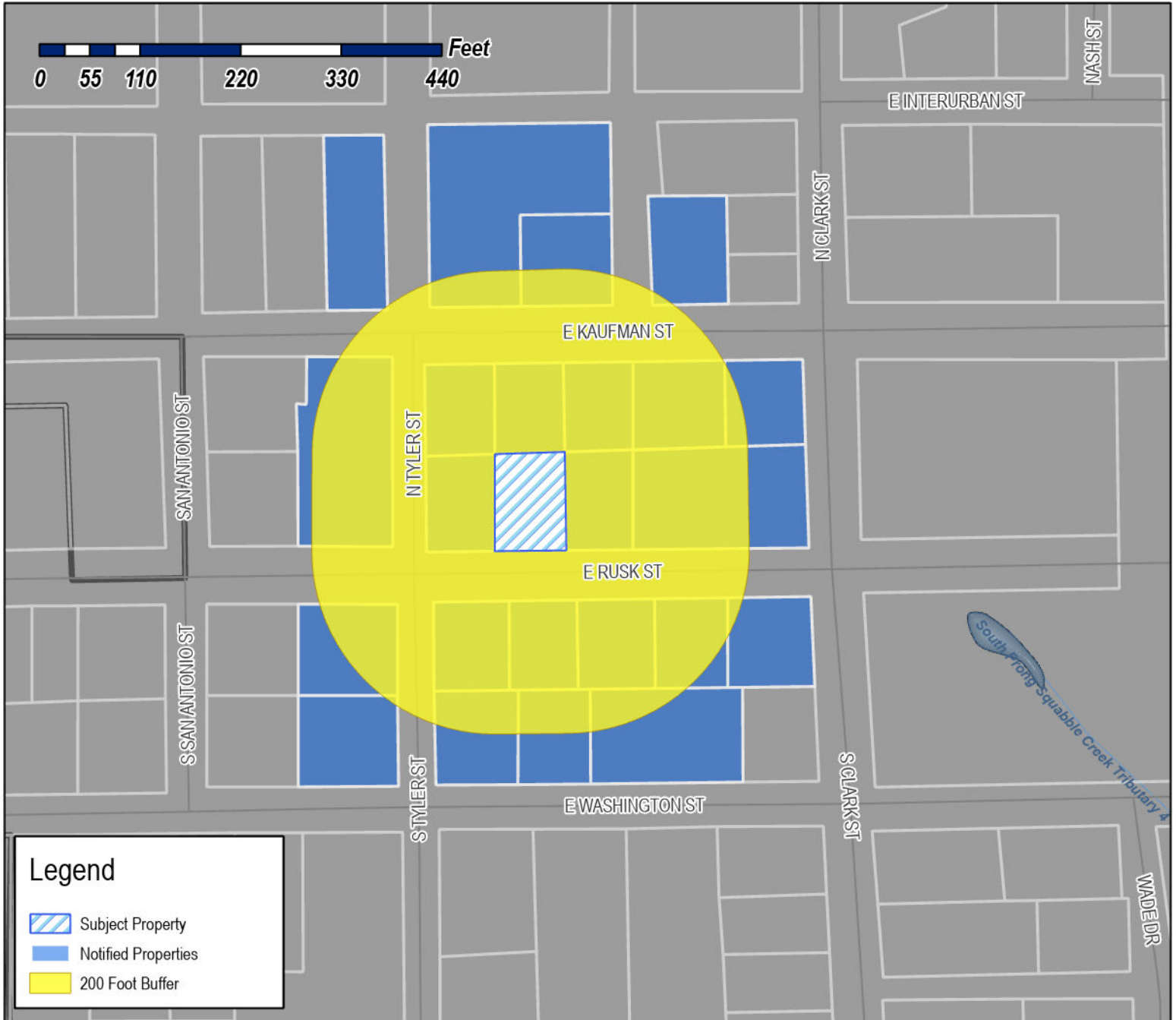







City of Rockwall

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

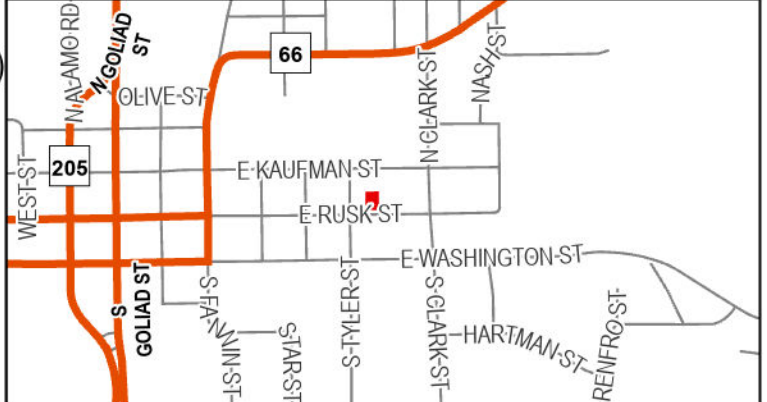
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Legend

-  Subject Property
-  Notified Properties
-  200 Foot Buffer

Case Number: H2025-003
Case Name: Certificate of Appropriateness (COA) for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 603 E. Rusk Street



Date Saved: 1/31/2025
 For Questions on this Case Call: (972) 771-7745

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

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

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

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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

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

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

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

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

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

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

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

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

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2025-003: Certificate of Appropriateness (COA) for 603 E. Rusk Street

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-003: Certificate of Appropriateness (COA) for 603 E. Rusk Street

Please place a check mark on the appropriate line below:

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

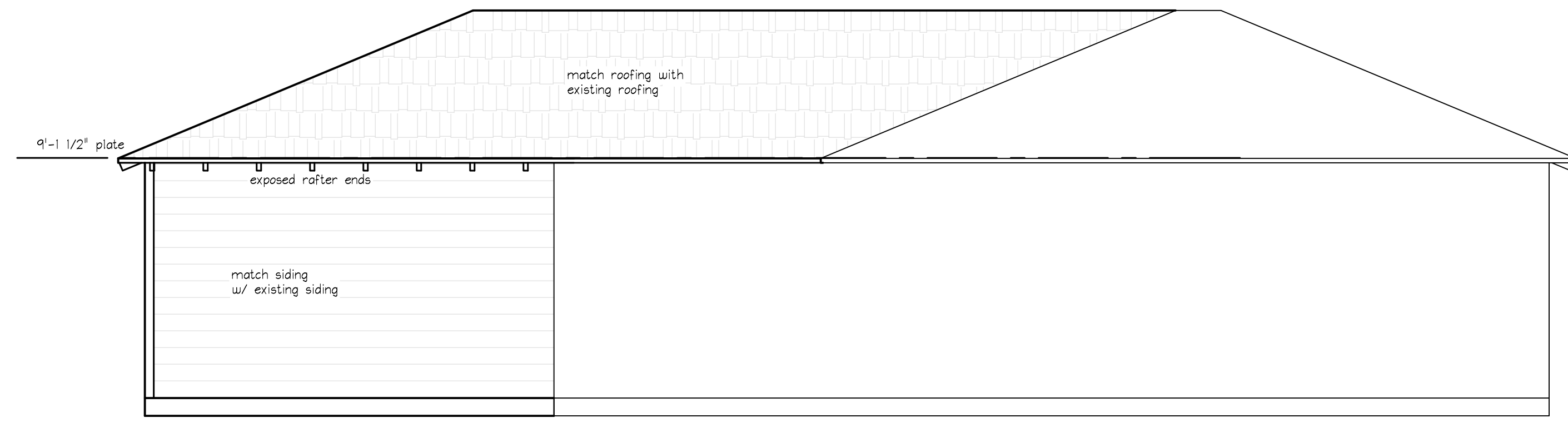
Name:

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.

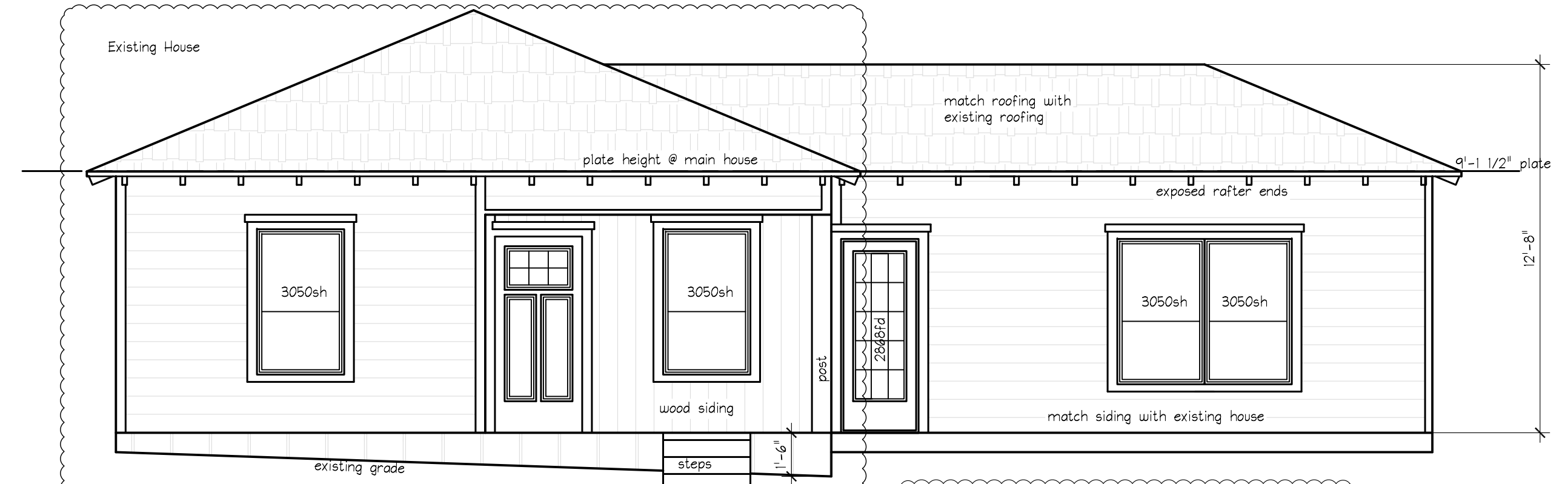
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. The responsibility for structural design, engineering, and construction of any structure shall remain with the contractor. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



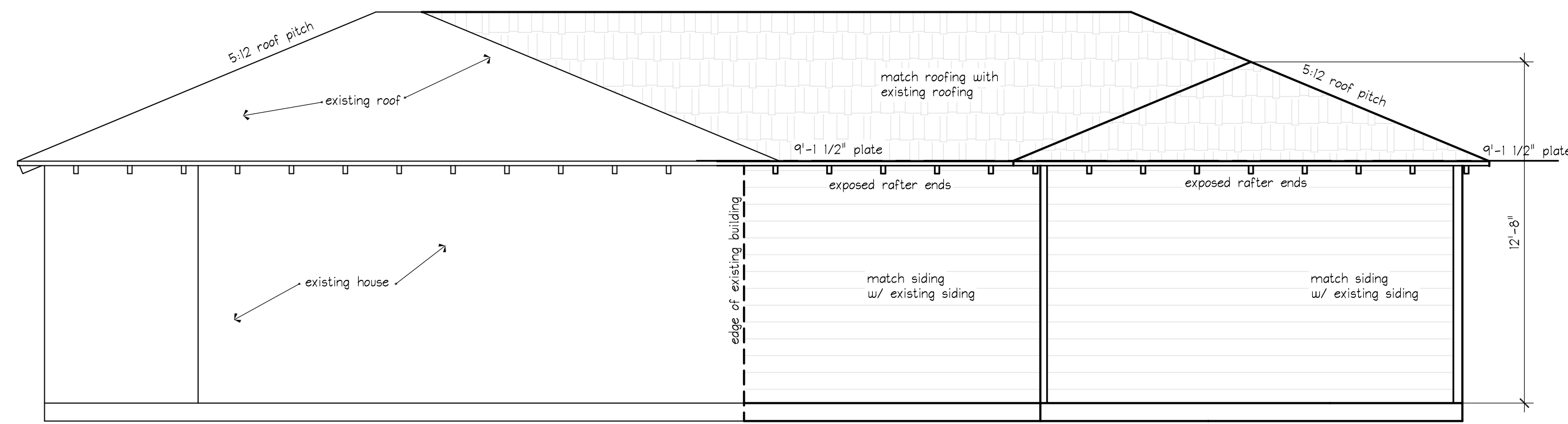
LEFT ELEVATION

SCALE 1/4" = 1'-0"



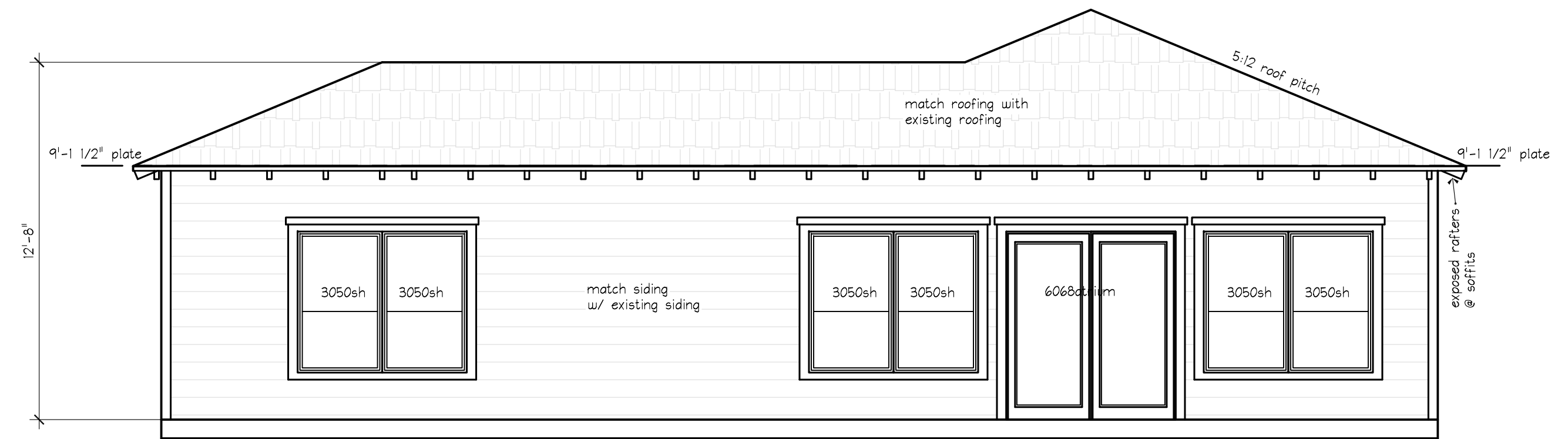
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



Kelli Walker
603 E Rusk Street
Rockwall TX 75087
Q-2966457



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 10' wide by 12' long
Paint Selection
Base: No Paint, Trim: No Paint
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
White
Is a permit required for this job?
Yes, Engineering fees still apply
Who is pulling the permit?
Customer

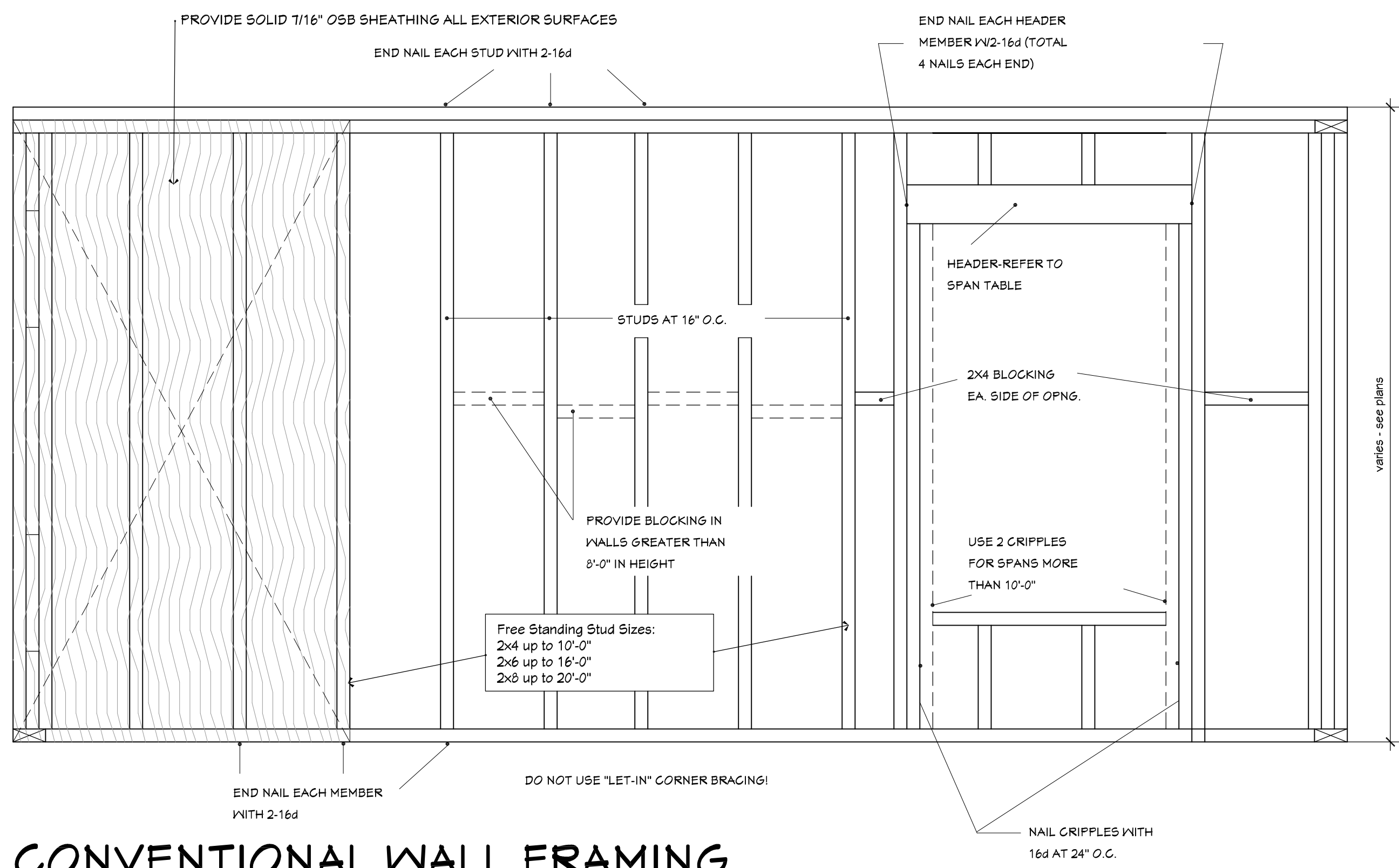
Optional Details

Doors
Full-Lite Residential Door (3' x 6'8") (Left Hand Outswing),
Windows
2 4'x3' Insulated Horizontal Sliding Window
Transoms
3 Ea Transom Window (29"x8")
Walls
359 Sq Ft House Wrap

Jobsite/Installer Details

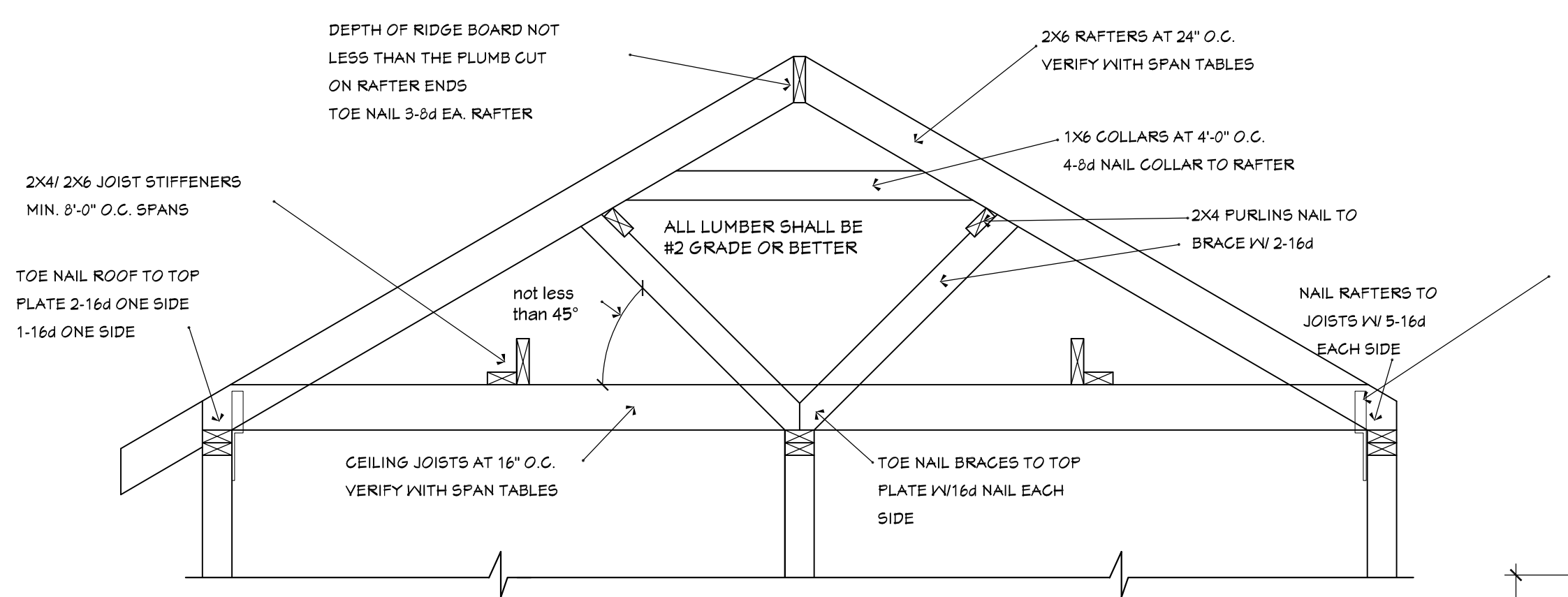
Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Grass

Customer Signature: _____ Date: _____



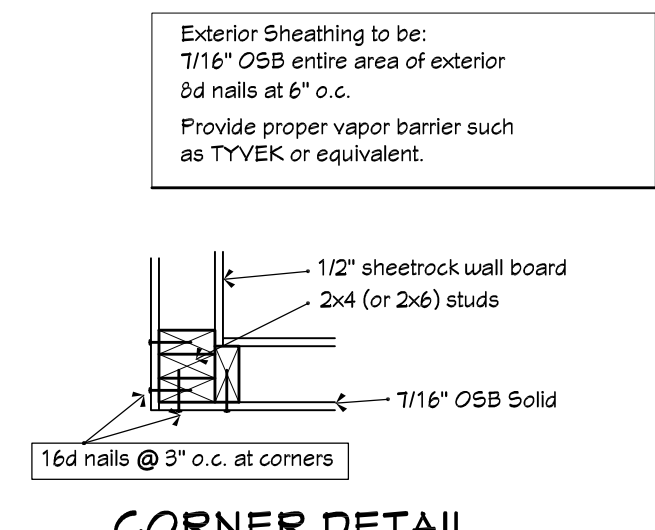
CONVENTIONAL WALL FRAMING

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

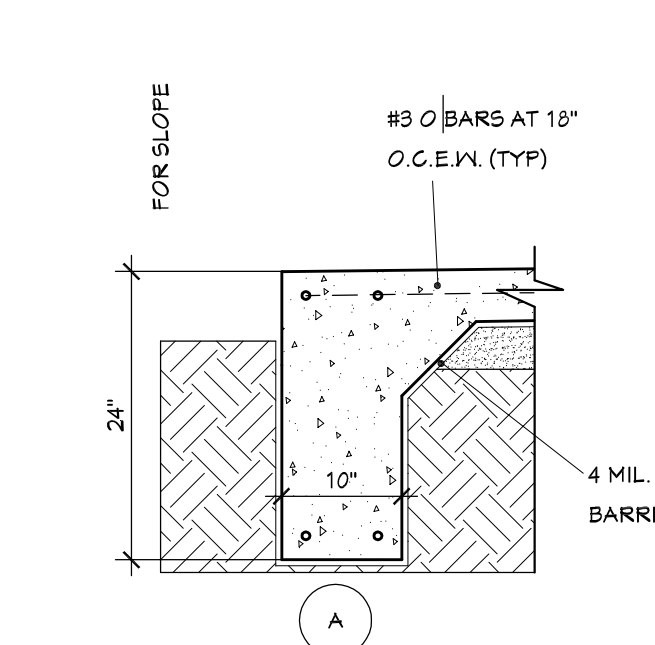


CONVENTIONAL ROOF BRACING

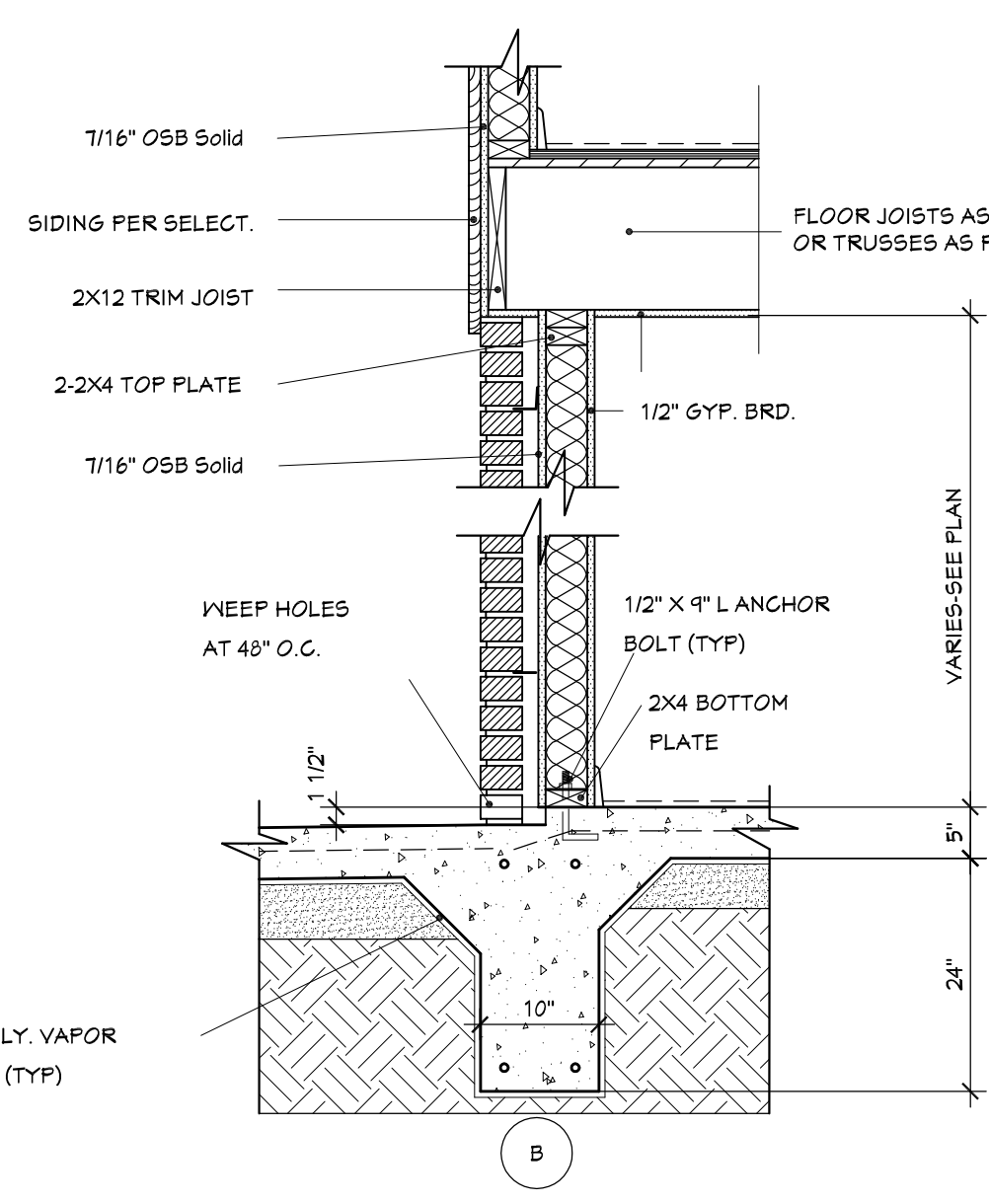
SCALE: N.T.S.



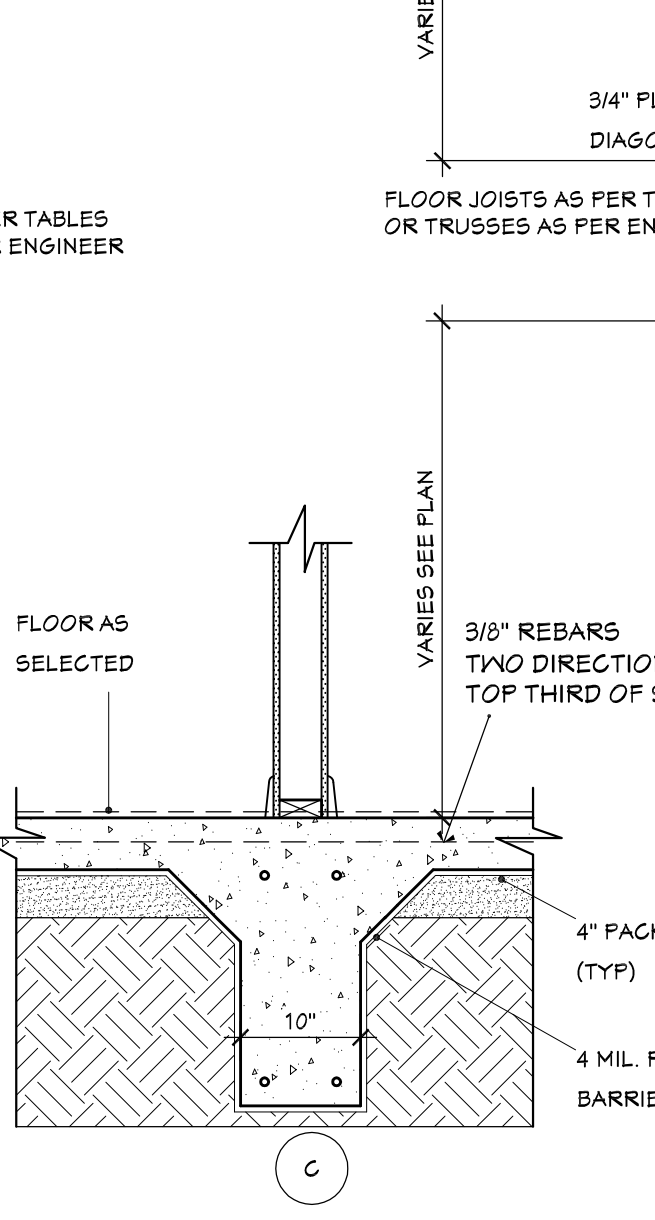
CORNER DETAIL



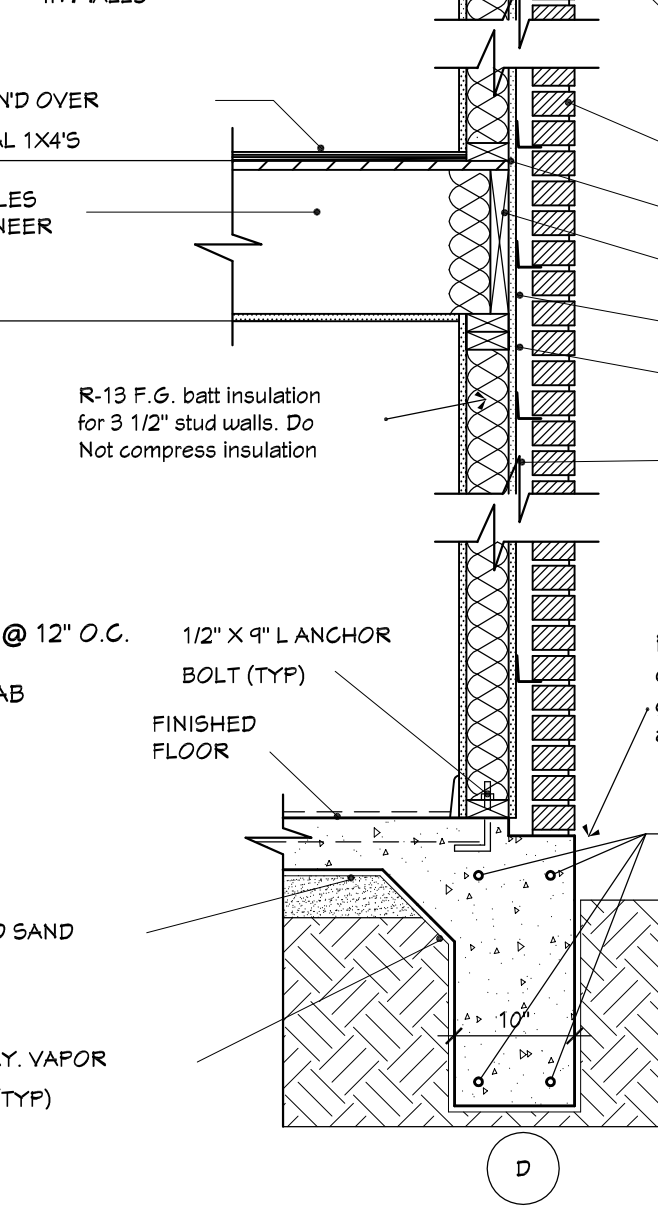
PORCH



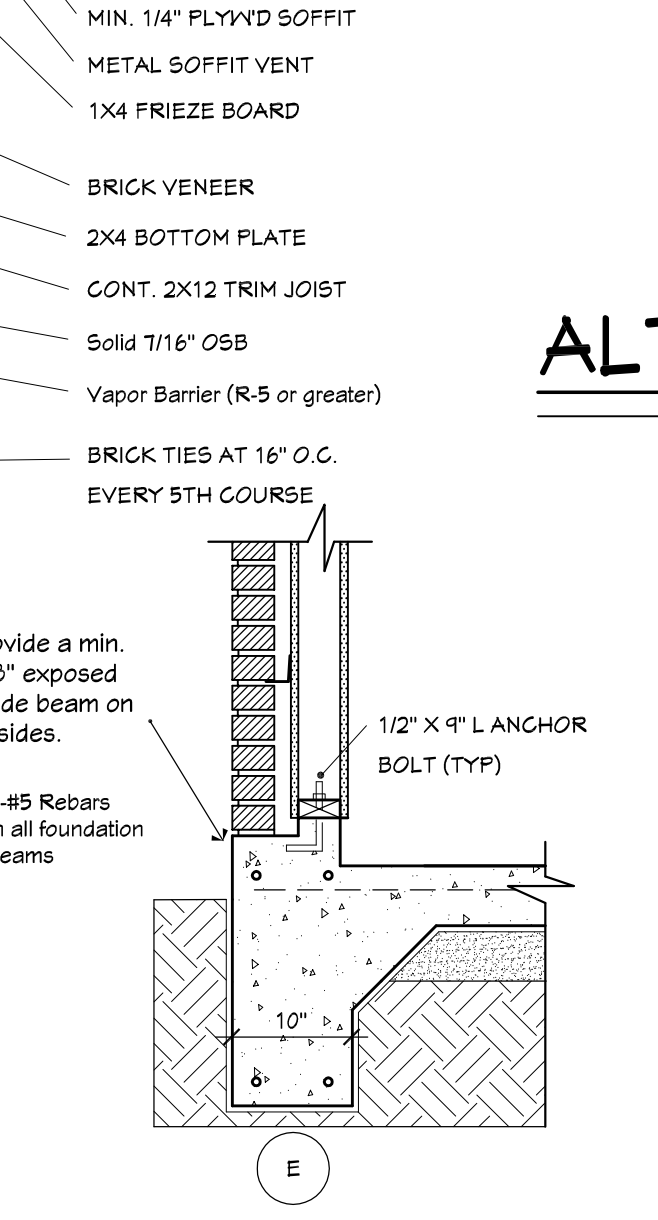
PERIMETER WALL AT PORCH



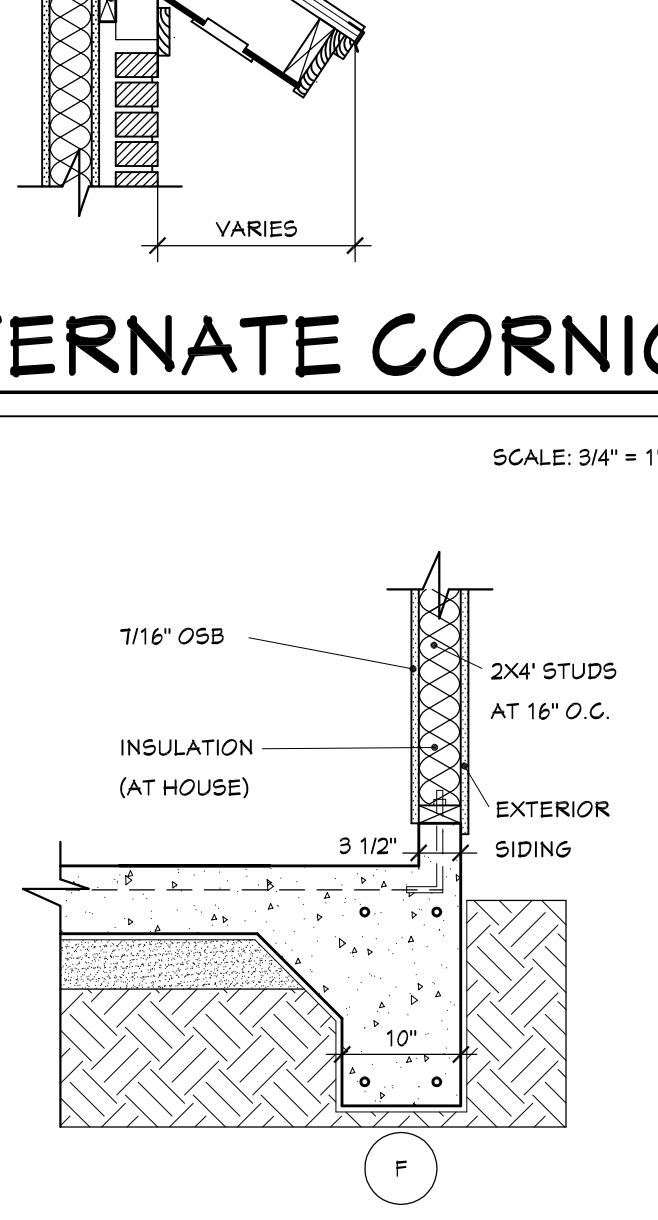
TYPICAL INTERIOR



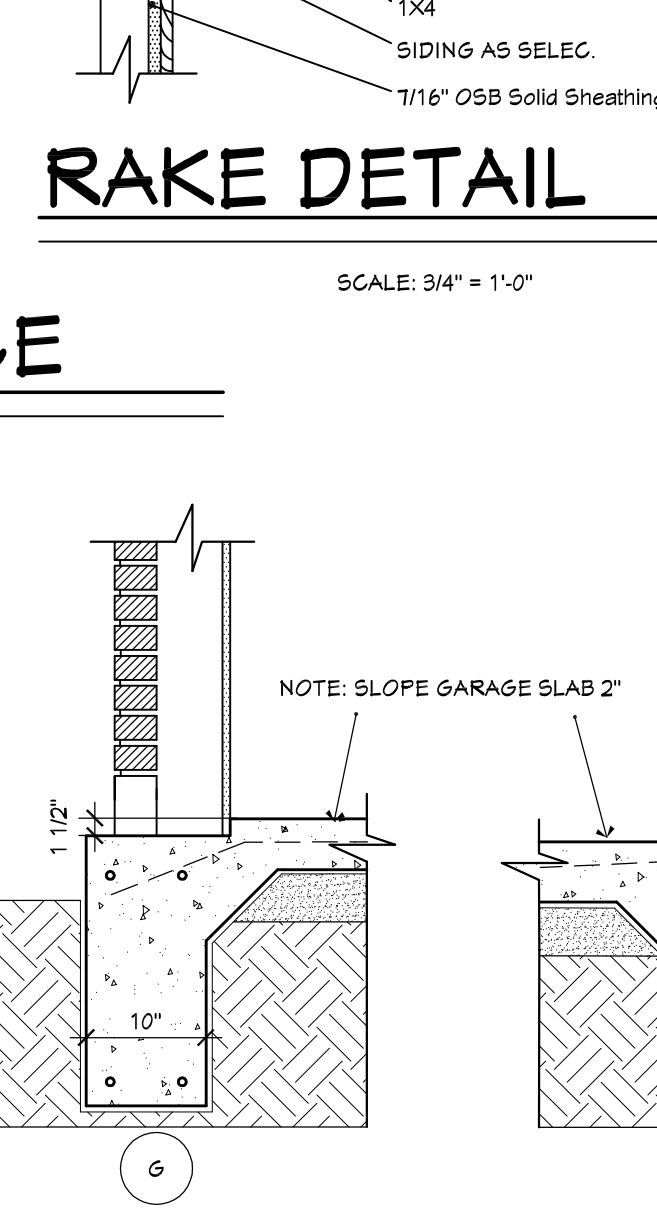
PERIMETER WITH BRICK LEDGE



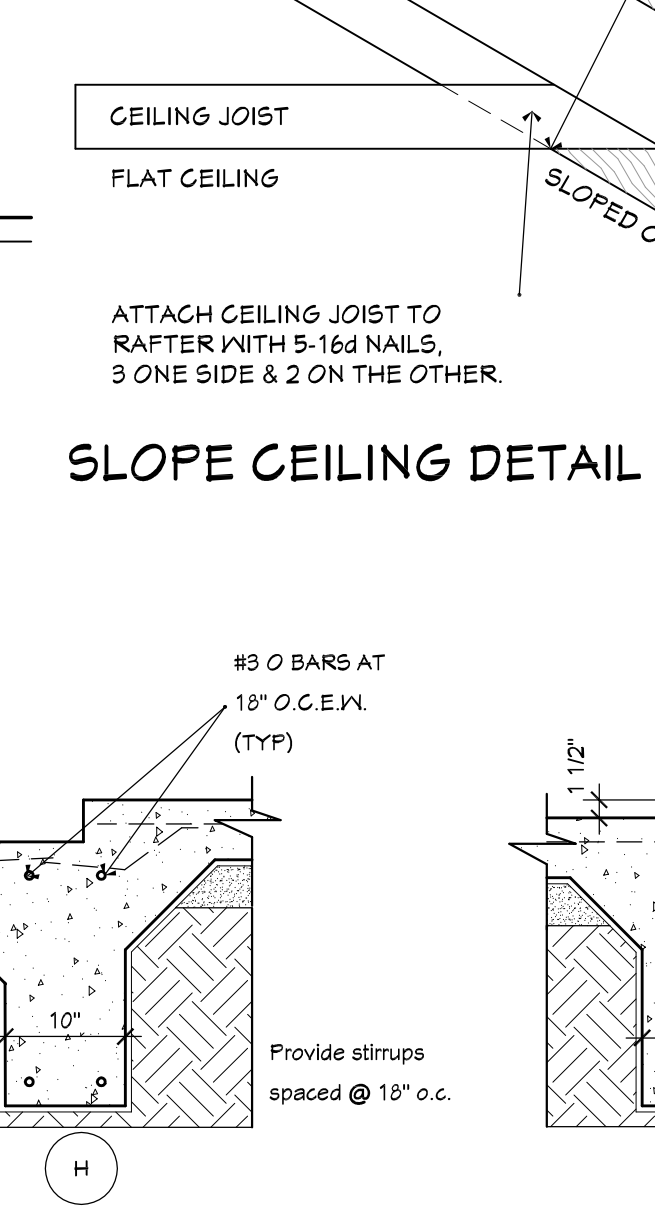
PERIMETER GARAGE WITH BRICK LEDGE



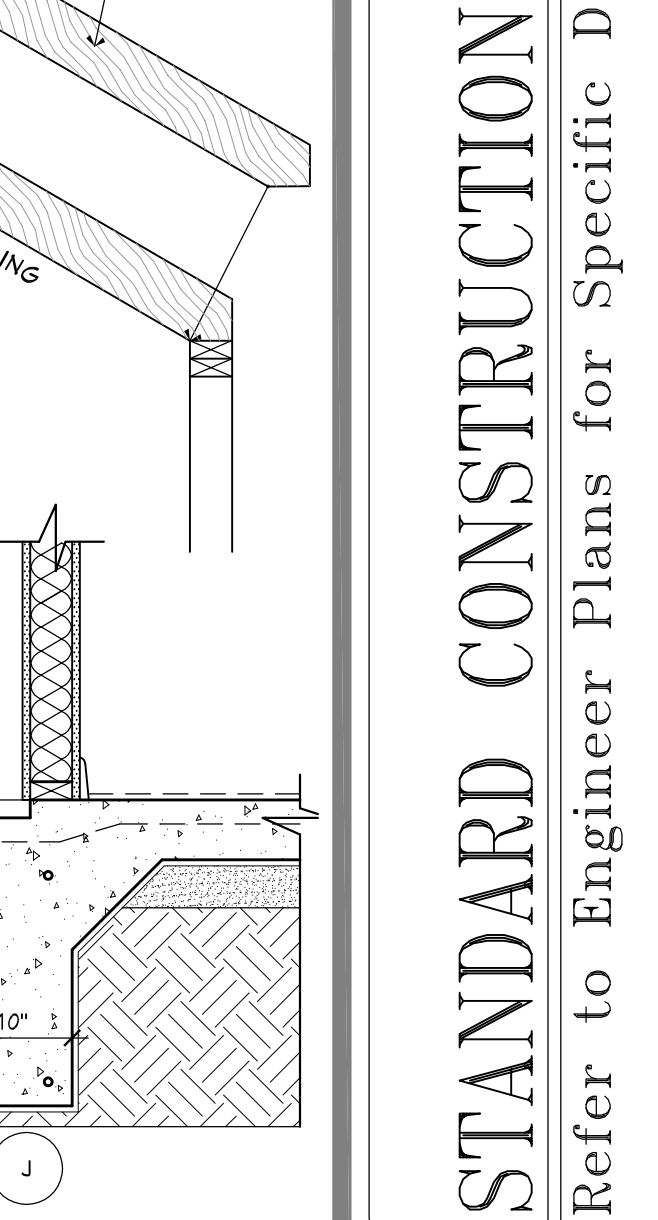
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



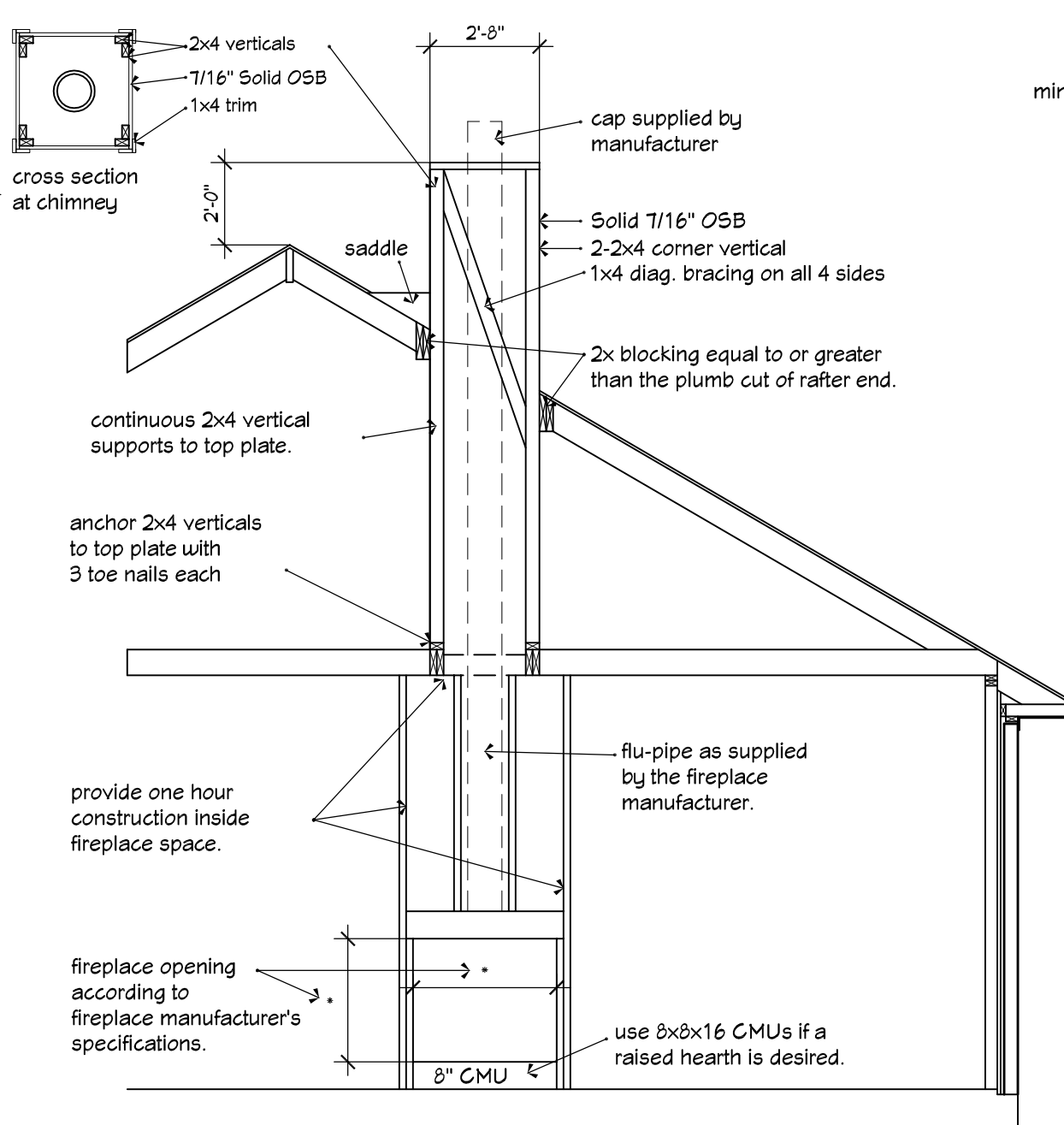
TIRE BUMP AT GARAGE



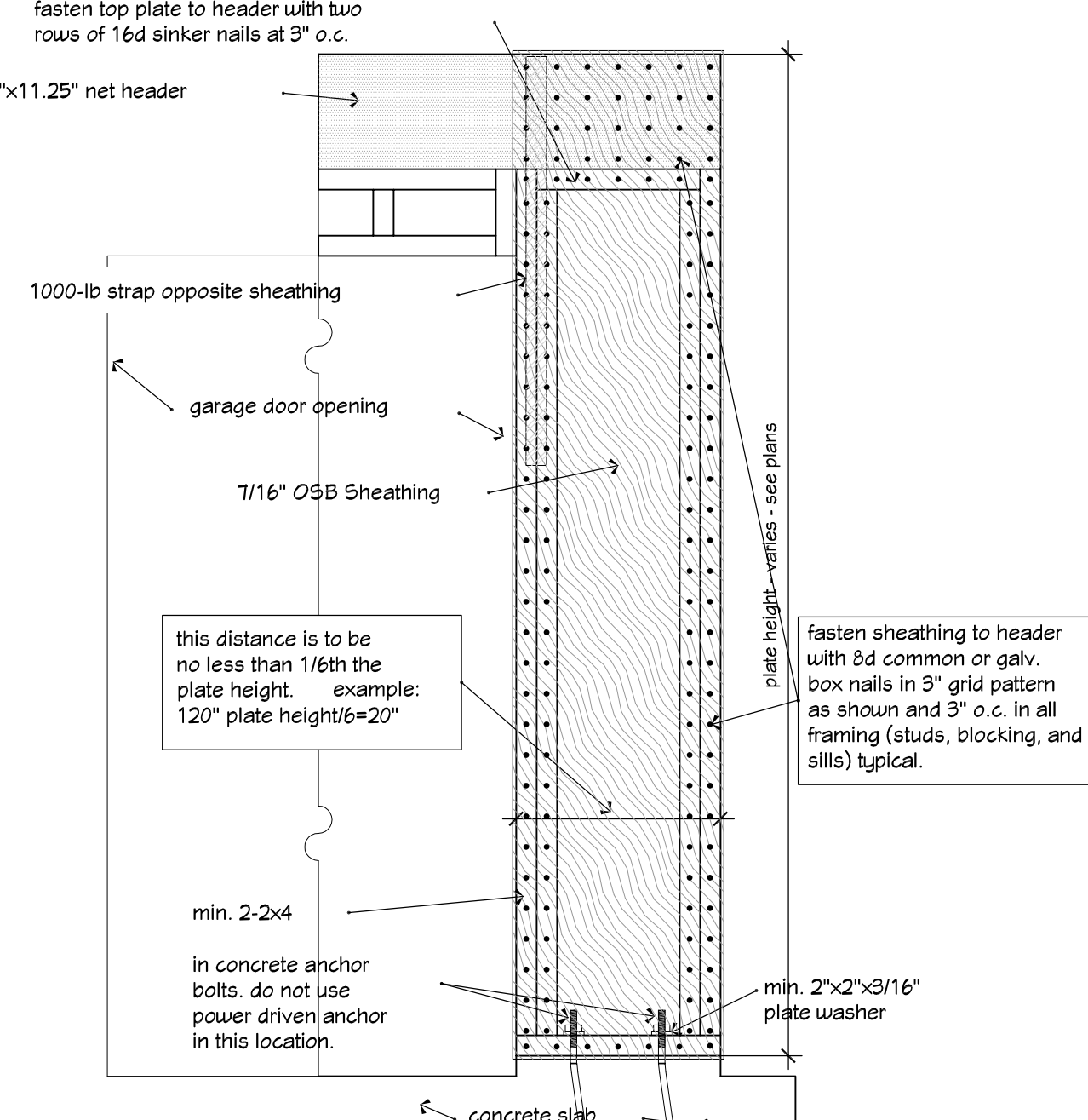
HOUSE MARGIN

FOUNDATION DETAILS

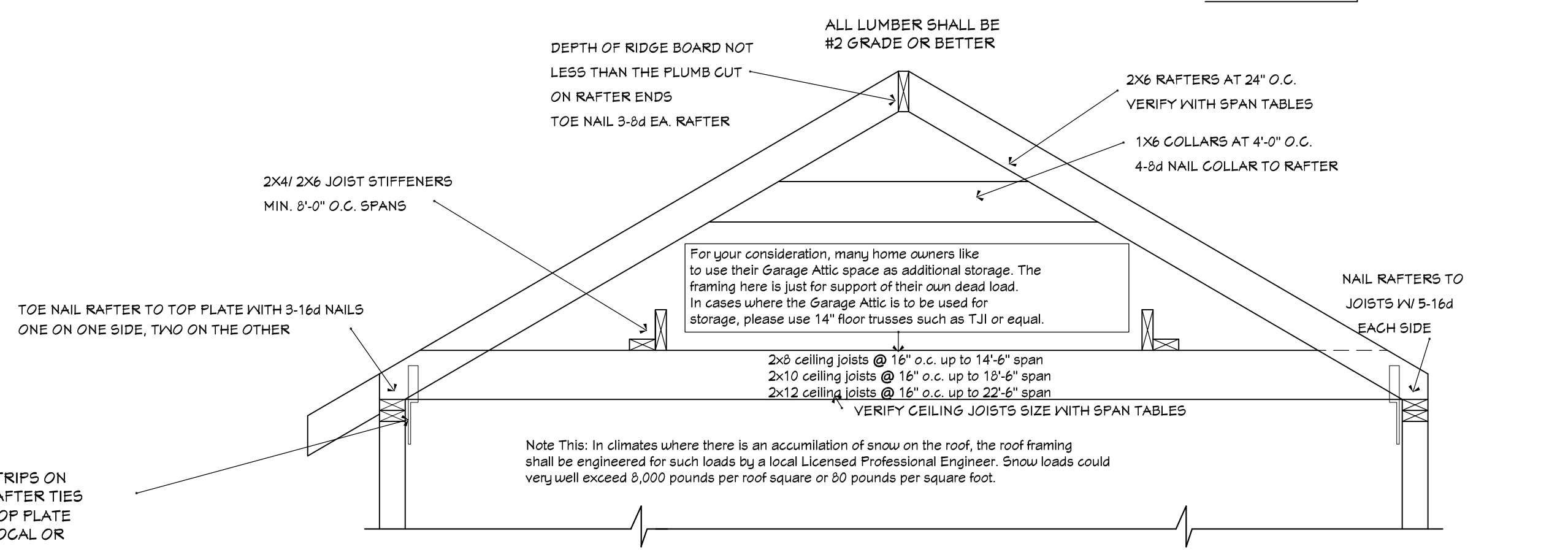
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



WOOD CHIMNEY DETAIL

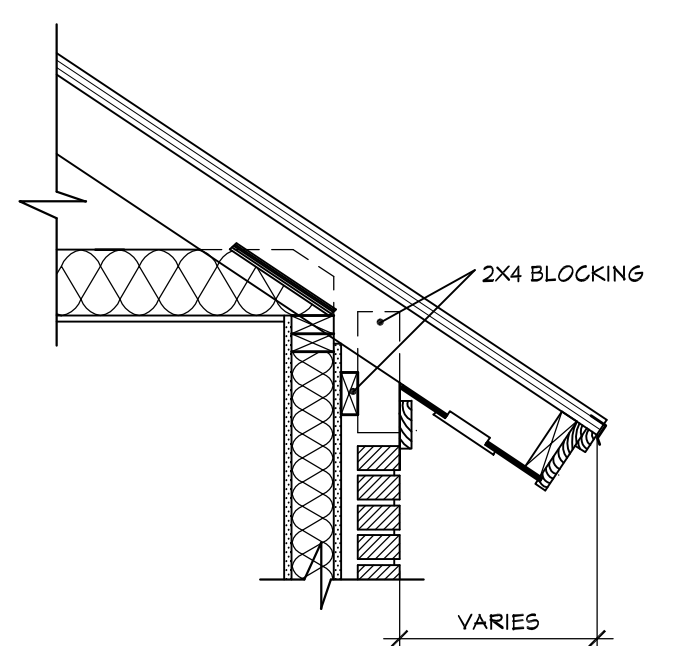


GARAGE CORNER DETAIL



GARAGE ROOF BRACING

Note: In climates where there is an accumulation of snow on the roof, the roof framing shall be engineered for such loads by a local Licensed Professional Engineer. Snow loads could vary well exceed 5,000 pounds per roof square or 20 pounds per square foot.



