

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 19, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

(1) Approval of Minutes for the February 17, 2022 Historic Preservation Advisory (HPAB) meeting.

(2) Approval of Minutes for the April 21, 2022 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.

(3) **H2022-003 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.6428-acre parcel of land identified as Lots 1, 2, 3, & 4, Block B, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Williams Street, and take any action necessary.

(4) **H2022-004 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

(5) **H2022-005 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

(6) **H2022-007 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Small Matching Grant for a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

(7) **H2022-008 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a Low Contributing Property being 0.2730-acre parcel of land identified as Part of Lot 13 and all of Lot 14, Block C, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 317 S. Fannin Street, and take any action necessary.

(8) **H2022-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being 0.1610-acre parcel of land identified as Lot 12, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Storrs 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.

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

(VI) **ADJOURNMENT**

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 13, 2022 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
FEBRUARY 17, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I. CALL TO ORDER

4
5 Chairman Jay Odom called the meeting to order at 6:02 PM. Board members present were Sarah Freed, Marci Hall, Brad Adams, and Beverly
6 Bowlin. Absent from the meeting were Board Members Tiffany Miller and Alma McClintock. Staff members present were Planning and Zoning
7 Director Ryan Miller, Planners Henry Lee and Bethany Ross, and Planning Coordinator Angelica Gamez.

8
9 II. OPEN FORUM

10
11 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*
12 *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*
13 *OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas*
14 *Open Meetings Act.*

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

18
19 III. CONSENT AGENDA

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

23
24 1. Approval of Minutes for the December 16, 2021 Historic Preservation Advisory (HPAB) meeting.

25
26 Board member Freed made a motion to approve the consent agenda. Board member Hall seconded the motion which passed by a vote of 5-0
27 with Board members McClintock and Miller absent.

28
29 IV. PUBLIC HEARING ITEMS

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

35
36 2. H2022-001 (HENRY LEE)

37 Hold a public hearing to discuss and consider a request by Charles Rickerson for the approval of a Certificate of Appropriateness (COA) for a *Non-*
38 *Contributing Property* being a 0.207-acre parcel of land identified as a Lot 11 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned
39 Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 511 Munson Street, and take any action
40 necessary.

41
42 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a COA for the purpose of constructing a
43 new residential wrought iron fence and gate. The gate is proposed to be located on the west side of the property with the fence on the east side.
44 The applicant's proposed scope of work does not appear to impair the historical integrity of the subject property or the adjacent properties.
45 However, approval of a COA is a discretionary decision for the HPAB.

46
47 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

48
49 Charlie Rickerson
50 172 Ridge Road
51 Rockwall, TX 75087

52
53 The applicant came forward and provided additional details in regards to the request.

54
55 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and
56 brought the item back to the Board for discussion or action.

57
58 Board member Freed made a motion to approve H2022-001. Vice-Chairman Adams seconded the motion which passed by a vote of 5-0.

59
60 3. H2021-005 (HENRY LEE)

61 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
62 Appropriateness (COA) for a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of
63 Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

65 Planner Henry Lee provided a brief summary and history in regards to the request. The applicant is requesting to replace 83 windows, 5 doors,
66 and resurface and paint the steps leading to the building. The bid for this was: \$60,000 for removing and installation of the windows, \$7,800 for
67 the door removal and replacement, making the total \$67,800. The windows that were going to replace the windows would be double-paned glass
68 which will take 2 weeks to install but 8 weeks for them to be delivered. As a reminder, Mr. Lee explained that this case was brought to the Board
69 from the Neighborhood Improvement Services for violations for property maintenance specifically related to repairs. Mr. Lee also explained how
70 the Board could vote in regards to the different bids on the request.

71
72 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

73
74 Annette Lall (applicant)
75 102 N. Fannin Street
76 Rockwall, TX 75087

77
78 Mrs. Lall came forward and provided additional details in regards to the request.

79
80 Board member Hall asked why the windows have to be replaced with double-paned glass.
81 Board member Bowlin expressed her being skeptical of the request.

82
83 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and
84 brought the item back to the Board for discussion or action.

85
86 After some discussion, Board member Freed made a motion to deny without prejudice the removal of the stained glass windows and
87 replacement with the double-paned glass.

88 Board member Freed made a motion to approve the COA for the work to be done to the concrete steps.

89 Board member Freed made a motion to approve the COA for the replacement of the doors.

90 Vice-Chairman Adams seconded the motion which passed by a vote of 5-0.

91
92
93 4. H2021-007 (HENRY LEE)

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

97
98 Planning and Zoning Director Ryan Miller provided explanation on how the Board could take action on this case due to the voting from the
99 previous item.

100
101 Vice-Chairman Adams made a motion to approve H2021-007 for repairing the steps and the doors. Board member Freed seconded the motion
102 which passed by a vote of 4-1 with Board member Bowlin dissenting.

103
104 V. DISCUSSION ITEMS

105
106 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
107 *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*
108 *when these items are considered for action by the Historic Preservation Advisory Board.*

109
110 5. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

111
112 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

113
114 VI. ADJOURNMENT

115
116 Chairman Odom adjourned the meeting at 6:54 PM.

117
118
119 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
120 _____ DAY OF _____ 2022.

121
122 _____
123 JAY ODOM, CHAIRMAN

124
125 _____
126 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
127
128



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: May 19, 2022
APPLICANT: Leonard and Vicky Duncan
CASE NUMBER: H2022-003; *Certificate of Appropriateness (COA) for 601 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a *High Contributing Property* being a 0.6428-acre tract of land identified as Lots 1, 2, 3, & 4, Block B, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 601 Williams Street, and take any action necessary.

BACKGROUND

According to the 2012 *Historic Preservation Resource Survey*, "(t)he 'Gaines Property' was originally built in 1918 for \$1,760.00 by Chester, Tresingter, and Lawhorn for Richard Gaines, the then owner and publisher of *The Rockwall Success*. The 'Gaines Property' has had three owners ..." as of 2012 "... remains much as it was in the 1920's. A testament to the preservation of this property is the presence of a Chinese Pistachio tree that was planted in the southeast corner of the property by Mr. Gaines after receiving the tree by mail-order through the Department of Agriculture."

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 2,847 SF single-family home that was constructed in 1918. In addition, two (2) accessory structures were constructed on the subject property in 2003. These structures are 60 SF and 160 SF, and are situated adjacent to the eastern property line.

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High Contributing Property*. The home situated on the subject property is two (2) stories and was constructed in a *Craftsman Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: AUGUST 10, 2012

On October 21, 2004, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the restoration of the house including the addition of two (2) dormer windows and a new back porch [Case No. H2004-007]. On April 20, 2006, the Historic Preservation Advisory Board (HPAB) approved a subsequent request for a Certificate of Appropriateness (COA) for a realignment of the existing driveways located on the side yards of the subject property [Case No. H2006-002]. On March 15, 2007 the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for a 12-foot by 16-foot *board-and-batten* accessory structure located in the rear portion of the lot [Case No. H2007-003]. On July 17, 2010, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness for the addition of a rear facing dormer on the primary structure [Case No. H2010-001]. No other improvements have been made to the building since the creation of the Old Town Rockwall (OTR) Historic District.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the addition of a 48-inch fence in the front yard.

ADJACENT LAND USES AND ACCESS

The subject property is located at 601 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the northern limits of the Old Town Rockwall (OTR) Historic District followed by three (3) parcels of land developed with single-family homes (*i.e.* 506, 508, & 510 Parks Avenue). All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this is Lillian Street, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collect* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that are five (5) parcels of land developed with single-family homes (*i.e.* 602 Williams and 303, 205, 203, & 201 Clark). 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 N. Clark Street, which is which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Nash Street, which is a 0.3650-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is Nash Street, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 504 Nash Street, which is a 0.4170-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Parks Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land developed with single-family homes (*i.e.* 501, 505, 507 & 509 Williams Street) that are zoned Single-Family 7 (SF-7) District. Beyond these properties is Austin Street, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing construct a 48-inch tall, decorative metal fence that will have a powder coated black finish. The proposed fence will be situated in the front yard, and be setback six (6) feet adjacent to Clark Street, Williams Street and Parks Street. Adjacent to the house and the two (2) circular driveways, the fence will extend back towards the house and connect into the wood picket fence in the backyard of the subject property (*see Figure 1*).

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *High Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review

must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.” In this case, the fence proposed by the applicant is a front yard fence and requires the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ...” This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and *not* be opaque. The proposed fence will be a 48-inch tall, decorative metal fence that will have a powder coated black finish. The proposed fence will be situated in all portions of the front yard (*i.e. extending from the front façade towards SH-66* -- see Figure 1). In this case, the front yard fence will exceed the height requirements for front yard fences by six (6) inches. Staff should note that no other front yard fences in the area appear to exceed the 42-inch height requirement, and that the approval of a fence that exceeds this requirement could set a precedence for the area. According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” While the applicant’s proposed scope of work requires additional approvals for the placement of a front yard fence in a residential district, the proposed design of the fence does *not* appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. Staff should note that there does *not* appear to be a hardship impairing the applicant from meeting the 42-inch height requirement for front yard fences; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

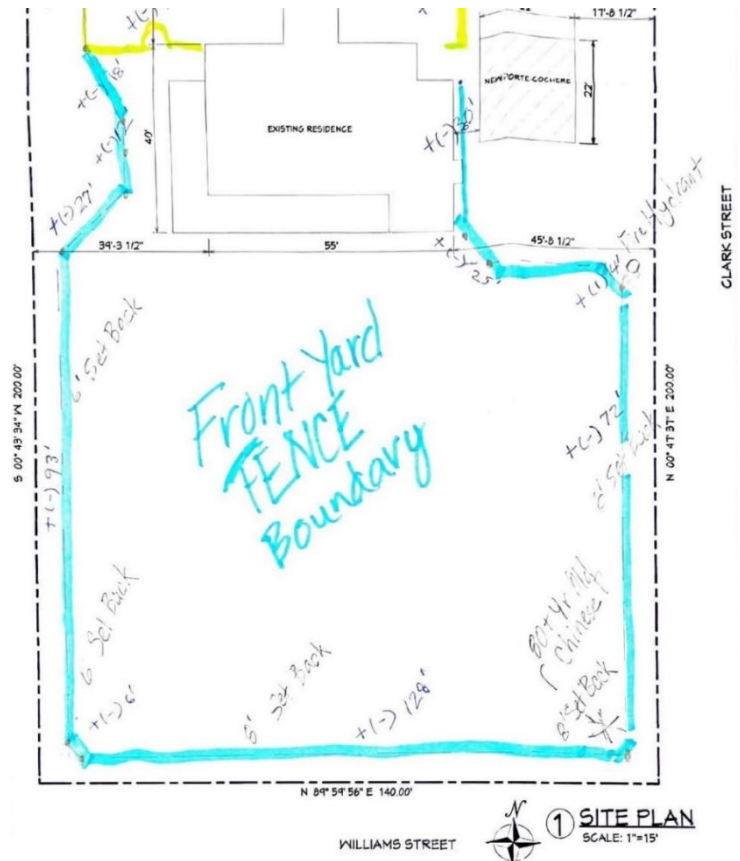


FIGURE 1: FENCE LOCATION

NOTIFICATIONS

On May 6, 2022, staff notified 22 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) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

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

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 Williams St

SUBDIVISION

LOT

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME Leonard & Vicky Duncan

APPLICANT(S) NAME

ADDRESS 601 Williams St.
Rockwall, Tx 75087

ADDRESS

PHONE 214/476-8145

PHONE

E-MAIL Ldrock@live.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): \$ 30,000

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.

See attached letter dated 3/30/2022.

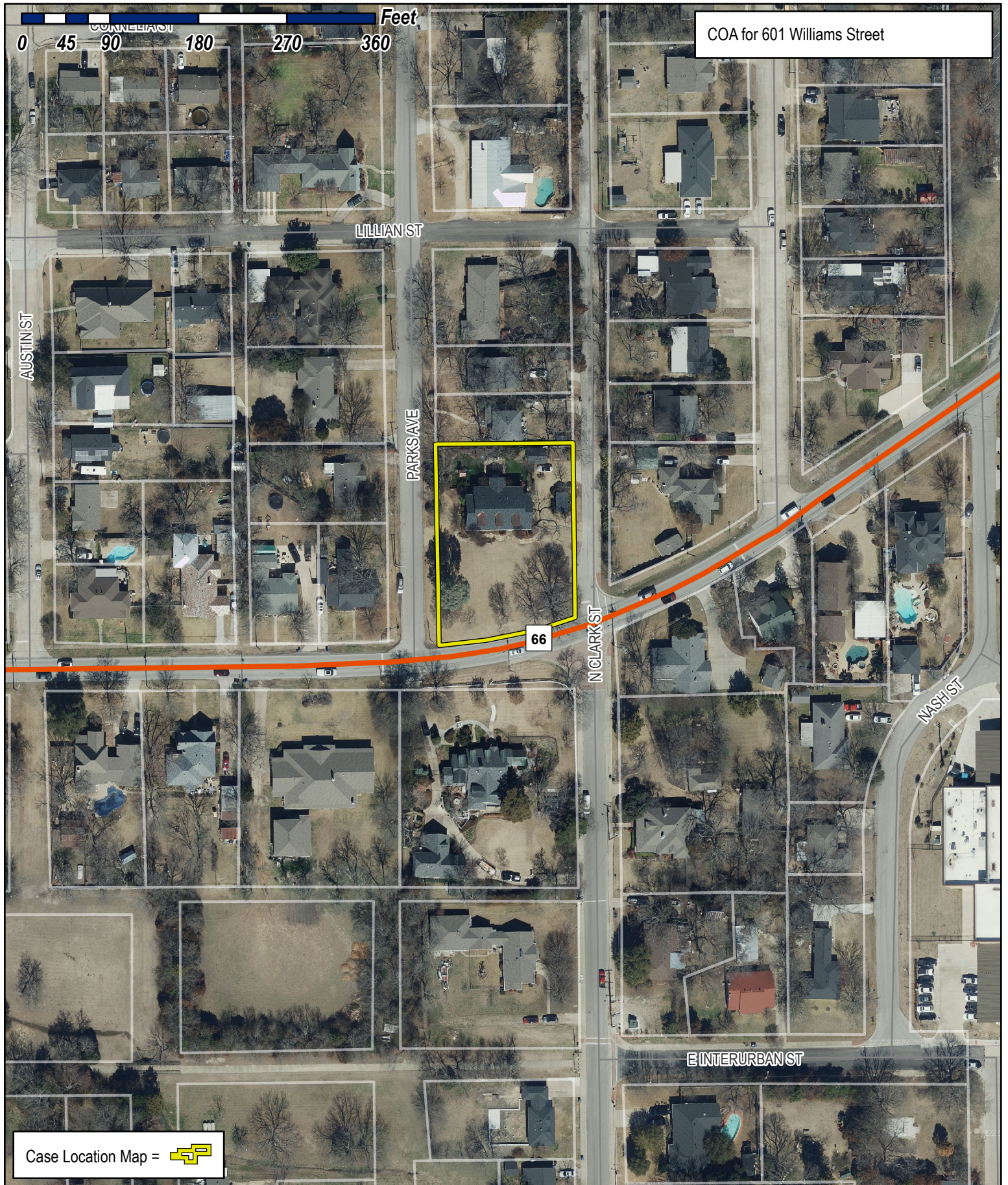
Detailed photos of the property are available on-line.

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



COA for 601 Williams Street

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

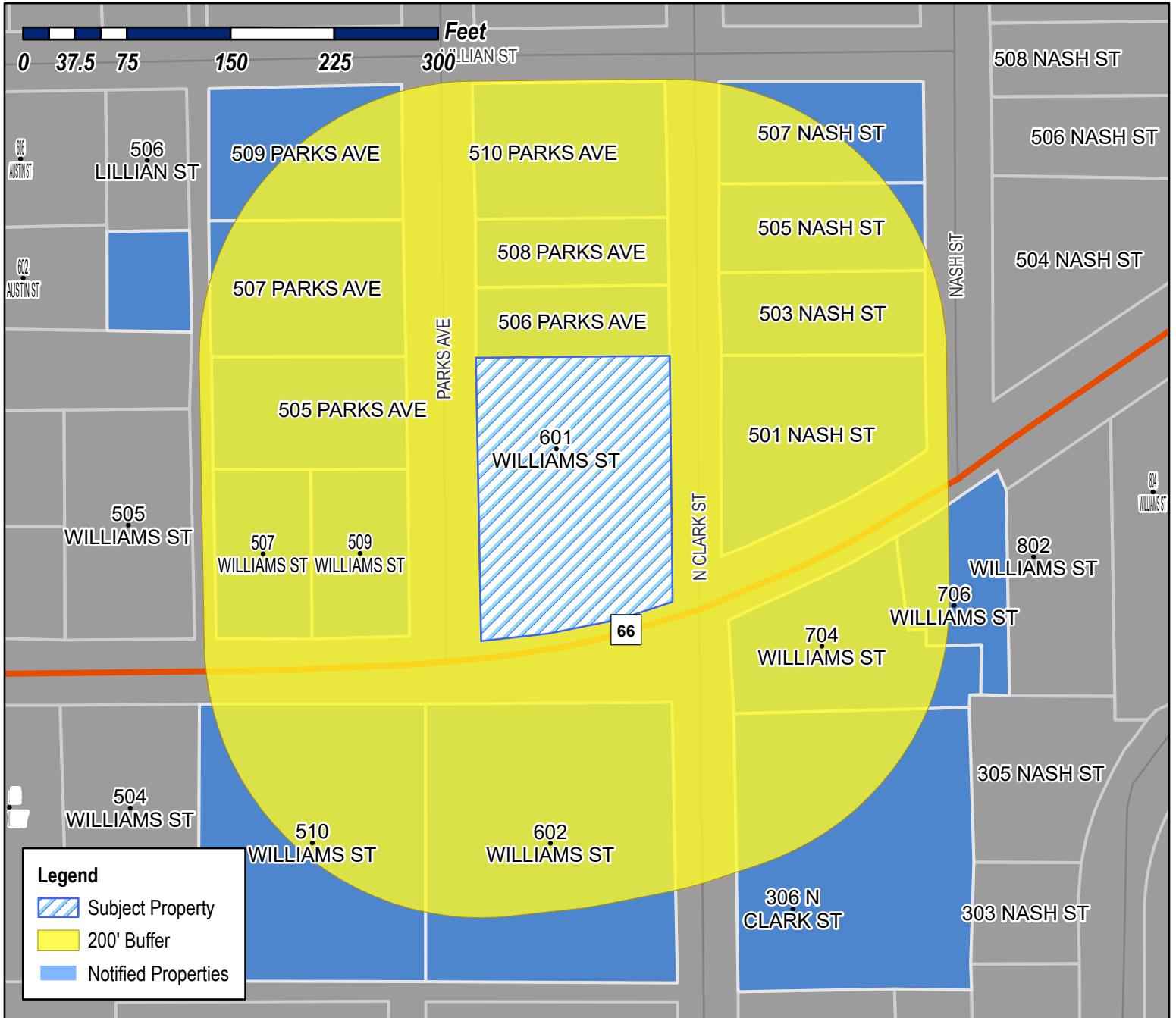




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2022-003
Case Name: COA for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 601 Williams Street

Date Saved: 4/4/2022
 For Questions on this Case Call (972) 771-7745



SES 105 LLC
11 E BROADWAY 11TH FLOOR
SALT LAKE CITY, UT 84111

PATRICIA EDWARDS REVOCABLE TRUST
2715 LAWATHERWOOD CT
DALLAS, TX 75214

DAVIS SHANN M
306 N CLARK ST
ROCKWALL, TX 75087

DAVIS JEANNE
3184 ANNA CADE CIR
ROCKWALL, TX 75087

WILES KENNETH C & TRINA D
501 NASH ST
ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK
503 NASH ST
ROCKWALL, TX 75087

DAVIS JUDY
505 NASH ST
ROCKWALL, TX 75087

SES 105 LLC
505 PARKS AVE
ROCKWALL, TX 75087

CONAWAY SUE ANN
506 PARKS AVE
ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE
507 NASH 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

FREEMAN WILLIAM B JR
508 PARKS AVE
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR AND SARAH ANN
510 PARKS AVE
ROCKWALL, TX 75087

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

DUNCAN LEONARD AND VICKY
601 WILLIAMS STREET
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE
704 WILLIAMS STREET
ROCKWALL, TX 75087

DAVIS JEANNE
706 WILLIAMS ST
ROCKWALL, TX 75087

CONAWAY SUE ANN
7123 OCONNELL 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. H2022-003: COA for a 601 Williams Street

Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.6428-acre parcel of land identified as Lots 1, 2, 3, & 4, Block B, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 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, May 19, 2022 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, May 19, 2022 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



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. H2022-003: COA for 601 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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

H2022-003

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



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Everything they do has been tasteful and I know they will do a good job.

Respondent Information

Please provide your information.

