

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 15, 2018
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *December 21, 2018* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2017-017 (Korey)**
Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a *Medium-Contributing* property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

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, Laura Morales, Planning & Zoning Coordinator of 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 the 9th day of February 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 19, 2018
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. H2018-004 (Korey)

Hold a public hearing to discuss and consider a request for a Building Permit Fee Waiver/Reduction from Geraldine Loftus for a *High Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single-Family 7 (SF-7) District. The subject property is located at 302 Margaret Street and is further identified as Lot NW/4 A, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas.

2. H2018-007 (Korey)

Hold a public hearing to discuss and consider a request for a Small Matching Grant from Geraldine Loftus for a *High Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family 7 (SF-7) District. The subject property is located at 302 Margaret Street and is further identified as Lot NW/4 A, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas.

3. H2018-005 (Korey)

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Joe Birkenback for a *Non-Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single-Family 7 (SF-7) District. The subject property is located at 506 E. Rusk Street and is further identified as Lot 1, Block 1, Mick Addition, City of Rockwall, Rockwall County, Texas.

4. H2018-008 (Korey)

Hold a public hearing to discuss and consider a request for a Building Permit Fee Waiver/Reduction from Joe Birkenback for a *Non-Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single-Family 7 (SF-7) District. The subject property is located at 506 E. Rusk Street and is further identified as Lot 1, Block 1, Mick Addition, City of Rockwall, Rockwall County, Texas.

5. H2018-009 (Ryan)

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from HIS Covenant Children, Inc. to allow for the construction of a monument sign for a *Landmarked Property* situated within the Historic Overlay (HO) District, and zoned Downtown (DT) District. The subject property is located at 102 N. Fannin Street and 303 E. Rusk Street, and is further identified as portion of Lot 2, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas.

DISCUSSION ITEMS

- 6. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan)**

ADJOURNMENT

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, Korey Brooks, Planning & Zoning Coordinator of 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 the 13th day of April 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 17, 2018
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. H2018-006 (Korey)

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

2. H2018-010 (Korey)

Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

3. H2018-011 (Korey)

Hold a public hearing to discuss and consider a request for a building permit fee waiver from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

DISCUSSION ITEMS

- 4. Update from Historic Preservation Officer (HPO) regarding historic projects. (David)**
- i. Bankhead Highway Signage
 - ii. CLG four (4) year evaluation

ADJOURNMENT

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, Korey Brooks, Planning & Zoning Coordinator of 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 the 11th day of May 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMO

AGENDA DATE: 05/17/2018

APPLICANTS: Tara Migneault

AGENDA ITEM: H2018-006; *Zoning Change (SF-7 to RO)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting the Historic Preservation Advisory Board (HPAB) consider a request to recommend approval of a change in zoning from a Single-Family 7 (SF-7) District to a Residential Office (RO) District for the purpose of converting a single-family residential home into a residential-office building for the operation of a property management company. The property is identified as a *Local Landmarked* property known as the “*Underwood House*” and is situated within the Historic Overlay (HOV) District. Currently there is a 1,640 SF single-family home that was constructed in the National Folk style in 1905. The subject property was annexed prior to 1959, situated on a 0.59-acre parcel of land, zoned Single-Family 7 (SF-7) District, and is addressed as 506 Barnes Street.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is a single-family home zoned Single-Family 7 (SF-7) District. Beyond this is Storrs Street followed by a vacant tract of land. This area is zoned Downtown (DT) District.
- South:** Directly south of the subject property is a single-family home. Beyond this is St. Mary's Street followed by a *Local Landmarked* single-family home [*i.e. the Jordan House*]. This area is zoned Single-Family 7 (SF-7) District.
- East:** Directly east of the subject property is Rockwall Nursing Center which is zoned Multi-Family 14 (MF-14) District. Beyond this is S. Fannin Street followed by a tract of land that contains duplexes. This area is zoned Two-Family (2-F) District.
- West:** Directly west of the subject property is an office building [*The White Law Firm*] that is zoned General Retail (GR) District. Beyond this is S. Goliad Street [*SH-205*] followed by a shopping center.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (RO) District is for "...low intensity office development providing professional, medical and other office services..." and to allow existing residential houses to be "...converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures...". The following is a summary of the minimum development standards for a property within a Residential Office (RO) District:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback Adjacent to Residential</i>	<i>20-Feet</i>
<i>Maximum Height</i>	<i>36-Feet</i>
<i>Max Lot Coverage</i>	<i>40%</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Floor Area Ratio</i>	<i>0.33</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Medium Density Residential land uses. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a Medium Density Residential designation to a Commercial designation.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to convert an existing single-family home to a property management office*), the Residential Office (RO) District is an appropriate zoning district for the proposed use; however, in this case, there is a single-family home to the north and a single-family home to the south of the subject property. With that being said, a Residential Office (RO) District allows "*live/work*" arrangements which provides a transition from the higher intensity uses to the west and east of the subject property to the lower intensity residential uses to the north and south of the subject property. Additionally, the applicant has stated that she does not intend to change the exterior of the structure and will maintain the historic architectural features presented on the façade of the subject property; however, since the applicant is proposing to convert the existing home from a single-family land use to a general office land use, the applicant is required to construct a parking lot to accommodate the parking [*i.e. six (6) parking spaces*] and to provide screening for any adjacent residential property. Staff should note, approval of this request is discretionary to the Historic Preservation Advisory Board (HPAB), the Planning and Zoning Commission, and the City Council. Should this request be approved, the applicant would be required to submit a site plan and request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

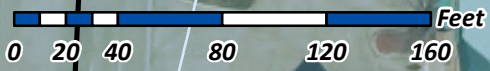
NOTIFICATION:

On May 2, 2018, staff mailed 103 notices to property owners and residents within 500-feet of the subject property. Additionally, staff has notified the Bent Creek Condos, Stonebridge Meadows which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any responses concerning the applicant's request.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a Commercial designation;
- 2) A Certificate of Appropriateness (COA) and a site plan shall be required to be approved by the Historic Preservation Advisory Board (HPAB); and,
- 3) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.



H2018-006 - 506 BARNES STREET
HISTORIC - LOCATION MAP =

DT
GOLIAD

STORRS

BARNES

MF-14

SF-7

GR

ST MARYS

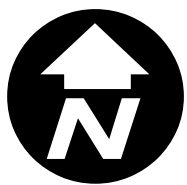
PD-21



City of Rockwall

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

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

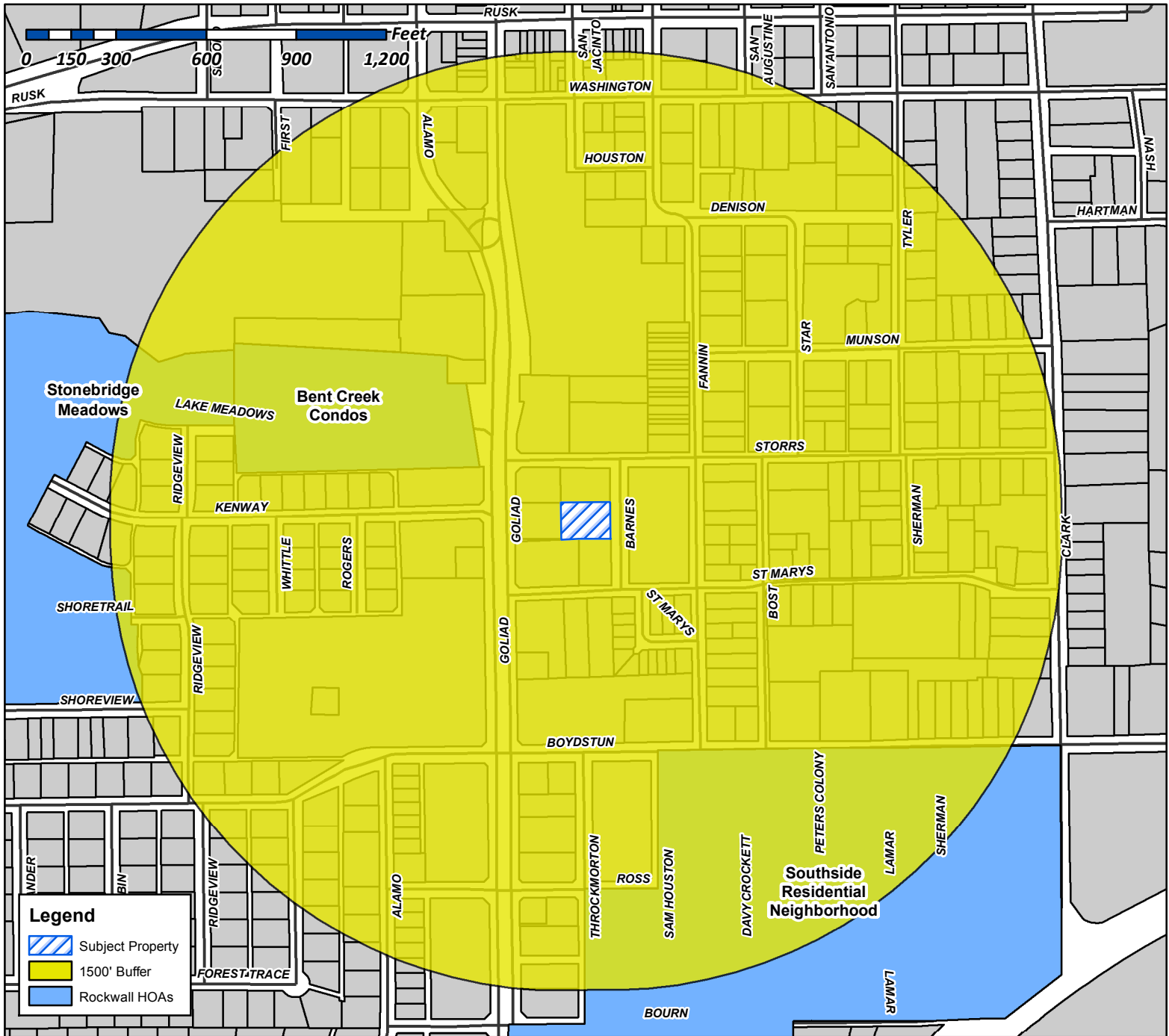




City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: H2018-006
Case Name: 506 Barnes Street
Case Type: Historic
Zoning: SF-7 to RO
Case Address: 506 Barnes Street



Date Created: 5/11/2018
For Questions on this Case Call (972) 771-7745

From: Brooks, Korey
To: [REDACTED]
Subject: Neighborhood Notification Program: Notice of Zoning Change Request
Date: Thursday, May 10, 2018 11:07:00 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner **May 4, 2018**. The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, May 17, 2018**, the Planning and Zoning Commission will hold a public hearing on **Tuesday, June 12, 2018**, and the Rockwall City Council will hold a public hearing on **Monday June 18, 2018** to consider the following item(s). All hearings will take place at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas.

Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development-cases>.

H2018-006: Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HO) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary. If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.



**Planning
and
Zoning Department**

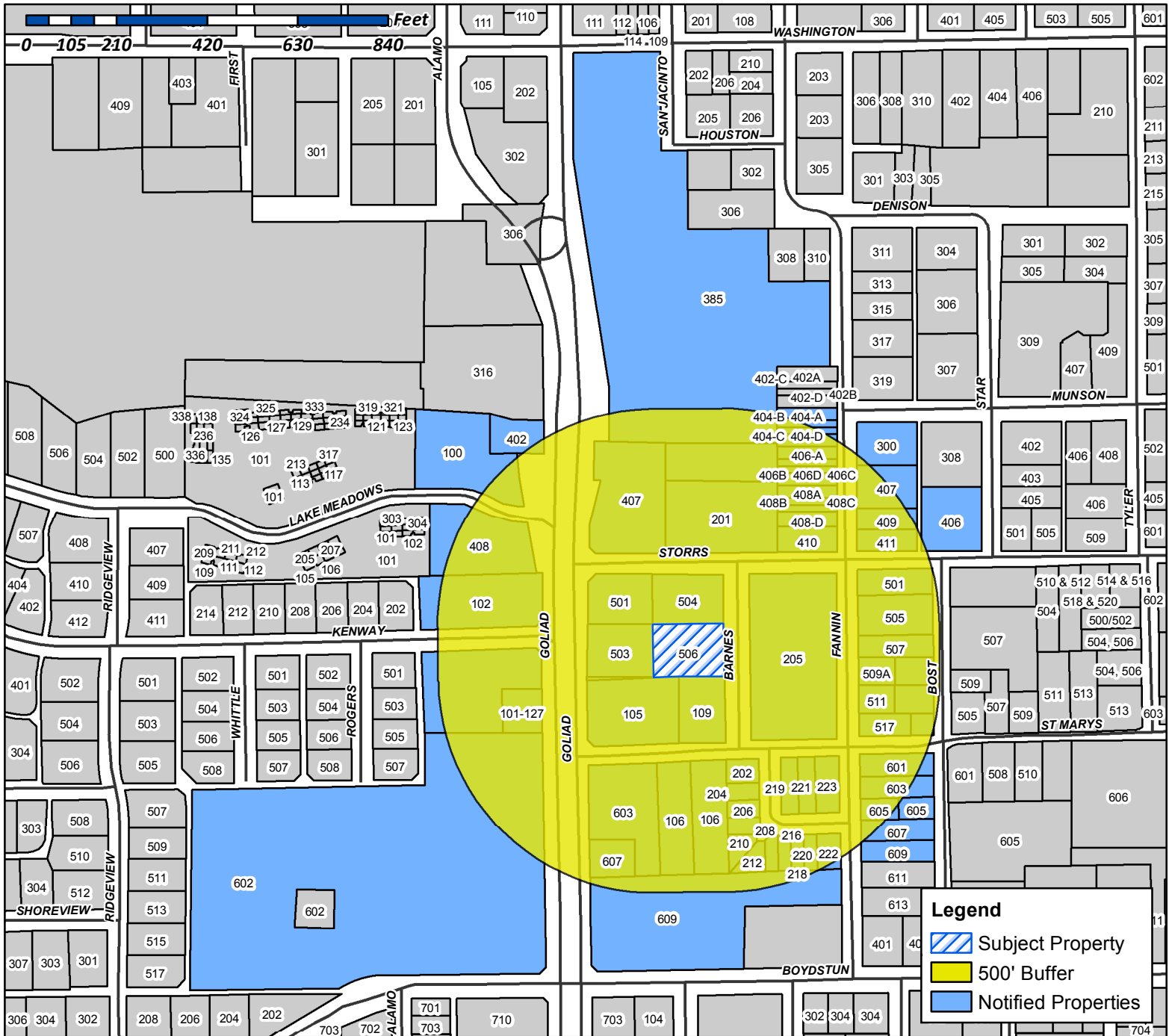
Korey M. Brooks
Planner
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
<http://www.rockwall.com/planning/>