RAKE DETAIL

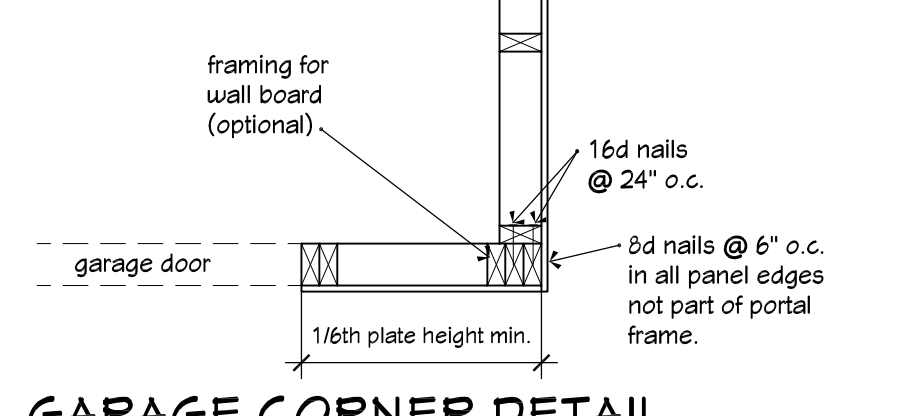
SCALE: 3/4" = 1'-0"

ALTERNATE CORNICE

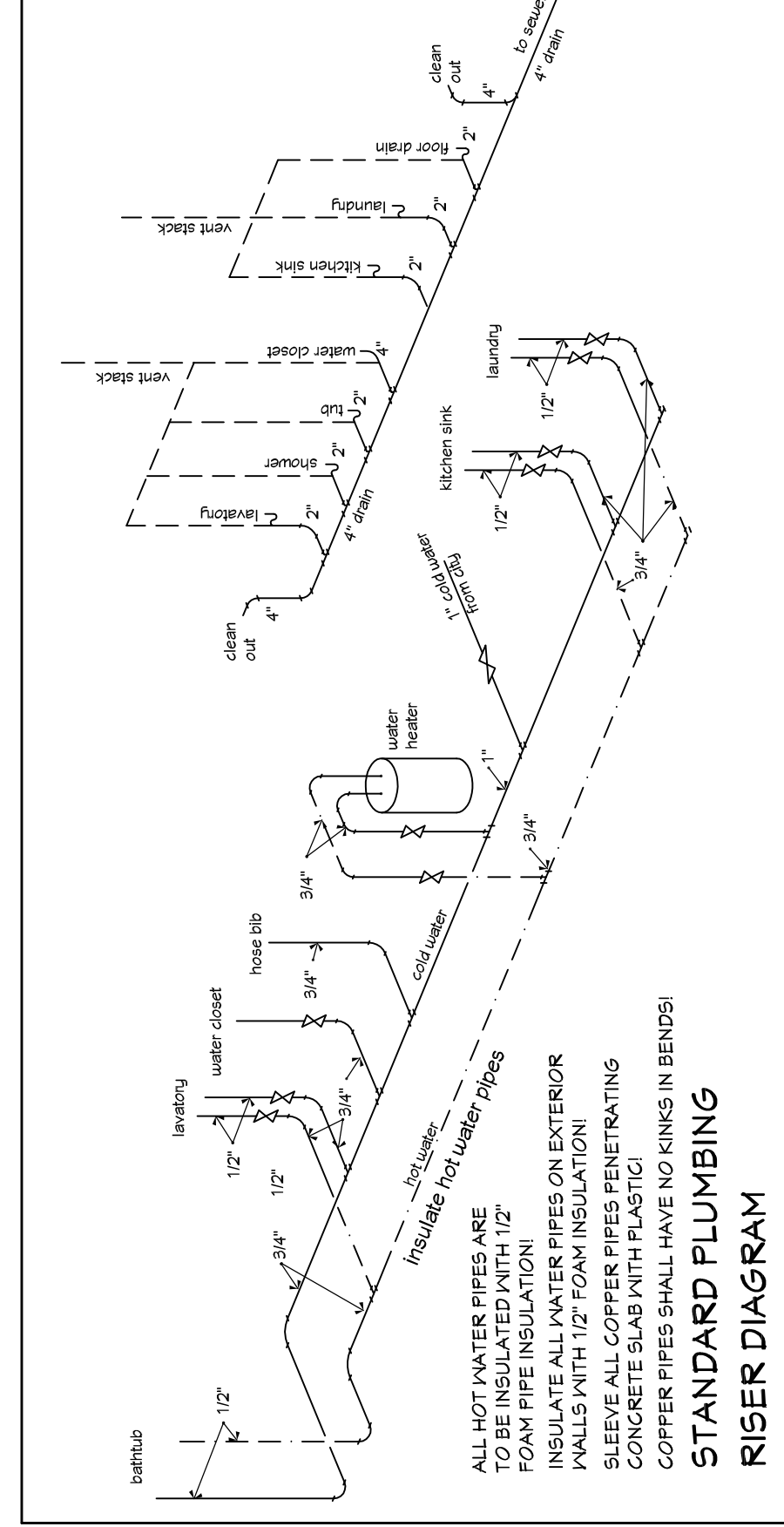
SCALE: 3/4" = 1'-0"

GENERAL FOUNDATION NOTES:

- These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- All beams shall penetrate a minimum of 6" into undisturbed soils.
- No "dead end" beams shall be allowed.
- All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- Reinforcing shall be tied and supported every 48" or less.
- Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the soils it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM

REVISIONS:

J. Karlovich Home Design
(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

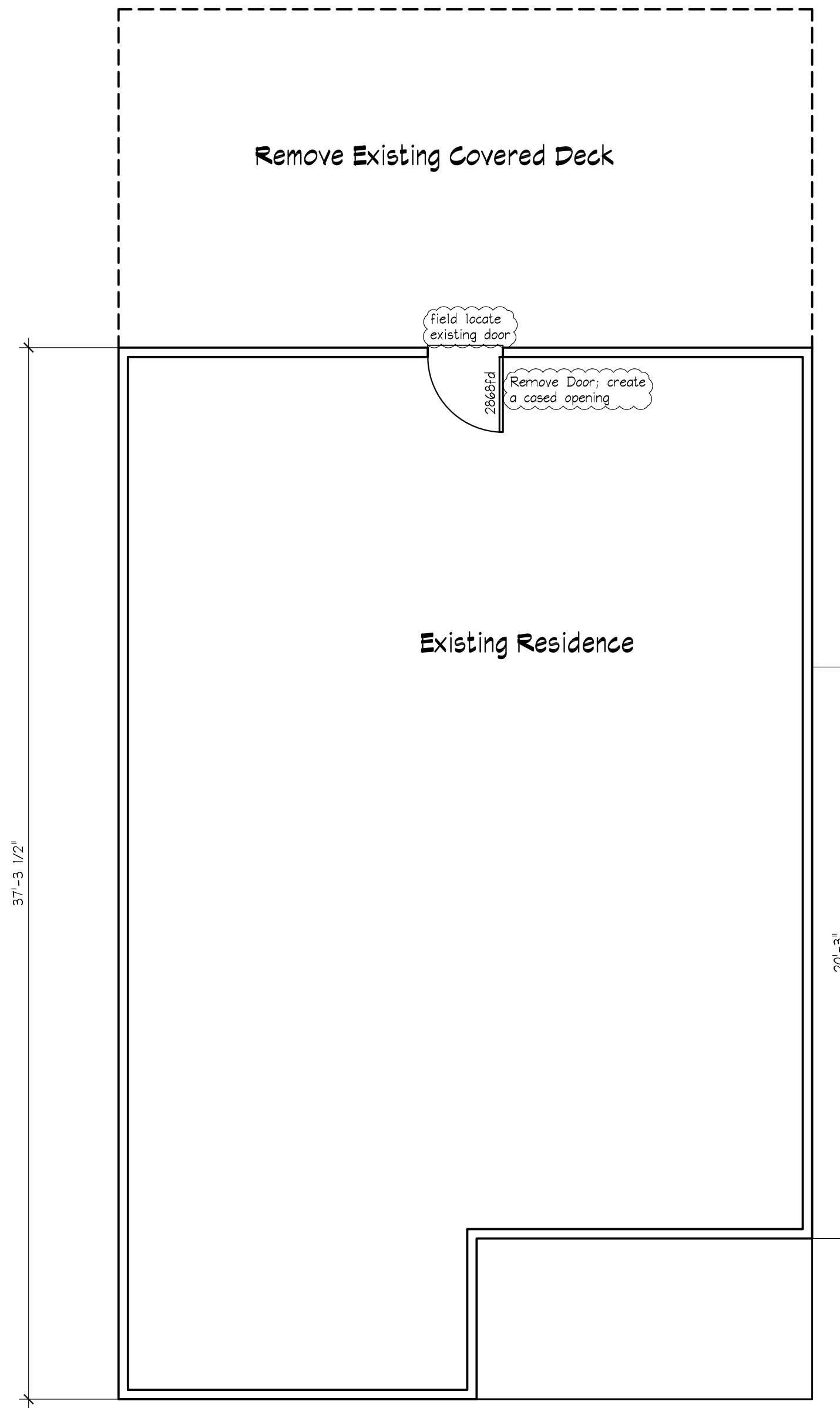
STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO. DETAILS

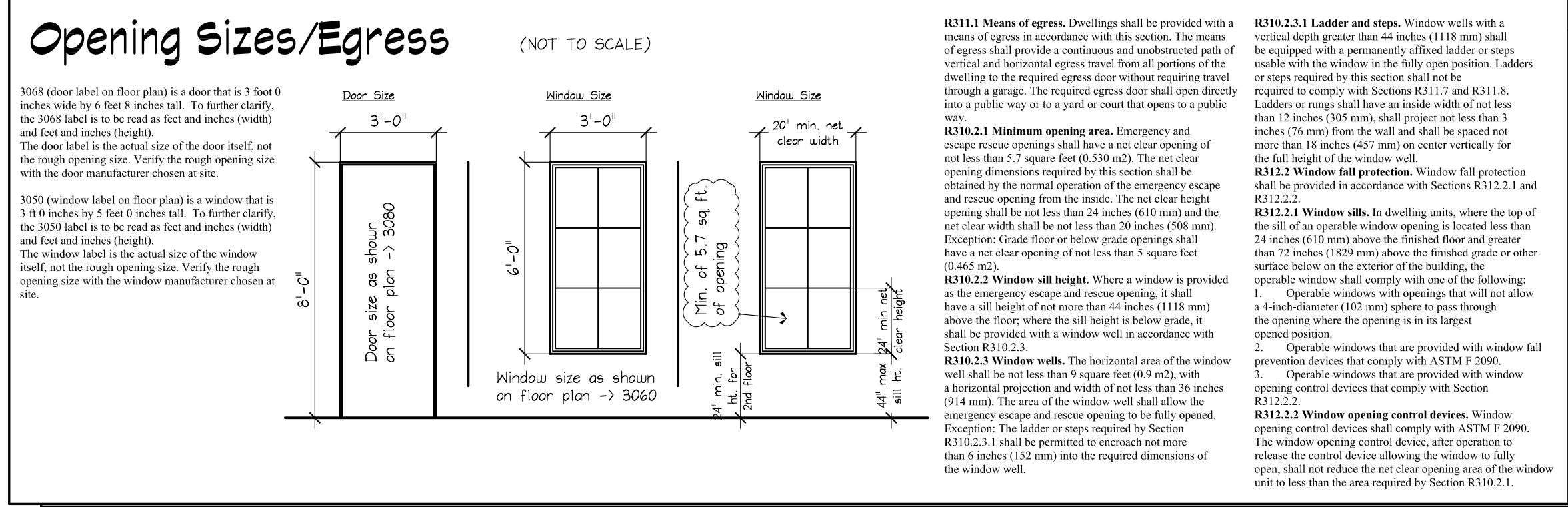
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. It is the responsibility of the contractor or other professional design professional to verify that all construction details and specifications are correct and that all applicable codes and regulations have been met. If any error or omission does occur, it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3838

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



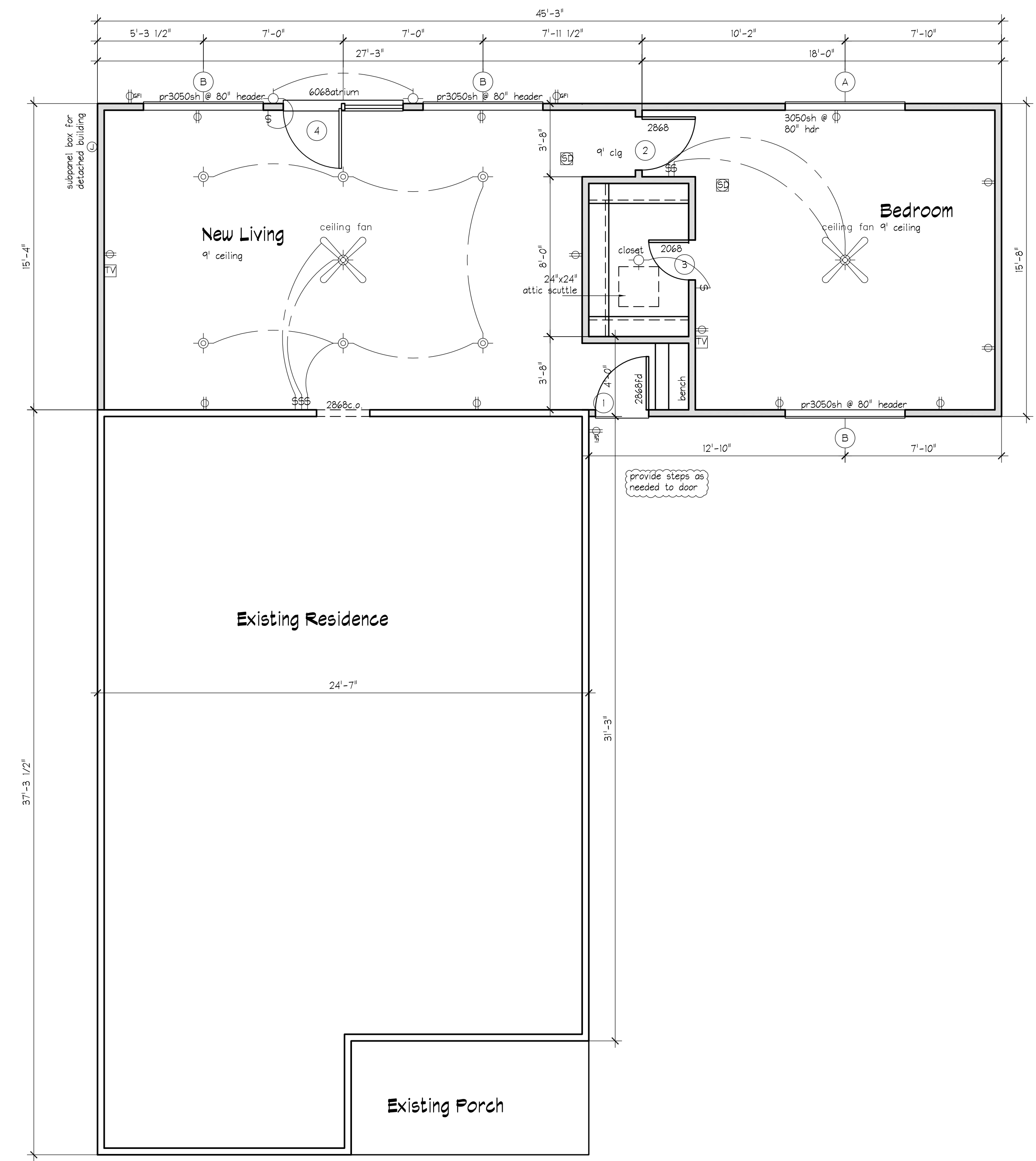
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:**
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2068	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

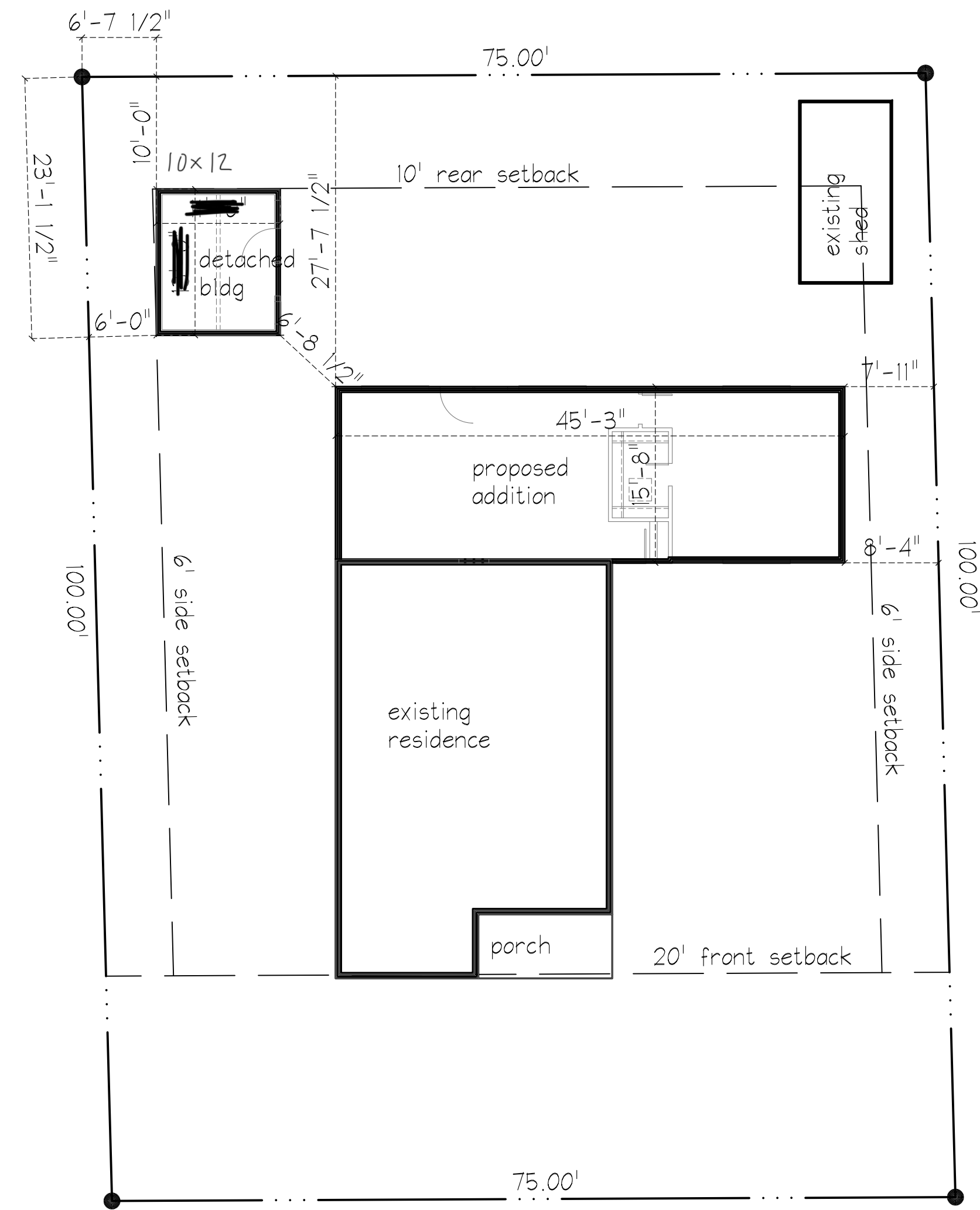
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

****All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.****

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. Errors or omissions in these plans are the responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

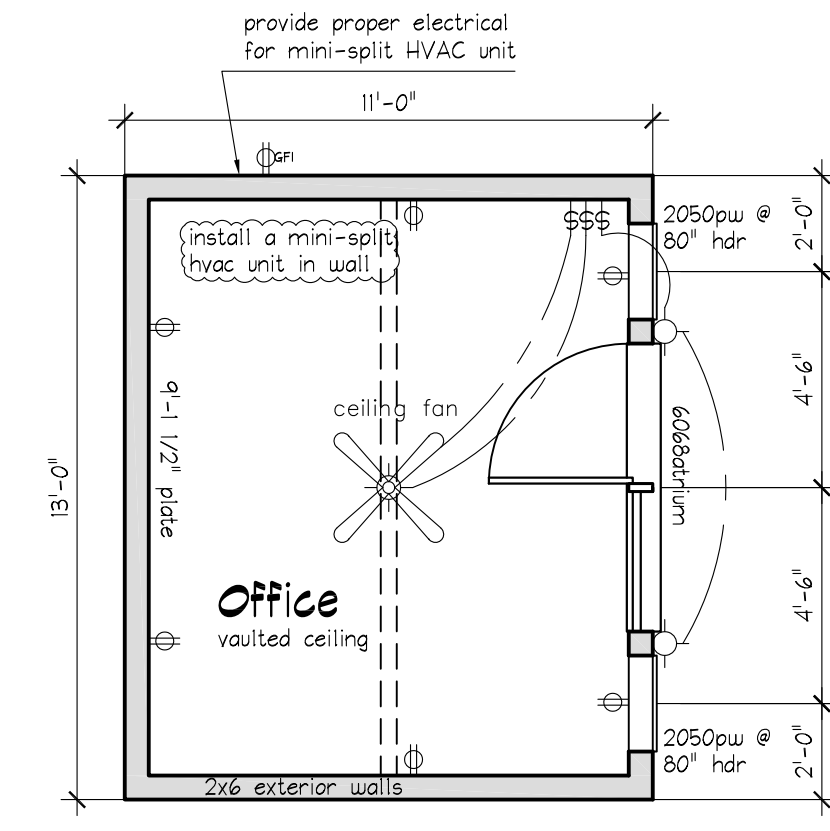
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

ELECTRICAL LEGEND

- ◊ Surface/Ceiling Mount
- Recessed Eyeball Mount
- ⊙ Ground-up Landscape Flood
- ◡ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- ≡ Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

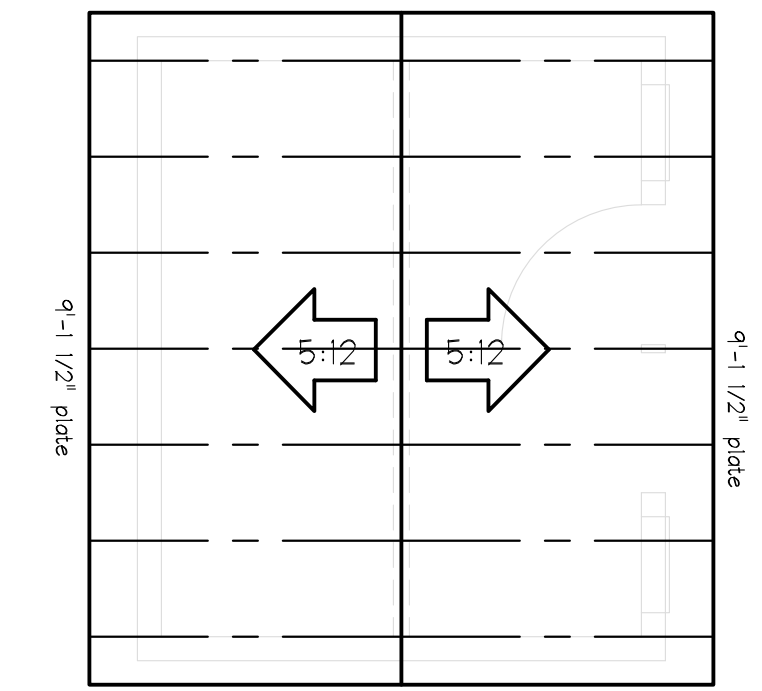
- Notes:**
1. All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 2. Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 3. Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



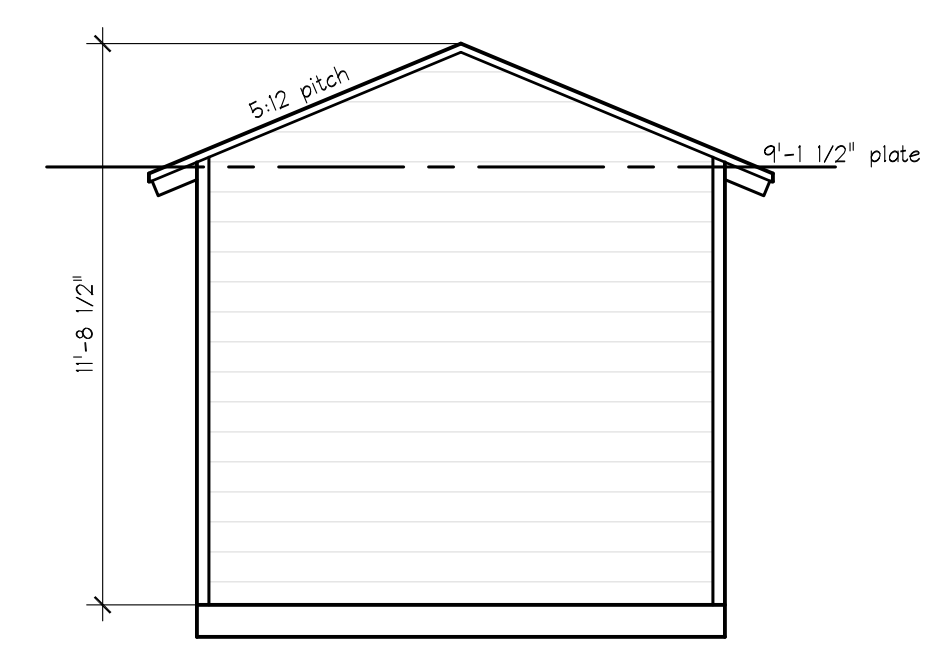
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

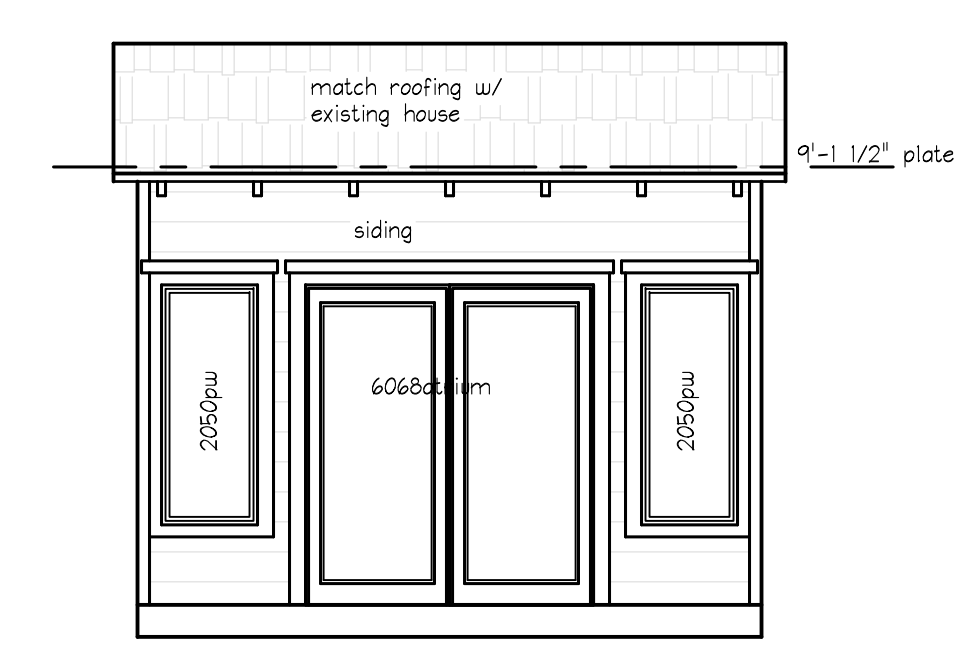
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beams and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x6's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



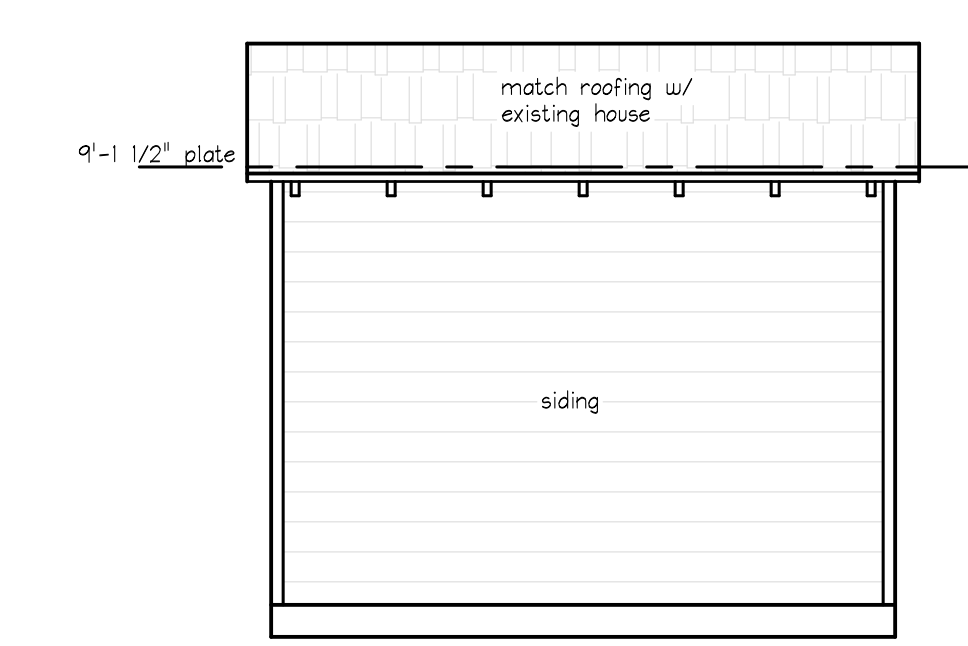
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



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



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

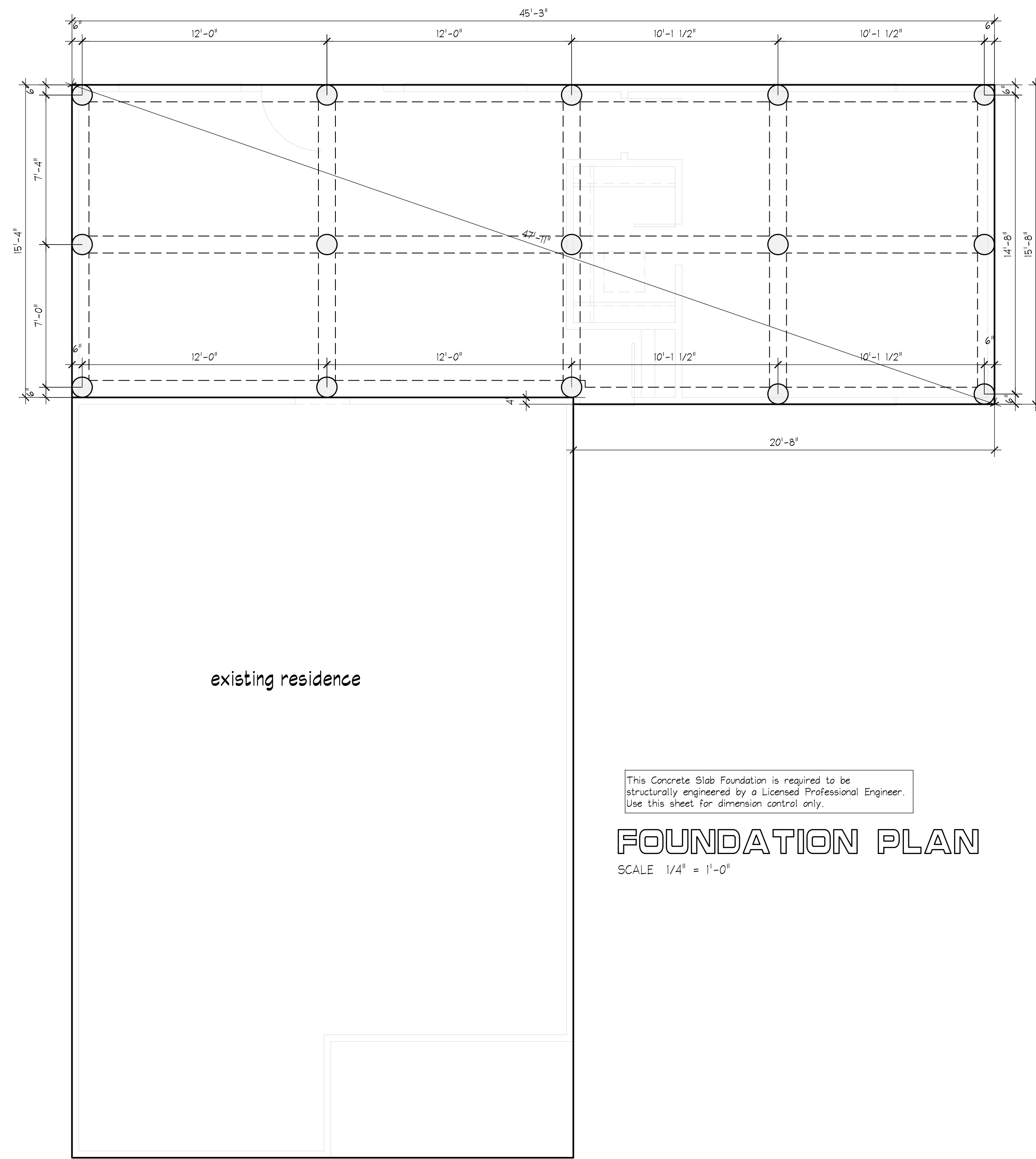
REVISIONS:
11/02/2023
01/15/2025

J. Karlovich
Home Design
(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering firm stands no liability for structural or mechanical design integrity. For all structural and mechanical design details, the owner is responsible for obtaining all necessary permits and ensuring that all work is done in accordance with all applicable codes and regulations. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

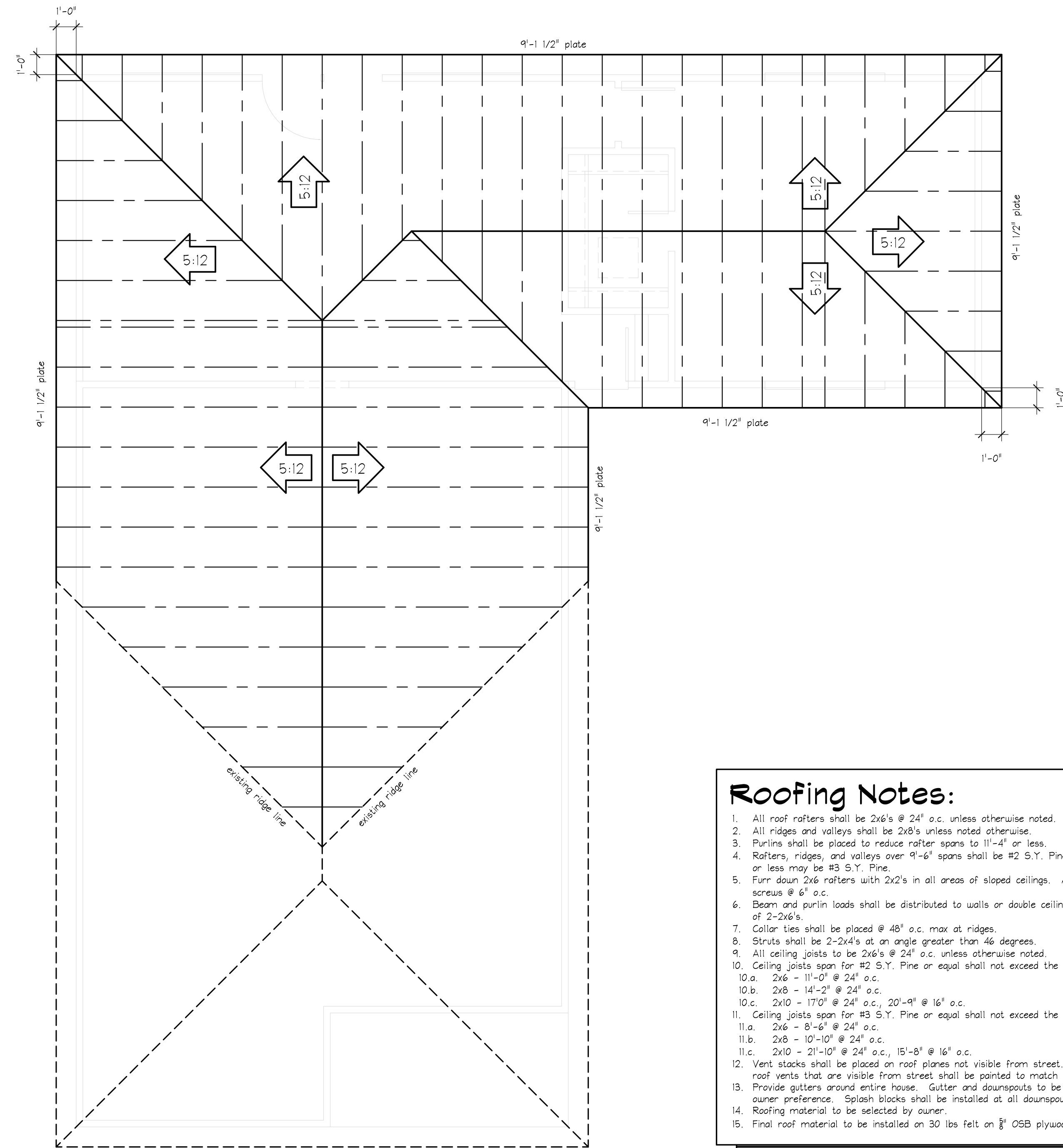
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



This Concrete Slab Foundation is required to be structurally engineered by a Licensed Professional Engineer. Use this sheet for dimension control only.

FOUNDATION PLAN
SCALE 1/4" = 1'-0"



- Roofing Notes:**
- All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
 - All ridges and valleys shall be 2x8's unless noted otherwise.
 - Purlins shall be placed to reduce rafter spans to 11'-4" or less.
 - Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
 - Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
 - Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns @ 2-2x6's.
 - Collar ties shall be placed @ 48" o.c. max at ridges.
 - Struts shall be 2-2x4's at an angle greater than 46 degrees.
 - All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
 - Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 11'-0" @ 24" o.c.
 - 2x8 - 14'-2" @ 24" o.c.
 - 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
 - Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 8'-6" @ 24" o.c.
 - 2x8 - 10'-10" @ 24" o.c.
 - 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
 - Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
 - Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
 - Roofing material to be selected by owner.
 - Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.

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

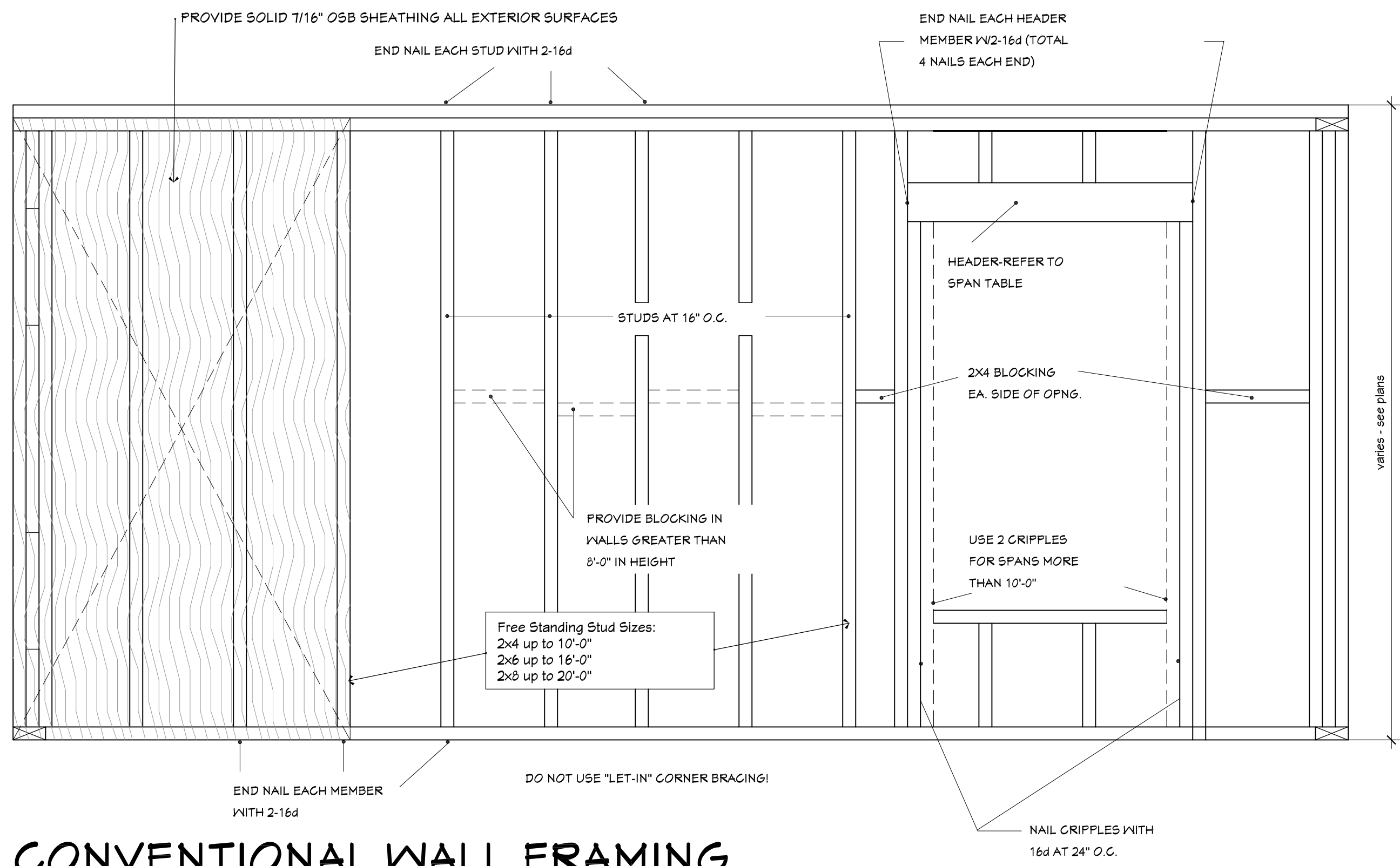
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. For all construction, the contractor shall be responsible for correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

Project Description:

We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

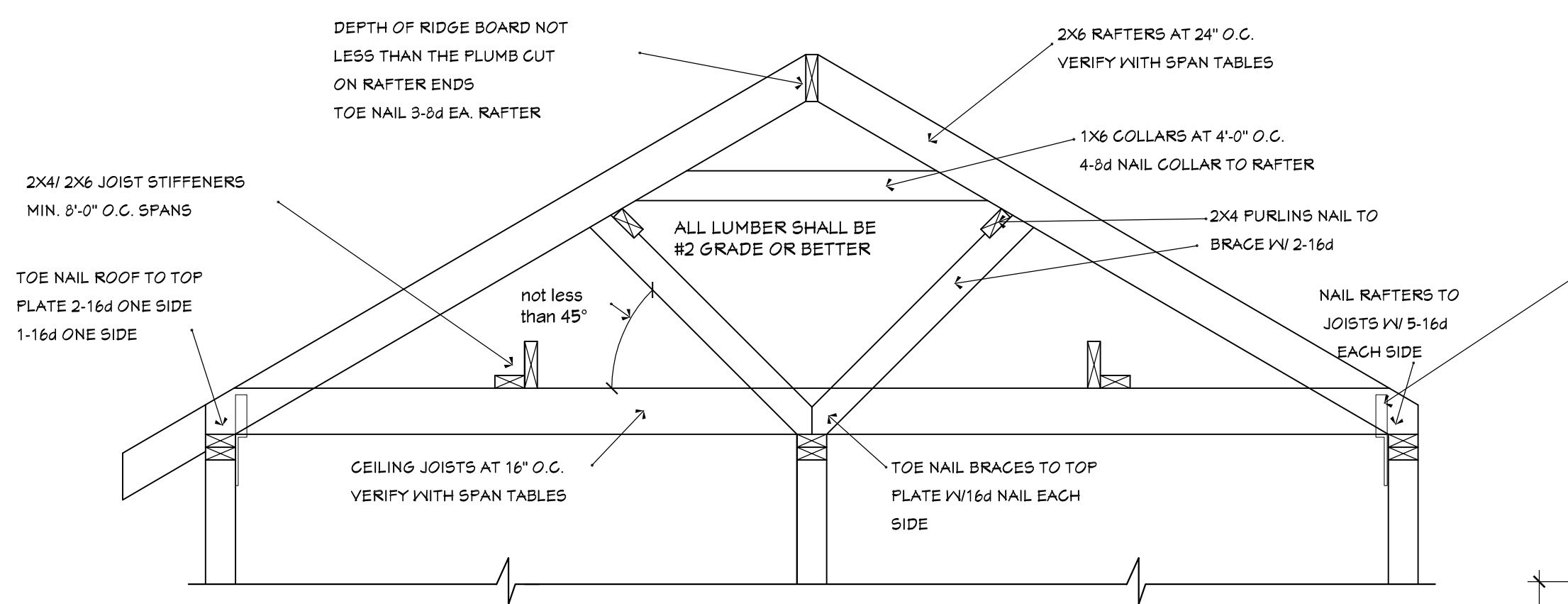
- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.



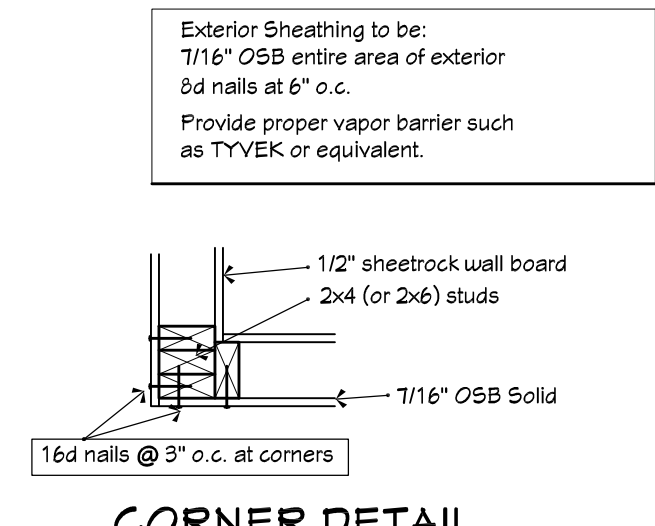
CONVENTIONAL WALL FRAMING

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

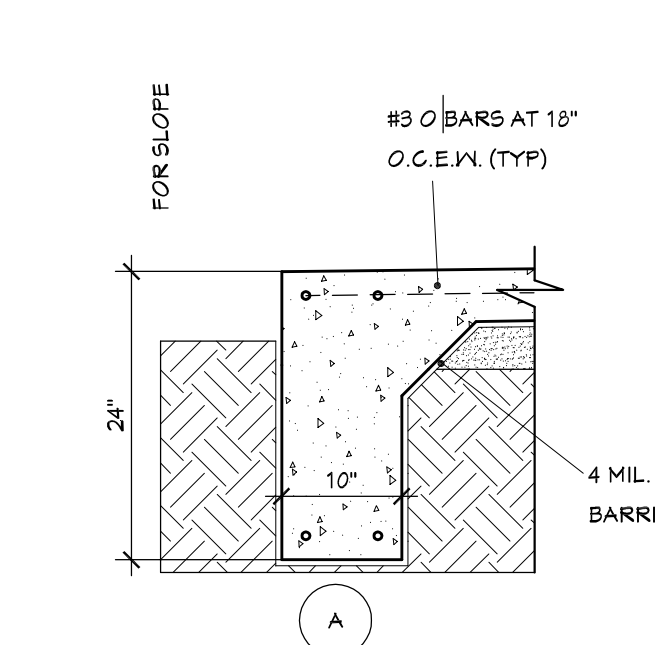


CONVENTIONAL ROOF BRACING

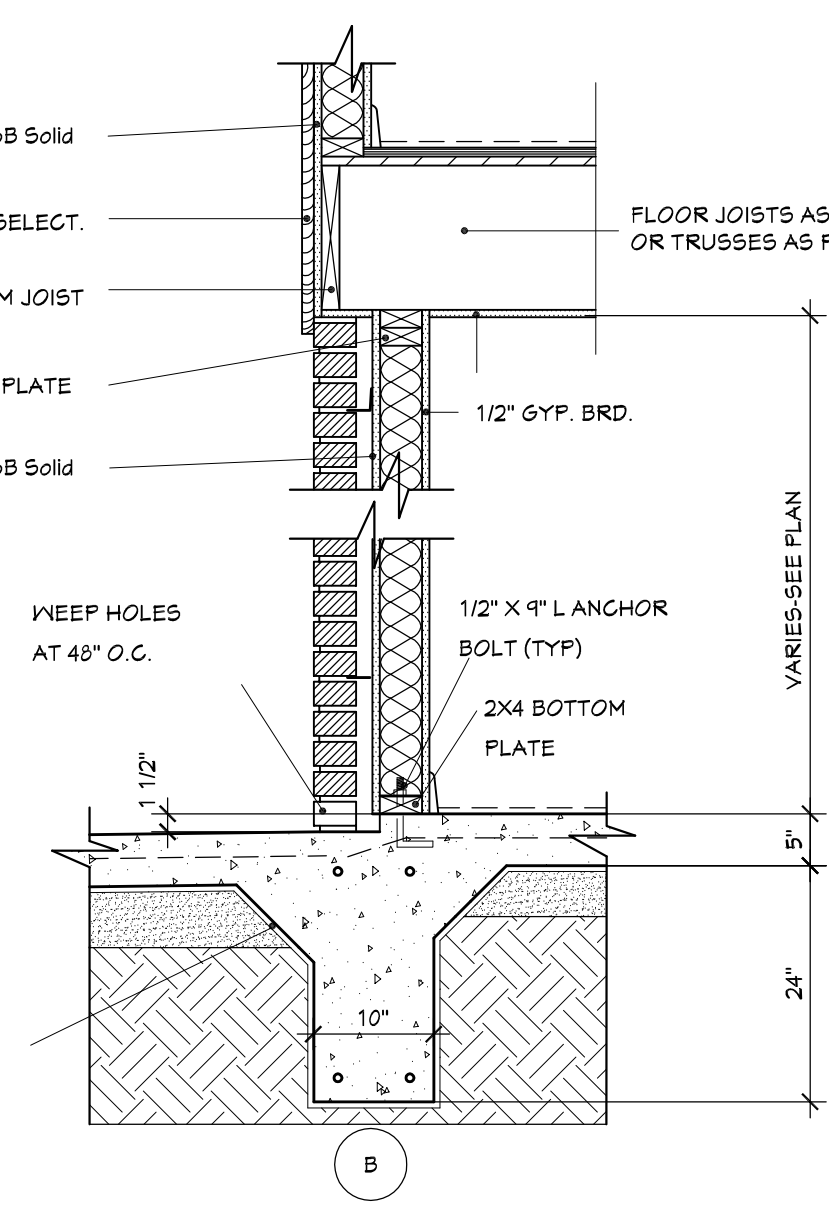
SCALE: N.T.S.



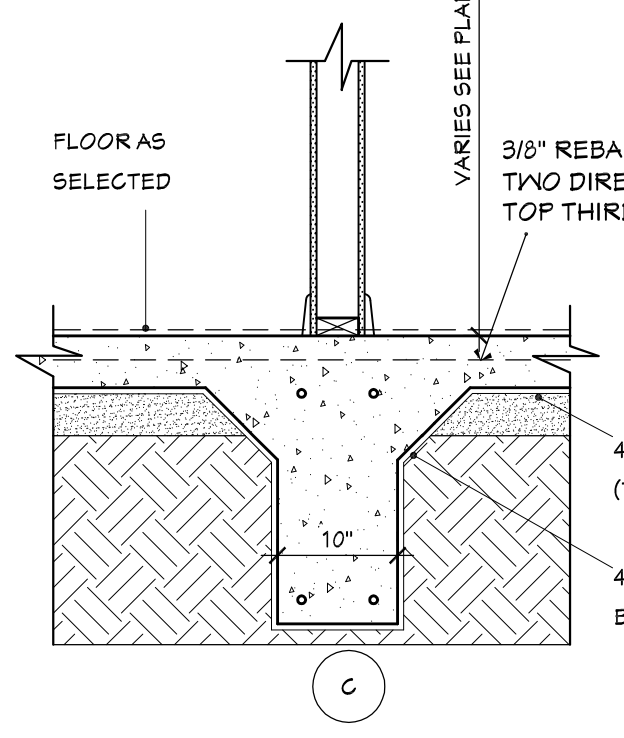
CORNER DETAIL



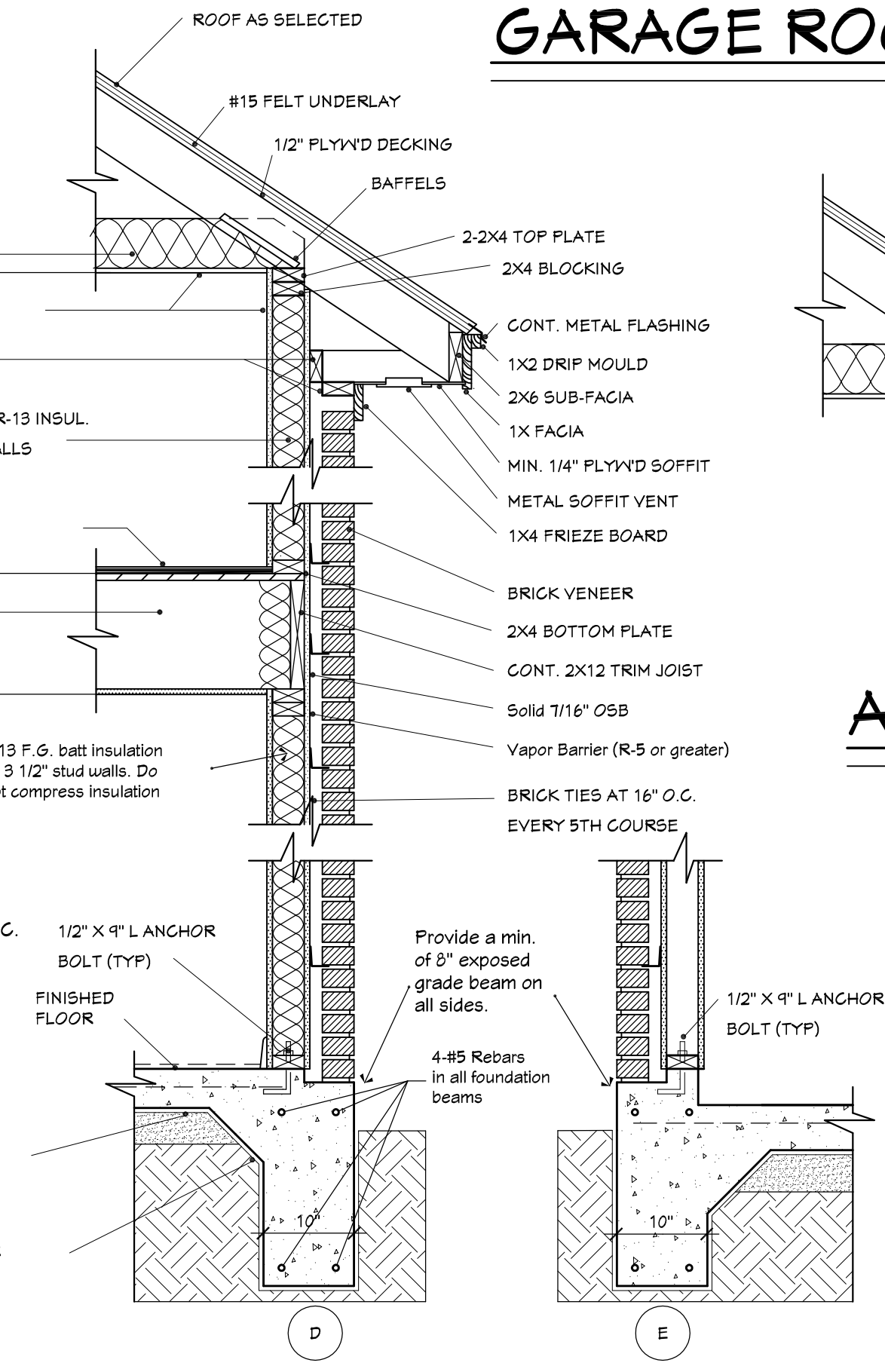
PORCH



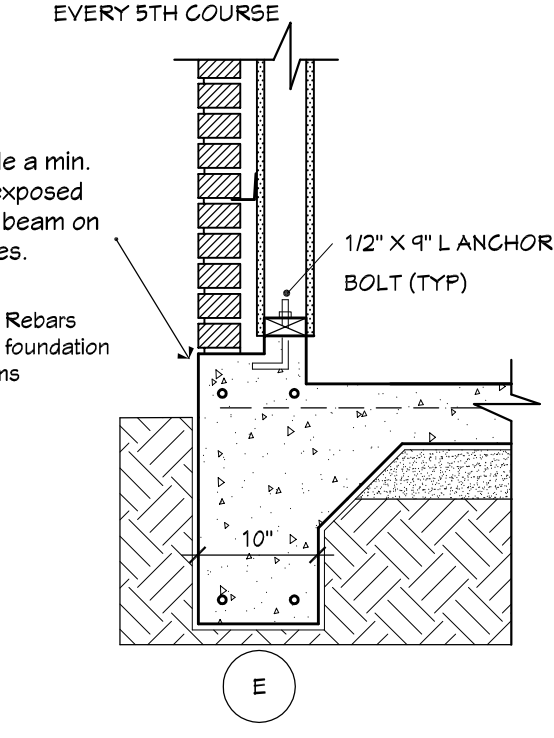
PERIMETER WALL AT PORCH



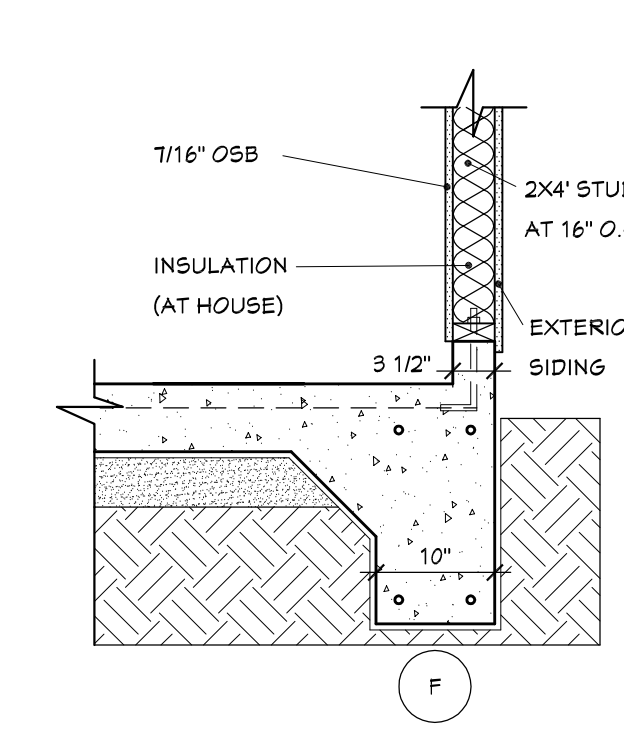
TYPICAL INTERIOR



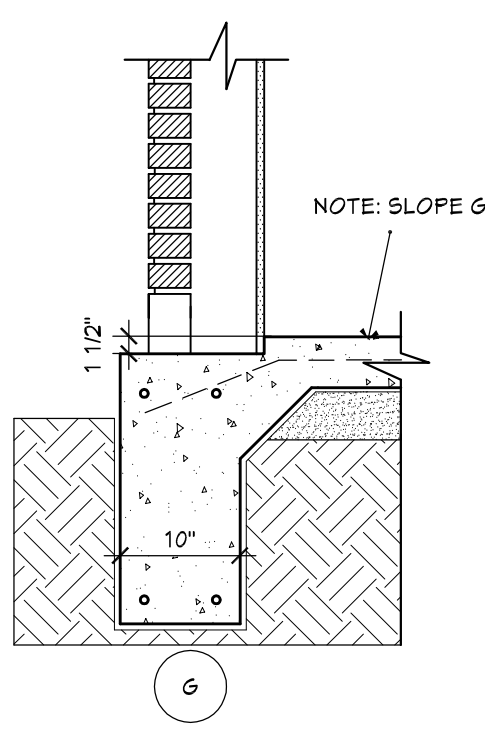
PERIMETER WITH BRICK LEDGE



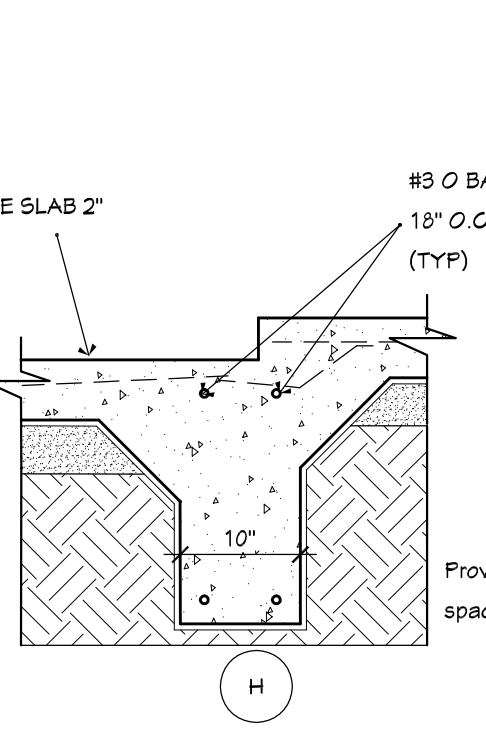
PERIMETER GARAGE WITH BRICK LEDGE



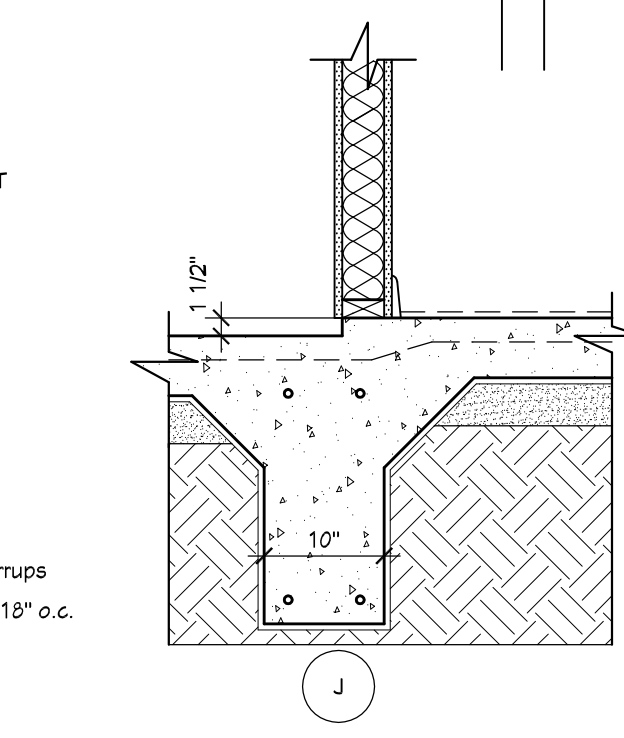
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



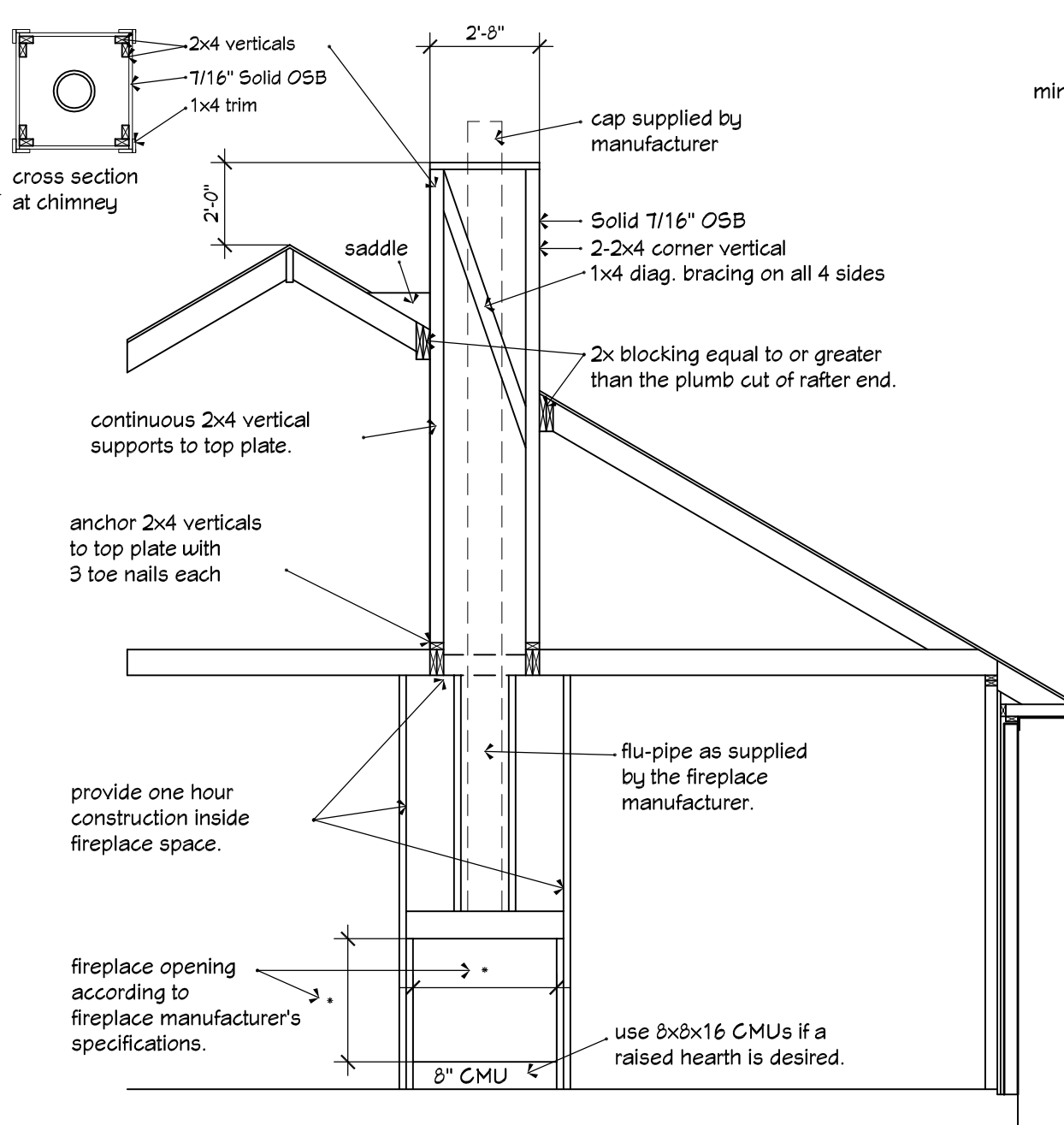
TIRE BUMP AT GARAGE



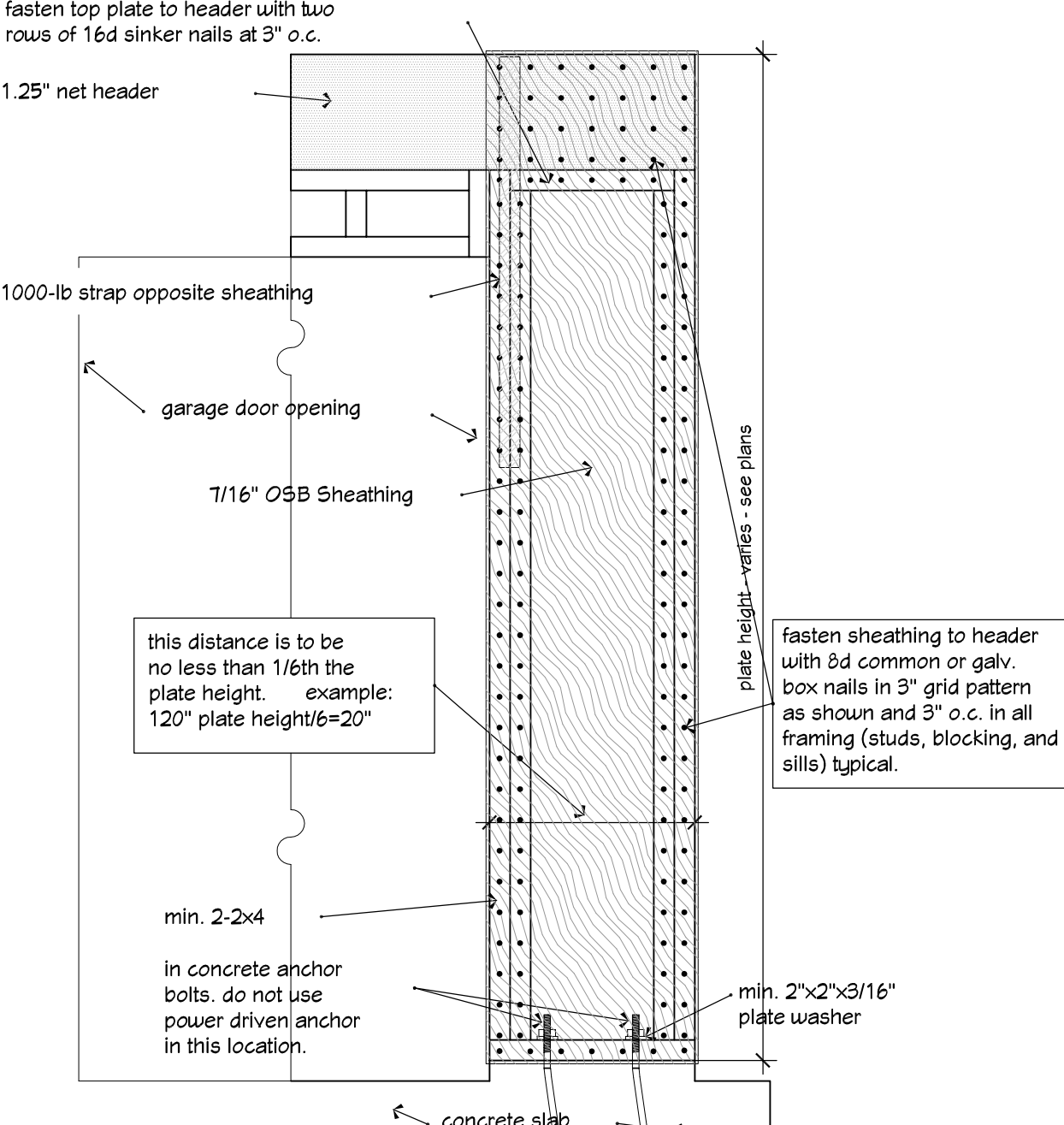
HOUSE MARGIN

FOUNDATION DETAILS

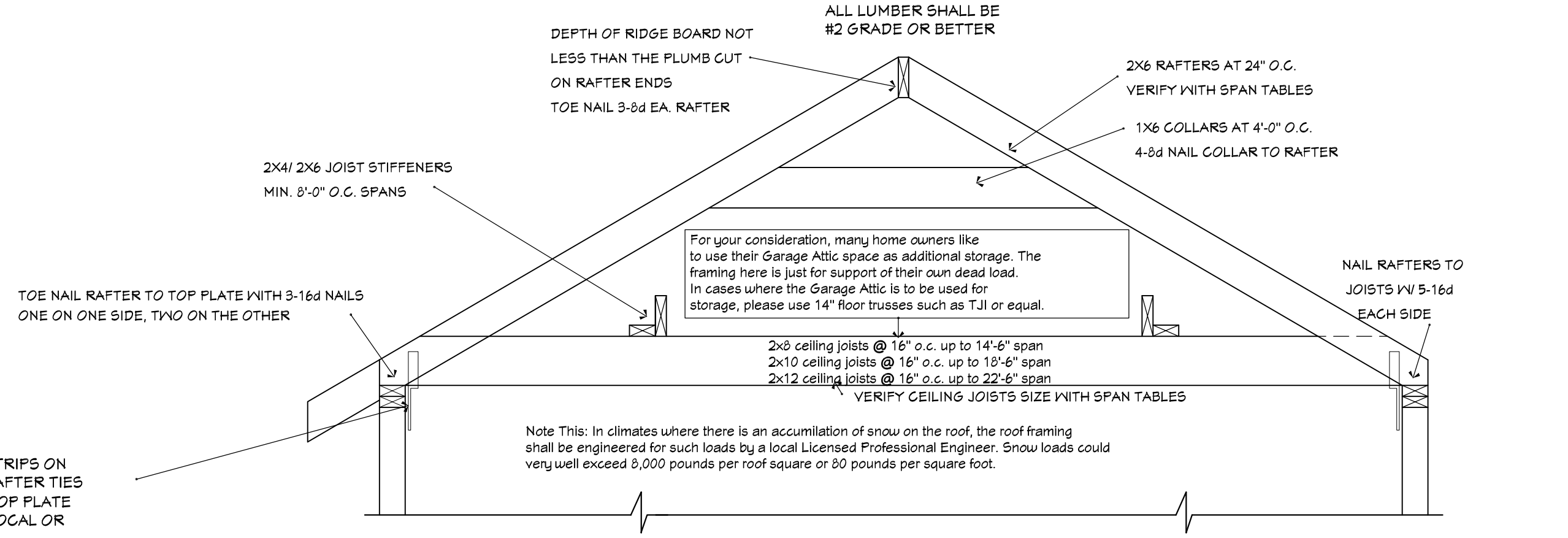
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