First Name *

Mollie

Last Name *

Young

Address *

507 Parks Ave

City *

Rockwall

State *

TEXAS

Zip Code *

75087

Email Address *

mem_mck@hotmail.com

Phone Number

940-256-0811

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

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Google Forms





CLARK
E WILLIAMS ST

NOV 10 2004



JUN 28 2004



JUN 28 2004

March 30, 2022

City of Rockwall -

Historic Preservation Advisory Board &

Planning and Zoning

Re: 601 Williams St. – Planned Maintenance and Proposed Upgrades

Ladies & Gentlemen:

My name is Leonard Duncan. My wife, Vicky Williams Duncan and I, recently purchased the historic home located on the corner of Williams and Park at 601 Williams St. (February 2021). We need to do some necessary maintenance and humbly would like make various upgrades to the property.

Maintenance – Replace the backyard fence exactly as in place. The existing fence is a cedar fence with 55” high pickets and 17” alternating pickets painted red. The fence has wood rot in many places and is suspect in its ability to secure our pets and grandchildren.

Upgrade – Add a fence around the front yard that mimics the back yard fence based upon our desire to provide additional property for our grandchildren to play and dogs to run. We propose to set this fence 5’ off of the property line along Park, 6’ off the property line along Williams and 5’ off the property line along Clark. We understand the normal 4’ fence height restrictions but given the existence of a matching fence structure along both side streets, we humbly request consideration and approval.

Upgrade – Enclose a small area of the front porch and add a window at the front door on the right-hand side to enlarge the seating area in the main living room. (approx. 4’8” x 8’0”).

Upgrade – Enclose two windows along the east living room wall to allow for a ventless fireplace. It will require a simple exterior wall extension with an exterior shed roof and provide additional heat and design charm. (approx. 2'0" x 5'0").

Upgrade – Enclose the back porch on the east side of the house, relocate the exterior door to the living room wall and add an exterior landing area to allow for possible ADA access. (approx. 5'0" x 5'0").

TO BE PRESENTED AND DISCUSSED AT A LATER DATE

Upgrade – Replace the eastside out building with a Porte-Cochere and covered breeze way connected to the east side entrance so as to provide for covered parking.

Respectfully,



Leonard Duncan

Property Owner

601 Williams St.

214/476-8145



DUNCAN ADDITION



PERSPECTIVE VIEW
NTS

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	ELEVATIONS & SITE PLAN		
A-3	DIMENSION PLAN		

PLANS FOR:
DUNCAN REMODEL
VICCY AND LEONARD DUNCAN
601 WILLIAMS
ROCKWALL, TEXAS 75087

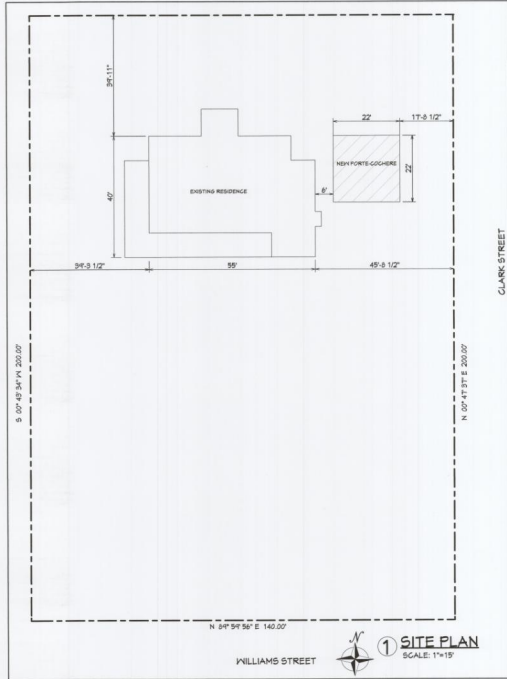
TITLE: COVER SHEET

SHANNON NEPSON MARK NEPSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-333-8663
DRAWN BY:

DATE:
3/8/2022

SCALE:
AS SHOWN

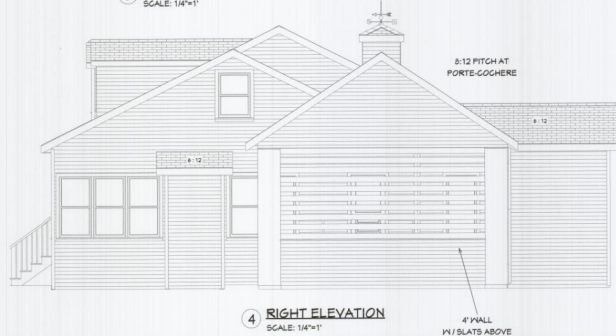
SHEET:
A-1



2 FRONT ELEVATION
SCALE: 1/4"=1'



3 REAR ELEVATION
SCALE: 1/4"=1'



4 RIGHT ELEVATION
SCALE: 1/4"=1'

PLANS FOR:
DUNCAN REMODEL
VICKY AND LEONARD DUNCAN
801 WILLIAMS
ROCKWALL, TEXAS 75087

TITLE:
ELEVATIONS / SITE PLAN

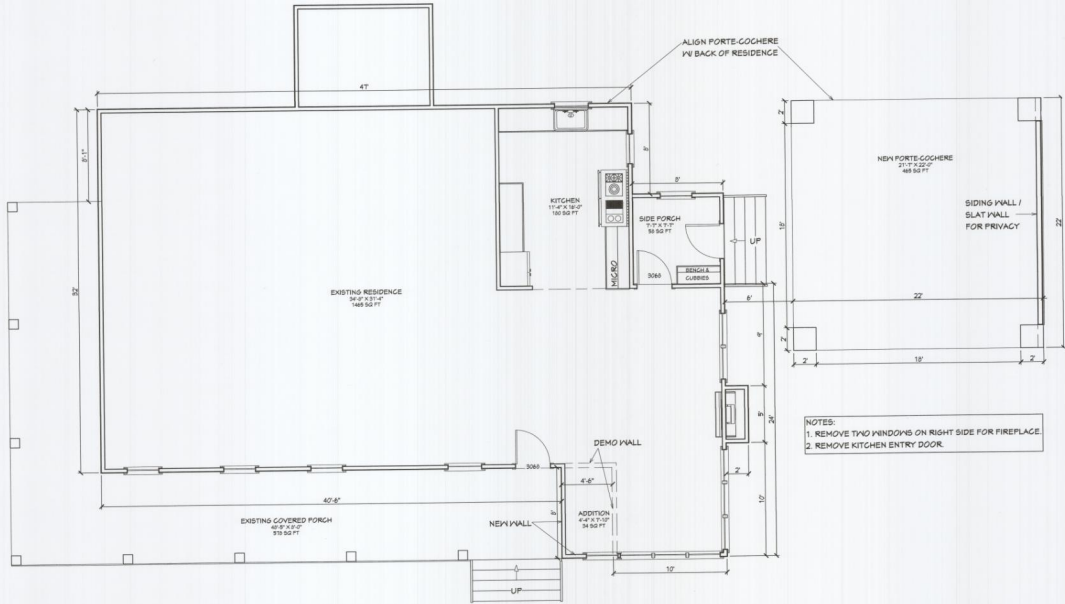
SHANNON NEDSON MARK NEDSON
CADAZIN
ROYSE CITY, TEXAS 75154
469-5356-1665
DRAWN BY:

DATE:
3/9/2022

SCALE:
AS SHOWN

SHEET:

A-2



NOTES:
 1. REMOVE TWO WINDOWS ON RIGHT SIDE FOR FIREPLACE.
 2. REMOVE KITCHEN ENTRY DOOR.

① FLOOR PLAN
 SCALE: 1/4"=1'

PLANS FOR:
 DUNCAN REMODEL
 VICKY AND LEONARD DUNCAN
 ROCKWALL, TEXAS 75087

TITLE: FLOOR PLAN W/ DIMENSIONS

SHANON NEEGON MARK NEEGON
CADAZIGN
 ROYSE CITY, TEXAS 75164
 469-338-8863

DATE:
 3/8/2022

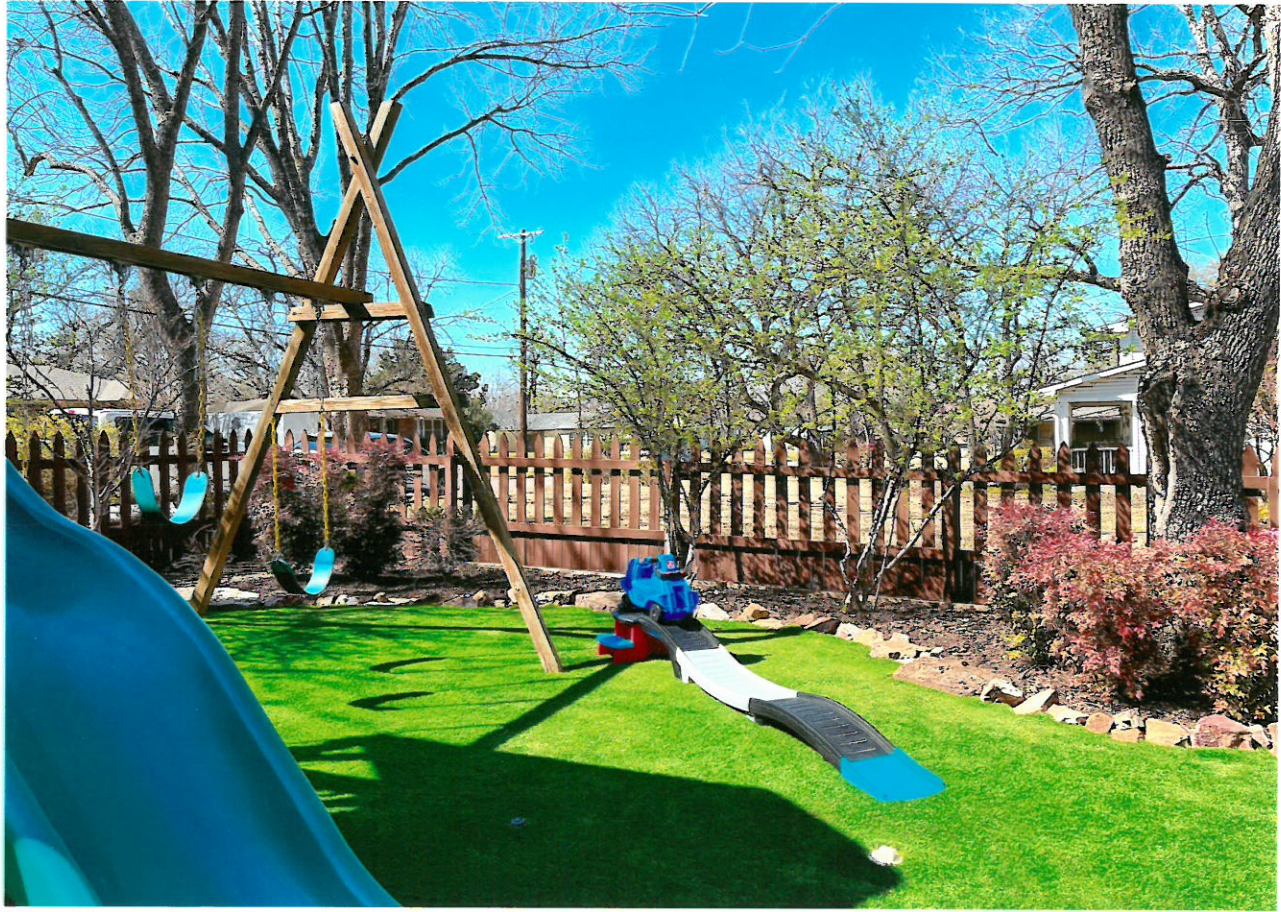
SCALE:
 AS SHOWN

SHEET:

A-3









CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 19, 2022

SUBJECT: H2022-004; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

On April 21, 2022, the Historic Preservation Advisory Board (HPAB) reviewed a Certificate of Appropriateness (COA) request for the property at 501 Kernodle Street. Specifically, the applicant -- *Tim Herriage* -- was requesting the Certificate of Appropriateness (COA) for the purpose of [1] demolishing an existing 176 SF covered porch and [2] constructing a driveway approach off of Williams Street. Ultimately, the board approved a motion to grant the Certificate of Appropriateness (COA) for the demolition of the covered porch, but deny the Certificate of Appropriateness (COA) and recommend denial of the variance request to the Planning and Zoning Commission for the driveway approach off of Williams Street. This motion was approved by a vote of 4-0, with Board Members Miller, Bowlin and Adams absent. At the time of the meeting, staff was under the impression that the variance request to the driveway spacing requirements could continue forward to the Planning and Zoning Commission with a recommendation for denial regardless of the Board's action on the Certificate of Appropriateness (COA); however, after reviewing the requirements of the Unified Development Code (UDC) with the City Attorney, it was determined that the request could *not* move forward to the Planning and Zoning Commission without an approved Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). Since staff had advised the Board to word their motion as a recommendation to the Planning and Zoning Commission, the City Attorney has advised staff to bring the case back to the Historic Preservation Advisory Board (HPAB) to allow them to rehear the case, and make a corrected motion. In response to this, the applicant has submitted a Historic Preservation Advisory Board (HPAB) application (*see the application in the attached packet*) requesting a Certificate of Appropriateness (COA) for the driveway, and claiming -- *that regardless of the Development Application that was filed requesting a variance to the driveway spacing requirements* -- this is his first request for a Certificate of Appropriateness (COA) for the driveway. Staff should point out that regardless of if this case is a reconsideration of the previous motion or a new case entirely, the Historic Preservation Advisory Board (HPAB) retains the discretion to: [1] approve the Certificate of Appropriateness (COA) [*which would send a recommendation of approval for the variance request to the Planning and Zoning Commission*] or [2] deny the Certificate of Appropriateness (COA) application. Staff should note that if the Board chooses to deny the request, the applicant has the right to appeal the Board's decision to the City Council. When considering an appeal "...the sole issue before the City Council shall be whether the board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the City Council constitutes the final administrative remedy."

Staff should note that the applicant has provided additional information since the original submittal, and that this information has been provided in the attached packet. Based on this new information, staff has updated the case memo from the April 21, 2022 meeting to: [1] remove the information relating to the Certificate of Appropriateness (COA) for the covered porch, and [2] to address the new information provided by the applicant. With this being said, the new information provided by the applicant has not changed staff's position with regard to this request, and staff is still of the opinion that allowing this driveway approach off of SH-66 could create the potential for an unsafe condition; however, all requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB). Should the Board have any questions concerning this case, staff and the applicant will be present at the meeting to discuss.



TO: Historic Preservation Advisory Board
DATE: May 19, 2022
APPLICANT: Tim Herriage
CASE NUMBER: H2022-004; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

BACKGROUND

The structure at 501 Kernodle Street was constructed in 1885 by M. H. McCoy. Mr. McCoy was a local businessman who also owned Rockwall's first hardware store and later became a prominent banker. The home was purchased by Jim and Pat Buttgen in 1977. During their tenure in the house the Buttgen's completed several remodels of the home including: [1] finishing the attic into a large bedroom and bathroom, [2] added a den to the lower level, [3] restoration of the pine floors throughout the home, and [4] added kitchen cabinets. During the remodel of the home, the Buttgens discovered the remains of a unique underground watering system invented by Mr. McCoy. According to the 2017 Historic Resource Survey, the house was constructed in a *Modified L-Plan* with *Folk Victorian* style influences and is classified as a *High Contributing Property*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is the 2,152 SF single-family home that was constructed in 1885, two (2) covered porches -- *being 176 SF and 476 SF* -- constructed in 1885, a 100 SF gazebo constructed in 1980, and a 480 SF detached garage constructed in 1986.

The subject property was originally platted as Block 2, F&M Addition on September 14, 1896 (see *Figure 2*). At the time of platting the property included the two (2) lots to the west of the subject property (i.e. identified by RCAD as NW/4 C and SW/4 C of Block 2, F&M Addition). This indicates that at the time the F&M Addition was established Block 2 was a single property. This property was later subdivided and established as Lot 1-R, Block 2 Buttgen Addition on July 3, 2005. Based on the City's *Historic Plat/Ownership Books* staff has been able to verify the configuration and ownership of the property since 1968 (see *Figures 3 & 4*).



FIGURE 1: AUGUST 10, 2012

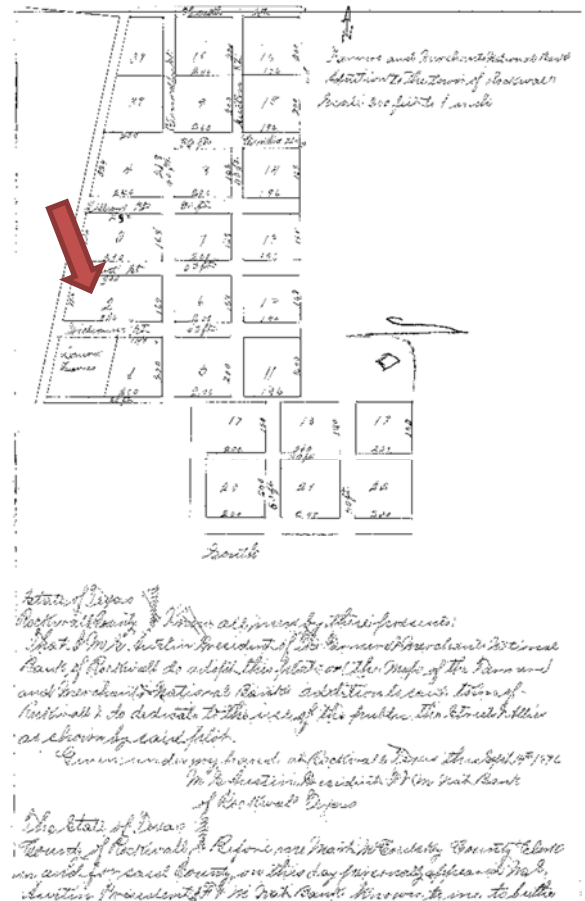
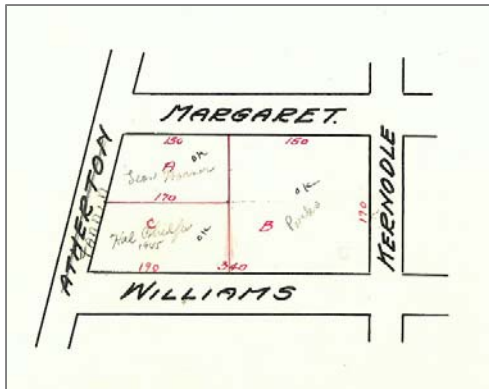


FIGURE 2: F&M ADDITION SUBDIVISION PLAT (1896)



F & M MAP, BANK AID.		SUB-DIVISION OR ADDITION		PAGE NO. _____		BLOCK NO. 2	
YEAR	TRACT	OWNER	DESCRIPTION	LAND	IMPROVEMENTS	TOTAL	ASSESSED VALUATOR
1969	1870	Leon Warner Shannon, Mike	SW 1/4 of Blk 2 25' x 100'				
1968	1974	Curt T. Parks Boutgen, James B.	E 1/2 of Blk 2				
1959	1976 1978	Hol-Phelps Rebecca, Debra Rebecca, Debra	SW 1/4 of Blk. 2				

FIGURES 3 & 4: EXCERPTS FROM THE CITY'S HISTORIC PLAT/OWNERSHIP BOOKS

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of constructing a new driveway off of Williams Street that does not meet the minimum standards stipulated by the Texas Department of Transportation (TXDOT) or the City of Rockwall.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Margaret 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 vacant 0.43-acre parcel of land (*i.e. 601 Kenodle Street*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject 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 are three (3) parcels of land (*i.e. 306, 308, and 310 Williams Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 306 & 310 Williams Street are classified as *Low Contributing Properties* and 308 Williams Street is classified as *Low Contributing Property*. Beyond this is *Lofland Park*, which is a 1.377-acre public park.

East: Directly east of the subject property Kernodle 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 are three (3) parcels of land (*i.e. 502 and 506 Kernodle Street and 501 Austin Street*) developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District, are located within the Old Town Rockwall Historic District, and are designated as *Non-Contributing Properties*. 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 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 302 and 303 N. Fannin Street*) developed with single-family homes zoned Single-Family 7 (SF-7) District. 303 N. Fannin Street is classified as a *Medium Contributing Property* and 302 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 405, 503 & 601 N. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant -- *Tim Herriage* -- recently purchased the subject property from Jim and Pat Buttgen, and is in the process of remodeling the single-family home on the subject property. As part of the remodel the applicant is proposing to construct a driveway approach off of Williams Street and remove the existing driveway. The site plan provided by the applicant shows that the driveway will be approximately 140-feet from the intersection of Williams Street and Kernodle Street. The applicant's letter states that the driveway will be constructed with concrete and is being proposed to facilitate better drainage on the property. Staff should note, that this driveway relocation would be necessary if the applicant is proposing to subdivide the lot in the future. Currently, the property is served by a gravel driveway that extends from the subject property to Margret Street.