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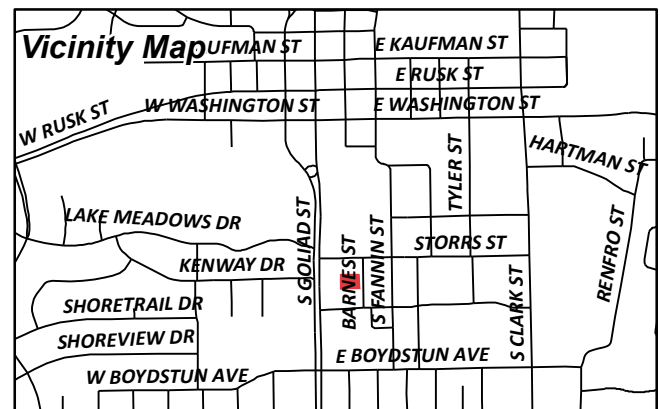
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Case Number: H2018-006
Case Name: 506 Barnes St
Case Type: Historic
Zoning: SF-7 to RO
Case Address: 506 Barnes St

Date Created: 05/04/2018

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



CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
103 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
107 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
109 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
111 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
119 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
121 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
123 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
127 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 KENWAY DR
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

CURRENT RESIDENT
106 ST MARY
ROCKWALL, TX 75087

SPRAGUE CHRIS AND IVONNE
109 ST MARYS ST
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

HEATH RENTAL PROPERTIES LLC
1309 MORAIN PLACE
HEATH, TX 75032

BALL JUSTIN D
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

COLLINS KIMBERLY B -MCCREA
1401 VISTA VERDE ST
DENTON, TX 76210

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

SWAFFORD STEPHEN
1829 KELLY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

CURRENT RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

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

CURRENT RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

BECERRA LUPE A
214 SAINT MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
218 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

CANTRELL KAREN DEE
2223 W FM 455
ANNA, TX 75409

CURRENT RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

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

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

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

HAMANN BRENT
315 ROLLIN MEADOWS CIRCLE
ROCKWALL, TX 75087

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

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
ROCKWALL, TX 75087

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

DUFRAINE JANET
404 S FANNIN ST APT C
ROCKWALL, TX 75087

DAVIS BEVERLY
404 SOUTH FANNIN STREET D
ROCKWALL, TX 75087

CURRENT RESIDENT
404-B S FANNIN ST
ROCKWALL, TX 75087

ESTES NOLAN
406 STARR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408C S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD
501 S GOLIAD
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC
503 SOUTH GOLIAD
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

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

FOR HIS GLORY MANAGEMENT LLC
506 BARNES ST
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
509A S FANNIN ST
ROCKWALL, TX 75087

HEAD TIM
510 MARIPOSA
ROCKWALL, TX 75087

CURRENT RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

DOLAN JOHNNY O & VICKI L
555 RS COUNTY ROAD 1278
EMORY, TX 75440

ROCKWALL NH REALTY LTD
600 N PEARL ST STE 1100
DALLAS, TX 75201

CURRENT RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

BECKER CHRISTOPHER
7809 STONEHAVEN LN
ROWLETT, TX 75089

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
8614 SCOONER ST
ROWLETT, TX 75089

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W SR
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

From: [Tara Migneault](#)
To: [Brooks, Korey](#)
Subject: 506 Barnes
Date: Friday, May 11, 2018 2:28:20 PM

My husband who recently passed away on April 5th 2018 started when Migneault Properties over 25 years ago and purchased 506 Barnes over 15 years ago to run the business. 15 years ago the city told him that he couldn't put a sign out and he couldn't have visitors coming in and out of the property since it was zoned residential and of course my husband would do anything to follow the law and there has been no issue. When he first purchased the property it was appraised as commercial and there was never any issue with the business being ran out of there until this year. My husband has done an amazing job keeping the house looking beautiful and there has never been incoming traffic...all we ask is that you would allow us to continue doing business so please allow us to rezone it commercial so we can move forward. Thank you

Tara Migneault
God Bless You





Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	S

Residential & Lodging	
Accessory Building ¹	P
Bed & Breakfast Operation ¹	P
Convent or Monastery	P
Garage	A
Home Occupation ¹	P
Residential Care Facility	S
Single Family, Detached ¹	P
Single Family, Zero Lot Line ¹	P
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility ¹	P
Convalescent Care Facility/Nursing Home ¹	P
Congregate Care Facility/Elderly Housing ¹	S
Day Care (7 or More Children) ¹	S
Group or Community Home ¹	P
Halfway House ¹	S
Library, Art Gallery or Museum (Public)	P

Office & Professional	
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	S

Recreation, Entertainment & Amusement	
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P

Retail & Personal Services	
Astrologer, Hypnotist, or Psychic Art and Science	P
General Retail Store	S
Hair Salon, Manicurist	S
Massage Therapist	P
Museum or Art Gallery (Private)	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	S
Studio - Art, Photography or Music	P

Commercial & Business Services	
Shoe and Boot Repair and Sales	S

Utilities, Communications & Transportation	
Antenna, Accessory ¹	P
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	A
Antenna, Dish ¹	A



Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Utilities (Non-municipally Owned or Controlled), Including Sanitary Landfill, Water Treatment and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
Utilities Holding a Franchise From City of Rockwall	S
Utility Installation, Other Than Listed	S
Utility/Transmission Lines	S
Wireless Communication Tower	S



**CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

AGENDA DATE: 05/17/2018

APPLICANT: Rodney and Fran Webb

AGENDA ITEM: **H2018-010**; *Small Neighborhood Matching Grant for 507 E. Rusk Street*

SUMMARY:

Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant from Rodney and Fran Webb for a *Low-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicants are requesting the approval of a Small Neighborhood Matching Grant in conjunction with a request for a building permit fee waiver [*H2018-011*] for the purpose of renovating an existing home on a *Low-Contributing Property* that is located within the Old Town Rockwall (OTC) Historic District addressed as 507 E. Rusk Street.

CHARACTERISTICS OF THE PROJECT:

The subject property is located at 507 E. Rusk Street and is recognized as a *Low-Contributing Property*, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 1,997 sq. ft., and based on the 2017 Historic Resources Survey, the main area was considered to have been constructed in the Folk Victorian style in 1890. The property is zoned Single Family (SF-7) District and is located on the northwest corner of E. Rusk Street and N. Tyler Street.

The applicants are requesting approval of a Small Neighborhood Matching Grant in conjunction with a building permit waiver [*H2018-010*] for the purpose of renovating an existing home on a *Low-Contributing* property. According to the applicants, the purpose of the renovation is to replace aluminum windows, installed in 1960, with wood windows that are more compatible of the architecture of time period in which the home was originally constructed. The applicants have stated that home has some existing wood windows that will remain and the new windows will match the existing windows. The applicants have provided pictures of the existing aluminum windows that are to be removed, as well as the existing wood windows. In this case, the proposed renovation would bring the home closer into conformity with guidelines stipulated in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC). Additionally, since the applicants plan to match the existing wood windows, the renovation is considered to be a "*like-in-kind*" renovation and does not require a Certificate of Appropriateness (COA).

The Small Neighborhood Matching Grants Program is an incentive to encourage small improvements or beautification projects for residential properties within the City's historic districts. This program provides matching funds of up to 50% of the total cost. For a residential

property to be eligible for the Small Matching Grant Program, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and must involve improvements to the outside of the property that are visible to the street (*i.e. landscaping, painting, replacement of windows, etc*). Based upon the applicant's scope of work, replacing the windows would be eligible for the Small Neighborhood Matching Grant. Properties classified as *Low-Contributing* shall be eligible for a total grant amount of up to \$1,000.00. Based on the estimated valuation of \$9,300.00 for the remodel/rehabilitation, the applicant is eligible for a total grant amount of \$1,000.00. The Historic Preservation Advisory Board (HPAB) approved a small matching grant of \$1,000 for 302 Margaret Street [H2018-007] on April 19, 2018 which leaves \$4,000 for Small Neighborhood Matching Grant funds to be allocated in FY2018. Should this request be approved, the Small Neighborhood Matching Grant funds would be reduced to \$3,000.00.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the contributing nature of the subject property, the applicant is eligible for a building permit waiver, however, of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

- 1) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.



City of Rockwall

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

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



507 E. Rusk Street
Rockwall TX 75087
April 24, 2018

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

To Whom It May Concern:

SUBJECT: REQUEST FOR BUILDING PERMIT FEE WAIVER

My husband, Rodney, and I are preparing to replace the aluminum windows from 1960 with a more period appropriate-looking window at 507 E. Rusk. We are currently requesting money from the Small Matching Grants Program to help offset this cost. The property is considered low contributing to the historic district, so we would like to request the building permit fee be waived.

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

Sincerely,

A handwritten signature in cursive script that reads "Fran Webb". The signature is written in black ink and is positioned above the printed name.

Fran Webb

ATTRIUM.COM
ReliabH.com 3900



CONTRACT # 1153640

SERVICES SOLUTIONS INSTALLED SALES CONTRACT

LOWE'S AUTHORIZED REPRESENTATIVE <i>Blen Miller</i>		NUMBER:
STORE NO. <i>0610</i>	STREET ADDRESS <i>851 N. Stegastoun</i>	
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-772-1967</i>		
DATE <i>4-25-18</i>	LOWE'S CONTRACTOR LICENSE NUMBER <i>7095684</i>	

CUSTOMER <i>Rodney Webb</i>		
STREET ADDRESS <i>507 E. Rusk</i>		
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-978-6133</i>		
CASH	BANK CARD	LCC
		REG CHARGE

This is only a quote for the merchandise and services printed below. This becomes an agreement upon payment. Upon payment, the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract." PLEASE READ ALL TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS PAGE AND FOLLOWING PAGES BEFORE SIGNING.

INSTALLATION STREET ADDRESS <i>507 E. Rusk</i>	CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
---	-------------------------	--------------------	---------------------

*Remove existing windows - haul-a-way 13
Install 13 total operators, white interior, black exterior with center
grid 1 1/8" simulated divided light, Energy Star Rated 3900 Series
double-hung windows with clearview mesh full screen
Lifetime transferable warranty*

**Presence of Lead - If lead assessment reveals presence of lead, an additional
\$65 per window will be added for removal per standards. RW*

NOTICE TO CUSTOMER - PRICE CALCULATIONS: In order to properly perform the installation of certain Goods, the Contract Price may include more Goods than actually will be installed based on the measured square footage of the Project Area. As a result, the parties agree that the lump-sum Price stated in this Contract is calculated upon both the value of estimated Goods required to fulfill the Contract (including waste), which may exceed the actual square footage of the Project Area, and the labor which may be estimated based on the amount of Goods required to fulfill the Contract (including waste). By signing this Contract below, Customer acknowledges receipt of this notice and agrees and understands that the Price includes these costs which may not be refunded once the Installation Services are performed.