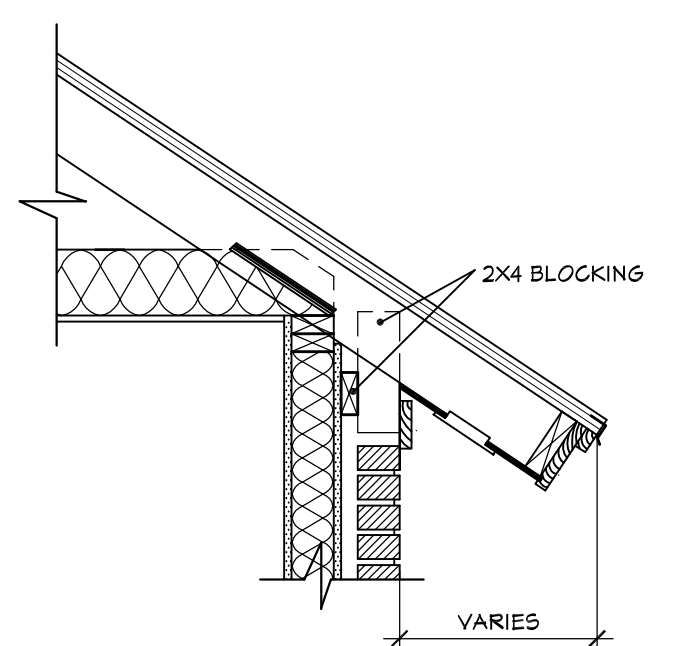
WOOD CHIMNEY DETAIL



GARAGE CORNER DETAIL

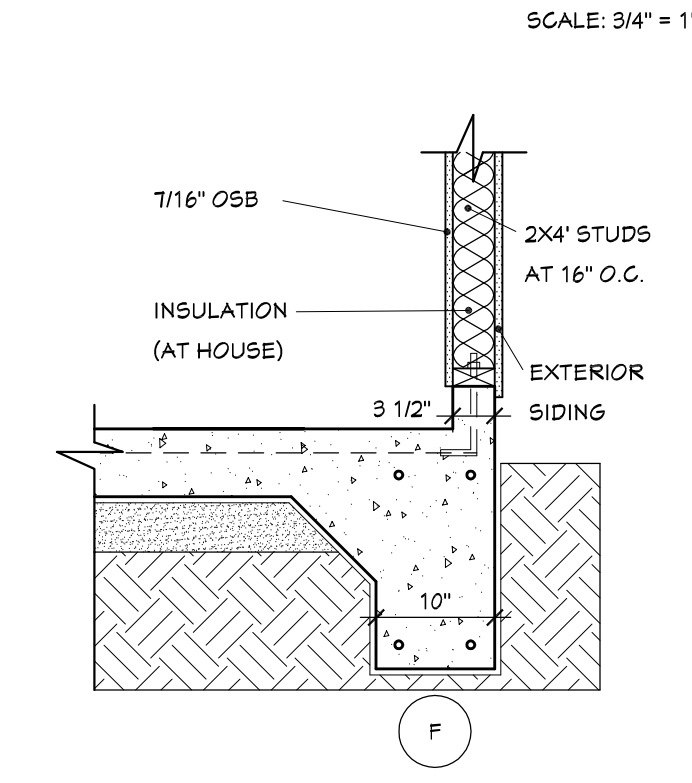


GARAGE ROOF BRACING

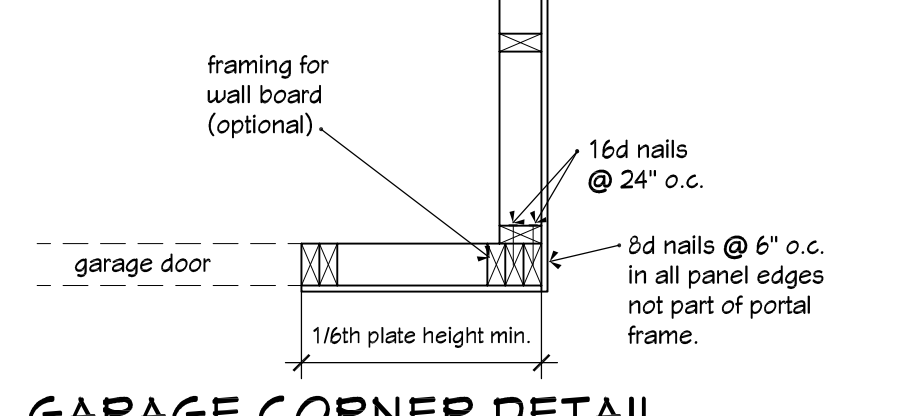


RAKE DETAIL

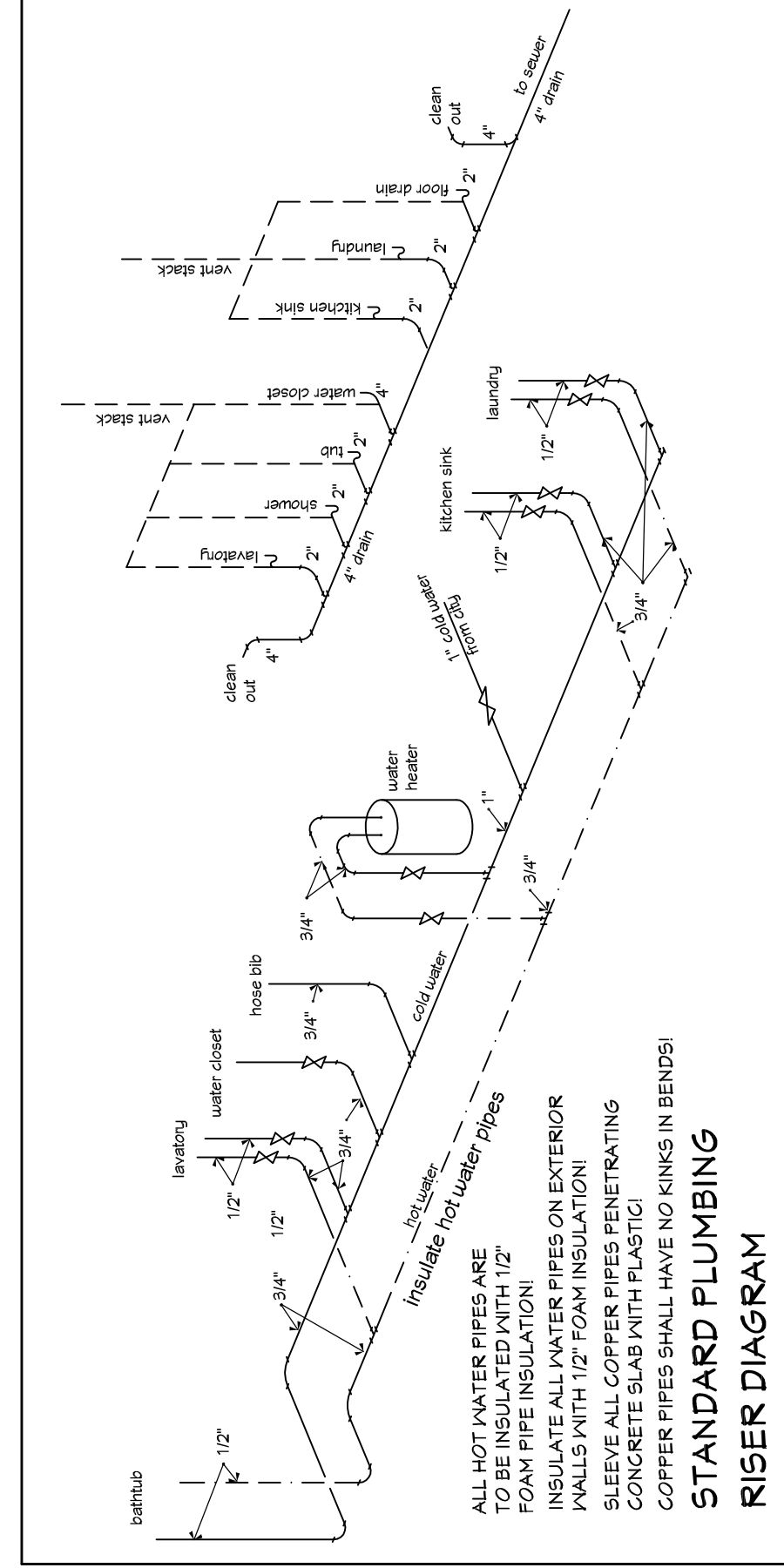
ALTERNATE CORNICE



GENERAL FOUNDATION NOTES:
 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
 5) No "dead end" beams shall be allowed.
 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
 8) Slab reinforcing shall be tied and supported every 48" or less.
 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soils report to assure this foundation design is correct for the soils it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM

REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or architectural design. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS

Refer to Engineer Plans for Specific Details





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: February 20, 2025
APPLICANT: Kelli Walker
CASE NUMBER: H2025-004; *Small Matching Grant for 603 E. Rusk Street*

On January 31, 2025, staff received applications for a Certificate of Appropriateness (COA) [Case No. H2025-003], a Small Matching Grant [Case No. H2023-004], and a Building Permit Fee Waiver [Case No. H2025-005] from the property owner -- Kelli Walker -- for the purpose of constructing an addition to the existing single-family home on the subject property. The subject property is located at 603 E. Rusk Street and is designated as a Low-Contributing Property. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), (t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvement and beautification projects." This section of the code goes on to state that, 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."

The subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Low-Contributing Property*. The applicant's purpose is to expand the existing historical structure by 75.70% (i.e. $926 \text{ SF Home} + 701 \text{ SF Addition} = 1,627 \text{ SF}$), which has the potential to change the contributing nature of this property. In addition, the scope of work does not appear to be for the purpose of restoration of the existing home. The property's current *Low-Contributing* designation does make this project eligible for matching funds; however, as recommended in the Certificate of Appropriateness (COA) case memo, staff is recommending that the designation of the property be changed from *Low-Contributing* to *Non-Contributing*. If approved, this would change the total eligible matching grant amount from a maximum of \$1,000.00 to \$500.00. The total valuation of the project provided by the applicant is \$110,000.00, which makes this project eligible for the maximum amount if the Historic Preservation Advisory Board (HPAB) determines that the project is for beautification purposes in conformance with the Small Matching Grant program. The approval of this request and the amount granted to the applicant is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2024, the Historic Preservation Advisory Board (HPAB) has not received applications for or approved any *Small Matching Grants* for FY2025. Should this request be approved, the *Small Matching Grants Fund* would be reduced by the amount granted by the board.



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 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

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 Kelli Walker APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street ADDRESS _____

PHONE (214) 912-6140 PHONE _____

E-MAIL walker.kelli@gmail.com E-MAIL _____

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 110,000

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

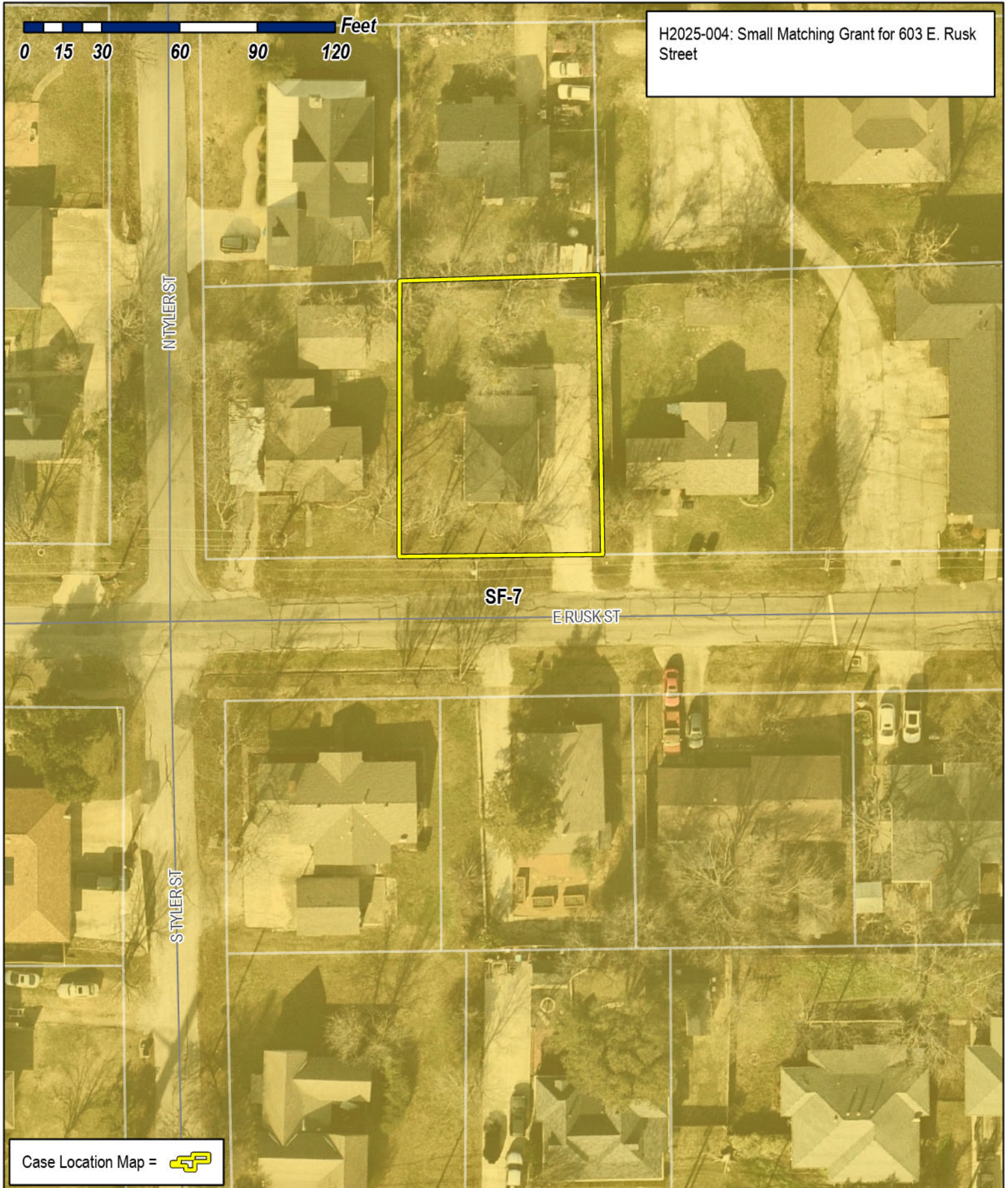
Project Description on Separate Sheet

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 Kelli Walker

APPLICANT'S SIGNATURE _____



H2025-004: Small Matching Grant for 603 E. Rusk Street

0 15 30 60 90 120 Feet

N TYLER ST

SF-7

E RUSK ST

S TYLER ST

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.

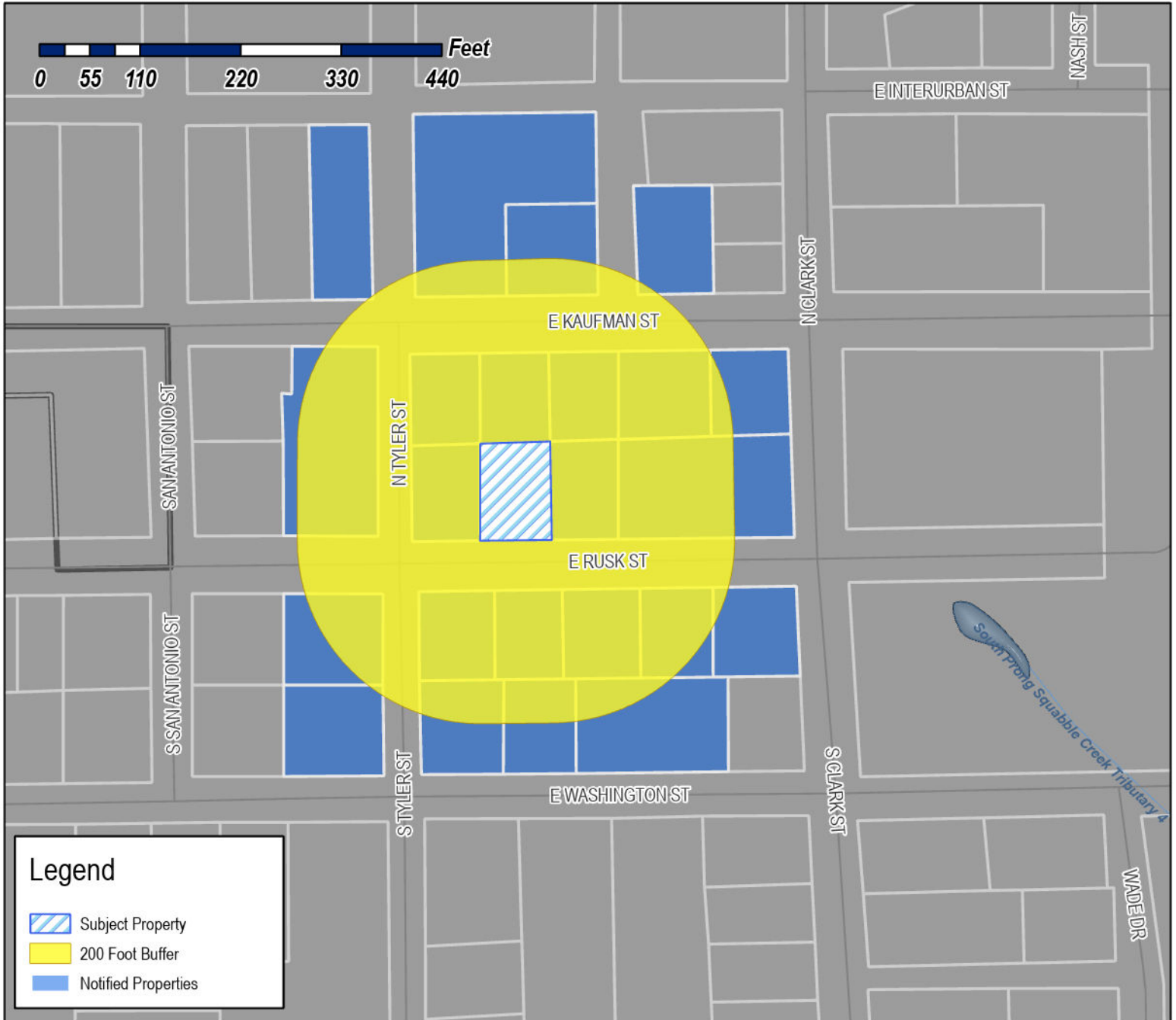




City of Rockwall

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

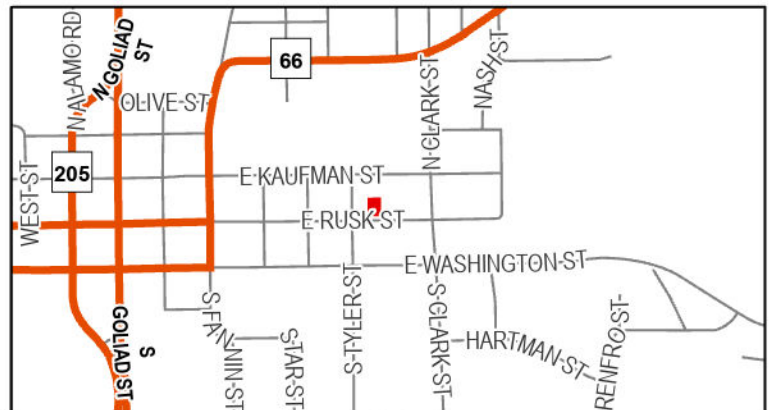
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2025-004
Case Name: Small Matching Grant for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 603 E. Rusk street

Date Saved: 1/31/2025

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



WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

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

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

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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

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

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

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

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

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

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

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

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

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2025-004: Small Matching Grant for 603 E. Rusk Street

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Small Matching Grant for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-004: Small Matching Grant for 603 E. Rusk Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

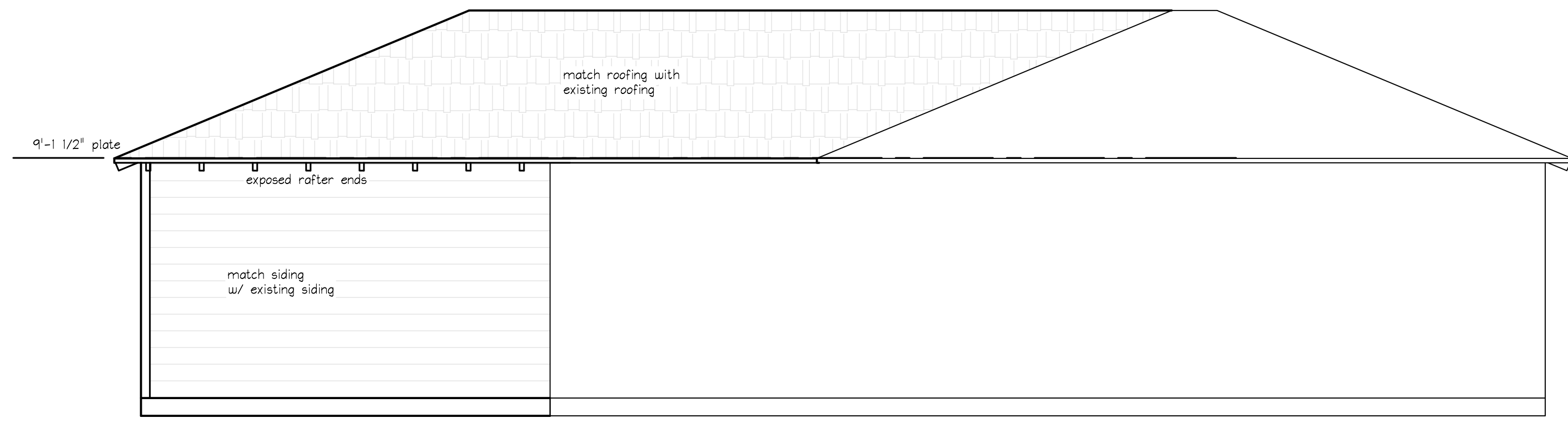
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

J. Karlovich
— Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

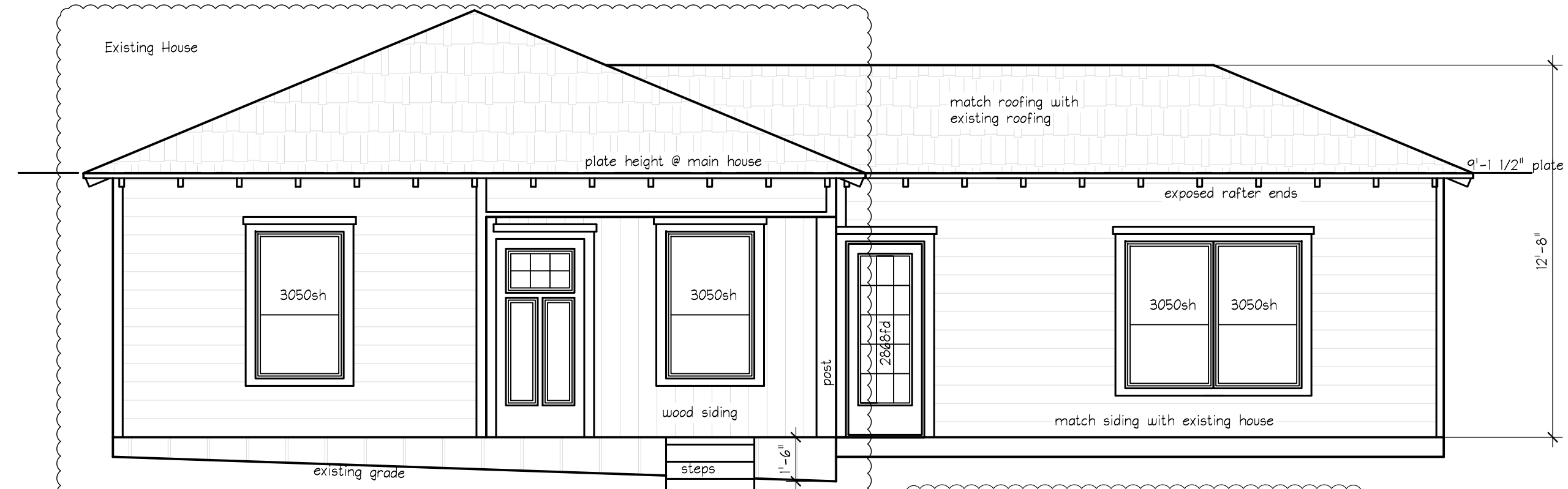
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. The responsibility for structural or engineering design integrity, load calculations, and code compliance shall be the responsibility of the contractor and governmental agencies. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



LEFT ELEVATION

SCALE 1/4" = 1'-0"

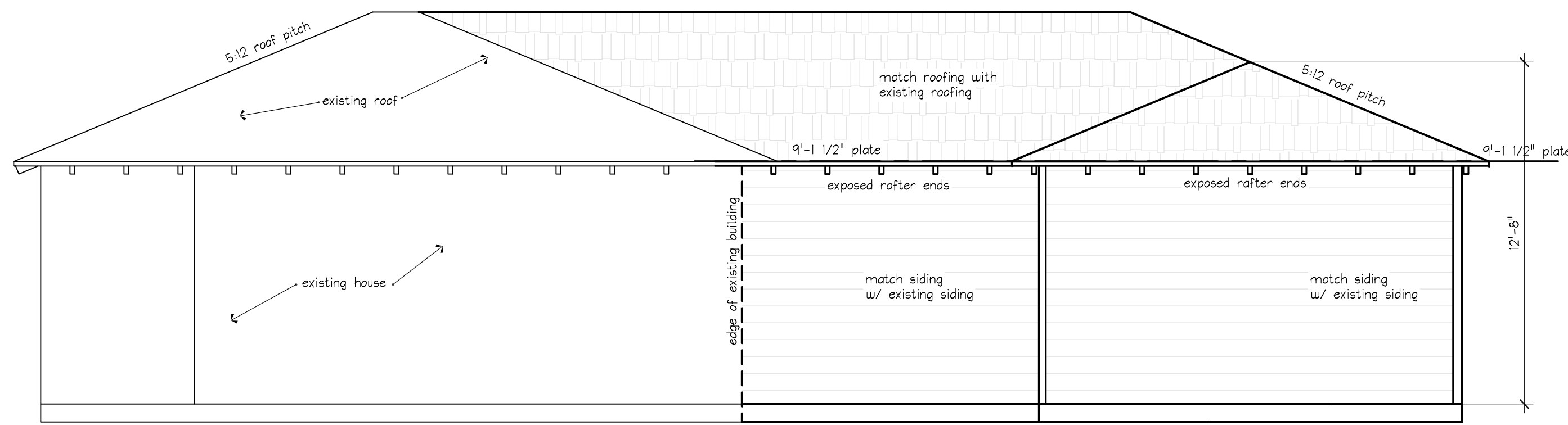
Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

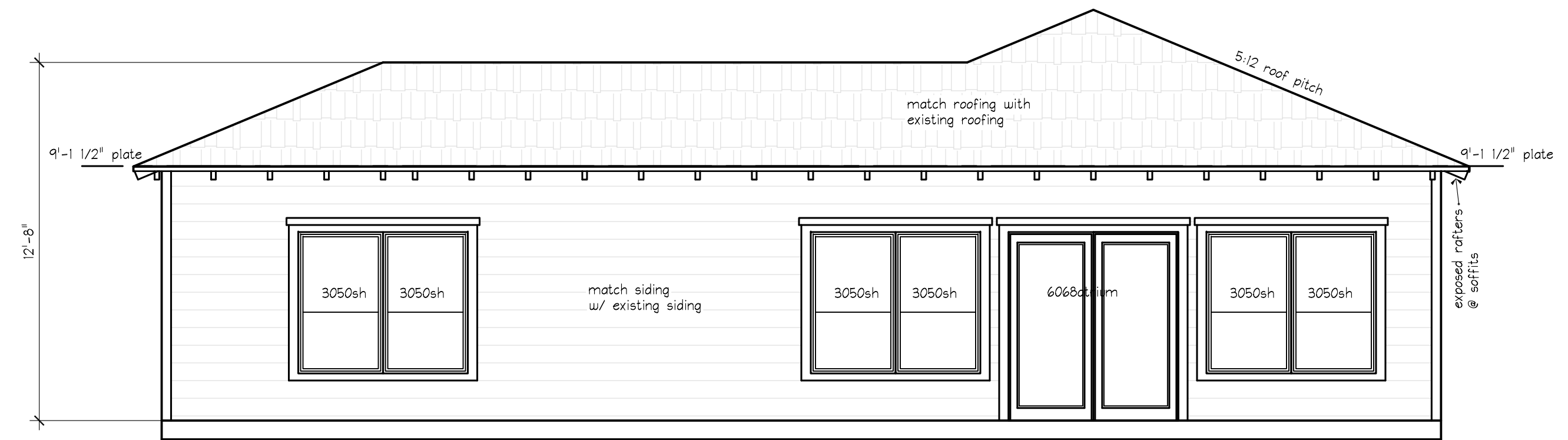
Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



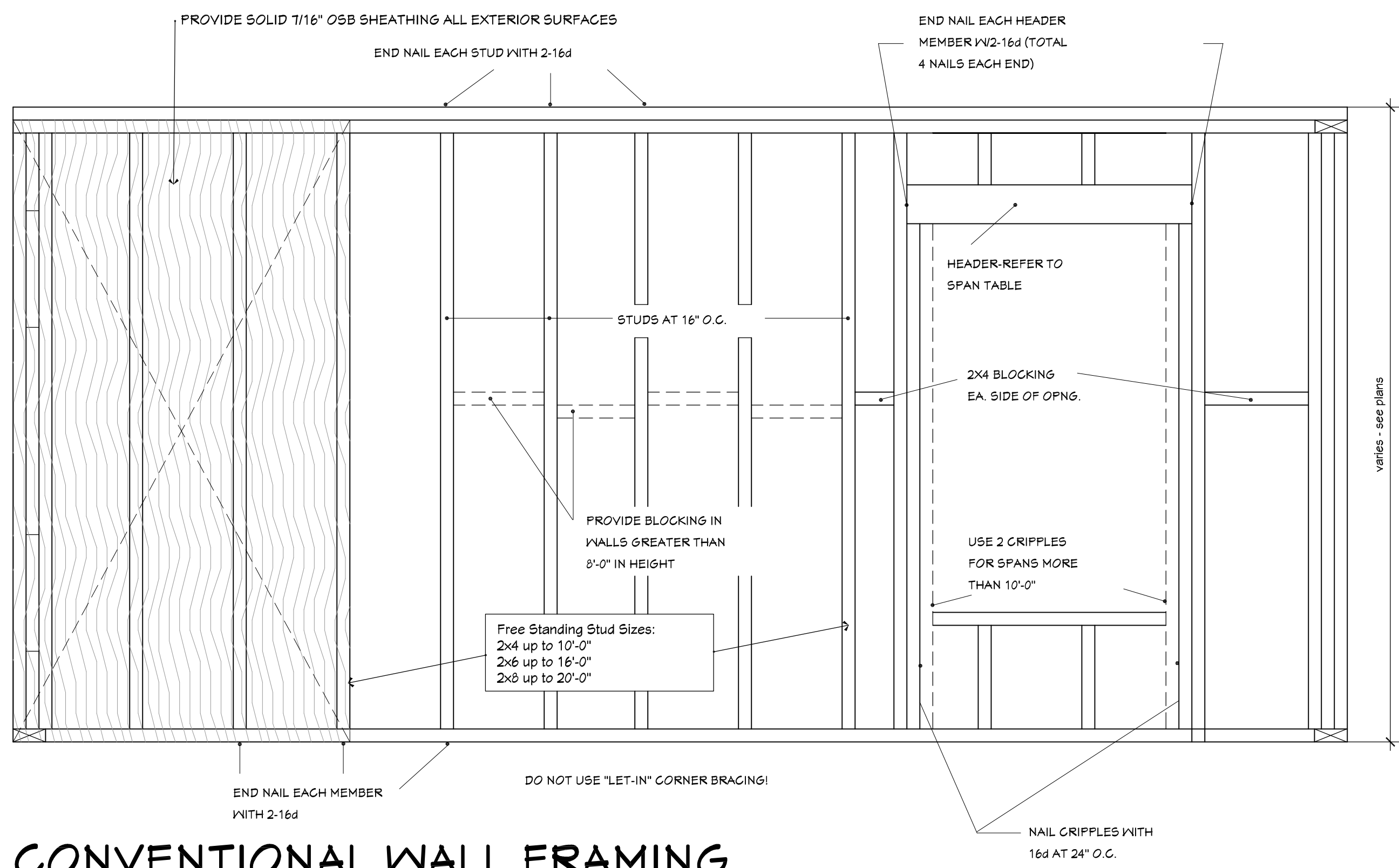
REAR ELEVATION

SCALE 1/4" = 1'-0"

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.

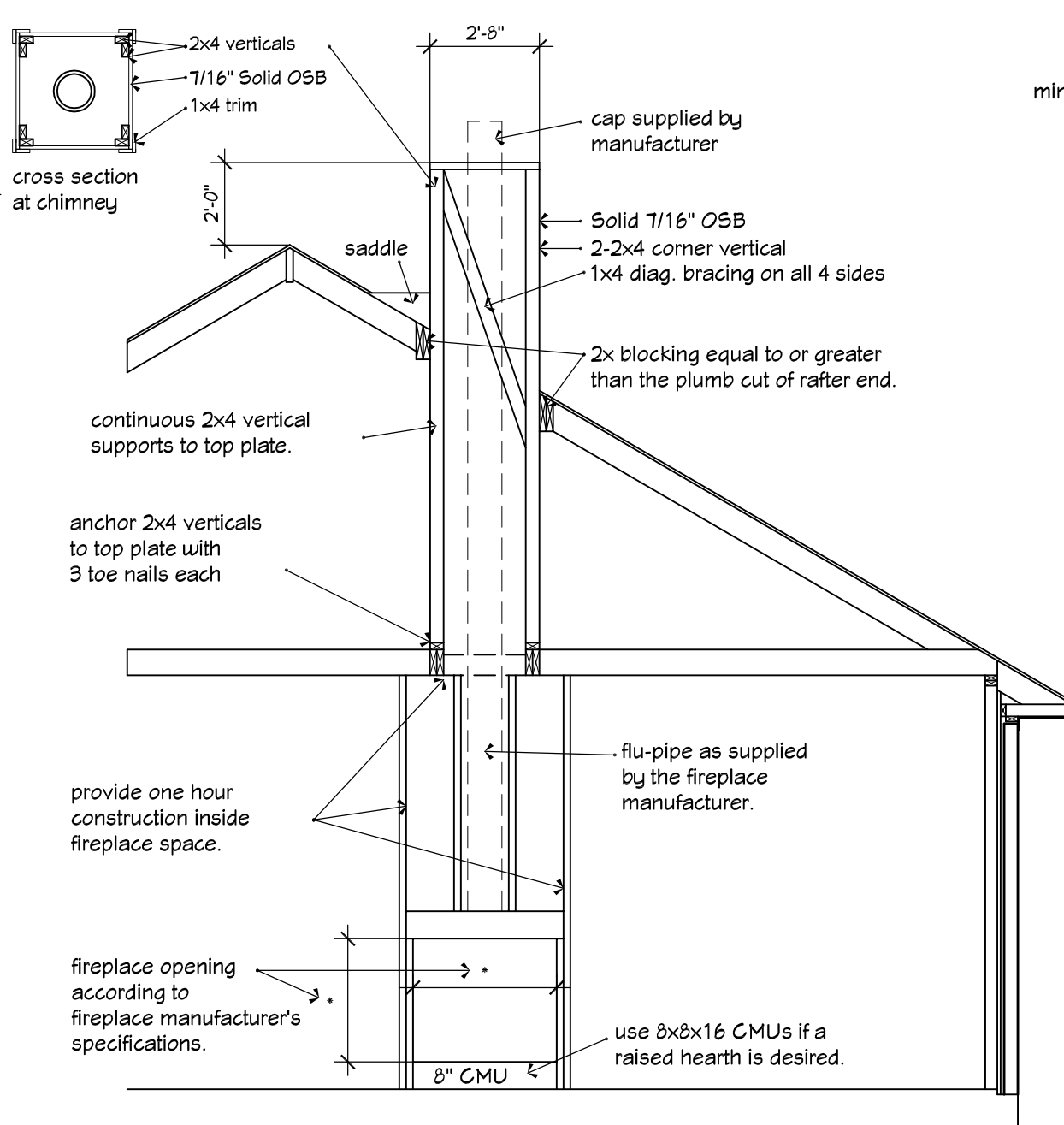
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

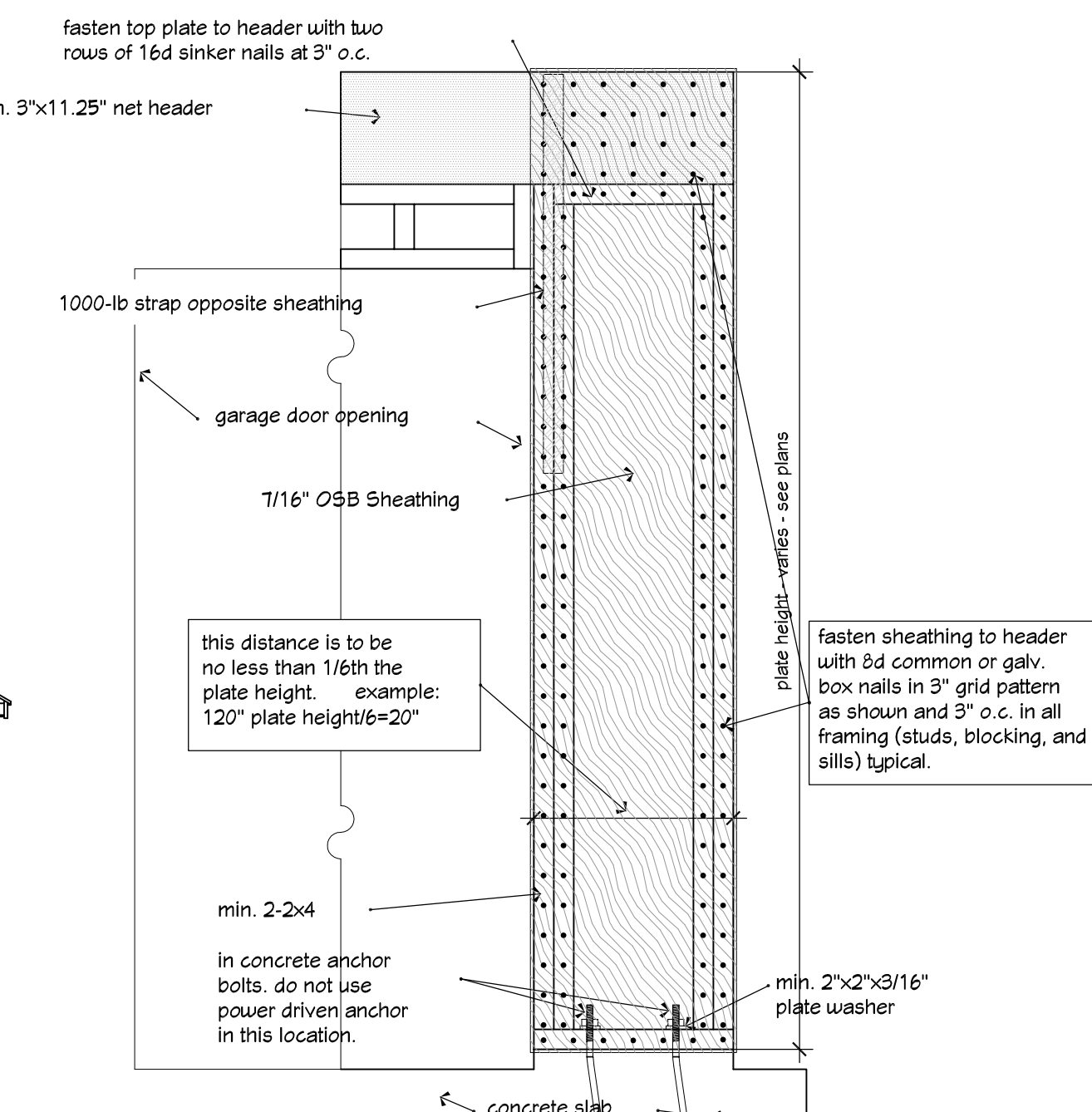


CONVENTIONAL WALL FRAMING

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



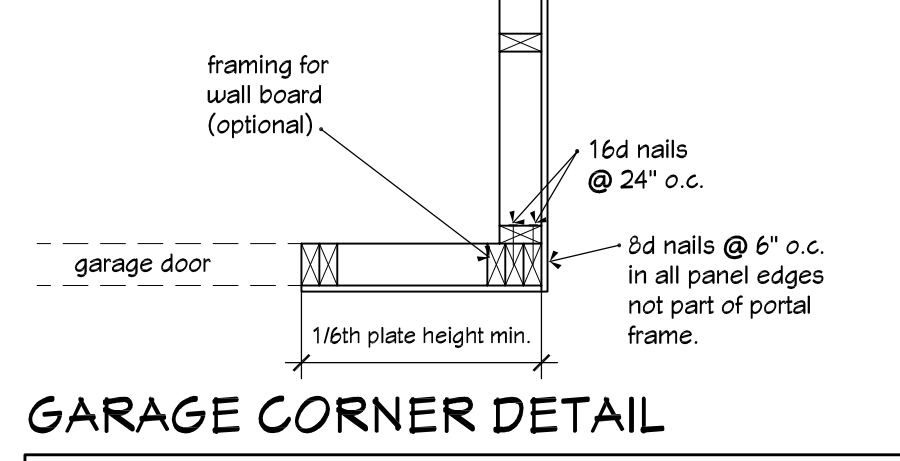
WOOD CHIMNEY DETAIL



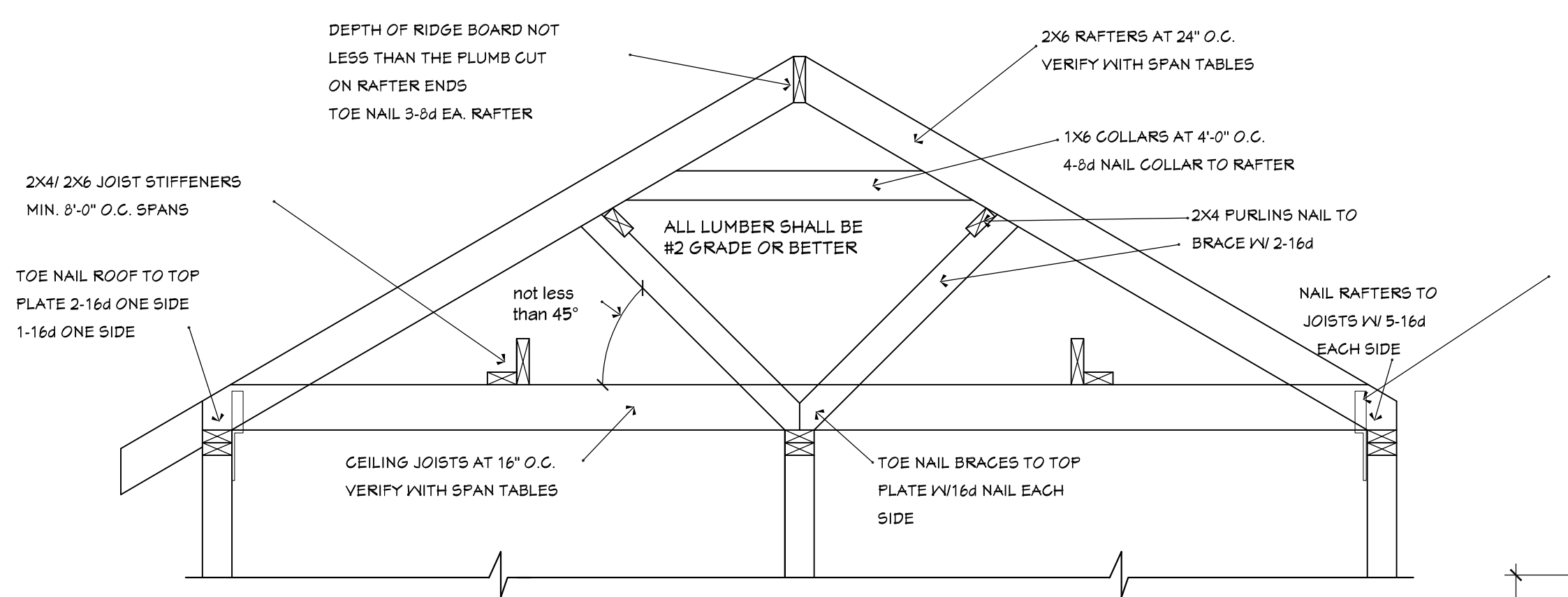
GARAGE CORNER DETAIL

GENERAL FOUNDATION NOTES:

- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slab reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the soils it is to be built on.

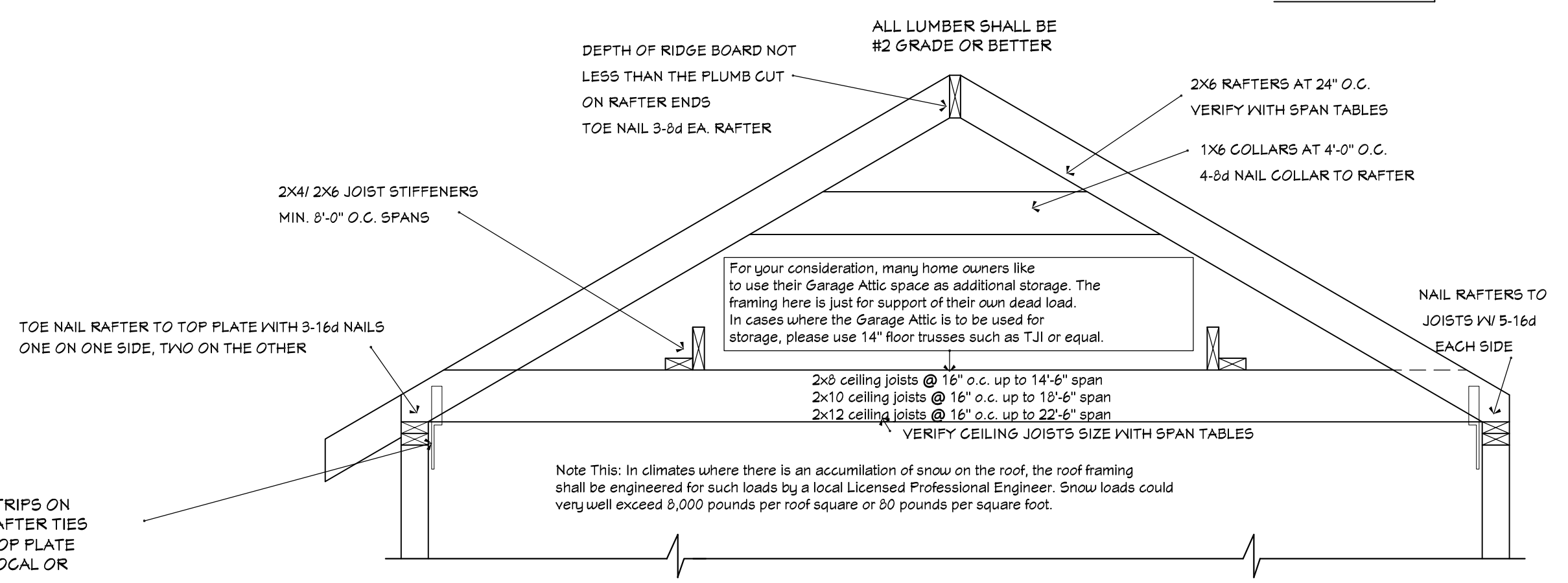


GARAGE CORNER DETAIL

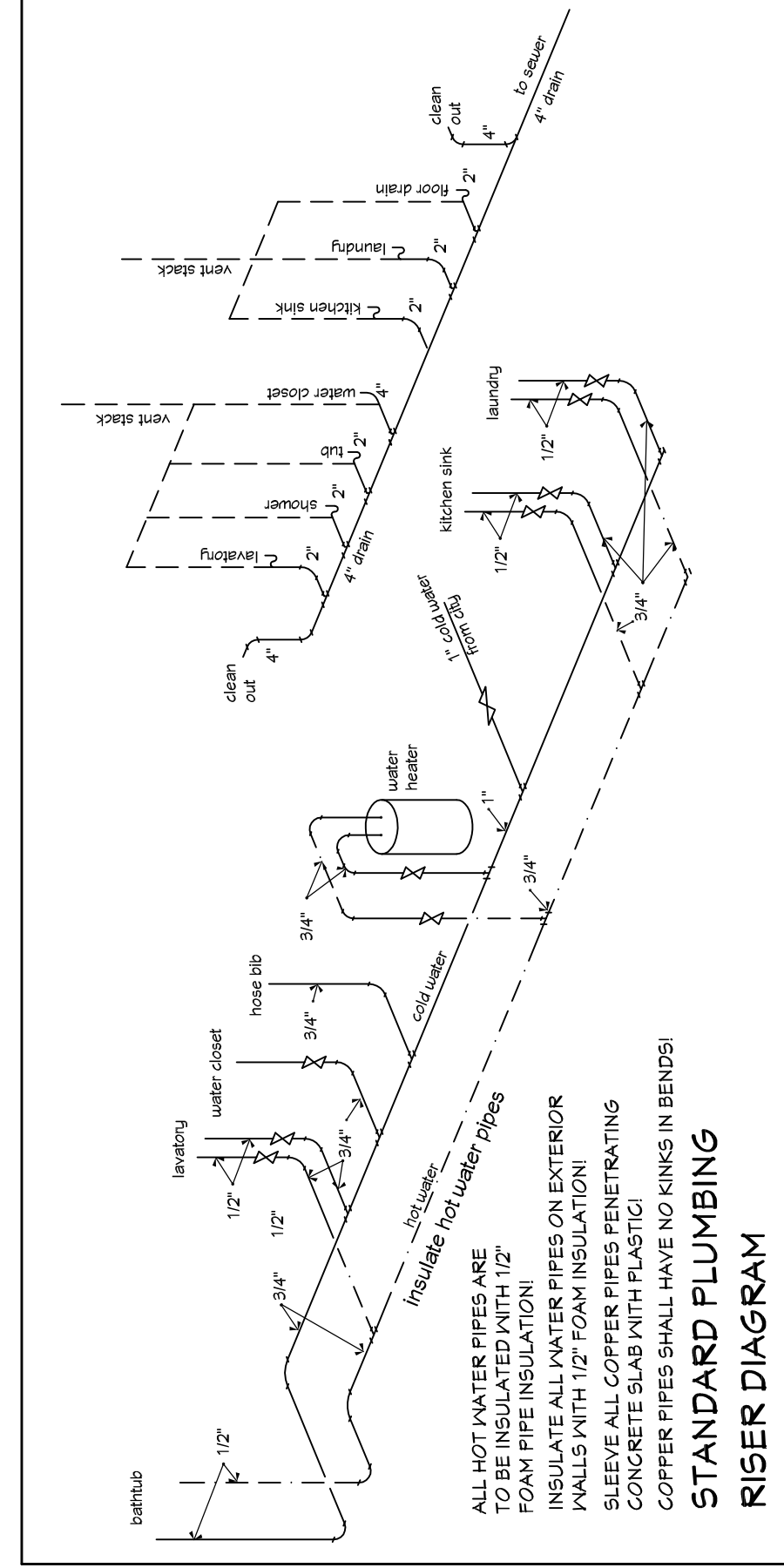


CONVENTIONAL ROOF BRACING

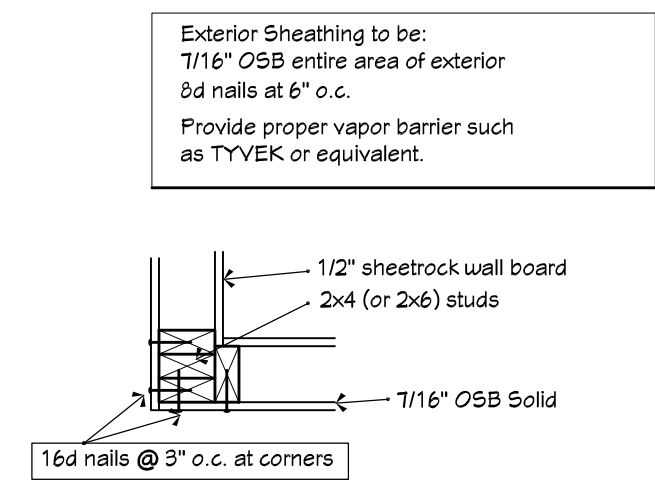
SCALE: N.T.S.



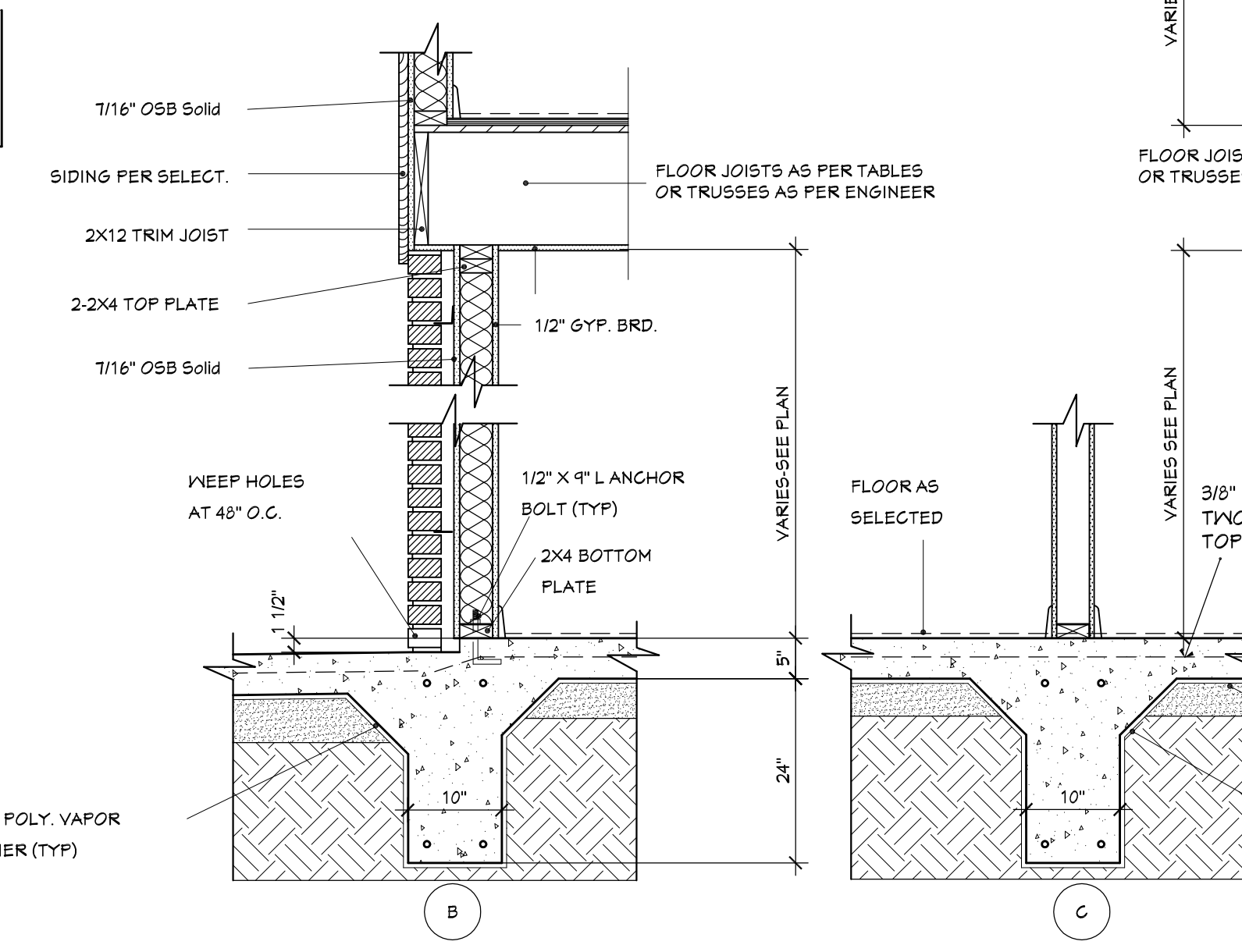
GARAGE ROOF BRACING



These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



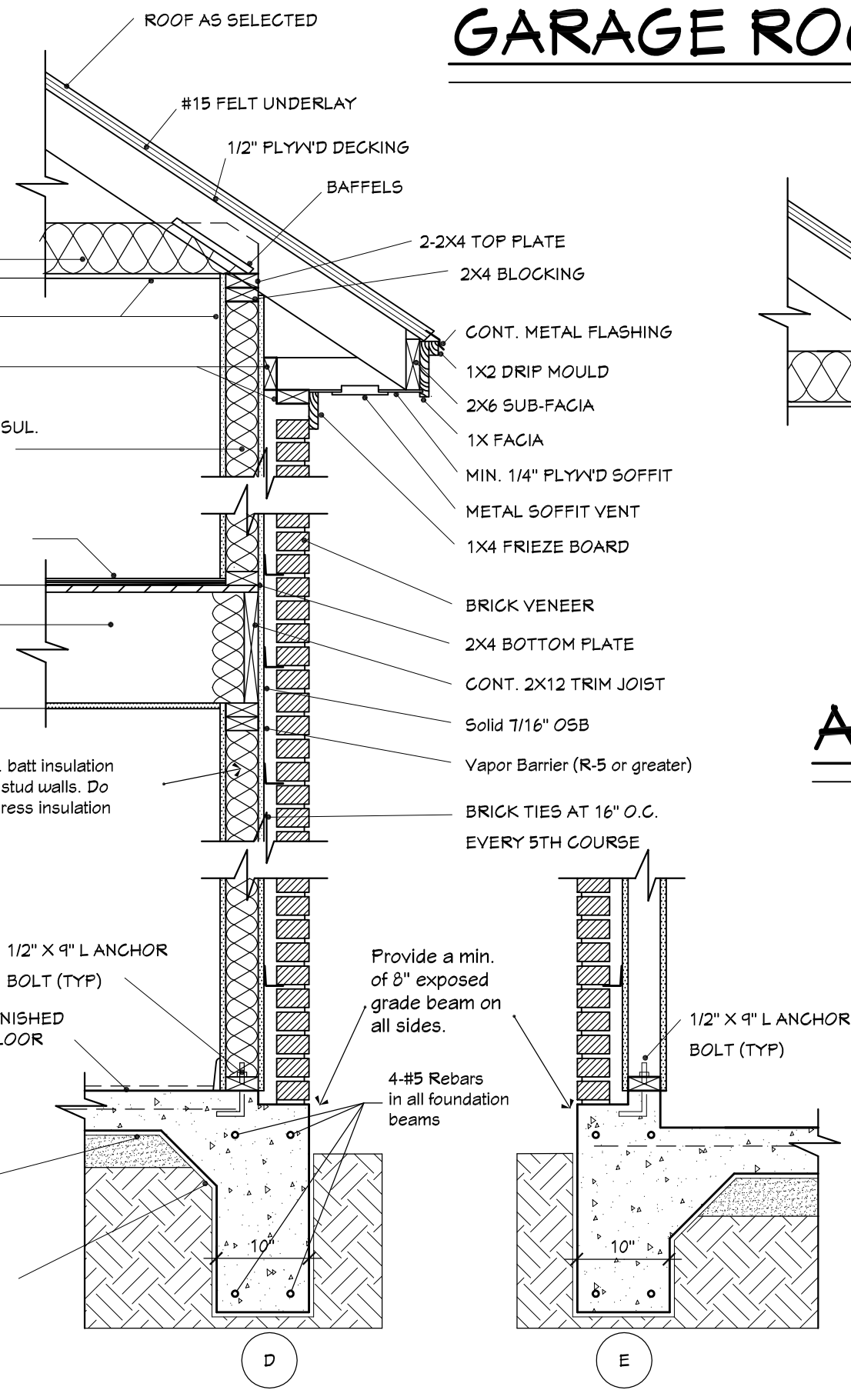
CORNER DETAIL



PORCH

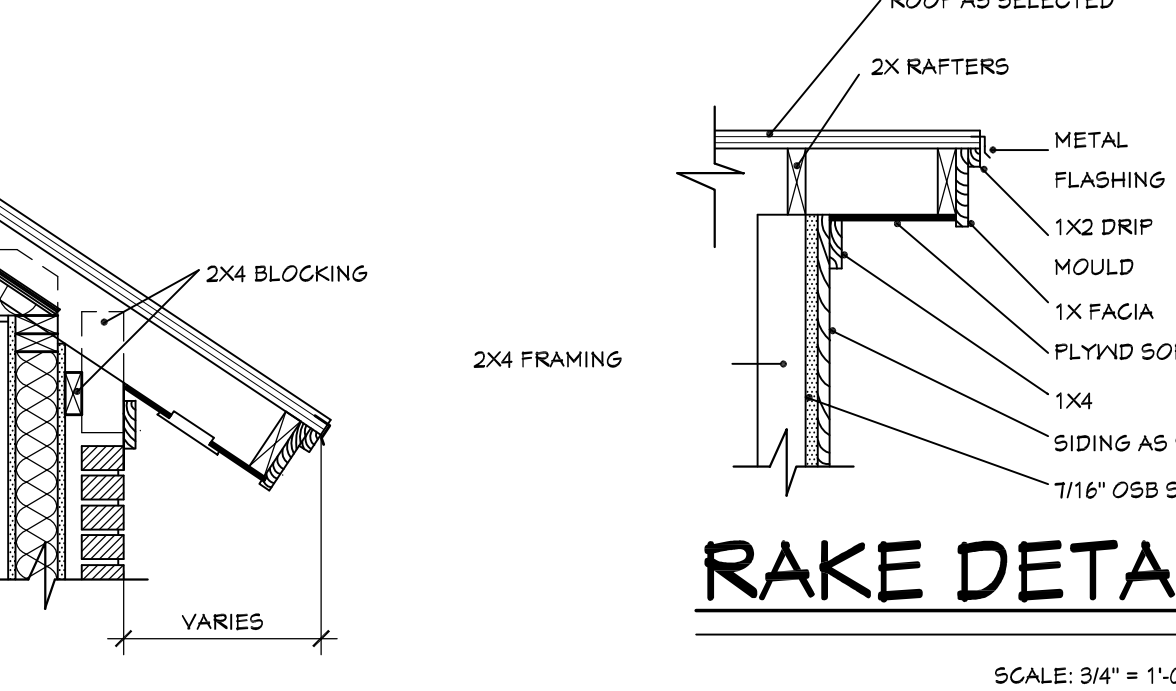
PERIMETER WALL AT PORCH

TYPICAL INTERIOR



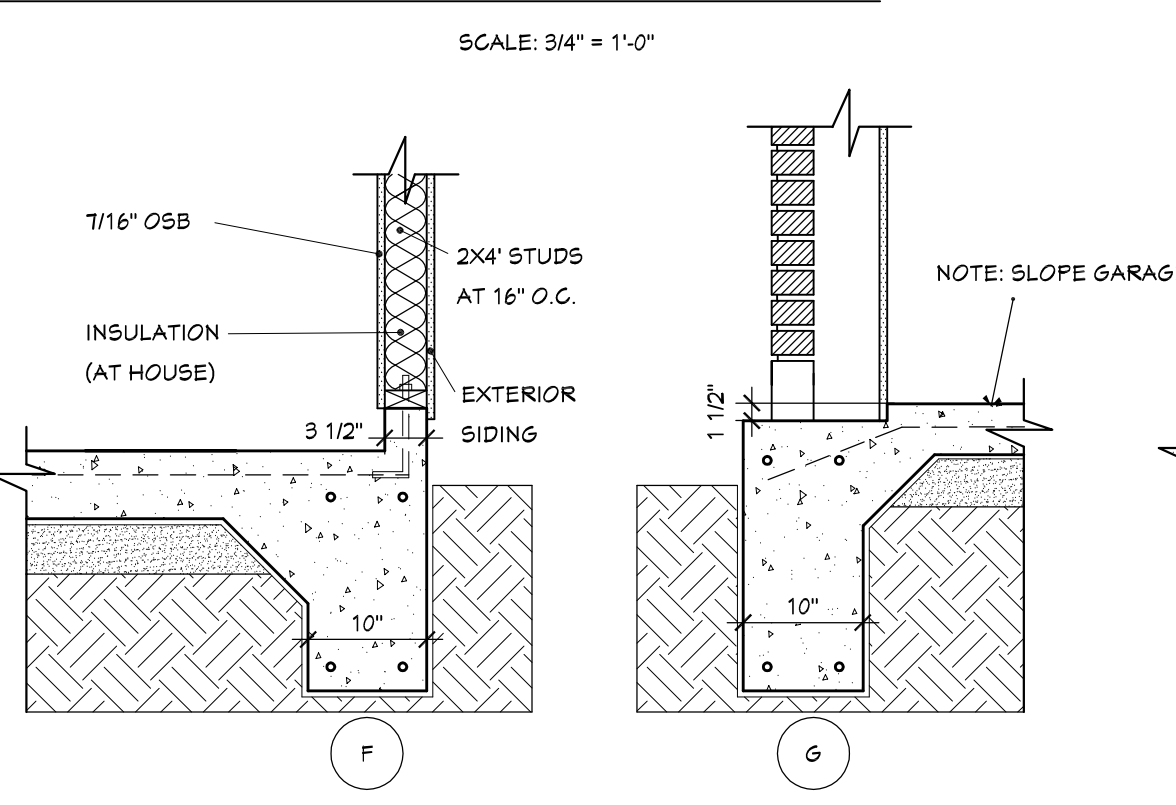
PERIMETER WITH BRICK LEDGE

PERIMETER GARAGE WITH BRICK LEDGE



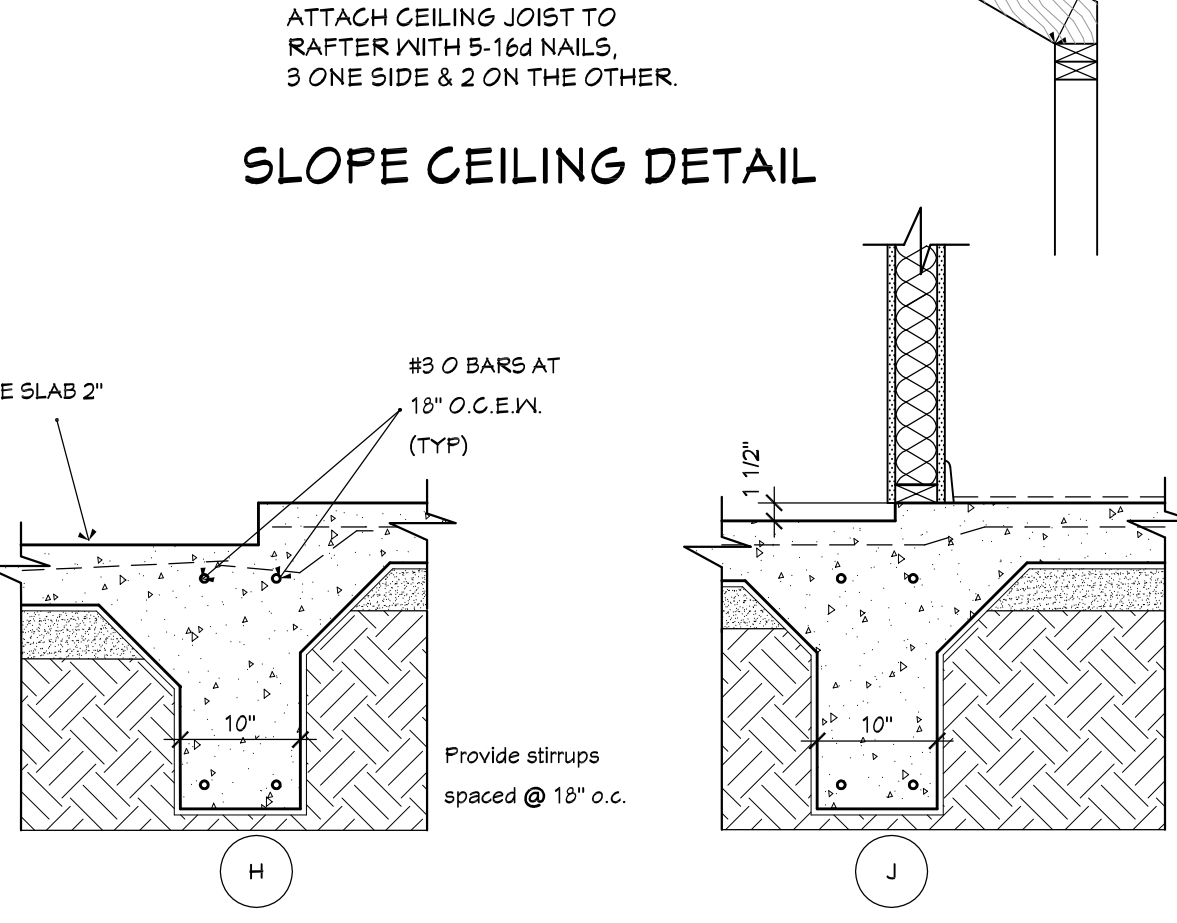
RAKE DETAIL

ALTERNATE CORNICE



PERIMETER GARAGE (FRAME WALL)

PERIMETER AT GARAGE DOOR



TIRE BUMP AT GARAGE

HOUSE MARGIN

FOUNDATION DETAILS

SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.

REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

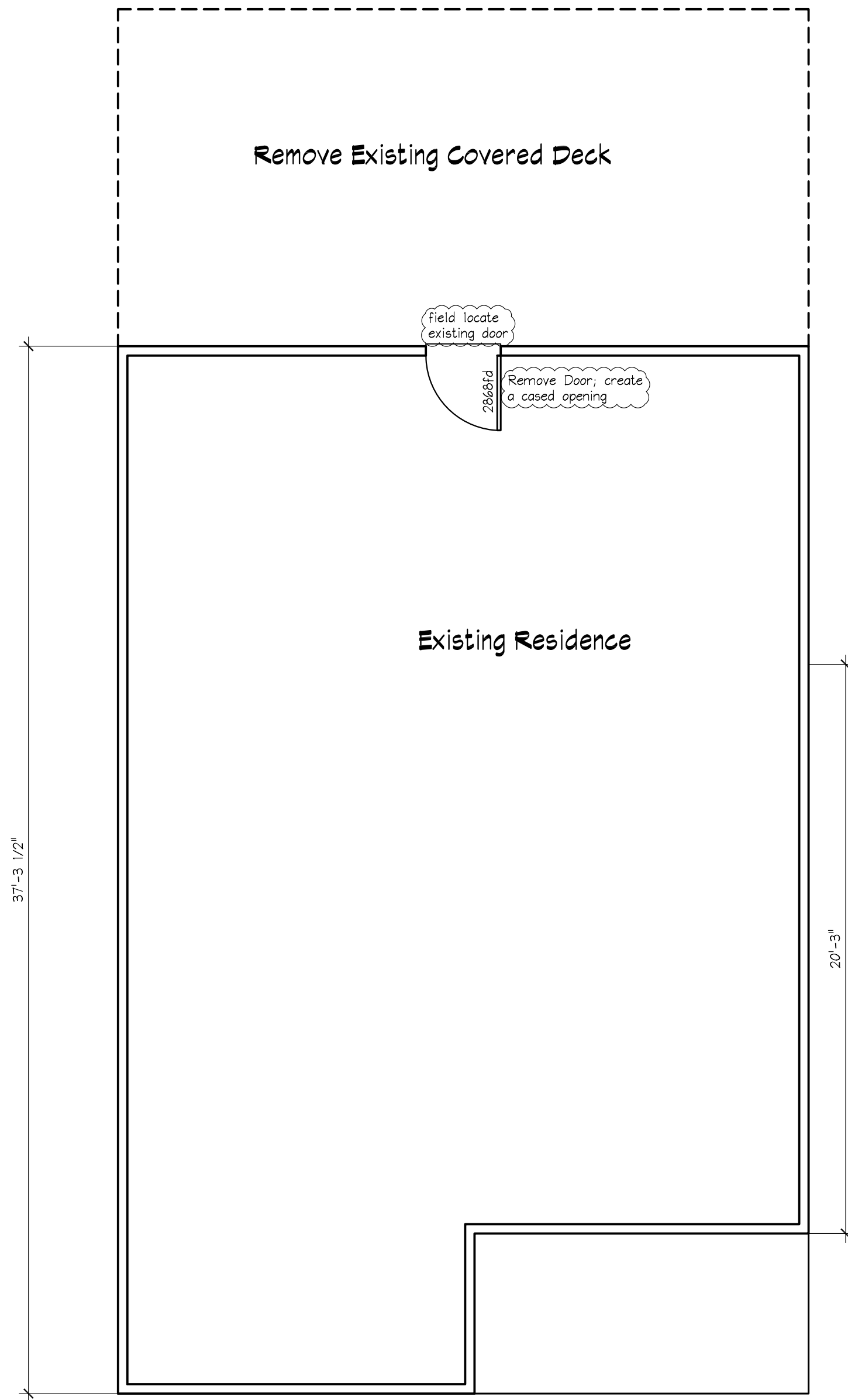
STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO.
DETAILS

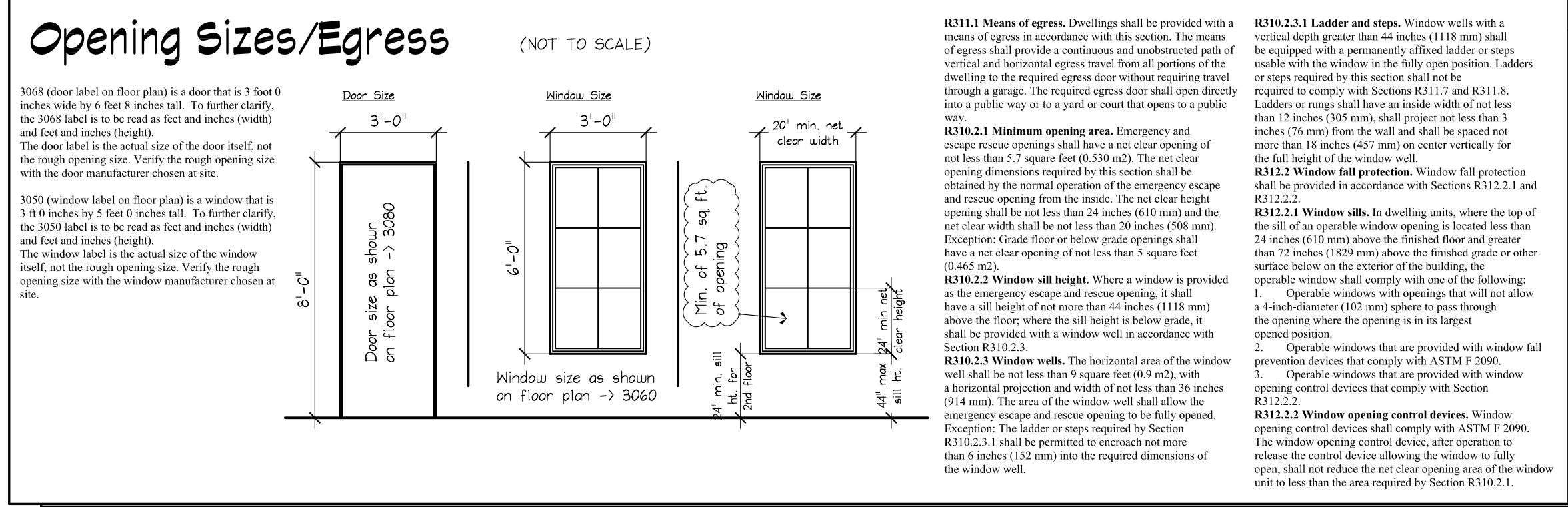
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. It is the responsibility of the contractor or other professional design professional to verify that all construction details and specifications are correct and that all applicable codes and regulations have been met. If any error or omission does occur, it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3838

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



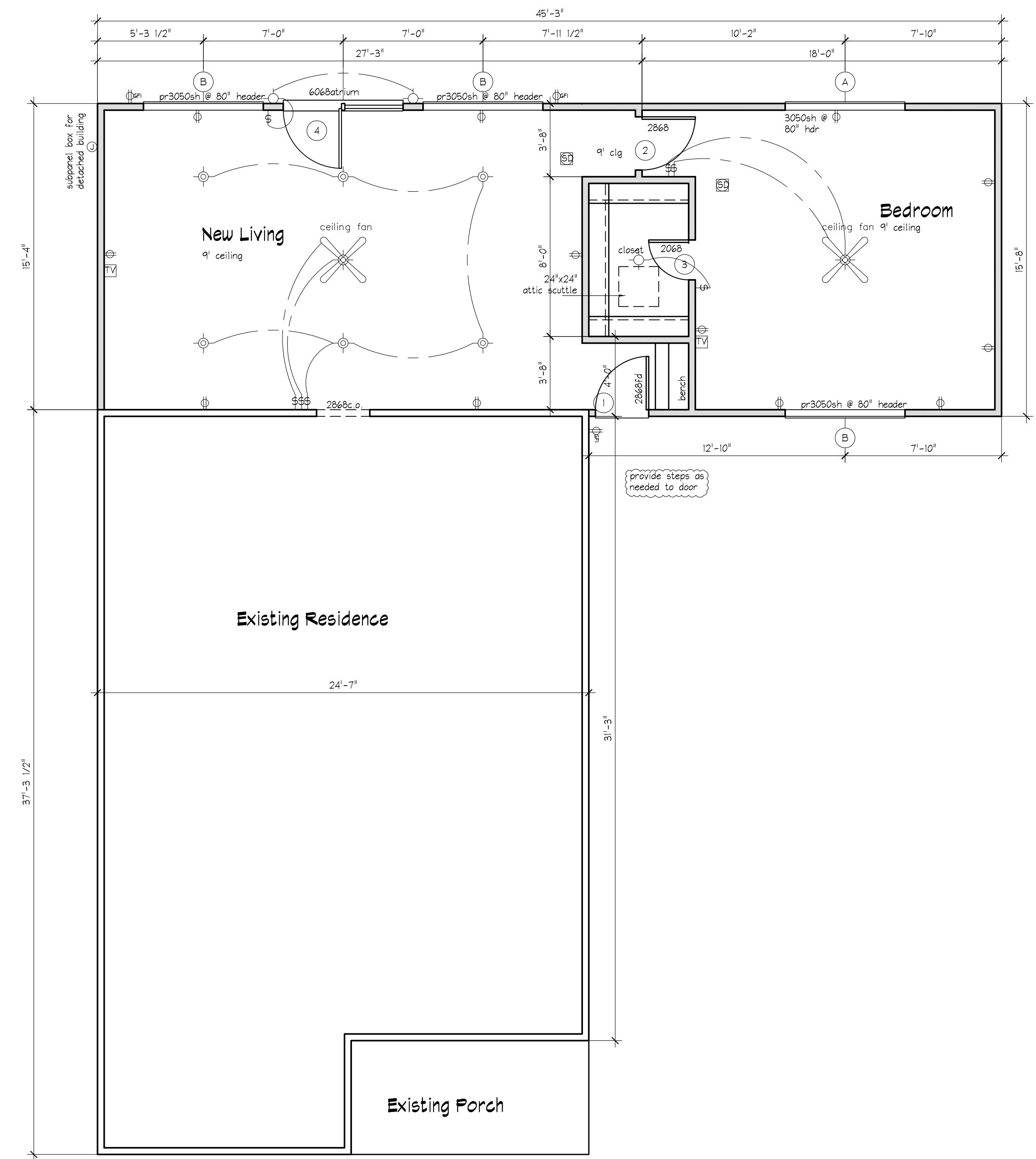
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:**
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2068	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

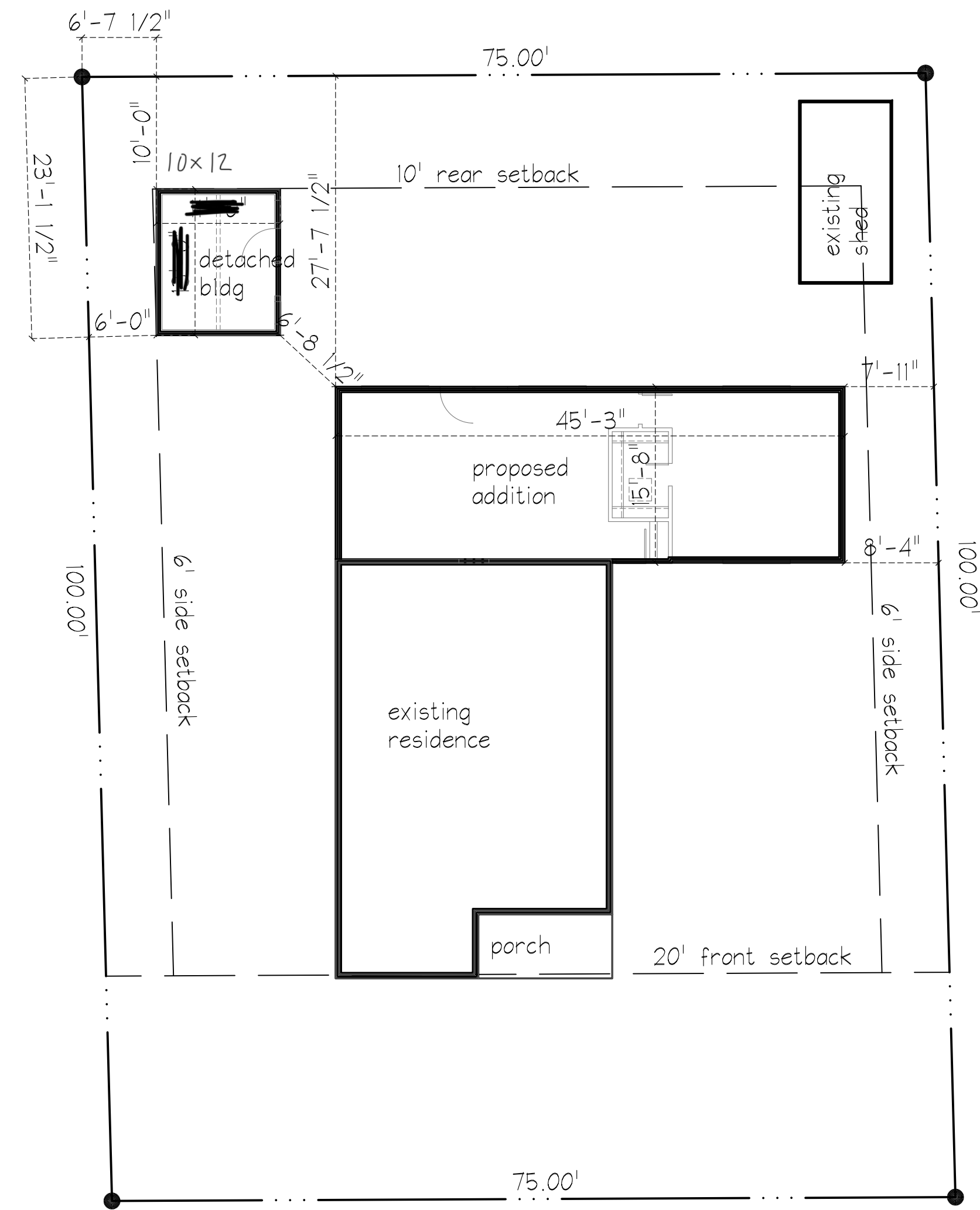
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

****All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.****

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. Errors or omissions in these plans are the responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

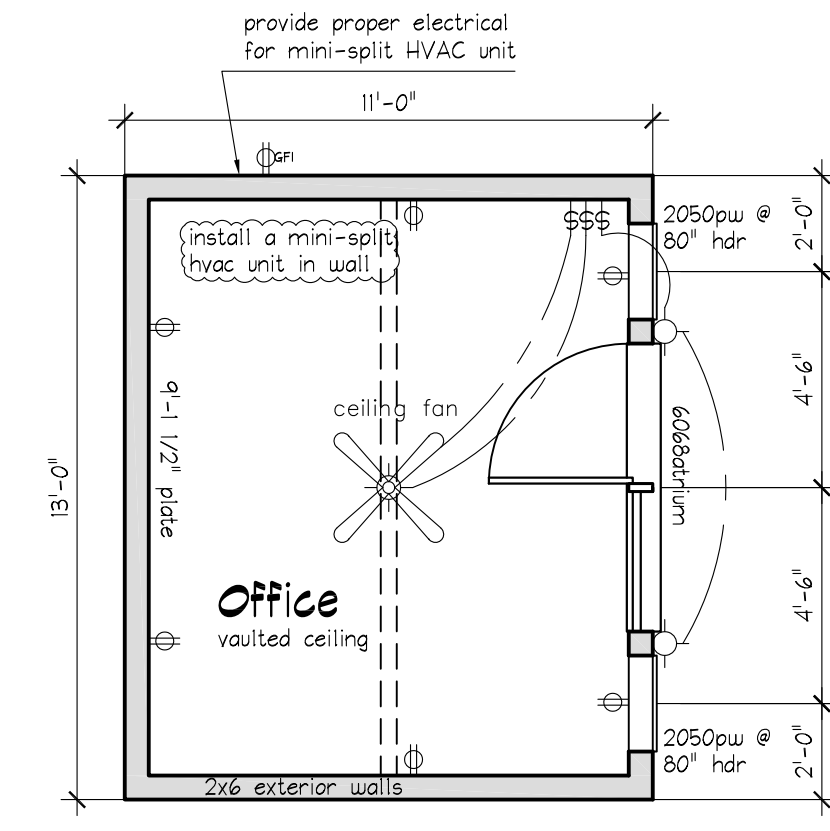
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

ELECTRICAL LEGEND

- ◇ Surface/Ceiling Mount
- Recessed Eyeball Mount
- Ground-up Landscape Flood
- Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- ≡ Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

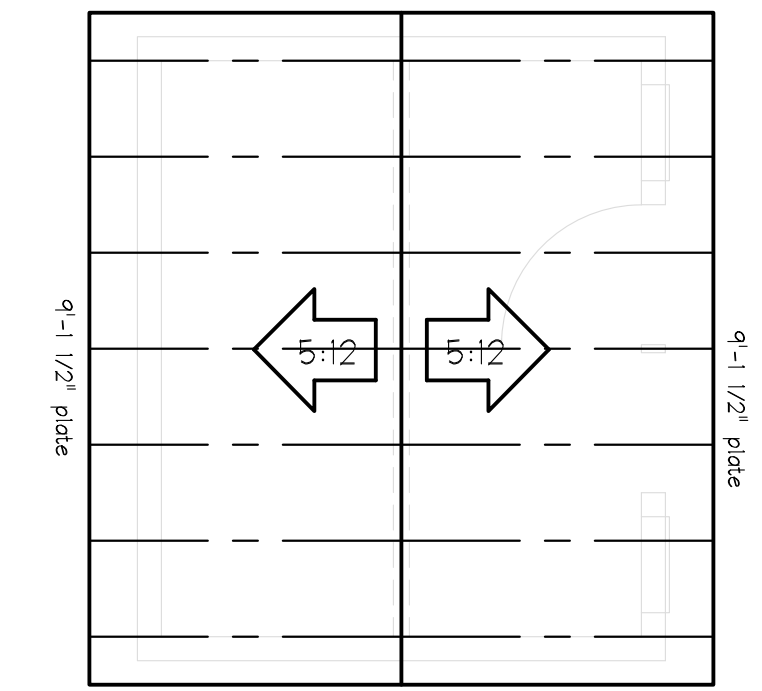
- Notes:**
1. All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 2. Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 3. Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



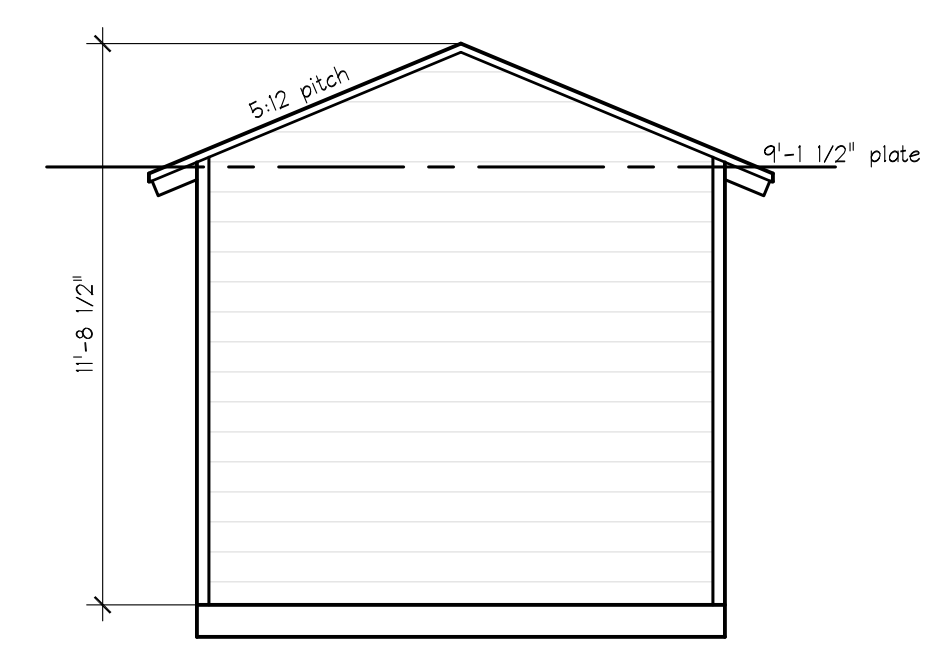
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

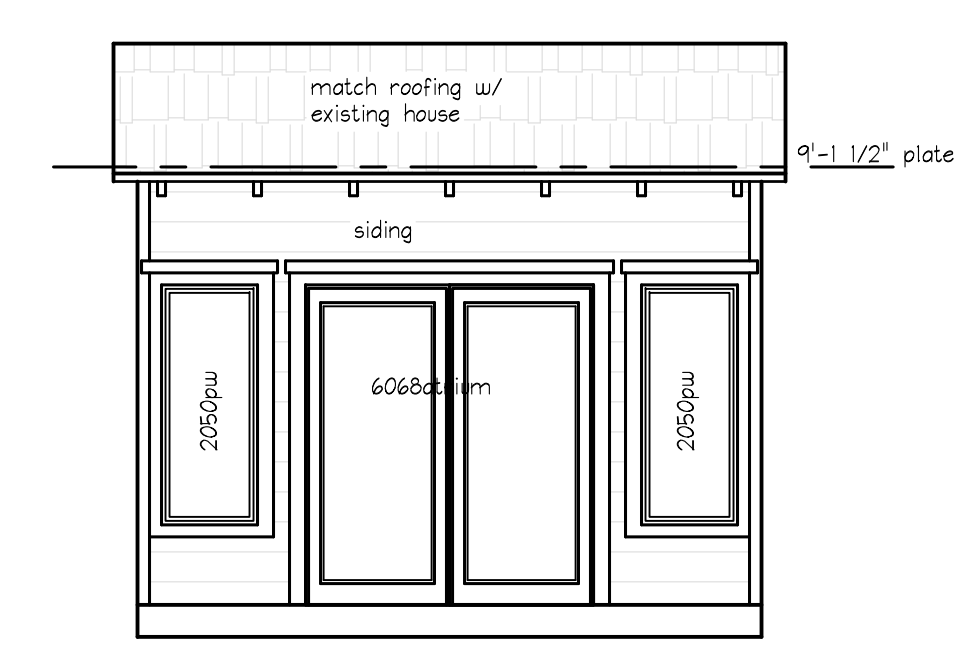
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x4's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



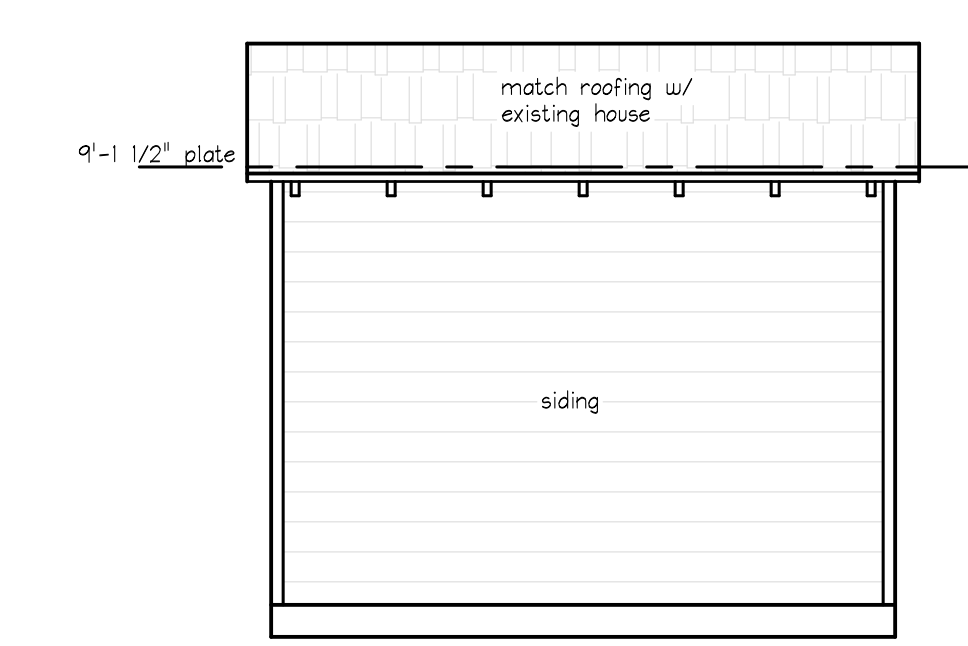
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



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



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

REVISIONS:
11/02/2023
01/15/2025

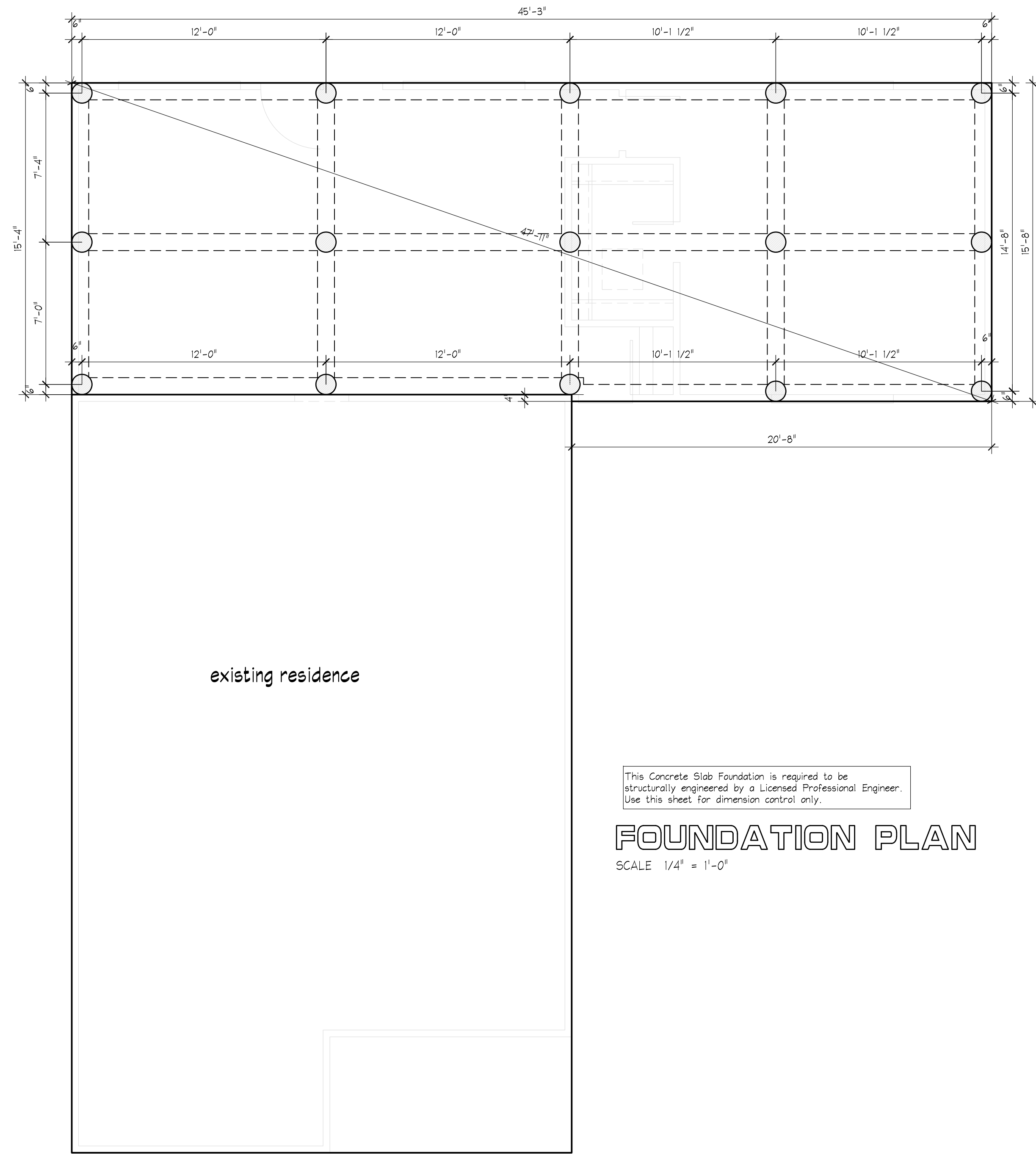
J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering firm stands no liability for structural or mechanical design integrity. For all structural and mechanical design details, the owner is responsible for obtaining all necessary permits and ensuring that all work is done in accordance with all applicable codes and regulations. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

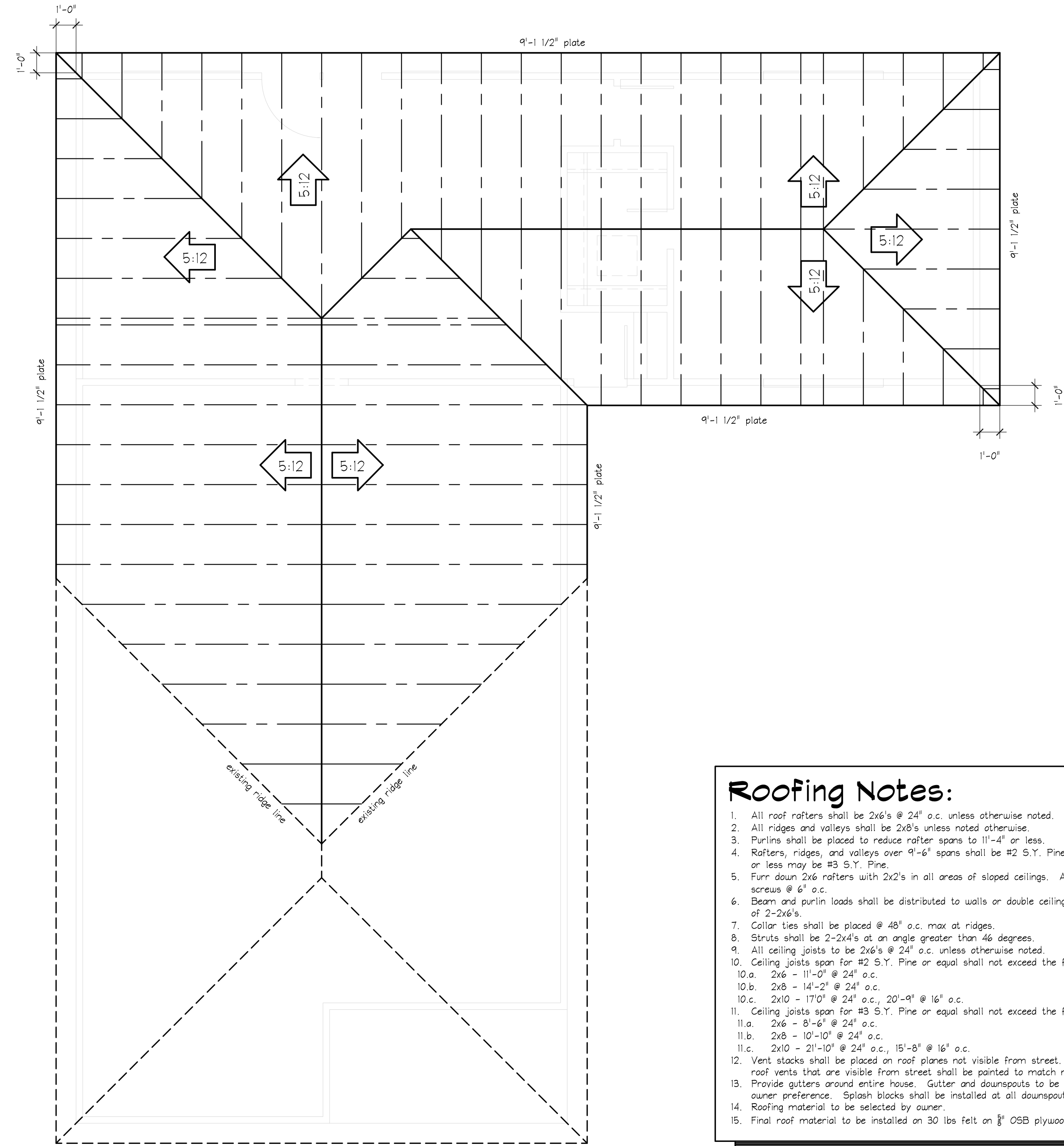
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



- #### Roofing Notes:
- All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
 - All ridges and valleys shall be 2x8's unless noted otherwise.
 - Purlins shall be placed to reduce rafter spans to 11'-4" or less.
 - Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
 - Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
 - Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns at 2'-2x6's.
 - Collar ties shall be placed @ 48" o.c. max at ridges.
 - Struts shall be 2-2x4's at an angle greater than 46 degrees.
 - All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
 - Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 11'-0" @ 24" o.c.
 - 2x8 - 14'-2" @ 24" o.c.
 - 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
 - Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 8'-6" @ 24" o.c.
 - 2x8 - 10'-10" @ 24" o.c.
 - 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
 - Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
 - Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
 - Roofing material to be selected by owner.
 - Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.

ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. For all construction, the contractor shall ensure that all materials are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3338

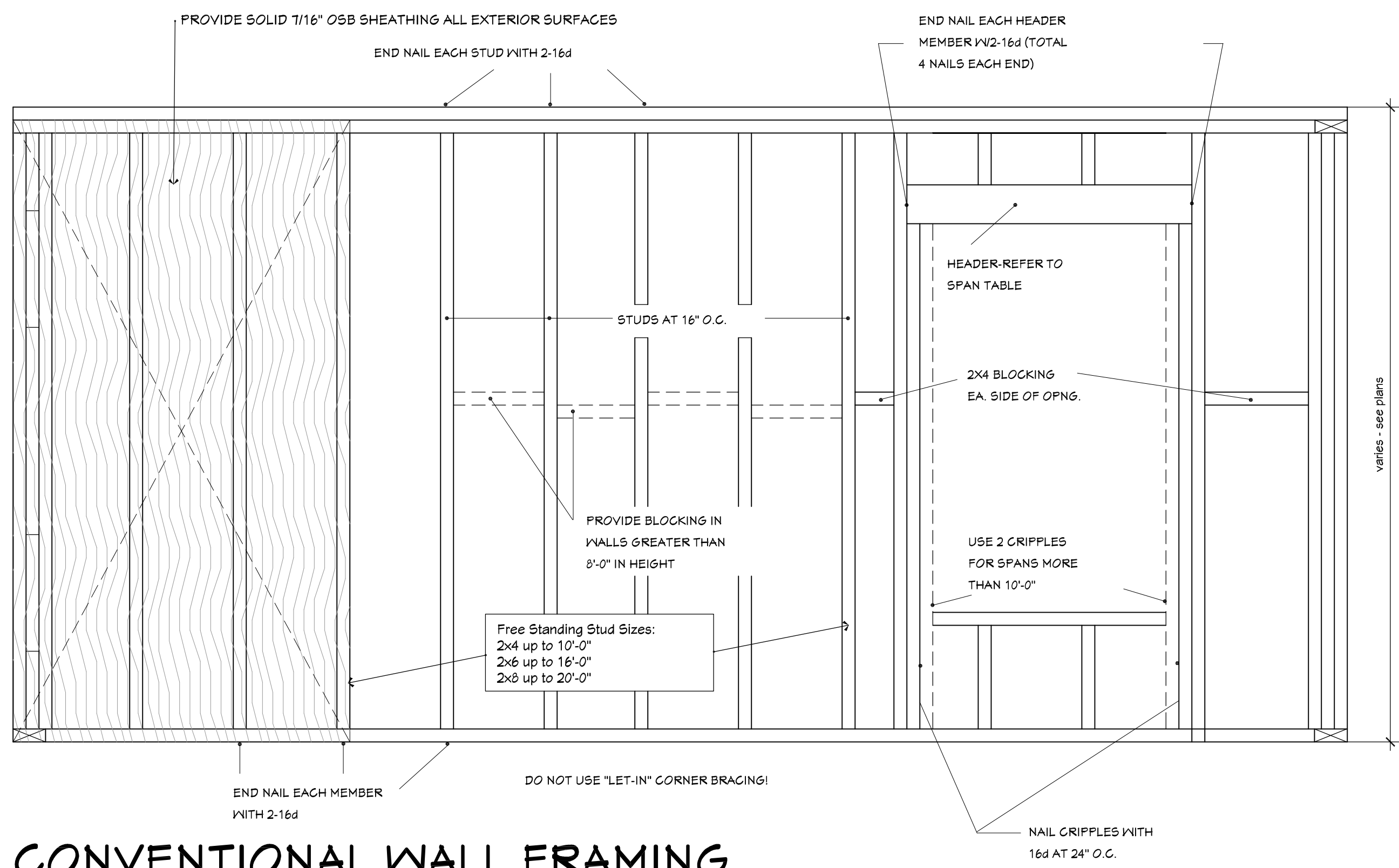
A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

Project Description:

We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

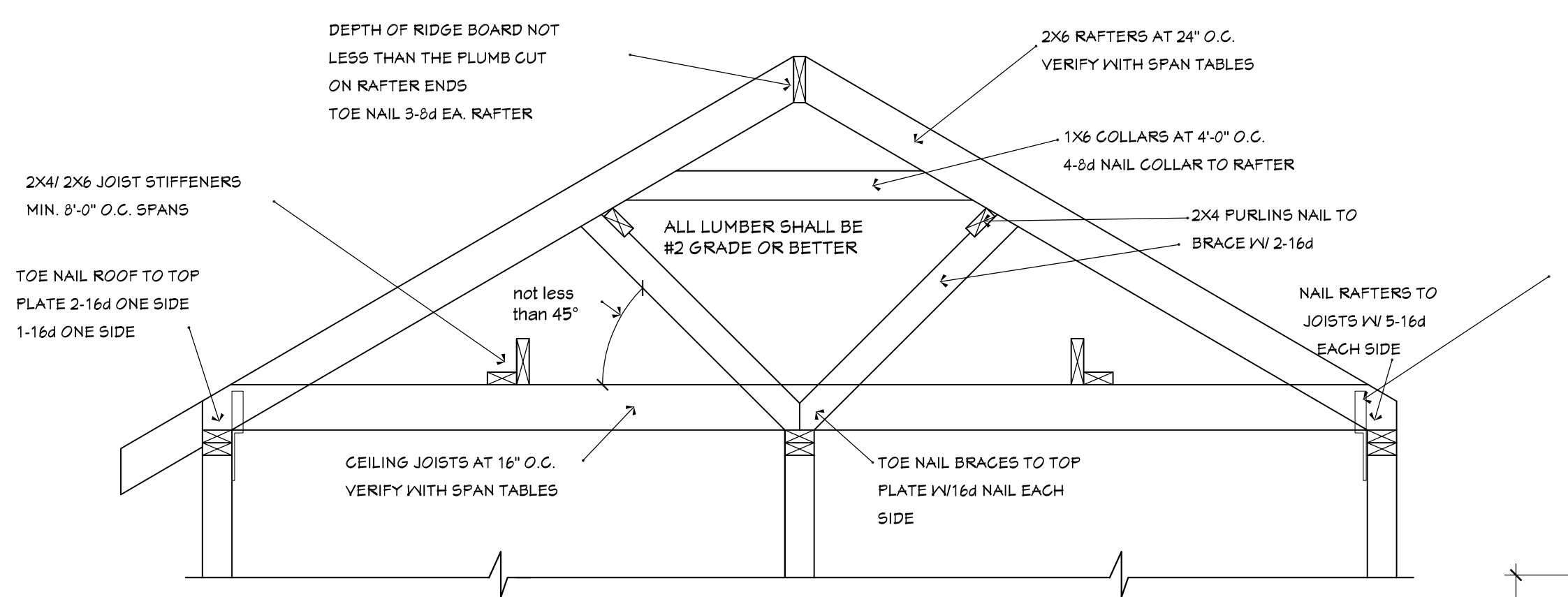
- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.



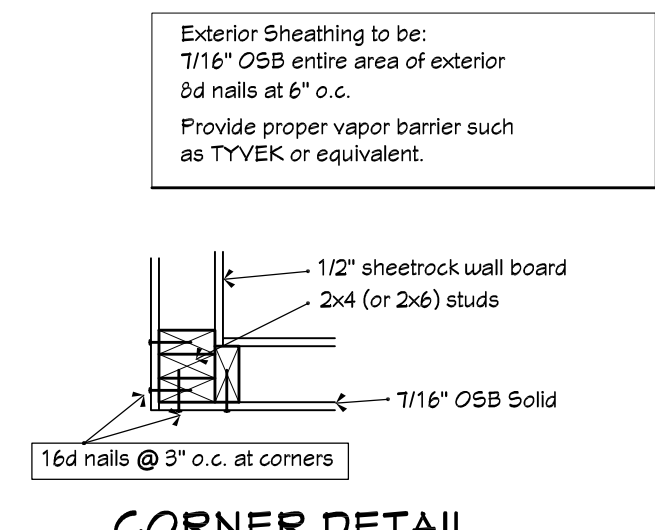
CONVENTIONAL WALL FRAMING

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

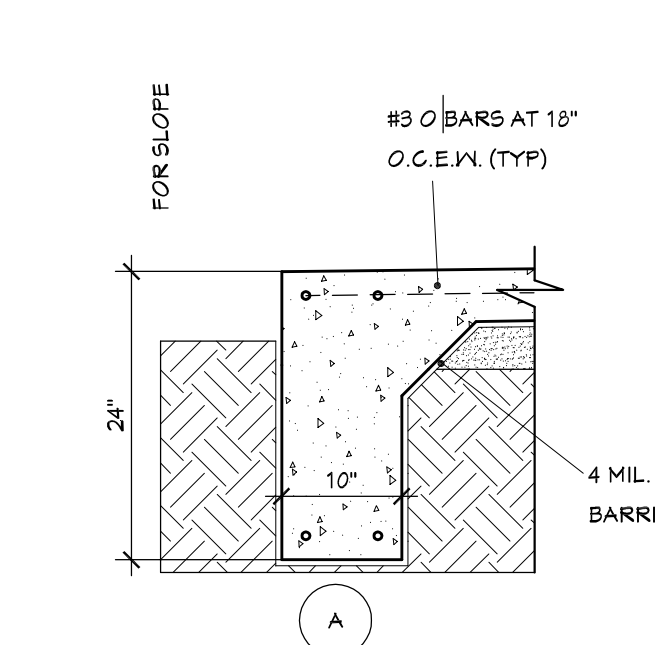


CONVENTIONAL ROOF BRACING

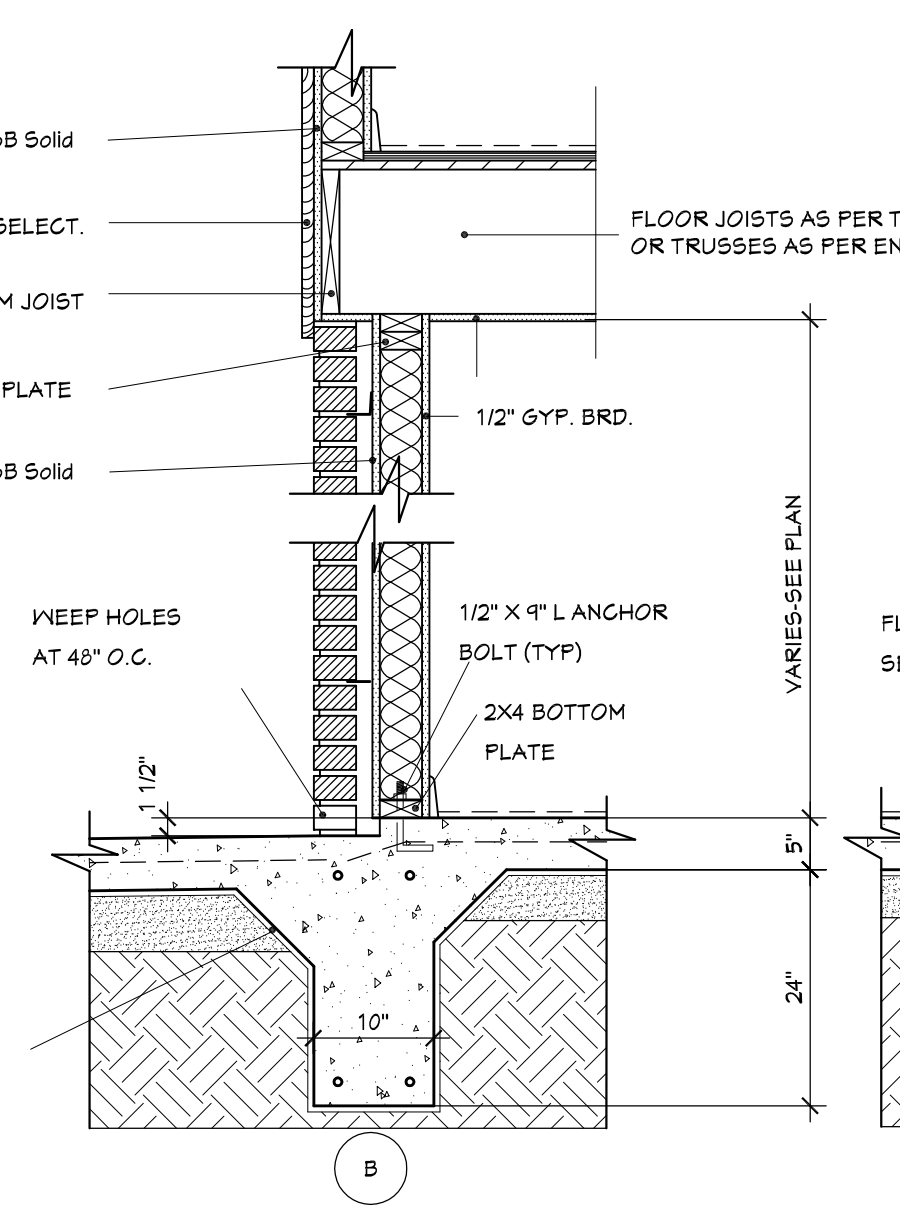
SCALE: N.T.S.



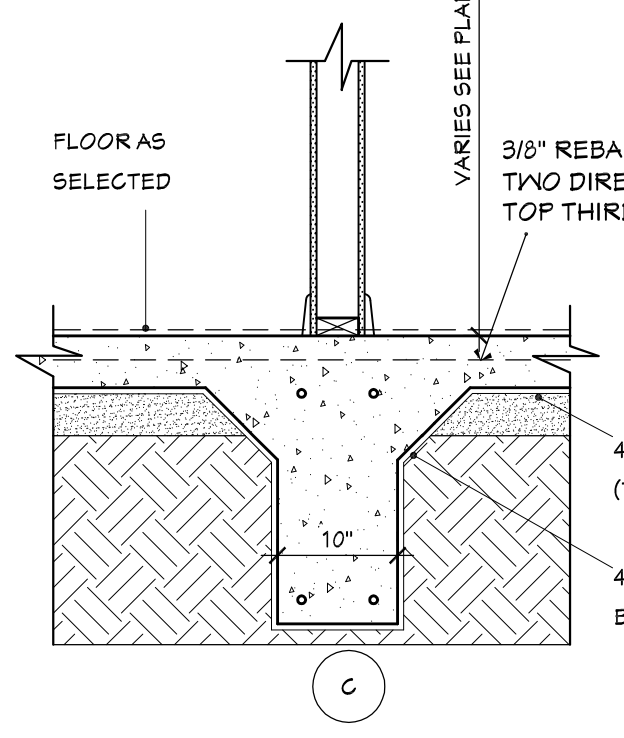
CORNER DETAIL



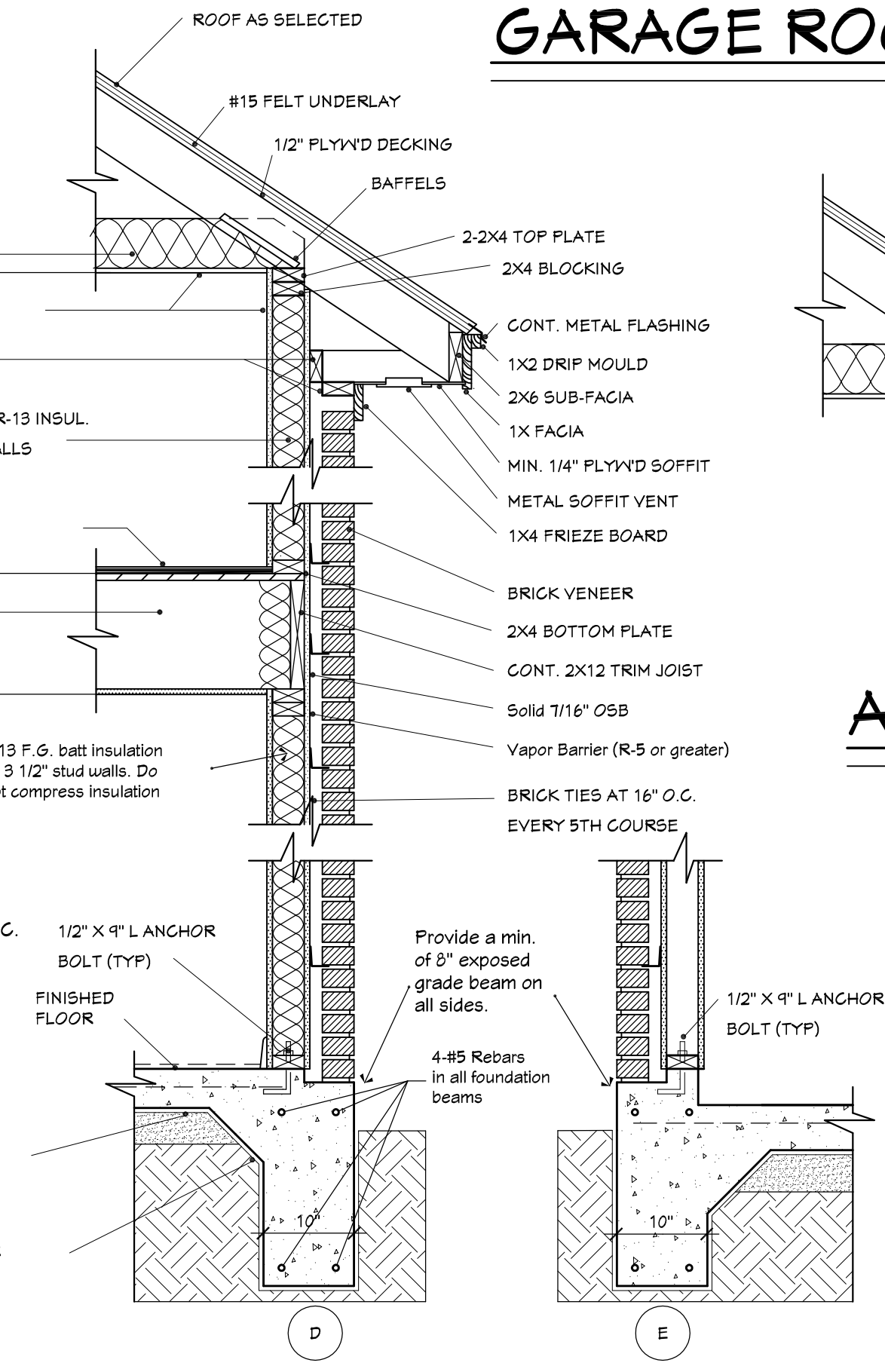
PORCH



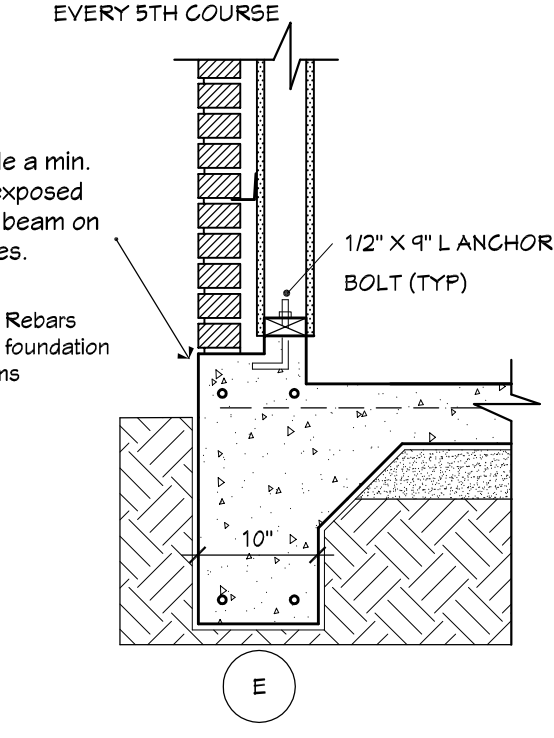
PERIMETER WALL AT PORCH



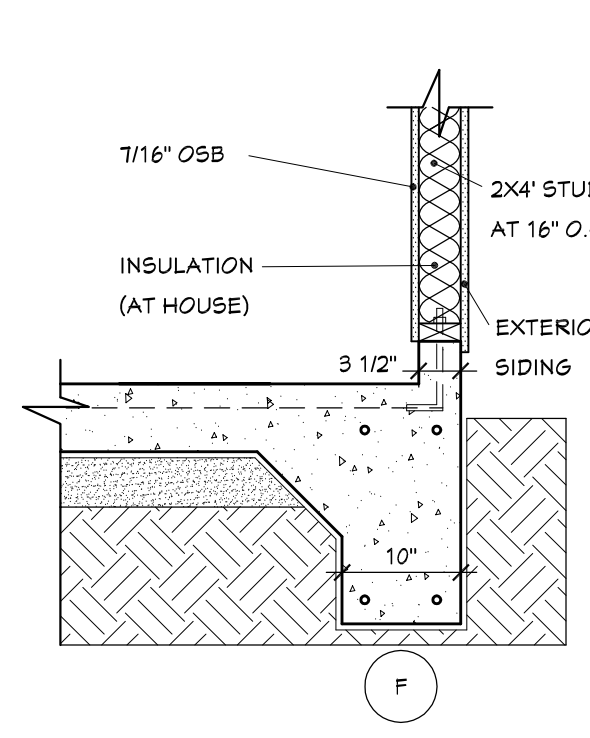
TYPICAL INTERIOR



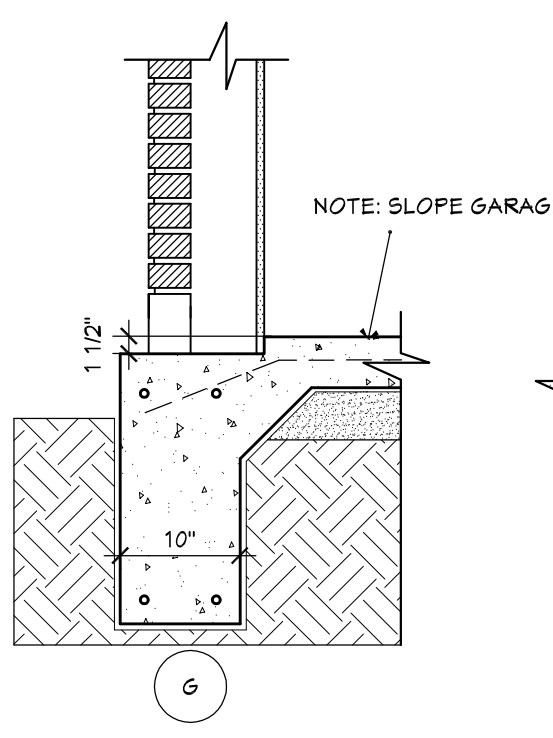
PERIMETER WITH BRICK LEDGE



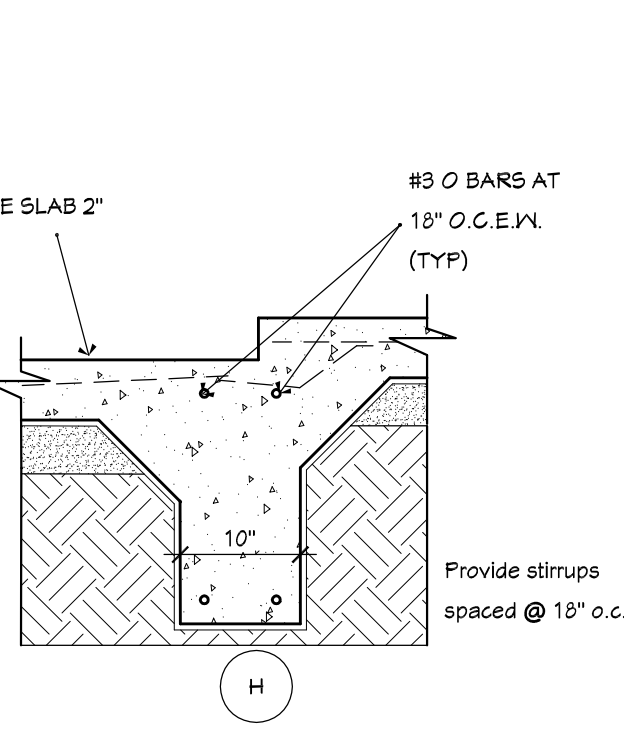
PERIMETER GARAGE WITH BRICK LEDGE



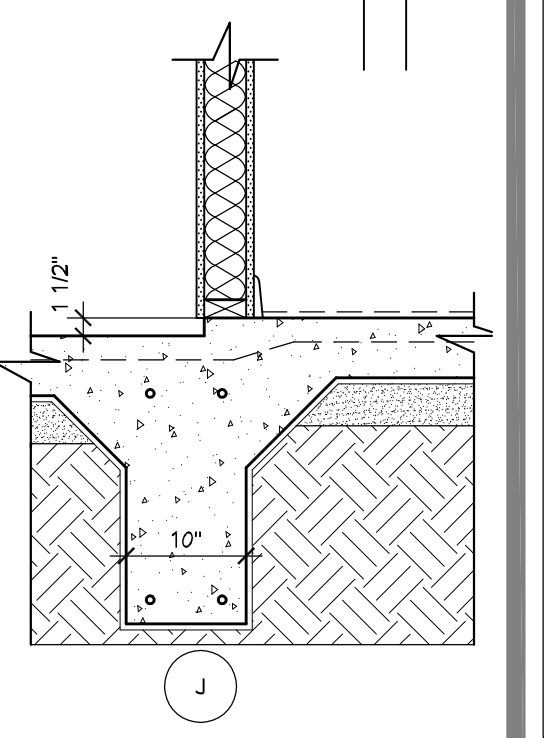
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



