

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 15, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

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

(IV) PUBLIC HEARING ITEMS

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

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

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

(3) **H2024-014 (HENRY LEE)**

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

(4) **H2024-015 (ANGELICA GUEVARA)**

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

(5) **H2024-016 (BETHANY ROSS)**

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

(6) **H2024-017 (BETHANY ROSS)**

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

(7) **H2024-018 (BETHANY ROSS)**

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

(V) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 9, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 18, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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I. CALL TO ORDER

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

II. OPEN FORUM

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

III. CONSENT AGENDA

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

1. Approval of Minutes for the June 20, 2024 Historic Preservation Advisory (HPAB) meeting.

Board member Freed made a motion to approve the Consent Agenda. Board member Lewis seconded the motion which passed by a vote of 5-0

IV. PUBLIC HEARING ITEMS

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

2. H2024-012 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a Certificate of Appropriateness (COA) for a medium contributing property. The applicant wishes to replace one side by side wood window with a single vinyl sliding window on the south side of the home. The single-family home was constructed in 1950 represents the ranch architecture style. The property has had some recent requests for COA. Including in July of last year, the Historic Preservation Advisory Board (HPAB) approved a COA for constructing a wooden fence on the front yard of the property. Earlier this year in May there was also a request for a COA to expand the existing driveway and ultimately it was denied. They also applied for a short-term rental permit recently. The UDC states that the HPAB must approve if the proposed work does not adversely affect the sites character and is persistent with the criteria. On July 2nd staff mailed out 22 notices to property owners and occupants within 200 feet of the subject property. As of now one response was received in favor of the applicants request.

Alexander Barakat
2234 Arandas way
Rockwall, TX 75087

Mr. Barakat came forward and provided additional details in regard to the applicants request.

Chairman Miller asked what windows are being replaced.

Board member Frasier asked if it would be a sliding window.

Chairman Miller asked if the other windows in the house were horizontal.

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Chairman Miller asked if the other windows in the house were wood.

Board member Lewis asked if there was a reason that window wasn't going in horizontal as the other windows on the subject property.

Director of Planning and Zoning Ryan Miller stated that since they are adding that sliding window is since they can't get the opening wide enough to meet the ingress egress requirements with the vertical window it would need to be vertical to allow more space.

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

Board member Gaskin made a motion to approve H2024-013 with the window Grid. Board Member Lewis seconded the motion which passed by a vote of 4-1 With Chairman Miller dissenting.

V.ADJOURNMENT

Chairman Miller adjourned the meeting at 6:20PM

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

TIFFANY MILLER, CHAIRMAN

ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: August 15, 2024

APPLICANT: Bryan Edwards

CASE NUMBER: H2024-013; *Certificate of Appropriateness (COA) for 203 N. Clark Street*

SUMMARY

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

BACKGROUND

The 1,219 SF single-family home -- *situated on the subject property at 203 N. Clark Street* -- was constructed circa 1955 utilizing the *Minimal Traditional* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is a 493 SF storage building constructed in 2020. The single-family home is classified as *Non-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Non-Contributing* classification is defined as a structure that "... does not add to the historical architectural qualities, historical associations, or archaeological value..." The subject property was annexed prior to 1905 based on the July 1905 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)



FIGURE 1: AUGUST 17, 2012

District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this zoning change. Staff should note that on October 19, 2023, the property owner received approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness [Case No. H2023-013], Small Matching Grant [Case No. H2023-014], and Building Permit Fee Waiver [Case No. H2023-015] for the replacement of the existing windows on the single-family home.

Staff should note this case was initiated by the Building Inspections Department. The Building Inspections Department notified the property owner on July 17, 2024 that all work on the property must stop until the approval of a Certificate of Appropriateness (COA) and until the issuance of a Building Permit. In compliance with this notice, the applicant applied for a COA on July 19, 2024.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of constructing a deck with railing and patio cover on the front and rear of the single-family home on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is a 0.323-acre parcel of land (i.e. part of Block 22, F&M Addition) developed with a *Medium Contributing* single-family home. Beyond this is the undeveloped right-of-way for E. Interurban Street. Following this is a 0.689-acre parcel of land (i.e. Block 19, F&M Addition) developed with a *Medium Contributing* single-family home. North of this is an unimproved right-of-way. Beyond this is a 0.907-acre parcel of land (i.e. the east half of Lot 121, Block E, B. F. Boydston Addition) developed with a *High Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District. Following this is Williams Street [SH-66], which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.095-acre parcel of land (i.e. part of Block 22, F&M Addition) developed with a *Non-Contributing* single-family home. Beyond this is E. Kaufman Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant ~0.19-acre parcel of land (i.e. part of Block 120C, B. F. Boydston Addition). South of this is a 0.263-acre parcel of land (i.e. part of Lot 120G and 120C, B. F. Boydston Addition) developed with a *Theater* (i.e. Rockwall Community Playhouse). All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this is E. Rusk Street, which is identified as a A4D (i.e. arterial, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (i.e. Block 98 & 98C, B. F. Boydston Addition) developed with single-family homes that are located within the Old Town Rockwall (OTR) Historic District. Following this is a vacant 0.241-acre parcel of land (i.e. Lot A, Block 98C, B. F. Boydston Addition). East of this is an 18.407-acre parcel of land (i.e. Rockwall School No. 1 Addition) developed with Howard Dobbs Elementary. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a vacant 0.231-acre parcel of land (i.e. part of Block 22, F&M Addition). Beyond this is a ~42-foot undeveloped right-of-way. Beyond this are two (2) parcels of land (i.e. part of Block 21 & SE part of Block 21, F&M Addition) developed with *Non-Contributing* single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of [1] constructing a deck with railing and covered entry on the front of the single-family home, and [2] constructing a deck with railing and a patio cover on the rear of the single-family home. The applicant has indicated that the front yard improvements will incorporate pressure treated framing and subfloor, wrought iron railings, and trex flooring. For the rear yard improvements, the subfloor, framing, railings, and flooring will be pressure treated and the patio cover will have a polycarbonate roof.

Staff should note that the applicant has completed a portion of the work before they submit for the Certificate of Appropriateness (COA). The applicant has completed the front yard improvements, this includes the construction of the deck, railing, and



covered entry, as well as the removal of the existing stone and siding [See Figure 2]. In the rear yard, the applicant has completed the construction of the patio cover and started construction of the deck [See Figure 3].

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is within 200-feet of eight (8) contributing properties.

According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the applicant removed the stone, vertical siding, and shutters from the front façade and installed new horizontal siding in addition to the work completed without approval from the Historic Preservation Advisory Board (HPAB) that is described above in the *Characteristics of the Project* portion of this case memo. Based on the materials indicated in the proposed scope of work, the applicant appears to primarily use materials that are typical of the style and period of the existing single-family home, with the exception of the trex flooring for the deck, and the polycarbonate roof for the rear yard patio cover. Staff should note that the applicant has painted the existing and new siding white. According to Section 07(M), *Paint and Color*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), paint color "...is not subject to board review..." and "(a)ppropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred..." In this case, the white siding does not appear to create inconsistencies due to the two (2) adjacent homes being white.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the applicant's scope of work appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity or have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On August 1, 2024, staff mailed 21 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

203 N. Clark St

SUBDIVISION

LOT

BLOCK

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

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

OTHER, SPECIFY: Father

OWNER(S) NAME

Morgan Edwards

ADDRESS

203 N. Clark St

APPLICANT(S) NAME

Bryan K Edwards

ADDRESS

624 Knollwood
Rockwall Tx 75087

PHONE

972-310-8885

PHONE

214 695 3957

E-MAIL

mbedwards13@yahoo.com

E-MAIL

Bsm.Edwards@sbcglobal.net

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):

\$4,000.00 Supplies Only

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.

- (1) Front deck and railing 6' x 16' 18" high
Pressure treated framing + subfloor. Trex floor with rod iron railing
- (2) Rear deck, railing, and cover 8' x 21' 24" high
Pressure treated framing + subfloor. Sun tuf polycarbonate roof.
Pressure treated flooring with pressure treated railing.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

Morgan Edwards

APPLICANT'S SIGNATURE

Bryan K Edwards

0 5 10 20 30 40 Feet

H2024-013: Certificate of Appropriateness (COA)
for a Non Contributing Property at 203 N. Clark
Street