FIGURE 6: PROPOSED DRIVEWAY LOCATION

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, is designated as a *High Contributing Property*, and is directly adjacent to two (2) contributing properties (*i.e.* 302 Margaret Street which is a *High Contributing Property* and 303 N. Fannin Street which is a *Medium*

Contributing Property). 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) ..." Based on this, the applicant's scope of work requires a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

In reviewing and acting upon a Certificate of Appropriateness (COA) "(t)he Historic Preservation Advisory Board (HPAB) shall follow the design guidelines as adopted by the City Council in its consideration of all applications for a Certificate of Appropriateness (COA)." In this case, the *Building Standards* relating to driveways contained in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) that are applicable to the applicant's request are as follows: "[1] The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochere. [2] The driveway should not exceed a width of ten (10) feet. [3] The driveway may extend along the side of the residence or structure, through the porte-cochere (if applicable) to the to the rear yard ... [5] On a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street. All other width and approach regulations will apply to driveways on corner lots ... [8] Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property." In addition, Subsection (F) of these guidelines also states that "(u)nless previously used for a driveway, the side yard is to be used for landscaping with the purpose of enhancing the structure with plant materials."

In this case, the applicant is proposing to relocate the driveway from Margaret Street to Williams Street. As stated above, "... (o)n a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street." The garage at 501 Kernodle Street was constructed in 1986, faces towards the rear property line, and takes access from Margaret Street. In addition, the current driveway on Margaret Street does meet the City's driveway spacing requirements. The applicant's request of setting the driveway 140-feet from the intersection of Kernodle Street and Margaret Street does not meet the minimum standards established by the City of Rockwall and the Texas Department of Transportation (TXDOT). Specifically, the City's *Engineering Standards of Design and Construction Manual* stipulates a minimum driveway spacing of 200-feet from the intersection of a *Collector* (i.e. SH-66 or Williams Street) and *Local* (i.e. Kernodle Street), and the Texas Department of Transportation's (TXDOT's) *Access Management Manual* requires a minimum spacing for driveways of 200-feet for State Highways with a posted speed of 30 MPH.

The applicant has stated in his letter that there are currently seven (7) driveways within 200-feet of the subject property that take access onto SH-66. It should be noted that there are actually only six (6) residential driveways within 200-feet of the subject property, and that all but one (1) driveway is located on the southside of SH-66 (see the driveway exhibit in the attached packet). The subject property is currently on the northside of SH-66. Staff should also point out that these homes were constructed in 1905, 1918, 1939, 1975, 1985, and 1991, well before the current traffic volumes carried by this roadway were established, and that many of the properties on the southside of SH-66 only have the ability to access SH-66. The subject property has the ability to access both Kernodle Street and Margaret Street, which are smaller roadways intended to carry residential traffic. It is also worth mentioning that no new driveways have been permitted onto SH-66 in this area since 1991. Staff did request that the Police Department provide a list of vehicular accidents in the area between N. Fannin Street and Kernodle Street from 2020 to present, and was provided with a report of five (5) separate vehicular accident reports in this block (i.e. one [1] from 2020, two [2] from 2021, and two [2] from 2022) [this has been provided in the attached packet].

With this case, the applicant has submitted a revised letter and additional information from the information that was originally presented at the April 21, 2022 meeting. The applicant's new letter states that the Sanborn Maps from 1911 and 1934 show that "...carriages/vehicles most likely would have

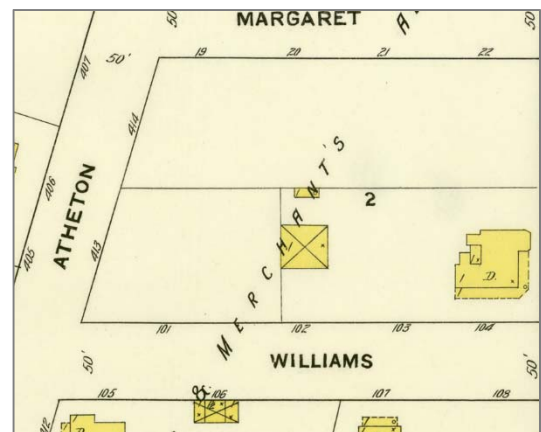


FIGURE 7: 1911 SANBORN MAPS

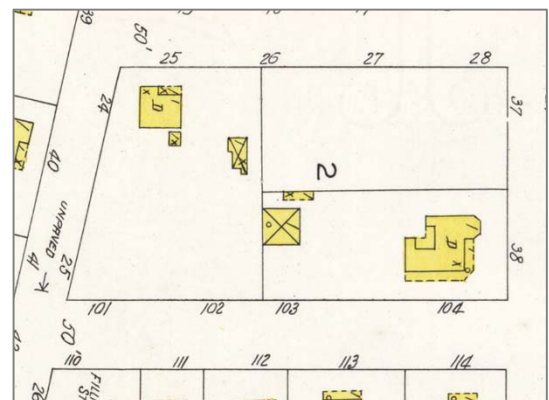


FIGURE 8: 1934 SANBORN MAPS

entered the home from Williams. Specifically given the clear 'dividing line' present on both maps and location of barn/stable." Staff has reviewed the Sanborn Maps, the original subdivision plat, and all properties that were constructed prior to 1900 to determine if there is any validity to the applicant's statement. Specifically, staff observed that: [1] the home was originally platted on a single lot that took up the entire block indicating that the land making up Block 2 was under common ownership, [2] the Sanborn Maps do *not* show driveway access, and [3] based on homes constructed during a similar time period as the home on the subject property there does not appear to be a pattern to where driveways were located during this time period (see Table 1). Taking all of this into consideration, staff does not see anything that would indicate that "...carriages/vehicles most likely would have entered the home from Williams." In fact, it is just as probable to assume that the property had access from Kernodle Street, especially when considering that the front door of the home on the subject property faces Kernodle Street. Finally, in the applicant's information he links the proposed driveway to fixing drainage issues on the site. Staff has reviewed the information that the applicant has submitted and cannot determine a correlation between the two (2) issues (*i.e. proper drainage of the property can be achieved regardless of where the driveway is located*). It should also be noted that the applicant's plan appears to propose creating a concentrated flow condition, which would have to be engineered to determine if the existing drainage systems has the capacity necessary to accommodate this flow. In addition, this would have to be approved by the City of Rockwall and the Texas Department of Transportation (TXDOT).

TABLE 1: DRIVEWAY LOCATION IN RELATION TO THE FRONT DOOR FOR HOME CONSTRUCTED PRIOR TO 1900

NOTES: THE FRONT DOOR IS ASSUMED TO BE THE FRONT OF THE HOUSE SO: [1] FRONT = DRIVEWAY AND FRONT DOOR FACING THE SAME STREET; [2] SIDE = DRIVEWAY IS LOCATED ON ONE OF THE SIDE YARDS WITH THE FRONT DOOR FACING THE FRONT YARD; AND [3] REAR = DRIVEWAY IS AT THE REAR OF THE PROPERTY AND THE FRONT DOOR IS FACING THE FRONT YARD.

PROPERTY	YEAR BUILT	DRIVEWAY LOCATION	CURRENT USE	MULTIPLE STREET FRONTAGE
307 S. CLARK STREET	1890	FRONT	RESIDENTIAL	NO
302 S. FANNIN STREET	1895	REAR	COMMERCIAL	YES
702 N. GOLIAD STREET	1898	FRONT	COMMERCIAL	NO
912 N. GOLIAD STREET	1893	FRONT	COMMERCIAL	NO
501 KERNODLE STREET	1885	SIDE YARD	RESIDENTIAL	YES
300 MUNSON STREET	1880	FRONT	RESIDENTIAL	YES
402 MUNSON STREET	1885	SIDE YARD	RESIDENTIAL	YES
406 E. RUSK STREET	1890	FRONT	RESIDENTIAL	YES
507 E. RUSK STREET	1890	SIDE YARD	RESIDENTIAL	YES
406 STARR STREET	1896	FRONT AND SIDE YARD	RESIDENTIAL	YES
501 STORRS STREET	1885	FRONT	RESIDENTIAL	YES
602 STORRS STREET	1890	SIDE YARD	RESIDENTIAL	YES
605 WASHINGTON STREET	1895	FRONT	RESIDENTIAL	NO

Subsection 06.03(G)(5), *Standards for Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states "(t)he Historic Preservation Advisory Board 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 [Section 06.03, *Historic Overlay (HOV) District, UDC*] and proposed preservation criteria [Appendix D, *Historic Preservation Guidelines, UDC*]." Based on the information contained in this case memo, the proposed driveway approach off of SH-66 appears to not only have the potential to create an unsafe condition by adding an additional driveway onto SH-66, but also provides the applicant with the ability to subdivide the property into additional lots that could affect the character of the subject property. In addition, the driveway request is not consistent with the guidelines contained in the Unified Development Code (UDC) and used to evaluate Certificate of Appropriateness (COA) requests. With all of this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Since the applicant will need to request a variance from both the City of Rockwall's Planning and Zoning Commission and the Texas Department of Transportation (TXDOT), should the Historic Preservation Advisory Board (HPAB) choose to approve the request for a Certificate of Appropriateness (COA) a recommendation for approval would be forwarded to the Planning and Zoning Commission; however, if the Historic Preservation Advisory Board (HPAB) chooses to deny the Certificate of Appropriateness (COA) this case could not move forward to the Planning and Zoning Commission for a variance to the driveway spacing requirements.

NOTIFICATIONS

On May 6, 2022, staff mailed 30 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to seek approval of a variance from the Planning and Zoning Commission and the Texas Department of Transportation (TXDOT) for driveway spacing.
- (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 501 Kernodle

SUBDIVISION Buttgen

LOT

1 R

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 Jennifer's Homes Inc

APPLICANT(S) NAME _____

ADDRESS 2701 Whispering Oak
Rockwall, TX 75087

ADDRESS _____

PHONE 214 607 1227

PHONE _____

E-MAIL tim@dfwinvestors.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: Add Driveway

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

\$ 25,000

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.

Add driveway from Williams to garage. 10' wide w/ approach apron.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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 45 90 180 270 360 Feet

H2022-004 COA for 501 Kernodle Street



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

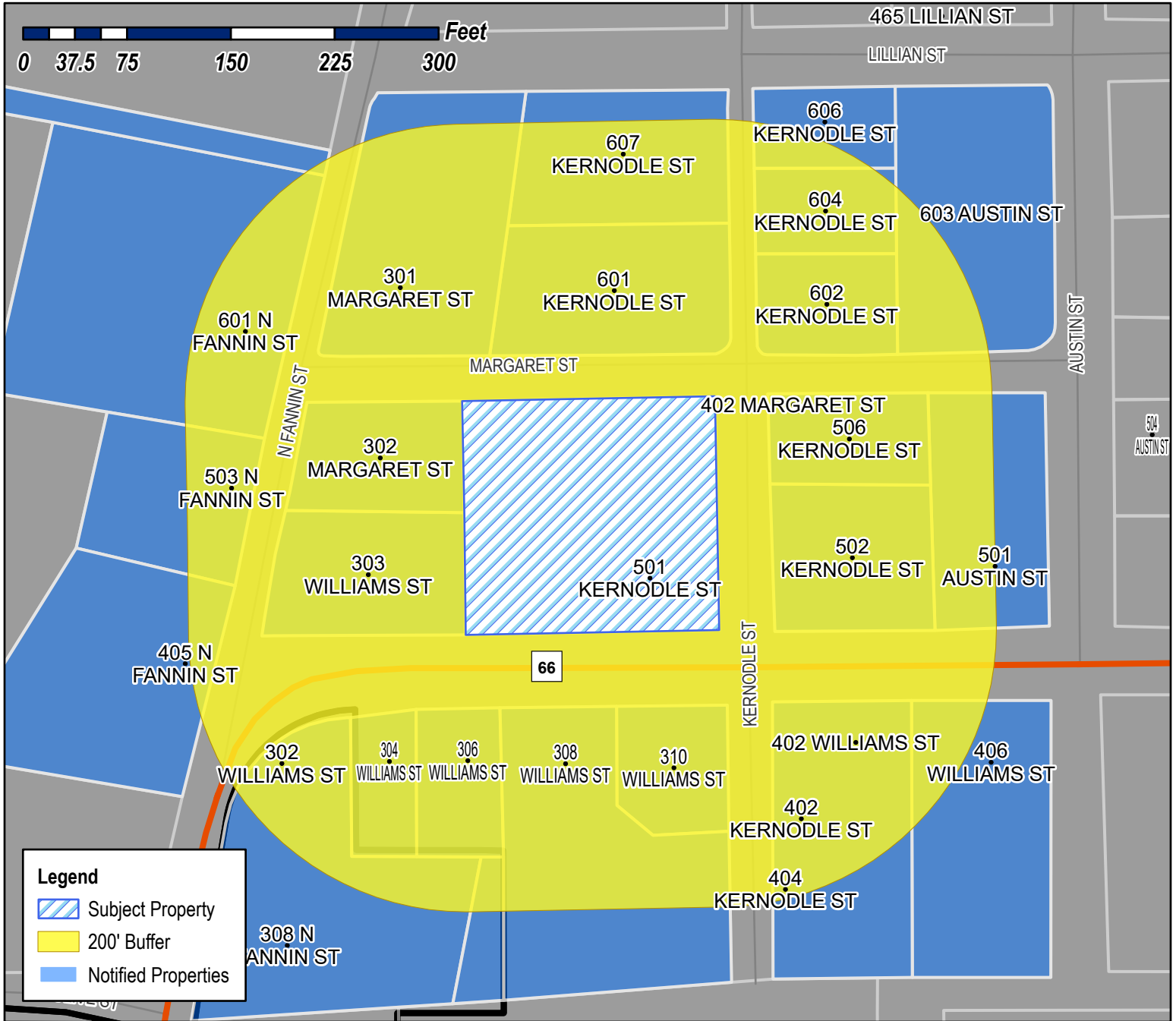




City of Rockwall

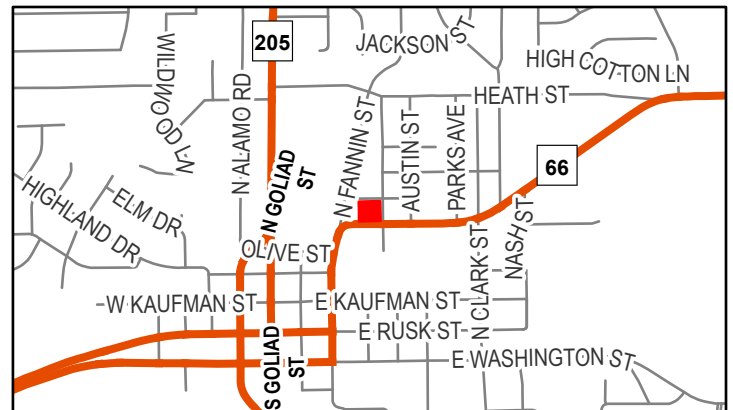
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: H2022-004
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Kernodle Street

Date Saved: 4/4/2022
 For Questions on this Case Call (972) 771-7745



PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

LAURENCE CROSSING LLC
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN
ROSE
303 WILLIAMS ST
ROCKWALL, TX 75087

POINTER PRICE
304 WILLIAMS ST
ROCKWALL, TX 75087

MORALES JOSE L JR AND
PHUONG A VUONG
306 WILLIAMS ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
306 WILLIAMS ST
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
308 FANNIN
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
501 AUSTIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

BARRON JOSE FELIX & MARIA MERCEDES
502 KERNODLE ST
ROCKWALL, TX 75087

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

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

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

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

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

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PRYOR MICA
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

BARRON JOSE FELIX & MARIA MERCEDES
9 PRINGLE LN
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. H2022-004: COA for a 501 Kernodle Street

Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a *Certificate of Appropriateness (COA)* for a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 19, 2022 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:

Ryan Miller
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, May 19, 2022 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



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2022-004: COA for 501 Kernodle Street

Please place a check mark on the appropriate line below:

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

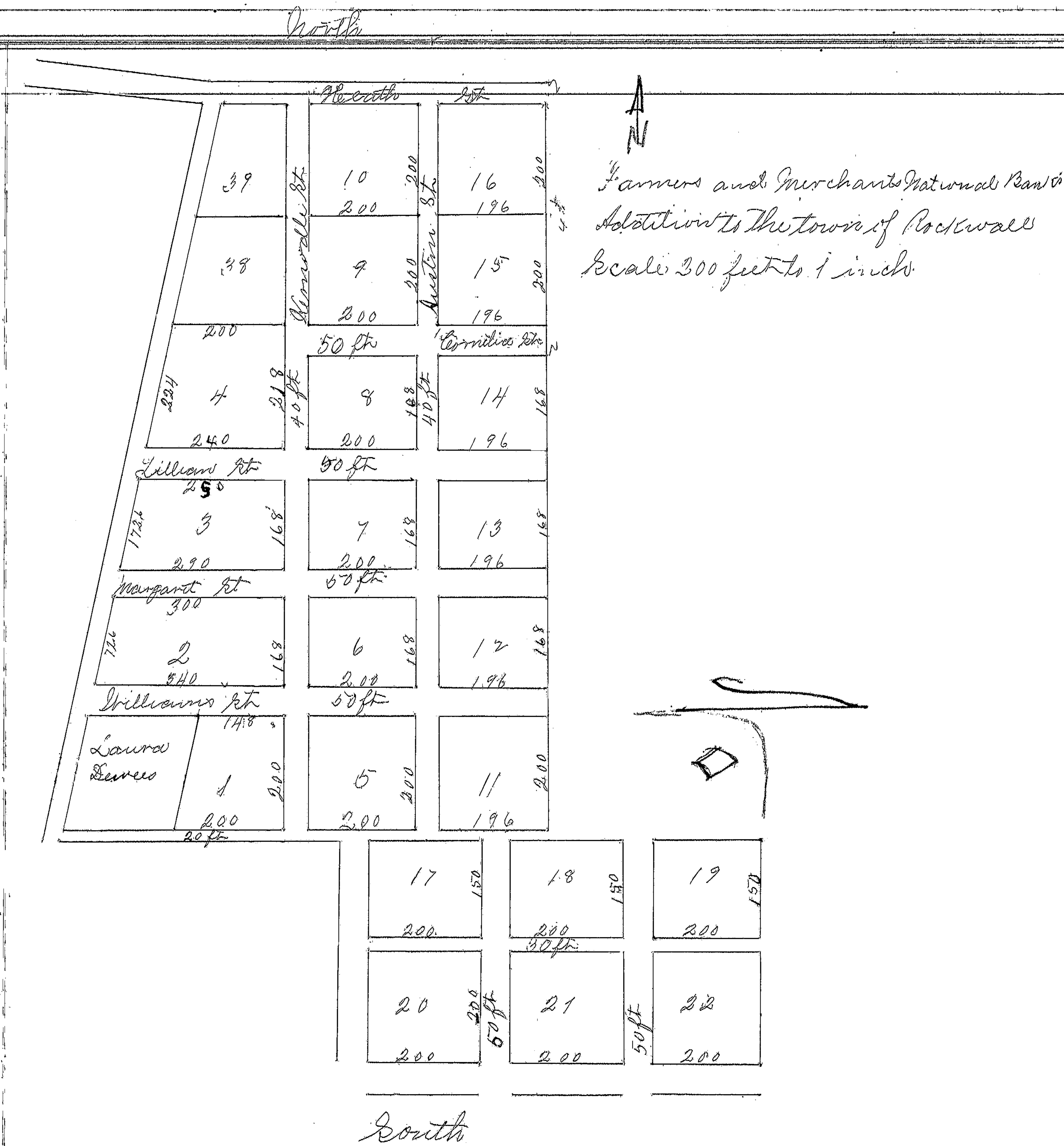
Four horizontal grey bars for providing reasons for support or opposition.