*Install Partners - Installer
price with no lead in paint*

Contract Total	<i>*\$9,350.45</i>
*applicable taxes included	

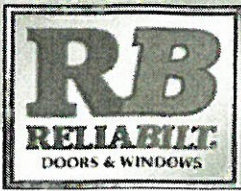
NOTICE TO CUSTOMER: Federal law requires Lowe's to provide you with the pamphlet *Renovate Right*. By signing this Contract, Customer acknowledges having received a copy of this pamphlet before work began informing Customer of the potential risk of the lead hazard exposure from renovation activity to be performed in Customer's dwelling unit.

NOTE: If rotted wood is discovered during installation additional charges will apply. You will be given a quote and a change order must be completed and signed by the customer for any additional charges. *RW* Customer must initial.
*Any work or material not specified is not included in this contract. Any changes or additions will be at an additional charge for the material and labor.

PHOTO RELEASE: Customer grants to Lowe's and Lowe's employees and independent contractors the right to take photographs of the Premises where Installation Services will be performed and all work performed at the Premises related to this Contract, and irrevocably grants to Lowe's all right, title and interest in and to the photographs for use in all markets and media, worldwide, in perpetuity. Customer authorizes Lowe's to copyright, use and publish the photographs in print and/or electronically, and agrees that Lowe's may use such photographs for any lawful purpose, including, but not limited to, marketing, advertising, publicity, illustration, training and Web content. By initialing here, Customer agrees to the foregoing. *N/A* [Customer to initial to the left].

Work is to commence upon reasonable availability of Contractor and/or any special order or customer made Good(s) which is anticipated to be *24-35 days* (fill in date). Estimated completion date is _____ (fill in date).
Said estimated substantial completion date is not of the essence. A statement of any contingencies that would materially change said estimated substantial completion date is as follows: *Installer to call customer within 48 business hours after the windows arrive at store* (if applicable, insert a statement of such contingencies).

This Contract provides that all claims by Customer or Lowe's will be resolved by BINDING ARBITRATION. Customer and Lowe's GIVE UP THE RIGHT TO GO TO COURT to enforce this Contract (EXCEPT for matters that may be taken to SMALL CLAIMS COURT). Lowe's and Customer's rights will be determined by a NEUTRAL ARBITRATOR and NOT a judge or jury. Lowe's and Customer are entitled to a FAIR HEARING. But the arbitration procedures are SIMPLER AND MORE LIMITED THAN RULES APPLICABLE IN COURT. Arbitrator decisions are as enforceable as any court order and are subject to VERY LIMITED REVIEW BY A COURT. FOR MORE DETAILS: Review the section titled ARBITRATION AGREEMENT, WAIVER OF JURY TRIAL AND WAIVER OF CLASS ACTION ADJUDICATION found in the Terms and Conditions of this Contract.



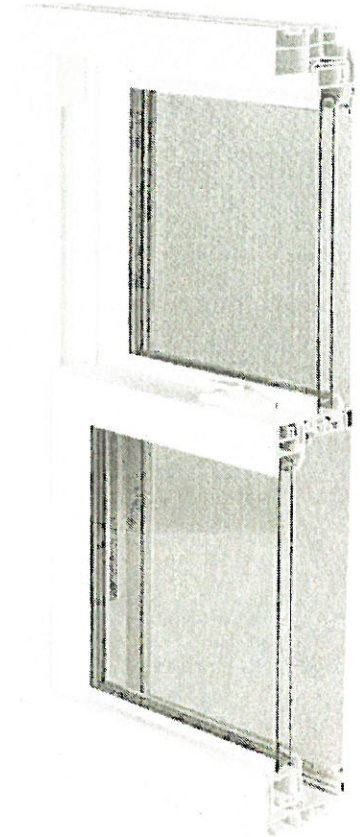
SERIES 3900 DOUBLE HUNG WINDOW

Also available in 2- and 3-lite sliders and picture windows



STANDARD FEATURES

- Exclusive InsulKor™ polyurethane fiberglass-enriched sash reinforcement for superior thermal and structural performance
- 3/4" constant force coil balance offers incredibly easy sash mobility
- Fusion-welded sashes and frame add strength and boost insulation
- DP-60 Rating (window size tested 36" x 74")
- Beveled mainframe offers a stylish exterior appearance
- Dual push-button night latches position sashes for optimal ventilation
- Integrated slim-line lift rail allows you to easily operate sash
- 4 1/4" frame thickness enhances appearance as well as structural integrity
- External accessory groove accommodates nail fin option
- Half screen is standard and removable from the inside*
- Dual low profile, positive-action cam locks increase security (2 locks standard at 27 1/4" width or wider)
- Full interlocking lock and meeting rail
- Full vinyl sash dam on sill and high-performance weather stripping protect against air infiltration
- 3.25" jamb depth for ideal window sizing
- **Transferable limited lifetime warranty**
- **Lifetime glass breakage warranty**



CUSTOM OPTIONS

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Triple-pane, R-5 compliant glass panels
- InsulKor™ multi-cavity foam filled frame injections
- Nail fin accessory for use in remodeling or new construction applications
- 5/8" or 1" contoured, 5/8" or 3/4" flat, 5/8" contoured valance, 1 1/8" Simulated Divided Lite (SDL) grids
- Obscure glass
- Double strength glass
- Charcoal aluminum, Clear View and heavy duty screens**
- Window Opening Control Device (WOCD) for fall prevention
- Lifetime labor warranty



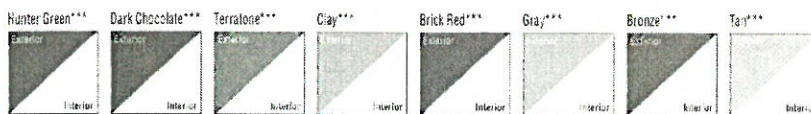
COLOR OPTIONS**



LAMINATE COLORS**



PAINTED COLORS**



LOCK OPTIONS**



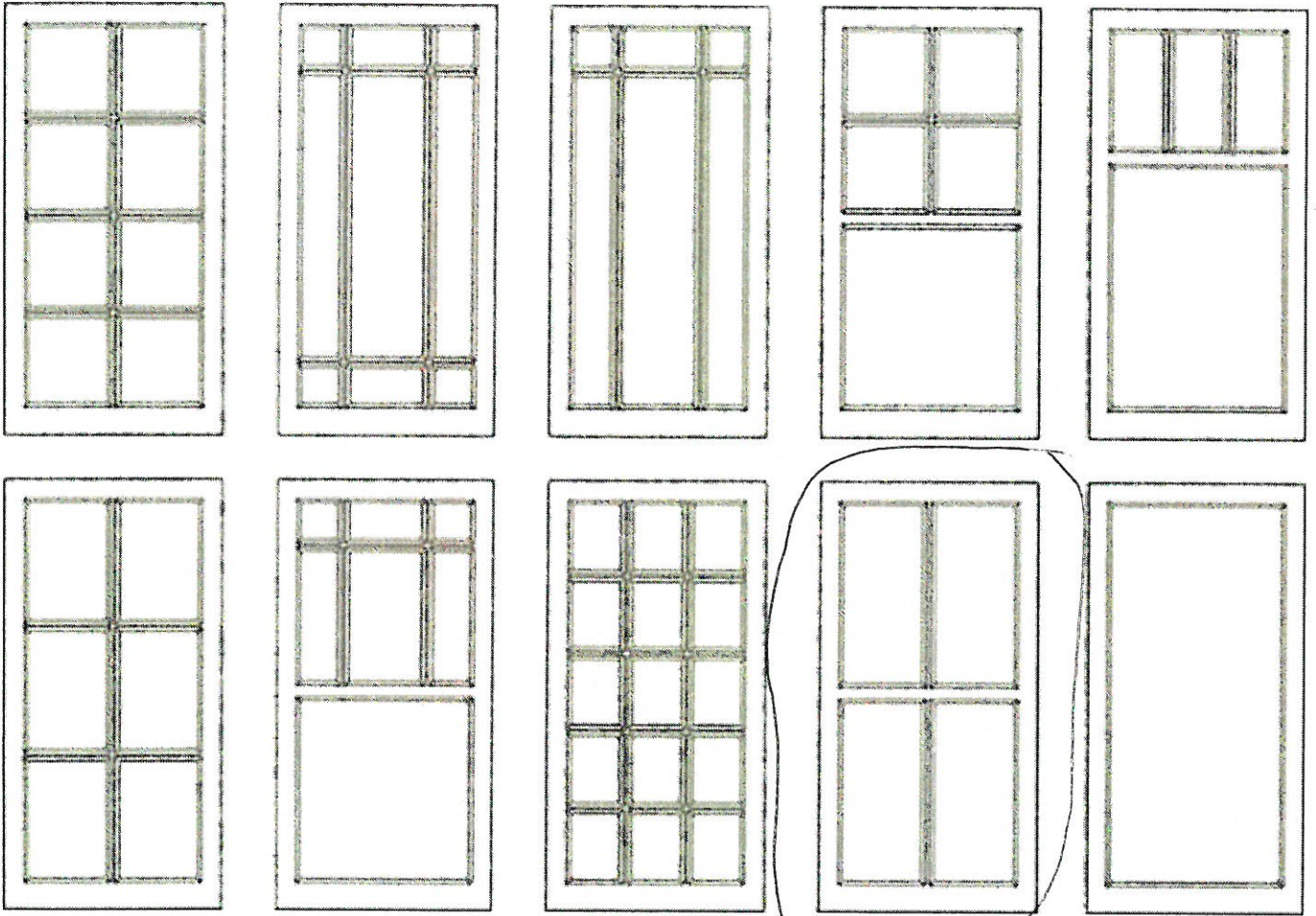
Scan to watch a video about our Series 3900.



ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
 * Screens are not meant to restrain a child from falling through an open window.
 ** Printing process may affect color shown. Please refer to actual window; sample when selecting colors.
 *** Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.





this design

removing these aluminum
windows and the storm
windows



exterior



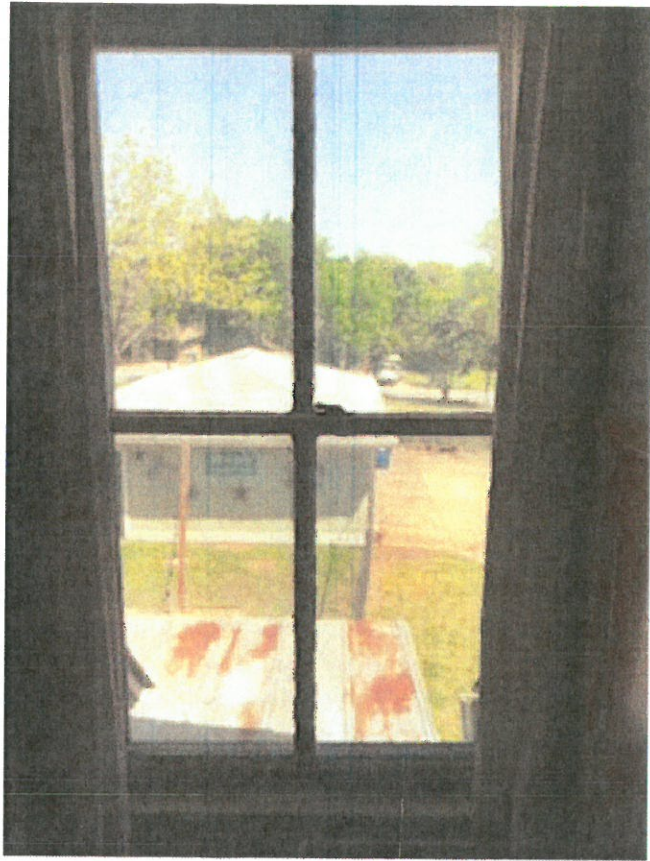
interior



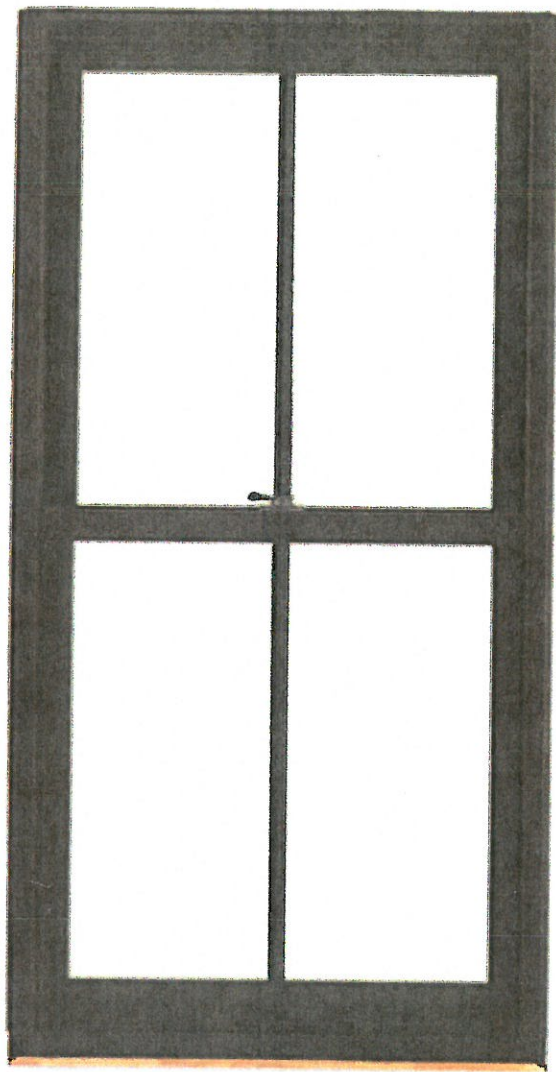
replacing with this window design, but storm windows will be removed



exterior



interior



**CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

AGENDA DATE: 05/17/2018
APPLICANTS: Rodney and Fran Webb
AGENDA ITEM: **H2018-011**; *Building Permit Fee Waiver/Reduction for 507 E. Rusk Street*

SUMMARY:

Hold a public hearing to discuss and consider a request for a building permit fee waiver from Rodney and Fran Webb for a *Low-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicants are requesting the approval of a building permit fee waiver in conjunction with a Small Neighborhood Matching Grant [*H2018-010*] for the purpose of renovating an existing home on a *Low-Contributing Property* that is located within the Old Town Rockwall (OTC) Historic District addressed as 507 E. Rusk Street. The applicants have submitted a separate application for a Building Permit Fee Waiver [*H2018-011*].