SF-7

Case Location Map = 



City of Rockwall

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

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

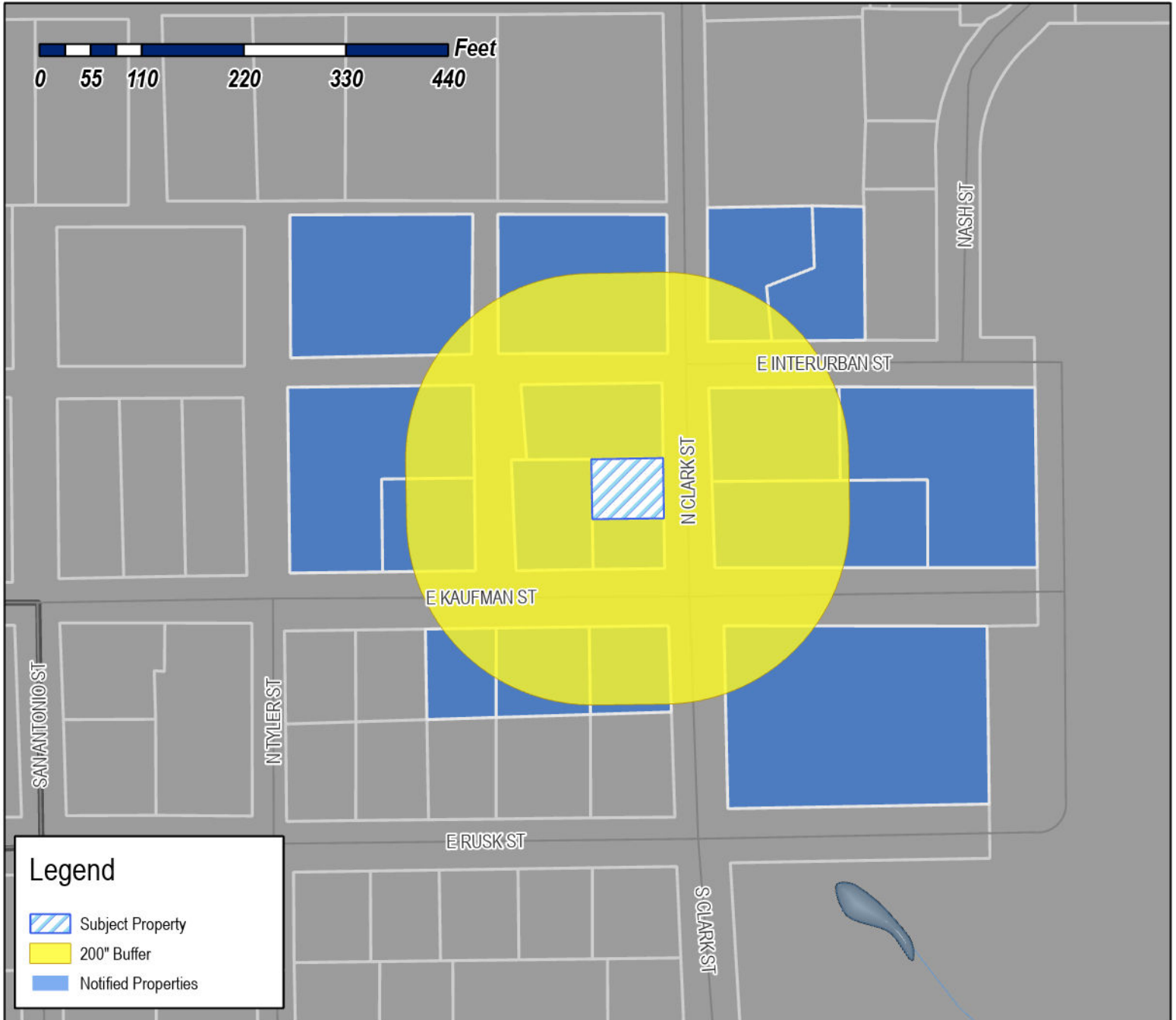




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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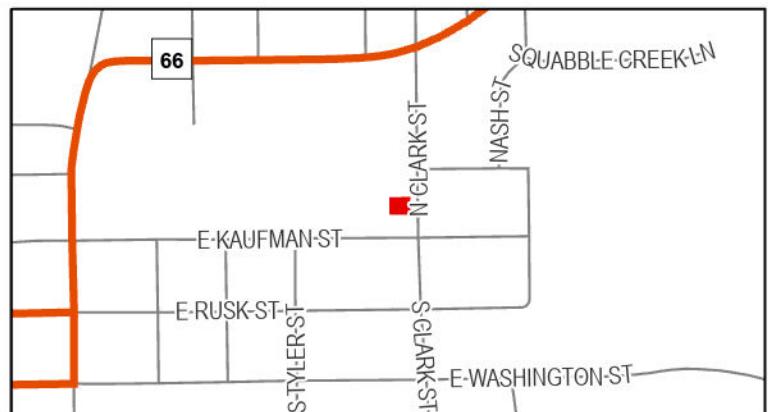
Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2024-013
Case Name: COA for a Non Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 203 N. Clark Street

Date Saved: 7/31/2024

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



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

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

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

RAGSDALE DONALD KIRK
202 N CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N CLARK ST
ROCKWALL, TX 75087

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

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

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

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

RESIDENT
304 N CLARK ST
ROCKWALL, TX 75087

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

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
702 E INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
706 INTERURBAN ST
ROCKWALL, TX 75087

BRYANT RANDALL E
811 S MAGNOLIA ST
ROCKPORT, TX 78382

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Case No. H2024-013: Certificate of Appropriateness (COA) for 203 N. Clark Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 15, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, August 15, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-013: Certificate of Appropriateness (COA) for 203 N. Clark Street

Please place a check mark on the appropriate line below:

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

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

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

Name: [Grey box for name entry]

Address: [Grey box for address entry]

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](#)









203





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: August 15, 2024

APPLICANT: Beau Wimpee

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

SUMMARY

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

BACKGROUND

The 1,396 SF single-family home -- *situated on the subject property at 602 E. Rust Street* -- was constructed circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. In addition to the existing single-family home there is a 360 SF storage building constructed in 1966. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as a structure that "... adds to the historical architectural qualities, historical associations or archaeological value ...". The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: AUGUST 17, 2012

Staff should note this case was initiated by the Neighborhood Improvement Services (NIS) Department through a proactive Code Case [Case No. CE2024-3858]. NIS contacted the property owner on July 19, 2024 and informed them that a Certificate of Appropriateness (COA) would be required before any exterior work could be completed on the subject property. In compliance with this notice, the applicant applied for a COA on July 26, 2024.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 1-2, Block A, Autumn Addition*) developed with *Medium Contributing* single-family homes. Both of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District. Following this is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.25-acre parcel of land (*i.e. Block 42, B. F. Boydston Addition*) developed with a *Medium Contributing* single-family home. Beyond this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is are several parcels of land developed within single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

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

West: Directly west of the subject property is S. Tyler Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lot 1, Block 1, Mick Addition and NW part of Lot A, Block 10, Griffith Addition*) developed with *Non-Contributing* single-family homes. Both of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District. Following this is S. San Antonio Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

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



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

stained wood similar in design to the existing shutters. Staff should note that the existing shutters have been removed, and paint swatches have been painted on the front façade [See Figure 2].

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used, applied or

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

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the Historic Preservation Advisory Board (HPAB) must determine whether the shutter replacement and the painting of the brick will adversely affect the character of the site. Requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On August 1, 2024, staff mailed 29 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 602 E Rusk St Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO APPLICANT(S) IS/ARE: OWNER AGENT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME. OTHER, SPECIFY: _____

OWNER(S) NAME Joe Wimpee / Beau Wimpee APPLICANT(S) NAME Beau Wimpee

ADDRESS 1800 Dalton Rd ADDRESS 602 E Rusk

Rockwall TX 75087 Rockwall TX 75087

PHONE 972 771 8051 PHONE 972-979 9338

E-MAIL Joe@Joewimpeeagency.com E-MAIL Beau@Joewimpeeagency.com

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

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 10,000⁰⁰

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

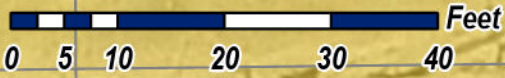
Paint inside & out, new shutters, landscaping, new tile in bathroom, Refinish wood floors new appliances.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]



E RUSK ST

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

STYLER ST



SF-7

Case Location Map = 



City of Rockwall

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

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

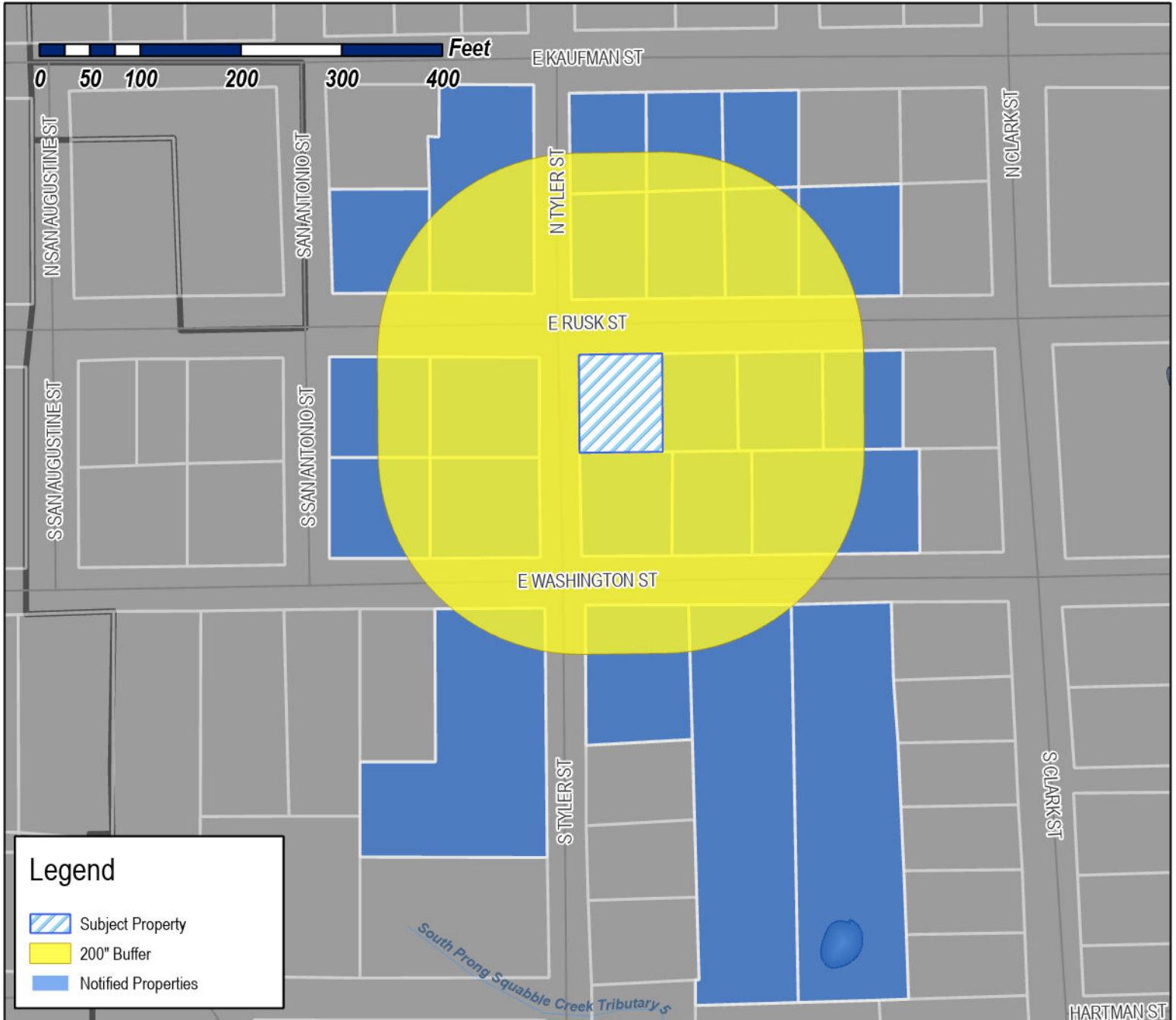




City of Rockwall

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Case Number: H2024-014
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 602 E. Rusk Street

Date Saved: 8/1/2024

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



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

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

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

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

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

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

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

RESIDENT
603 E RUSK
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

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

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

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

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

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

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

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

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

PUBLIC NOTICE



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

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

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

Case No. H2024-014: Certificate of Appropriateness (COA) for 602 E. Rusk Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 15, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, August 15, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-014: Certificate of Appropriateness (COA) for 602 E. Rusk Street

Please place a check mark on the appropriate line below:

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

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

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

Name: _____
Address: _____

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

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











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: August 15, 2024
APPLICANT: Gary and Carol Byrd
CASE NUMBER: H2024-015; *Certificate of Appropriateness (COA) for 403 E. Kaufman Street*

SUMMARY

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

BACKGROUND

At the last Historic Preservation Advisory Board (HPAB) meeting on July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. Case No H2024-011*] to allow the demolition of all structures (*i.e. the existing single-family home and three [3] accessory buildings*) on the subject property. Based on this action, the applicant has applied for and received a residential building permit [*i.e. Case No. RES2024-3767*] allowing the demolition of the existing single-family home and the standalone, accessory structures. Currently, the applicant is awaiting the final inspection of the demolition, and the property is vacant. Taking into account the board's action at the last meeting and the demolition work that has been completed, the *Medium Contributing* designation is no longer an appropriate designation for the subject property, and it is now more characteristic of a *Non-Contributing* property. To account for this moving forward, staff has included a condition of approval for this case, that would make the necessary adjustments to the property's designation.