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

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

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

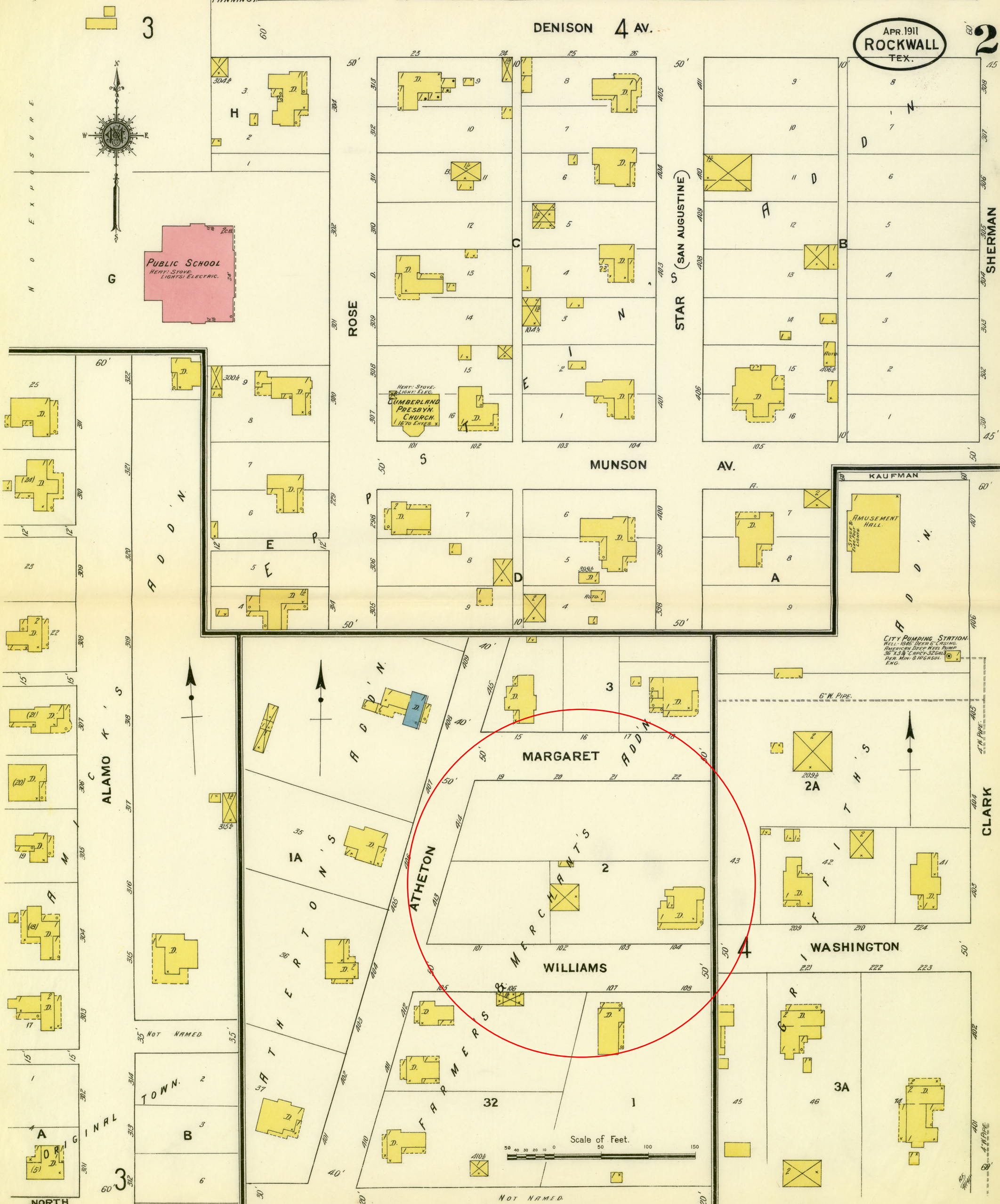
h.313



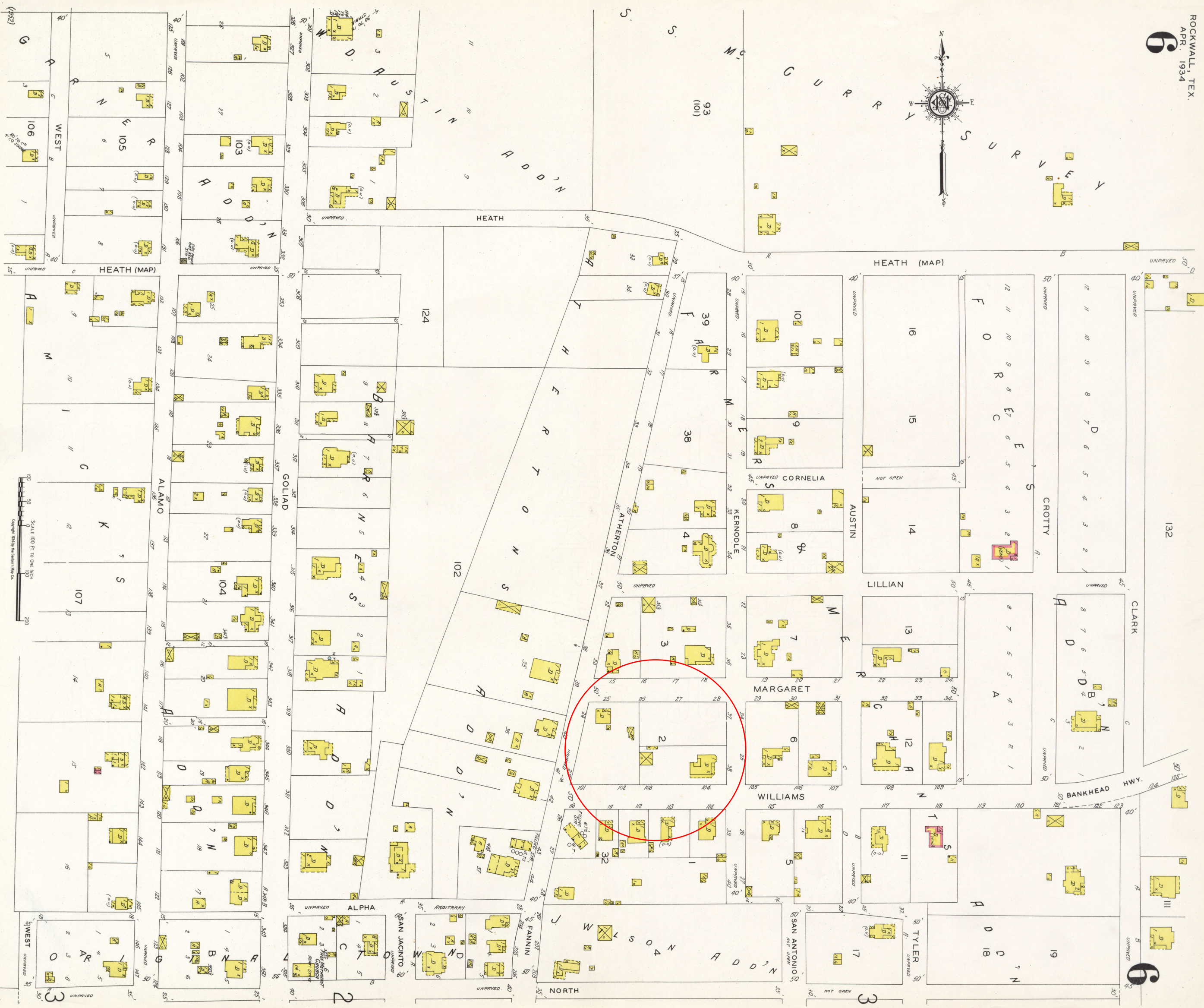
State of Texas
Rockwall County Know all men by these presents:
That I M. E. Austin President of the Farmers and Merchants National
Bank of Rockwall do adopt this plat as the Map of the Farmers
and Merchants National Bank's addition to said town of
Rockwall & do dedicate to the use of the public the streets & alleys
as shown by said plat.

Given under my hand at Rockwall Texas this Sept 14th 1896
M. E. Austin, President F & M Nat Bank
of Rockwall Texas

The State of Texas
County of Rockwall Before me Mark W. Corley County Clerk
in and for said County, on this day personally appeared M. E.
Austin, President of F & M Nat Bank known to me to be the



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



SCALE 100 FT. TO ONE INCH
Copyright 1934 by the Surveyor Map Co.

Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Subdivision or Addition F. & M. BANK

MCGINTIE PRESS-DALLAS



F & M NAT. BANK ADD.

SUB-DIVISION OR ADDITION

Steck-Austin-853-500-78637

YEAR	TRACT	OWNER	DESCRIPTION	VALUATION			ASSESSED VALUATION
				LAND	IMPROVEMENTS	TOTAL	
1969 1982		Leon Warner Sheiman, Mike	NW 1/4 of Blk 2 (A) 85' x 170				
1968 1977		Carl R. Parks Buttgen, James D.	E 1/2 of Blk 2 (B)				
1959 1976 1978		Hal Phelps Nichols, Helma Kimmerling, N. Wayne	SW 1/4 of Blk. 2 (C)				

Dear Board Members,

Today, I come before you to request a Certificate of Appropriateness (COA) to install a driveway from the rear of my garage to Williams Street. I am fully aware that this is just one of three steps to the process. The first step (COA) only allows the Planning and Zoning Commission to consider this request. If, and only if, I can pass the P&Z process, I understand I would still need Tx DOT approval. Much of this is going to be difficult, but it is needed in order to protect the structure.

As you can see in the attachments, TX DOT has installed an inlet on the SE corner of what was originally Block 2 of the Farmers and Merchants addition. When viewing the contour diagrams provided by the City, you will see the current lot drainage forces all water from more than 1.3 acres of land under the historic property located at 501 Kernodle.

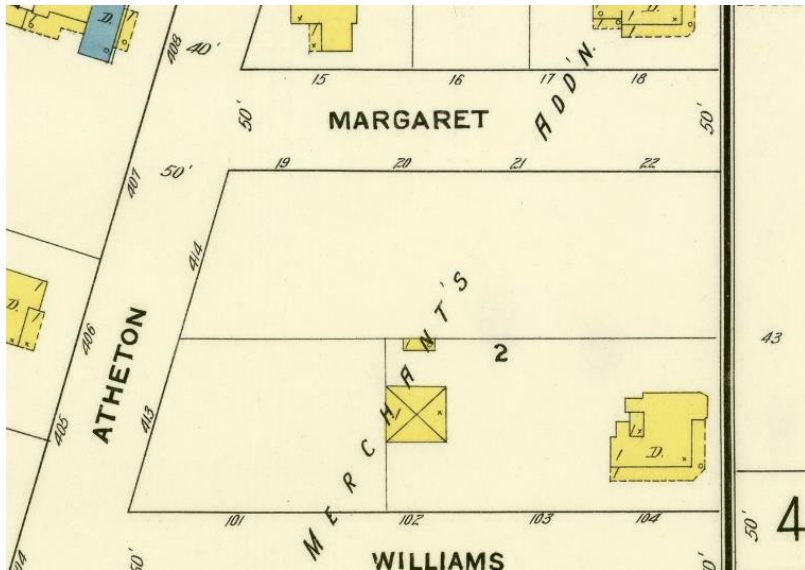
You have a duty to protect and preserve this property. You have a duty to act in a professional manner. If you cannot put aside your personal relationships with opposition to this plan, you should recuse yourself or resign.

Scientifically, this plan is required.

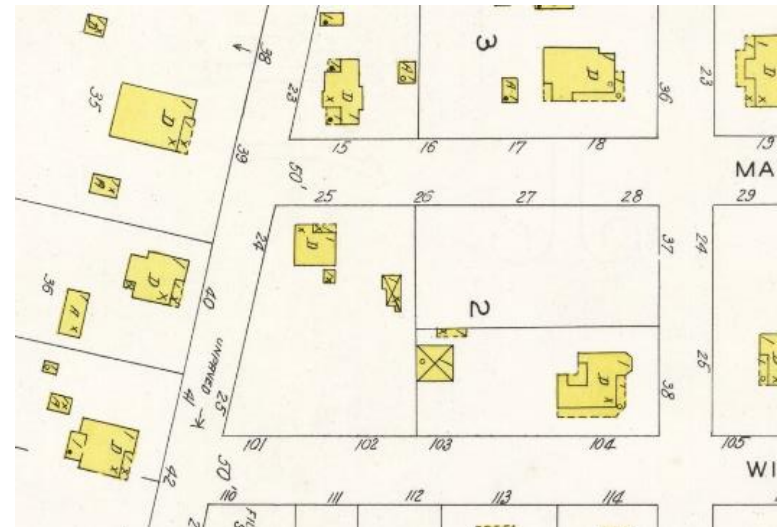
- I plan to attempt to relocate the “greenhouse” and cut a 2’ deep and 3’ wide drainage swell N and S along the property. This will stop what is known as “lot to lot” drainage.
- The sidewalk along Williams will cross the driveway, as is customary in residential neighborhoods.
- There will be a drainage relief inlet and pipe under the driveway. Possibly a culvert. This will allow the water to run West to East along Williams to the inlet. Ultimately TX DOT would have the final say on that.
- We will cut another drainage relief trench West to East that will be 3’ deep on the west side and only 6” deep on the East. It will be a 3 foot wide relief.

This plan specifically addresses preserving a highly contributing property, and as such, dictates the board approves and supports this plan.

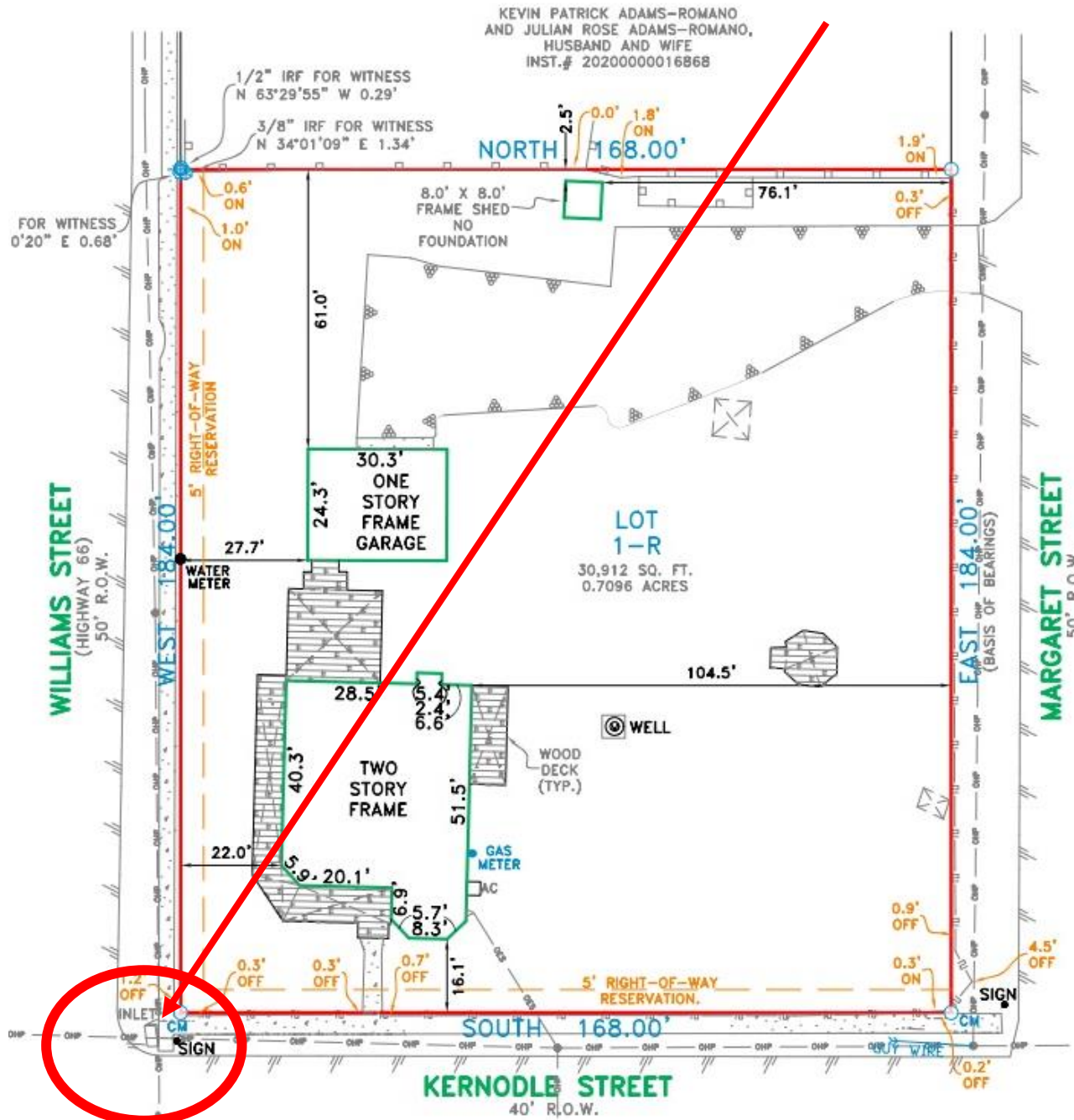
Thank you.



1911: Driveway could not have been in current gravel area according to map and structures present. Given orientation of porch, carriages/vehicles most likely would have entered the home from Williams. Specifically given the clear “dividing line” present on both maps and location of barn/stable.

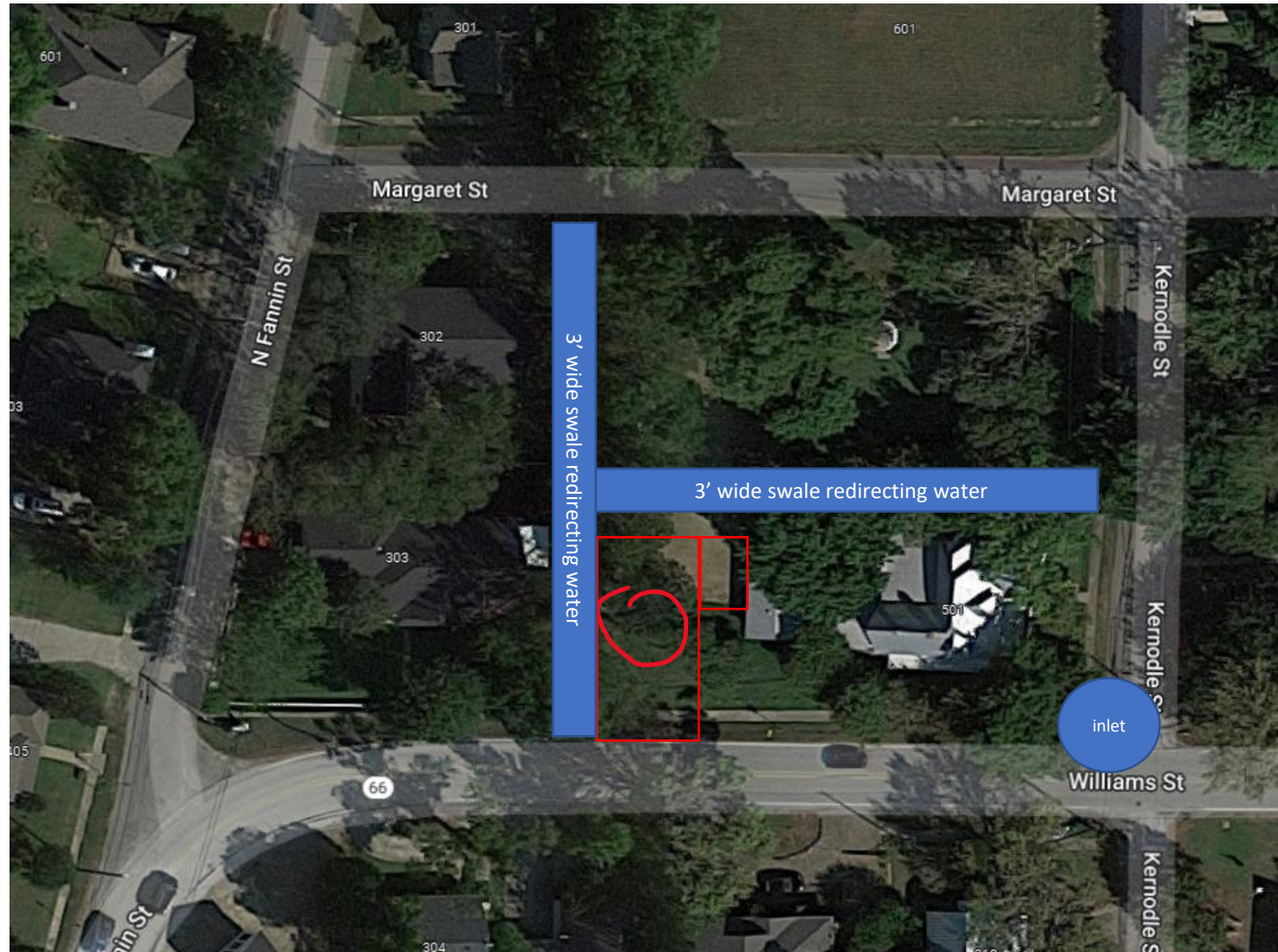


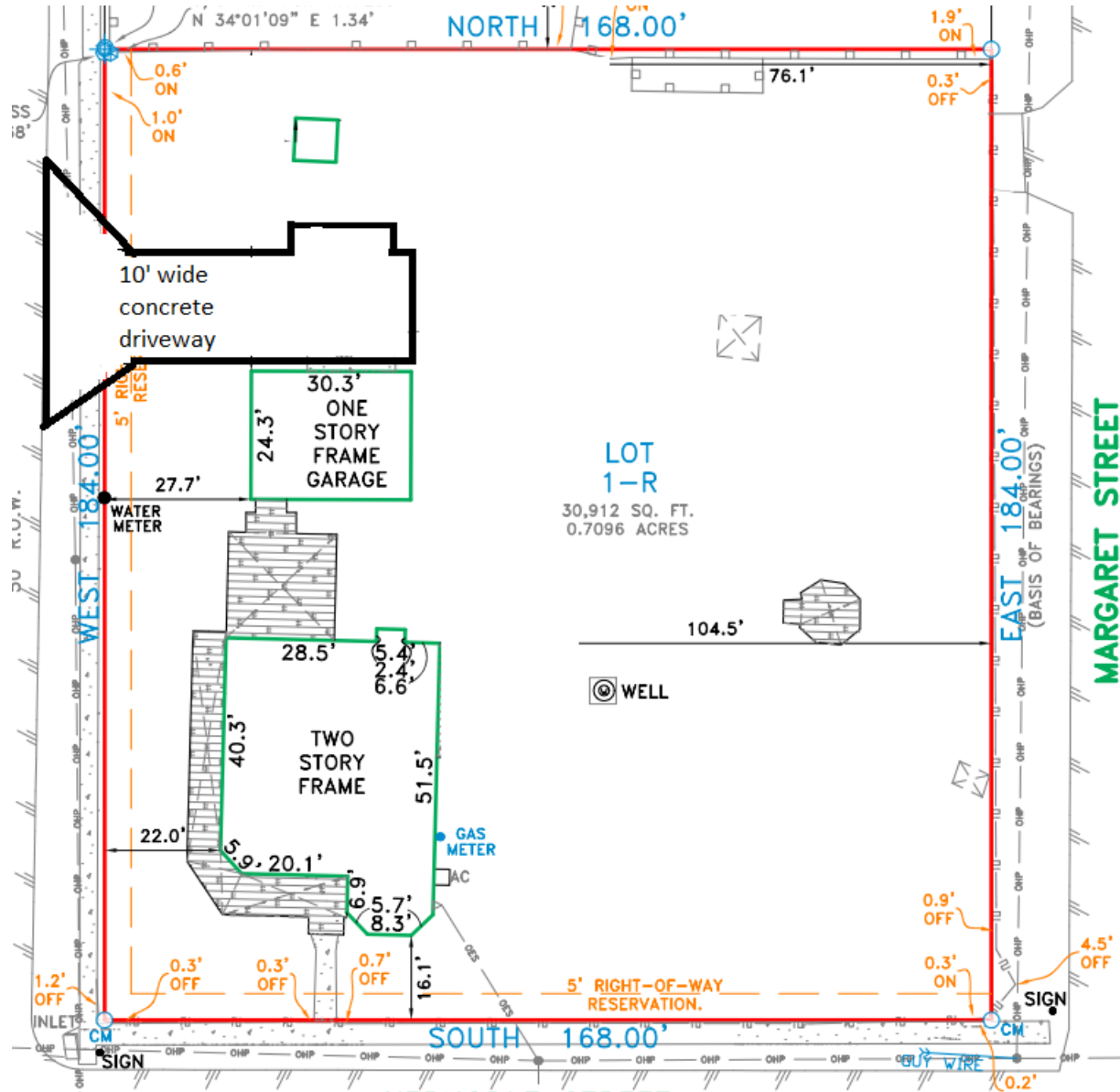
1934: 302 Margaret is represented. Driveway could not have been in current gravel area according to map and structures present. Given orientation of porch, carriages most likely would have entered the home from Williams. Specifically given the clear “dividing line” present on both maps and location of barn/stables.