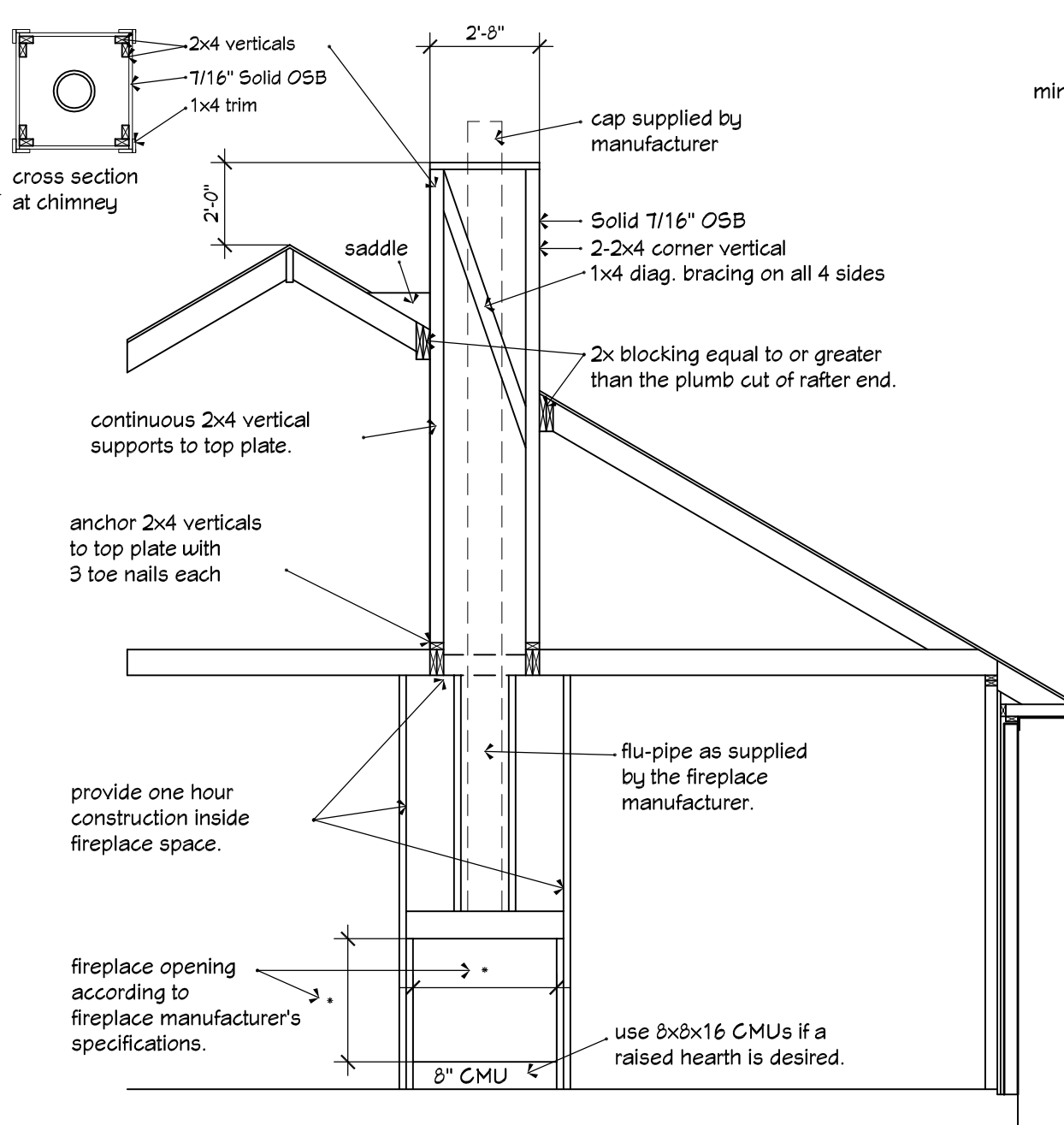
TIRE BUMP AT GARAGE



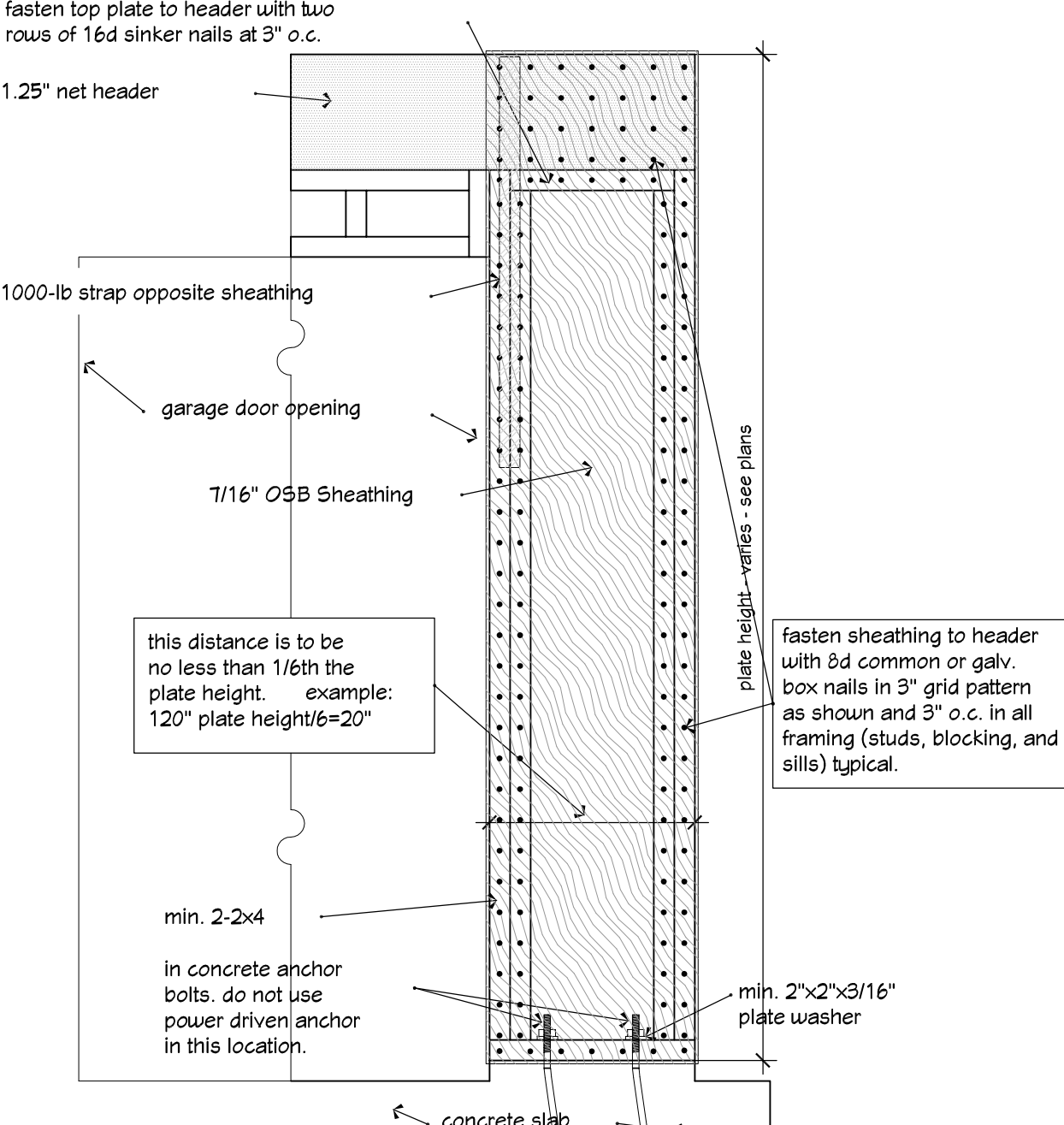
HOUSE MARGIN

FOUNDATION DETAILS

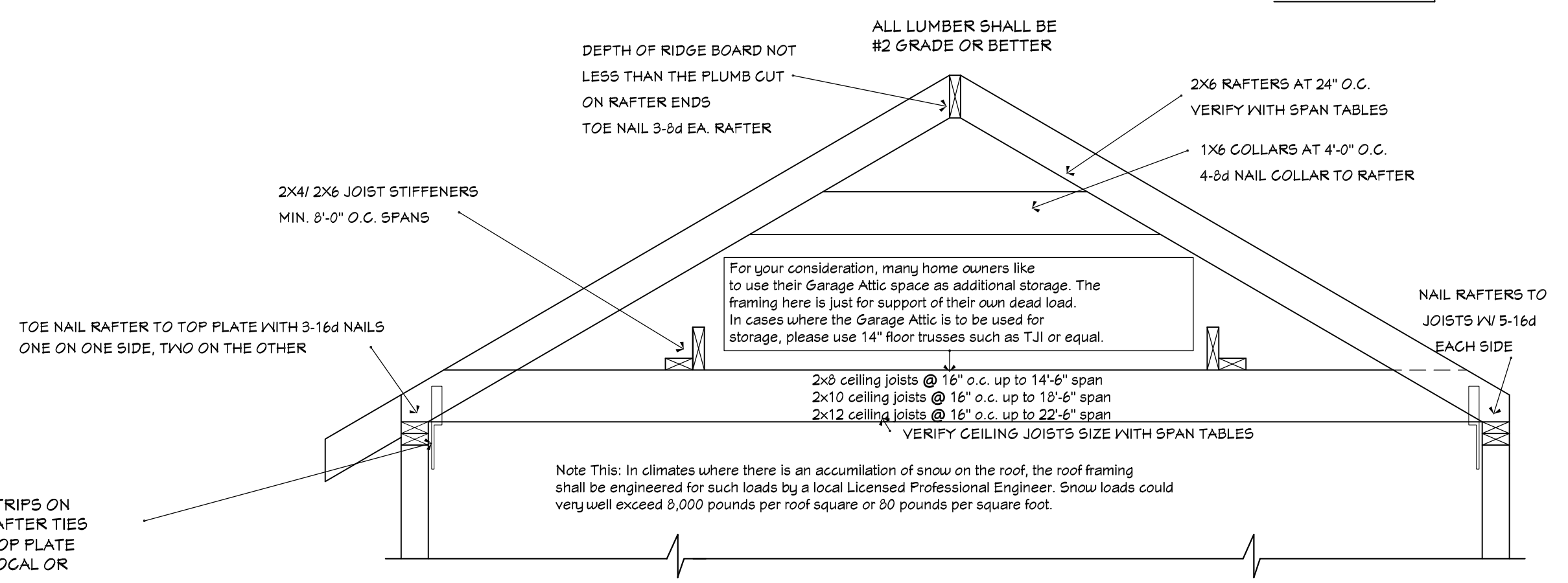
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



WOOD CHIMNEY DETAIL

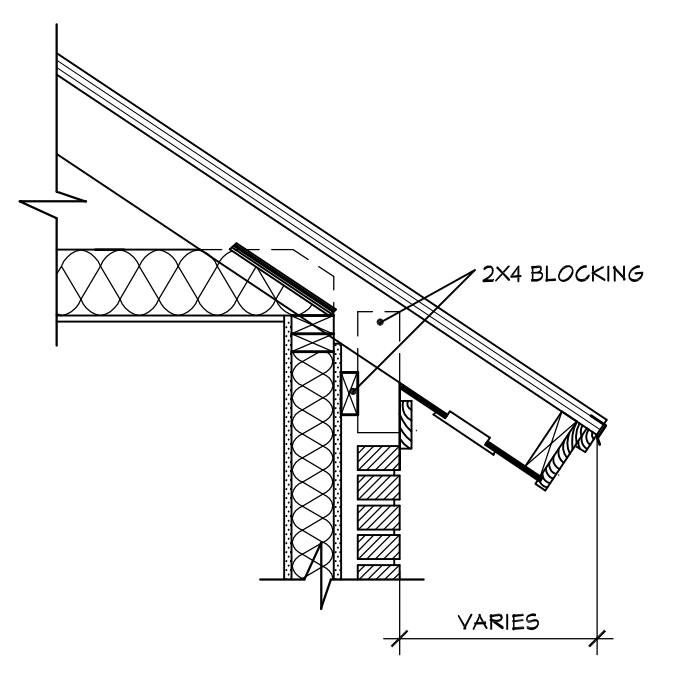


GARAGE CORNER DETAIL



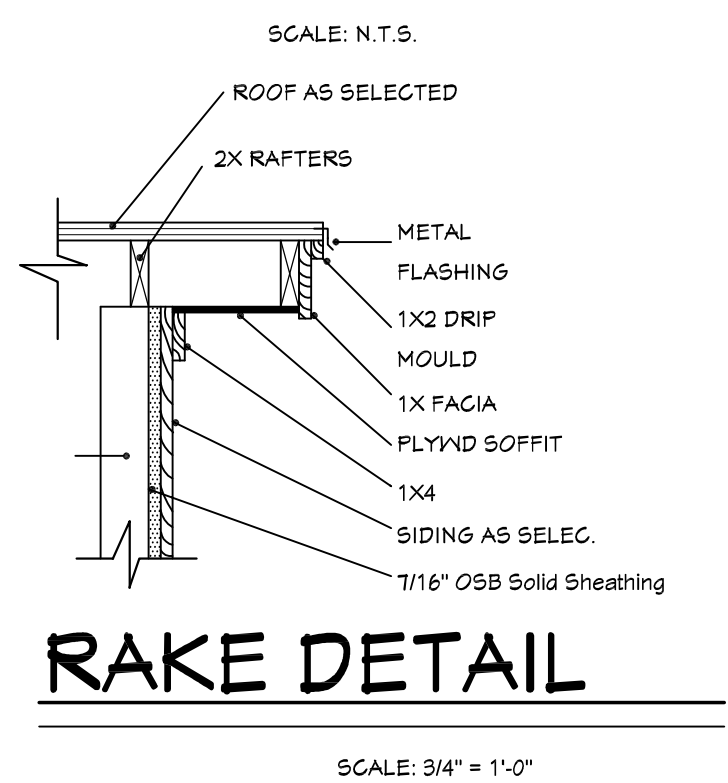
GARAGE ROOF BRACING

Note: In climates where there is an accumulation of snow on the roof, the roof framing shall be engineered for such loads by a local Licensed Professional Engineer. Snow loads could vary well exceed 5,000 pounds per roof square or 20 pounds per square foot.



ALTERNATE CORNICE

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

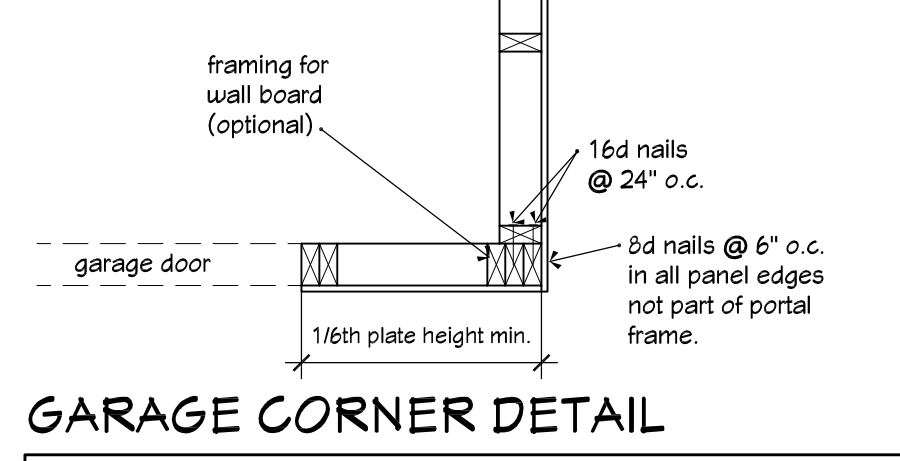


RAKE DETAIL

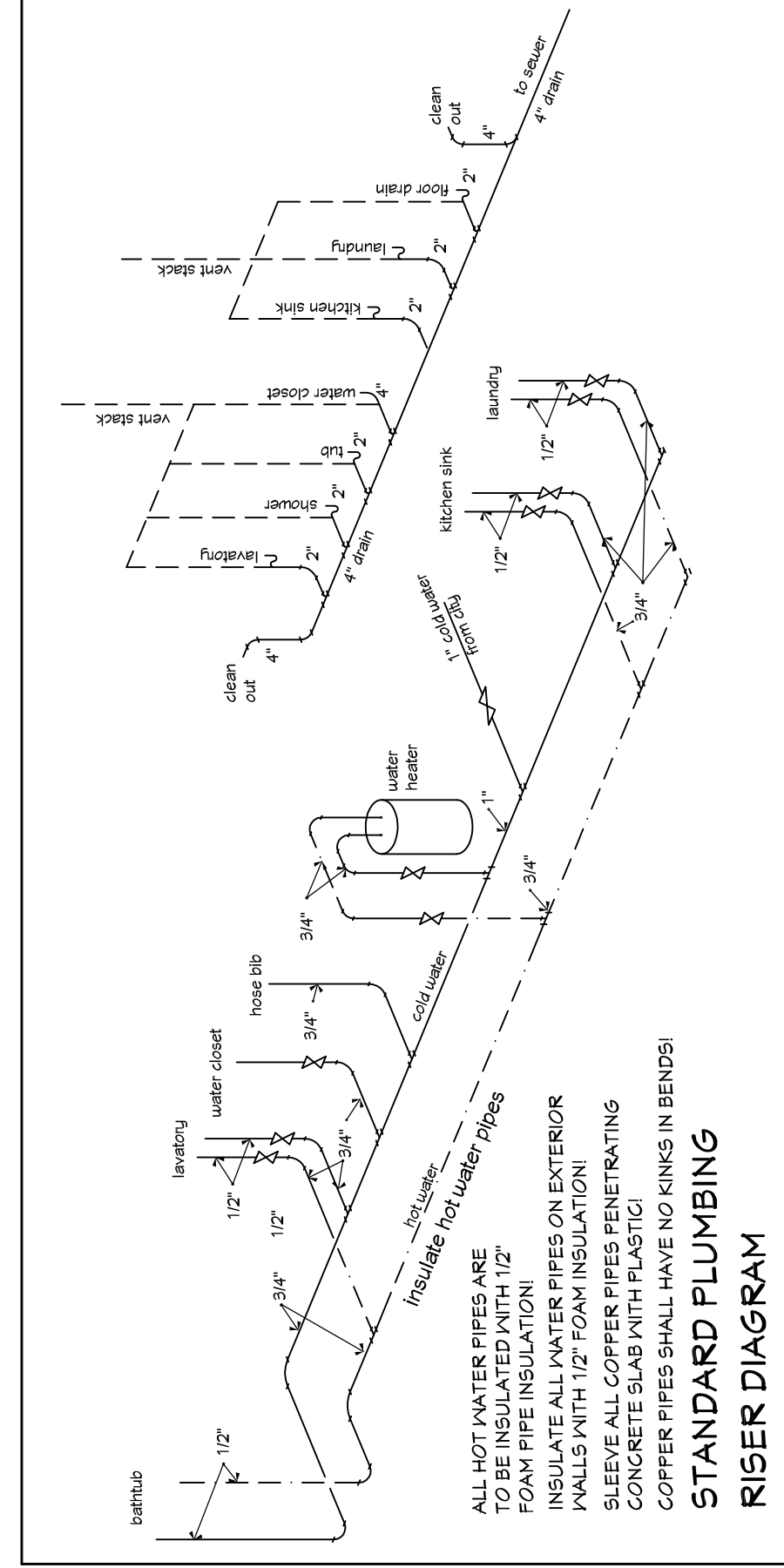
SCALE: 3/4" = 1'-0"

GENERAL FOUNDATION NOTES:

- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slab reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the site it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM

REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, is not an architectural or engineering firm and stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS

Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO.
DETAILS





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: February 20, 2025

APPLICANT: Kelli Walker

CASE NUMBER: H2025-005; *Building Permit Fee Waiver for 603 E. Rusk Street*

The applicant -- *Kelli Walker* -- is requesting the approval of a *Building Permit Fee Waiver* for the construction of an addition to an existing single-family home on the subject property. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [Case No. H2025-003] and a *Small Matching Grant* [Case No. H2025-004]. 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 50.00%. The applicant has provided a scope of work and a valuation of \$110,000.00 for the construction of the new addition. Based on the property's designation as Low-Contributing, the applicant would be eligible to request 100.00% reduction of the building permit fee under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
SINGLE-FAMILY [REMODEL/ADDITION]	\$336.48 [i.e. \$0.48/SF (MINIMUM FEE: \$125.00)]

In addition, the scope of work does not appear to be for the purpose of restoration of the existing home. The property's current Low-Contributing designation does make this project eligible for the building permit fee waiver; however, as recommended in the Certificate of Appropriateness (COA) case memo, staff is recommending that the designation of the property be changed from Low-Contributing to Non-Contributing. If approved, this would change the total eligible building permit fee waiver amount from a maximum of \$336.48 to \$168.24. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the February 20, 2025 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 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

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 Kelli Walker APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street ADDRESS _____

PHONE (214) 912-6140 PHONE _____

E-MAIL walker.kelli@gmail.com E-MAIL _____

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 110,000

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

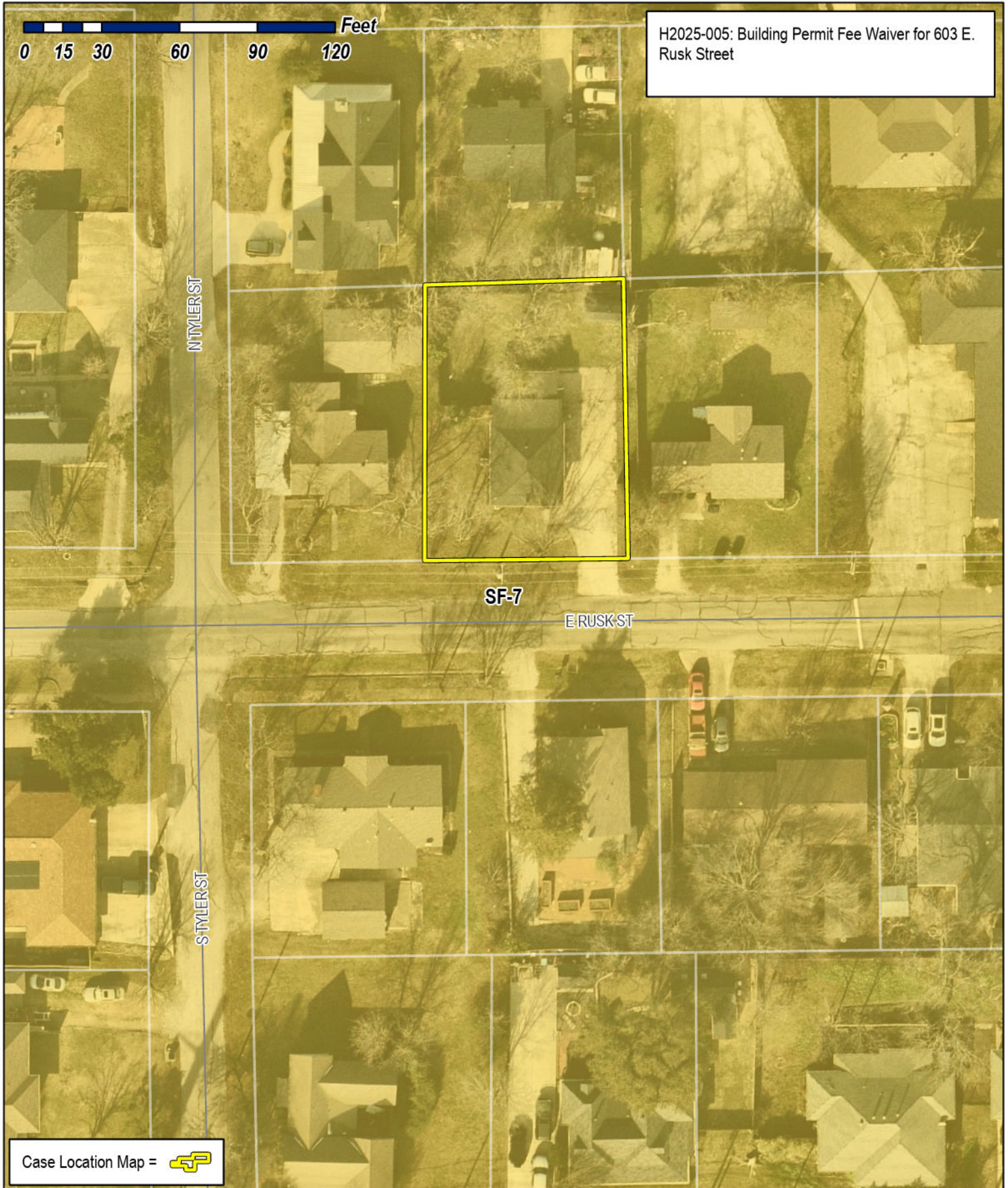
Project Description on Separate Sheet

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 Kelli Walker

APPLICANT'S SIGNATURE _____



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.

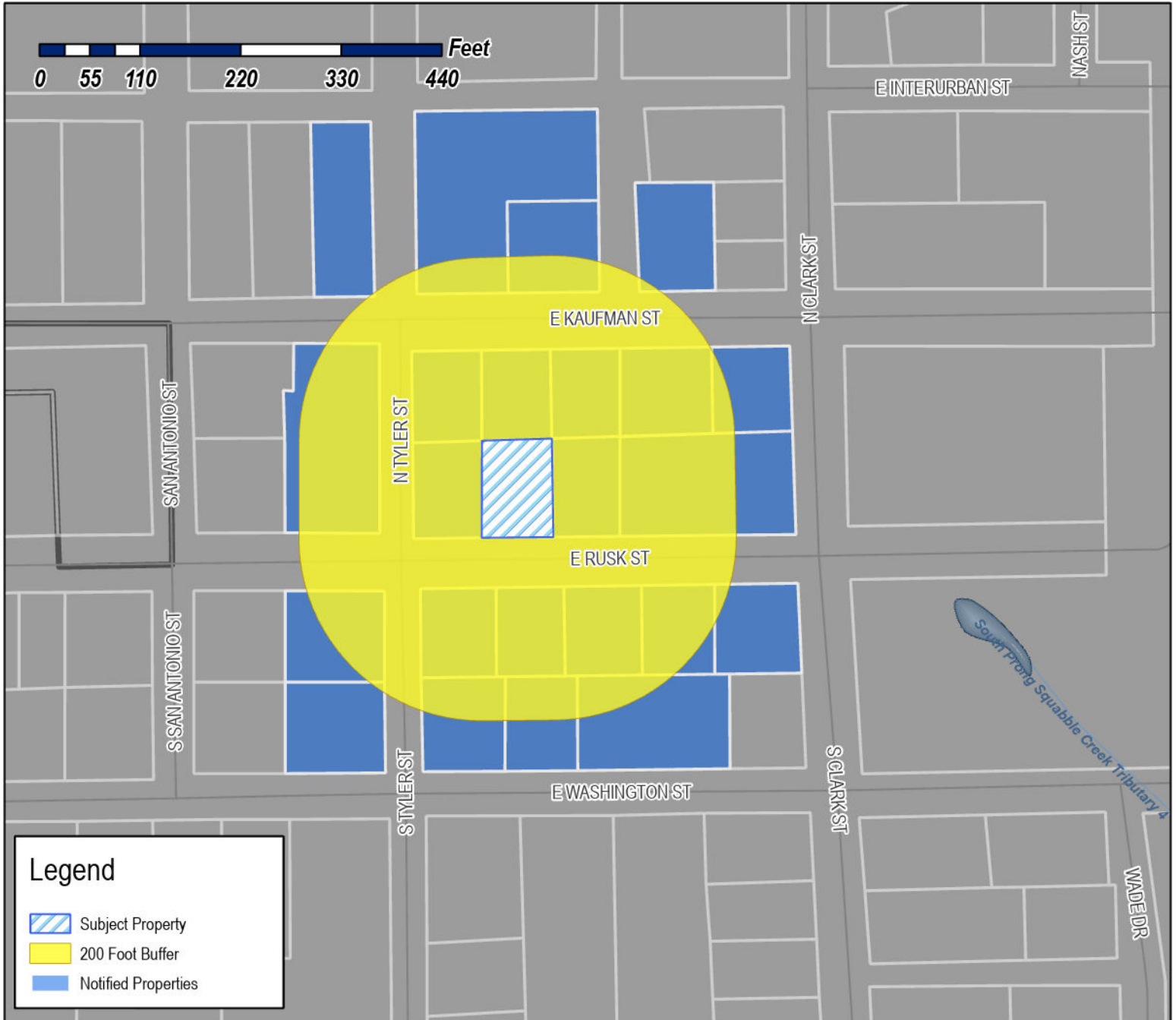




City of Rockwall

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

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.



Case Number: H2025-005
Case Name: Building Permit Fee Waiver for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 603 E. Rusk Street

Date Saved: 2/3/2025

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



WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

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

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

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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

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

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

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

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

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

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

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

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

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2025-005: Building Permit Fee Waiver for 603 E. Rusk Street

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Building Permit Fee Waiver for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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.q1qAZ
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at 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, February 20, 2025 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. H2025-005: Building Permit Fee Waiver for 603 E. Rusk Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

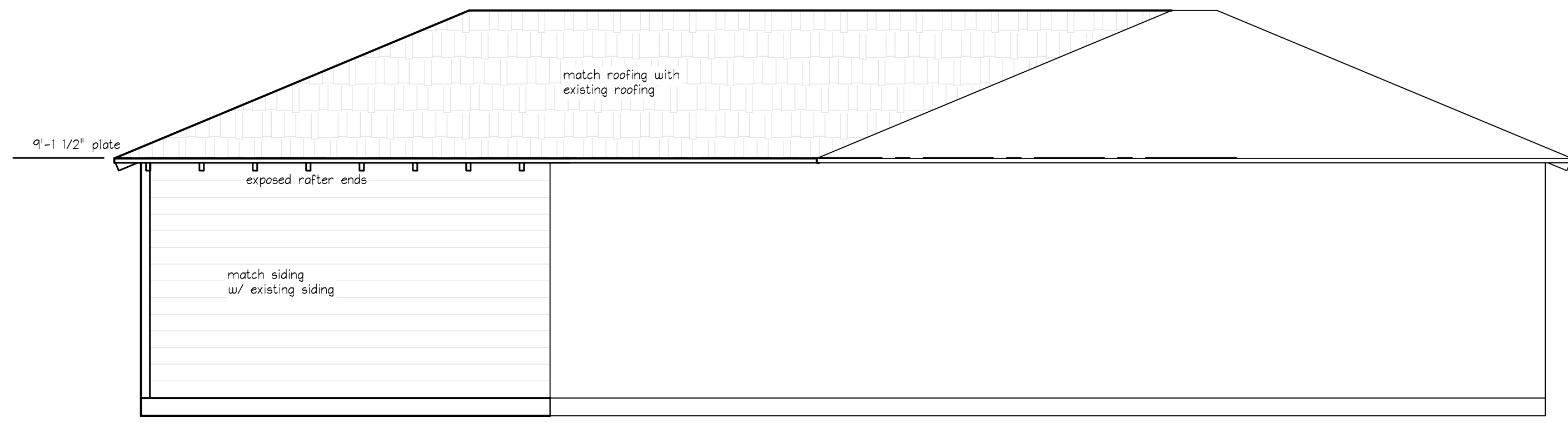
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

J. Karlovich
— Home Design

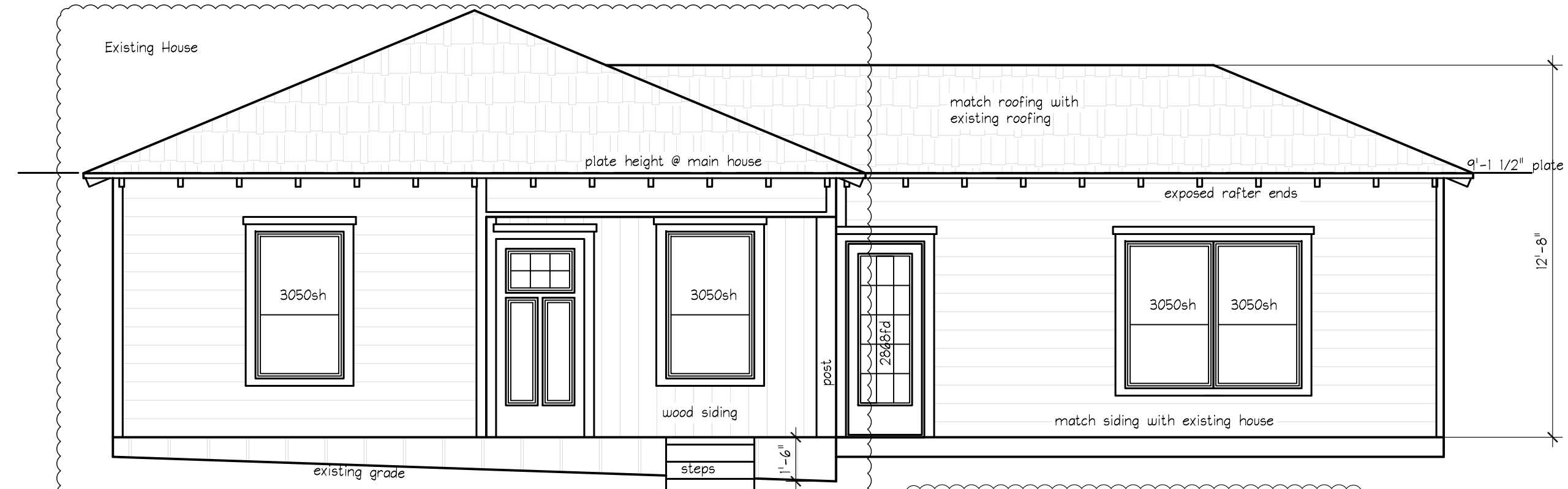
(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. The responsibility for structural design, engineering, and construction is left to the contractor. For the most part, these plans are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



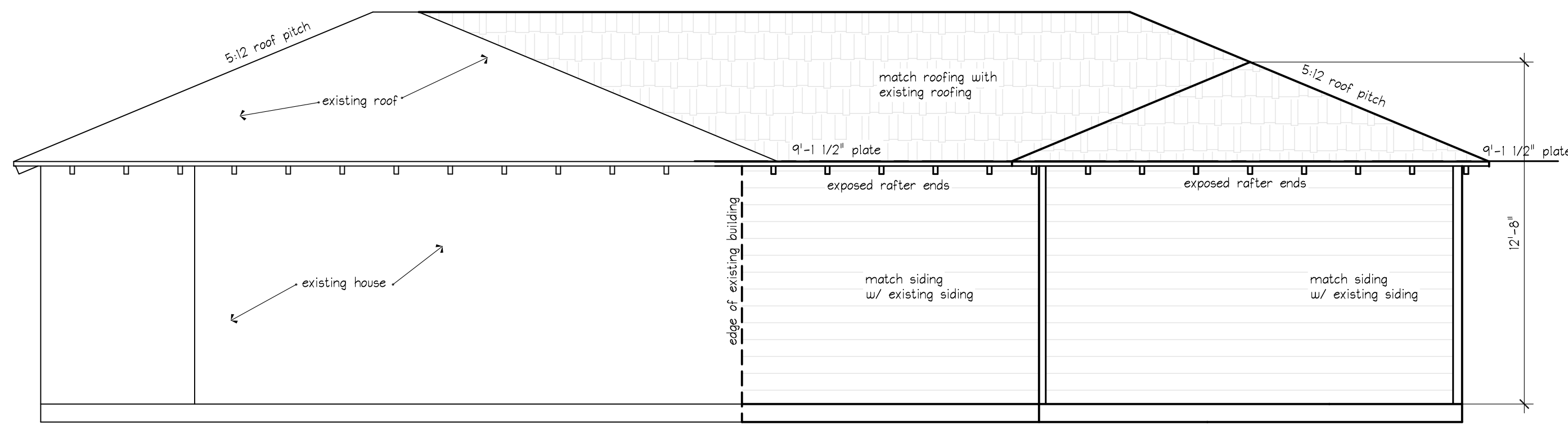
LEFT ELEVATION

SCALE 1/4" = 1'-0"



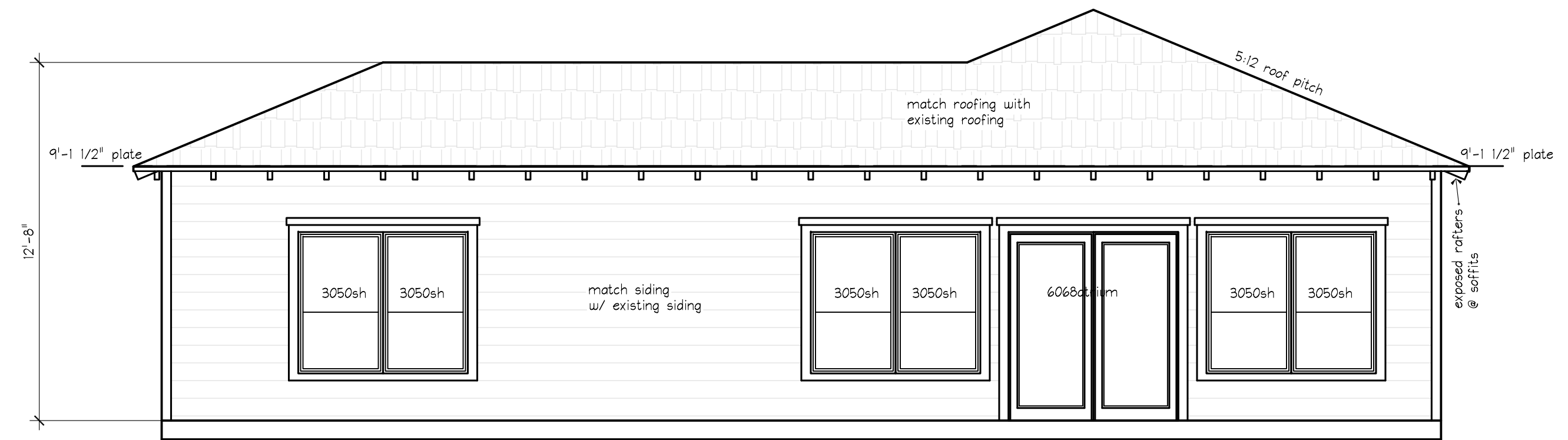
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

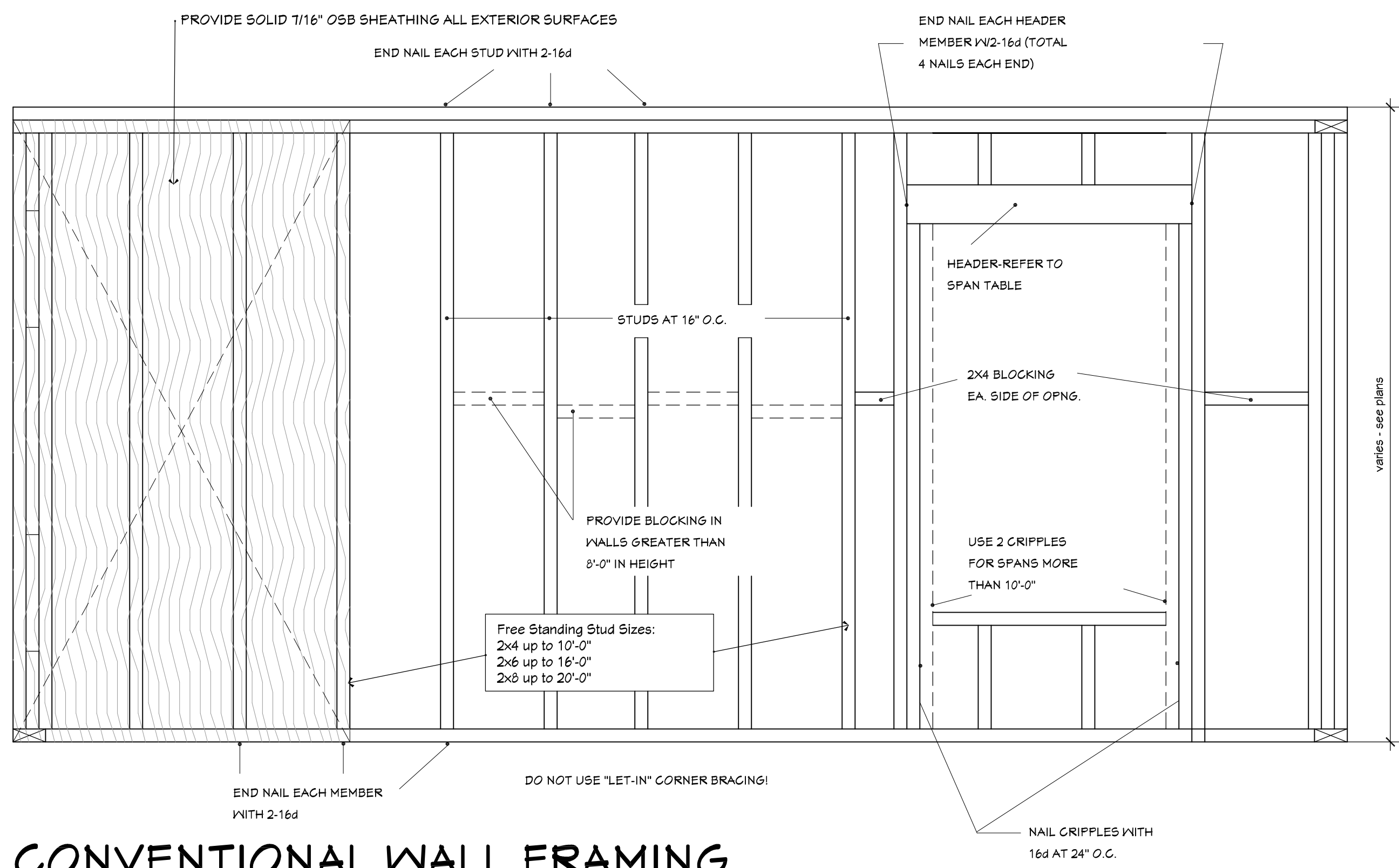


REAR ELEVATION

SCALE 1/4" = 1'-0"

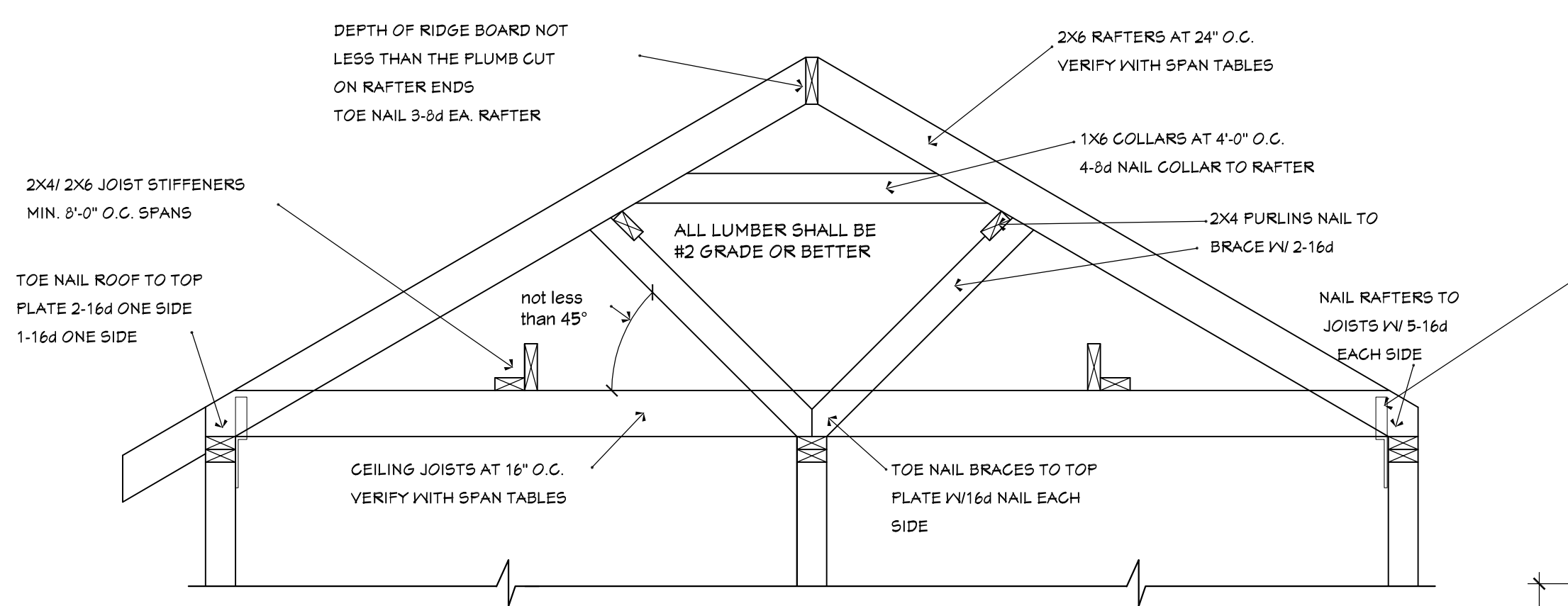
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



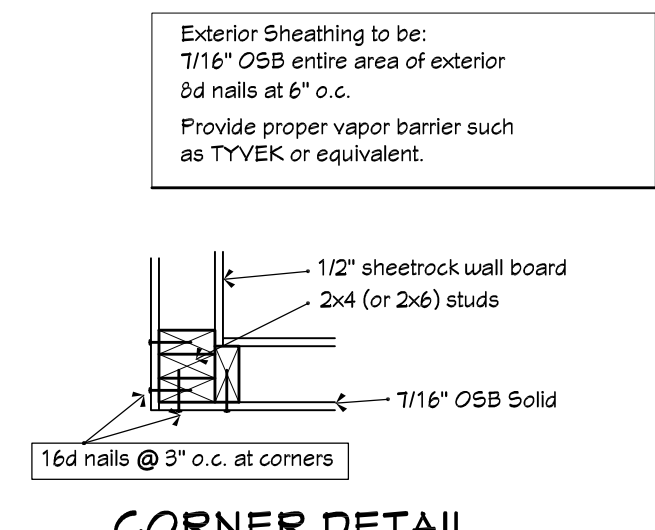
CONVENTIONAL WALL FRAMING

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

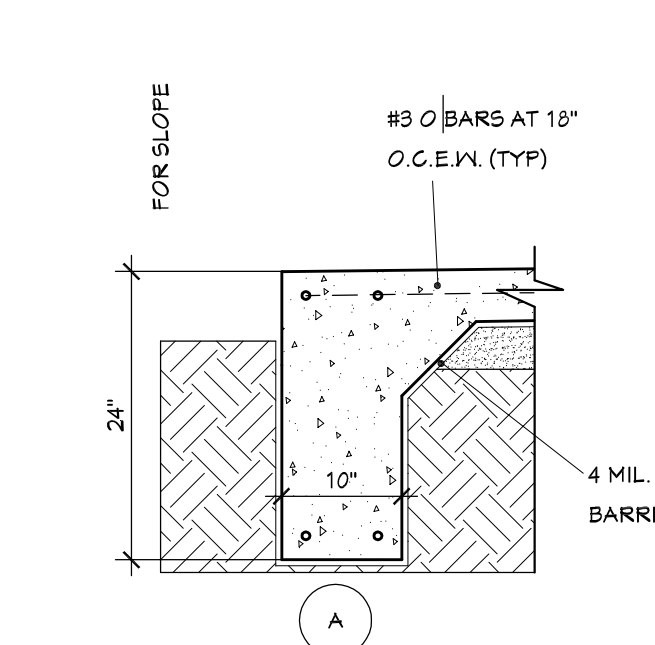


CONVENTIONAL ROOF BRACING

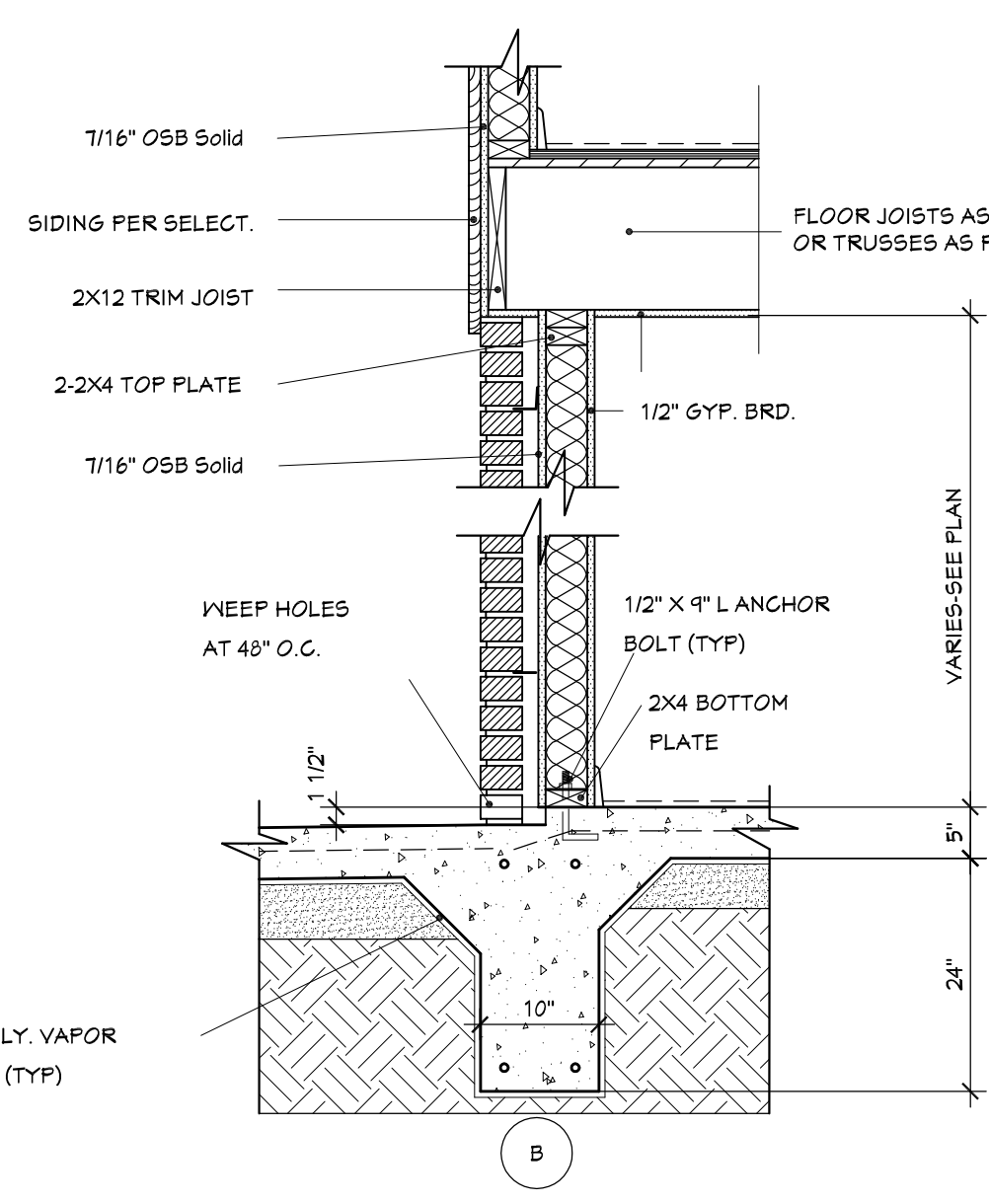
SCALE: N.T.S.



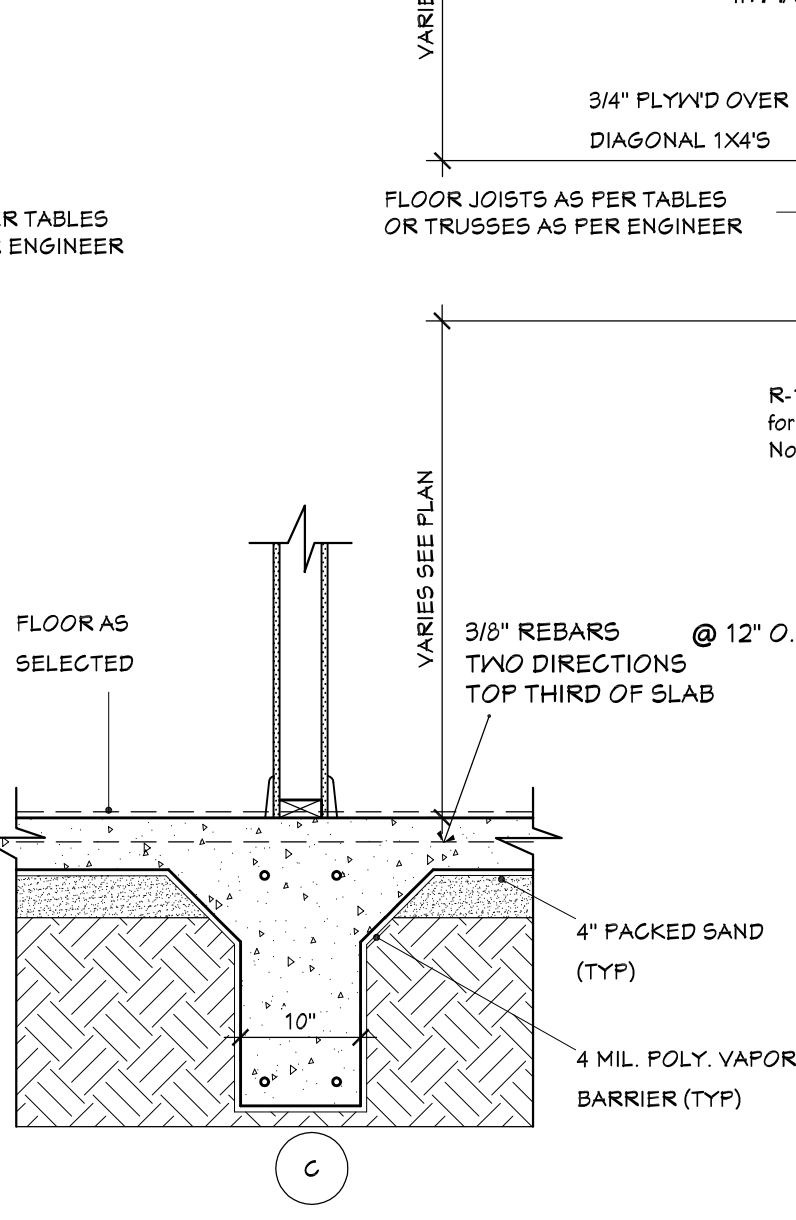
CORNER DETAIL



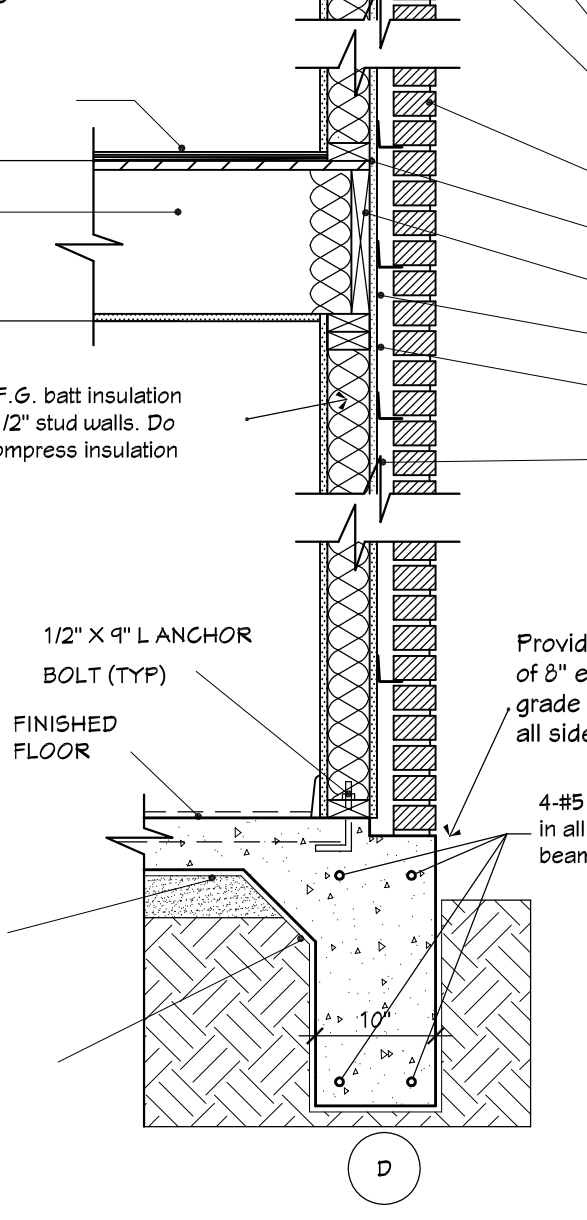
PORCH



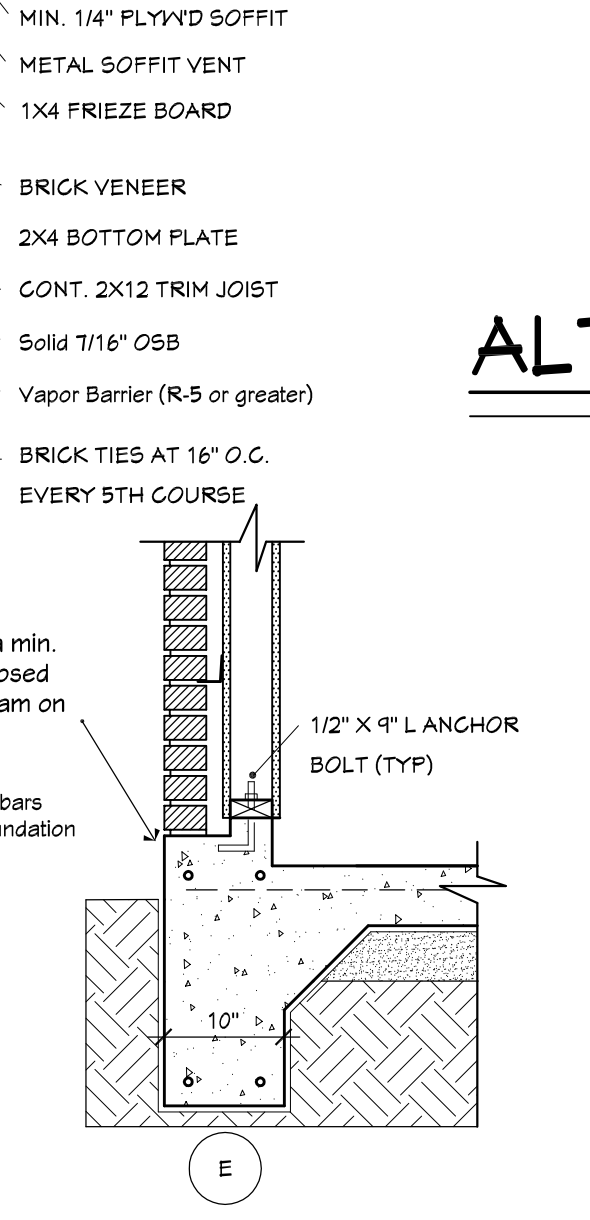
PERIMETER WALL AT PORCH



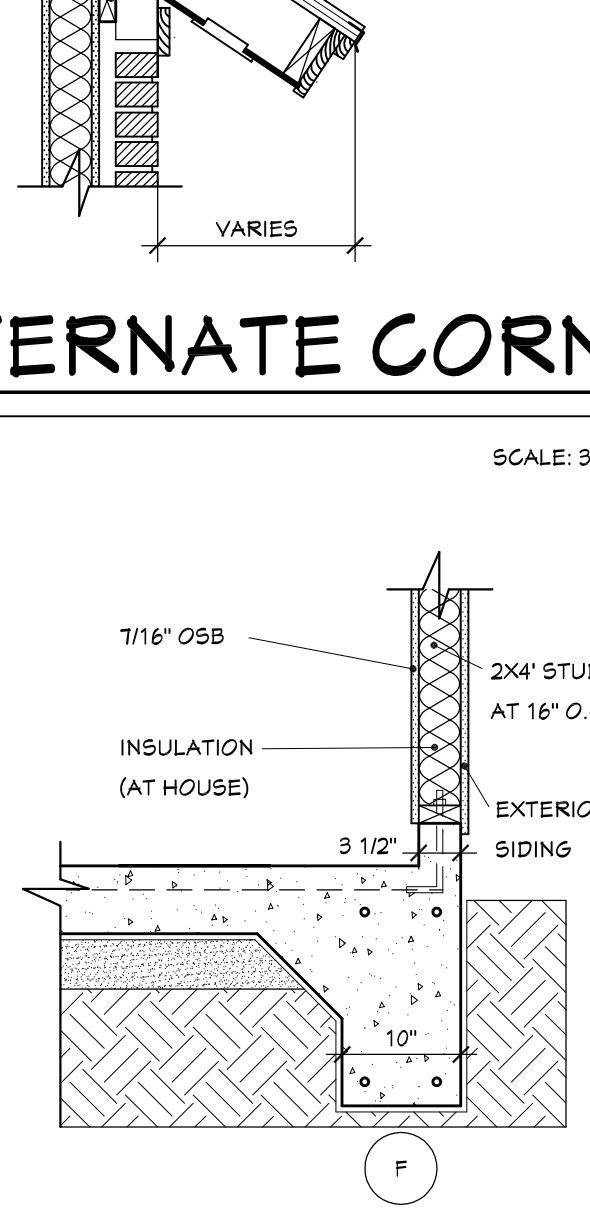
TYPICAL INTERIOR



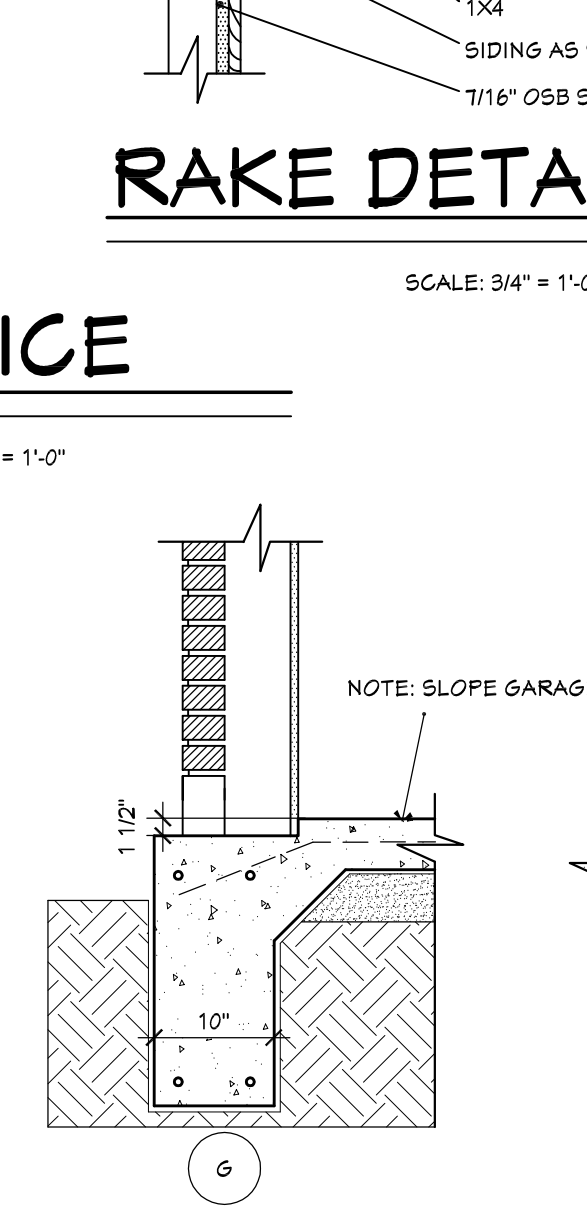
PERIMETER WITH BRICK LEDGE



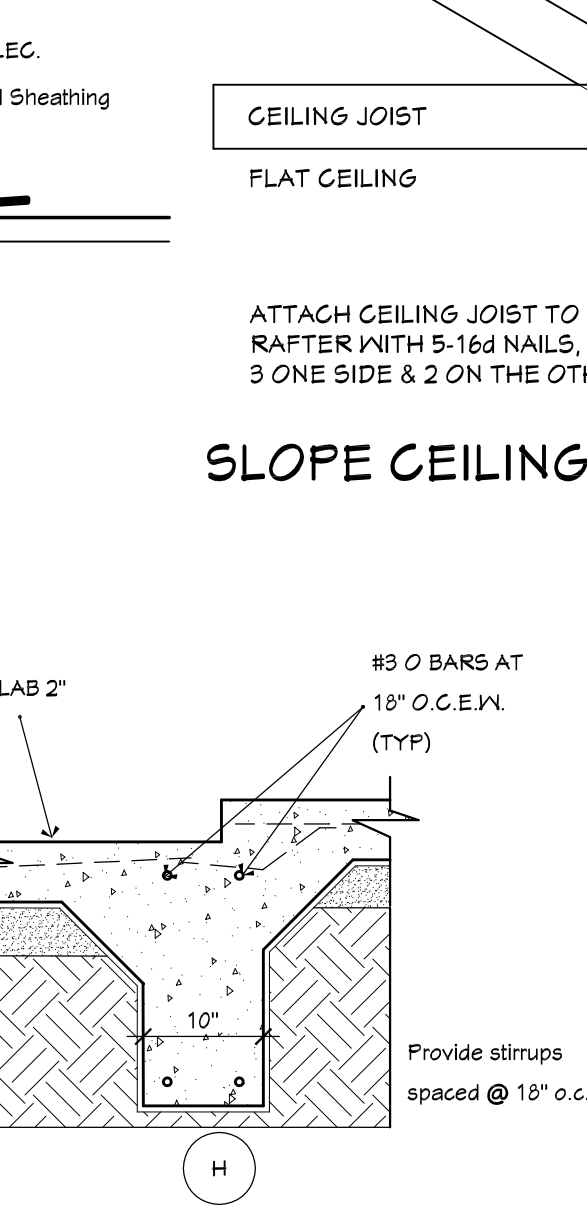
PERIMETER GARAGE WITH BRICK LEDGE



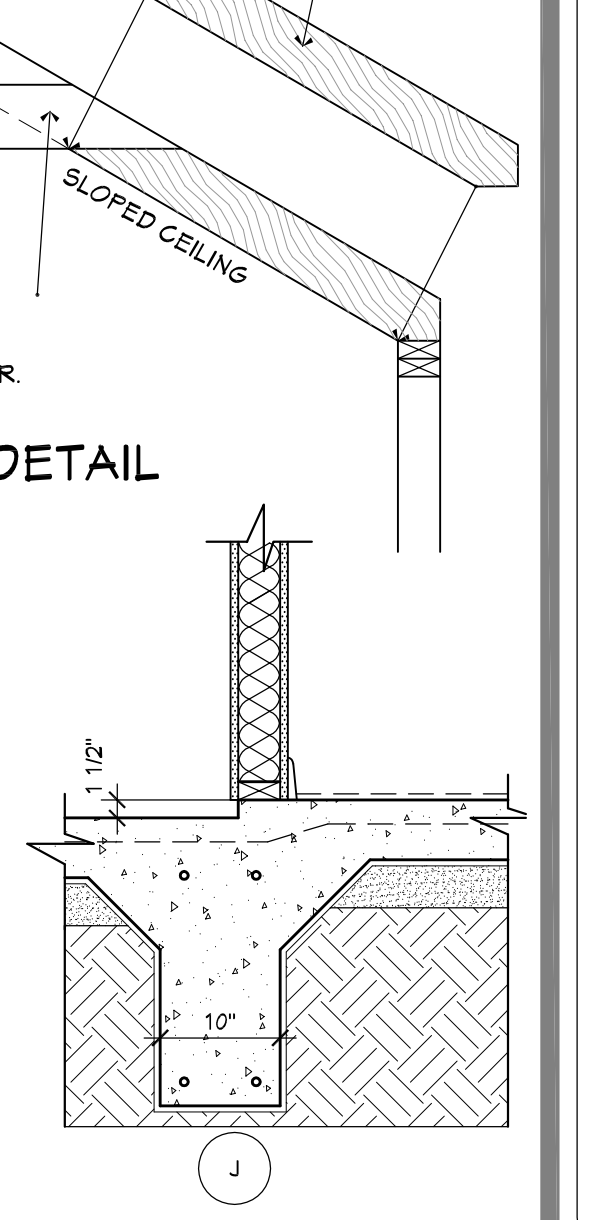
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