PURPOSE

The applicants -- *Gary and Carol Byrd* -- are requesting approval of a Certificate of Appropriateness (COA) for the construction of a new single-family home on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (*i.e. 308 & 310 Williams Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. While 308 Williams Street is classified as a *Non-Contributing Property*, 310 Williams Street is classified as a *Low Contributing Property*. North of this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is E. Kaufman Street, which is identified as a R2U (*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 the boundary of the Old Town Rockwall (OTR) Historic District. South of this is a 0.5740-acre parcel of land (*i.e. 406 E. Kaufman Street*) developed with a commercial business (*i.e. AT&T*) and zoned General Retail (GR) District.

East: Directly east of the subject property is one (1) vacant parcel of land (i.e. 405 E. Kaufman Street) and seven (7) parcels of land (i.e. 501, 503, 505, 601, 605 E. Kaufman Street and 201, 203 N. Clark Street) developed with single-family homes. All of these parcels are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) parcels of land (i.e. 305, 307, 401 E. Kaufman Street) developed with single-family homes and zoned Downtown (DT) District. West of this is are two (2) parcels of land (i.e. 202 & 204 N. Fannin Street) developed with commercial businesses (i.e. *Watersedge Counseling* and *T&T Color Supply*) and zoned Downtown (DT) District. 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.

CHARACTERISTICS OF THE PROJECT

On July 23, 2024, the applicants -- Gary and Carol Byrd -- submitted a request for a Certificate of Appropriateness (COA) proposing to construct a new single-family home on the subject property. The applicants have indicated that the proposed home will be approximately 2,273 SF and will be constructed utilizing craftsman style influences. The building elevations of the proposed home have been provided by the applicants and are shown to the right [see *Figure 1*]. Along with the building elevations, the applicant has also submitted a new development application, a survey and a site plan.



FIGURE 1: BUILDING ELEVATIONS PROVIDED BY THE APPLICANT

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District and is designated as a *Medium Contributing Property*. A contributing property is defined as "a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance." As was stated earlier, the assigned *Medium Contributing* status of the subject property is no longer be appropriate due to the demolition of the physical structures on the subject property. With this being said, even if the property was re-designated as a *Non-Contributing* property, the fact that it is wholly situated within the Old Town Rockwall (OTR) Historic District would still require the Certificate of Appropriateness (COA). 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) ..."

When looking at the request, the applicant's proposed single-family home will be a two (2) story, 2,273 SF residence that will be clad in siding and brick. According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "... new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District." The applicant has indicated that the intent of the project is to match the architecture and aesthetics of the adjacent historic properties. According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "all exterior

wood and masonry materials and their use should be compatible to the style and period of the building and structure.” Additionally, “exterior building columns should be of a style and materials typical of the period and style of the building.” As was previously mentioned, the proposed home will be constructed utilizing Craftsman style influences. A *Craftsman* is defined in Figure 16: Craftsman, of Article 05, *District Development Standards*, of the UDC, as “an extension of an early bungalow” whose designs include “a low-pitched gable roof, with a wide unenclosed eave overhang...roof rafters are usually exposed and ...porches are either full or partial width, with a roof often supported by tapered square columns.” Based on the proposed building elevations, the home incorporates siding and trim, brick masonry, and various wood columns and railings along the front and rear porch, and a masonry chimney. Given this, the proposed home appears to meet the UDC description for a Craftsman style home. When reviewing the adjacent properties, staff should note that the surrounding properties have been constructed with minimal traditional style influences or no influence at all. With this being said, the proposed home appears to conform to most of the requirements for a home within the Old Town Rockwall (OTR) Historic District. In addition, the applicant’s request does not appear to have a negative impact on the adjacent properties or the Historic District as a whole.

Additionally, Section 07(B), *Building Setback and Orientation*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that “...new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.” The applicant’s submitted site plan indicates that the proposed home will sit approximately 74-feet from the front building setback line, which is further behind where the placement of the original house was. The applicant has indicated that this preference is to avoid removing trees from the property. Staff should point out that the neighboring properties seem to follow the required 20-foot front setback; however, it does not appear to negatively impair the essential character of the neighborhood. With all this being said, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

Staff should note that a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* will be required for the proposed new single-family home prior to the issuance of a building permit.

NOTIFICATIONS

On August 1, 2024, staff mailed 17 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will be required to submit a request for a Specific Use Permit (SUP) for Residential Infill to the Planning and Zoning Department prior to the construction of the home;
- (2) The applicant must apply for a Building Permit after the approval of the Specific Use Permit (SUP) has been granted; and,
- (3) The subject property shall be re-designated from a *Medium Contributing Property* to a *Non-Contributing Property* based on the demolition of the historic single-family home;
- (4) All accessory structures exceeding the maximum permissible size of 144 SF shall be required to apply for a new Certificate of Appropriateness (COA) and a Specific Use Permit (SUP); and,
- (5) 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 403 E. KAUFMAN STREET

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: GENERAL CONTRACTOR

OWNER(S) NAME _____

APPLICANT(S) NAME VAHID SADR

ADDRESS _____

ADDRESS 619 HOOD DR.

PHONE _____

PHONE 214-673-4533

E-MAIL _____

E-MAIL Vahids52@yahoo.com

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

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

\$ 420,000.⁰⁰

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.

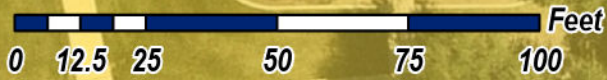
NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENT.

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 Vahid Sadr



H2024-015: Certificate of Appropriateness for a Medium Contributing Property 403 E. Kaufman Street



Case Location Map =



City of Rockwall

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

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

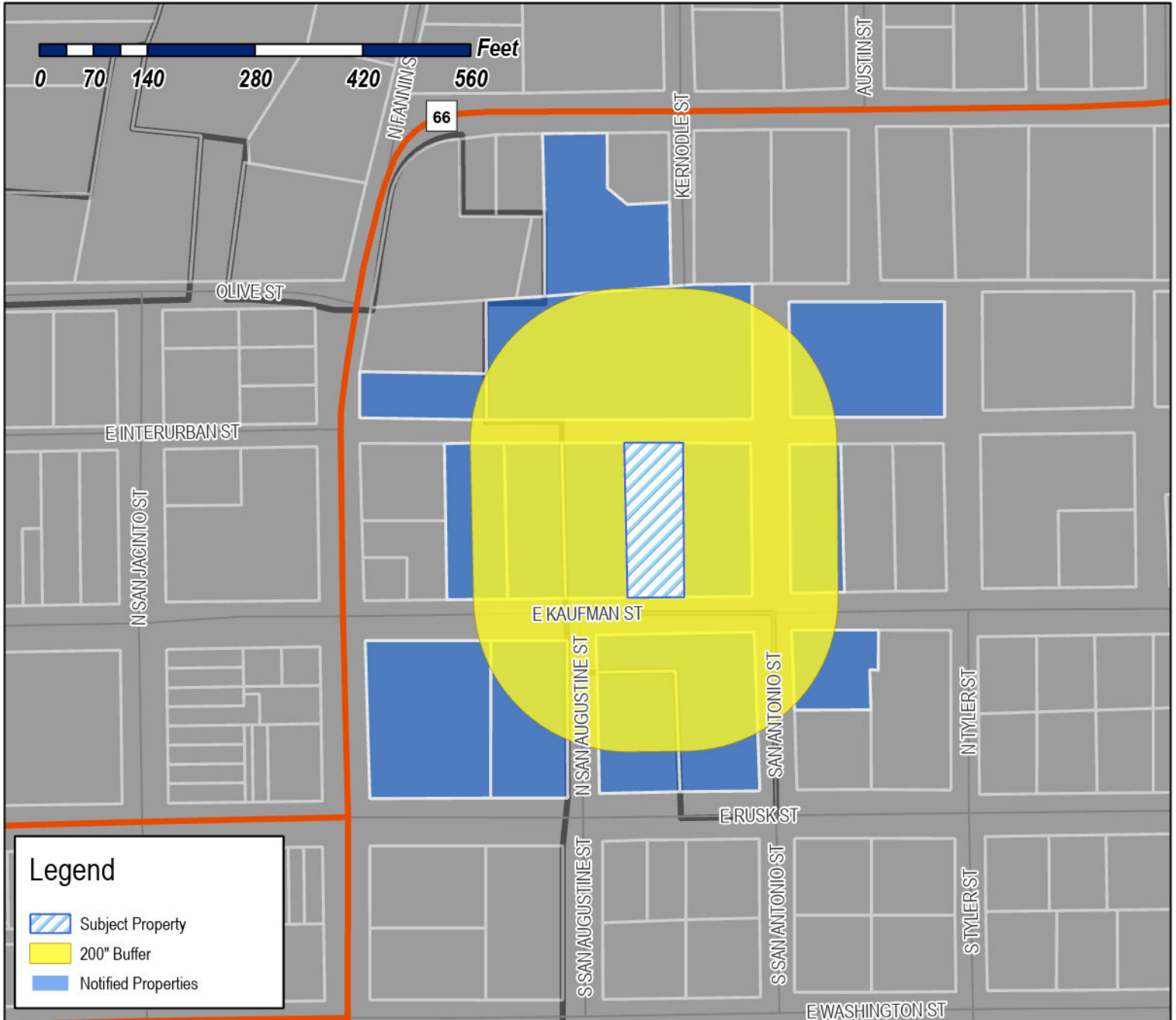




City of Rockwall

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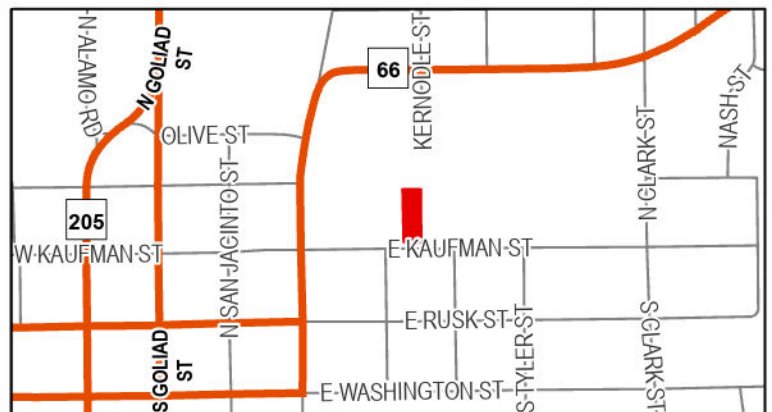
Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2024-015
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 7/31/2024