Current topography shows the location of the inlet and lack of drainage areas is pushing an acre of water under the home.

Proposal would only require removal of one tree for driveway. A Crape Myrtle which we will attempt to transplant





Site plan subject to engineering and approval.

Greenhouse relocated if it doesn't fall apart.



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: April 21, 2022
APPLICANT: Tim Herriage
CASE NUMBER: H2022-004; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

BACKGROUND

The structure at 501 Kernodle Street was constructed in 1885 by M. H. McCoy. Mr. McCoy was a local businessman who also owned Rockwall's first hardware store and later became a prominent banker. The home was purchased by Jim and Pat Buttgen in 1977. During their tenure in the house the Buttgen's completed several remodels of the home including: [1] finishing the attic into a large bedroom and bathroom, [2] added a den to the lower level, [3] restoration of the pine floors throughout the home, and [4] added kitchen cabinets. During the remodel of the home, the Buttgens discovered the remains of a unique underground watering system invented by Mr. McCoy. According to the 2017 Historic Resource Survey, the house was constructed in a *Modified L-Plan* with *Folk Victorian* style influences and is classified as a *High Contributing Property*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is the 2,152 SF single-family home that was constructed in 1885, two (2) covered porches -- being 176 SF and 476 SF -- constructed in 1885, a 100 SF gazebo constructed in 1980, and a 480 SF detached garage constructed in 1986.



FIGURE 1: AUGUST 10, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of: [1] demolishing the 176 SF porch situated on the north side of the primary structure, and [2] constructing a new driveway off of Williams Street that does *not* meet the minimum standards stipulated by the Texas Department of Transportation (TXDOT) or the City.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Margaret 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 vacant 0.43-acre parcel of land (*i.e. 601 Kernodle Street*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall

(OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject 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 are three (3) parcels of land (*i.e. 306, 308, and 310 Williams Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 306 & 310 Williams Street are classified as *Low Contributing Properties* and 308 Williams Street is classified as *Low Contributing Property*. Beyond this is *Lofland Park*, which is a 1.377-acre public park.

East: Directly east of the subject property Kernodle 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 are three (3) parcels of land (*i.e. 502 and 506 Kernodle Street and 501 Austin Street*) developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District, are located within the Old Town Rockwall Historic District, and are designated as *Non-Contributing Properties*. 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 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 302 and 303 N. Fannin Street*) developed with single-family homes zoned Single-Family 7 (SF-7) District. 303 N. Fannin Street is classified as a *Medium Contributing Property* and 302 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 405, 503 & 601 N. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

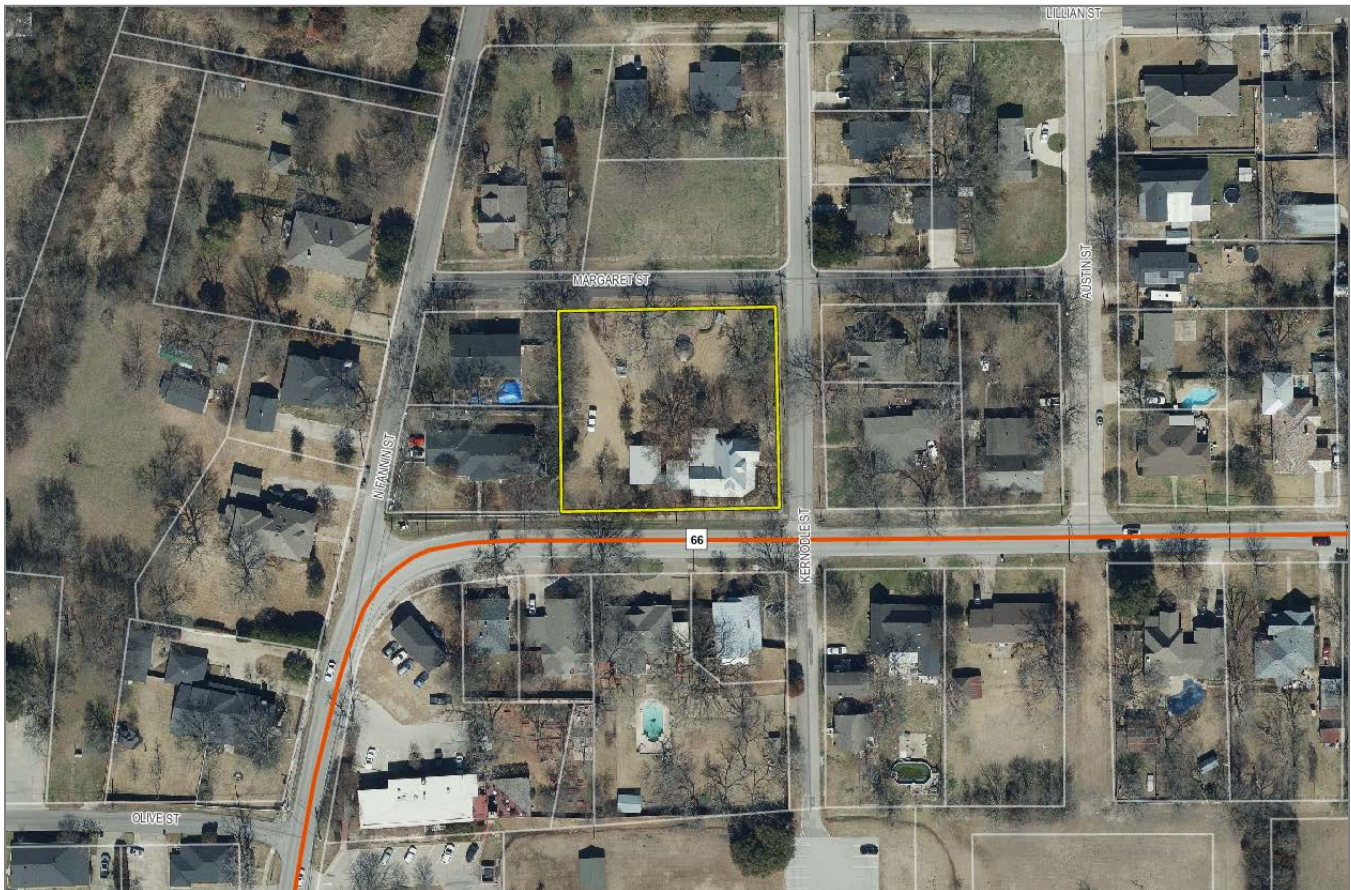


FIGURE 2: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant -- *Tim Herriage* -- recently purchased the subject property and is in the process of remodeling the single-family home on the subject property. As part of the remodel the applicant is proposing to [7] demolish an existing 176 SF covered porch and [2] construct a driveway approach off of Williams Street. The 176 SF covered porch is situated on the northside of the existing single-family home. According to the Rockwall Central Appraisal District (RCAD) the covered porch was constructed in 1885; however, based on the 1911 & 1934 Sanborn Maps the covered porch was not constructed as of April 1934. Staff has verified that the covered porch has been situated on the subject property since prior to 1977 based on historic records of the property. The applicant is proposing to remove this porch and create a standard 18-inch roof overhang (see *Figure 5 for an image of the covered porch*). According to the applicant's letter the reason that the demolition is being requested is to facilitate drainage improvements on the property, and to allow the future subdivision of the subject property into "...as many as four total [lots], or as little as two [lots]."

The applicant is also proposing to construct a new driveway along Williams Street. The site plan provided by the applicant shows that the driveway will be approximately 140-feet from the intersection of Williams Street and Kernodle Street. The applicant's letter states that the driveway will be constructed with concrete. This driveway would be necessary if the applicant is proposing to subdivide the lot in the future. Currently, the property is served from Margert Street.

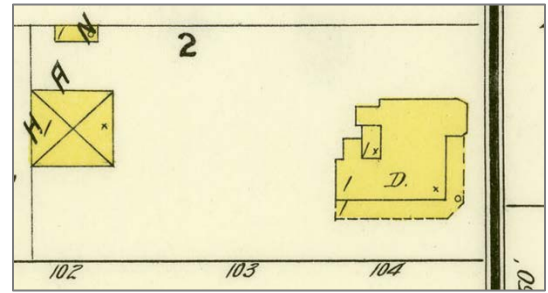


FIGURE 3: 1911 SANBORN MAPS

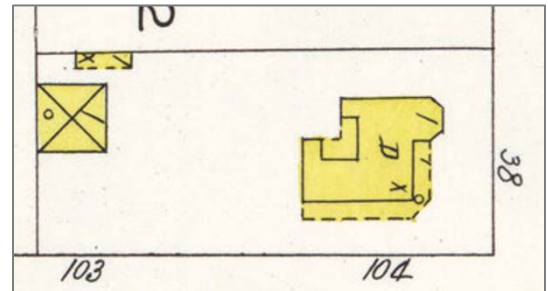


FIGURE 4: 1934 SANBORN MAPS



FIGURE 5: COVERED PORCH TO BE REMOVED



FIGURE 6: PROPOSED DRIVEWAY LOCATION

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, is designated as a *High Contributing Property*, and is directly adjacent to two (2) contributing properties (*i.e. 302 Margaret Street which is a High Contributing Property and 303 N. Fannin Street which is a Medium Contributing Property*). This section of the ordinance goes on to list specific examples of projects where a Certificate of Appropriateness (COA) is required; "...examples of situations that require a Certificate of Appropriateness (COA) for work performed on an applicable property [*include:*] ... (b) Demolition or removal of an existing structure... [*and*] (c) alterations to the façade, including additions and removals that will be visible from a public street...". The two (2) projects proposed by the

applicant (*i.e. the addition of a new concrete driveway and demolition of an existing covered porch*) are projects that require a Certificate of Appropriateness (COA).

Looking at the proposed demolition of the 176 SF covered porch, Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states:

"Demolition of a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below. Demolition of a structure would be allowed if:

- (a) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- (b) A structure does not contribute to the historical or architectural character and importance of the Historic District (*e.g. a Non-Contributing Structure*), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- (c) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (*see Section 11, Demolition by Neglect*)."

In this case, staff has established that the covered porch is not original to the single-family home that was constructed in 1885. Based on the dates estimated by staff (*i.e. that the covered porch was constructed after 1934 but prior to 1977*), the covered porch does not appear to be architecturally and historically significant to the existing single-family home, and the removal of the structure would bring the property closer into conformance with original structure constructed by M. H. McCoy.

With regard to the proposed driveway, the applicant has submitted a site plan showing that the drive approach will be constructed on the side yard of the subject property off of Williams Street (*i.e. SH-66*). According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(u)nless previously used for a driveway, the side yard is to be used for landscaping with the purpose of enhancing the structure with plant materials." In addition, this section goes on to state that "the driveway should not exceed a width of ten (10) feet ..." [and] "... (o)n a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street." In this case, the garage on the subject property was constructed in 1980, faces towards the rear property line, and takes access from Margaret Street.

Staff is also obligated to point out that the applicant's request of setting the driveway 140-feet from the intersection of Kernodle Street and Margaret Street does not meet the minimum standards established by the City of Rockwall and the Texas Department of Transportation (TXDOT). Specifically, the City's *Engineering Standards of Design and Construction Manual* stipulates a minimum driveway spacing of 200-feet from the intersection of a *Collector* (*i.e. SH-66 or Williams Street*) and *Local* (*i.e. Kernodle Street*), and the Texas Department of Transportation's (TXDOT's) *Access Management Manual* requires a minimum spacing for driveways of 200-feet for State Highways with a posted speed of 30 MPH. The applicant has stated in his letter that there are currently seven (7) driveways within 200-feet of the subject property that take access onto SH-66. It should be noted that there are actually only six (6) residential driveways within 200-feet of the subject property, and that all but one (1) driveway is located on the southside of SH-66. The subject property is currently on the northside of SH-66. Staff should also point out that these homes were constructed in 1905, 1918, 1939, 1975, 1985, and 1991, well before the current traffic volumes carried by this roadway were established, and that many of the properties on the southside of SH-66 only have the ability to access SH-66. The subject property has the ability to access both Kernodle Street and Margaret Street, which are smaller roadways intended to carry residential traffic. It is also worth mentioning that no new driveways have been permitted onto SH-66 in this area since 1991. Staff did request that the Police Department provide a list of vehicular accidents in the area between N. Fannin Street and Kernodle Street from 2020 to present, and was provided with a report of five (5) separate vehicular accident reports in this block (*i.e. one [1] from 2020, two [2] from 2021, and two [2] from 2022*). Since the applicant will need to request a variance from both the City of Rockwall's Planning and Zoning Commission and the Texas Department of Transportation (TXDOT) before being able to proceed with construction, the Historic Preservation Advisory Board (HPAB) would be providing a recommendation through the action taken in this Certificate of Appropriateness (COA) case.

Subsection 06.03(G)(5), *Standards for Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states "(t)he Historic Preservation Advisory Board 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 [*Section 06.03, Historic Overlay (HOV) District, UDC*] and proposed preservation criteria [*Appendix D, Historic Preservation Guidelines, UDC*]." As stated above, the proposed demolition of the covered porch does not appear to change the essential character of the subject property; however, the proposed driveway approach off of SH-

66 appears to not only have the potential to create an unsafe condition by adding an additional driveway on SH-66, but also provides the applicant with the ability to subdivide the property into additional lots that could affect the character of the subject property. In addition, the driveway request is not consistent with the regulations contained in the Unified Development Code (UDC). With this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to seek approval of a variance from the Planning and Zoning Commission and the Texas Department of Transportation (TXDOT) for driveway spacing.
- (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 501 Kernodle St, Rockwall, TX 75087

SUBDIVISION Buttgen LOT 1R 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 Tim Herring

ADDRESS 501 Kernodle St
Rockwall, TX 75087

PHONE 214 607 1227

E-MAIL tim@timherring.com

APPLICANT(S) NAME _____

ADDRESS _____

PHONE _____

E-MAIL _____

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 5,000

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.

We propose to demolish the side porch and overhang on the North side of the home. We will replace with an 18" - 24 inch overhang. we will use the same siding as in present. This is part of the structure that was added in 1985. This is necessary in order to fix drainage.

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 _____



H2022-004 COA for 501 Kernodle Street

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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









MAY 7 2007



MAY 7 2007



50

NOV 10 2004

Dear Board Members,

I am the owner of 501 Kernodle St, Rockwall, TX 75087. This property was developed more than 150 years ago and currently sits on just shy of an acre of land. While this was common in 1883, it is no longer common today nor is it sustainable. This is in large part due to poor drainage on the property that has been caused by the elevation of Margaret and Kernodle Streets. Significant lot drainage modifications need to be undertaken to mitigate further damage and degradation of the historic home at this site. The most impactful is the relocation of the long gravel driveway. Replacing this driveway with a concrete alternative on Williams. This will allow a swale to be cut from West to East. This swale is needed in order to divert the storm water that drains from the City streets onto the property, and under the historic home. These streets are higher than the property's foundation.

It is our intention to restore and protect this historical property and put it on a course to be maintained for another century. To date, we have literally dug the home out of the ground. We have installed a \$10,000 French drain and sump pump system to protect the home from the watershed that is occurring.

Our plan is to subdivide this property into multiple properties. This could be as many as four total, or as little as two. We believe this will put the property on a path to preservation and create a maintenance and upkeep situation that is sustainable for another century.


We cannot continue with our subdivision and drainage planning without first requesting the variance we seek today. We are requesting a waiver and variance of the City of Rockwall and the Texas Department of Transportation minimum entrance spacing. The approximate spacing I am requesting is 140' on each side vs the 200' minimum. This request is consistent with the neighborhood, area, and the immediate vicinity. In fact, there are 7 driveways within 200 feet of the proposed site.

In my attached site plan, I have modified the original plan to accommodate the City of Rockwall's safety concerns. This new plan only allows entrance and exit into or from the westbound lane. This plan also allows for adequate turning radius and back up aprons, which will prevent the need and ability to reverse onto Williams.

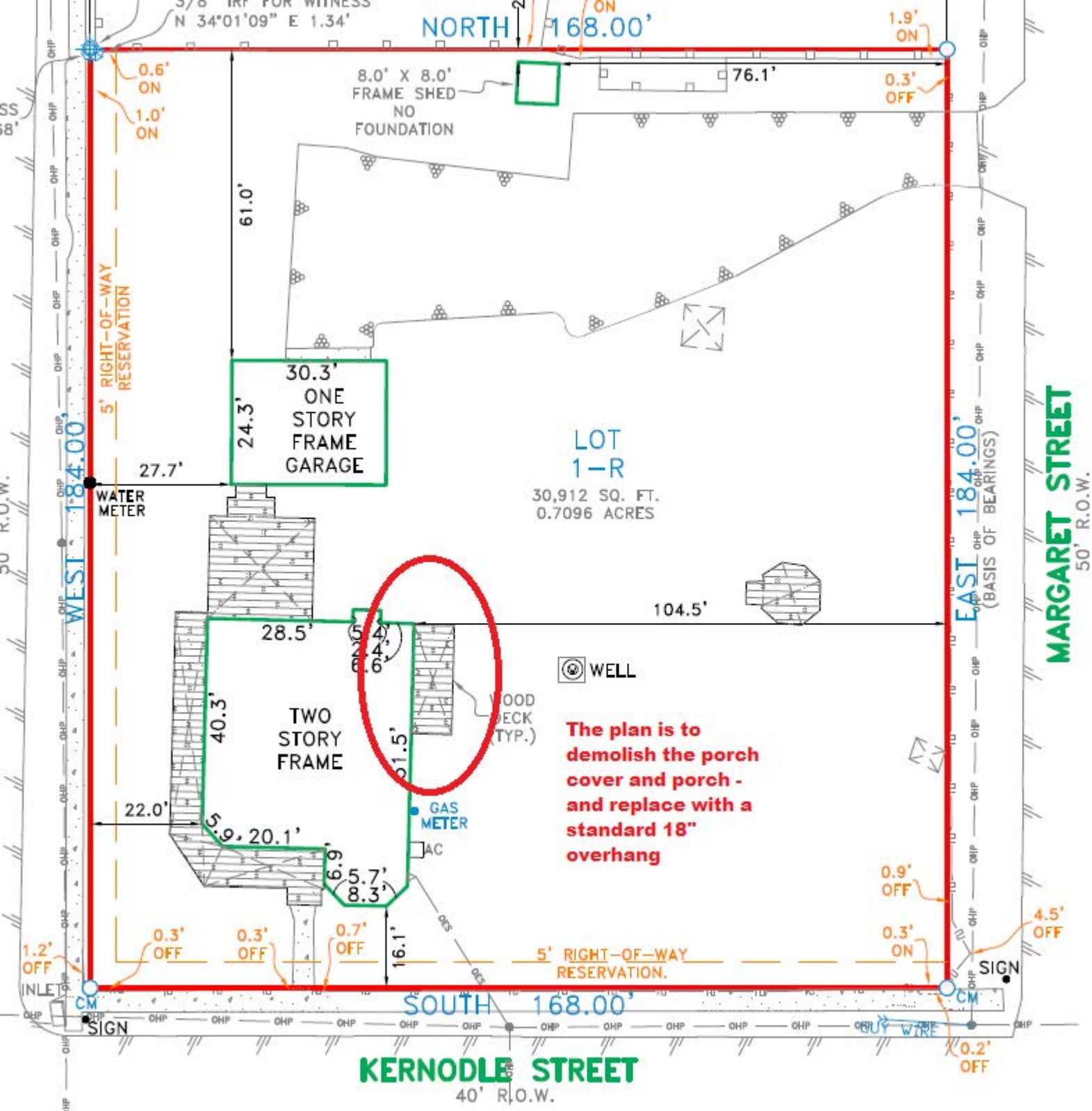
Upon approval of this variance and the associated permit, we will finalize and submit a subdivision plan and our drainage improvement plans. These plans will address the drainage issues associated with the current lot plan – which will further protect the unique historical home we own.