CHARACTERISTICS OF THE PROJECT:

The subject property is located at 507 E. Rusk Street and is recognized as a *Low-Contributing Property*, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 1,997 sq. ft., and based on the 2017 Historic Resources Survey, the main area was considered to have been constructed in the Folk Victorian style in 1890. The property is zoned Single Family (SF-7) District and is located on the northwest corner of E. Rusk Street and N. Tyler Street.

The applicants are requesting approval of a building permit waiver in conjunction with a Small Neighborhood Matching Grant [*H2018-010*] for the purpose of renovating an existing home on a *Low-Contributing* property. According to the applicants, the purpose of the renovation is to replace aluminum windows, installed in 1960, with wood windows that are more compatible with the architecture of the time period in which the home was originally constructed. The applicants have stated that the home has some existing wood windows that will remain and the new windows will match the existing windows. The applicants have provided pictures of the existing aluminum windows that are to be removed, as well as the existing wood windows. In this case, the proposed renovation would bring the home closer into conformity with guidelines stipulated in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC). Additionally, since the applicants plan to match the existing wood windows, the renovation is considered to be a "*like-in-kind*" renovation and does not require a Certificate of Appropriateness (COA).

The intent of the Building Permit Fee Waiver/Reduction program is to incentivize the rehabilitation or restoration of historic structures. For a residential property to be eligible for the


Building Permit Fee Waiver/Reduction Program, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and must involve a minimum investment of \$5,000 associated with the rehabilitation or restoration of a property. 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%. Based on the applicants' scope of work and the estimated valuation of \$9,300 for the remodel/rehabilitation, the permit fees would be approximately \$182.95. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants would be eligible for a 100% reduction of building permit fees, which would equate to approximately \$182.95.

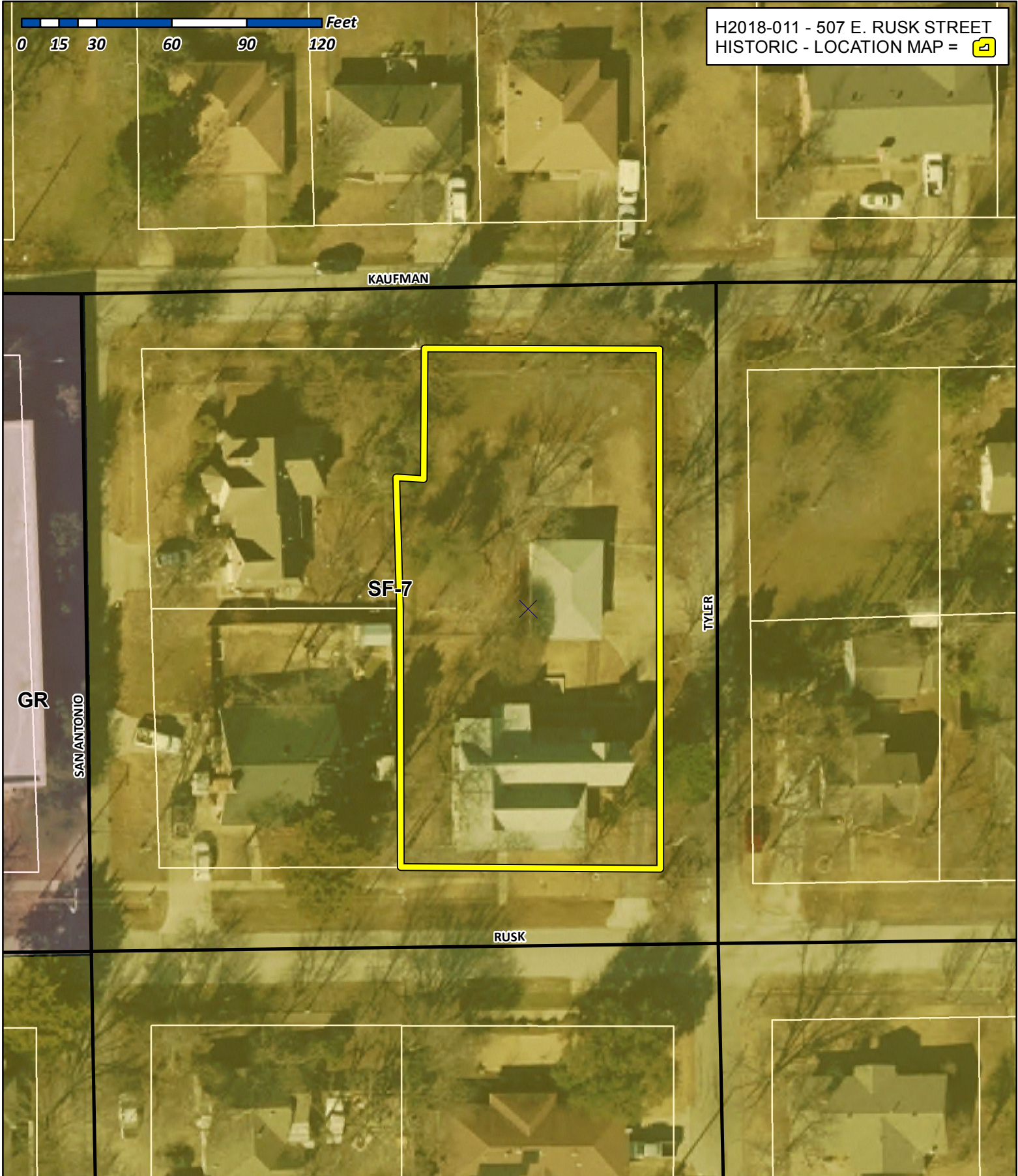
RECOMMENDATIONS:

Based on the applicants' proposed scope of work and the contributing nature of the subject property, the applicants are eligible for a building permit waiver, however, of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

- 1) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, 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 15 30 60 90 120 Feet

H2018-011 - 507 E. RUSK STREET
HISTORIC - LOCATION MAP = 



City of Rockwall

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

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507 E. Rusk Street
Rockwall TX 75087
April 24, 2018

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

To Whom It May Concern:

SUBJECT: REQUEST FOR BUILDING PERMIT FEE WAIVER

My husband, Rodney, and I are preparing to replace the aluminum windows from 1960 with a more period appropriate-looking window at 507 E. Rusk. We are currently requesting money from the Small Matching Grants Program to help offset this cost. The property is considered low contributing to the historic district, so we would like to request the building permit fee be waived.

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

Sincerely,

A handwritten signature in cursive script that reads "Fran Webb". The signature is written in black ink and is positioned above the printed name.

Fran Webb

ATTRIUM.COM
ReliabH.com 3900



CONTRACT # 1153640

SERVICES SOLUTIONS INSTALLED SALES CONTRACT

LOWE'S AUTHORIZED REPRESENTATIVE <i>Blen Miller</i>		NUMBER:
STORE NO. <i>0610</i>	STREET ADDRESS <i>851 N. Stegastoun</i>	
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-772-1967</i>		
DATE <i>4-25-18</i>	LOWE'S CONTRACTOR LICENSE NUMBER <i>7095684</i>	

CUSTOMER <i>Rodney Webb</i>		
STREET ADDRESS <i>507 E. Rusk</i>		
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-978-6133</i>		
CASH	BANK CARD	LCC
		REG CHARGE

This is only a quote for the merchandise and services printed below. This becomes an agreement upon payment. Upon payment, the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract." PLEASE READ ALL TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS PAGE AND FOLLOWING PAGES BEFORE SIGNING.

INSTALLATION STREET ADDRESS <i>507 E. Rusk</i>	CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
---	-------------------------	--------------------	---------------------

*Remove existing windows - haul-a-way 13
Install 13 total operators, white interior, black exterior with center
grid 1 1/8" simulated divided light, Energy Star Rated 3900 Series
double-hung windows with clearview mesh full screen
Lifetime transferable warranty*

**Presence of Lead - If lead assessment reveals presence of lead, an additional
\$65 per window will be added for removal per standards. RW*

NOTICE TO CUSTOMER - PRICE CALCULATIONS: In order to properly perform the installation of certain Goods, the Contract Price may include more Goods than actually will be installed based on the measured square footage of the Project Area. As a result, the parties agree that the lump-sum Price stated in this Contract is calculated upon both the value of estimated Goods required to fulfill the Contract (including waste), which may exceed the actual square footage of the Project Area, and the labor which may be estimated based on the amount of Goods required to fulfill the Contract (including waste). By signing this Contract below, Customer acknowledges receipt of this notice and agrees and understands that the Price includes these costs which may not be refunded once the Installation Services are performed.

*Install Partners - Installer
price with no lead in paint*

Contract Total	<i>*\$9,350.45</i>
*applicable taxes included	

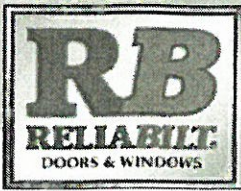
NOTICE TO CUSTOMER: Federal law requires Lowe's to provide you with the pamphlet *Renovate Right*. By signing this Contract, Customer acknowledges having received a copy of this pamphlet before work began informing Customer of the potential risk of the lead hazard exposure from renovation activity to be performed in Customer's dwelling unit.

NOTE: If rotted wood is discovered during installation additional charges will apply. You will be given a quote and a change order must be completed and signed by the customer for any additional charges. *RW* Customer must initial.
*Any work or material not specified is not included in this contract. Any changes or additions will be at an additional charge for the material and labor.

PHOTO RELEASE: Customer grants to Lowe's and Lowe's employees and independent contractors the right to take photographs of the Premises where Installation Services will be performed and all work performed at the Premises related to this Contract, and irrevocably grants to Lowe's all right, title and interest in and to the photographs for use in all markets and media, worldwide, in perpetuity. Customer authorizes Lowe's to copyright, use and publish the photographs in print and/or electronically, and agrees that Lowe's may use such photographs for any lawful purpose, including, but not limited to, marketing, advertising, publicity, illustration, training and Web content. By initialing here, Customer agrees to the foregoing. *N/A* [Customer to initial to the left].

Work is to commence upon reasonable availability of Contractor and/or any special order or customer made Good(s) which is anticipated to be *24-35 days* (fill in date). Estimated completion date is _____ (fill in date).
Said estimated substantial completion date is not of the essence. A statement of any contingencies that would materially change said estimated substantial completion date is as follows: *Installer to call customer within 48 business hours after the windows arrive at store* (if applicable, insert a statement of such contingencies).

This Contract provides that all claims by Customer or Lowe's will be resolved by BINDING ARBITRATION. Customer and Lowe's GIVE UP THE RIGHT TO GO TO COURT to enforce this Contract (EXCEPT for matters that may be taken to SMALL CLAIMS COURT). Lowe's and Customer's rights will be determined by a NEUTRAL ARBITRATOR and NOT a judge or jury. Lowe's and Customer are entitled to a FAIR HEARING. But the arbitration procedures are SIMPLER AND MORE LIMITED THAN RULES APPLICABLE IN COURT. Arbitrator decisions are as enforceable as any court order and are subject to VERY LIMITED REVIEW BY A COURT. FOR MORE DETAILS: Review the section titled ARBITRATION AGREEMENT, WAIVER OF JURY TRIAL AND WAIVER OF CLASS ACTION ADJUDICATION found in the Terms and Conditions of this Contract.