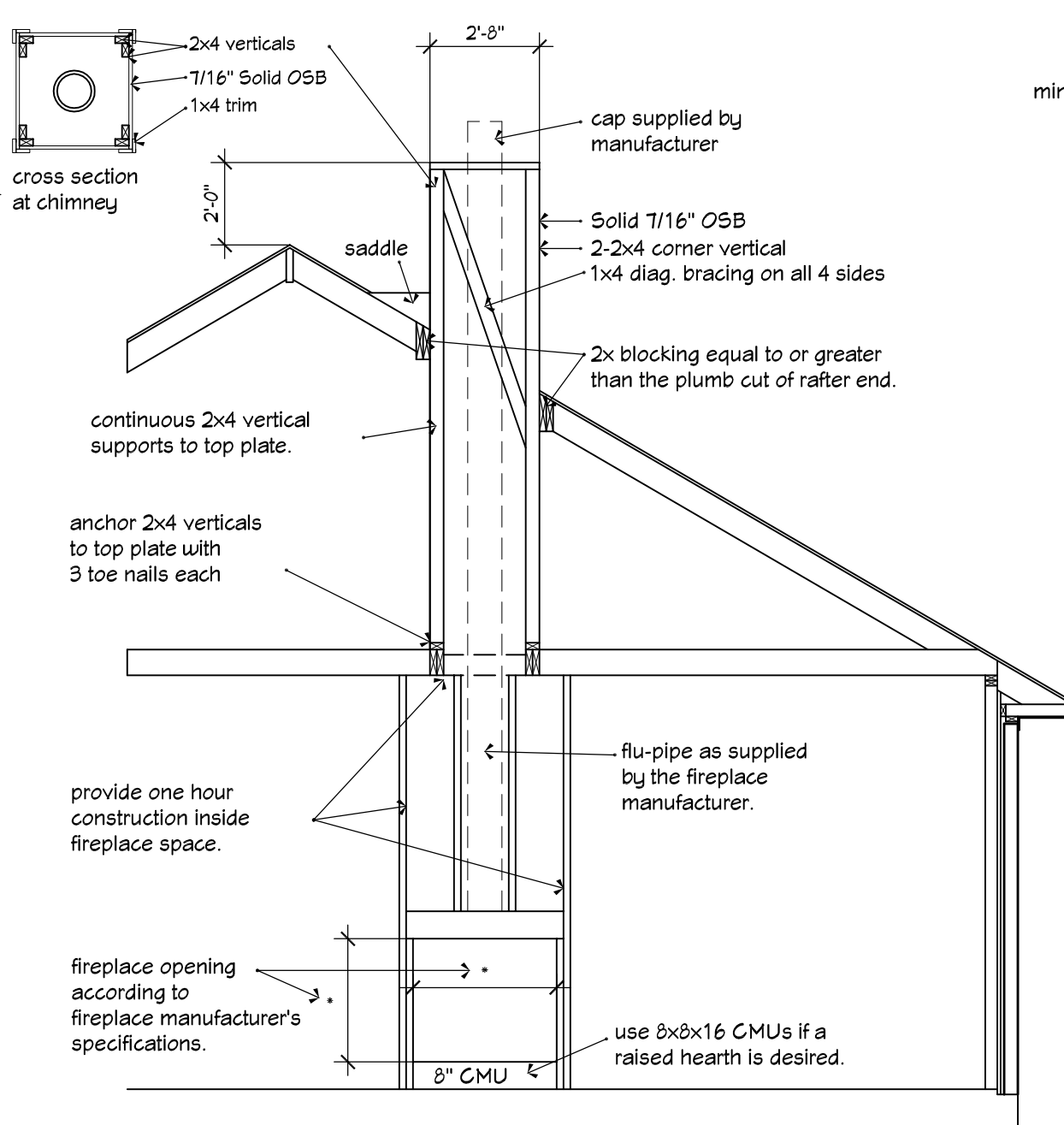
TIRE BUMP AT GARAGE



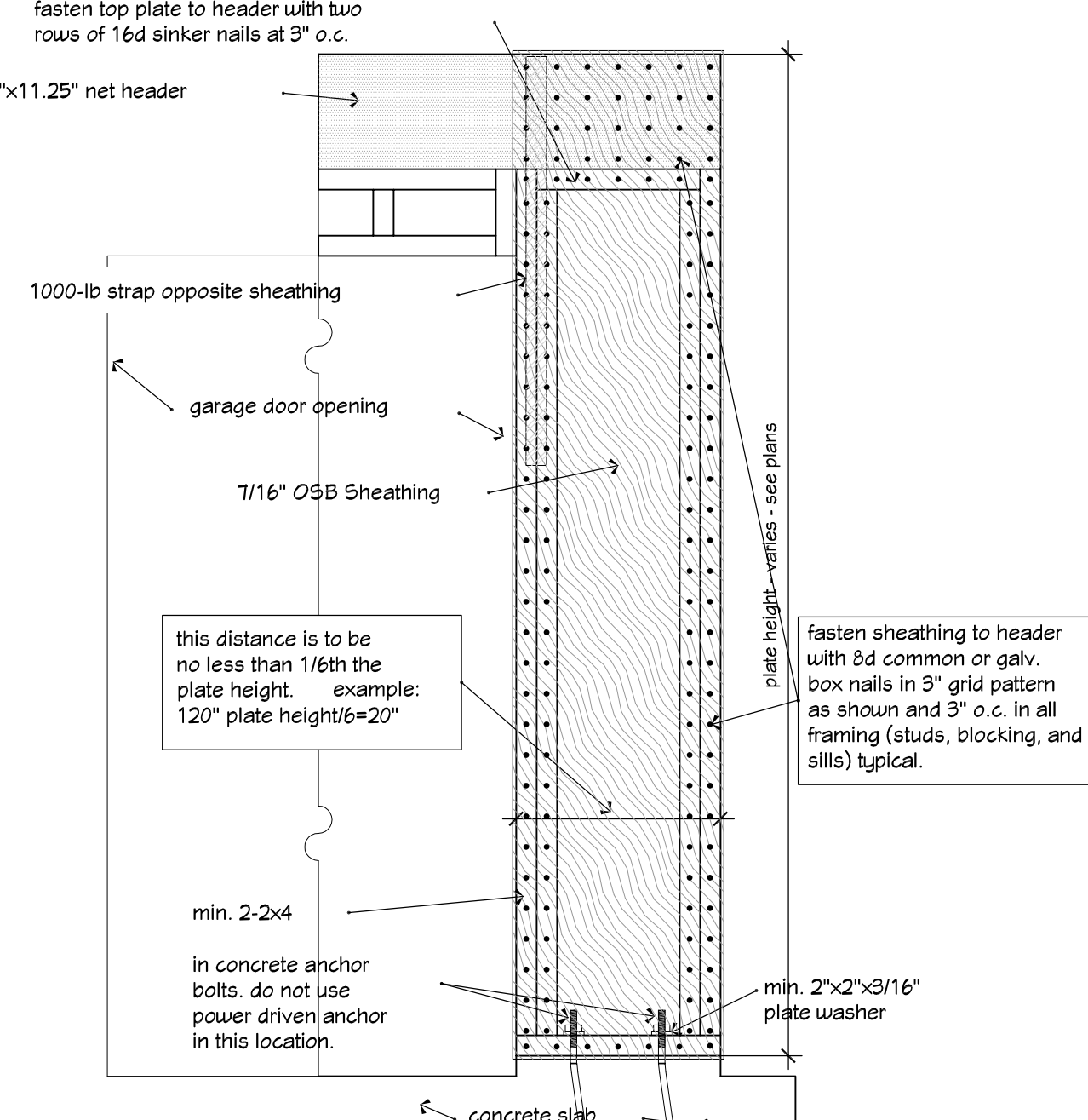
HOUSE MARGIN

FOUNDATION DETAILS

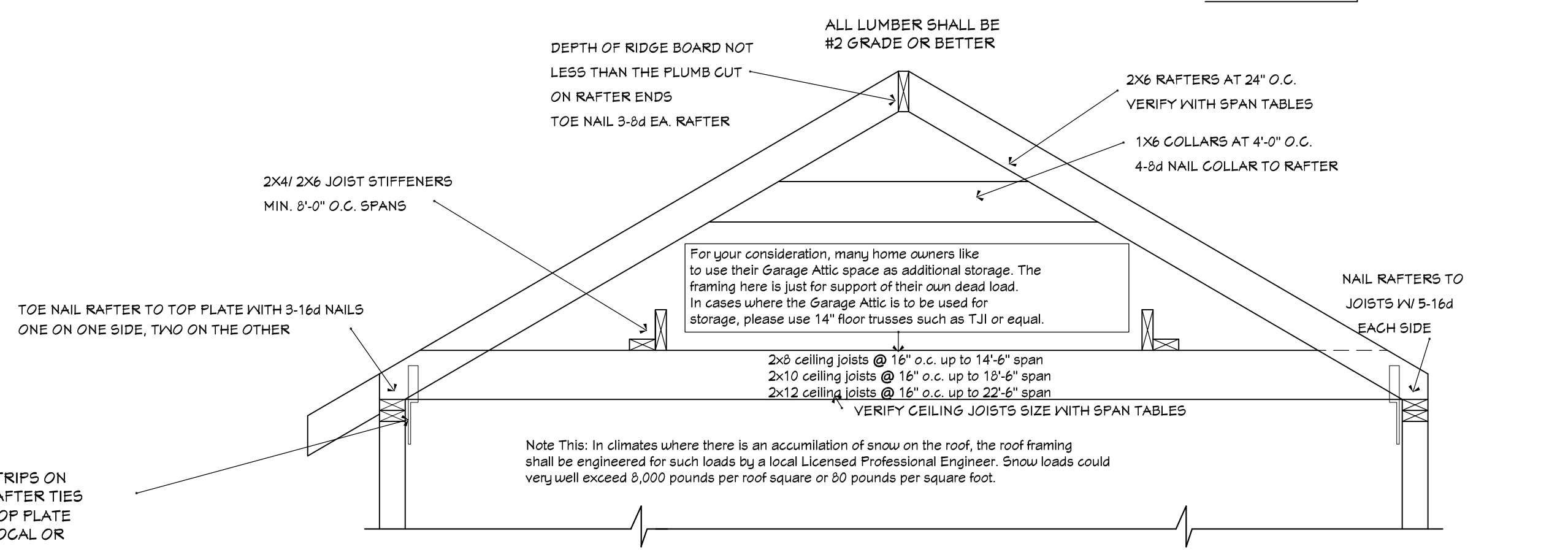
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



WOOD CHIMNEY DETAIL

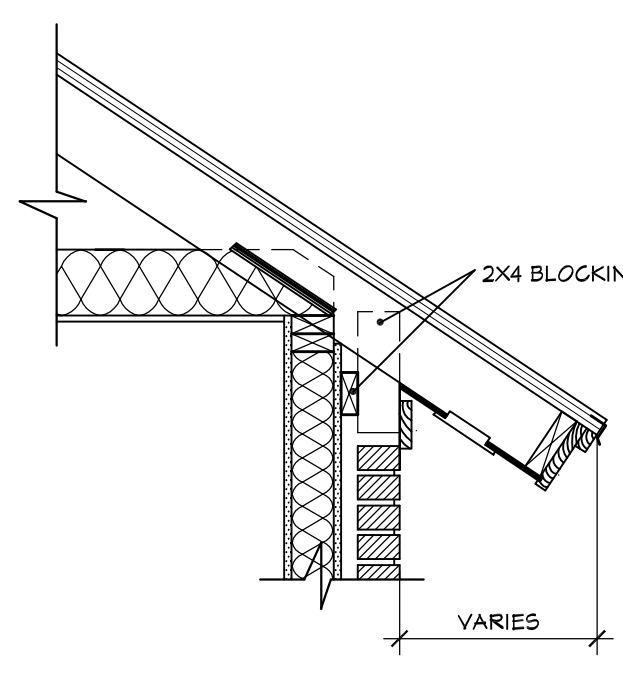


GARAGE CORNER DETAIL



GARAGE ROOF BRACING

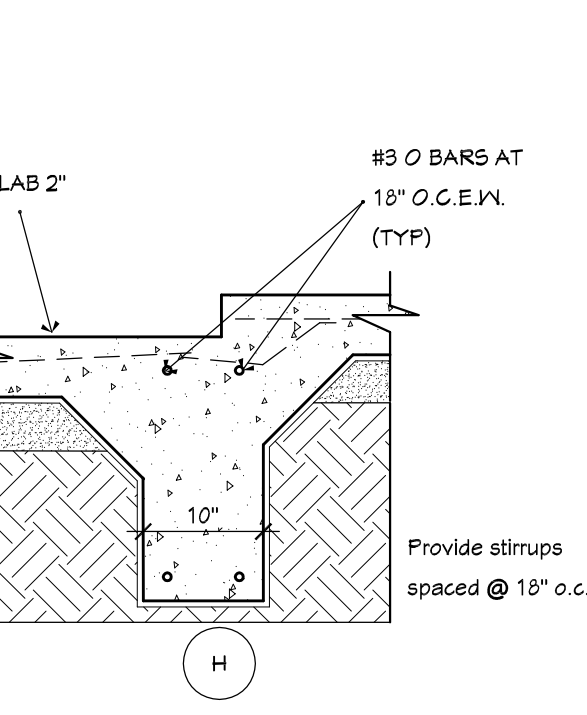
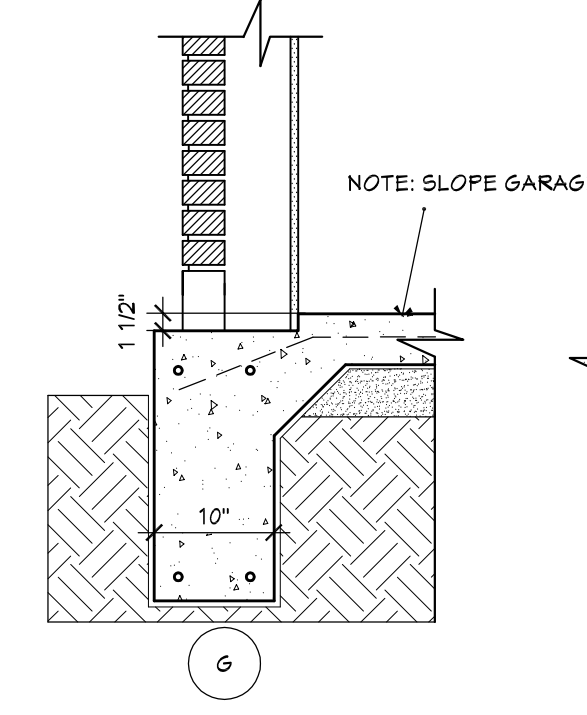
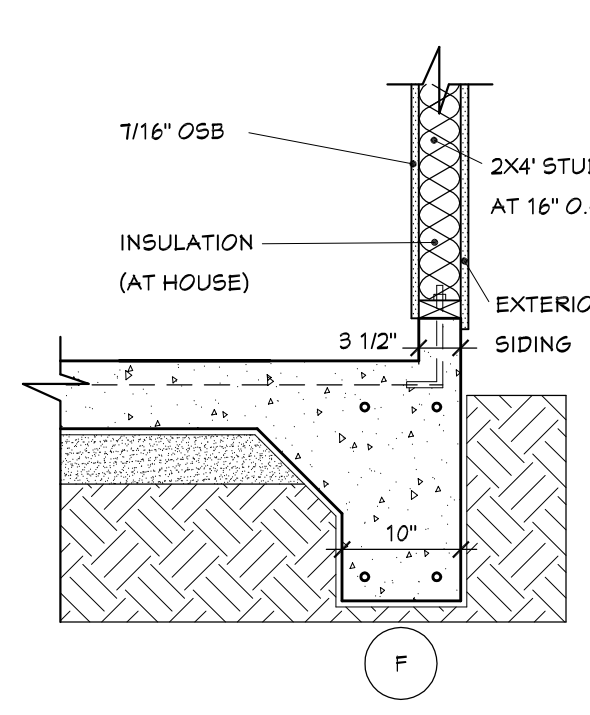
Note: In climates where there is an accumulation of snow on the roof, the roof framing shall be engineered for such loads by a local Licensed Professional Engineer. Snow loads could vary well exceed 5,000 pounds per roof square or 20 pounds per square foot.



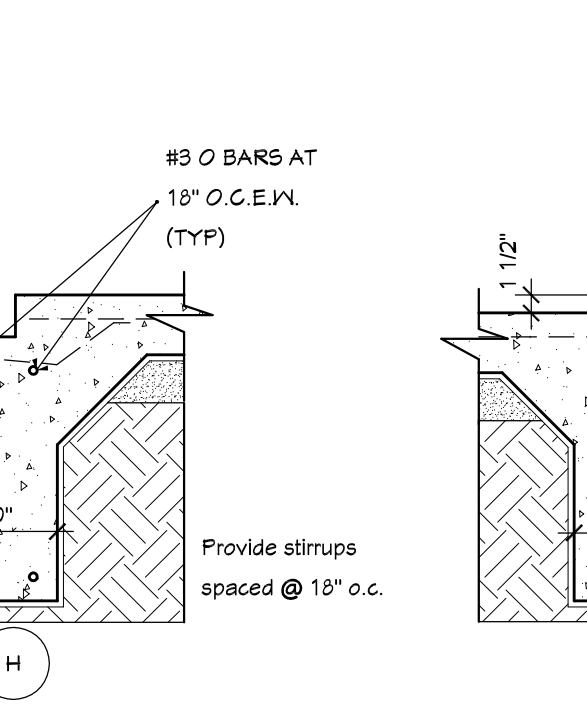
RAKE DETAIL

ALTERNATE CORNICE

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



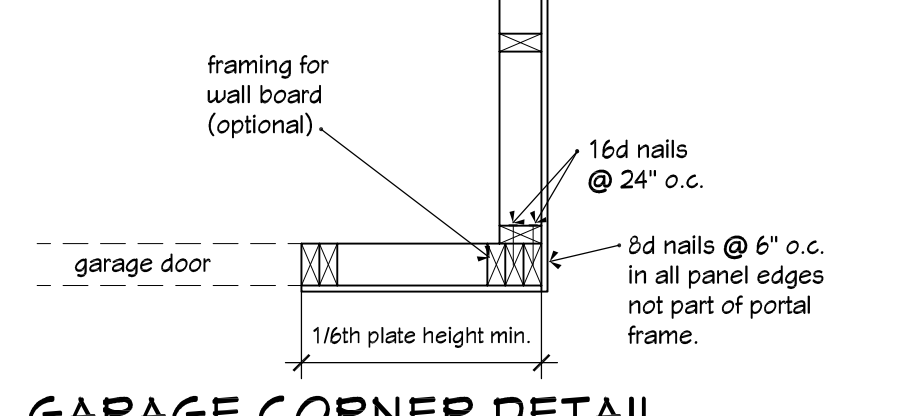
SLOPE CEILING DETAIL



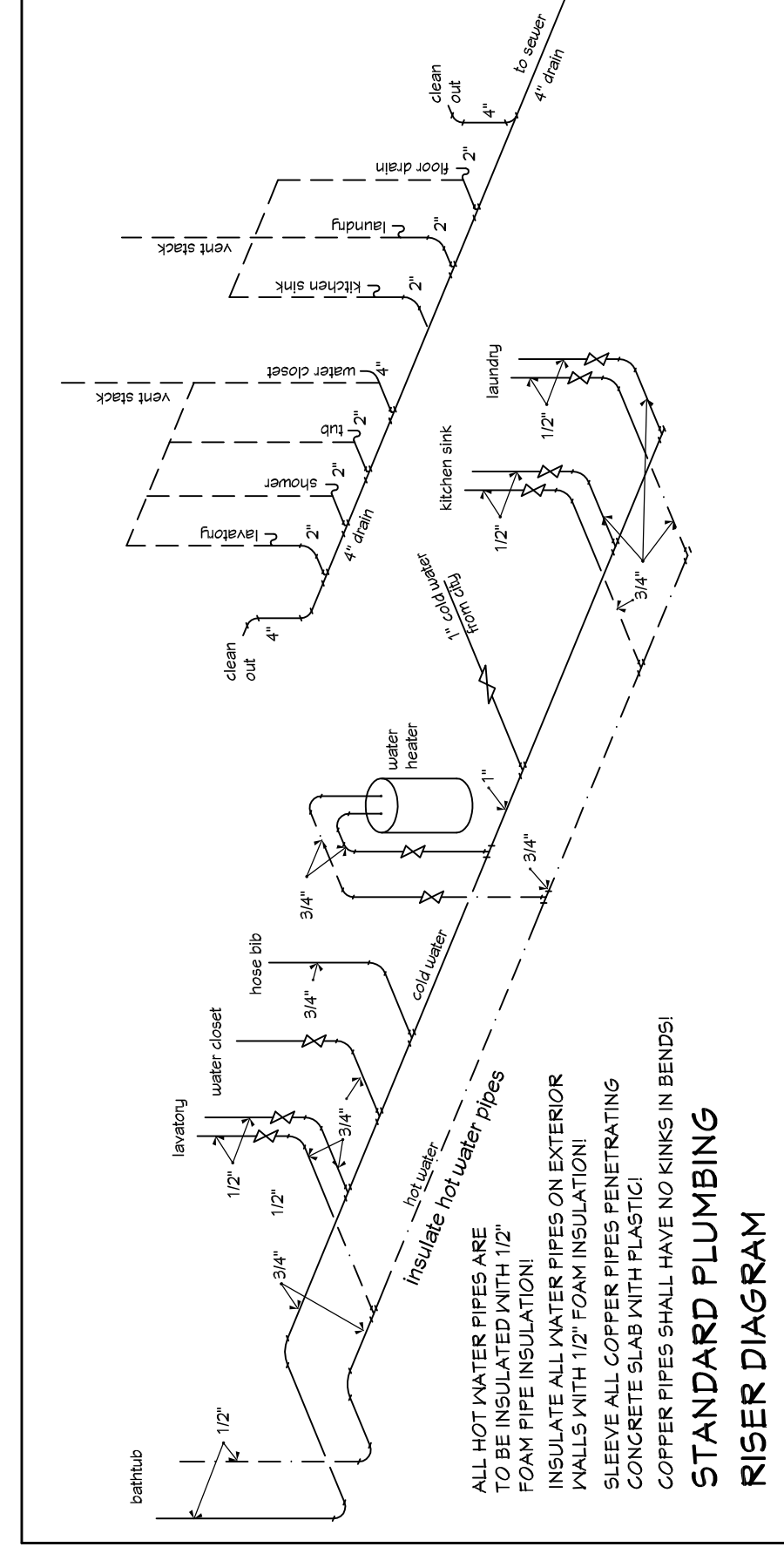
HOUSE MARGIN

GENERAL FOUNDATION NOTES:

- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slab reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the soils it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM

REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

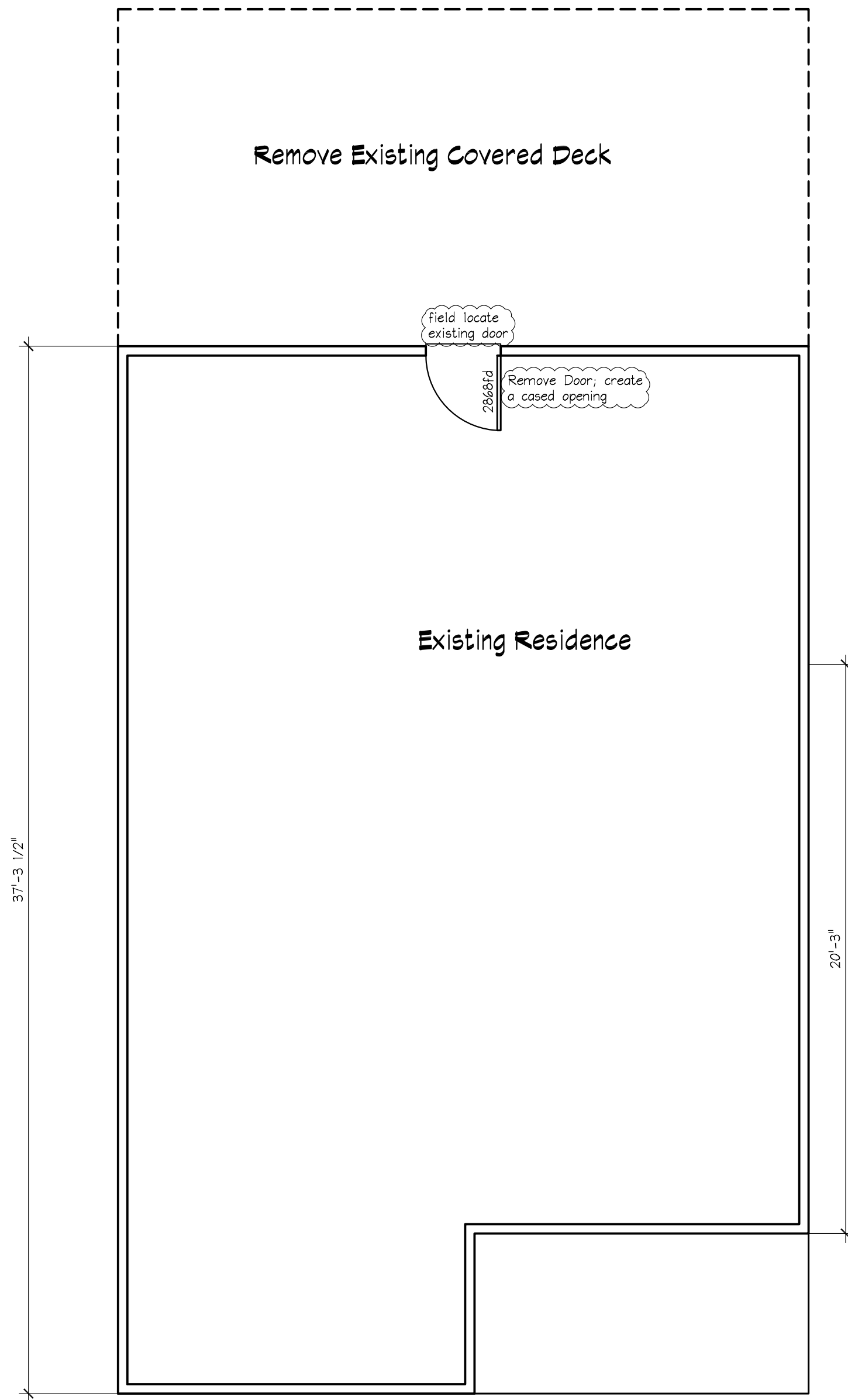
STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO.
DETAILS

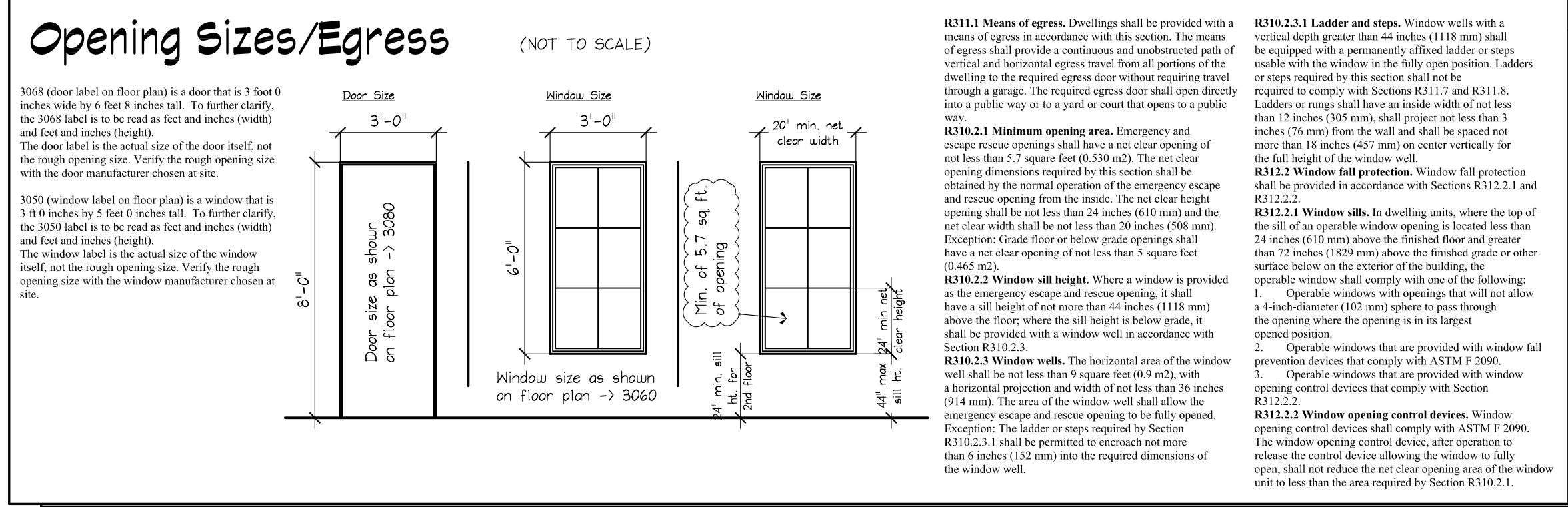
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. It is the responsibility of the contractor or other professional design professional to verify that all construction details and materials are correct and that all applicable codes and regulations have been met. If any error or omission does occur, it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3838

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



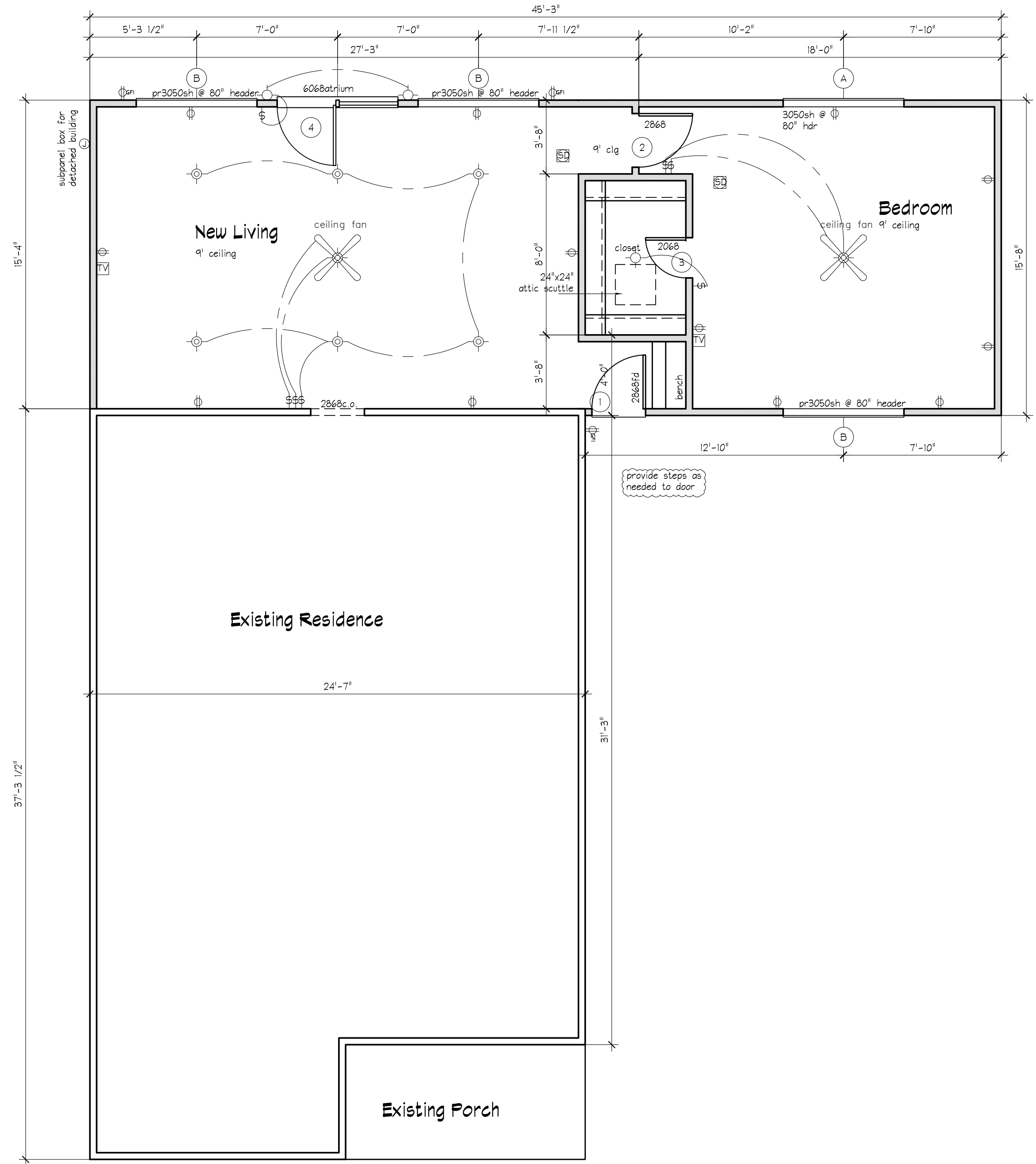
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:**
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2068	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

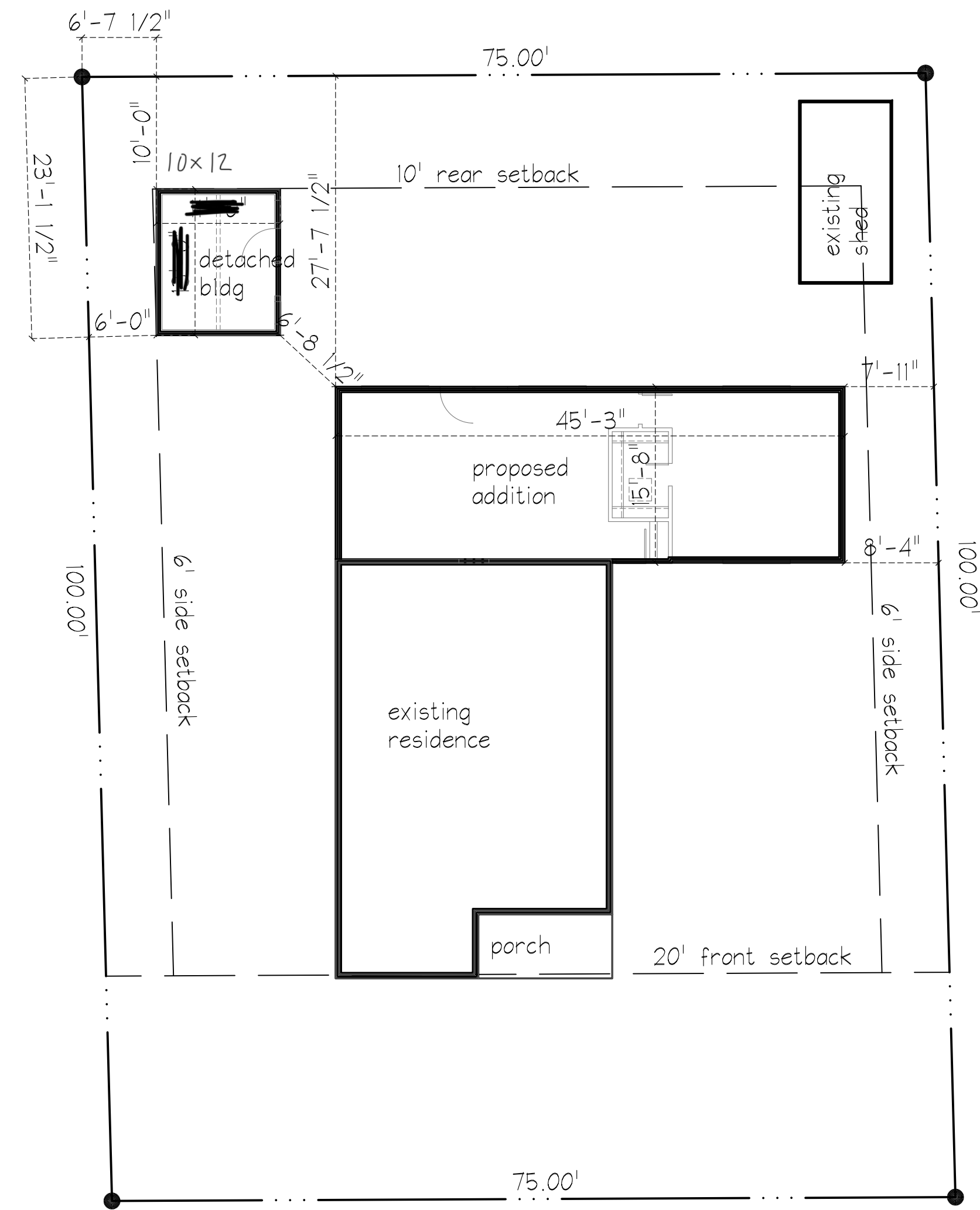
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

****All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.****

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. Errors or omissions in these drawings are the responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

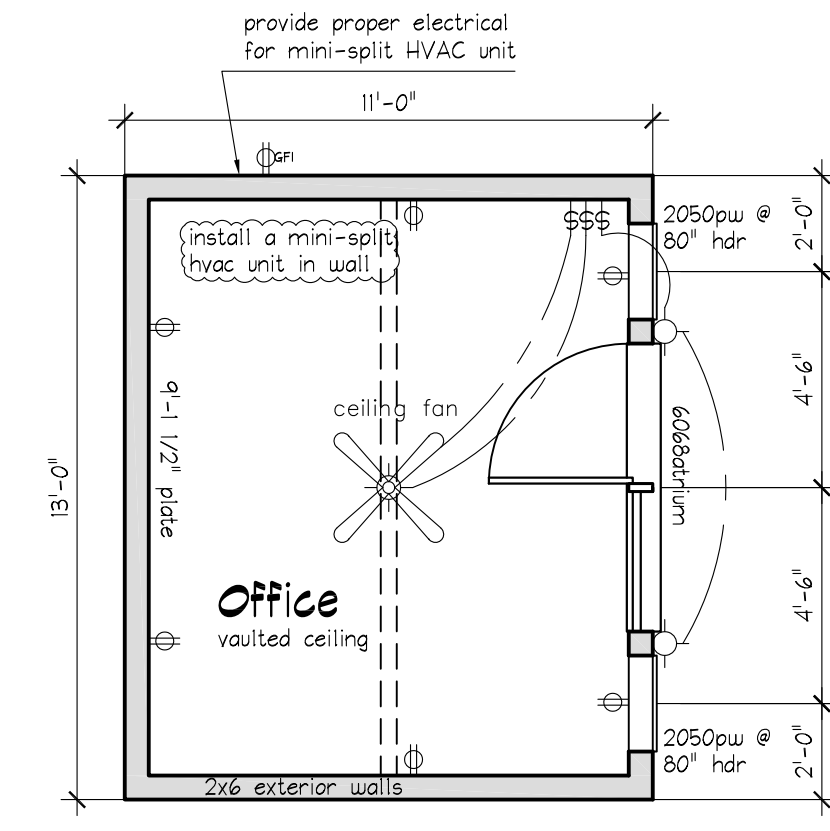
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

ELECTRICAL LEGEND

- ◇ Surface/Ceiling Mount
- Recessed Eyeball Mount
- Ground-up Landscape Flood
- Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- ≡ Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

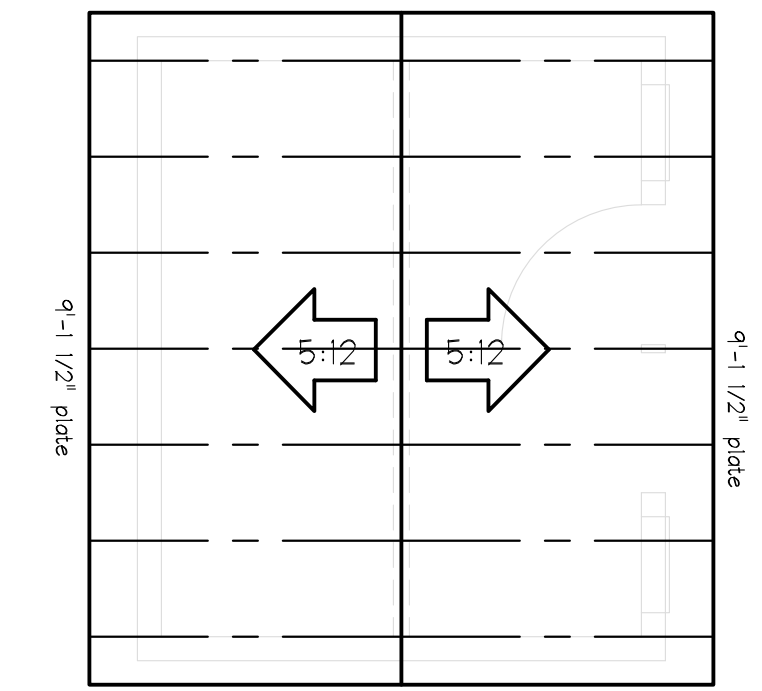
- Notes:**
1. All electrical work shall be done in accordance with National Electric Code, Latest Edition
 2. Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 3. Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



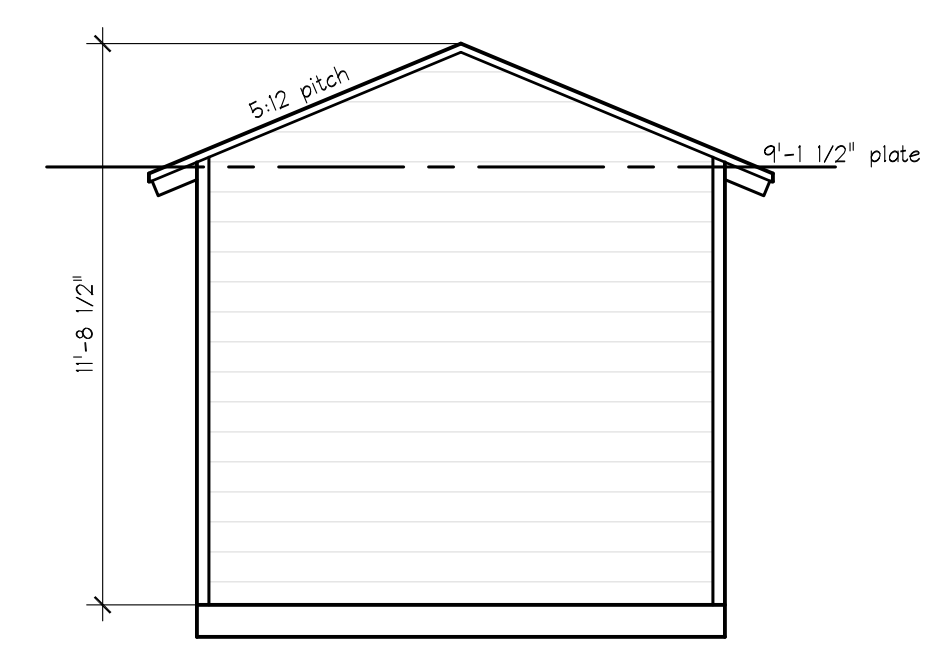
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

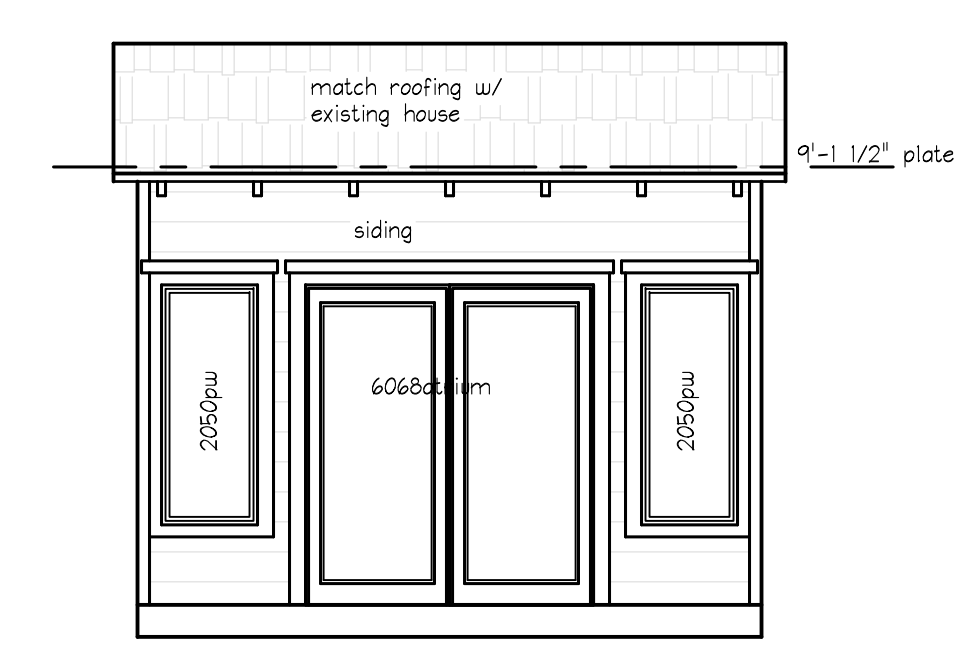
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beams and purlin loads shall be distributed to walls or double ceiling joists by T columns @ 2-2x6's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



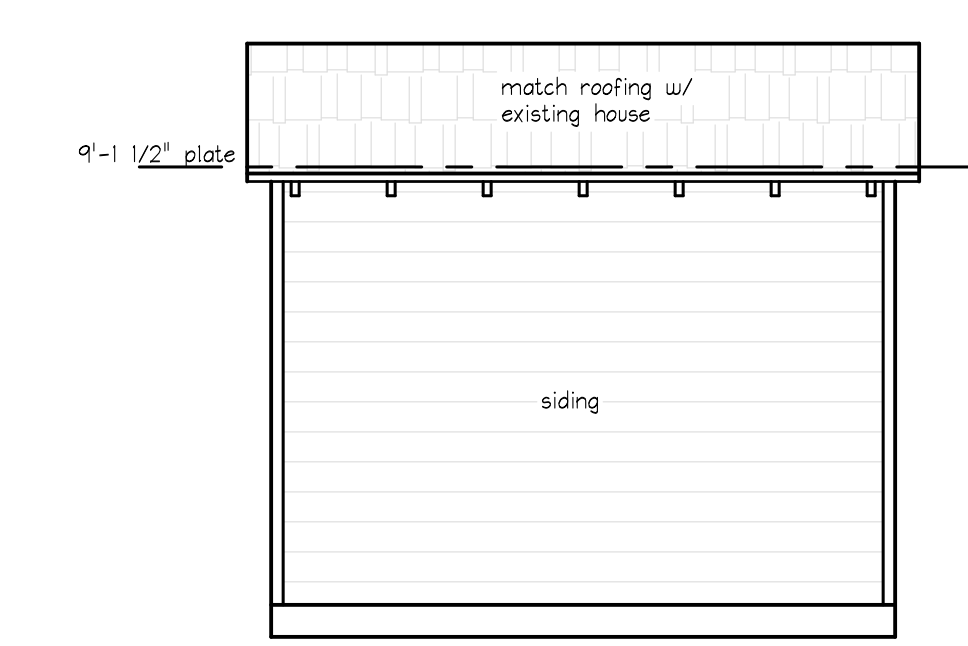
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



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



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

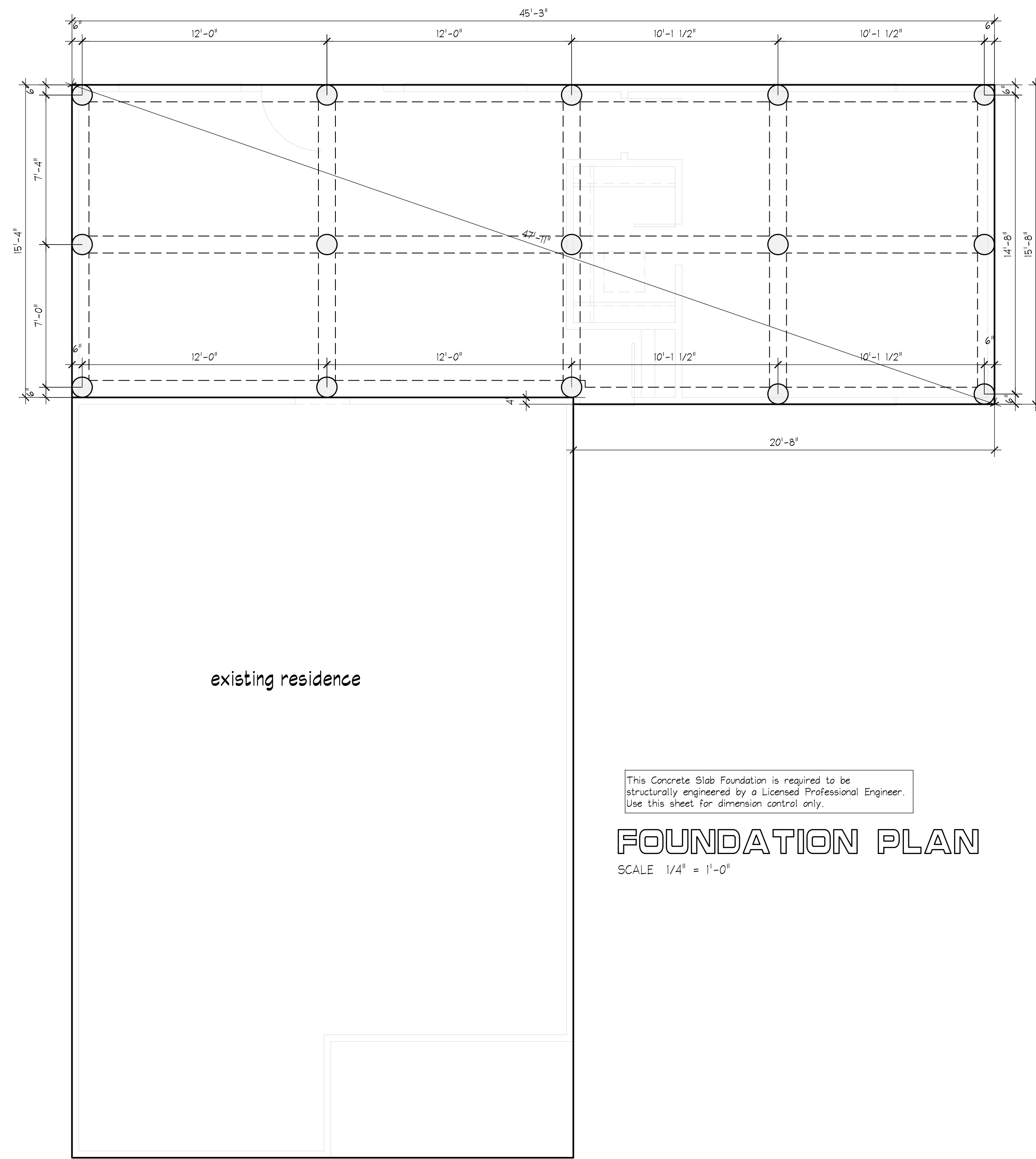
REVISIONS:
11/02/2023
01/15/2025

J. Karlovich
Home Design
(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering firm stands no liability for structural or mechanical design integrity. For all structural and mechanical design details, the owner is responsible for obtaining all necessary permits and ensuring that all work is done in accordance with all applicable codes and regulations. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3338

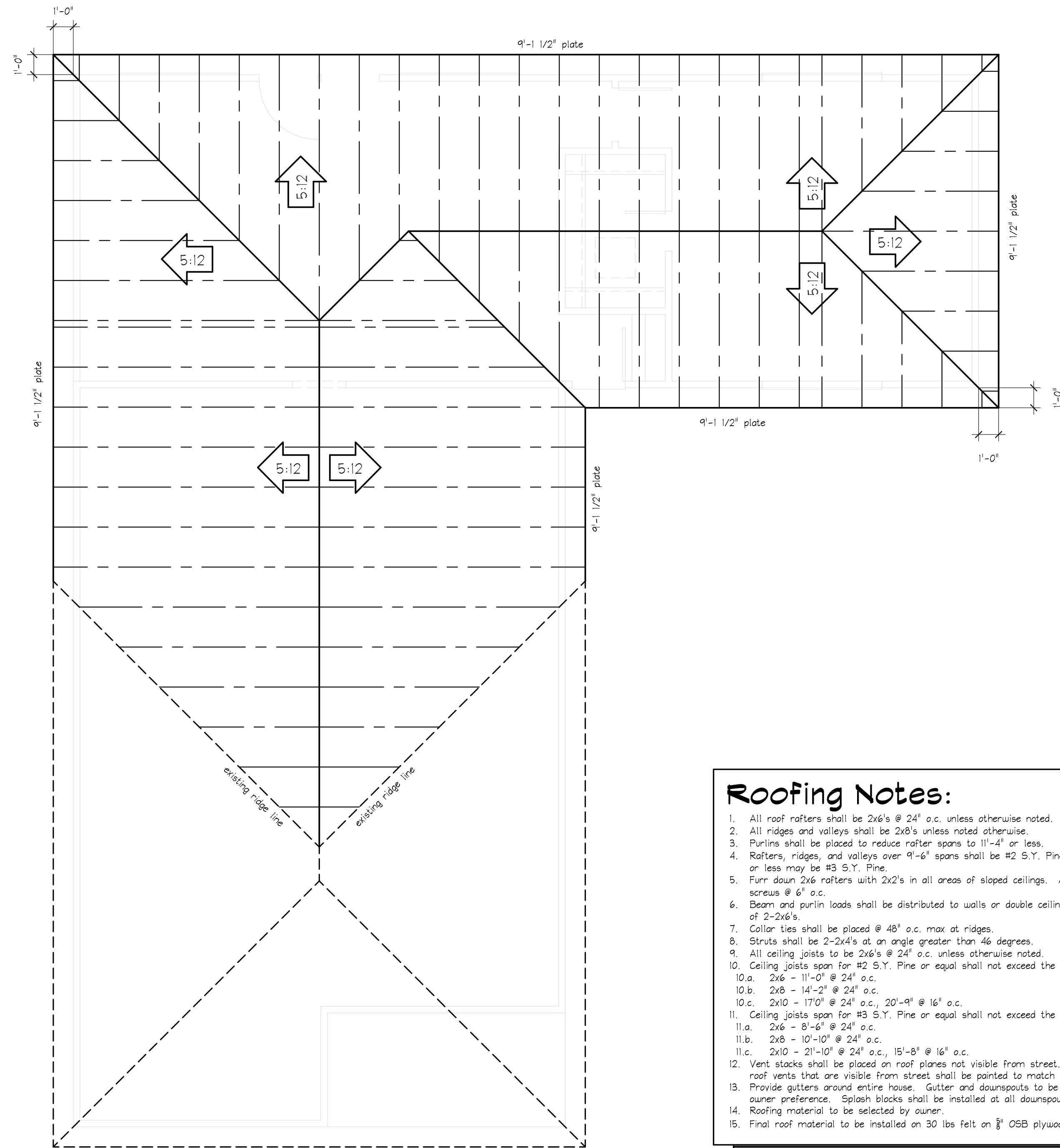
A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



This Concrete Slab Foundation is required to be structurally engineered by a Licensed Professional Engineer. Use this sheet for dimension control only.

FOUNDATION PLAN

SCALE 1/4" = 1'-0"



- #### Roofing Notes:
- All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
 - All ridges and valleys shall be 2x8's unless noted otherwise.
 - Purlins shall be placed to reduce rafter spans to 11'-4" or less.
 - Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
 - Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
 - Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x6's.
 - Collar ties shall be placed @ 48" o.c. max at ridges.
 - Struts shall be 2-2x4's at an angle greater than 46 degrees.
 - All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
 - Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 11'-0" @ 24" o.c.
 - 2x8 - 14'-2" @ 24" o.c.
 - 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
 - Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 8'-6" @ 24" o.c.
 - 2x8 - 10'-10" @ 24" o.c.
 - 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
 - Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
 - Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
 - Roofing material to be selected by owner.
 - Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.

ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. For all construction, all applicable codes and regulations are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3338

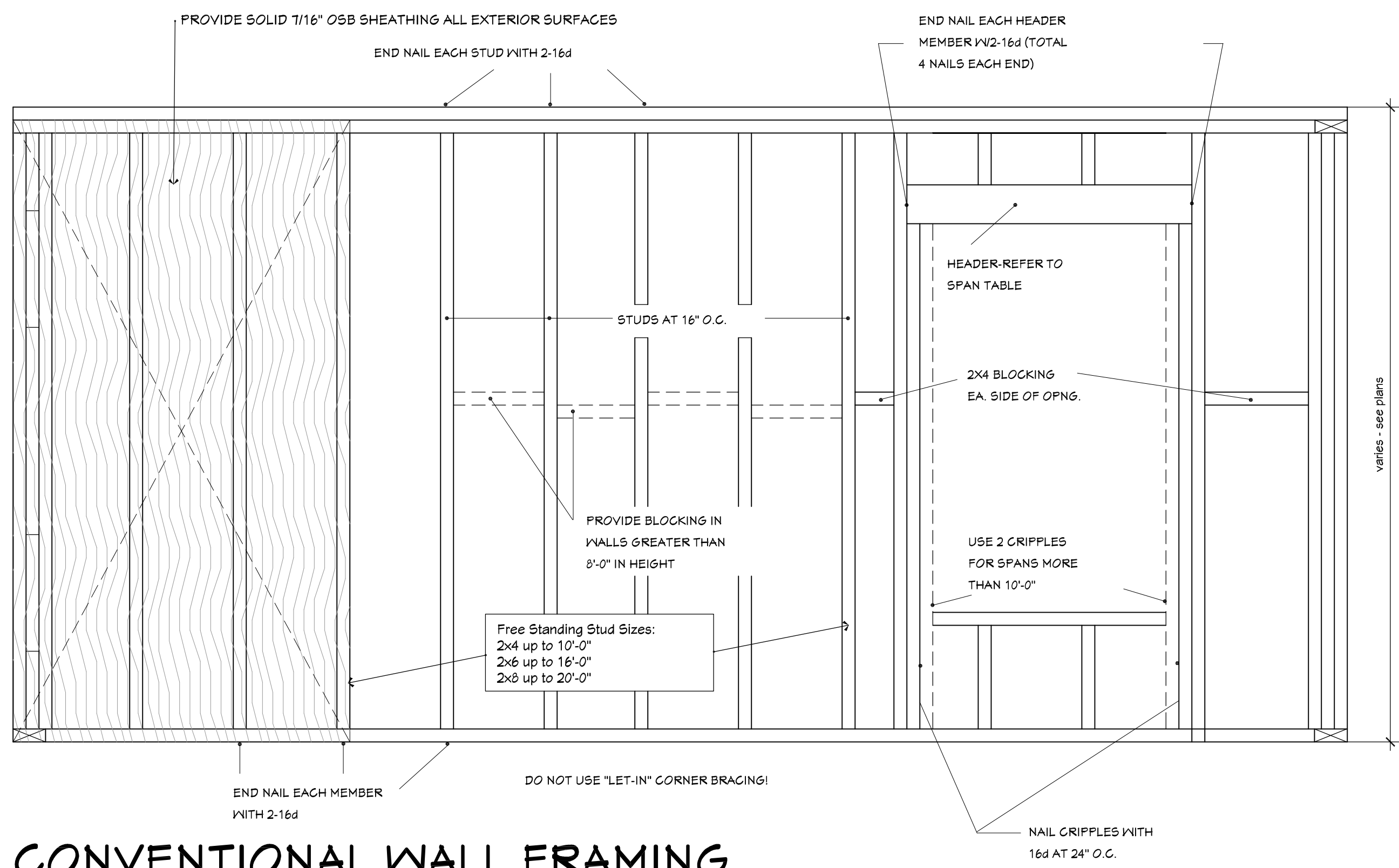
A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

Project Description:

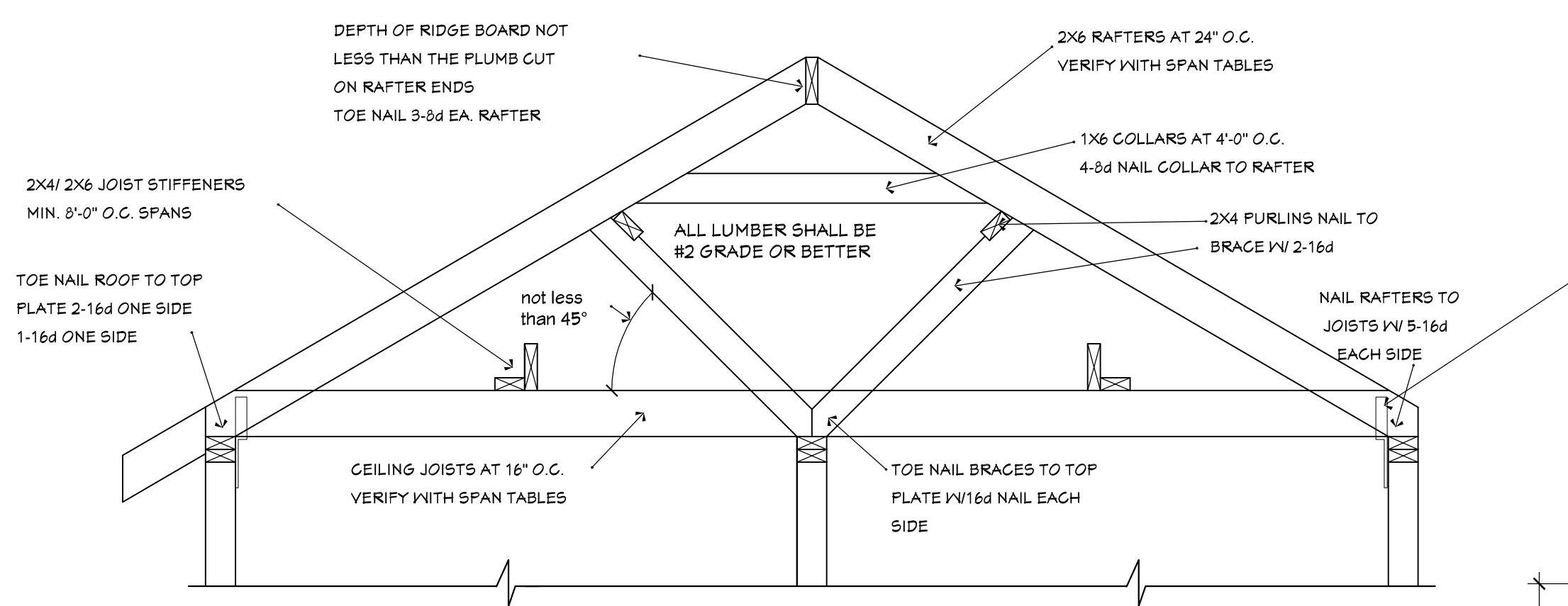
We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

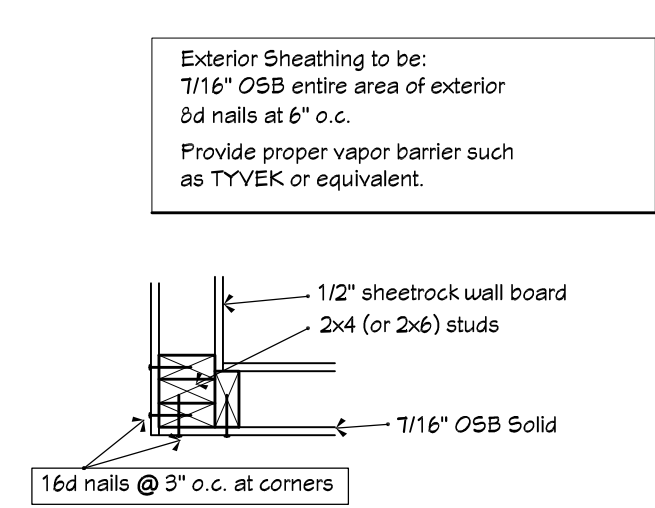
We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.