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



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

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

RESIDENT
302 N FANNIN ST
ROCKWALL, RESIDENT 75087

RESIDENT
303 E RUSK
ROCKWALL, RESIDENT 75087

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

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, ERUDITE INCORPORATED 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, WILLESS JAMES L 75087

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

GODINEZ RAUL K AND
401 E KAUFMAN ST
ROCKWALL, GODINEZ RAUL K AND 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, WEST CHRISTOPHER AND 75087

KNIGHT MOONEY VICKIE SUE
403 E KAUFMAN ST
ROCKWALL, KNIGHT MOONEY VICKIE SUE 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, RESIDENT 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, RESIDENT 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, BOSS MORRIS E & DEBRA KAY
75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

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

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

PUBLIC NOTICE



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

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

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

Case No. H2024-015: Certificate of Appropriateness (COA) for 403 E. Kaufman Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 15, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, August 15, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-015: Certificate of Appropriateness (COA) for 403 E. Kaufman Street

Please place a check mark on the appropriate line below:

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

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

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

Name:

Grey bar for Name

Address:

Grey bar for Address

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

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

GENERAL NOTES AND SPECIFICATIONS:

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

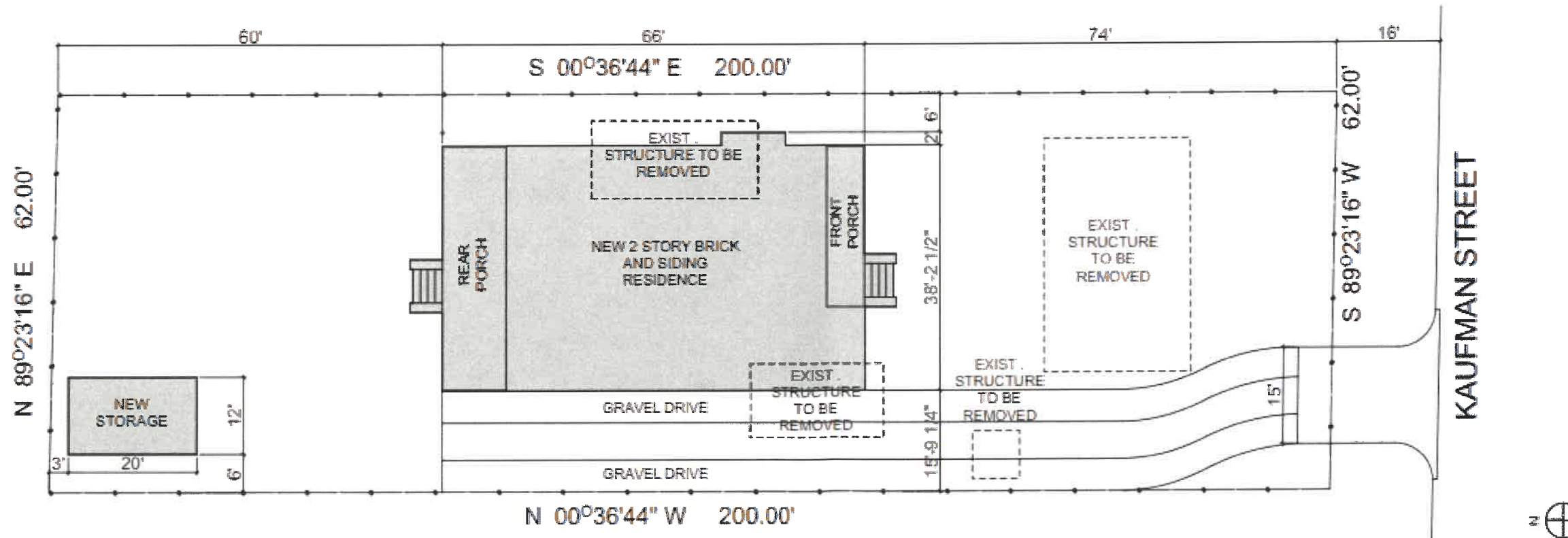
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

| A/C | | NON A/C | |
|--------------|------------|---------------|----------|
| FIRST FLOOR | 1,920 s.f. | FRONT PORCH | 148 s.f. |
| SECOND FLOOR | 353 s.f. | REAR PORCH | 380 s.f. |
| TOTAL | 2,273 s.f. | TOTAL NON A/C | 528 s.f. |



01 SITE PLAN
SCALE: 1/8" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

REVISED 10/28/2014
ASSOCIATES
R. E. KINDRED
ARCHITECT
0111 KENNEDY BLVD. SUITE 1000
ROCKWALL, TEXAS 75087

PREPARED FOR: [REDACTED]
DESIGNED BY: [REDACTED]
NOT FOR CONSTRUCTION
ON BEHALF OF: [REDACTED]
DATE: [REDACTED]

Job Address:
2023 E. Kaufman Street
Rockwall, Texas 75087
Client By: [REDACTED]
Checked By: [REDACTED]
Scale: [REDACTED]