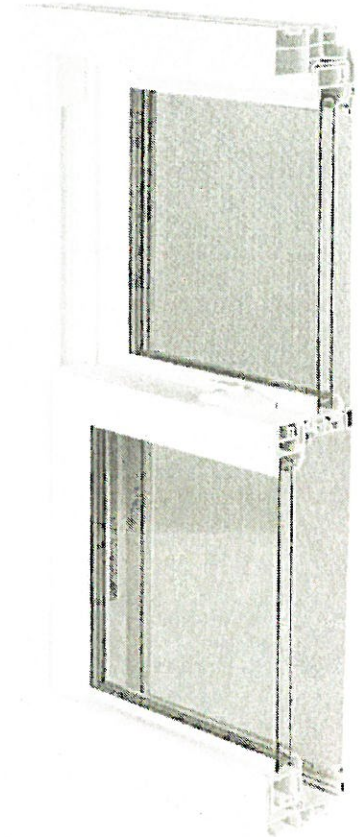
SERIES 3900 DOUBLE HUNG WINDOW

Also available in 2- and 3-lite sliders and picture windows



STANDARD FEATURES

- Exclusive InsulKor™ polyurethane fiberglass-enriched sash reinforcement for superior thermal and structural performance
- 3/4" constant force coil balance offers incredibly easy sash mobility
- Fusion-welded sashes and frame add strength and boost insulation
- DP-60 Rating (window size tested 36" x 74")
- Beveled mainframe offers a stylish exterior appearance
- Dual push-button night latches position sashes for optimal ventilation
- Integrated slim-line lift rail allows you to easily operate sash
- 4 1/4" frame thickness enhances appearance as well as structural integrity
- External accessory groove accommodates nail fin option
- Half screen is standard and removable from the inside*
- Dual low profile, positive-action cam locks increase security (2 locks standard at 27 1/4" width or wider)
- Full interlocking lock and meeting rail
- Full vinyl sash dam on sill and high-performance weather stripping protect against air infiltration
- 3.25" jamb depth for ideal window sizing
- **Transferable limited lifetime warranty**
- **Lifetime glass breakage warranty**



CUSTOM OPTIONS

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Triple-pane, R-5 compliant glass panels
- InsulKor™ multi-cavity foam filled frame injections
- Nail fin accessory for use in remodeling or new construction applications
- 5/8" or 1" contoured, 5/8" or 3/4" flat, 5/8" contoured valance, 1 1/8" Simulated Divided Lite (SDL) grids
- Obscure glass
- Double strength glass
- Charcoal aluminum, Clear View and heavy duty screens**
- Window Opening Control Device (WOCD) for fall prevention
- Lifetime labor warranty



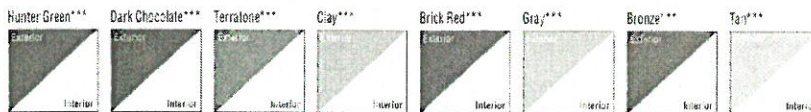
COLOR OPTIONS**



LAMINATE COLORS**



PAINTED COLORS**



LOCK OPTIONS**



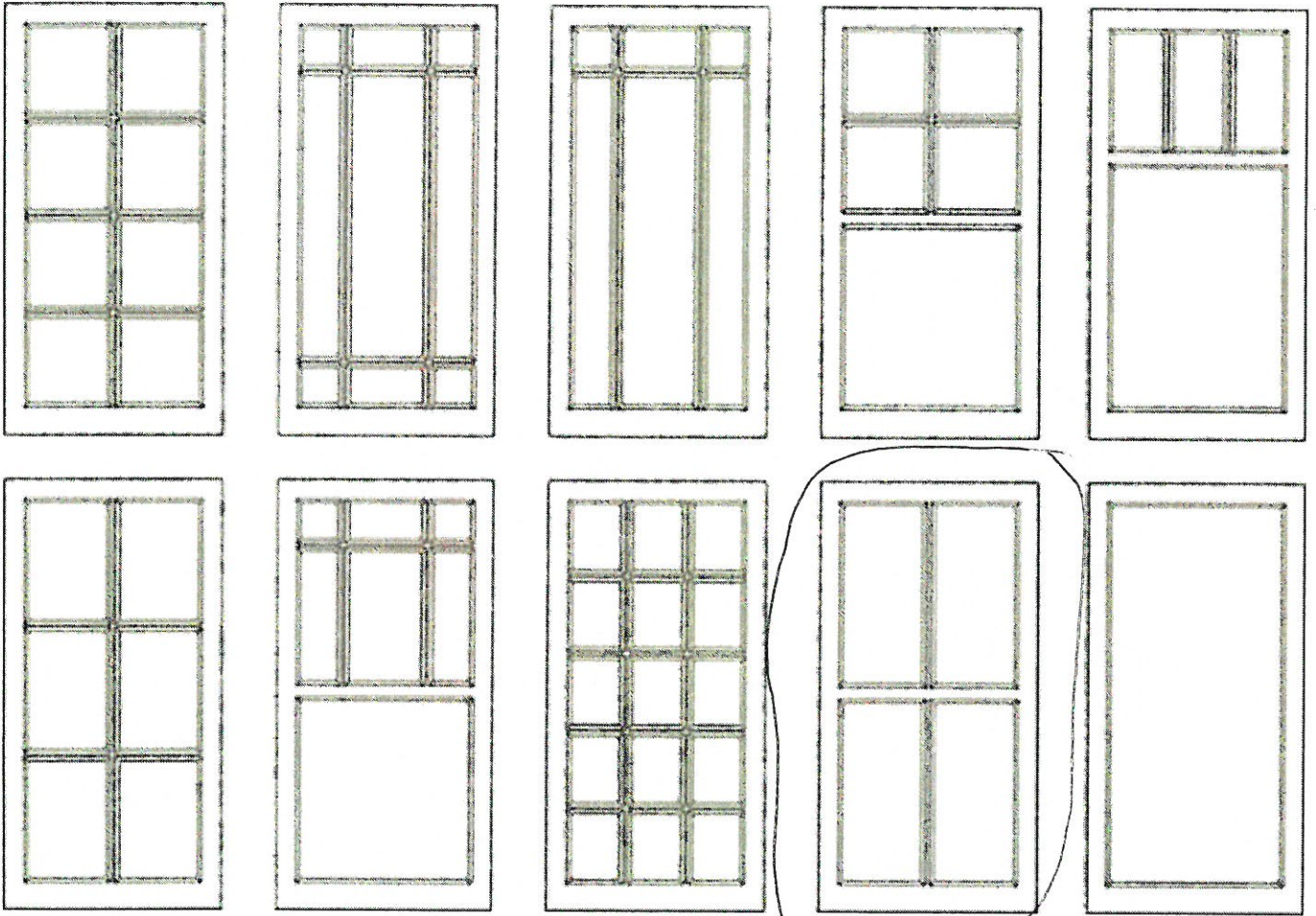
Scan to watch a video about our Series 3900.



ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
 * Screens are not meant to restrain a child from falling through an open window.
 ** Printing process may affect color shown. Please refer to actual window; sample when selecting colors.
 *** Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.





this design

removing these aluminum
windows and the storm
windows

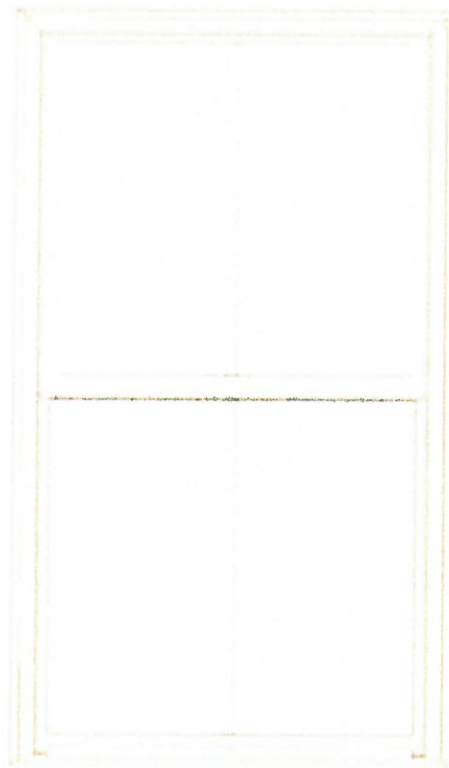


exterior



interior



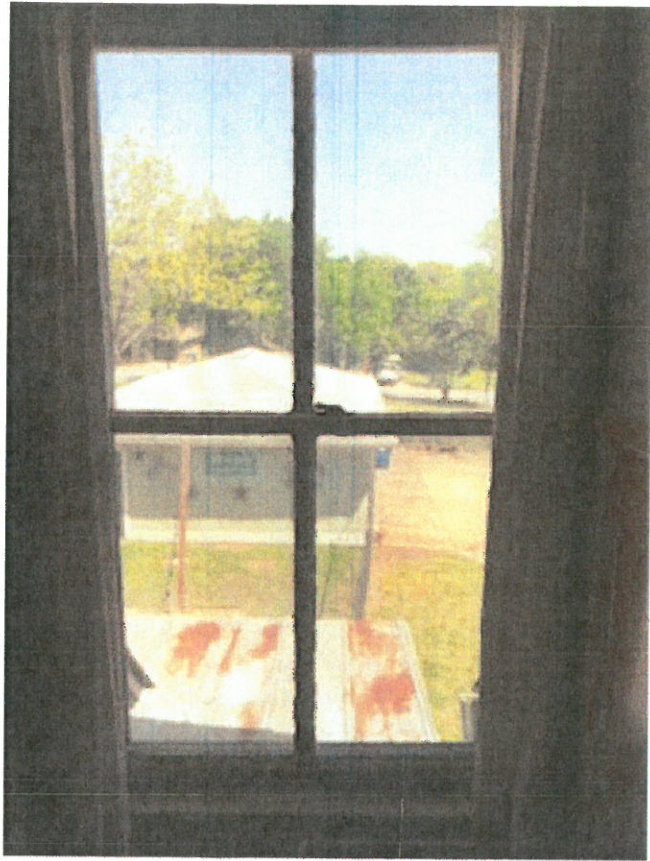


Two over Two

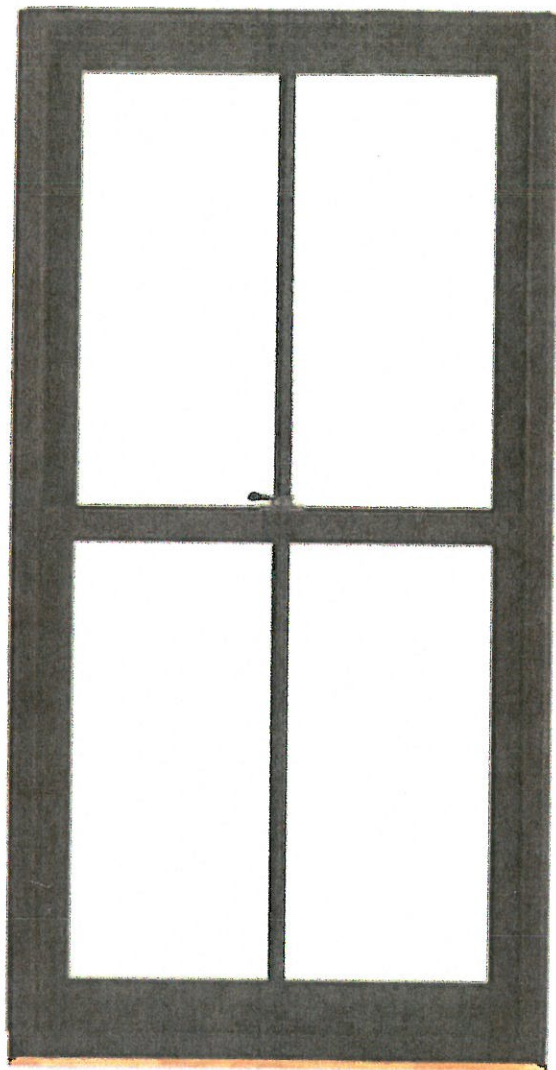
replacing with this window design, but storm windows will be removed



exterior



interior



ATTRIUM.COM
ReliabH.com 3900



CONTRACT # 1153640

SERVICES SOLUTIONS INSTALLED SALES CONTRACT

LOWE'S AUTHORIZED REPRESENTATIVE <i>Blen Miller</i>		NUMBER:
STORE NO. <i>0610</i>	STREET ADDRESS <i>851 N. Stegastoun</i>	
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-772-1967</i>		
DATE <i>4-25-18</i>	LOWE'S CONTRACTOR LICENSE NUMBER <i>7095684</i>	

CUSTOMER <i>Rodney Webb</i>		
STREET ADDRESS <i>507 E. Rusk</i>		
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-978-6133</i>		
CASH	BANK CARD	LCC
		REG CHARGE

This is only a quote for the merchandise and services printed below. This becomes an agreement upon payment. Upon payment, the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract." PLEASE READ ALL TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS PAGE AND FOLLOWING PAGES BEFORE SIGNING.