As multigenerational residents, citizens, and property owners of the City of Rockwall and Rockwall County, it is our goal to increase property values, maintain the unique and historical nature of this property, and create more housing options within this highly desirable area.

Sincerely,



Tim Herriage and Jennifer Raney Herriage
Jennifer's Homes, Inc





501 Kernodle Street

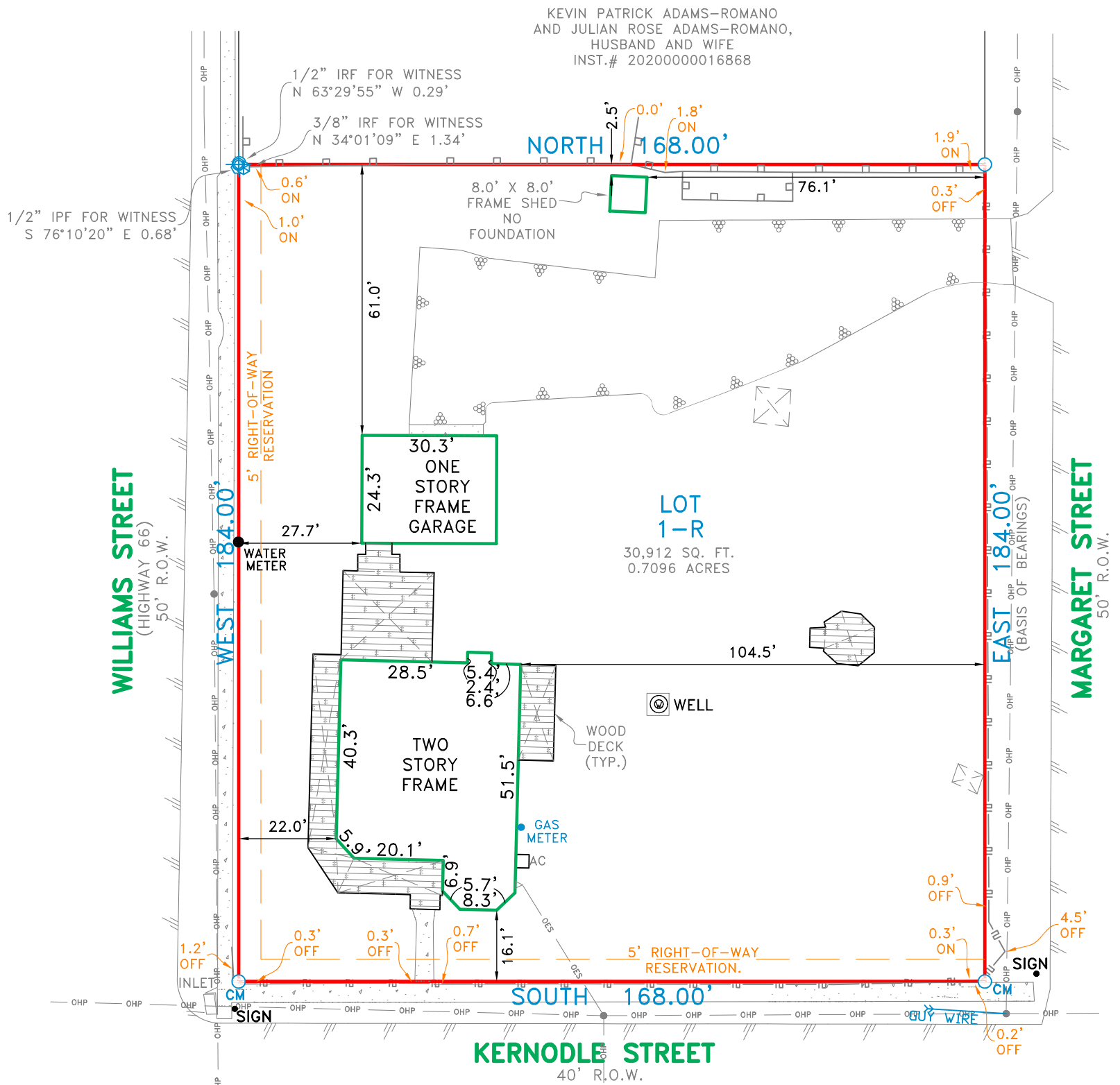
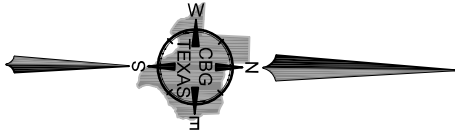
Lot 1-R, Block 2, of BUTTGEN ADDITION, an Addition to the City of Rockwall of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet F, Slide 221, of the Plat Records of Rockwall County, Texas.

Independence Title
Explore www.IndependenceTitle.com



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1/2" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. F, SLD. 221

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 1349, PG. 286

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: BVM/SRG

Scale: 1" = 30'

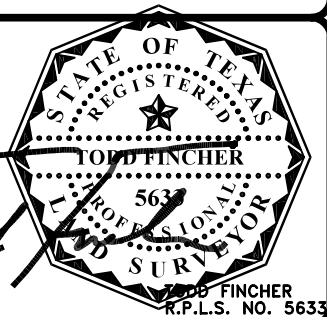
Date: 07-23-2021

GF No.:
2142620-RWDA

Job No. 2115553



419 Century Plaza Dr., Ste 210
Houston, TX 77075
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com



Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____

TOM FINCHER
R.P.L.S. NO. 5633

Basic Eave Configurations



WILLIAMS STREET

(HIGHWAY 66)
50' R.O.W.

WEST 184.00'

KERNODE STREET

40' R.O.W.

SOUTH 168.00'

EAST 184.00'

(BASIS OF BEARINGS)

MARGARET STREET

50' R.O.W.

DR WITNESS
10" E 0.68'

N 63°29'55" W 0.29'

3/8" IRF FOR WITNESS
N 34°01'09" E 1.34'

NORTH 168.00'

0.0' ON
1.8' ON

1.9' ON

5' RIGHT-OF-WAY RESERVATION

5' RIGHT-OF-WAY RESERVATION

LOT 1-R
30,912 SQ. FT.
0.7096 ACRES

ONE STORY FRAME GARAGE
24.3' x 30.3'

TWO STORY FRAME
40.3' x 28.5'

8.0' X 8.0' FRAME SHED NO. FOUNDATION

76.1'

104.5'

WELL

WOOD DECK (TYP.)

GAS METER

WATER METER 27.7'

1.2' OFF
0.3' OFF

0.3' OFF
0.3' OFF

0.7' OFF

16.1'

0.3' ON
0.9' OFF

0.2' OFF

4.5' OFF

SIGN INLET

SIGN

WIRE

SIGN











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: May 19, 2022
APPLICANT: Rodney and Fran Webb
CASE NUMBER: H2022-005; *Certificate of Appropriateness (COA) for 507 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

BACKGROUND

According to the *2012 Historic Preservation Resource Survey*, the subject property, known as the “Key’s” home and is the old homestead of Dr. T. L. Keys. The home on the property was built in 1894 and originally had only three (3) rooms. Later, a modern kitchen was added to the back of the house along with an upstairs bedroom. Dr. Keys, who was a medical doctor and owned a local drug store, owned the house until his death in 1925. J. E. Risley, the Rockwall Postmaster, owned the home from 1927 to 1937.

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. The *2017 Historic Preservation Resource Survey* states that existing on the subject property is a 1,997 SF single-family home that was constructed in 1894. In addition, one (1) accessory structure (*i.e. a detached garage*) was constructed on the property in 1985 and is situated



FIGURE 1: AUGUST 17, 2012

behind the main structure, facing N. Tyler Street, adjacent to the eastern property line. Additionally, the *2017 Historic Resource Survey* states that the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is two (2) stories and was constructed in a *Folk L Plan Style*. According to the City’s historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.

On August 21, 2003, the *Historic Preservation Advisory Board* approved a *Certificate of Appropriateness (COA)* [H2003-003] for the addition of a front porch. On May 17, 2018, the *Historic Preservation Advisory Board* approved a *Certificate of Appropriateness (COA)* [H2018-010], a *Building Permit Fee Waiver* [H2018-011], and a *Small Matching Grant* [H2018-012] of \$1,000 to replace the then 1960s aluminum windows with a more period-appropriate looking window. No other improvements have been made to the building since the creation of the Old Town Rockwall (OTR) Historic District.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the alteration of the front porch on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 507 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, two (2) are developed with residential homes (505 E. Kaufman, & 502 Williams Street) and one (1) is a vacant tract of land owned by Rockwall Independent School District (RISD) (i.e. part of Block 17, F&M Addition). All three (3) of these properties are zoned Single-Family 7 (SF-7) District. Beyond this is Williams Street (i.e. SH-66), which is identified as a Minor Collector on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, both of which are developed with single-family homes. Both of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Tyler Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land, three (3) developed with single-family homes (i.e. 601, 603, & 605 E. Rusk Street), and two (2) developed with a Public Theater (i.e. Rockwall Community Playhouse). Beyond this is N. Clark Street, which is identified as a Minor Collector on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is 503 E. Rusk, which is zoned Single-Family 7 (SF-7) District and developed with a single-family home. Beyond this is N. San Antonio Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 406 E. Kaufman Street, which is zoned General Retail (GR) District and developed with a General Retail Store (i.e. AT&T), Beyond this is 401 E. Rusk Street, which is zoned Single-Family 7 (SF-7) District and developed with a single-family home. Beyond this is N. San Augustine Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting to add a thin red brick to the floor of the front porch. According to the applicant’s letter, the applicants are “... preparing to add brick to the front porch at 507 E. Rusk. The current porch is concrete and is not historically appropriate. We [the applicants] would like to request a Certificate of Appropriateness for this replacement. The property is considered low contributing to the historic district, and we [the applicants] would like for it to look a bit more historically correct since it was built in the 1890’s.”



EXHIBIT 1: BRICK EXHIBIT

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), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case, the proposed scope includes alterations to the floor of the porch that will be visible from a public street (*i.e. Rusk Street*). According to Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ny paving in the front yard should be consistent with the historic character of the property or nearby contributing properties." Staff should note that proposed project does not appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. In addition, the project would provide for a more historically appropriate aesthetic to the existing concrete slab, which was added to the home after the original construction in 1894. With this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

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

- (1) 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: **H2022-005**

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

DIRECTOR OF PLANNING:

DATE RECEIVED: **April 22, 2022**
RECEIVED BY: **Angelica**

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 **507 E. Rusk**
 SUBDIVISION **Griffith** LOT **C** BLOCK **11**

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 **Rodney & Fran Webb**
 ADDRESS **507 E. Rusk**
Rockwall TX 75087
 PHONE **972-824-6690 972-998-6133**
 E-MAIL **webbsite3@att.net**

APPLICANT(S) NAME
 ADDRESS
 PHONE
 E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: **brick front porch**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 10,500**

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.

we will have the front porch bricked to give it a more authentic look as opposed to the current cracked concrete

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

Fran Webb

APPLICANT'S SIGNATURE



H2022-005: COA for a Low Contributing Property at 507 E. Rusk

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





City of Rockwall

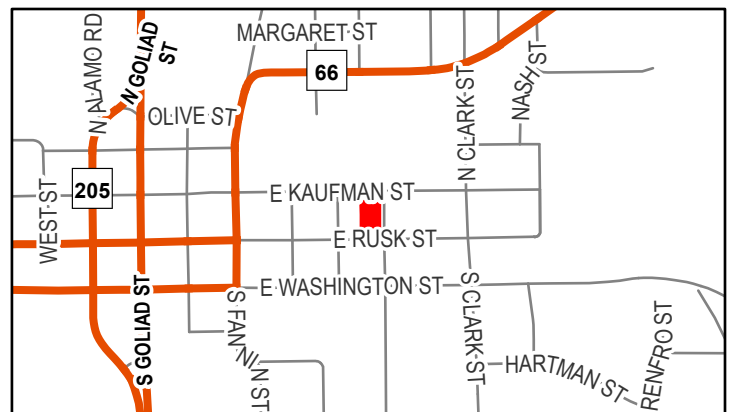
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Case Number: H2022-005
Case Name: COA for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E. Rusk Street

Date Saved: 5/3/2022
 For Questions on this Case Call (972) 771-7745



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

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

WIKTORCHIK ROBERT T
1515 N TOWN EAST BLVD STE 138-416
MESQUITE, TX 75150

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
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613 EMERY ST
DENTON, TX 76201

HOBACK BRENDA G & JERRY L TORRES
6702 SUMAC LN
ROWLETT, TX 75089

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

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. H2022-005: COA for a 507 E. Rusk Street

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Certificate of Appropriateness (COA) for a Low Contributing Property being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 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, May 19, 2022 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, May 19, 2022 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



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. H2022-005: COA for 507 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





NOV 11 2004



507

AUG 13 2003



AUG 13 2003

507 E. Rusk Street
Rockwall TX 75087
April 20, 2022

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

To Whom It May Concern:

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My husband, Rodney, and I are preparing to add brick to the front porch at 507 E. Rusk. The current porch is concrete and is not historically appropriate. We would like to request a Certificate of Appropriateness for this replacement. The property is considered low contributing to the historic district, and we would like for it to look a bit more historically correct since it was built in the 1890s.

Thank you for your time and consideration. We are proud to live in the Historic Downtown Rockwall Area and want the homes to be improved with each home's history in mind. Do not hesitate to contact me at webbsite3@att.net or (972) 978-6133, or Rodney at (972) 824-6690, with any questions. I have included the completed Historic Preservation Advisory Board Application and other documentation.

Sincerely,

A handwritten signature in black ink that reads "Fran Webb". The signature is written in a cursive, flowing style.

Fran Webb

ESTIMATE

Rodney Webb
507 E Rusk Street
Rockwall, Texas 75087
(972) 824-6690

Jack's Masonry

Rockwall, TX 75032

Phone: (469) 652-0115

Email: Jacksmasonry7@gmail.com

Estimate # 000214

Date 03/24/2022

Description	Total
Front Porch Thin Brick Layer	\$4,900.00
First start by washing, removing any debris. Then install mason sand and cement glue. After that install brick and lastly fill in joints with mortar.	
* Materials include Mason Sand, Cement glue and Mortar. (Bricks are not included)	
507 sqft.	
* Labor is included in price	

Subtotal	\$4,900.00
Total	\$4,900.00
Deposit Due	\$1,000.00



Signed on: 03/24/2022

Jack Jusufi

Rodney Webb

DECOR

Date 04/18/2022 Time 4:01 PM

Storage Buy Order SB013102596879738

Store 131 Register 2
Associate 76467 Leslie

MIIN BRICK CASTLE GATE FLATS 1
100823723 4,650 @ 1.07 4,975.50
Tax Override - TXWEB
Local Delivery 1
906000016 1 @ 210.03 210.03
Tax Override - TXWEB

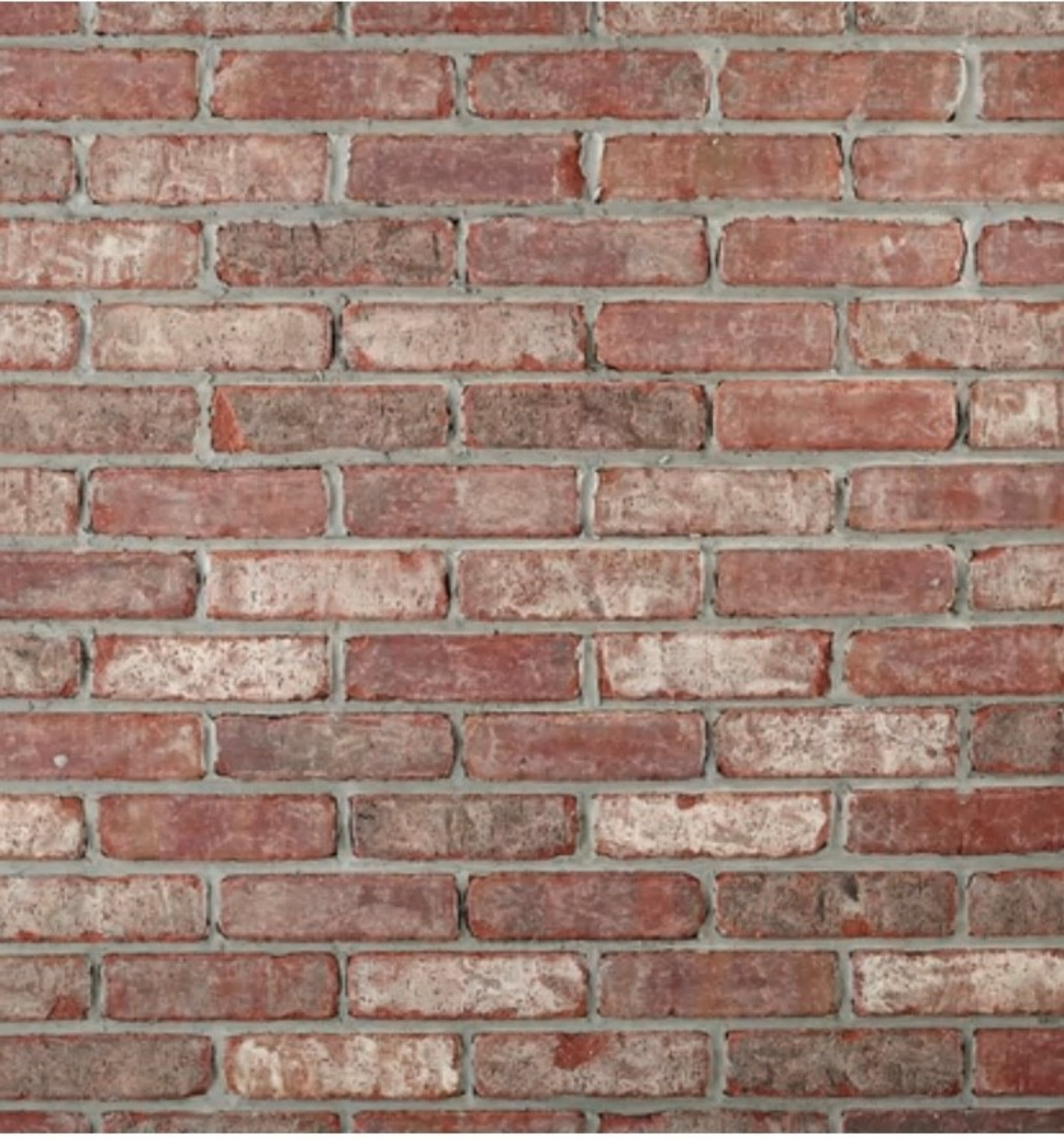
Sales Tax 427.81

Storage Buy Amount: 5,613.34

of Units 4,651

Customer Rodney Webb
Customer ID 131080007

Pickup Date:





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: May 19, 2022
APPLICANT: Rodney and Fran Webb
CASE NUMBER: H2022-007; *Small Matching Grant for 507 E Rusk Street*

On May 3, 2022, staff received applications for a Certificate of Appropriateness (COA) [H2022-005] and a Small Matching Grant from the property owners -- *Rodney and Fran Webb* -- for the purpose of facilitating the refinishing the front porch on the subject property with brick. The subject property is located at 507 E. Rusk Street and is designated as a *Medium 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 *Medium Contributing Property*. The project includes improvements that will be visible from the street (*i.e. refinishing the floor of the front porch in brick*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$10,513.34, and would be qualified for a small matching grant of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of May 9, 2022, the Historic Preservation Advisory Board (HPAB) has approved zero (0) small matching grants for FY2022. 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: **H2022-005**

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

DIRECTOR OF PLANNING:

DATE RECEIVED: **April 22, 2022**
RECEIVED BY: **Angelica**

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: **507 E. Rusk**
 SUBDIVISION: **Griffith** LOT: **C** BLOCK: **11**

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: **Rodney & Fran Webb**
 ADDRESS: **507 E. Rusk**
Rockwall TX 75087
 PHONE: **972-824-6690 972-998-6133**
 E-MAIL: **webbsite3@att.net**

APPLICANT(S) NAME: _____
 ADDRESS: _____
 PHONE: _____
 E-MAIL: _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: **brick front porch**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 10,500**

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.

we will have the front porch bricked to give it a more authentic look as opposed to the current cracked concrete

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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

Fran Webb

APPLICANT'S SIGNATURE



H2022-005: COA for a Low Contributing Property at 507 E. Rusk

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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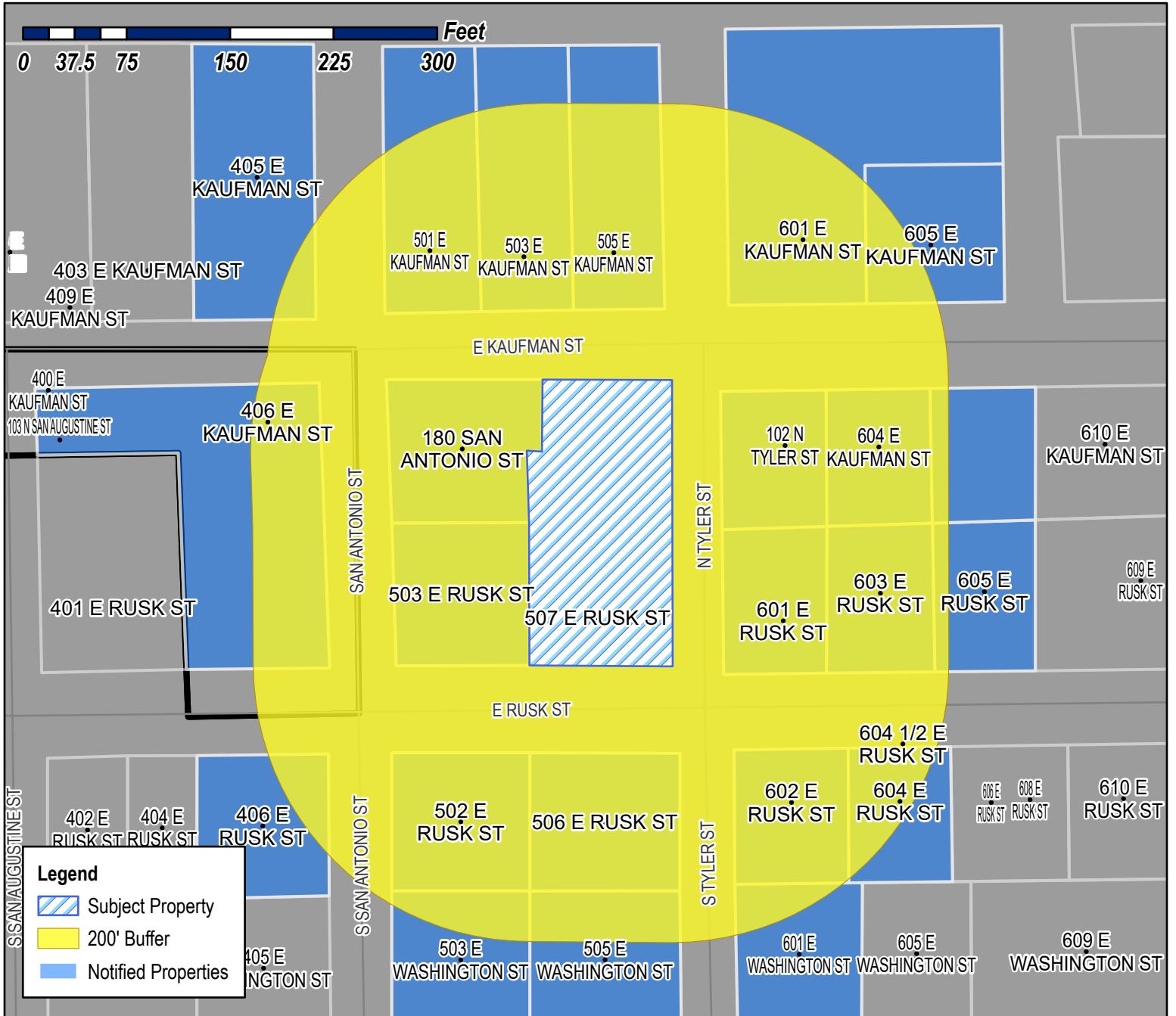




City of Rockwall

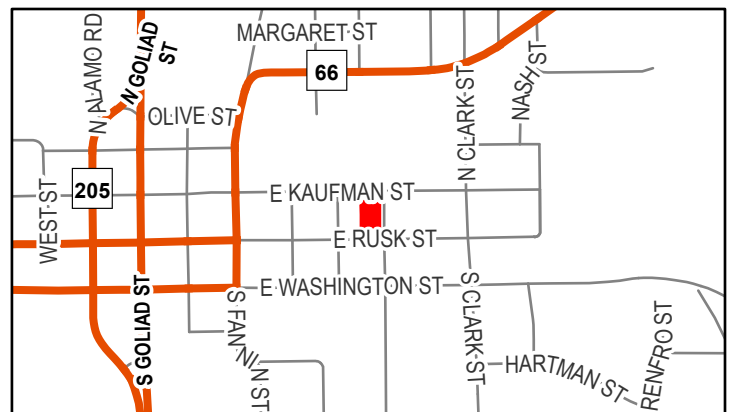
Planning & Zoning Department
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Case Number: H2022-005
Case Name: COA for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E. Rusk Street

Date Saved: 5/3/2022
 For Questions on this Case Call (972) 771-7745



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ROCKWALL, TX 75087

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

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. H2022-005: COA for a 507 E. Rusk Street

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Certificate of Appropriateness (COA) for a Low Contributing Property being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

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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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. H2022-005: COA for 507 E. Rusk Street

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



387

387

387



NOV 11 2004



507

AUG 13 2003



AUG 13 2003

507 E. Rusk Street
Rockwall TX 75087
April 20, 2022

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

To Whom It May Concern:

SUBJECT: CERTIFICATE OF APPROPRIATENESS

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Sincerely,

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Fran Webb

ESTIMATE

Rodney Webb
507 E Rusk Street
Rockwall, Texas 75087
(972) 824-6690

Jack's Masonry

Rockwall, TX 75032

Phone: (469) 652-0115

Email: Jacksmasonry7@gmail.com

Estimate # 000214

Date 03/24/2022

Description	Total
Front Porch Thin Brick Layer	\$4,900.00
First start by washing, removing any debris. Then install mason sand and cement glue. After that install brick and lastly fill in joints with mortar.	
* Materials include Mason Sand, Cement glue and Mortar. (Bricks are not included)	
507 sqft.	
* Labor is included in price	

Subtotal	\$4,900.00
Total	\$4,900.00
Deposit Due	\$1,000.00



Signed on: 03/24/2022

Jack Jusufi

Rodney Webb

DECOR

Date 04/18/2022 Time 4:01 PM

Storage Buy Order SB013102596879738

Store 131 Register 2
Associate 76467 Leslie

MIIN BRICK CASTLE GATE FLATS 1
100823723 4,650 @ 1.07 4,975.50
Tax Override - TXWEB
Local Delivery 1
906000016 1 @ 210.03 210.03
Tax Override - TXWEB

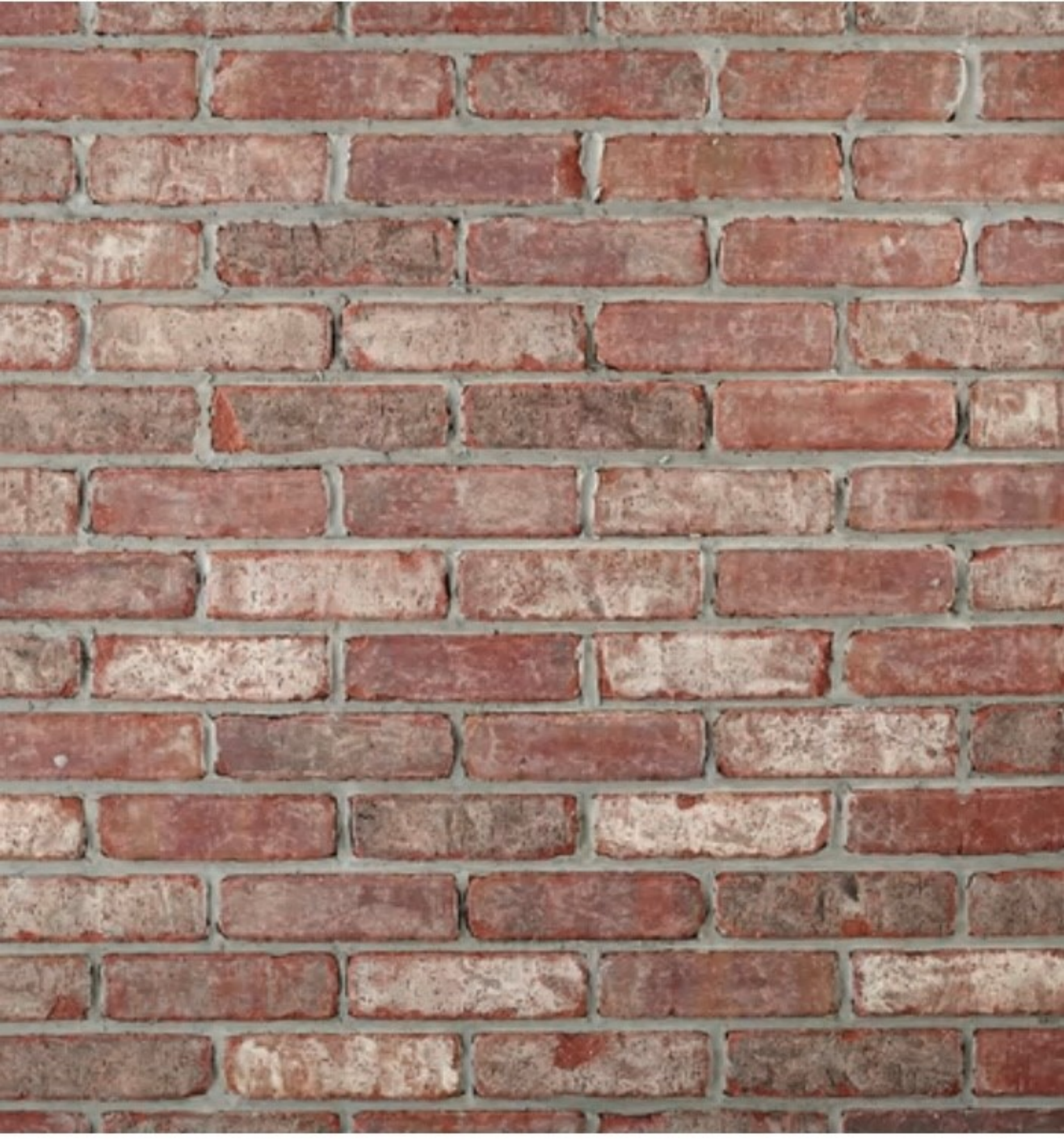
Sales Tax 427.81

Storage Buy Amount: 5,613.34

of Units 4,651

Customer Rodney Webb
Customer ID 131080007

Pickup Date:





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: May 19, 2022
APPLICANT: Tari and Donald Kinsey
CASE NUMBER: H2022-008; *Certificate of Appropriateness (COA) for 317 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a *Certificate of Appropriateness (COA)* for a *Low Contributing Property* being 0.2730-acre parcel of land identified as Part of Lot 13 and all of Lot 14, Block C, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 317 S. Fannin Street, and take any action necessary.

BACKGROUND

According to the *2012 Historic Preservation Resource Survey*, the home was constructed circa 1900, and according to the Rockwall Central Appraisal District (RCAD) the home was remodeled in 1940. However, the *2017 Historic Resource Survey* indicates the home was constructed in 1940. With this being said, the home appears to be more characteristic of a 1900's home as indicated on the *2012 Historic Preservation Resource Survey*, and is built in the Folk "L" architectural style. The home is identified as a *Low-Contributing Property* in the Old Town Rockwall (OTR) Historic District. The reason for the *Low Contributing Property* designation is that the doors, windows, and exterior wall materials have been replaced and the front porch has been altered from the original footprint.



FIGURE 1: SEPTEMBER 28, 2012

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in addition to the single-family home there is a 204 SF accessory structure that was constructed in 1940. According to the *2017 Historic Resource Survey* the accessory building is identified as a *Non-Contributing* structure. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) district. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from Single-Family 3 (SF-3) district to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District.

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the replacement of the existing horizontal blue siding with a mix of vertical and horizontal cream board and batten siding on a portion of the front façade.

ADJACENT LAND USES AND ACCESS

The subject property is located at 317 S. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.209-acre parcel of land developed with a *Non-Contributing* 1,441 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.161-acre parcel of land developed with a *Medium Contributing* 1,408 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.321-acre parcel of land developed with a *Low Contributing* 1,675 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is Denison Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.321-acre parcel of land developed with two (2) *Medium Contributing* duplexes that are 800 SF and 1,296 SF in size. These properties are zoned Single-Family 7 (SF-7) District. Beyond this Munson Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.321-acre parcel of land developed with a *High Contributing* 1,768 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.321-acre parcel of land developed with a *Medium Contributing* 808 SF single family home that is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 306 Star Street and 307 Munson Street*) developed with *Non-Contributing* single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is Star Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.189-acre parcel of land developed with a *Medium Contributing* 3,713 SF single family homes that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is boundary for the Old Town Rockwall (OTR) Historic District. Followed by 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 7.3545-acre parcel of land developed with the City of Rockwall City Hall. This property is zoned Downtown (DT) District. Beyond this 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.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting a Certificate of Appropriateness (COA) to allow the replacement of siding on a portion of the single-family home on the subject property. Staff should note that the siding has already been installed and that the applicant has submitted an application in response to a *Stop Work Order* issued by the Neighborhood Improvement Services Department. The home was originally faced with a thin blue horizontal vinyl siding, however due to storm damage a portion of the vinyl siding on the front of the home would not stay affixed. This prompted the applicant to replace the vinyl siding with a mix of cream vertical and horizontal board and batten siding. Included in your packet is the applicant's letter and photos, which show that the work has already been complete. The applicant has indicated to staff that they intend to paint the existing blue siding to match the proposed cream board and batten siding.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Low Contributing Property*.

According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material." In this case, the applicant has changed the material from a vinyl siding to a wood board and batten. In addition, Section 07(C) states that "(m)aterials, structural and decorative elements and the manner

in which they are used, applied or joined together should be typical of the style and period of the existing structure... alterations and new construction should be visually compatible with neighboring historic buildings or structures.” The applicant has changed the color of the siding from blue to cream and changed the orientation of the siding from horizontal to vertical, however the applicant intends to paint the existing siding to match the newly installed siding. With this being said, despite the applicant’s changes to the building materials, the vertical board and batten siding generally maintains the historic character of the home. Staff should note that the original siding, before the blue siding, was a cream color as shown in *Figure 1* in the *Background* section of this memo.

With regard to the proposed alterations of the front façade, 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) outlines examples of situations that require a COA including “(a) alterations to the façade, including additions and removals that will be visible from a public street.” In this case the applicant’s alteration to the front façade of the home will be visible from S. Fannin Street. The applicant’s scope of work meets the existing UDC guidelines, and does *not* appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 6, 2022, staff mailed 27 notices to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2022-008

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

DIRECTOR OF PLANNING:

DATE RECEIVED: 5/4/22

RECEIVED BY: BR

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: 317 S. Fannin St Rockwall, TX 75032
 SUBDIVISION: EPPSTEIN LOT PT OF 13 BLOCK C
914

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: Tari + Donald Kinsey APPLICANT(S) NAME:
 ADDRESS: 2 Manor Ct ADDRESS:
 Heath, TX 75032
 PHONE: 972-571-1759 PHONE:
 E-MAIL: tari.kinsey@yahoo.com E-MAIL:

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 5600.00

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

See photos and letter attached

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE: *Tari Kinsey* APPLICANT'S SIGNATURE: *Tari Kinsey*



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

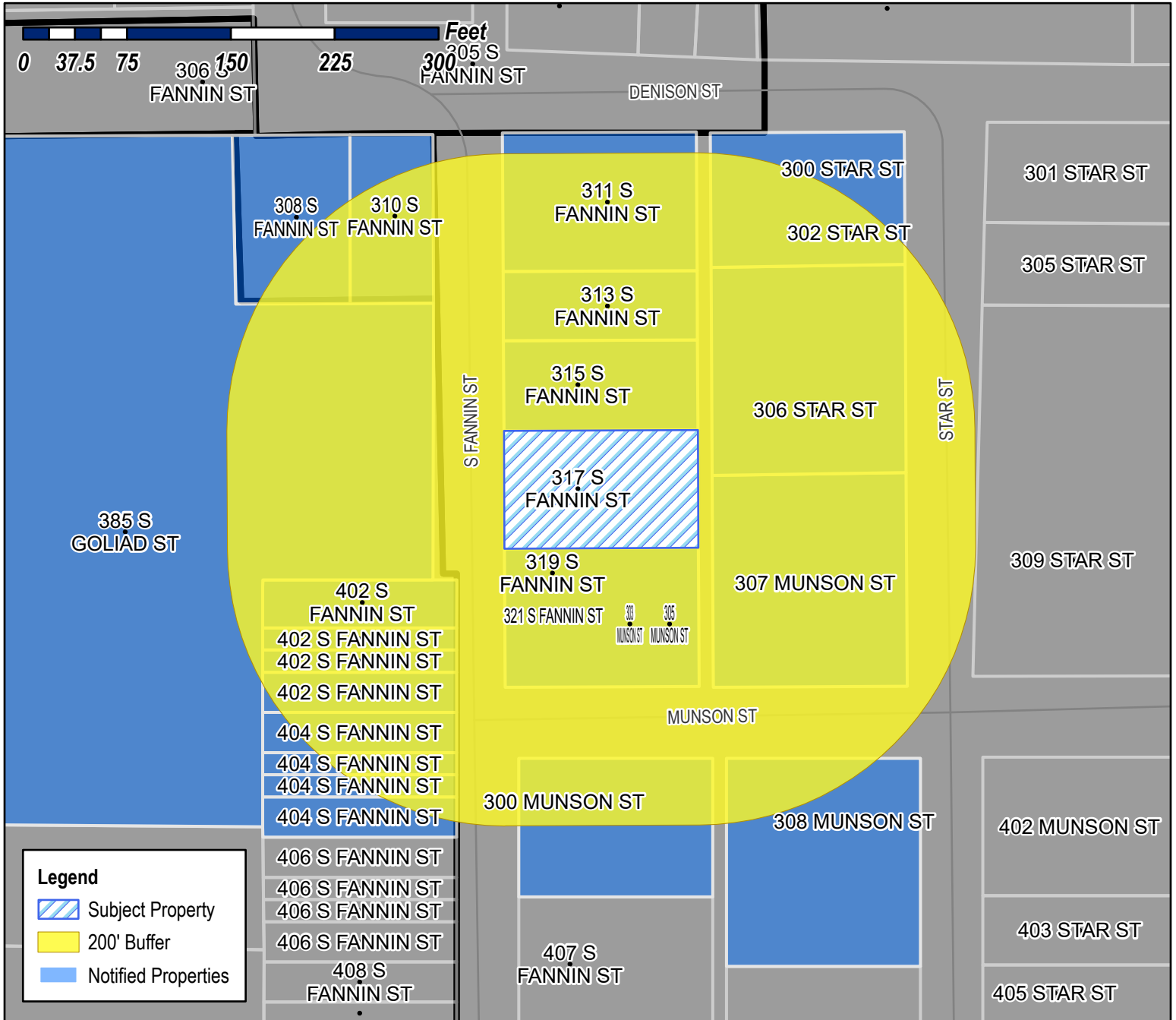




City of Rockwall

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

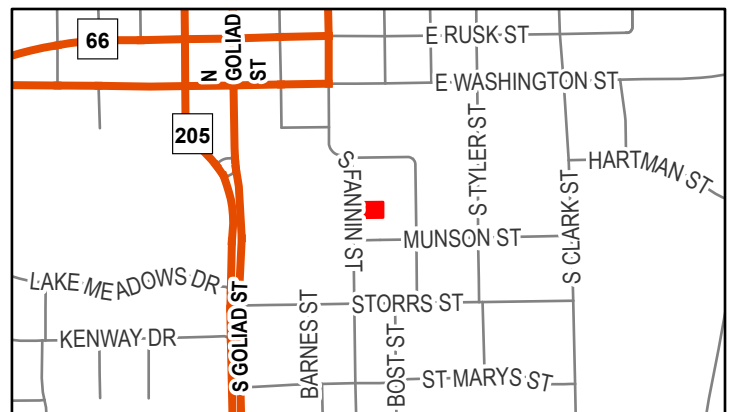
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2022-008
Case Name: COA for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 317 S. Fannin Street

Date Saved: 5/4/2022

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

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

RICKERSON CHARLES & VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

KINSEY DONALD & TARI
2 MANOR CT
HEATH, TX 75032

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

RAMSAY ROSS I AND CALLUM J
2235 RIDGE ROAD SUITE 201
ROCKWALL, TX 75087

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

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

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE
308 MUNSON ST
ROCKWALL, TX 75087

JOHNSON GREGORY DON AND SANDRA
308 S FANNIN ST
ROCKWALL, TX 75087

LATHAM MARK
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

KINSEY DONALD & TARI
317 S FANNIN ST
ROCKWALL, TX 75087

GOVERNMENT HOUSING
319 S FANNIN ST
ROCKWALL, TX 75087

WHITE BAILEY
402 S FANNIN ST # B
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
402 S FANNIN ST
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
402 S FANNIN ST
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75087

RAMSAY ROSS AND
MARSHA STELLY
404-D S FANNIN STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 S FANNIN ST
ROCKWALL, TX 75087

RAMSAY ROSS I AND CALLUM J
404 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. H2022-008: COA for 317 S. Fannin Street

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a Low Contributing Property being 0.2730-acre parcel of land identified as Part of Lot 13 and all of Lot 14, Block C, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 317 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, May 19, 2022 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, May 19, 2022 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



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. H2022-008: COA for 317 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.