A 1.00

Plot No. 133204



FRONT VIEW



FRONT VIEW



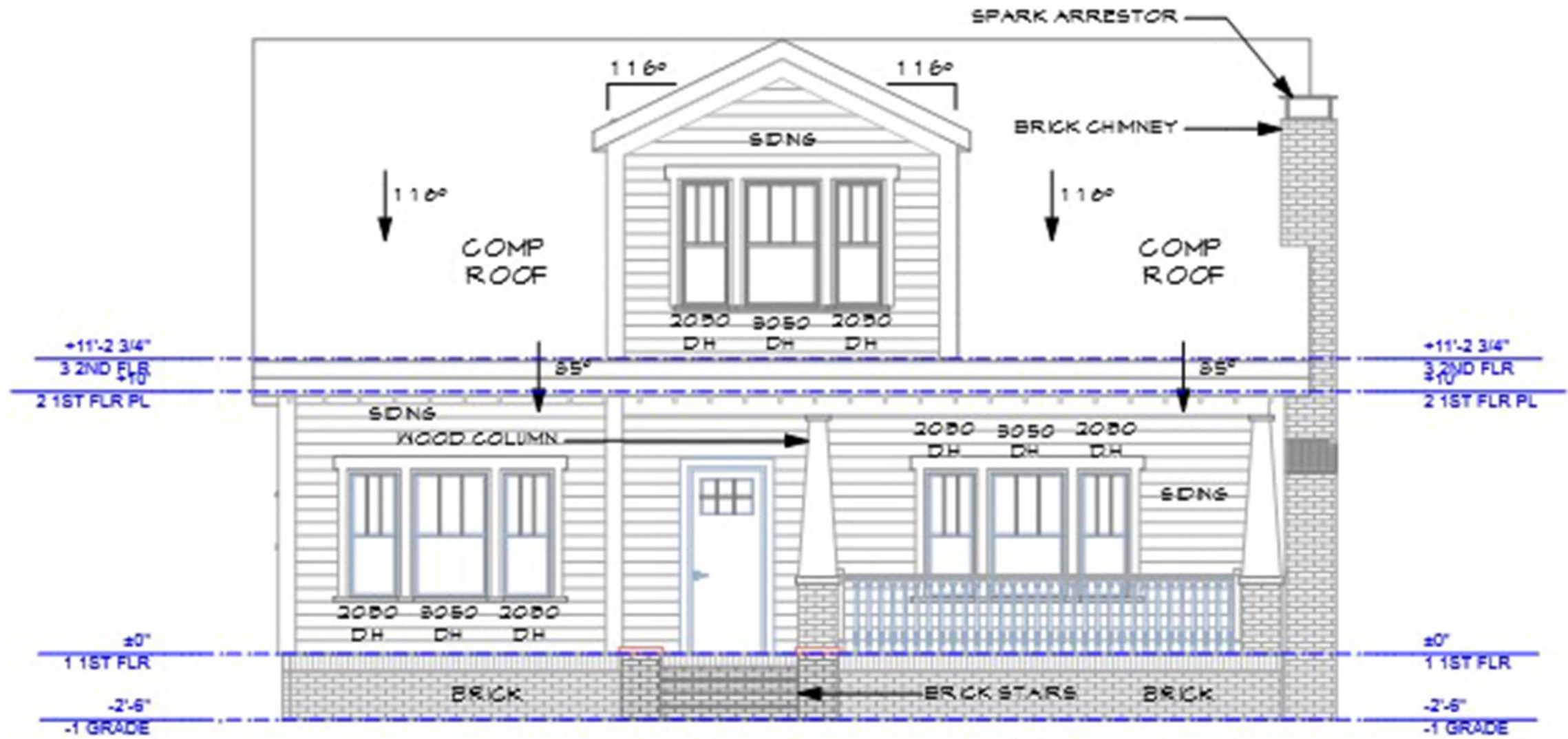
RIGHT SIDE VIEW



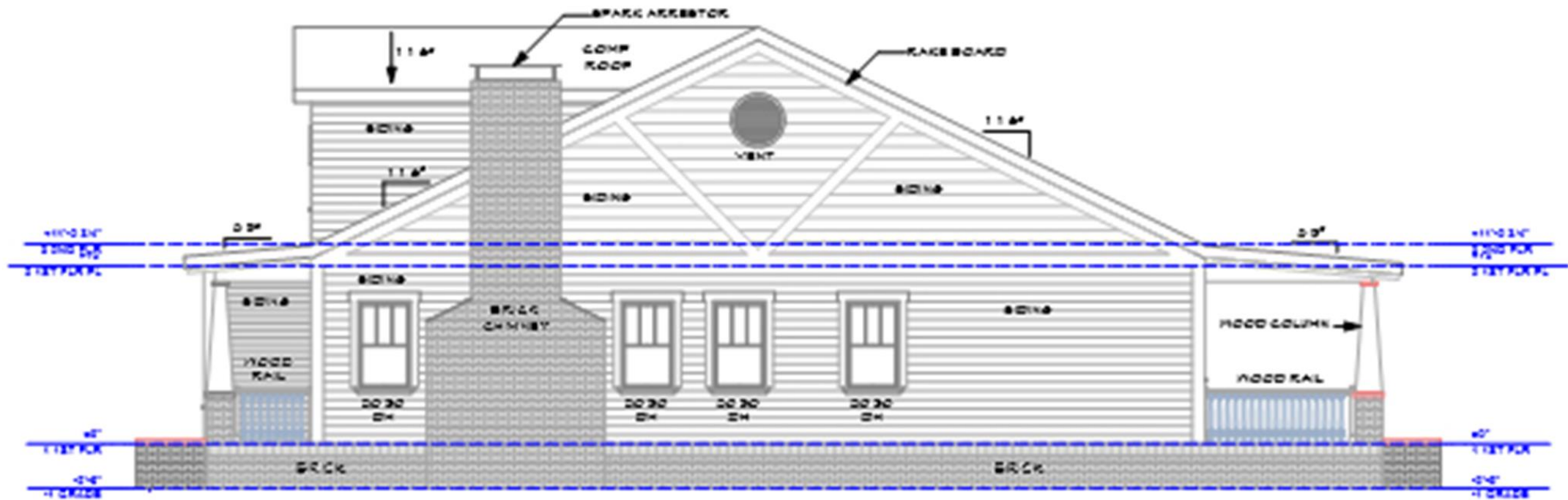
LEFT SIDE VIEW



REAR VIEW



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEGEND

- | | |
|------------------------------------|-----------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊙ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1-1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ 1" ROD FOUND | PE POOL EQUIPMENT |
| ⊕ 1" PIPE FOUND | ● POWER POLE |
| T TRANSFORMER PAD | △ OVERHEAD ELECTRIC |
| ■ COLUMN | — RJ — UNDERGROUND ELECTRIC |
| ▲ UNDERGROUND ELECTRIC | — X — IRON FENCE |
| — ONP — OVERHEAD ELECTRIC POWER | — X — BARBED WIRE |
| — OES — OVERHEAD ELECTRIC SERVICE | — — — EDGE OF ASPHALT |
| — — — CHAIN LINK | — — — EDGE OF GRAVEL |
| — — — WOOD FENCE 0.5' WIDE TYPICAL | — — — STONE |
| — — — DOUBLE SIDED WOOD FENCE | — — — CONCRETE |
| | — — — COVERED AREA |
| | — — — BRICK |

EXCEPTIONS:

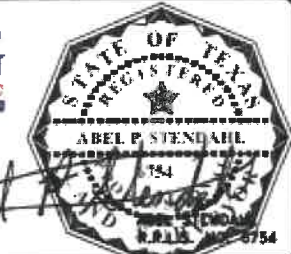
NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. 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 are 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.

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

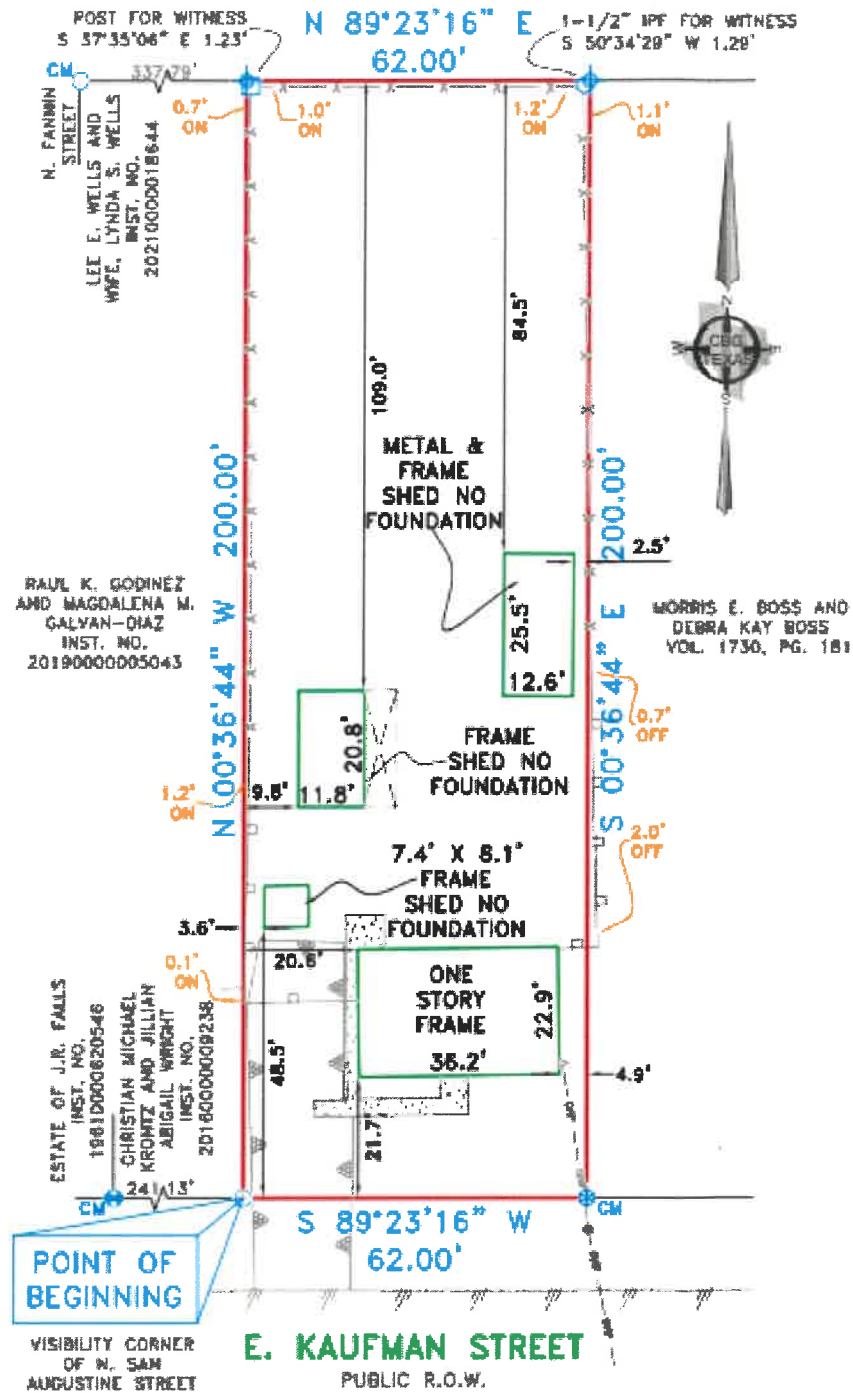
Drawn By: WRV
 Scale: 1" = 30'
 Date: 05/17/2024
 GF NO.: ALG-1705-3017052400350-JJ
 Job No. 2407462

CBG SURVEYING TEXAS LLC
 419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.348.9485
 F 214.348.2216
 Firm No. 10194280
 www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Mooney, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 Inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 201600009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 Inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 2021000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 Inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 Inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degree 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 82.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



403



403

JUL 10 2007



403

NOV 11 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: August 15, 2024

APPLICANT: Sara Pieratt

CASE NUMBER: H2024-016; *Certificate of Appropriateness (COA) for 602 E. Washington Street*

SUMMARY

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

BACKGROUND

According to the *2017 Historic Resource Survey*, the subject property is classified as a *Low-Contributing Property*, and the 3,314 SF single-family home -- *situated on the subject property at 602 E. Washington Street* -- was constructed circa 1920. A property that is assigned the *Low Contributing Property* classification is defined as a structure the "(i)s of a style or building form common to the area; with little or no distinguishing features; and has lost much of its historical character and integrity to alterations, additions or neglect." The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: SUBJECT PROPERTY; AUGUST 2023

PURPOSE

On February 23, 2024, the applicant -- *Sara Pieratt* -- submitted an application for the approval of a Certificate of Appropriateness (COA) for multiple exterior alterations on the subject property including restoration of the siding and replacing the windows, trim, and porch posts of the home.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is E Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land within the Old Town Rockwall Historic District (*i.e. 601 E Washington & 602 E Rusk*). According to the *2017 Historic Resource Survey*, both of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Beyond this are two (2) parcels of land located within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, these two (2) properties (i.e. 601 E. Rusk Street & 102 N Tyler Street) are considered to be *Medium Contributing*. Beyond this are two (2) more properties (i.e. 603 & 605 E. Rusk Street) that are classified as *Medium Contributing*.

South: Directly south of the subject property are three (3) parcels of land within the Old Town Rockwall Historic District (i.e. 211, 213, & 215 Tyler Street). According to the 2017 *Historic Resource Survey*, these three (3) properties are classified as *Non-Contributing*. Beyond this is four (4) parcels of land within the Old Town Rockwall (OTR) Historic District (i.e. 305, 307, & 309 Tyler Street & 501 Munson Street). According to the 2017 *Historic Resource Survey*, these four (4) properties are classified as *Medium Contributing*. Beyond that is Munson Street, which is identified as a RL2 (i.e. rural local, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land within the Old Town Rockwall Historic District (i.e. 606 & 608 E Washington Street). According to the 2017 *Historic Resource Survey*, these two (2) properties are classified as *Medium Contributing*. Beyond this is one (1) parcel of land within the Old Town Rockwall (OTR) Historic District (i.e. 202 S Clark Street). According to the 2017 *Historic Resource Survey*, this property is classified as *Non-Contributing*. Beyond this is S Clark Street which is a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Tyler Street, which is indicated as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is seven (7) parcels of land within the Old Town Rockwall (OTR) Historic District (i.e. 210 Tyler Street, 505, 406, 404, 402, 310, and 308 E Washington Street). According to the 2017 *Historic Resource Survey*, these seven (7) properties are classified as *Non-Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Certificate of Appropriateness (COA) for [1] replacing the upstairs windows, [2] replacing the window trim, [3] replacing the siding, and [4] replacing the posts on the porch.

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, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "... the overall relationship of the size, width, height, and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized, and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures." In this case, the applicant is proposing to replace the upstairs windows with the same exact size window that will incorporate six (6) grids on the top pane of the window and a clear window on the bottom pane to match the original window design. Since these windows will be custom windows designed to match the original windows, the applicant was not able to provide a photo example; however, the look -- depicted in *Figure 2* -- will remain unchanged. The applicant is also proposing to replace the existing rotting window trim



FIGURE 2: EXISTING WINDOWS TO BE REPLACED

with new wood to match the original design. Both of these proposed changes are considered to be *like-in-kind* changes and will not change the exterior appearance of the historical home.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” In this case, the applicant is proposing to replace the vinyl siding with either a low reveal Hardie Board material or a pine double siding. As stated in the applicant’s letter, the pine double siding is their first choice but will depend on material cost. Both products will provide a similar look and have a similar reveal. Based on these materials’ appearance and the fact that they are more historically similar to the materials that are characteristic of the homes original time period than the existing vinyl siding, the proposed change should improve the exterior look of the home. The applicant is also proposing to add scallops to the dormers on the back side of the house on the upstairs exterior, and update the existing wooden porch posts to decorative porch post. These changes appear to be more typical of *Folk Victorian* architectural style characteristic of the home, which was built in the 1920’s.