INSTALLATION STREET ADDRESS <i>507 E. Rusk</i>	CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
---	-------------------------	--------------------	---------------------

*Remove existing windows - haul-a-way 13
Install 13 total operators, white interior, black exterior with center
grid 1 1/8" simulated divided light, Energy Star Rated 3900 Series
double-hung windows with clearview mesh full screen
Lifetime transferable warranty*

**Presence of lead - if lead assessment reveals presence of lead, an additional
\$65 per window will be added for removal per standards. RW*

NOTICE TO CUSTOMER - PRICE CALCULATIONS: In order to properly perform the installation of certain Goods, the Contract Price may include more Goods than actually will be installed based on the measured square footage of the Project Area. As a result, the parties agree that the lump-sum Price stated in this Contract is calculated upon both the value of estimated Goods required to fulfill the Contract (including waste), which may exceed the actual square footage of the Project Area, and the labor which may be estimated based on the amount of Goods required to fulfill the Contract (including waste). By signing this Contract below, Customer acknowledges receipt of this notice and agrees and understands that the Price includes these costs which may not be refunded once the Installation Services are performed.

*Install Partners - Installer
price with no lead in paint*

Contract Total	<i>*\$9,350.45</i>
*applicable taxes included	

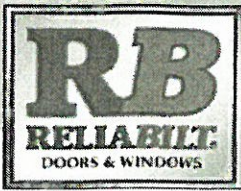
NOTICE TO CUSTOMER: Federal law requires Lowe's to provide you with the pamphlet *Renovate Right*. By signing this Contract, Customer acknowledges having received a copy of this pamphlet before work began informing Customer of the potential risk of the lead hazard exposure from renovation activity to be performed in Customer's dwelling unit.

NOTE: If rotted wood is discovered during installation additional charges will apply. You will be given a quote and a change order must be completed and signed by the customer for any additional charges. *RW* Customer must initial.
*Any work or material not specified is not included in this contract. Any changes or additions will be at an additional charge for the material and labor.

PHOTO RELEASE: Customer grants to Lowe's and Lowe's employees and independent contractors the right to take photographs of the Premises where Installation Services will be performed and all work performed at the Premises related to this Contract, and irrevocably grants to Lowe's all right, title and interest in and to the photographs for use in all markets and media, worldwide, in perpetuity. Customer authorizes Lowe's to copyright, use and publish the photographs in print and/or electronically, and agrees that Lowe's may use such photographs for any lawful purpose, including, but not limited to, marketing, advertising, publicity, illustration, training and Web content. By initialing here, Customer agrees to the foregoing. *N/A* [Customer to initial to the left].

Work is to commence upon reasonable availability of Contractor and/or any special order or customer made Good(s) which is anticipated to be *24-35 days* (fill in date). Estimated completion date is _____ (fill in date).
Said estimated substantial completion date is not of the essence. A statement of any contingencies that would materially change said estimated substantial completion date is as follows: *Installer to call customer within 48 business hours after the windows arrive at store* (if applicable, insert a statement of such contingencies).

This Contract provides that all claims by Customer or Lowe's will be resolved by BINDING ARBITRATION. Customer and Lowe's GIVE UP THE RIGHT TO GO TO COURT to enforce this Contract (EXCEPT for matters that may be taken to SMALL CLAIMS COURT). Lowe's and Customer's rights will be determined by a NEUTRAL ARBITRATOR and NOT a judge or jury. Lowe's and Customer are entitled to a FAIR HEARING. But the arbitration procedures are SIMPLER AND MORE LIMITED THAN RULES APPLICABLE IN COURT. Arbitrator decisions are as enforceable as any court order and are subject to VERY LIMITED REVIEW BY A COURT. FOR MORE DETAILS: Review the section titled ARBITRATION AGREEMENT, WAIVER OF JURY TRIAL AND WAIVER OF CLASS ACTION ADJUDICATION found in the Terms and Conditions of this Contract.



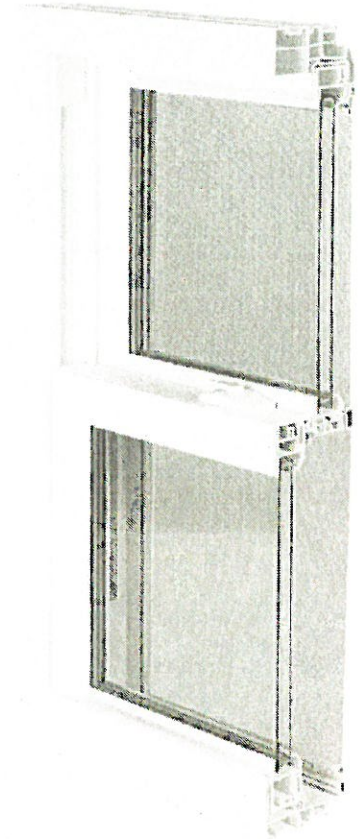
SERIES 3900 DOUBLE HUNG WINDOW

Also available in 2- and 3-lite sliders and picture windows



STANDARD FEATURES

- Exclusive InsulKor™ polyurethane fiberglass-enriched sash reinforcement for superior thermal and structural performance
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- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Triple-pane, R-5 compliant glass panels
- InsulKor™ multi-cavity foam filled frame injections
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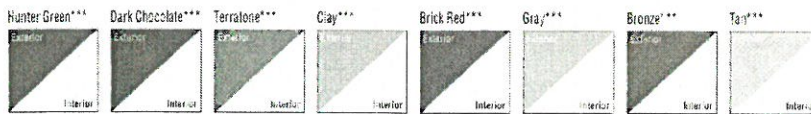
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LAMINATE COLORS**



PAINTED COLORS**



LOCK OPTIONS**



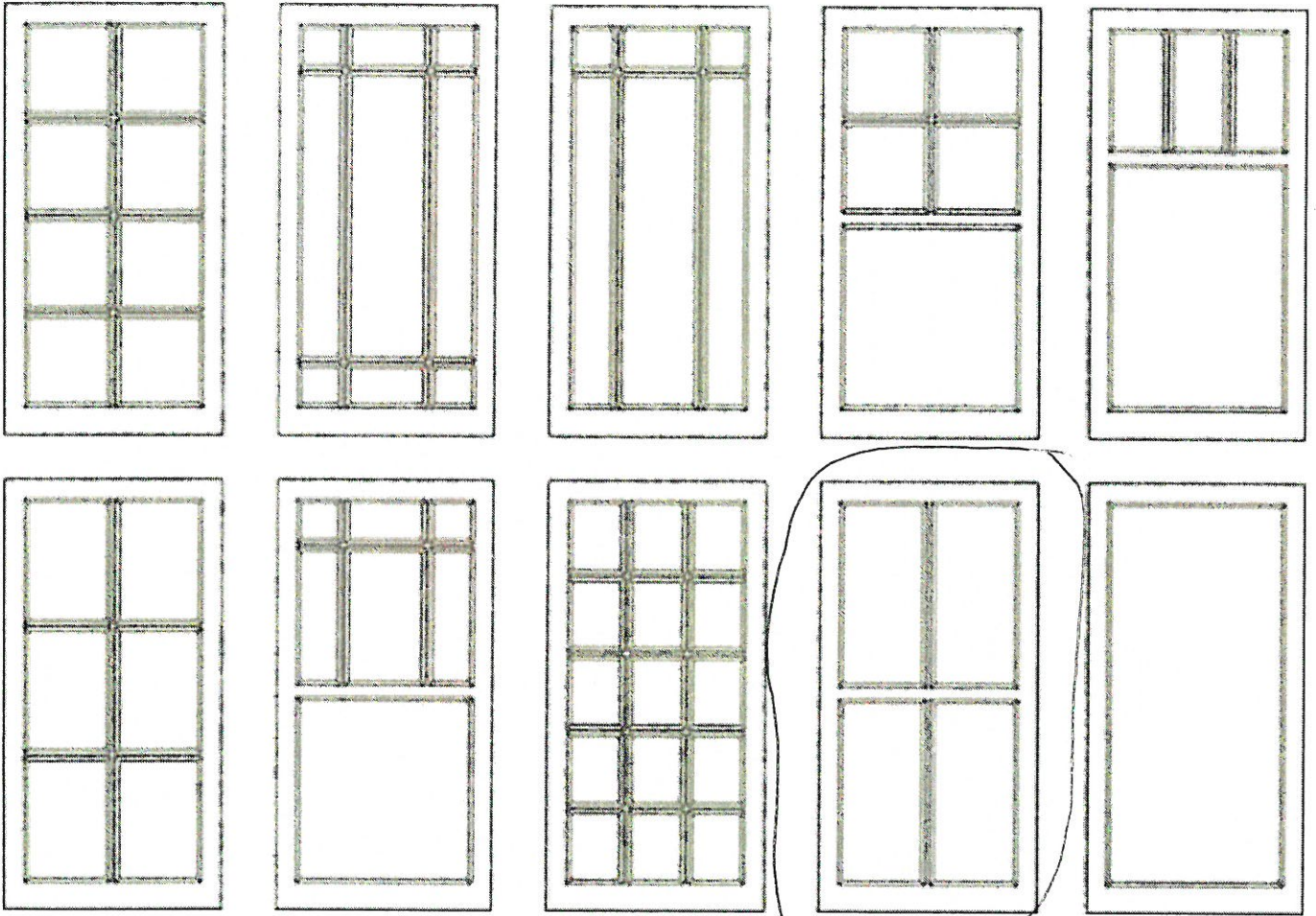
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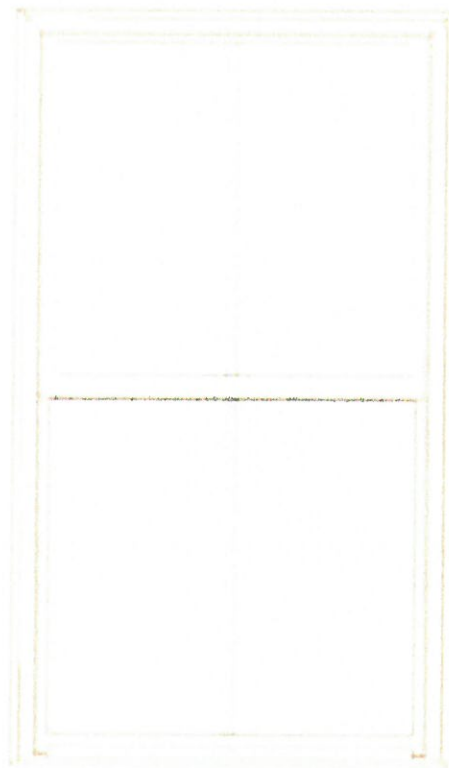


exterior



interior



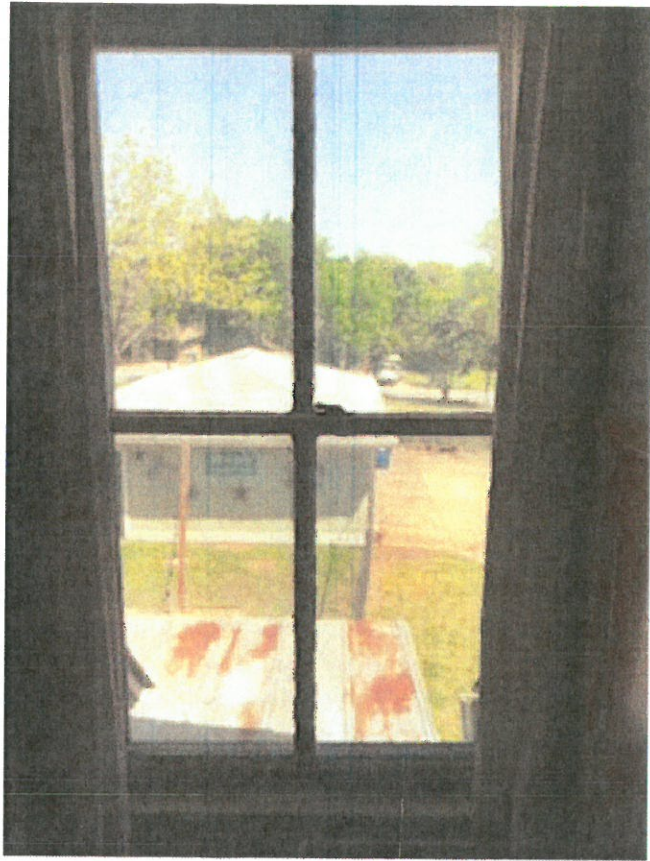


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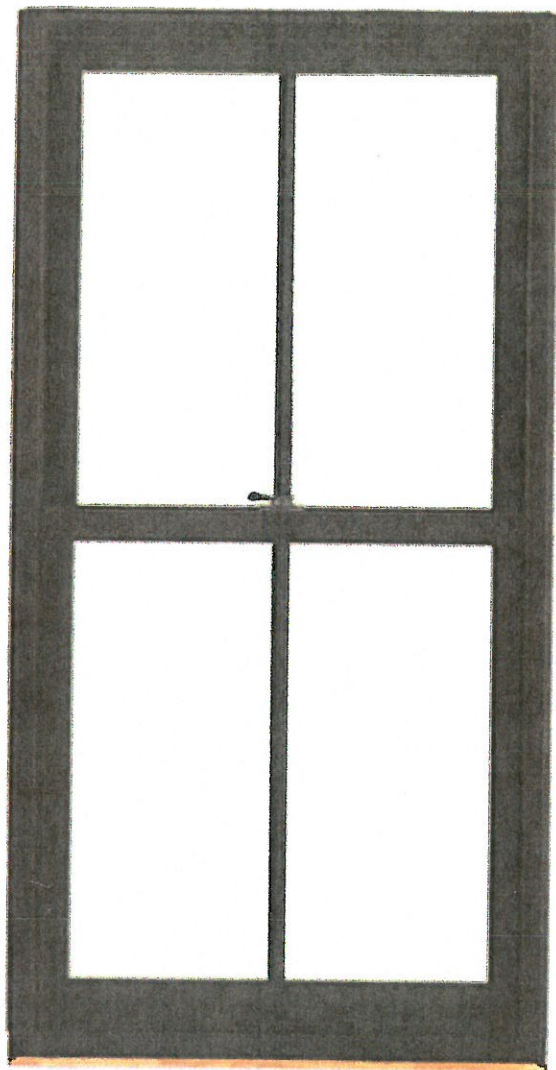
replacing with this window design, but storm windows will be removed



exterior



interior





CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Historic Preservation Advisory Board

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning/Historic Preservation Officer*

DATE: May 17, 2018

SUBJECT: Bankhead Highway Signage

At the last meeting of the Historic Preservation Advisory Board (HPAB) on April 19, 2018, staff provided an update with regard to the permitting process for the Historic Bankhead Highway Signage, and that the Texas Department of Transportation (TXDOT) had issued the permit. We are pleased to announce that the City's street department have installed the signs at their designated locations. Staff has provided images for your review.