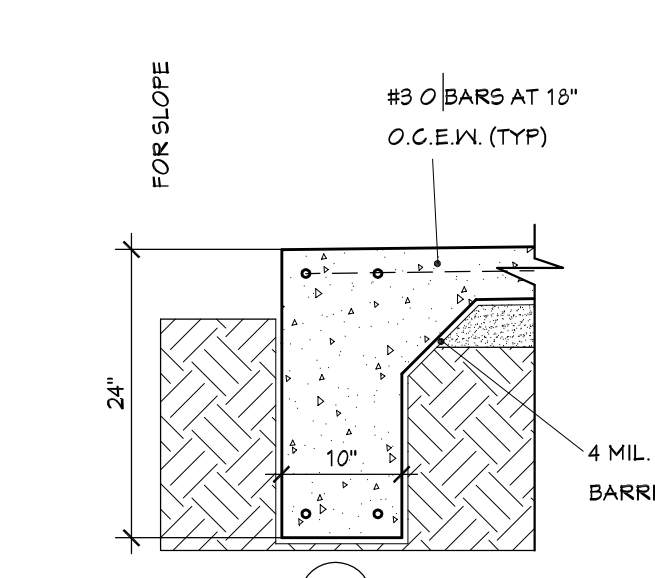
CONVENTIONAL WALL FRAMING



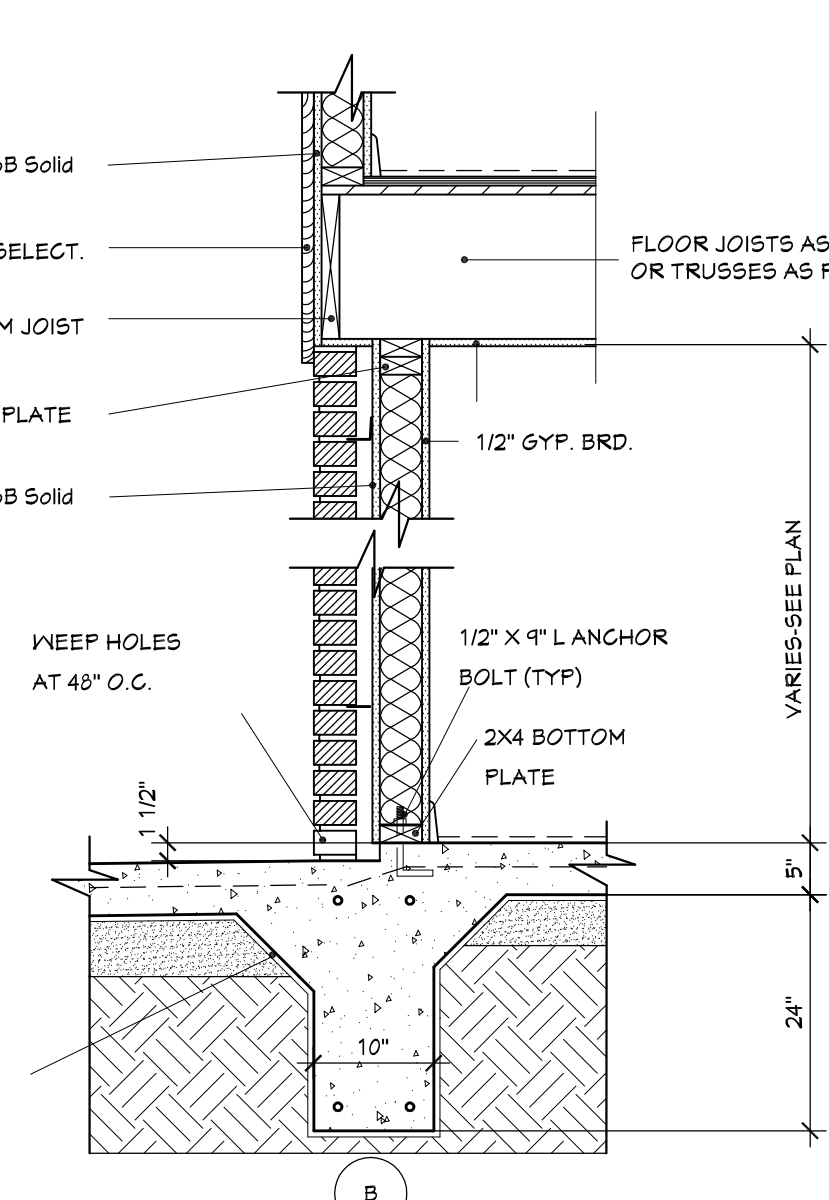
CONVENTIONAL ROOF BRACING



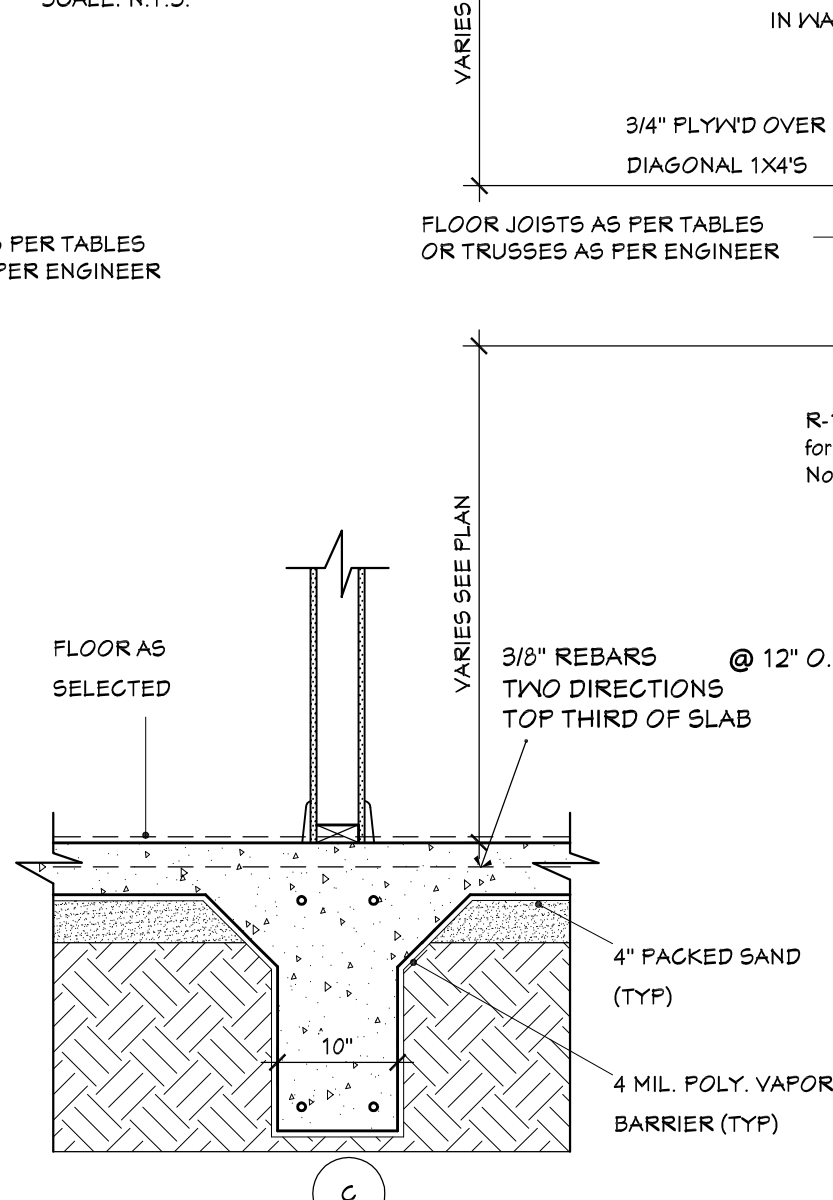
CORNER DETAIL



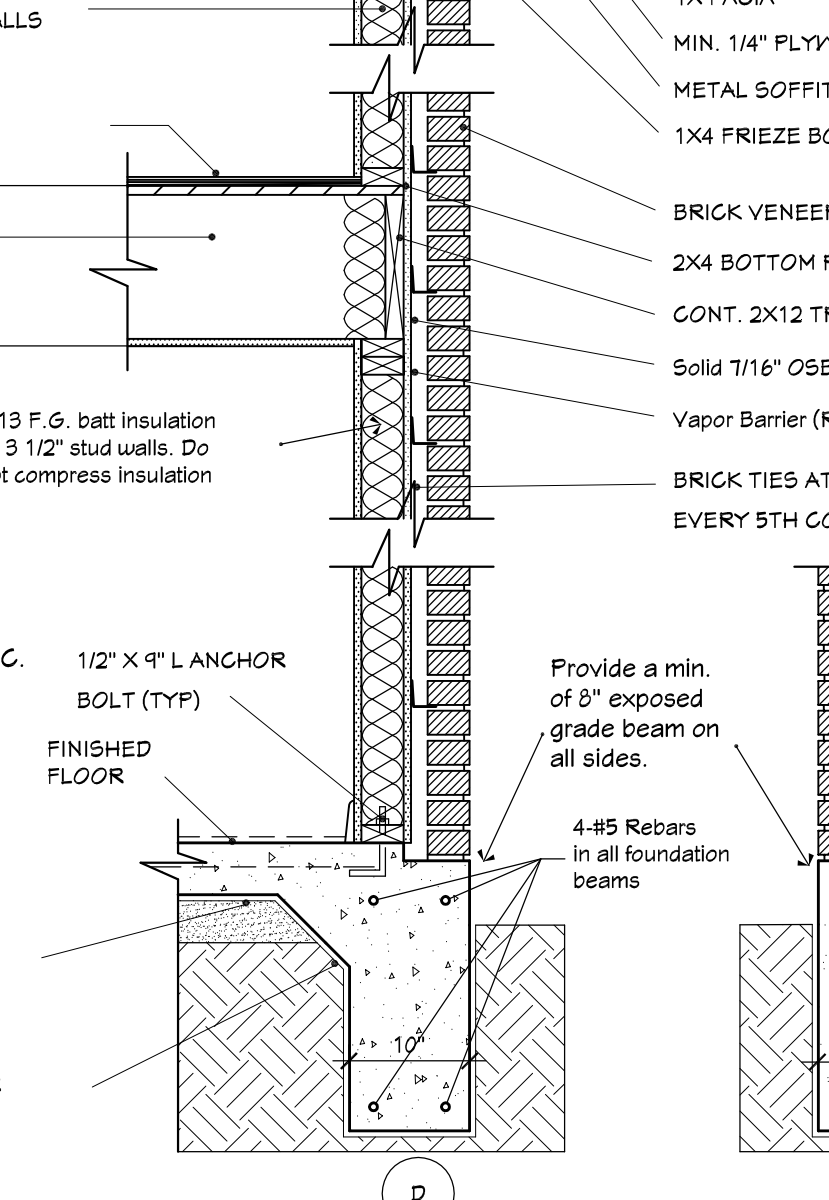
PORCH



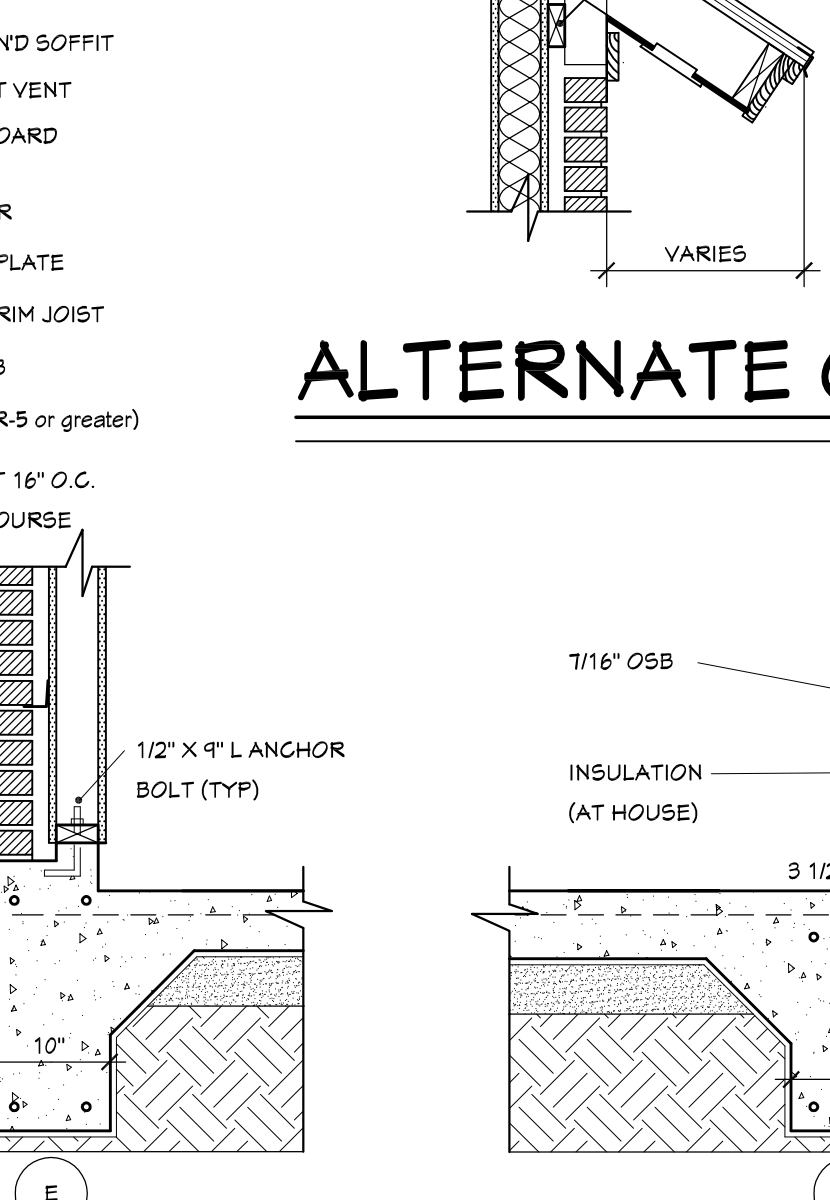
PERIMETER WALL AT PORCH



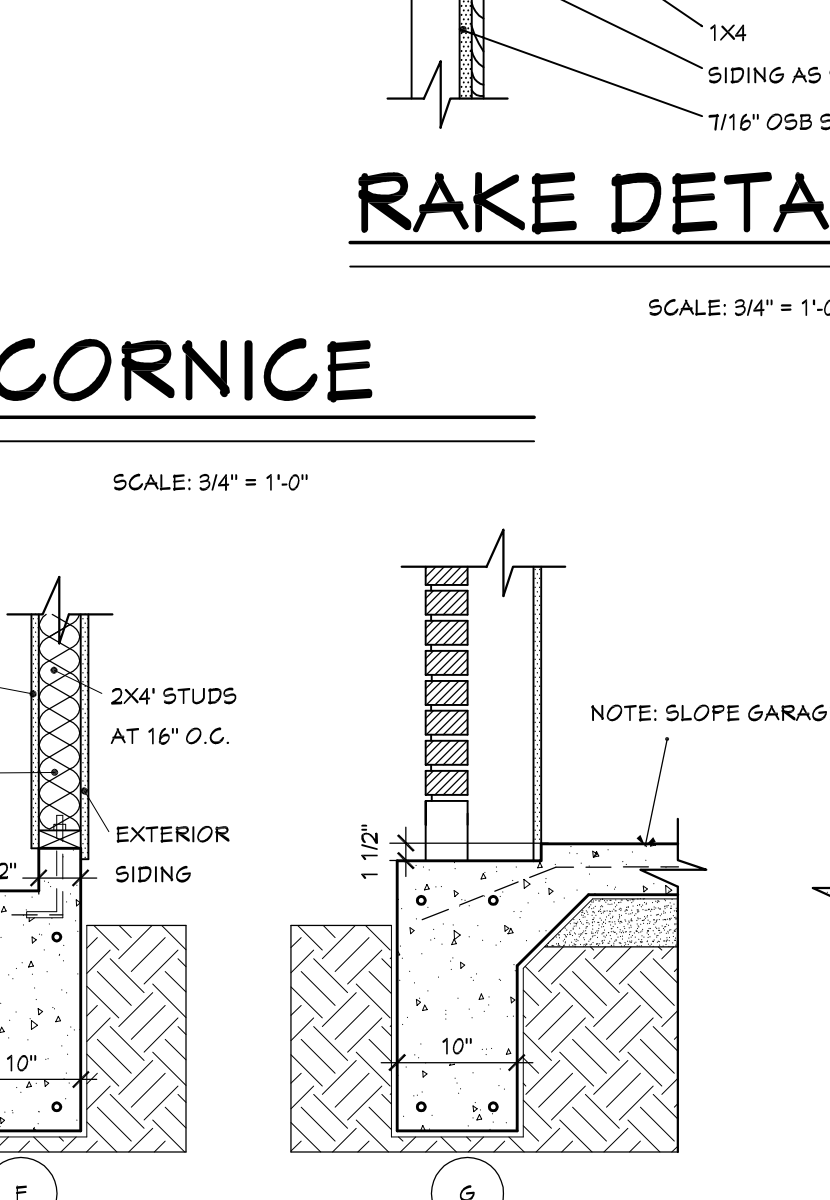
TYPICAL INTERIOR



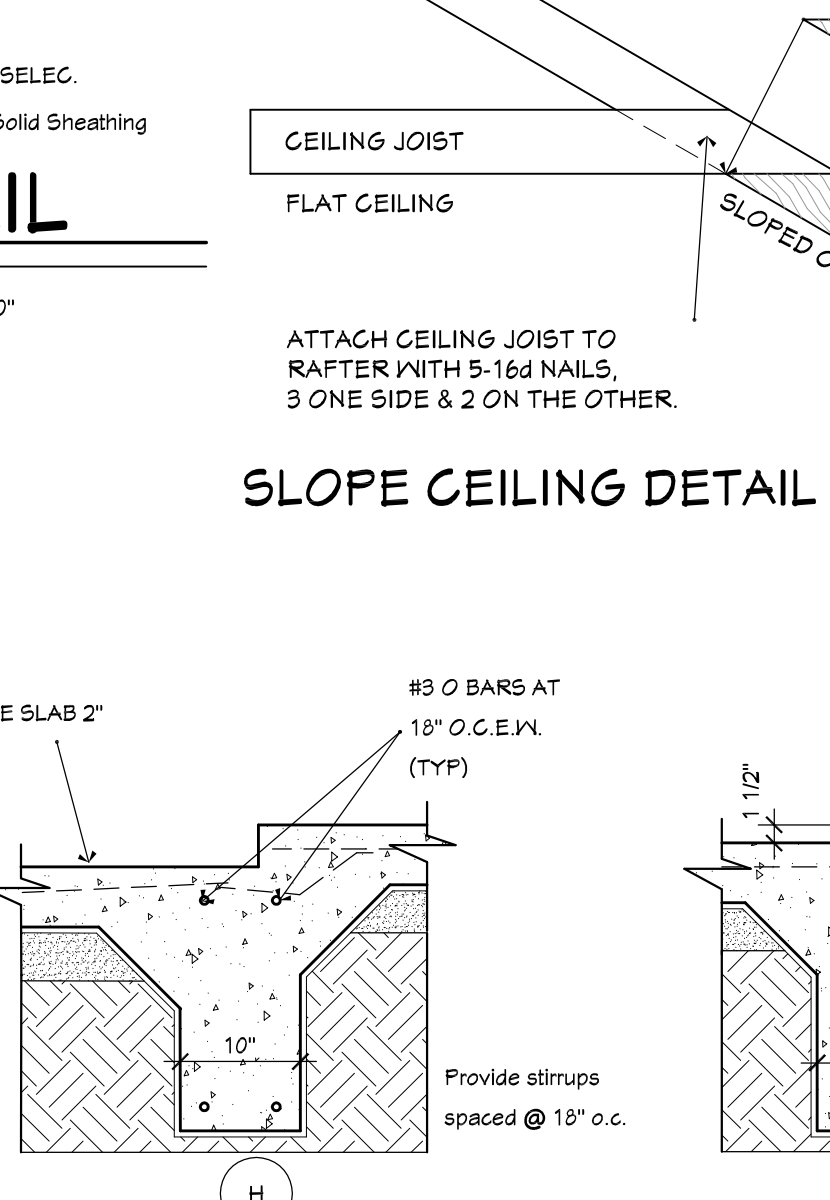
PERIMETER WITH BRICK LEDGE



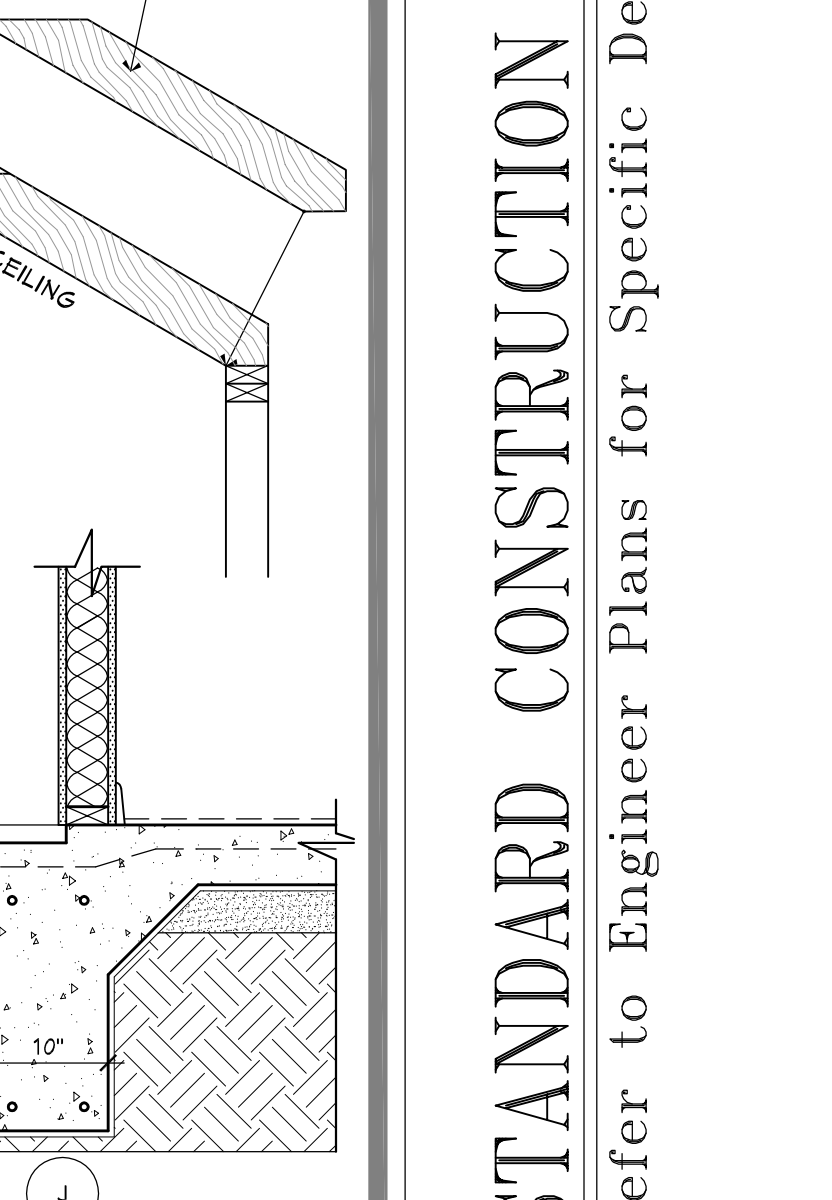
PERIMETER GARAGE WITH BRICK LEDGE



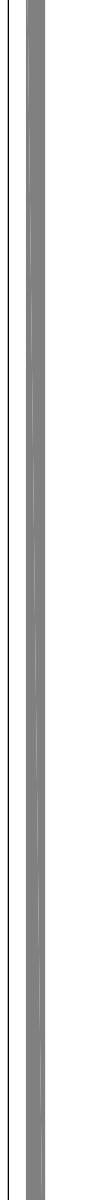
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



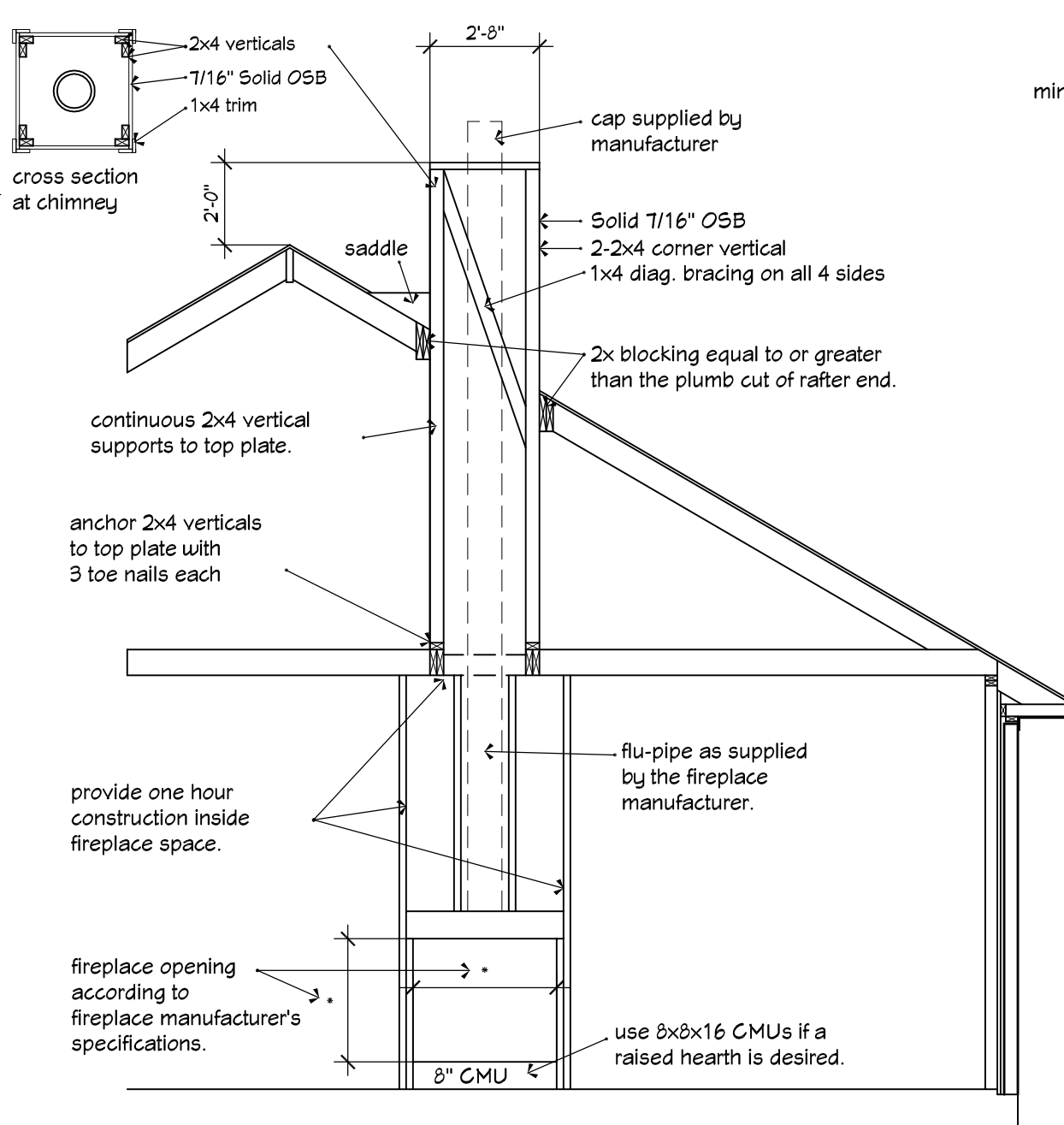
TIRE BUMP AT GARAGE



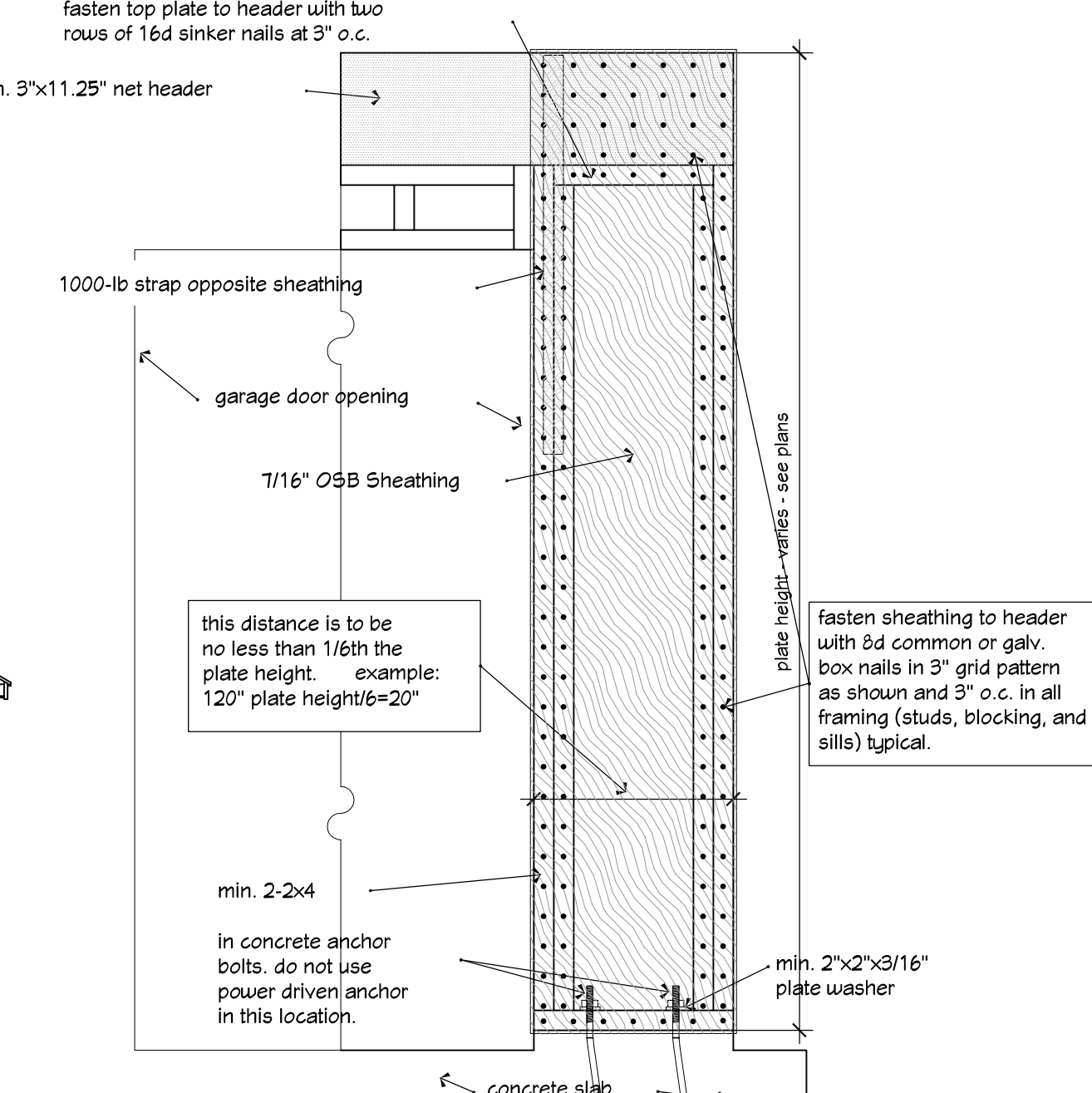
HOUSE MARGIN

FOUNDATION DETAILS

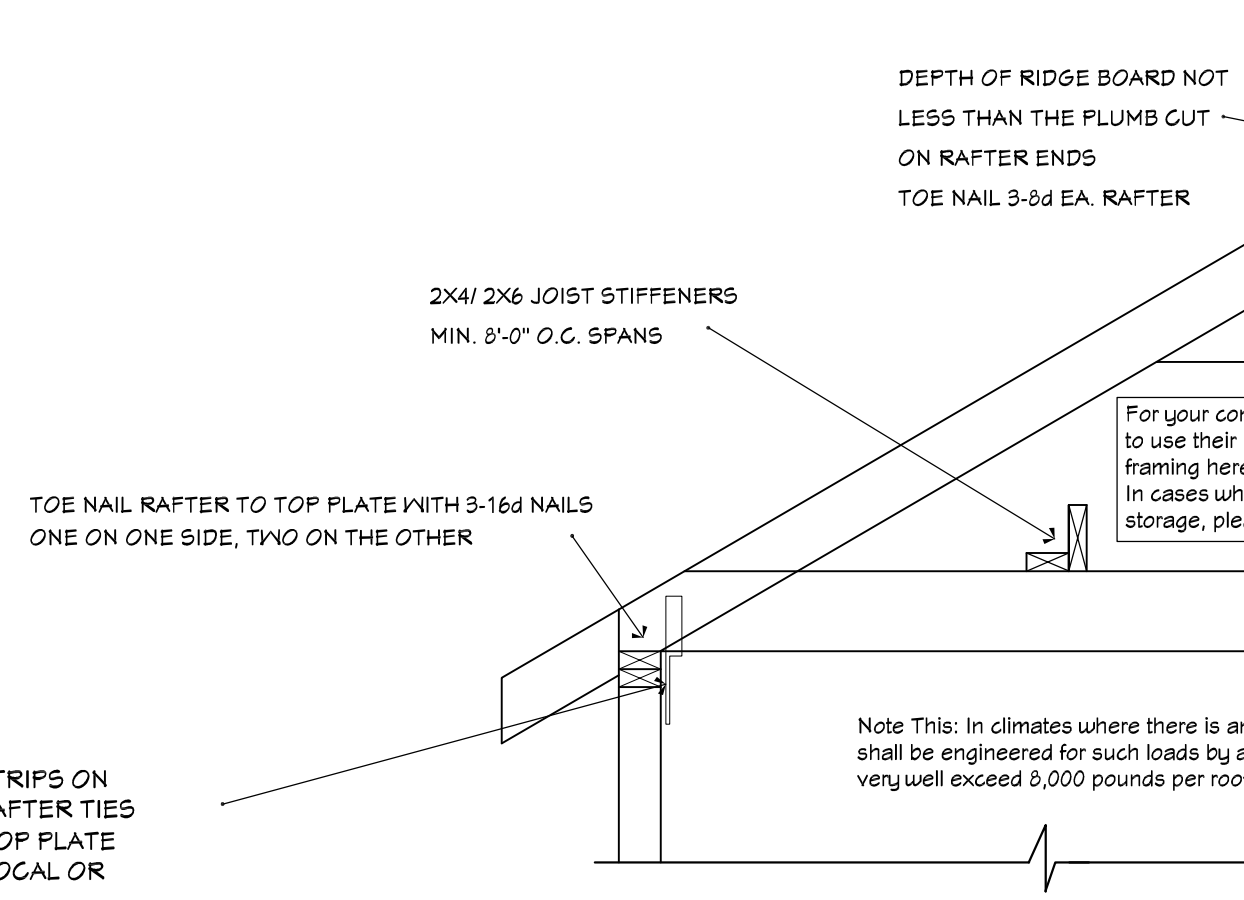
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



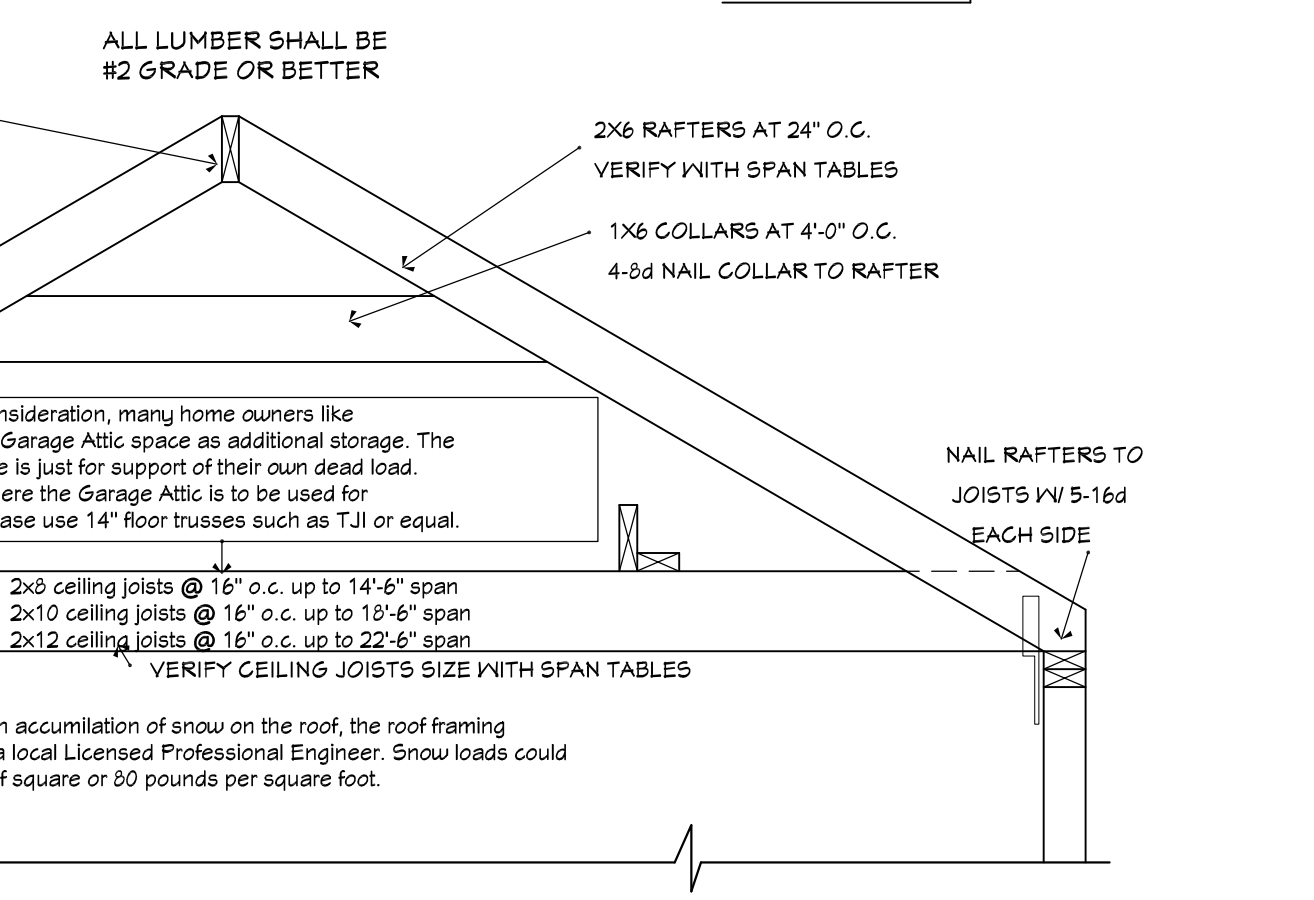
WOOD CHIMNEY DETAIL



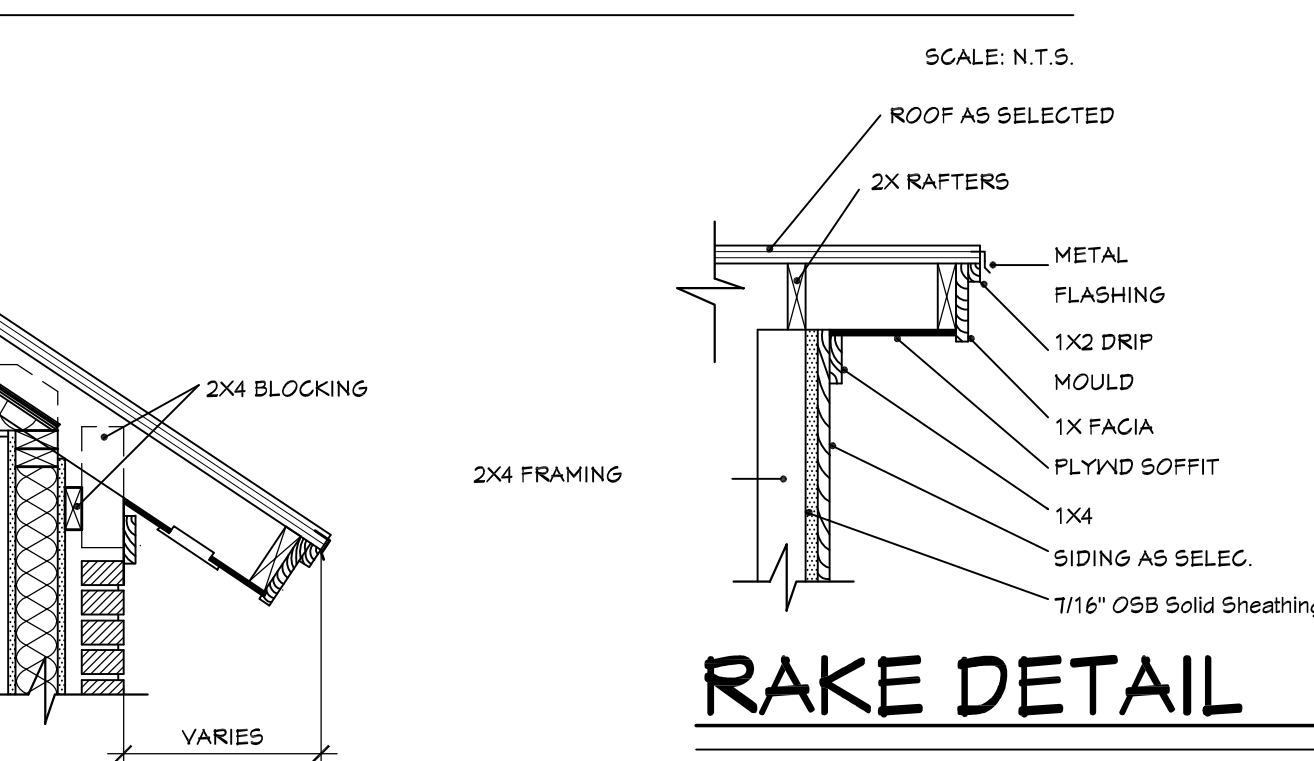
GARAGE CORNER DETAIL



GARAGE ROOF BRACING



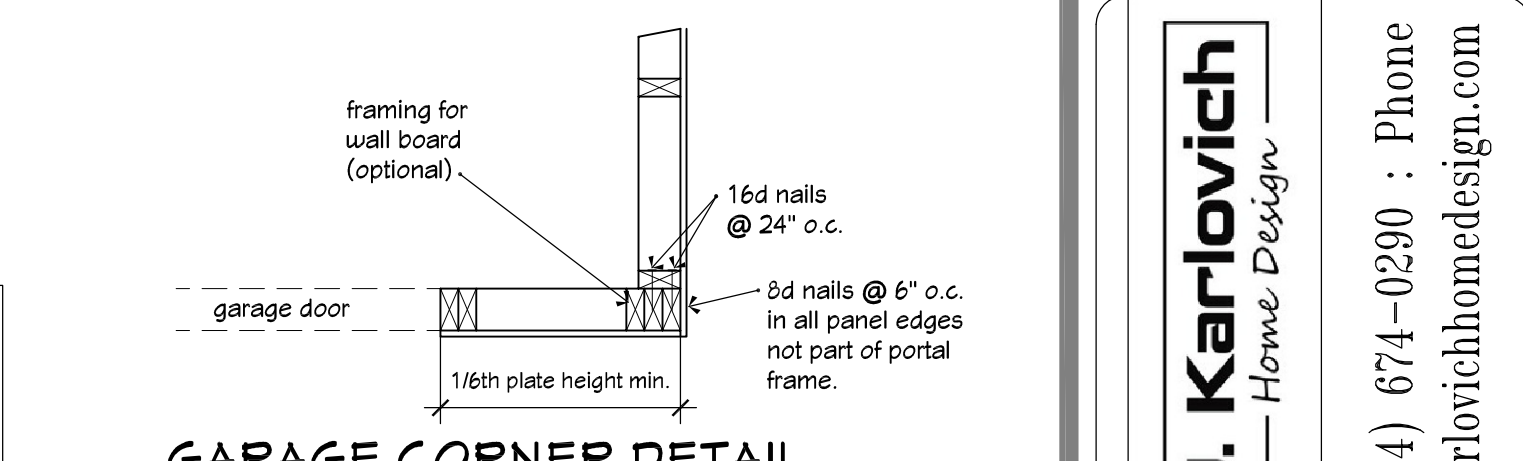
RAKE DETAIL



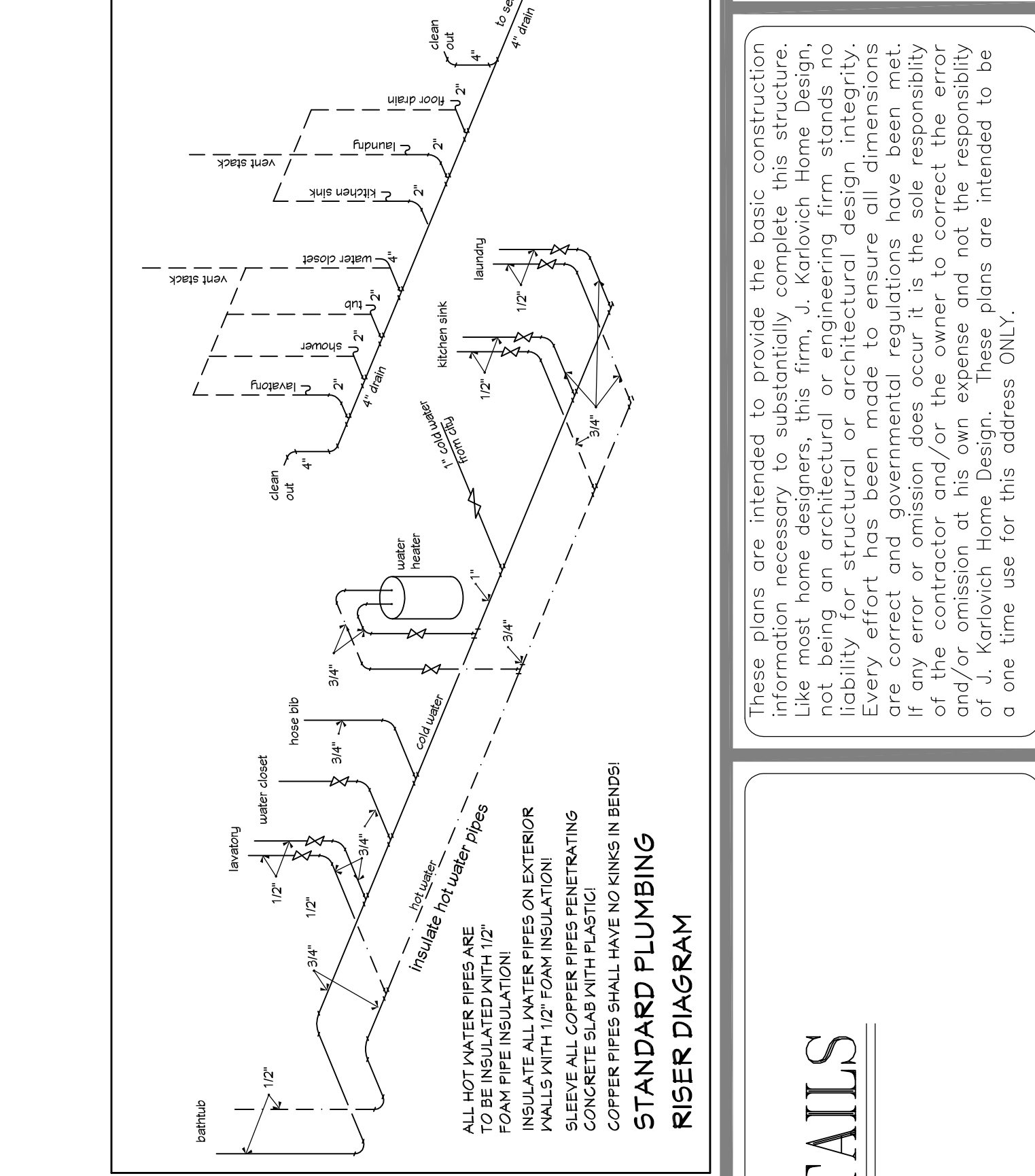
ALTERNATE CORNICE

GENERAL FOUNDATION NOTES:

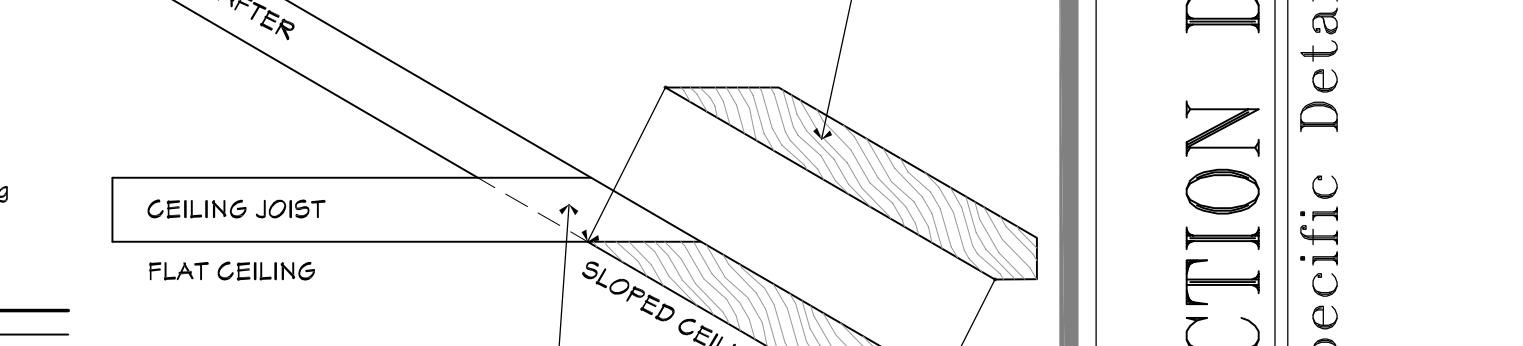
- These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- All beams shall penetrate a minimum of 6" into undisturbed soils.
- No "dead end" beams shall be allowed.
- All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- Reinforcing shall be tied and supported every 48" or less.
- Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the site it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM



SLOPE CEILING DETAIL

REVISIONS:

J. Karlovich Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS

Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design

SHEET NO. DETAILS



A single-story house with yellow horizontal siding and a gabled roof. The house features a front porch with white columns and a white door. There are several windows with green shutters. A large tree is on the left side of the house, partially obscuring it. The house is surrounded by green grass and shrubs.

A black Honda Civic LX parked in the gravel driveway. The license plate is 226-JLC.

A white Nissan Murano SL AWD parked in the gravel driveway. The license plate is BR2-N651.



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: February 20, 2025

APPLICANT: Kevin McNeely

CASE NUMBER: H2025-006; *Certificate of Appropriateness (COA) for 505 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for *Roof Replacement and Detached Garage* for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

BACKGROUND

The subject property is a part of the Old Town Rockwall, and was annexed prior to 1934 based on the 1934 Sanborn Maps. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing* property. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~1,934 SF single-family home, a 224 SF covered porch, and an outbuilding/garage that was constructed in 1920. Staff should note that the 2017 *Historic Resources Survey* indicates that the structures were actually built in 1925 per the Sanborn Maps, and that the outbuilding/garage and single-family home were both determined to be *High Contributing* structures. Also existing on the subject property is a 100 SF storage building and a 528 SF detached garage that were both built in 2003. The existing single-family home is a one (1) story bungalow built with craftsman style influences. This property was originally known as the *Camp House*. On June 18, 2020, the Historic Preservation Advisory Board (HPAB) approved a Small Matching Grant [*i.e.* Case No. H2020-002] and a Certificate of Appropriateness (COA) [*i.e.* Case No. H2020-003] to allow the construction of a new residential fence on the subject property.



FIGURE 1: AUGUST 10, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the existing metal roof with a composite shingle roof and the construction of a new detached garage on the subject property. The applicant has indicated that the current garage structure will be demolished along with a damaged storm shelter.

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.145-acre parcel of land with a single-family home that was constructed in 1985 and that faces onto Austin Street (*i.e.* 506 Austin Street). North of this property is a 0.111-acre tract of land (*i.e.* a portion of Lot 13 of the F&M Subdivision) -- owned by the property owner at 507 Parks Street -- that has a ~600 SF detached garage built in

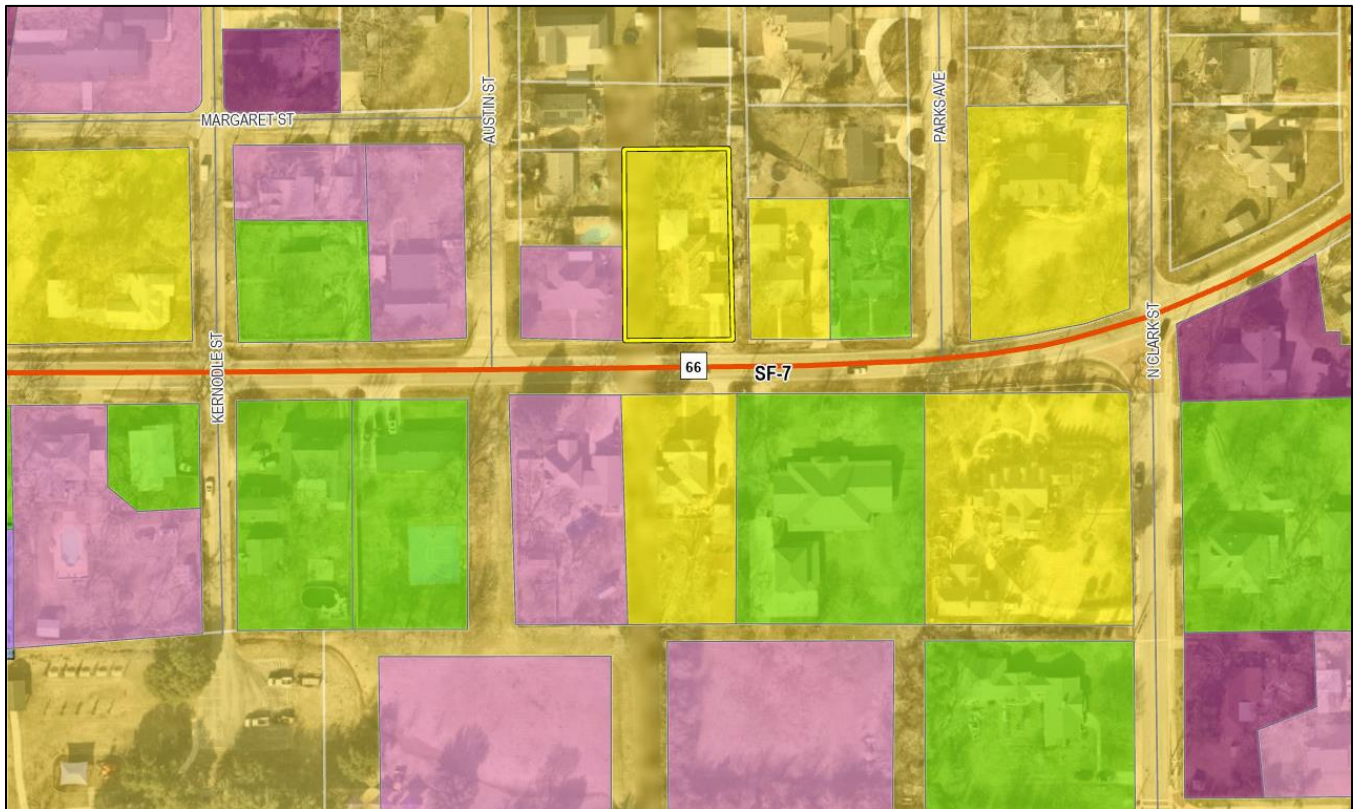
1980 and a ~480 SF carport built in 2018 situated on it. Beyond this is a 0.163-acre parcel of land with a ~910 SF single-family home that was constructed in 1948. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a ~1,982 SF single-family home built in 1925 situated on a 0.45-acre parcel of land (*i.e. 504 Williams Street*). According to the 2017 Historic Resource Survey, this property is designated as a *High Contributing Property*, and is identified as one (1) of the two (2) sister homes (*the other is at 602 Park Street*). Beyond this is a vacant 0.7240-acre parcel of land (*i.e. Block 18 of the F&M Addition*) which is identified as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

East: Directly east of the subject property is an unpaved 20-foot alleyway, which is currently not being used. East of this right-of-way is 507 Williams Street, which is a 0.228-acre *Non-Contributing* parcel of land with a ~1,809 SF single-family home that was constructed in 1940 situated on it. Beyond this is 509 Williams Street, which is a 0.228-acre parcel of land with a 1,354 SF single-family home built in 1975 situated on it. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

West: Directly west of the subject property is 501 Williams Street, which is a 0.176-acre parcel of land with a ~1,542 SF single-family home built in 1999 situated on it. Beyond this is Austin Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.386-acre parcel of land with a ~2,666 SF single-family home built in 1920 situated on it (*i.e. 501 Williams Street*). According to the 2017 *Historic Resource Survey*, this property is designated as a *High Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace the existing metal roof with a composite shingle roof along with the construction of a new detached garage. The applicant has indicated that due to the poor conditions of the garage and roof, which have been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. The new detached garage will replace the existing one on the subject property and will be a 600 SF, metal building on a concrete slab. It will consist of ten (10) foot walls, two (2) roll-up garage doors, and a metal access door. The total height of the structure will be less than 15-feet tall and will have a small portion of the roof visible from the front of the 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*. A contributing property is defined as "a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance." In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(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) ..."

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

- **Height**. Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "all new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures in the same block face." In this case, the proposed detached metal building will be less than 15-feet, which is the maximum allowable height for this type of structure in the district.
- **Building Facades and Materials**. Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the proposed detached garage will be a metal building on a concrete slab. The applicant has indicated that the structure will be wind and fire resistant and will have a longer life span than a wood-framed structure.
- **Roofs**. According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(r)ooft materials/colors should be visually compatible and compliment the style and period of the structure." In this case, the proposed roof will be a composite shingle roof. While the proposed material is not architecturally compatible with the style or period of the home, staff does not feel it will negatively impair the historical presence of the overall home.
- **Rear Yards**. Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "Garages, storage buildings and out buildings are allowed in the rear yard...these structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials, and detailing." In this case, the applicant is proposing a 600 SF metal garage. While the placement of the proposed building falls in line with the standards, the building materials are not compatible with the existing residence.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of

Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [i.e.] and proposed preservation criteria ...” The applicant’s proposed scope of work does not appear to impair the historical integrity of the property; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

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 one (1) detached garage being 625 SF in size. Detached garages shall include a minimum of one (1) garage bay door large enough to pull and park a standard size motor vehicle [i.e. vehicle that is a minimum of nine (9) feet by 18-feet] inside the structure. In addition, a detached garage must be accessible front the front, rear, or side yard by a standard with, concrete driveway that has a minimum length of 20-feet of driveway pavement. Detached garages accessible from the front shall be a minimum of 20-feet behind the front façade of the primary structure. In this case, there is an existing structure that will be removed and the proposed detached garage will be 600 SF. The proposed garage will be the only remaining structure on the subject property with the exception of the primary home. In addition, the structure will have two (2) roll-up bay doors along with a metal access door. Based on this, the proposed building meets all of the requirements for a *Detached Garage* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

As stated previously, the current garage structure and a storm shelter will be removed from the subject property. According to Section 10, *Demolition By Neglect*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.” In this case, the applicant has indicated that both the existing garage structure and storm shelter are damaged and in poor condition. By removing these structures, staff does not feel that the overall home’s architectural and historical integrity will be affected or negatively impaired.

NOTIFICATIONS

On February 3, 2025, staff mailed 24 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 must apply for a Demolition Permit and a Building Permit through the Building Inspections Department.
- (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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT

B

BLOCK

12

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 KEVIN MCNEELY

APPLICANT(S) NAME

ADDRESS 505 WILLIAMS ST.

ADDRESS

ROCKWALL, TX

PHONE 972-800-0805

PHONE

E-MAIL Kevinmc43@gmail.com

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

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

\$ 29,000

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

REPLACE EXISTING DETACHED GARAGE WITH 600 SQUARE FOOT METAL GARAGE ON SLAB

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



H2025-006: Certificate of Appropriateness (COA)
for 505 Williams Street

0 25 50 100 150 200 Feet

MARGARET ST

AUSTIN ST

PARKS AVE

66

SF-7

Case Location Map = 



City of Rockwall

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

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

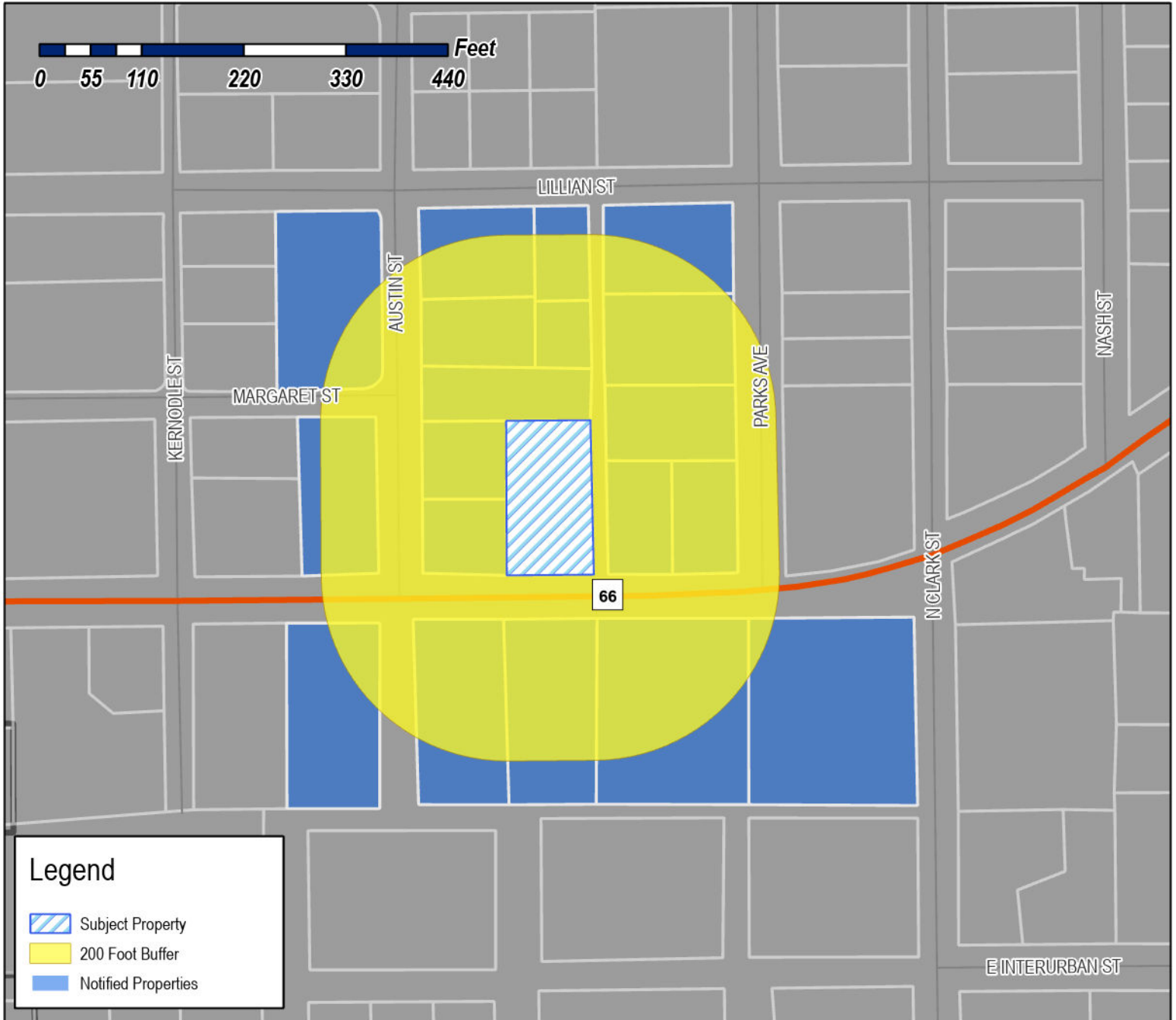




City of Rockwall

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



Case Number: H2025-006
Case Name: Certificate of Appropriateness (COA) for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 505 Williams Street

Date Saved: 2/3/2025

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



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

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

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

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

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

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

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

WANAMAKER PARKS MDR LLC
708 AVALON DRIVE
HEATH, TX 75032

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2025-006: Certificate of Appropriateness (COA) for 505 Williams Street

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for Roof Replacement and Detached Garage for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-006: Certificate of Appropriateness (COA) for 505 Williams Street

Please place a check mark on the appropriate line below:

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

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

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

Name:

Address:

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

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



Outlook

Re: Case H2025-008 ,H2025-006 and H2025 -009

From connie62ryan@yahoo.com <connie62ryan@yahoo.com>

Date Wed 2/12/2025 3:25 PM

To planning@rockwall.com <planning@rockwall.com>

We would like to also add that we approve of H2025-007 Any questions please call Connie at 972-971-9078 Sent from my iPad > On Feb 12, 2025, at 3:21 PM, connie62ryan@yahoo.com wrote: > > Angelica, > > Gary and Connie Ryan > 502 Williams St. > Rockwall, TX 78087 > > We are in favor of cases H2025-008, H2025-006 and H2025-009 building permits > for a roof replacement,COA and a small matching grant for the McNeely's at 505 Williams St. Rockwall, TX 75087. > If you have any questions please feel free to call Connie at 972-971-9078 > > Thank you, > Gary and Connie Ryan > > Sent from my iPad CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project Scope: Replacement of existing detached garage structure with 600 square foot metal garage building on slab. Due to the poor condition of the garage and roof, which has been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. A new metal detached garage structure will be installed in the rear of the property and placed on a concrete slab. The metal structure is wind and fire resistant and will have a longer life-span than a wood-framed structure.

The metal structure will have 10-foot-high walls, two roll-up garage doors, and a metal access door. The structure will be installed at least 10 feet from the rear property boundary and at least 6 feet from the side property boundary. Due to an existing City of Rockwall easement along the east property boundary, the location of the structure will be located approximately 12.5 feet from the existing fence. The total height of the structure will be less than 15 feet tall.