FIGURE 3: EXAMPLE OF SCALLOPED DORMERS

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “... the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [i.e.] and proposed preservation criteria ...” Based on the plans provided by the applicant, these alterations seem to bring back the historic character of the home and positively impact the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).



FIGURE 4: PROPOSED PORCH POSTS

NOTIFICATIONS

On August 1, 2024, staff mailed 22 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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

0 5 10 20 30 40 Feet

E RUSK ST

H2024-016: Certificate of Appropriateness (COA)
for 602 E. Washington

STYLER ST

SF-7

Case Location Map = 



City of Rockwall

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

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

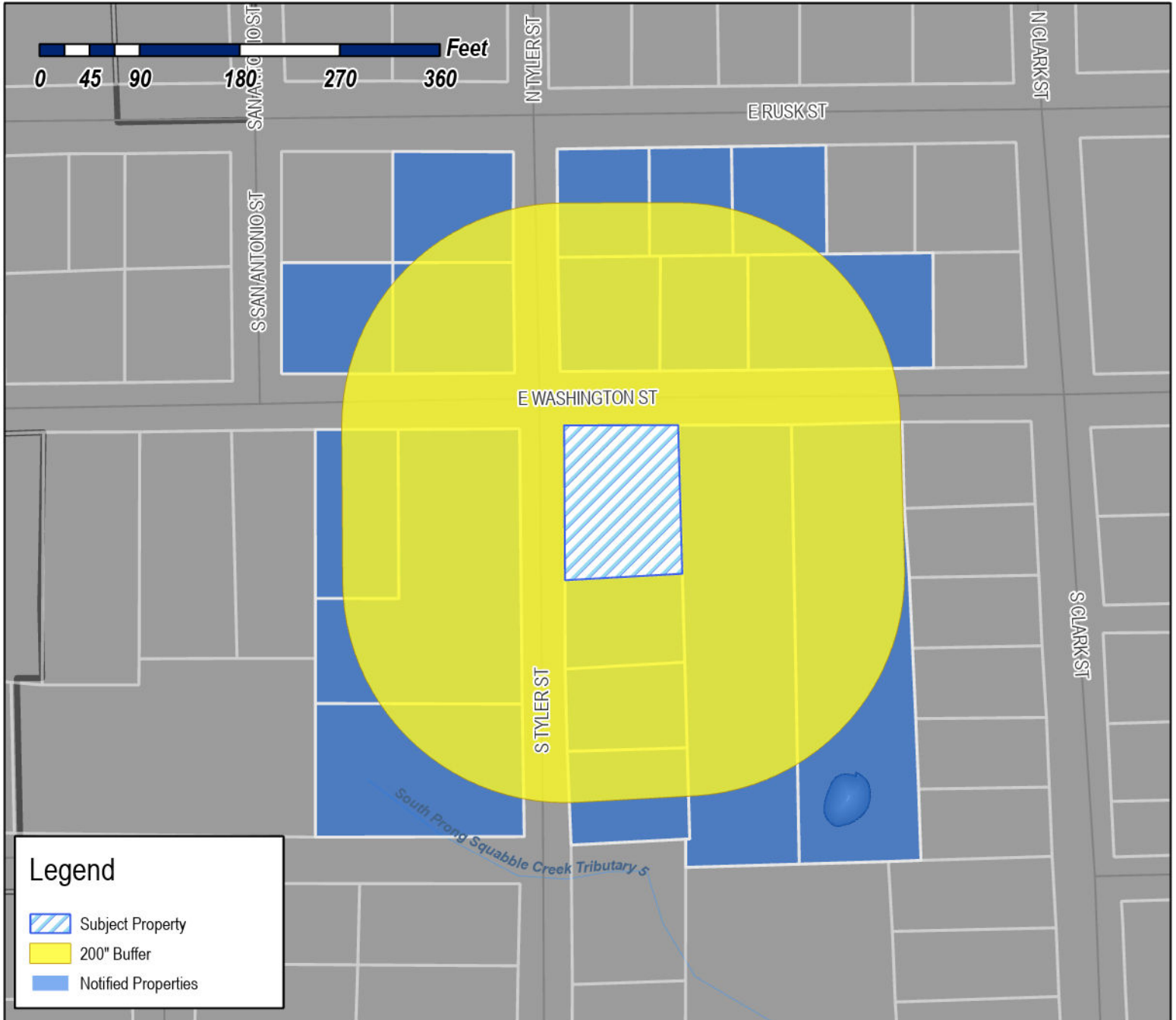




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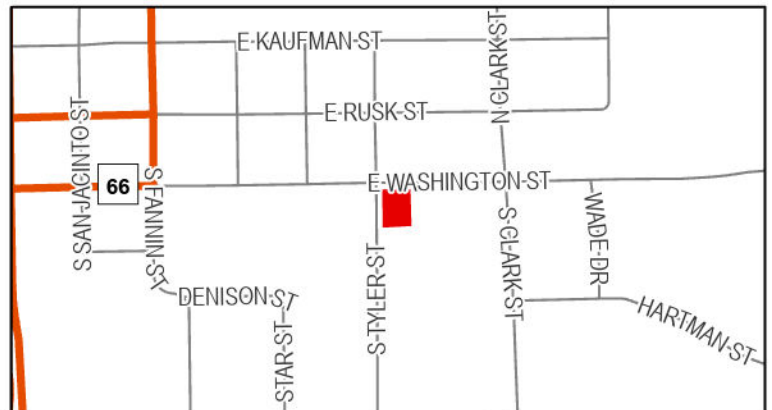
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Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2024-016
Case Name: COA for Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 602 E. Washington Street



Date Saved: 7/31/2024

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

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

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210 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
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609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

PUBLIC NOTICE



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

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

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

Case No. H2024-016: Certificate of Appropriateness (COA) for 602 E. Washington Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 15, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, August 15, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-016: Certificate of Appropriateness (COA) for 602 E. Washington Street

Please place a check mark on the appropriate line below:

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

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

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

Name: _____
Address: _____

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 602 E Washington St. Rockwall, TX 75087

SUBDIVISION Pittman Addition LOT 1 & part of 2 BLOCK 2 Attorney ad

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 Sara Pierath

APPLICANT(S) NAME _____

ADDRESS 602 E. Washington St.
Rockwall, TX 75087

ADDRESS _____

PHONE 214-458-6472

PHONE _____

E-MAIL sara@childrensrelief.org

E-MAIL _____

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

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

RELOCATIONS OTHER, SPECIFY: _____

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

\$ _____

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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

Sara R. Pierath

APPLICANT'S SIGNATURE

Sara R. Pierath

Exterior Alterations: 602 E Washington St.

Introduction

We have recently purchased a 1940's two-story Folk Victorian home in the Historic District of Rockwall, TX. It is in an extreme state of disrepair, so we are endeavoring to bring it back to its previous state of glory. We love historic homes and we are excited for the opportunity to bring this beautiful home back to its former state of elegance.

Historical Context

The home was built as a one-story structure, and we have yet to find any pictures of what it looked like when it was built. Therefore, we are taking cues from the style of the house and the time period it was built. A second story was added probably sometime in the 1960s or 70s. During this addition, the original wood double siding on the bottom floor was covered with vinyl siding, and we believe the second floor has only vinyl siding.

Siding Restoration

We would like to remove the vinyl siding and install new siding that gives the look of the original siding. We are exploring keeping the original first-floor siding and adding wood double siding to the second floor to match. Should this be too expensive we will use low reveal Hardie board, a popular option in the historic district. - Regardless of choice we plan to install 'scaloped' siding in the dormers part of the second floor.

Window Replacement

The upstairs (non-original) windows need to be replaced as some of them are broken and the seals are no longer working. We plan to replace them with custom windows that match what is currently there and the original downstairs windows.

Trim Replacement

The majority of the wood on the exterior trim is rotten and needs to be replaced. We plan to replace it but keep its existing form and structure, to stay true to the original build.

Porch Posts Replacement

Lastly, the porch posts are currently just plain wood beams and 2x4s. We plan to replace them with matching decorative posts that reflect the time period of the house.

Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



TABLE OF CONTENTS

01 // Home overview

02 // Folk Victorian reference

03 // Windows

04 // Siding

05 // Posts



Our Home

602 E Washington
Folk Victorian
1940's

Washington Street View



Tyler Street View



Folk Victorian

Folk Victorian is an architectural style employed for some homes in the United States and Europe between 1870 and 1910, though isolated examples continued to be built well into the 1930s.[1] Folk Victorian homes are relatively plain in their construction but embellished with decorative trim



Scalloped wood shingles

Pine double siding

Decorative posts



This home is very close in structure to our own.

WINDOWS

New windows in the top floor

Will have same size and squares as the original windows
Original windows on bottom floor will stay the same.

Window Trim (all of them)

Rotting wood will be replaced with new wood to match original look



Example of window panes/trim.

Window will be custom to fit exact size and have
6 panes on top and clear on bottom to match original
window design.

Since they are custom we do not have photos.

Siding

Option 1 Low reveal Hardie Board



Option 2 Pine double siding

We believe this original siding is under the vinyl on the bottom half of the home. We are exploring costs to add it to the top of the home. This is our first choice as it stays true to the original home. Cost will impact decision.



Scallops will go on the dormers and back side of the house in the upper section

Posts

Proch posts wil be upputed to have a decorative touch



Materials list

602 E. Washington St.

Siding Boards: Double Siding



Wood Products

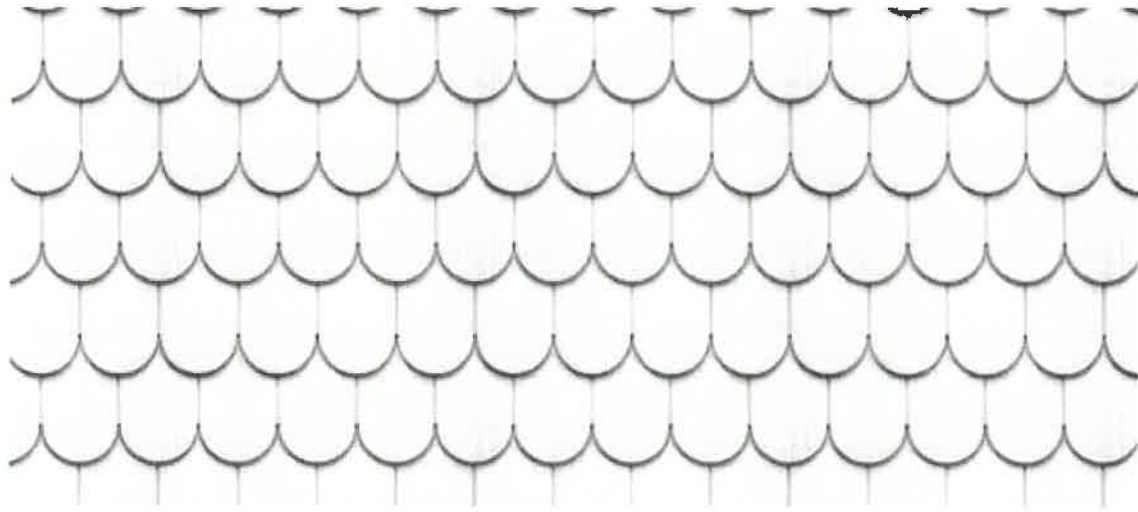
**1 x 6 x 12 Southern Pine No2.KD.117 Siding Boards, 12 ft L
Nominal, 6 in W Nominal, 1 in Thick Nominal**

Or

Hardie Board



Scalloped Shingles



Windows: Custom sized to fit what is there with this style window pane.