Should the board have any questions, staff will be available during the meeting.





CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Historic Preservation Advisory Board

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning/Historic Preservation Officer*

DATE: May 17, 2018

SUBJECT: Texas Historical Commission (THC) - *Training Session*

The City of Rockwall entered into an agreement with the Texas Historical Commission (THC) and the National Parks Services (NPS) in January 2013, which granted Certified Local Government (CLG) status. The agreement establishes several responsibilities for a CLG in order to maintain its status. Staff also provides an annual report to the THC, including minutes from all meetings for that year. Additionally, the THC conducts a four (4) year evaluation of the CLG per federal regulations and the Texas Administrative Code. With this being said, Madeline Clites with the Texas Historical Commission will be conducting the four (4) evaluation with staff on June 21, 2018. Ms. Clites will also attend the Historic Preservation Advisory Board meeting that evening, and will conduct a training session for all Board Members immediately after the meeting has concluded.

Should the board have any questions, staff will be available during the meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 21, 2018
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *May 17, 2018* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2018-012 (Korey)**

Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

WORK SESSION

- ✓ Historic Preservation Advisory Board (HPAB) Work Session
A work session will be held in the City Council meeting room immediately following the adjournment of the June 21, 2018 Historic Preservation Advisory Board (HPAB) meeting for the purpose of holding a training session with the CLG Coordinator of the Texas Historical Commission (THC).

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, Laura Morales, Planning and Zoning Coordinator of 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 the 15th day of June 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 19, 2018
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 15, 2018* Historic Preservation Advisory Board meeting.
2. **Approval of Minutes** for the *June 21, 2018* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

3. **H2018-013 (Korey)**
Hold a public hearing to discuss and consider a request by Kevin Lefere for a Small Matching Grant for improvements to a *Landmarked Property* being a 0.482-acre tract of land identified as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.
4. **H2018-014 (Korey)**
Hold a public hearing to discuss and consider a request by Kevin Lefere for a Building Permit Fee Waiver for improvements to a *Landmarked Property* being a 0.482-acre tract of land identified as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

5. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

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, Laura Morales, Planning and Zoning Coordinator of 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 the 13th day of July 2018 at 5:00 p.m., 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
Council Chambers
February 15, 2018
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by at 6:01p.m. Board members present were Maurice Thompson, Jay Odom, Carolyn Francisco and Vice-Chair Dick Clark. Absent from the meeting was Chairman Nichols and Mark Mishler. Staff members present were Planning Director, Ryan Miller, and Senior Planner, David Gonzales.

II. CONSENT AGENDA

1. Approval of Minutes for the December 21, 2018 Historic Preservation Advisory Board meeting.

Board member Francisco made a motion to approve the consent agenda. Board member Thompson seconded the motion which passed by a vote of 5-2 with Chairman Nichols and Board member Mishler absent.

III. PUBLIC HEARING ITEMS

2. H2018-003

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a *Medium-Contributing* property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the request came before the Board at the last meeting where the applicant was requesting a Certificate of Appropriateness for a deck and a window on the back side and the window was to be a hydraulic window and she was requesting a single pane window at that time. The Board at that meeting ultimately moved to deny the applicant's request and at that time the applicant submitted a request to appeal the decision to the City Council. On January 16, 2018 the City Council reviewed the applicant's request and ultimately decided that the HPAB did not err in its decision to deny the case however City Council denied without prejudice to allow the applicant the ability to propose an alternative plan for the HPAB's consideration without having to remove the current improvements. In response to this motion, the applicant has submitted four configurations for the proposed deck, and is seeking guidance from the HPAB on what would be acceptable, specifically the options are aimed at reducing the size of the deck. At the last meeting the Board indicated that they were not necessarily opposed to the deck itself but rather the size of the deck. The applicant has also changed the hydraulic window to a four pane window and is no longer seeking the approval for single pane windows but rather will keep in harmony with the remaining windows on the structure and use a four pane window on the back window, she also provided two additional options for that window which were provided to the Board in their packet for their review.

Mr. Miller advised the Commission that the applicant was present and was available for questions as well as staff.

Vice-Chairman Clark asked the applicant to come forward and speak.

59 Natalee Davenport
60 1640 Coastal Drive
61 Rockwall, TX
62

63 Ms. Davenport came forward and indicated that she is seeking guidance from the Board and is
64 open to their suggestions to move forward she bought the property two years ago it is not her
65 intention to not follow the City or the Boards regulations but since having purchased the home
66 she has dealt with some bad contractors. She provided a brief explanation of the request which
67 went over the three different options she is proposing which included detailed pictures of each.
68 What is being proposed is option one would be to have the four pane window with a hydraulic
69 lift which is a more contemporary however that can be changed to provide a slide window which
70 would look less contemporary and more historical in nature. In regards to the decking option
71 one is to have the back and side of the deck cut back to allow landscaping on both sides of the
72 stairwell and beside the ADA railing.

73
74 Vice-Chairman Clark asked what the width and the length of the deck were. Mr. Miller referenced
75 the floor plan that the applicant provided and stated it would pull in 2 ½ -3 feet on the side and
76 five feet in the back. Mr. Miller indicated that according to the applicant the objective with the
77 deck was to have the back door accessible from the deck but also provided an additional option.
78 Ms. Davenport explained that the back door and the side door on Option 1a would allow exit
79 from both the back and side door. Option 2 showed the back of the deck to be cut off, the side of
80 the deck cut back and having two sets of stairs one leading to the deck and the other set leading
81 to the existing back door. This option would allow landscaping on both sides of the stairwell and
82 beside the railing.

83
84 Vice-Chairman Clark asked what Ms. Davenport envisioned the decks purpose to be. Ms.
85 Davenport stated the intent was to allow for entertaining clients and real estate partners of her
86 mortgage company.

87
88 Mr. Miller added that applicant has site planned the property already which is the conversion
89 point from a residential use to a commercial use and her use is permitted by right in the District
90 it is a Residential Office.

91
92 Board member Thompson asked concerning the railing. Ms. Davenport stated it was for ADA
93 purposes and is a requirement.

94
95 Board member Francisco asked if rather than having open railing along the deck it could be
96 more of a privacy screen fence to minimize visibility perhaps more board and baton look. Ms.
97 Davenport indicated originally the thought was to do a horizontal fencing however she thought
98 what she is proposing currently would be something the Board might prefer. Mr. Miller added
99 that it sounded that what Board member Francisco was referencing was more of a four foot
100 privacy fence. Board member Francisco indicated it was more or less, something that would
101 allow for more privacy and screening.

102
103 Vice-Chairman Clark asked how many people approximately would the deck hold. Ms. Davenport
104 stated between 10-15 people roughly.

105
106 Board member Odom generally expressed liking option 1 as opposed to trying to do the two
107 separate stair cases.

108
109 Mr. Miller asked the Board if they had any preference to the window option that are proposed
110 adding that single pane windows were not approved at the first request the applicant brought
111 forward the Board felt that look was somewhat too modern. Ms. Davenport added that they are
112 proposing four pane windows and could be open to the sliding or the hydraulic she mentioned
113 earlier, she indicated she was open to whatever option the Board favored.

114
115 General discussion took place between the Board discussing the option to provide an option
116 that would allow more privacy such as landscaping options and also discussed the different
117 options for the deck and windows that the applicant provided and which would be a better fit to
118 maintain the historical look of the home.

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Vice-Chairman Clark opened up the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such. Vice-Chairman Clark closed the public hearing and brought the item back to the Board for further discussion or a motion.

Vice-Chairman Clark made a motion to approve Option 2 for the deck, the sliding window and a thick vegetative screening along Heath Street. Board member Francisco seconded the motion which passed by a vote of 5-0 with Chairman Nichols and Board member Mishler absent.

IV. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, indicated currently there was no updates to report.

V. ADJOURNMENT

Vice-Chairman Clark adjourned the meeting at 6:55p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2018.

DANIEL NICHOLS, CHAIRMAN

ATTEST: LAURA MORALES, PLANNING COORDINATOR

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MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 21, 2018
6:00 P.M.

9 I. CALL TO ORDER

10
11 **The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present**
12 **were Mike Mishler, Maurice Thompson and Carolyn Francisco, Jay Odom, and Beverly**
13 **Bowlin. Absent from the meeting was Dick Clark. Staff members present were Planning**
14 **Director, Ryan Miller, and Senior Planner, David Gonzales.**

15
16 II. CONSENT AGENDA

17
18 1. Approval of Minutes for the May 17, 2018 Historic Preservation Advisory Board meeting.

19
20 **Board member Francisco made a motion to approve the consent agenda. Board member**
21 **Thompson seconded the motion which passed by a vote of 6-0 wit Board member Mishler**
22 **absent.**

23
24 **Board member Mishler arrived to the meeting after the Consent Agenda was approved.**

25
26 III. PUBLIC HEARING ITEMS

27
28
29 2. H2018-012

30 Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant
31 from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7)
32 District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street,
33 further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,
34 and take any action necessary.

35
36 **Senior Planner, David Gonzales, gave a brief explanation of the request stating that the**
37 **subject property is located at 507 E. Rusk Street and is recognized as a Low-Contributing**
38 **Property and is located on the northwest corner of E. Rusk Street and N. Tyler Street. The**
39 **applicants came before the Board last month requesting a Certificate of Appropriateness for**
40 **changes to aluminum windows that they changed to windows and that request was granted.**
41 **Additionally the applicants also requested a Small Matching Grant as well as a Building**
42 **Permit Waiver which were also approved. There is a subsequent request the applicants are**
43 **requesting because they will be painting the exterior of the home. They plan on painting the**
44 **exterior white and additionally the front door indigo. Mr. Gonzales explained that although**
45 **the property was going to be painted it would not require a building permit to be issued and**
46 **therefore does not require a Certificate of Appropriateness however the Historic guidelines**
47 **indicate that the color should be appropriate to the neighborhood and surrounding**
48 **properties although approval of the colors is not required.**

49
50 **Mr. Gonzales went on to explain that The Small Neighborhood Matching Grants Program is**
51 **an incentive to encourage small improvements or beautification projects for residential**
52 **properties within the City's historic districts. This program provides matching funds of up**
53 **to 50% of the total cost. For a residential property to be eligible for the Small Matching**
54 **Grant Program, the property must be located within the Old Town Rockwall Historic District**
55 **or the Southside Residential Neighborhood Overlay) District and must involve**
56 **improvements to the outside of the property that are visible to the street. Based upon the**
57 **applicant's scope of work, painting the exterior of the home would be eligible for the Small**

58 **Neighborhood Matching Grant. Properties classified as Low-Contributing shall be eligible**
59 **for a total grant amount of up to \$1,000.00. Based on the estimated valuation of \$5,500 for**
60 **the remodel/rehabilitation, the applicant is eligible for a total grant amount of \$1,000.00.**
61 **Should the request be approved, the Small Neighborhood Matching Grant funds would be**
62 **reduced to \$3,000.00.**

63
64 **Mr. Gonzales advised the Board that the applicant was present and available for questions**
65 **as well as staff.**

66
67 **Chairman Nichols opened up the public hearing and asked the applicant to come forward.**