The structure will be located behind an existing privacy fence with only a small portion of the roof visible from the front of the property.

ROOF REPLACEMENT PROPOSAL

JAN 22, 2025



ALLISON MCNEELY

505 Williams St
Rockwall, TX
75087



Tejas Roofworks is a Full Service Residential & Commercial Roofing Company

ROOFS BUILT
TEJAS TOUGH

howdy@tejasroofworks.com
469.838.3527

Quote subtotal	\$20,689.77
Total	\$20,689.77

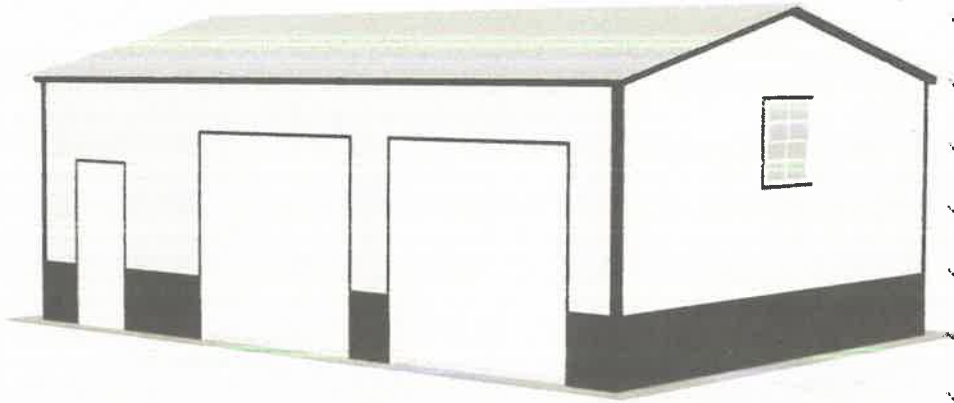
This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
- Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

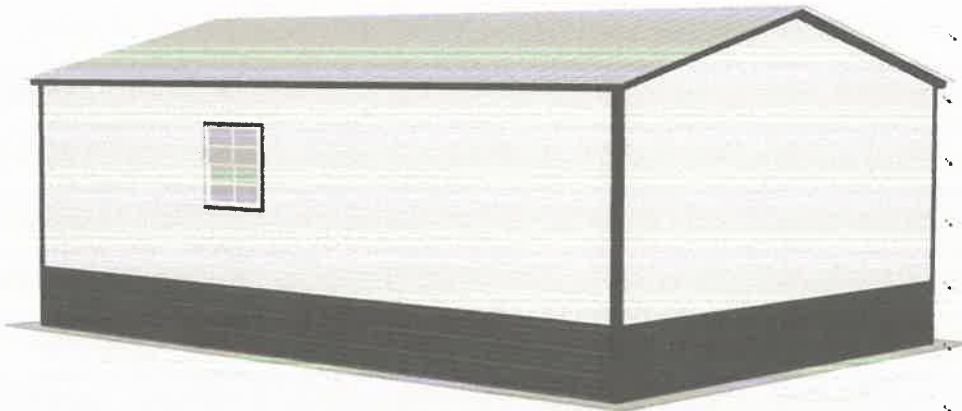


506





View of front (south) and right (east) side of proposed metal structure.



View of rear (north) and left (west) side of proposed metal structure

SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION, IN CONNECTION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY HERETOFORE DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 16, PAGE 282, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE FRAME TRACT IN A AND DESCRIBED IN DEED TO LOUIS APPLIN AND WIFE SUSAN APPLIN, RECORDED IN VOLUME 14, PAGE 364, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED TO DOUGLAS RAY ROAN, RECORDED IN VOLUME 558, PAGE 86, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

BEGINNING AT A 3/4" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 56 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN, RECORDED IN VOLUME 558, PAGE 86, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

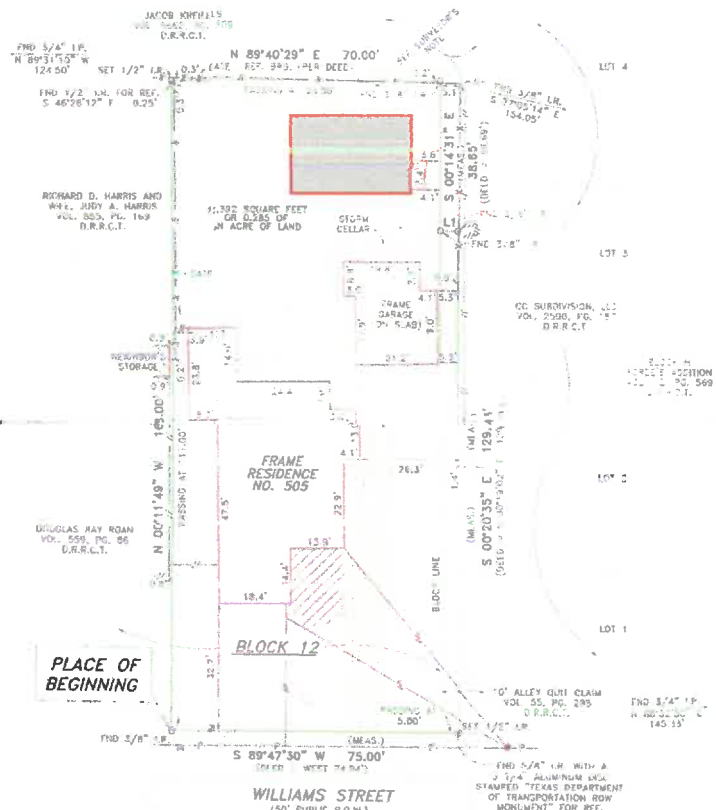
THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.80 FEET, THE SOUTHEAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS, RECORDED IN VOLUME 805, PAGE 160, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 128.43 FEET TO A 3/4" IRON ROD FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 10' IRON ROD FOUND FOR REFERENCE BEARS SOUTH 88°47'30" EAST, A DISTANCE OF 0.25 FEET;

THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 58.45 FEET TO A 3/4" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUIT CLAIM TRACT;

THENCE NORTH 91°22'39" WEST, ALONG SAID QUIT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/4" IRON ROD FOUND AT THE WEST NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, LLC, RECORDED IN VOLUME 2508, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89°40'29" EAST, A DISTANCE OF 128.43 FEET TO A 3/4" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 5310" SET IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 6" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET;

THENCE SOUTH 89°40'29" EAST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.60 FEET, THE SOUTHWEST CORNER OF SAID QUIT CLAIM TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET OF LAND, 37' 1.04" BY 47' 0.26" OF LAND.



SURVEYOR'S NOTE
Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Faxon's Addition.

NOTES
1) All corners tabered as 5/8\" 1/4\" are 1/2\" iron rods with a yellow plastic cap stamped 'R.P.L.S. 5310' for 1/2\" rods.
2) (P) indicates that building lines, easements, Right-of-Way, etc., are shown on this survey are per plat referenced in Legal Description hereon.
3) All boundary dimensions shown hereon are per Deed recorded in Volume 558, Page 304, Deed Records, Rockwall County, Texas, unless otherwise noted.

LEGEND

POWER POLE	WIREMESH IRON FENCE
IRON ROD	BUILDING LINE
WOOD FENCE	FOUNDATION LINE
OVERHEAD SERVICE LINE	ASBESTOS CEMENT
WOOD FENCE	WOOD DECK
CHAIN LINK FENCE	STAINLESS
WIRE FENCE	ISRAEL
CONCRETE AREA	TELEPHONE BOX
LIGHT POLE	ELECTRIC BOX
PIPE HYDRANT	WATER VALVE
IRON ROD	IRON ROD

FLOOD ZONE
This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 460347 (DNLU) Zone 7C dated, 08-29-09, of the Flood Insurance Rate Map.

LINE CHART

LINE	BEARING	DISTANCE
L1	N 89°40'29\"	58.45'

ANALYTICAL SURVEYS, INC.
1120 S. Turner
Rockwall, Texas 75087
972-272-5287
www.analyticalsurveys.com

John S. Turner
R.P.L.S. #2510

ANALYTICAL SURVEYS, INC.
"Registered Professional Land Surveyors"
707 East Street
Garland, Texas, 75042
972-272-5287
www.analyticalsurveys.com

John S. Turner R.P.L.S. #3110
Date: 05-04-20
Job Number: 88880-00
Client: 1120 S. Turner (1120 S. Turner)
Title: Company CHICAGO TITLE
City: Dallas, TX

A professional company operating in good faith in Texas.

HHM ID 21686

505 WILLIAMS ST



Oct 2016

Image ID 21700



Coordinates: 32.9337536, -96.4558411

IDENTIFICATION

Parcel ID 16552

Street name **WILLIAMS**

Street number 505

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Bungalow**

Exterior wall materials **Horizontal wood board**

Stylistic influences **Craftsman**

Stories **1**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External, Internal, Side**

Roof materials **Pressed tin**

Chimney materials **Brick**

Number of chimneys **2**

DOORS AND WINDOWS

Door types **2 Single door primary entrances**

Window materials **Wood**

Window types **Double-hung**

PORCH

Porch type **Partial width**

Porch support type **Brick piers, Tapered box columns**

Porch roof type **Inset**

HISTORY

Year built **Ca. 1925**

Historic name

Source for year built **Sanborn map**

INTEGRITY

Alterations **Doors replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

HHM ID 21686

505 WILLIAMS ST

IMAGES



Oct 2016

Image ID 21700



Oct 2016

Image ID 21701



505

505

DODGE DURANGO
005-1858



NOV 10 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: February 20, 2025
APPLICANT: Kevin McNeely
CASE NUMBER: H2025-007; *Small Matching Grant for 505 Williams Street*

On January 31, 2025, staff received an application for a Certificate of Appropriateness (COA) [*i.e. Case No. H2025-006*], two (2) Building Permit Fee Waivers [*i.e. Case No. H2025-008 & H2025-009*] and a Small Matching Grant from the property owner -- *Kevin McNeely* -- for the purpose of replacing the existing roof on a *High Contributing Property*, demolishing an existing detached garage, and constructing a new detached garage on the subject property at 505 Williams Street. The Small Matching Grant application, however, is only associated with the roof replacement for the *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)* or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed project includes improvements that will be visible from the street (*i.e. replacement of the existing roof*) and -- *based on the applicant's scope of work* --, the proposed roof replacement does appear to meet the intent of the program. The total valuation of the project provided by the applicant is \$22,000.00, and would be qualified for a Small Matching Grant of up to \$1,000.00; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2024, the Historic Preservation Advisory Board (HPAB) has not approved any Small Matching Grants for FY2025. 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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT

B

BLOCK

12

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 KEVIN MCNEELY

APPLICANT(S) NAME

ADDRESS 505 WILLIAMS ST.

ADDRESS

ROCKWALL, TX

PHONE 972-800-0805

PHONE

E-MAIL Kevinmc43@gmail.com

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

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

\$ 29,000

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

REPLACE EXISTING DETACHED GARAGE WITH 600 SQUARE FOOT METAL GARAGE ON SLAB

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

0 15 30 60 90 120 Feet

H2025-007: Small Matching Grant for 505 Williams Street

MARGARET ST

AUSTIN ST



SF-7

66

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.

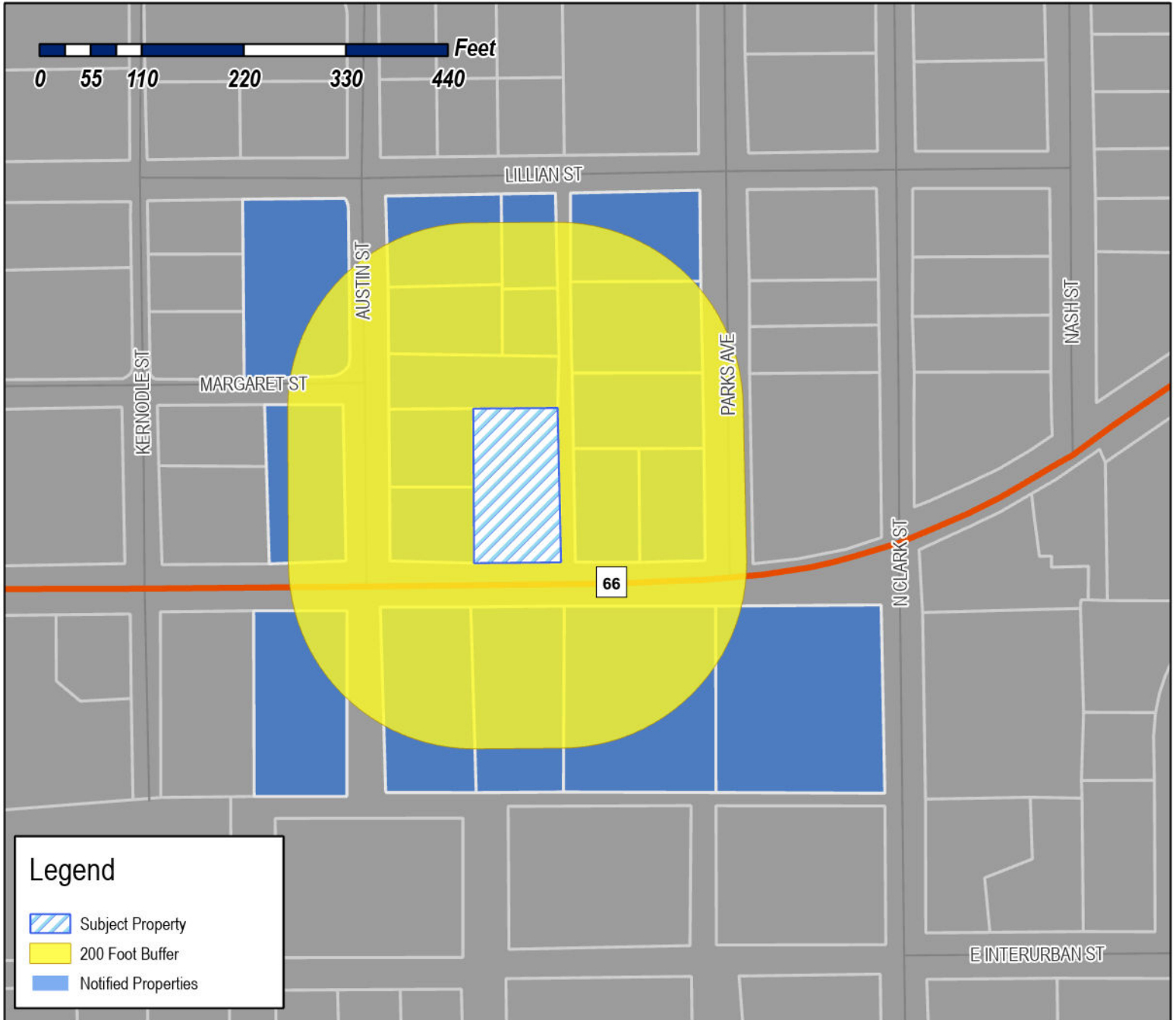




City of Rockwall

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

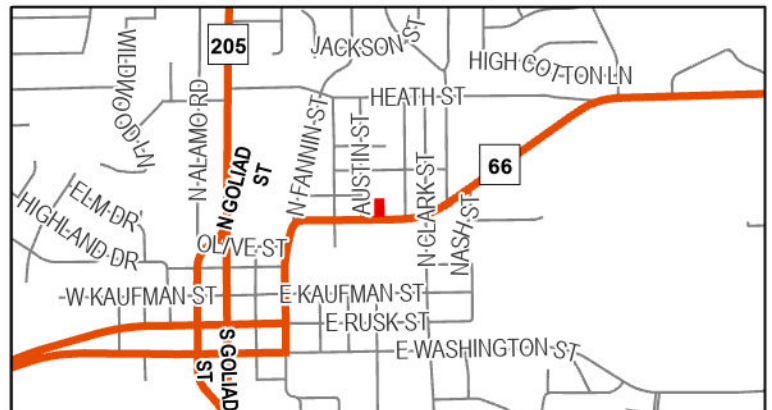
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2025-007
Case Name: Small Matching Grant for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 505 Williams Street

Date Saved: 1/31/2025

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



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

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

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

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

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

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

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

WANAMAKER PARKS MDR LLC
708 AVALON DRIVE
HEATH, TX 75032

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2025-007: Small Matching Grant for 505 Williams Street

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a Roof Replacement for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-007: Small Matching Grant for 505 Williams Street

Please place a check mark on the appropriate line below:

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

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



Re: Case H2025-008 ,H2025-006 and H2025 -009

From connie62ryan@yahoo.com <connie62ryan@yahoo.com>

Date Wed 2/12/2025 3:25 PM

To planning@rockwall.com <planning@rockwall.com>

We would like to also add that we approve of H2025-007 Any questions please call Connie at 972-971-9078 Sent from my iPad > On Feb 12, 2025, at 3:21 PM, connie62ryan@yahoo.com wrote: > > Angelica, > > Gary and Connie Ryan > 502 Williams St. > Rockwall, TX 78087 > > We are in favor of cases H2025-008, H2025-006 and H2025-009 building permits > for a roof replacement,COA and a small matching grant for the McNeely's at 505 Williams St. Rockwall, TX 75087. > If you have any questions please feel free to call Connie at 972-971-9078 > > Thank you, > Gary and Connie Ryan > > Sent from my iPad CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project Scope: Replacement of existing detached garage structure with 600 square foot metal garage building on slab. Due to the poor condition of the garage and roof, which has been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. A new metal detached garage structure will be installed in the rear of the property and placed on a concrete slab. The metal structure is wind and fire resistant and will have a longer life-span than a wood-framed structure.

The metal structure will have 10-foot-high walls, two roll-up garage doors, and a metal access door. The structure will be installed at least 10 feet from the rear property boundary and at least 6 feet from the side property boundary. Due to an existing City of Rockwall easement along the east property boundary, the location of the structure will be located approximately 12.5 feet from the existing fence. The total height of the structure will be less than 15 feet tall.

The structure will be located behind an existing privacy fence with only a small portion of the roof visible from the front of the property.

ROOF REPLACEMENT PROPOSAL

JAN 22, 2025



ALLISON MCNEELY

505 Williams St
Rockwall, TX
75087



Tejas Roofworks is a Full Service Residential & Commercial Roofing Company

ROOFS BUILT
TEJAS TOUGH

howdy@tejasroofworks.com
469.838.3527

Quote subtotal	\$20,689.77
Total	\$20,689.77

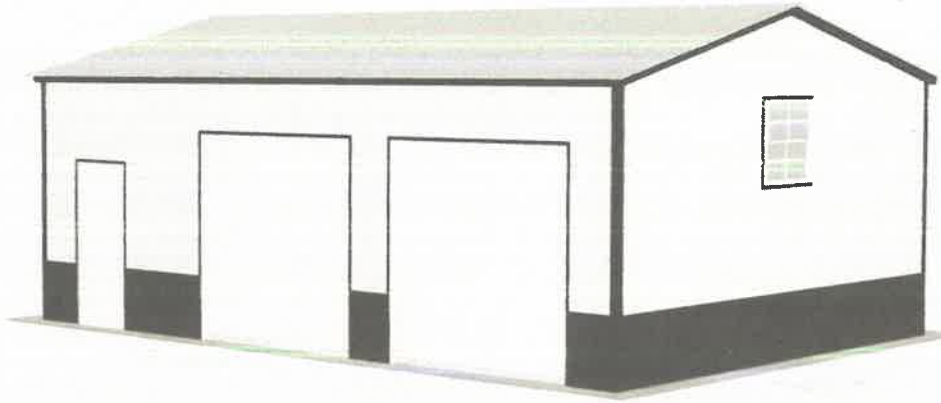
This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
 - Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

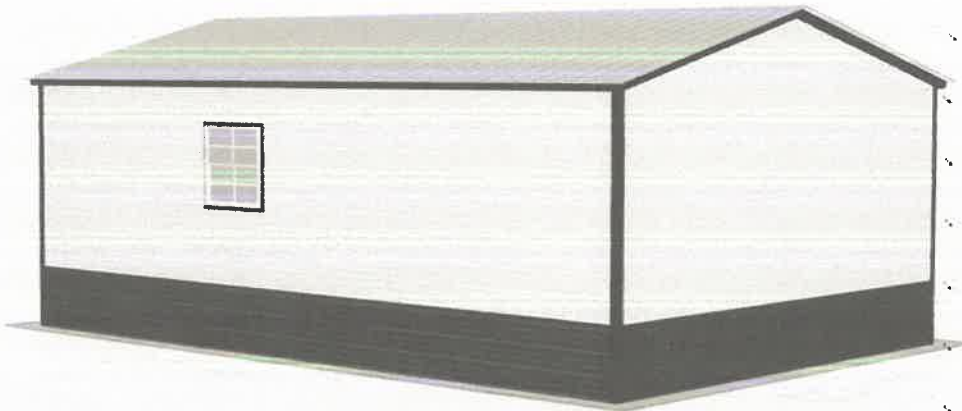


506





View of front (south) and right (east) side of proposed metal structure.



View of rear (north) and left (west) side of proposed metal structure

SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81, PAGE 233, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY DESCRIBED IN DEED TO LOUIS APPLIN AND WIFE SUSAN APPLIN, RECORDED IN VOLUME 364, PAGE 181, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN, RECORDED IN VOLUME 569, PAGE 84, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.00 FEET, THE SOUTHWEST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS, RECORDED IN VOLUME 805, PAGE 161, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 144.50 FEET TO A 3/4" IRON ROD FOUND AT THE POINT OF BEGINNING, BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KRUEFL, RECORDED IN VOLUME 360, PAGE 208, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 10' IRON ROD ISLAND FOR REFERENCE BEARS SOUTH 48°32' EAST, A DISTANCE OF 0.25 FEET;

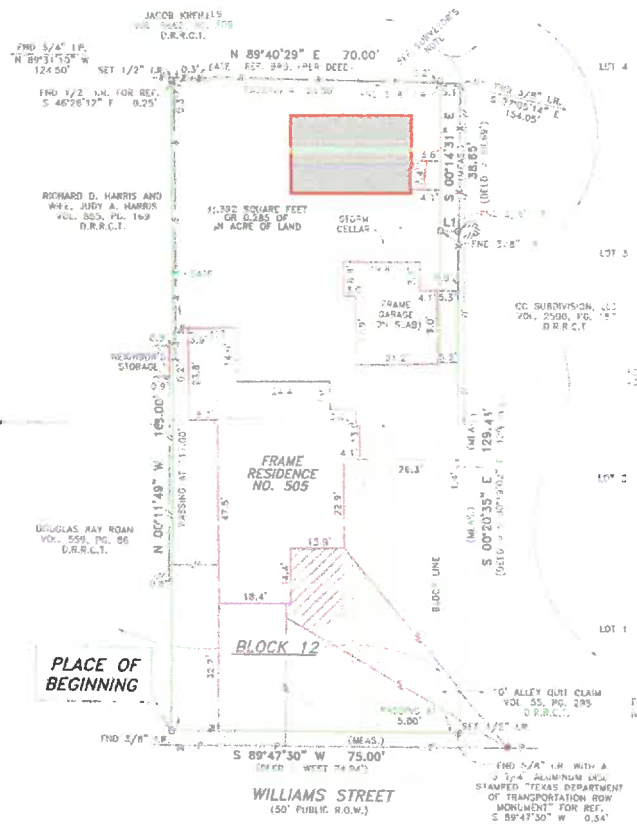
THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 58.50 FEET TO THE SOUTHWEST CORNER OF SAID KRUEFL TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/4" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12;

THENCE SOUTH 00°14'31" EAST, ALONG SAID BLOCK 12, A DISTANCE OF 58.85 FEET TO A 3/4" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUIT CLAIM TRACT;

THENCE NORTH 91°22'38" WEST, ALONG SAID QUIT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/4" IRON ROD FOUND AT THE WEST NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, LLC, RECORDED IN VOLUME 2008, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89°20'58" EAST, A DISTANCE OF 128.63 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP WITH REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET, IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 3/4" IRON ROD WITH A 2 1/2" ALUMINUM DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET;

THENCE SOUTH 89°47'30" EAST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.60 FEET TO THE SOUTHWEST CORNER OF SAID QUIT CLAIM TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET OF LAND 37.43' BY 41.42' OF LAND.



SURVEYOR'S NOTE

Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Fritsch Addition.

NOTES

- 1) All corners tabored as 3/4" IR. are 12" iron rods with a yellow plastic cap stamped "RPLS 5/2/17" and for 436263.
- 2) IP (P) indicates that building lines, easements, Rights-of-Way, etc., are shown on this survey are per plat referenced in Legal Description herein.
- 3) All boundary dimensions shown hereon are per Deed recorded in Volume 569, Page 84, Deed Records, Rockwall County, Texas, unless otherwise noted.

LEGEND

POWER POLE	OVERHEAD SERVICE LINE	WOOD FENCE	CHARLENA FENCE	WALL FENCE	OPENED AREA	PIPE HYDRANT
GAS METER	CONCRETE PAVEMENT	CONCRETE DRIVE	CONCRETE SIDEWALK	CONCRETE CURB	CONCRETE WALKWAY	CONCRETE DRIVE
DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY
DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY	DRIVEWAY

FLOOD ZONE

This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 460347 DN004 Zone dated: 08-29-09 of the Flood Insurance Rate Map.

This Survey was performed in accordance with the practice and procedure of the State of Texas, on or about 06/06/2017. The Survey was performed in accordance with the practice and procedure of the State of Texas, on or about 06/06/2017. The Survey was performed in accordance with the practice and procedure of the State of Texas, on or about 06/06/2017.

John S. Turner
R.P.L.S. #2514

LINE CHART

LINE	BEARING	DISTANCE
LINE	N 89°20'58" E	128.63'
L1	N 89°20'58" E	128.63'

Analytical Surveys, Inc.
Registered Professional Land Surveyors

707 East Street
Garland, Texas 75042
(972) 272-6287
www.analyticalsurveys.com

John S. Turner, R.P.L.S. #2514

Job Number: 88880-00 Date: 06-06-17
Client Number: 1142949-00133183517 Title: Surveyor
Client Name: CHICAGO TITLE

A professional company operating in good faith in Texas.

HHM ID 21686

505 WILLIAMS ST



Oct 2016

Image ID 21700



Coordinates: 32.9337536, -96.4558411

IDENTIFICATION

Parcel ID 16552

Street name **WILLIAMS**

Street number 505

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Bungalow**

Exterior wall materials **Horizontal wood board**

Stylistic influences **Craftsman**

Stories **1**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External, Internal, Side**

Roof materials **Pressed tin**

Chimney materials **Brick**

Number of chimneys **2**

DOORS AND WINDOWS

Door types **2 Single door primary entrances**

Window materials **Wood**

Window types **Double-hung**

PORCH

Porch type **Partial width**

Porch support type **Brick piers, Tapered box columns**

Porch roof type **Inset**

HISTORY

Year built **Ca. 1925**

Historic name

Source for year built **Sanborn map**

INTEGRITY

Alterations **Doors replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

HHM ID 21686

505 WILLIAMS ST

IMAGES



Oct 2016

Image ID 21700



Oct 2016

Image ID 21701



505

505

005-1058



NOV 10 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: February 20, 2025

APPLICANT: Kevin McNeely

CASE NUMBER: H2025-008; *Building Permit Fee Waiver for 505 Williams Street*

The applicant -- *Kevin McNeely*-- is requesting the approval of a *Building Permit Fee Waiver* for replacing the existing metal roof with a composite shingle roof. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2025-006*], a Small Matching Grant [*i.e. Case No. H2025-007*], and another Building Permit Fee Waiver [*i.e. Case No. H2025-009*]. 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 50.00%. The applicant has provided a scope of work and a valuation of \$22,000 for the replacement of the roof. Based on the property's designation as High Contributing, the building permit fee would be eligible for a 100.00% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
ROOFING	\$ 75.00

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$75.00. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB), and -- *in this case* -- the proposed project is for the rehabilitation and restoration of the roof on the *High Contributing Property*. Based on this the applicant's request does appear to meet the intent of the program. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the February 20, 2025 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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT

B

BLOCK

12

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 KEVIN MCNEELY

APPLICANT(S) NAME

ADDRESS 505 WILLIAMS ST.

ADDRESS

ROCKWALL, TX

PHONE 972-800-0805

PHONE

E-MAIL Kevinmc43@gmail.com

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

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

\$ 29,000

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

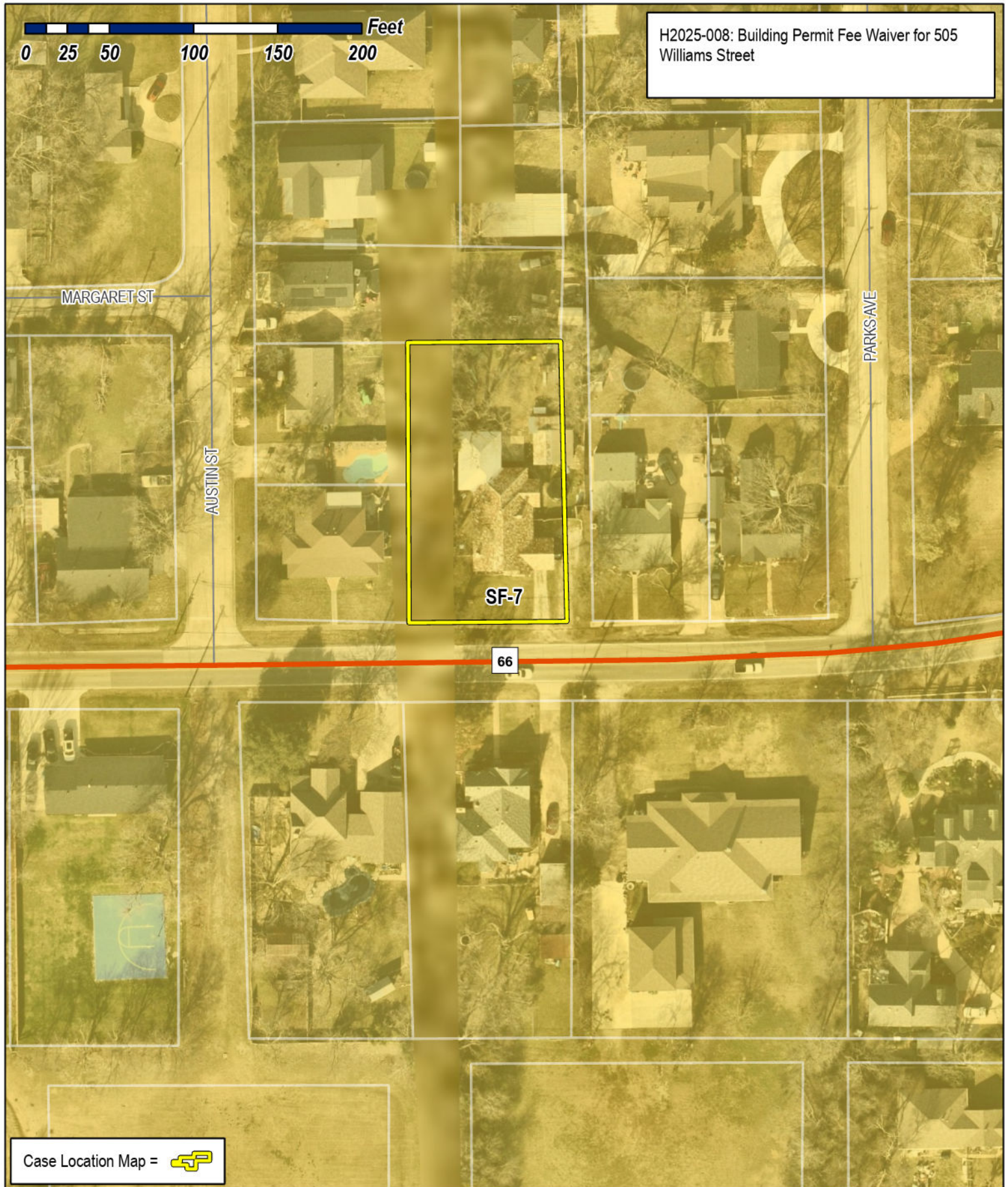
REPLACE EXISTING DETACHED GARAGE WITH 600 SQUARE FOOT METAL GARAGE ON SLAB

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



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.

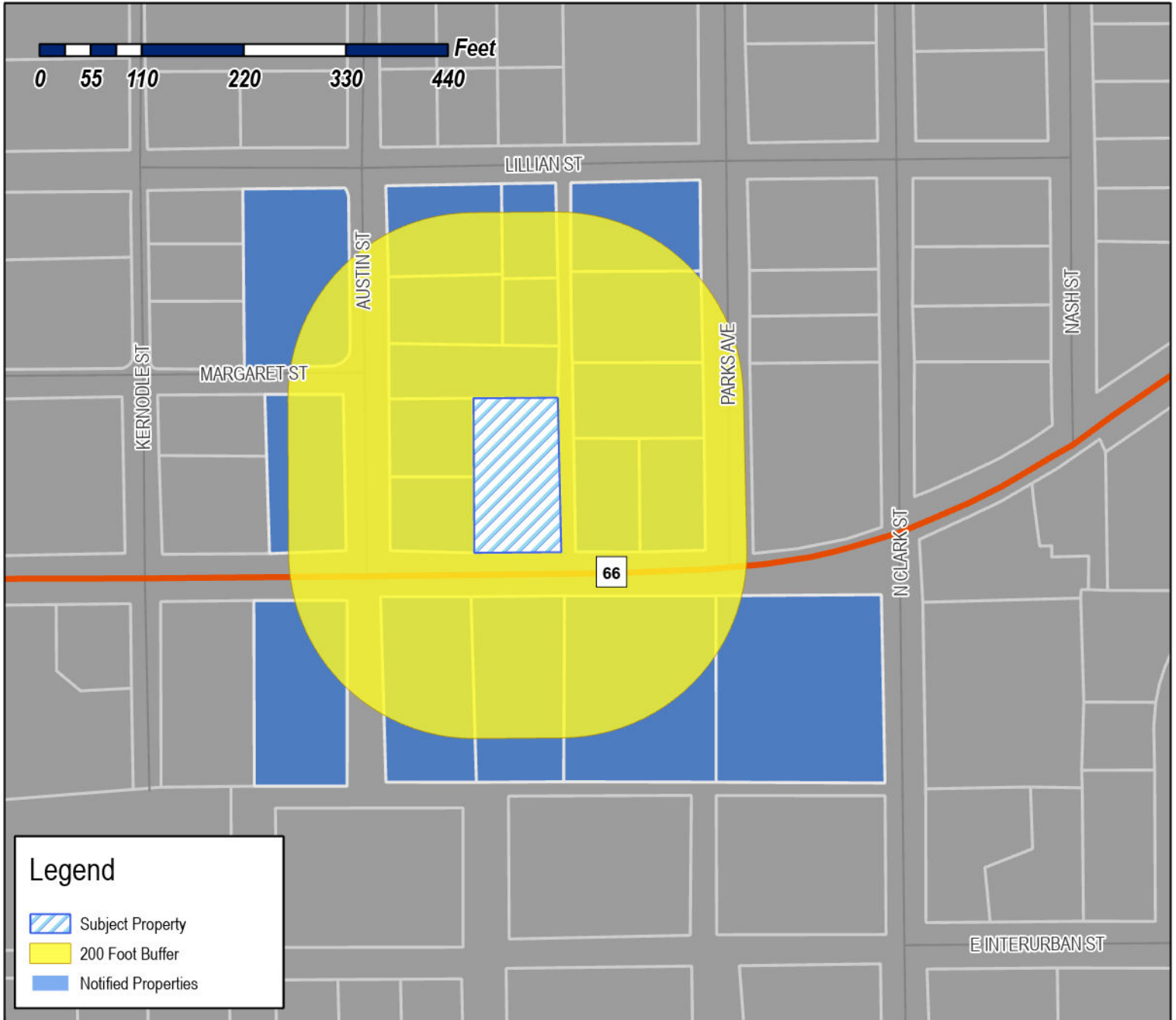




City of Rockwall

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

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.



Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-008
Case Name: Building Permit Fee Waiver for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 505 Williams Street

Date Saved: 2/3/2025

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



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

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

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

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

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

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

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

WANAMAKER PARKS MDR LLC
708 AVALON DRIVE
HEATH, TX 75032

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2025-008: Building Permit Fee Waiver for Roof Replacement at 505 Williams Street

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Building Permit Fee Waiver for a Roof Replacement for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-008: Building Permit Fee Waiver for Roof Replacement at 505 Williams Street

Please place a check mark on the appropriate line below:

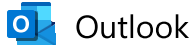
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



Outlook

Re: Case H2025-008 ,H2025-006 and H2025 -009

From connie62ryan@yahoo.com <connie62ryan@yahoo.com>

Date Wed 2/12/2025 3:25 PM

To planning@rockwall.com <planning@rockwall.com>

We would like to also add that we approve of H2025-007 Any questions please call Connie at 972-971-9078 Sent from my iPad > On Feb 12, 2025, at 3:21 PM, connie62ryan@yahoo.com wrote: > > Angelica, > > Gary and Connie Ryan > 502 Williams St. > Rockwall, TX 78087 > > We are in favor of cases H2025-008, H2025-006 and H2025-009 building permits > for a roof replacement,COA and a small matching grant for the McNeely's at 505 Williams St. Rockwall, TX 75087. > If you have any questions please feel free to call Connie at 972-971-9078 > > Thank you, > Gary and Connie Ryan > > Sent from my iPad CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project Scope: Replacement of existing detached garage structure with 600 square foot metal garage building on slab. Due to the poor condition of the garage and roof, which has been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. A new metal detached garage structure will be installed in the rear of the property and placed on a concrete slab. The metal structure is wind and fire resistant and will have a longer life-span than a wood-framed structure.

The metal structure will have 10-foot-high walls, two roll-up garage doors, and a metal access door. The structure will be installed at least 10 feet from the rear property boundary and at least 6 feet from the side property boundary. Due to an existing City of Rockwall easement along the east property boundary, the location of the structure will be located approximately 12.5 feet from the existing fence. The total height of the structure will be less than 15 feet tall.

The structure will be located behind an existing privacy fence with only a small portion of the roof visible from the front of the property.

ROOF REPLACEMENT PROPOSAL

JAN 22, 2025



ALLISON MCNEELY

505 Williams St
Rockwall, TX
75087



Tejas Roofworks is a Full Service Residential & Commercial Roofing Company

ROOFS BUILT
TEJAS TOUGH

howdy@tejasroofworks.com
469.838.3527

Quote subtotal	\$20,689.77
Total	\$20,689.77

This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
- Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process



506



SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION, SECTION 10 TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY AREA DESCRIBED IN DEED TO LLOYD APPLIN AND WIFE SUSAN APPLIN, RECORDED IN VOLUME 208, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 86, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 56 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 86, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

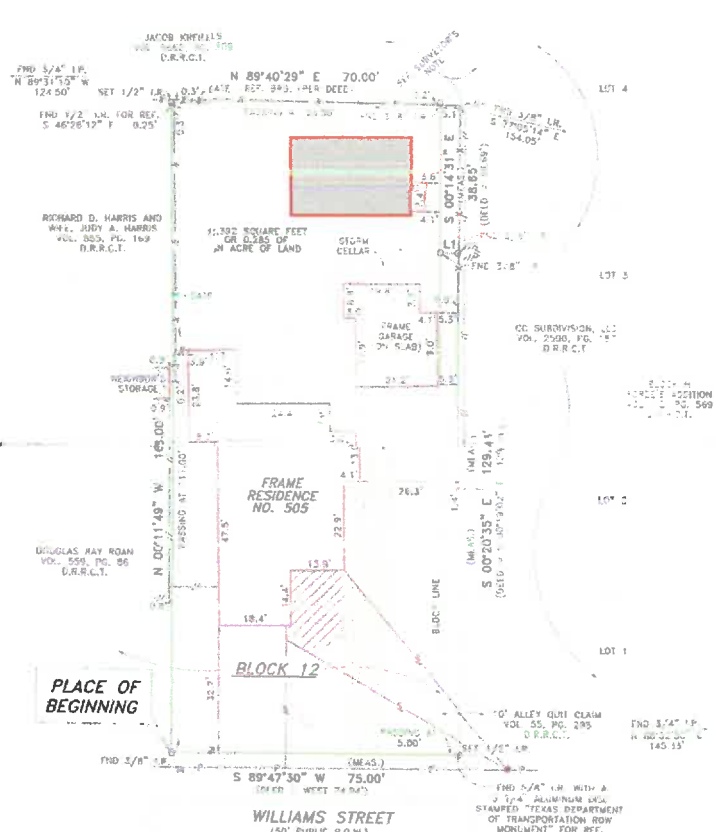
THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.00 FEET, THE SOUTHWEST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS, RECORDED IN VOLUME 805, PAGE 169, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 124.50 FEET TO A 3/8" IRON ROD FOUND AT THE NORTH LINE OF SAID WILLIAMS STREET, AT THE NORTHWEST CORNER OF SAID CC SUBDIVISION, L.L.C. BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KREFFELS, RECORDED IN VOLUME 590, PAGE 30, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTH-EAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 10' IRON ROD FOUND FOR REFERENCE BEARS SOUTH 88°12' EAST, A DISTANCE OF 0.25 FEET.

THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 58.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUILT CLAIM TRACT.

THENCE NORTH 91°22'39" WEST, ALONG SAID QUILT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, L.L.C. RECORDED IN VOLUME 208, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE SOUTH 89°40'29" EAST, A DISTANCE OF 128.63 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP WITH THE NUMBER 12863, FOUND AT THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 6" IRON ROD WITH A 2" ALUMINUM DISK STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW" IS FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET.

THENCE SOUTH 89°47'30" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.00 FEET, THE SOUTHWEST CORNER OF SAID QUILT CLAIM TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET OF LAND 37.43' BY 47.62' OF LAND.



SURVEYOR'S NOTE
 Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Farrow's Addition.

NOTES
 1) All corners tabered as 60FT 1/2" IR. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 6117" for 612601.
 2) (P) indicates that building lines, easements, Right-of-Way, etc., as shown on this survey are per plat referenced in Legal Description herein.
 3) All boundary dimensions shown herein are per Deed recorded in Volume 559, Page 86, Deed Records, Rockwall County, Texas, unless otherwise noted.

FLOOD ZONE
 This is to certify that NO PORTION of the property shown herein is within the 100 Year Flood Hazard Area as published in Community Panel No. 460347 (DNOU) Zone dated, 08-29-08, of the Flood Insurance Rate Map.

LINE	BEARING	DISTANCE
L1	N 89°40'29" E	70.00'

LEGEND

POWER POLE	WARRANTY IRON FENCE
TAPE MEASUREMENT	BOUNDARY LINE
IRON ROD	ADJACENT LINE
PLASTIC CAP	ADJACENT CORNER
OVERHEAD SERVICE LINE	ADJACENT DECK
WOOD FENCE	ADJACENT DRIVE
CHARLINA FENCE	ADJACENT DRIVE
WIRE FENCE	ADJACENT DRIVE
CONCRETE AREA	ADJACENT DRIVE
LIGHT POLE	ADJACENT DRIVE
FIRE HYDRANT	ADJACENT DRIVE
ADJACENT DRIVE	ADJACENT DRIVE

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a true, correct and accurate representation of the property shown herein as delineated by survey on the ground under my supervision. The lines and dimensions of said property being returned to me by the owner and the boundaries of the property are of the same nature, quality and there are no known and unknown encroachments, easements, or other matters which would affect the same. This is my true and correct copy of the Survey Plat as shown to me by the owner of the property shown herein and is returned to a true copy. The Surveyor certifies to the accuracy of the survey and the correctness of the measurements and computations. The Surveyor is not responsible for the accuracy of the information furnished by the owner of the property shown herein and is not liable for the same. The Surveyor is not responsible for the accuracy of the information furnished by the owner of the property shown herein and is not liable for the same. The Surveyor is not responsible for the accuracy of the information furnished by the owner of the property shown herein and is not liable for the same.

John S. Turner
 R.P.L.S. #2510

Analytical Surveys, Inc.
 "Registered Professional Land Surveyors"
 707 East Street
 (Garland, Texas, 75042) (972) 272-6287
 John S. Turner R.P.L.S. #2510
 www.analyticalsurveys.com

Job Number: 88880-00 Date: 05-04-00
 Client Number: 0142917 (2011) (11/17) Title: Company CHICAGO TITLE
 Drawn by: JST
 A professional company operating in good faith in Texas.

HHM ID 21686

505 WILLIAMS ST



Oct 2016

Image ID 21700



Coordinates: 32.9337536, -96.4558411

IDENTIFICATION

Parcel ID **16552**

Street name **WILLIAMS**

Street number **505**

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Bungalow**

Exterior wall materials **Horizontal wood board**

Stylistic influences **Craftsman**

Stories **1**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External, Internal, Side**

Roof materials **Pressed tin**

Chimney materials **Brick**

Number of chimneys **2**

DOORS AND WINDOWS

Door types **2 Single door primary entrances**

Window materials **Wood**

Window types **Double-hung**

PORCH

Porch type **Partial width**

Porch support type **Brick piers, Tapered box columns**

Porch roof type **Inset**

HISTORY

Year built **Ca. 1925**

Historic name

Source for year built **Sanborn map**

INTEGRITY

Alterations **Doors replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

HHM ID 21686

505 WILLIAMS ST

IMAGES



Oct 2016

Image ID 21700



Oct 2016

Image ID 21701



505

505

DODGE DURANGO
005-1858



NOV 10 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: February 20, 2025

APPLICANT: Kevin McNeely

CASE NUMBER: H2025-009; *Building Permit Fee Waiver for 505 Williams Street*

The applicant -- *Kevin McNeely* -- is requesting the approval of a *Building Permit Fee Waiver* in order to replace the existing detached garage with a 600 SF metal garage on a concrete slab. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2025-006*], a Small Matching Grant [*i.e. Case No. H2025-007*], and another Building Permit Fee Waiver [*i.e. Case No. H2025-008*]. 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 50.00%. The applicant has provided a scope of work and a valuation of \$29,000 for the replacement of the detached garage. Based on the property's designation as High Contributing, the building permit fee would be eligible for a 100.00% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
ACCESSORY BUILDING	\$ 348.75 \$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 \$348.75. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB), and -- *in this case* -- the proposed project (*i.e. a new detached garage*) is not for rehabilitation and restoration purposes for the *High Contributing Property*; however, the request would remove a dilapidated structure on the subject property, which does warrant consideration. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the February 20, 2025 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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT B BLOCK 12

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 KEVIN MCNEELY

APPLICANT(S) NAME _____

ADDRESS 505 WILLIAMS ST.

ADDRESS _____

ROCKWALL, TX

PHONE 972-800-0805

PHONE _____

E-MAIL KEVINMC43@gmail.com

E-MAIL _____

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 22,000

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

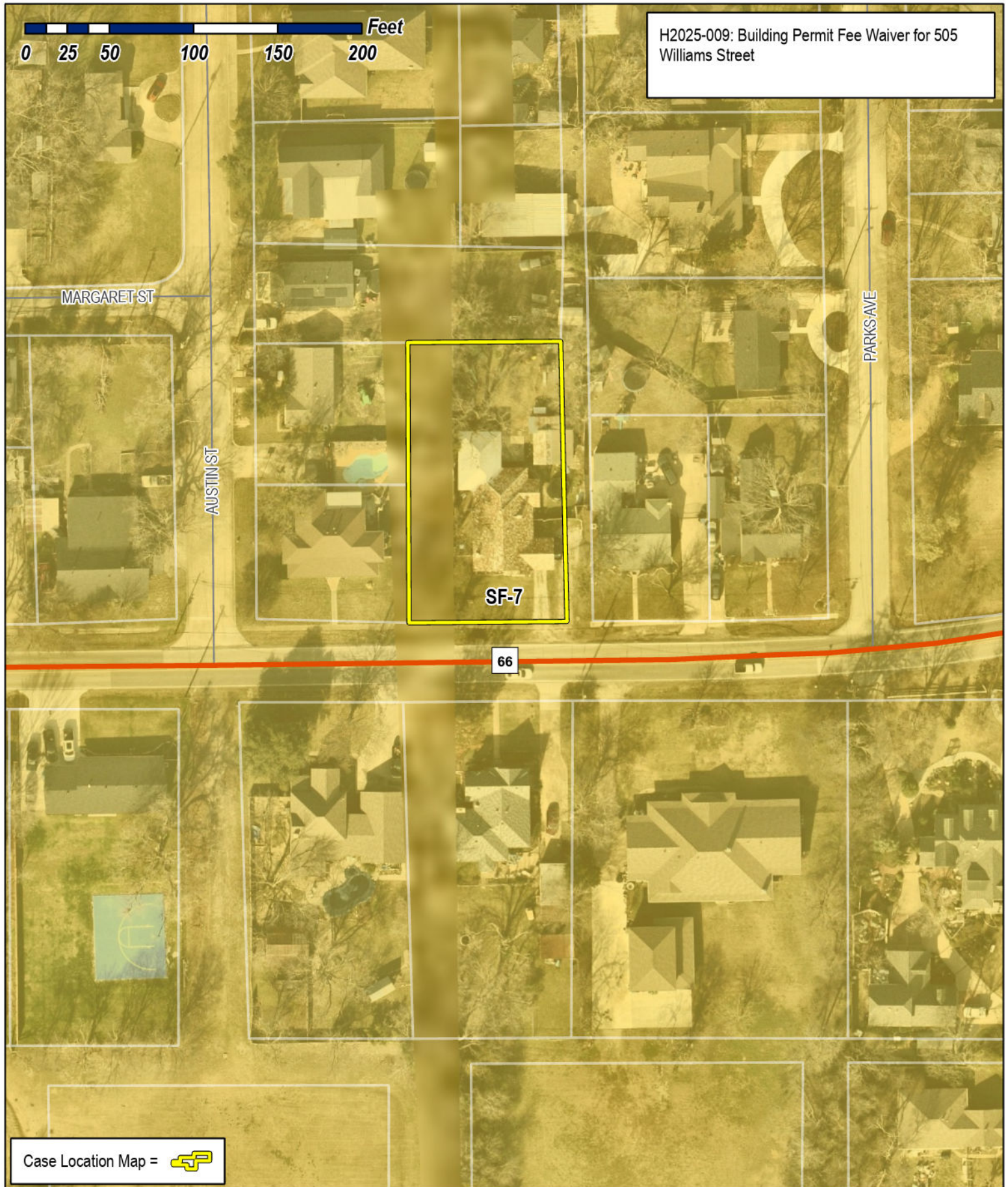
REPLACE EXISTING METAL SHINGLE ROOF WITH COMPOSITE ROOF.

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



H2025-009: Building Permit Fee Waiver for 505 Williams Street

SF-7

66

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.

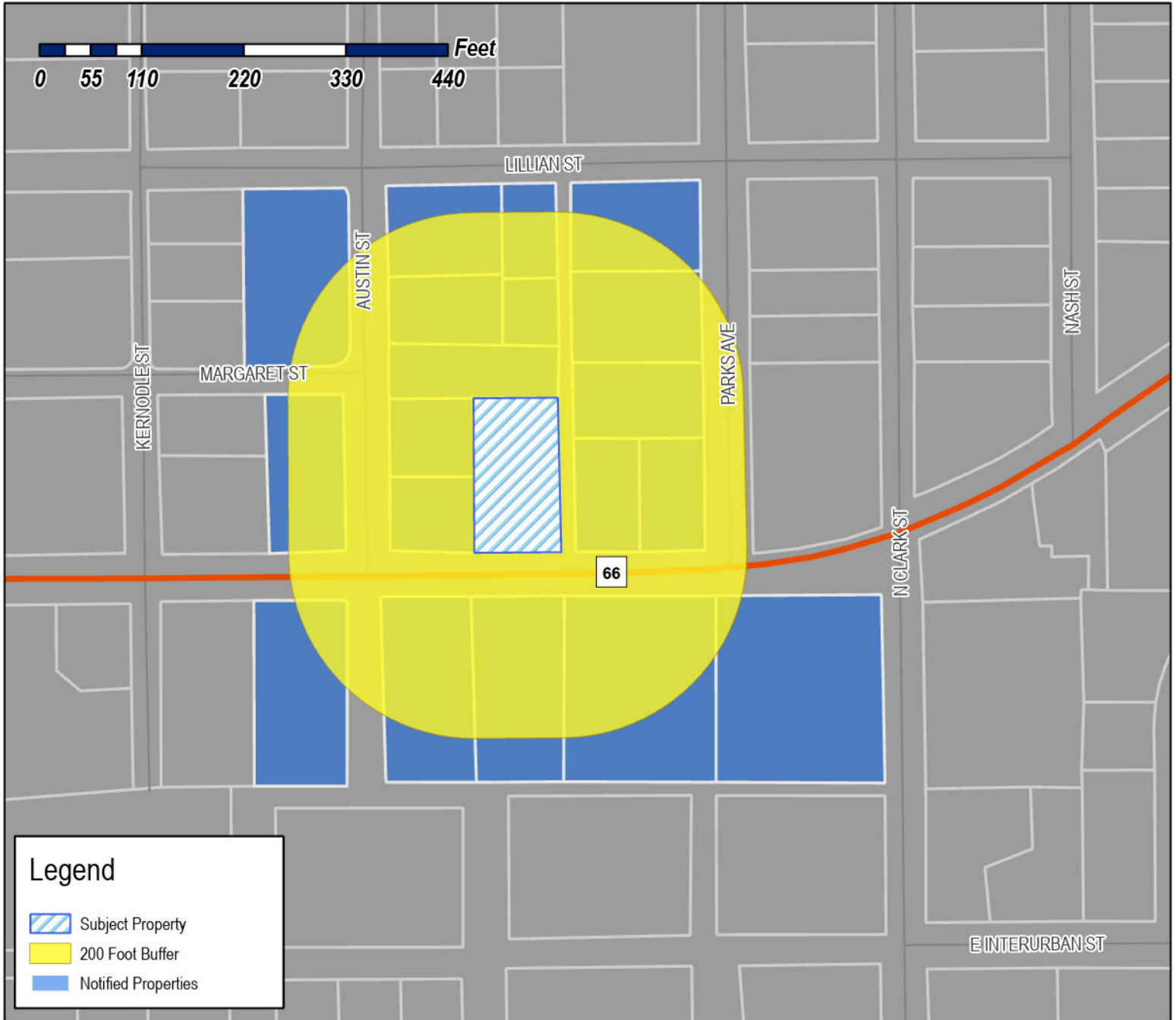




City of Rockwall

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

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.



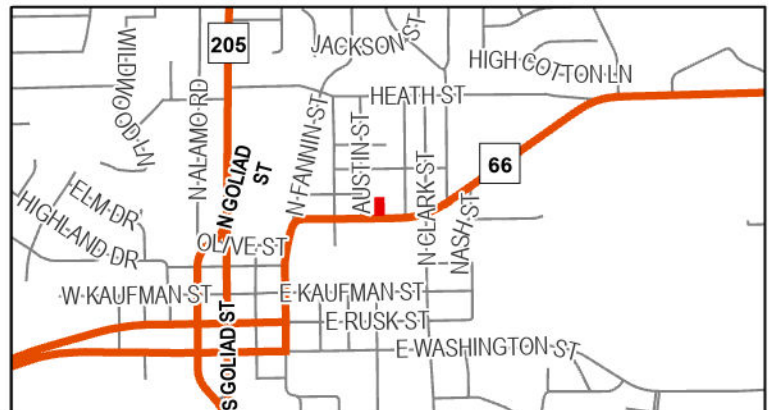
Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-009
Case Name: Building Permit Fee Waiver for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 505 Williams Street

Date Saved: 1/31/2025

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



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

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

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

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

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

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

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

WANAMAKER PARKS MDR LLC
708 AVALON DRIVE
HEATH, TX 75032

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2025-009: Building Permit Fee Waiver for a Detached Garage at 505 Williams Street

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Building Permit Fee Waiver for a Detached Garage on a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-009: Building Permit Fee Waiver for a Detached Garage at 505 Williams Street

Please place a check mark on the appropriate line below:

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

[Redacted area for comments]

Name: [Redacted]
Address: [Redacted]

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



Outlook

Re: Case H2025-008 ,H2025-006 and H2025 -009

From connie62ryan@yahoo.com <connie62ryan@yahoo.com>

Date Wed 2/12/2025 3:25 PM

To planning@rockwall.com <planning@rockwall.com>

We would like to also add that we approve of H2025-007 Any questions please call Connie at 972-971-9078 Sent from my iPad > On Feb 12, 2025, at 3:21 PM, connie62ryan@yahoo.com wrote: > > Angelica, > > Gary and Connie Ryan > 502 Williams St. > Rockwall, TX 78087 > > We are in favor of cases H2025-008, H2025-006 and H2025-009 building permits > for a roof replacement,COA and a small matching grant for the McNeely's at 505 Williams St. Rockwall, TX 75087. > If you have any questions please feel free to call Connie at 972-971-9078 > > Thank you, > Gary and Connie Ryan > > Sent from my iPad CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Quote subtotal	\$20,689.77
Total	\$20,689.77

This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
- Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION, ACCORDING TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY DESCRIBED IN DEED TO LLOYD APPLIN AND WIFE SUSAN APPLIN RECORDED IN VOLUME 384, PAGE 304 DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 98 DEED RECORDS, ROCKWALL COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 56 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 98 DEED RECORDS, ROCKWALL COUNTY, TEXAS;

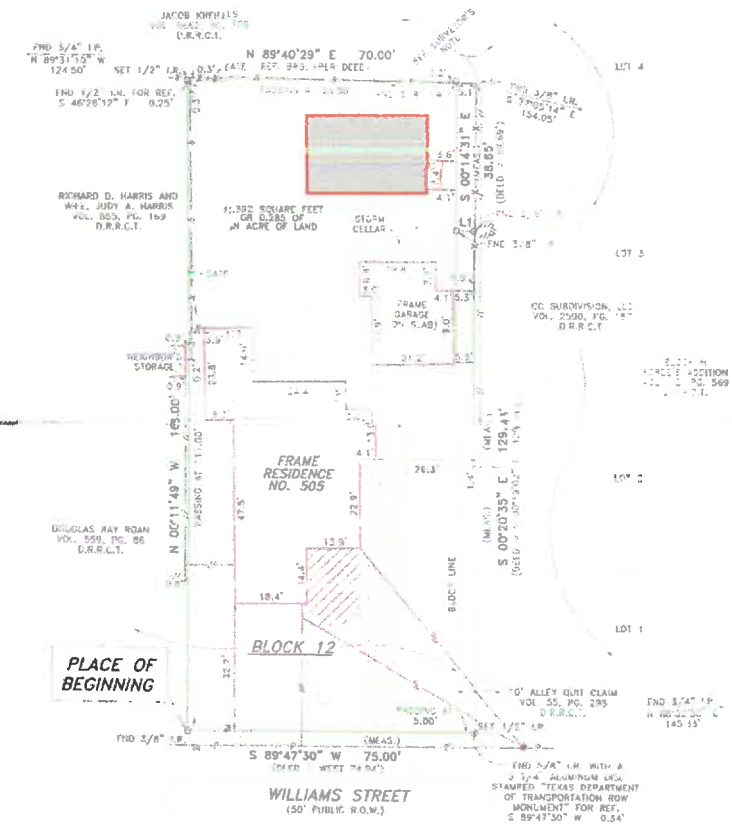
THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.00 FEET, THE SOUTHWEST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS RECORDED IN VOLUME 805, PAGE 149 DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 111.00 FEET TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 10' IRON ROD ISLAND FOR REFERENCE BEARS SOUTH 48°32'12" EAST, A DISTANCE OF 0.25 FEET;

THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 38.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, LLC RECORDED IN VOLUME 2908, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 91°22'39" WEST, ALONG SAID QUILL CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/8" IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, LLC RECORDED IN VOLUME 2908, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 89°40'29" EAST, A DISTANCE OF 128.83 FEET TO A 1/2" IRON ROD WITH A YELLOW FLAG ATTACHED TO THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 3/8" IRON ROD WITH A 1" ALUMINUM FLAG STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET;

THENCE SOUTH 89°47'30" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.60 FEET, THE SOUTHWEST CORNER OF SAID QUILL CLAIM TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET OF LAND AS SHOWN ON THIS PLAT.



SURVEYOR'S NOTE
 Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Farrow's Addition.

NOTES
 1) All corners marked as 5/8" IRON ROD are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5/8" IRON ROD" for 428950.
 2) (P) indicates that building lines, easements, Right-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
 3) All boundary dimensions shown hereon are per Deed recorded in Volume 559, Page 98, Deed Records, Rockwall County, Texas, unless otherwise noted.

FLOOD ZONE
 This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 460547 00001 Zone dated: 08-29-09 of the Flood Insurance Rate Map.

LINE	BEARING	DISTANCE
L1	N 89°52'59" W	4.64'


LEGEND

POWER POLE	OVERHEAD SERVICE LINE	WOOD FENCE	CHARLINA FENCE	WIRE FENCE	CONCRETE AREA	LIGHT POLE	FIRE HYDRANT
IRON ROD	WARRANTY FENCE	CONCRETE FOUNDATION	WOOD DECK	STAINLESS STEEL	IRRAWELL	TELEPHONE BOX	ELECTRICAL BOX
ALUMINUM ROD	BRICK WALL	ASPH/FLY	WOOD DECK	STAINLESS STEEL	IRRAWELL	TELEPHONE BOX	ELECTRICAL BOX
ALUMINUM ROD	BRICK WALL	ASPH/FLY	WOOD DECK	STAINLESS STEEL	IRRAWELL	TELEPHONE BOX	ELECTRICAL BOX

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a true and correct representation of the property shown hereon as delineated by survey on the ground and by approved, reliable and accurate electronic measurements, and that the dimensions, bearings and distances shown hereon are true and correct to the best of my knowledge and belief, and that the same have been prepared by me or under my direct supervision and control, and that I am a duly licensed and qualified professional land surveyor.

This Survey was prepared in accordance with the practice approved hereon and is hereby approved by me.

John S. Turner
 John S. Turner
 R.P.L.S. #2510



Analytical Surveys, Inc.

Registered Professional Land Surveyors
 707 East Street
 Carrollton, Texas 75006
 (972) 272-6297
 Fax: (972) 272-5297
 www.analyticalsurveys.com

Job Number: 88880-00	Date: 05-04-09
Client Number: 0142947-023108000017	Client Name: CHICAGO TITLE
Project Name: CHICAGO TITLE	Project Address: CHICAGO TITLE

A professional company operating in good faith and interest.



AUTHORIZATION & UPGRADES

CLASS 3 ROOFING SYSTEM

\$20,689.77

Name: Allison McNeely

Address: 505 Williams St, Rockwall, TX

The following upgrades have been made available for your consideration on this roof. Please select your shingle color below prior to signing acceptance of your estimate.

Optional Upgrades

Description	Line total
<input type="checkbox"/> CLASS 4 IR SHINGLES Install Class 4 impact resistant, architectural-style shingles	\$1,596.00
<input type="checkbox"/> HIGH PROFILE RIDGE - Add dimension and style to any asphalt roofing system, high profile ridge is thicker and provides a cleaner, more finished look than the competition. Constructed of two layers laminated together, high profile ridge is a stronger and more durable product that will always hold its shape.	\$1,668.30
<input type="checkbox"/> ATTIC BREEZE SOLAR VENT (35W) Equipped with a high-efficiency 35 watt monocrystalline solar panel and designed with proprietary UltraFlo® technology, the SFA model series offers both superior performance and durability, delivering up to 1775 CFM of airflow performance under full sun exposure. The SFA model series solar attic fans also come with an industry leading LIFETIME WARRANTY.	\$1,830.50
<input checked="" type="checkbox"/> 5" SEAMLESS GUTTERS & DOWNSPOUTS Install new 5" Seamless Gutters System. Helps protect your foundation and landscaping from roof run-off. Rust-free aluminum construction allows for easy maintenance	\$1,408.17
<input type="checkbox"/> 5" GUTTER GUARDS Homeowners choose gutter guard protection for one simple reason -- it works. The patented design keeps leaves and debris out of gutters while allowing water to drain freely	\$1,250.49

Quote	\$20,689.77
Optional Upgrades	\$1,408.17
Final Price	\$22,097.94

Customer Comments / Notes

We want gutters and downspouts to be white

Color Selections

Shingle Color

Frostone Grey

Drip Edge Color

Match Shingle Color

Accessory and Paint Colors

Match Shingle Color



TEXAS
JW308

TEXAS
SCY-0692

HHM ID 21686

505 WILLIAMS ST



Oct 2016

Image ID 21700



Coordinates: 32.9337536, -96.4558411

IDENTIFICATION

Parcel ID **16552**

Street name **WILLIAMS**

Street number **505**

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Bungalow**

Exterior wall materials **Horizontal wood board**

Stylistic influences **Craftsman**

Stories **1**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External, Internal, Side**

Roof materials **Pressed tin**

Chimney materials **Brick**

Number of chimneys **2**

DOORS AND WINDOWS

Door types **2 Single door primary entrances**

Window materials **Wood**

Window types **Double-hung**

PORCH

Porch type **Partial width**

Porch support type **Brick piers, Tapered box columns**

Porch roof type **Inset**

HISTORY

Year built **Ca. 1925**

Historic name

Source for year built **Sanborn map**

INTEGRITY

Alterations **Doors replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

HHM ID 21686

505 WILLIAMS ST

IMAGES



Oct 2016

Image ID 21700



Oct 2016

Image ID 21701



505

505

005-1858



NOV 10 2004