Porch Posts: Victorian style



Thank you!











1508

1508



Sportage
4x4

DW5-X274



NOV 11 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: August 15, 2024

APPLICANT: Sara Peiratt

CASE NUMBER: H2024-017; *Building Permit Fee Waiver for 602 E Washington*

The applicant -- *Sara Peiratt* -- is requesting the approval of a *Building Permit Fee Waiver* for [1] replacing the upstairs windows, [2] replacing the window trim, [3] replacing the siding, and [4] replacing the posts on the porch.. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-016*] and a *Small Matching Grant* [*i.e. Case No. H2024-017*]. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for a rehabilitation or restoration project. Properties classified as Contributing (*i.e. High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as Non-Contributing shall be eligible for a reduction in permit fees of up to 50.00%. The applicant has provided a scope of work and a valuation of \$25,000 – \$40,000 as a range for the updates to the home. Based on the property’s designation as Low Contributing, the building permit fee would be eligible for a 100.00% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

| PERMIT | FEE |
|--------------------|---|
| SINGLE-FAMILY | \$ 2,304.00 |
| [REMODEL/ADDITION] | [<i>i.e. \$0.48/ 4,800SF (MINIMUM FEE: \$125.00)</i>] |

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$2,304.00. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB). Staff should note that this project is for rehabilitation or restoration purposes, and does appear to meet the intent of the program. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant’s request, staff and the applicant will be present at the August 15, 2024 meeting.



H2024-017: Building Permit Fee Waiver for a Low Contributing Property at 602 E. Washington Street

E WASHINGTON ST

STYLER ST



SF-7

Case Location Map =



City of Rockwall

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

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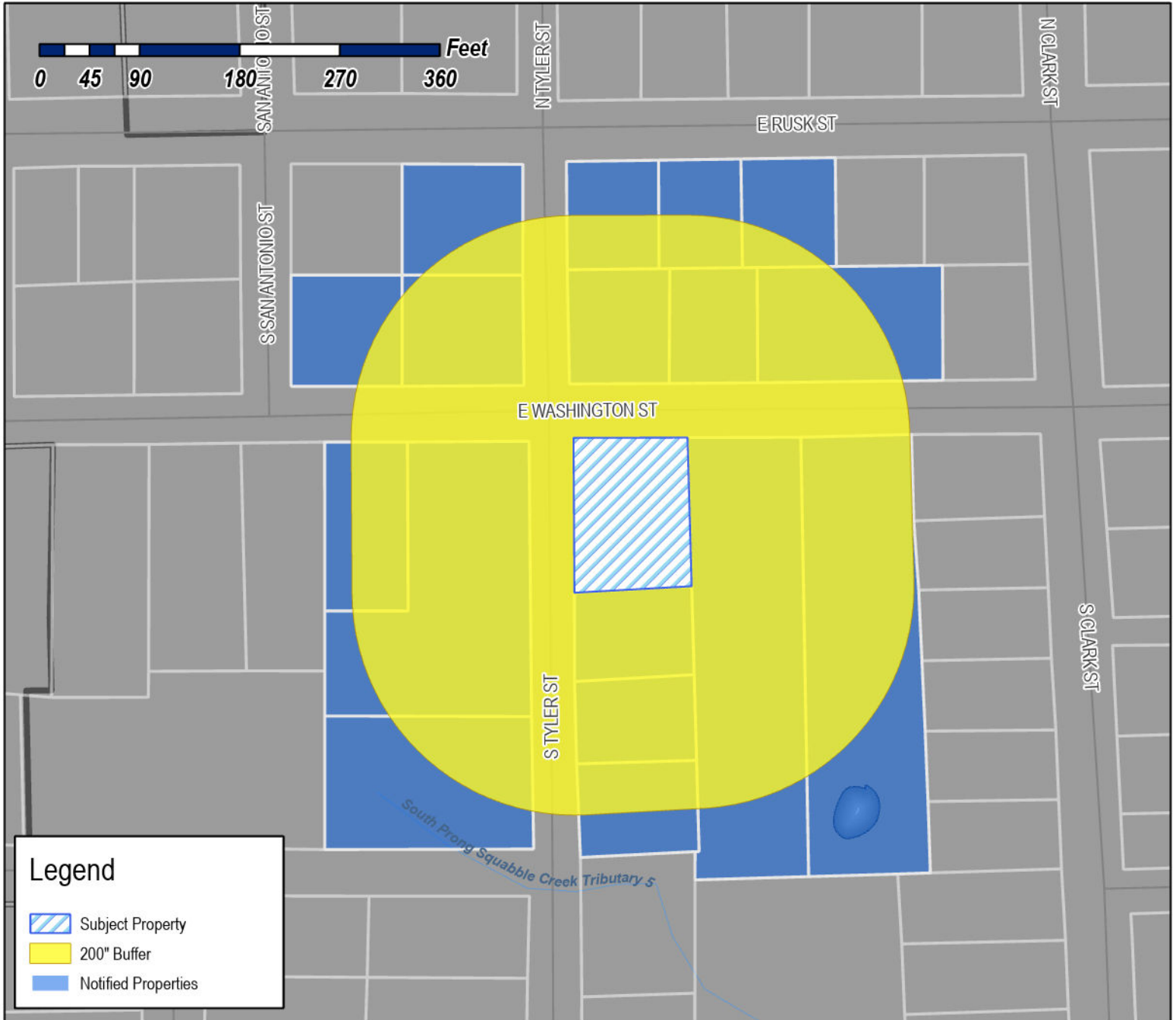




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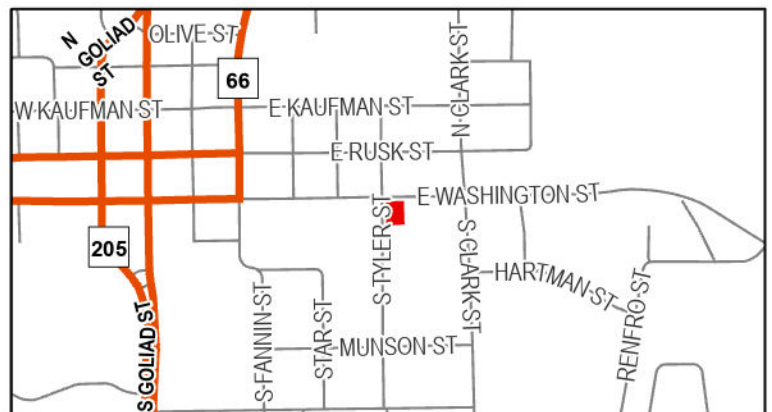
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Case Number: H2024-017
Case Name: Building Permit Fee Waiver for Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 602 E. Washington Street

Date Saved: 7/31/2024

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



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ROCKWALL, TX 75087

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ONCOR ELECTRIC DELIVERY COMPANY
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DALLAS, TX 75313

PUBLIC NOTICE



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

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

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

Case No. H2024-017: Building Permit Fee Waiver for 602 E. Washington Street

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2024-017: Building Permit Fee Waiver for 602 E. Washington Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
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HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
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- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
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- HIGH CONTRIBUTING PROPERTY
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- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 602 E Washington St. Rockwall, TX 75087

SUBDIVISION Pittman Addition LOT 1 & part of 2 BLOCK 2 Attorney ad

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 | <u>Sara Pierath</u> | APPLICANT(S) NAME | _____ |
| ADDRESS | <u>602 E. Washington St. Rockwall, TX 75087</u> | ADDRESS | _____ |
| PHONE | <u>214-458-6472</u> | PHONE | _____ |
| E-MAIL | <u>sara@childrensrelief.org</u> | E-MAIL | _____ |

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

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

RELOCATIONS OTHER, SPECIFY: _____

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OWNER'S SIGNATURE Sara R. Pierath APPLICANT'S SIGNATURE Sara R. Pierath

Exterior Alterations: 602 E Washington St.

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We have recently purchased a 1940's two-story Folk Victorian home in the Historic District of Rockwall, TX. It is in an extreme state of disrepair, so we are endeavoring to bring it back to its previous state of glory. We love historic homes and we are excited for the opportunity to bring this beautiful home back to its former state of elegance.

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Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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02 // Folk Victorian reference

03 // Windows

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05 // Posts



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602 E Washington
Folk Victorian
1940's

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Tyler Street View



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Folk Victorian is an architectural style employed for some homes in the United States and Europe between 1870 and 1910, though isolated examples continued to be built well into the 1930s.[1] Folk Victorian homes are relatively plain in their construction but embellished with decorative trim



Scalloped wood shingles

Pine double siding

Decorative posts



This home is very close in structure to our own.

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New windows in the top floor

Will have same size and squares as the original windows
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Example of window panes/trim.

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Since they are custom we do not have photos.