68
69 **Rodney Webb**
70 **507 E. Rusk**
71 **Rockwall, TX**

72
73 **Chairman Nichols asked the Board for any questions from the Board for the applicant and if**
74 **anyone else in the audience wished to speak on the item there being no one indicating so**
75 **Chairman Nichols closed the public hearing and brought the item back to the Commission**
76 **for discussion or a motion.**

77
78 **Board member Clark made a motion to approve H2018-012. Commissioner Odom seconded**
79 **the motion which passed by a vote of 7-0.**

80
81
82 **IV. DISCUSSION ITEMS**

83
84 **3. Update from Historic Preservation Officer (HPO) regarding historic projects.**

85
86 **Planning Director, Ryan Miller, stated that currently staff does not have any ongoing**
87 **historic projects.**

88
89 **V. ADJOURNMENT**

90
91 **Chairman Nichols adjourned the meeting at 6: 08p.m.**

92
93 **VI. WORK SESSION**

94
95 **✓ Historic Preservation Advisory Board (HPAB) Work Session**

96 **A work session will be held in the City Council meeting room immediately following the**
97 **adjournment of the June 21, 2018 Historic Preservation Advisory Board (HPAB) meeting for the**
98 **purpose of holding a training session with the CLG Coordinator of the Texas Historical Commission**
99 **(THC).**

100
101
102 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE**
103 **CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2017.**

104
105
106
107 **_____**
108 **DANIEL NICHOLS, CHAIRMAN**

109
110
111 **_____**
112 **ATTEST: LAURA MORALES, PLANNING COORDINATOR**

**CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

AGENDA DATE: 07/19/2018

APPLICANT: Kevin Lefere

AGENDA ITEM: H2018-013; *Small Matching Grant for 102 S. Goliad*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Lefere for a Small Matching Grant for improvements to a *Landmarked Property* being a 0.482-acre tract of land identified as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a small matching grant in conjunction with a Building Permit Waiver [H2018-014] for the purpose of renovating an existing commercial building identified as a *Landmarked Property*. The subject property is addressed as 102 S. Goliad Street, and is located on the Downtown Square.

CHARACTERISTICS OF THE PROJECT:

The subject property is recognized as a *Landmarked Property*, which indicates that the property is of a value of preservation pertaining to the historical, cultural, architectural, or archeological heritage, or an outstanding example of design or a site closely related to an important peirage, act, or event in history. The commercial building is approximately 4,448 SF, and based on the Rockwall County Appraisal District (RCAD), was constructed in 1893. The property is zoned Downtown (DT) District and is located at the southwest corner of S. Goliad Street and E. Rusk Street.

The commercial structure was constructed in 1893 as the First National Bank. Subsequently, the building was used to house dry goods and later became a flower shop with the upper story being a masonic lodge. The building on the subject property is known as the "Rockwall Flower Shop" and in 2008 the subject property was landmarked by the City Council [H2008-006] as the "Heath-Jones Mercantile District".

The applicant has stated that the purpose of the renovation is to tuck point (*i.e. to cut out existing mortar and replace to avoid structural water damage*) the entire exterior of the building as well as make renovations to the interior of the building that include electrical improvements, renovating the restrooms to be ADA compliant, and constructing offices on the first and second floor.

In March 2019, the City Council approved *Resolution No. 16-09*, establishing the *Small Neighborhood Matching Grants Program*, allowing grants to encourage beautification projects for *Landmarked Properties* or properties located within the City's historic district or the


Southside Residential Neighborhood Overlay (SRO) District. In order for a *Landmarked Property* to be eligible for the *Small Neighborhood Matching Grants Program*, the proposed project must include improvements to the outside of the property visible to the street (e.g. *landscaping, replacing windows, painting, etc.*). Based on the applicant's scope of work, and the estimated valuation of approximately \$93,000 for the entire project, the tuck pointing would qualify for a matching grant of up to \$1,000. As of June 21, 2018, the Historic Preservation Advisory Board (HPAB) has approved three (3) small matching grants for FY2018. Should this request be approved, Small Neighborhood Matching Grant funds would be reduced to \$1,000.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the Landmark status of the subject property, the applicant is eligible for a building permit reduction; however, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

- 1) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, 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 10 20 40 60 80 Feet

H2018-013 - 102 S. GOLIAD STREET
HISTORIC - LOCATION MAP = 



City of Rockwall

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

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





City of Rockwall
The New Horizon

102 S. Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.
- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.

- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remodeled storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.

- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

CITY OF ROCKWALL

ORDINANCE NO. 08-63

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT, TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "HEATH-JONES MERCANTILE", LOCATED AT 102 SOUTH GOLIAD AND DESCRIBED AS BLOCK N, PART OF LOTS 1 & 2, ROCKWALL OLD TOWN ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a request for designation of the property located at 102 South Goliad and known as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as a Landmark District known as the Historic "Heath-Jones Mercantile," in accordance with the City of Rockwall Unified Development Code; Article V, Section 6.2 Historic Overlay District; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code, as heretofore amended, be amended by the designation of the Historic "Heath-Jones Mercantile" Landmark District, located at 102 South Goliad and described as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines for 102 South Goliad, Exhibit "A", shall apply in their entirety to the development and restoration of the aforementioned subject property.

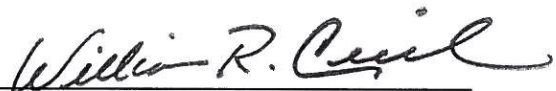
Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of November, 2008.



William R. Cecil, Mayor

ATTEST:


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:


Pete Eckert, City Attorney



1st Reading: 11-03-08
2nd Reading: 11-17-08

Exhibit “A”



City of Rockwall
The New Horizon

Design Guidelines 102 South Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.

- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.
- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remodeled storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

**CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

AGENDA DATE: 07/19/2018

APPLICANT : Kevin Lefere

AGENDA ITEM: H2018-014; Building Permit Fee Waiver/ Reduction for 102 S. Goliad

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Lefere for a Building Permit Fee Waiver for improvements to a *Landmarked Property* being a 0.482-acre tract of land identified as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a Building Permit fee Waiver in conjunction with a Small Neighborhood Matching Grant [H2018-013] for the purpose of renovating an existing commercial building, which is identified as a *Landmarked Property*. The subject property is addressed as 102 S. Goliad Street, and is located on the Downtown Square.

CHARACTERISTICS OF THE PROJECT:

The subject property is recognized as a *Landmarked Property*, which indicates that the property is of a value of preservation pertaining to the historical, cultural, architectural, or archeological heritage, or an outstanding example of design or a site closely related to an important peirage, act, or event in history. The commercial building is approximately 4,448 SF, and based on the Rockwall County Appraisal District (RCAD), was constructed in 1893. The property is zoned Downtown (OT) District and is located at the southwest corner of S. Goliad Street and E. Rusk Street.

The commercial structure was constructed in 1893 as the First National Bank. Subsequently, the building was used to house dry goods and later became a flower shop with the upper story being a masonic lodge. The building is known as the "Rockwall Flower Shop" and in 2008 the subject property was landmarked by the City Council [H2008-006] as the "Heath-Jones Mercantile District".

The applicant has stated the purpose of the renovation is to tuck point (*i.e. to cut out existing mortar and replace to avoid structural water damage*) the entire exterior of the building as well as make renovations to the interior of the building that in include electrical improvements, renovating the restrooms to be ADA compliant, and to constructing offices on the first and second floor.

In March 2019, the City Council approved *Resolution No. 16-08*, establishing the *Building Permit Waiver and Reduction Program*. The intent of the program is to incentivize the rehabilitation or restoration of historic and landmark structures. For *Landmarked Properties* to


be eligible for the *Building Permit Fee Waiver/Reduction Program*, the property must have a substantial rehabilitation involving a minimum of \$25,000 that includes work that either changes the use of the property (e.g. *residential to commercial*) or includes an addition, alteration, or change that necessitates accessibility requirements be met. Based on the applicant's scope of work and the estimated valuation of approximately \$93,000, the permit fees would be approximately \$956.25. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant would be eligible for a 100% reduction of building permit fees, which would equate to approximately \$956.25.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the Landmark status of the subject property, the applicant is eligible for a building permit reduction, however, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

- Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, 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

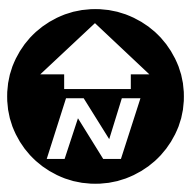
H2018-014 - 102 S. GOLIAD STREET
HISTORIC - LOCATION MAP = 



City of Rockwall

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

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City of Rockwall
The New Horizon

102 S. Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
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- The existing storefront should be preserved.
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- Brick and other masonry materials should not be painted.

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Windows

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Cornices

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Architectural Features/Details

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Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

CITY OF ROCKWALL

ORDINANCE NO. 08-63

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT, TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "HEATH-JONES MERCANTILE", LOCATED AT 102 SOUTH GOLIAD AND DESCRIBED AS BLOCK N, PART OF LOTS 1 & 2, ROCKWALL OLD TOWN ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a request for designation of the property located at 102 South Goliad and known as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as a Landmark District known as the Historic "Heath-Jones Mercantile," in accordance with the City of Rockwall Unified Development Code; Article V, Section 6.2 Historic Overlay District; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code, as heretofore amended, be amended by the designation of the Historic "Heath-Jones Mercantile" Landmark District, located at 102 South Goliad and described as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines for 102 South Goliad, Exhibit "A", shall apply in their entirety to the development and restoration of the aforementioned subject property.

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of November, 2008.



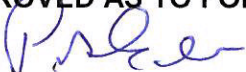
William R. Cecil, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Pete Eckert, City Attorney

1st Reading: 11-03-08

2nd Reading: 11-17-08



Exhibit “A”



City of Rockwall
The New Horizon

Design Guidelines 102 South Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.

- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.
- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remodeled storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 20, 2018
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *July 19, 2018* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2018-015 (Korey)**
Hold a public hearing to discuss and consider a request by Lisa Rich for a Certificate of Appropriateness (COA) for modifications to a Non-Contributing Property being a 0.2070-acre parcel of land located in the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO) District, identified as Lot 1, Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 202 S. Clark Street, and take any action necessary.
3. **H2018-016 (Korey)**
Hold a public hearing to discuss and consider a request by Lisa Rich for a Building Permit Fee Waiver/Reduction for modifications to a Non-Contributing Property being a 0.2070-acre parcel of land located in the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO) District, identified as Lot 1, Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 202 S. Clark Street, and take any action necessary.
4. **H2018-017 (Korey)**
Hold a public hearing to discuss and consider a request by Mike and Sonja West for a Certificate of Appropriateness (COA) for modifications to a Landmarked Property being a 0.7450-acre parcel of land, identified as Lot 3, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

5. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

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, Laura Morales, Planning and Zoning Coordinator of 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 the 14th day of September 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 15, 2018
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the September 20, 2018 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC HEARING ITEMS

2. H2018-018 (Korey)

Hold a public hearing to discuss and consider a request by Kevin Lefere of Rockwall Mercantile, LTD for the approval of a Certificate of Appropriateness (COA) allowing signage on a *Landmarked Property* being a 0.482-acre tract of land identified as a portion of Lots 1 & 2, Block N, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

3. H2018-019 (Korey)

Hold a public hearing to discuss and consider a request by Kevin Lefere of Rockwall Mercantile, LTD for the approval of a Small Matching Grant for a mural on a *Landmarked Property* being a 0.482-acre tract of land identified as a portion of Lots 1 & 2, Block N, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

4. H2018-021 (Korey)

Hold a public hearing to discuss and consider a request by Derek Jones for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a Medium Contributing Property being a 0.46-acre tract of land identified as Block 47A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, located within the Old Town Rockwall (OTR) Historic District, addressed as 201 S. Clark Street, and take any action necessary.

ACTION ITEMS

5. H2018-020/SP2018-035 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [*SH-205*], and take any action necessary.

6. Discuss and consider a recommendation concerning the OURHometown Vision 2040 Comprehensive Plan (*i.e. 2018 Comprehensive Plan Update*) and take any action necessary. **(Ryan)**

DISCUSSION ITEMS

7. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

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, Laura Morales, Planning and Zoning Coordinator of 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 the 9th day of November 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 20, 2018
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the November 15, 2018 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC HEARING ITEMS

2. H2018-022 (Korey)

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a Certificate of Appropriateness (COA) for an exterior fence replacement on a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

3. H2018-023 (Korey)

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a building permit fee waiver for a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

4. H2018-024 (Korey)

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a Small Matching Grant for an exterior fence replacement on a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

5. H2018-025 (Korey)

Hold a public hearing to discuss and consider a request by Kevin Lefere for the approval of a Certificate of Appropriateness (COA) allowing the construction of a new office building on a *Non-Contributing Property* identified as Block 26, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 205 & W. Heath, and take any action necessary.

DISCUSSION ITEMS

6. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan)

ADJOURNMENT

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, Laura Morales, Planning and Zoning Coordinator of 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 the 14th day of December 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.