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



HISTORIC PRESERVATION ADVISORY BOARD

APPLICATION PACKET

City of Rockwall

Planning and Zoning Department

To Whom it May Concern,

I would like to request permission from the HPAB to replace the siding on the left portion of the front facade of 317 Fannon St. The current siding seems to fall off in more severe weather conditions and we would also like to improve the look of the property by replacing it. We plan to use board + batten below the roofline and regular horizontal siding on the upper area.

Thankyou,
Tara Kinsey

before



after





317

NOV 12 2004



517



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: May 19, 2022

APPLICANT: Tori and Donald Kinsey

CASE NUMBER: H2022-009; *Certificate of Appropriateness (COA) for 501 Storrs Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a *High Contributing Property* being 0.1610-acre parcel of land identified as Lot 12, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Storrs Street, and take any action necessary.

BACKGROUND

The 1,108 SF single-family home situated on the subject property at 501 Storrs Street was constructed in 1885 in the *Folk Victorian* architectural style according to the *2017 Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 128 SF detached carport and a 30 SF accessory building situated on the subject property, both of which were constructed in 1994. The single-family home is classified as *High Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A *High Contributing Property* is defined a property that provides the highest level of contribution to local history; has an outstanding and/or unique style of architecture, craftsmanship or design; and/or has retained the majority of its historical character and integrity. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing a six (6) foot cedar fence on the east property line.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Storrs 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 (*i.e.* 403 & 405 Star Street) developed with *Non-Contributing* single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is a 0.321-acre parcel with a 3,851 SF single-family home situated on it. This property is designated as a *High Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this Munson Street, which is identified as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is the boundary for the Old Town Rockwall (OTR) Historic District, followed by Storrs Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with single-family homes and duplex all zoned Two-Family (2F) District.

East: Directly east of the subject property is a 0.161-acre parcel of land developed with a 1,097 SF single-family home. This property is designated as a *Non-Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this is an approximately ten (10) foot unimproved alleyway, followed by a 0.241-acre parcel of land developed with 833 SF single-family home. This property is designated as a *Non-Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District. Following this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property Star Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.482-acre parcel of land developed with a 2,631 SF single-family home. This property is designated as a *Low Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this is an approximately ten (10) foot unimproved alley, followed by three (3) parcels of land developed with single-family homes. Two (2) of these properties are designated as *Medium Contributing Properties* (*i.e. 407 & 411 S. Fannin Street*) and one (1) of these properties is designated as a *Non-Contributing Property* (*i.e. 409 S. Fannin Street*). Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by 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.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace an existing six (6) foot cedar fence, which was damaged by the recent storms. According to the applicant's development application the existing cedar fence runs along the eastern property line and is 72-feet long. The applicant would like to replace the fence with a new six (6) foot cedar fence with steel posts. The fence will have limited visibility from Storrs Street and Star Street, and have visibility from the adjacent property to the north.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the proposed fence is a six (6) foot cedar fence, which will match what is existing on the subject property. Staff should note that the fence will have limited visibility along Storrs Street, Star Street, and the adjacent property to the north.

Subsection 06.03(G)(5), *Standards for Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states "(t)he Historic Preservation Advisory Board 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 [Section 06.03, *Historic Overlay (HOV) District, UDC*] and proposed preservation criteria [Appendix D, *Historic Preservation Guidelines, UDC*]." In this case, the applicants request does not appear to adversely affect the character of the site or the adjacent properties, given that the adjacent properties are classified as *Non-Contributing Properties* in the Old Town Rockwall (OTR) Historic District and that the adjacent property to east already has a six (6) foot cedar fence. With this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 9 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2022-009

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 501 Starrs St Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Tari Kinsey
 ADDRESS 2 Manor Ct
 Heath, TX 75032
 PHONE 972-571-1759
 E-MAIL tari.kinsey@yahoo.com

APPLICANT(S) NAME _____
 ADDRESS _____
 PHONE _____
 E-MAIL _____

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

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

The last storm blew a portion of the fence down. The fence between 501 Starrs and 505 Starrs. It is 72 feet of straight fencing, would like to replace with 6ft cedar pickets on 2x4 rails/steel posts

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

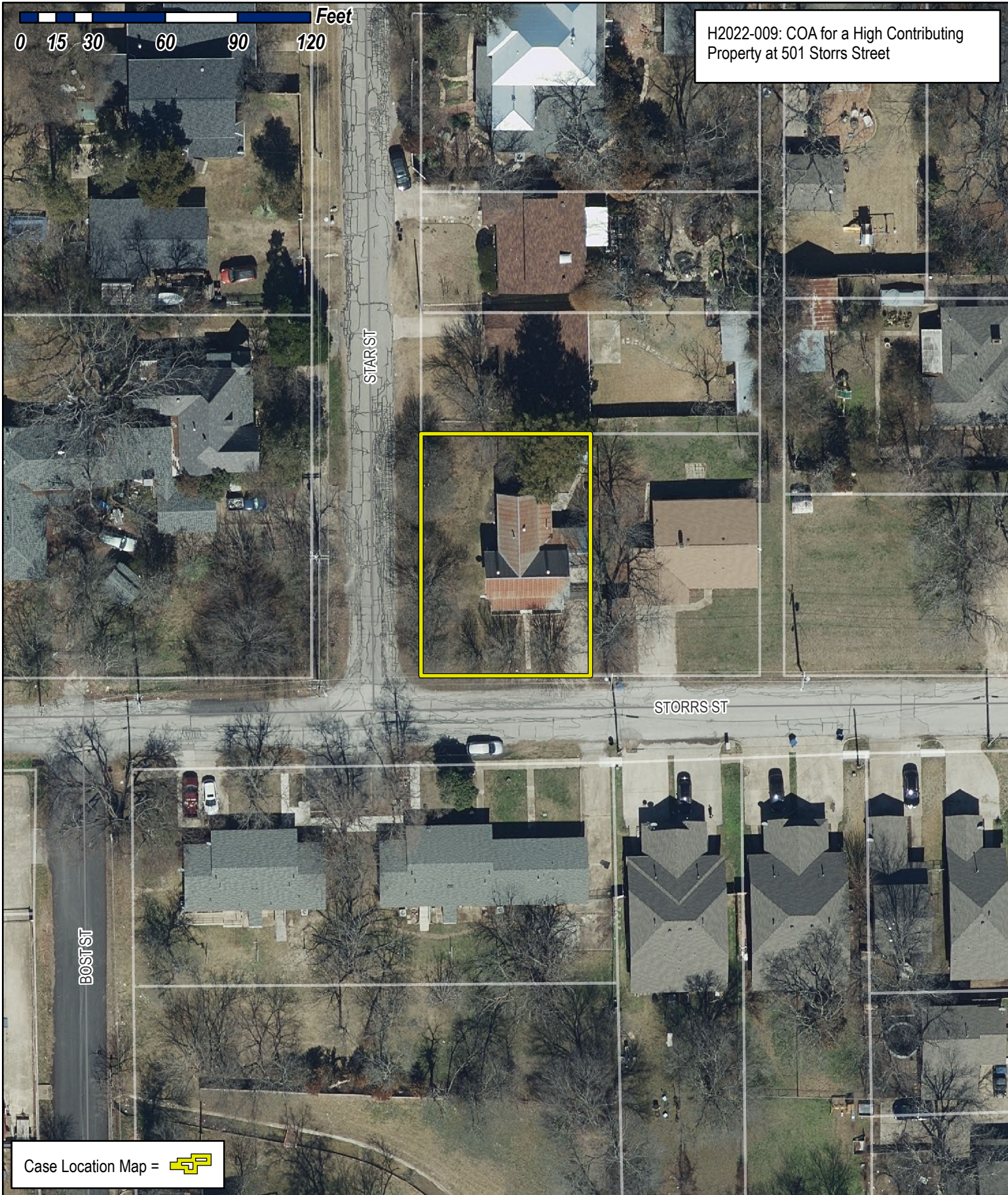
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE Tari Kinsey

APPLICANT'S SIGNATURE Tari Kinsey

0 15 30 60 90 120 Feet

H2022-009: COA for a High Contributing Property at 501 Storrs Street



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

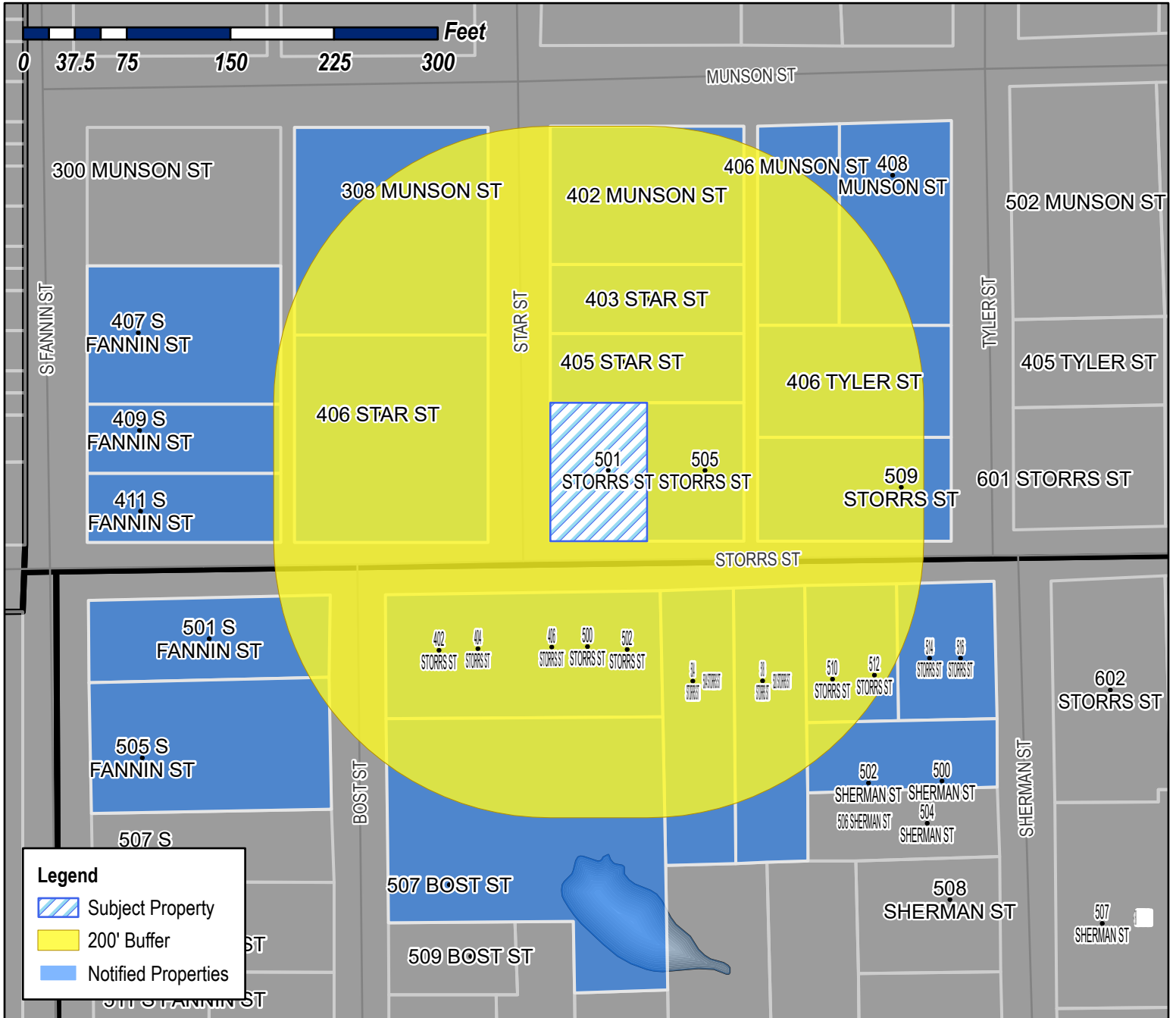




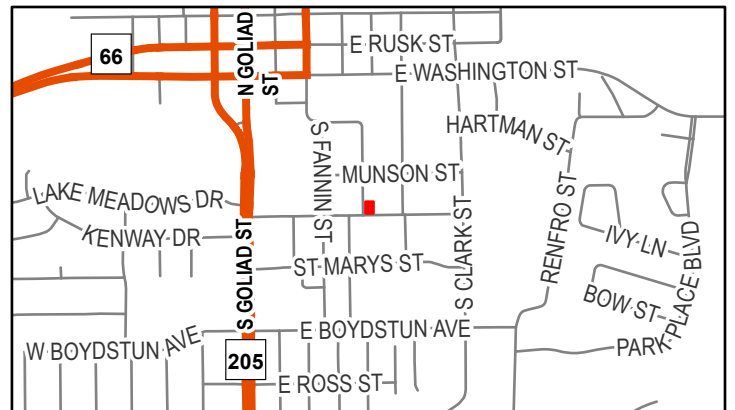
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: H2022-009
Case Name: COA for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Storrs Street



Date Saved: 5/6/2022

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

BKN REALTY LLC
1706 QUEENSBOROUGH DRIVE
ARLINGTON, TX 76006

MORGENSTERN CHRISTIAN
1957 E. FM 550
ROCKWALL, TX 75032

CAMPBELL W E
C/O RW SCC, LLC
206 STORRS ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

MORGENSTERN CHRISTIAN
402 MUNSON ST
ROCKWALL, TX 75087

HOUSING AUTHORITY
402-502 STORRS ST
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES AND LAUREN CHRISTINE
GRAVES-TRUSTEES
406 MUNSON STREET
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
407 S FANNIN ST
ROCKWALL, TX 75087

NORBURY ROBERT G & RITA M
408 MUNSON ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

CONFIDENTIAL
411 S FANNIN ST
ROCKWALL, TX 75087

STARK ROBERT C
500-502 SHERMAN ST
ROCKWALL, TX 75087

CAMPBELL W E
C/O RW SCC, LLC
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

STARK ROBERT C
504 STORRS ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

JONES ELTON E & LINDA M
505 STORRS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

POPE JOSHUA
509 STORRS ST
ROCKWALL, TX 75087

STARK ROBERT C
510-512 STORRS ST
ROCKWALL, TX 75087

JONES ELTON E & LINDA M
512 TERRY LN
ROCKWALL, TX 75032

STARK ROBERT C
514-516 STORRS ST
ROCKWALL, TX 75087

STARK ROBERT C
518-520 STORRS ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE CIR
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

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. H2022-009: COA for 501 Storrs Street

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being 0.1610-acre parcel of land identified as Lot 12, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Storrs 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, May 19, 2022 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, May 19, 2022 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



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. H2022-009: COA for 501 Storrs 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:

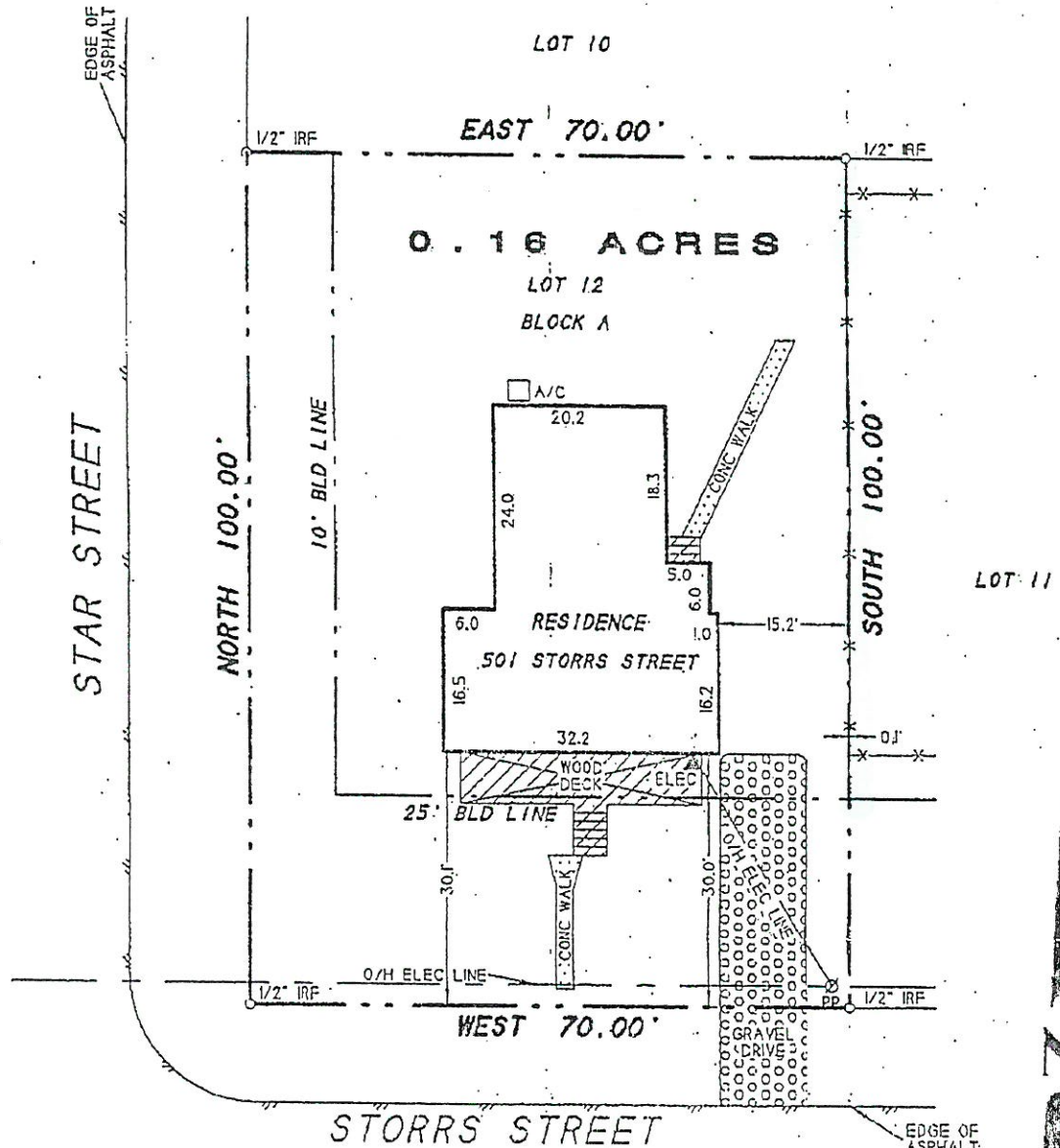
Address:

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

DESCRIPTION
 Being Lot 12, Block A of EPPSTEIN-ADDITION, an Addition to the City of ROCKWALL, ROCKWALL County, Texas, according to the Revised Plat of Lots 11 & 12, Block A thereof, recorded in Cabinet A, Slide 276, Map Records, ROCKWALL County, Texas.

Paul Paul
[Signature]



SURVEY ACCEPTED BY:
 _____ DATE _____
 _____ DATE _____

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, THE LENDING PARTNERS, and LINDLEY PAUL at 501 STORRS STREET, ROCKWALL, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 20th day of January, 2003.

[Signature]
 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
TU TELEPHONE	CAS GAS	TEL TELE	PH FIRE
CALLER LINE	METER	POLE	HYDRANT
ELEC ELECTRIC	TU ELEC	VALVE	1/2" IRF
LINE	BOX	WATER	ROW BOD. FENCE
POST	JUNCTION BOX	CONCRETE	WOOD
CONCRETE	CONCRETE	WALK	POST
FENCE	FENCE	A/C UNIT	LIGHT POLE
		PROPERTY LINES	PREPAID TANK

SURVEY DATE: JANUARY 20, 2003
 SCALE: 1" = 20' FILE # 20030114
 CLIENT: PAUL GF # 209241-U

RSC I LAND SURVEYING



NOV 15 2004