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Posts

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Materials list

602 E. Washington St.

Siding Boards: Double Siding



Wood Products

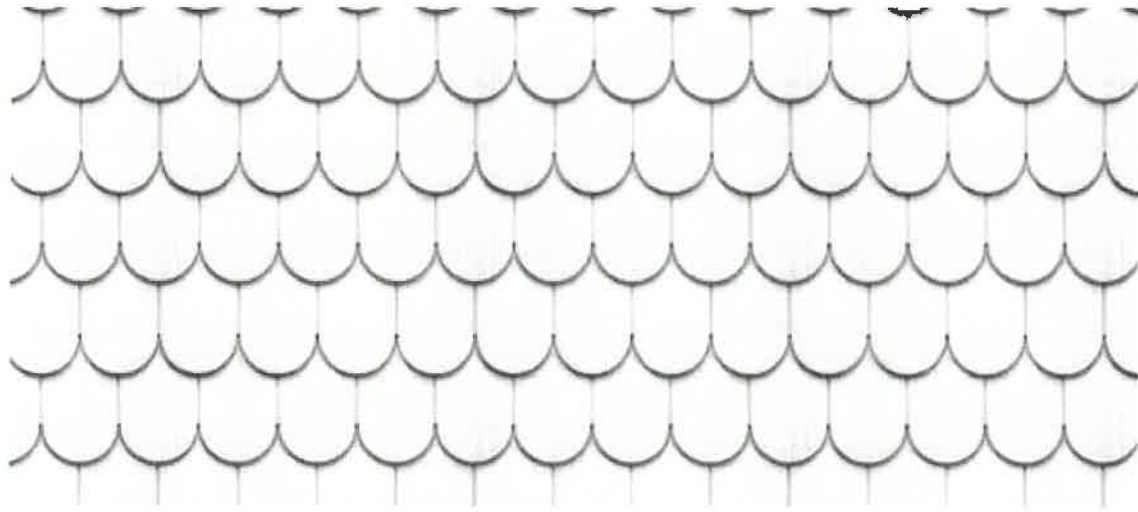
**1 x 6 x 12 Southern Pine No2.KD.117 Siding Boards, 12 ft L
Nominal, 6 in W Nominal, 1 in Thick Nominal**

Or

Hardie Board



Scalloped Shingles



Windows: Custom sized to fit what is there with this style window pane.



Porch Posts: Victorian style



Thank you!











1508

1508



Sportage
4x4

DW5-X274



NOV 11 2004



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

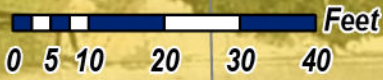
PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: August 15, 2024
APPLICANT: Sara Pieratt
CASE NUMBER: H2024-018; *Small Matching Grant for 602 E Washington Street*

On July 26, 2024, staff received applications for a Certificate of Appropriateness (COA) [i.e. Case No. H2024-016], a *Small Matching Grant* [i.e. Case No. H2024-018], and a *Building Permit Fee Waiver* [i.e. Case No. H2024-017] from the property owner – Sara Pieratt -- for the purpose of making multiple exterior alterations including [1] replacing the upstairs windows, [2] replacing the window trim, [3] replacing the siding, and [4] replacing the posts on the porch. The subject property is located at 602 E Washington Street and is designated as a *Low-Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a total grant amount up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Low-Contributing Property*. The project includes improvements that will be visible from the street, and, based on the applicant's scope of work, the property is eligible for matching funds. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he *Small Matching Grants Program* was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvement and beautification projects." In this case, the applicant is proposing multiple alterations that will increase the historical integrity and beautification of the home. The total valuation of the project provided by the applicant is \$25,000 to \$40,000 depending on materials used, which makes the project eligible for a *Small Matching Grant* of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). To date, the Historic Preservation Advisory Board (HPAB) has approved three (3) *Small Matching Grants* for FY2024; however, only two (2) of these *Small Matching Grants* are eligible for the program (i.e. one [1] of the *Small Matching Grants* was revoked due to be work being done not in accordance to the approved building permit). Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.00.



H2024-018: Small Matching Grant for a Low Contributing property at 602 E. Washington Street

E WASHINGTON ST

STYLER ST



SF-7

Case Location Map = 



City of Rockwall

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

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

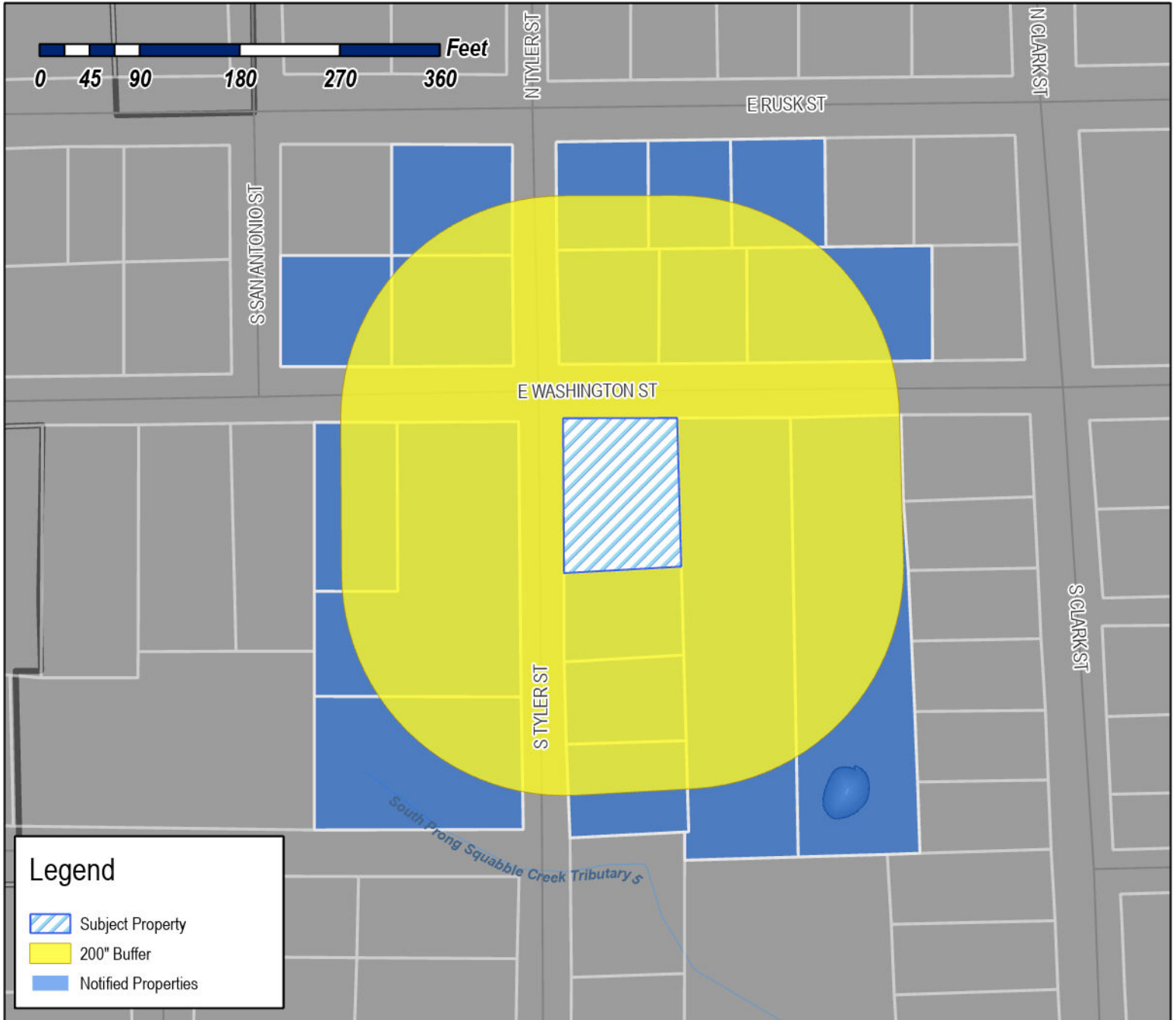




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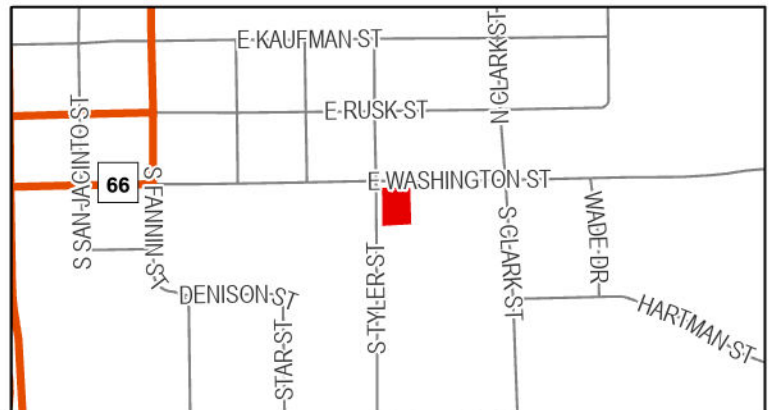
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Case Number: H2024-018
Case Name: Small Matching Grant for Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 602 E. Washington Street

Date Saved: 7/31/2024

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



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

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

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

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

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

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

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

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

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

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

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

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

PUBLIC NOTICE



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

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

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

Case No. H2024-018: Small Matching Grant for 602 E. Washington Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 15, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, August 15, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-018: Small Matching Grant for 602 E. Washington Street

Please place a check mark on the appropriate line below:

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

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

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

Name:

Grey bar for Name

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CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME. OTHER, SPECIFY: _____

OWNER(S) NAME Sara Pierath

APPLICANT(S) NAME _____

ADDRESS 602 E. Washington St.
Rockwall, TX 75087

ADDRESS _____

PHONE 214-458-6472

PHONE _____

E-MAIL sara@childrensrelief.org

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
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Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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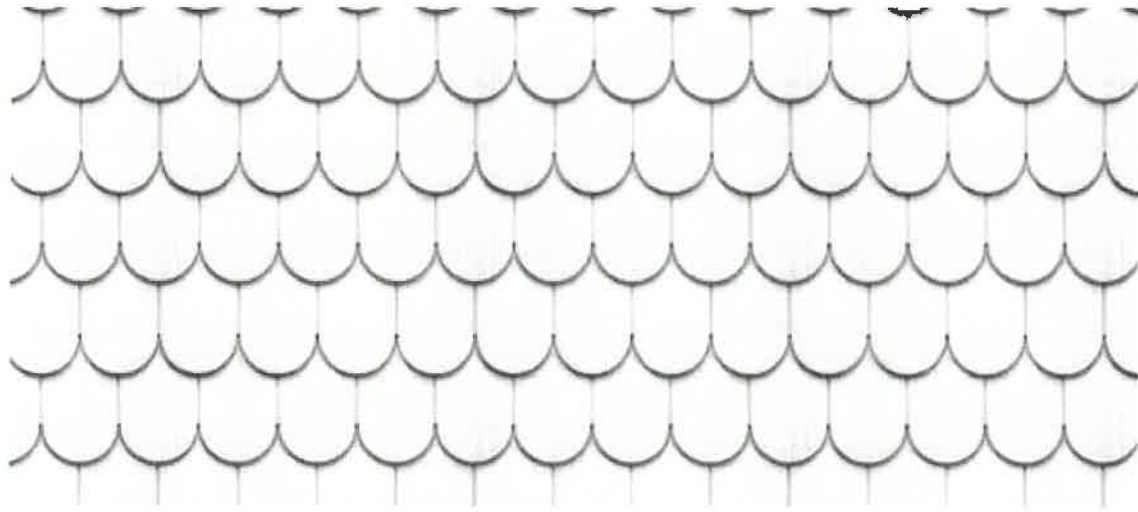
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1501E

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Sportage
4x4

DW5-X274



NOV 11 2004