

**AGENDA**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 18, 2019**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the February 21, 2019 Historic Preservation Advisory Board (HPAB) meeting.

**PUBLIC HEARING ITEMS**

2. **H2019-003 (Korey)**

Hold a public hearing to discuss and consider a request by John and Katherine Donahoe for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a one (1)-acre parcel of land, identified as Lot 1, Isaac Pena 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 925 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 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 12<sup>th</sup> day of April 2019 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 21, 2019**  
**6:00 P.M.**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Dick Clark, Beverly Bowlin, Carolyn Francisco and Jay Odom. Absent from the meeting was Board members Mike Mishler and Maurice Thompson. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

**II. CONSENT AGENDA**

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

Board member Clark made a motion to approve the consent agenda. Board member Odom seconded the motion which passed by a vote of 5-0 with Board members Mishler and Thompson absent.

**III. PUBLIC HEARING ITEMS**

2. H2019-001

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.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicants are requesting approval of a Certificate of Appropriateness to allow the installation of an ADA compliant ramp and railing. Currently, the applicants are in the process of converting the single-family home into a residential-office building. As a result, the applicants are required to construct an ADA compliant ramp. The proposed ramp will be approximately 42-inches wide, 34-inches in high, 24-feet long, and constructed of wood. The ramp will be painted white. The applicants have provided a site plan showing two possible locations for the proposed ramp and examples of the type of ramp being proposed. Since this is a structural modification to the exterior of the home and visible from the public right-of-way, a Certificate of Appropriateness is required to be approved by the Historic Preservation Advisory Board. The applicants have submitted a site plan showing two possible options for the location of the proposed ramp. Option 1 proposes installing the ramp on the south side of the structure facing the adjacent medical office building), utilizing an existing 31-1/8-inch width door. Since the width of the door is not at least 36-inches, the minimum width for an ADA compliant door, this option cannot be considered by the Historic Preservation Advisory Board without requiring the door to be widened to 36-inches. With that being said, Option 2 proposes installing the ramp on the west side of structure facing S. Goliad Street. This option utilizes an existing door that is 36-inches in width and meets the minimum width of an ADA compliant door. According to the submitted site plan, this option places the ramp directly in front of the structure and impairs visibility of the house from the street. Staff has discussed with the applicants the possibility of locating the ramp on the south side of the building and changing the existing door to an ADA compliant door. The applicants did not favor this option and expressed concerns regarding altering the structural integrity and historic characteristics of the building. According to the Unified Development Code the existing building façade materials on a building should be respected and not be changed or concealed by the introduction of a different material and should be visually compatible with neighboring historic buildings or structures. Additionally, the 2012 Texas Accessibility Standards requires the accessible parking space be the first available parking

space adjacent to the ramp. In this case, Option 1 locating the ramp on the side of the structure does not appear to meet the requirements of the Historic Preservation Guidelines or the 2012 Texas Accessibility Standards. Specifically, the submitted site plan does not indicate the location of the accessible parking space in proximity to the ramp. Additionally locating the ramp in the front of the building impairs visibility from the street and does not appear to be visually compatible with neighboring historic buildings. Staff should note, the adjacent Landmarked property does not have a visible ramp nor are any ramps located on the front of any building along N. Goliad Street. Option 2 would bring the applicants' request into further conformance with the Historic Preservation Guidelines. This involves locating the ramp on the south side of the building. Should the Historic Preservation Advisory Board approve Option 2, staff would suggest the Board include a requirement that the applicants provide a thick vegetative screening in front of the ramp, and replace the existing door with a door that is 36-inches in width. With that being said, this is a discretionary decision for the Historic Preservation Advisory Board. Should the Historic Preservation Advisory Board approve this request, staff suggests that the screening of the ramp consist of mature trees minimum of 6-feet in height, bushes a minimum of five gallons, and tall grasses no shorter than four feet in height. This will require the applicants to provide staff with an updated landscape plan reflecting the proposed screening and the accessible parking space.

Planning Director, Ryan Miller, advised the Board that the applicant was present and available for questions as well as staff.

Board member Bowlin asked if there is a time frame that will be given.

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

Mike West  
299 Shenandoah  
Rockwall, TX

Mr. West came forward and provided a brief explanation of the request. He indicated the purpose of purchasing this historical home is to maintain the historic nature of the property.

Chairman Nichols asked if anyone wished to speak to come do so there being no one indicating such Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or action.

After extensive general discussion of both options presented by the applicant Chairman Nichols made a motion to approve H2019-001 with option #1 and staff recommendations with the. Board member Francisco seconded the motion which passed by a vote of 5-0 with Board members Mishler and Thompson absent.

### 3. H2019-002

Hold a public hearing to discuss and consider a request by Mary Ann Ryan for the approval of a Certificate of Appropriateness (COA) allowing the replacement of an existing roof on a High-Contributing property identified as Lots 7 & 8, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District and the Old Town Rockwall (OTR) Historic District, addressed as 402 Munson Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is requesting approval of a Certificate of Appropriateness to allow replacement of the existing roof on the main structure. Currently, the roof is a combination of asphalt shingles and metal tiles that are both grey/silver. According to the applicant, the roof is in disrepair and needs to be replaced. The existing metal tiles are no longer available so the applicant is requesting to utilize an alternative material which is Decra Tile. The proposed roofing material is a decorative metal tile that has a stone overlay providing texture to the tile. Since, this material is different from the existing material, a Certificate of Appropriateness is required to be approved by the Historic Preservation Advisory Board.

The subject property is a High Contributing property situated within the Old Town Rockwall Historic and the Historic Overlay Districts, zoned Single-Family 7 District, and is addressed as 402 Munson Street. The subject property was annexed before 1959. The home on the subject property is approximately 3,851 square feet. According to the City of Rockwall Historic Resources Survey, the home was constructed in 1885, and is characteristic of Folk Victorian style architecture. Previous alterations to the home include the replacement of the doors, porch supports, and balustrades. The main structure is two stories, clad with horizontal wood siding, and utilizes a hipped roof design. In addition, the home has a rear addition and a detached garage that were constructed between 1965 and 1969. High Contributing properties are considered to be the most significant properties within the Old Town Rockwall Historic District, retain a high degree of architectural and physical integrity, and have very few, if any, alterations. The applicant's request to make renovations to the home generally conforms to the intent of the Historic Preservation Guidelines, with the exception of the type of roofing materials. The applicant is proposing to replace the existing roof with a stone-coated metal tile roof. Currently, the roof is a combination of metal tiles and grey asphalt shingles and the proposed material is a red metal, stone-coated tile. In this case, the Historic Preservation Advisory Board is tasked with reviewing the proposed roofing material and determining if the request negatively impacts the subject property or other properties within the Historic District.

Mr. Miller further noted that according to the Unified Development Code materials, structural, and decorative elements and the manner in which they are used, applied, or joined together should be typical of the style and period of the existing structure and alterations should be visually compatible with neighboring historic buildings or structures. Additionally, the roof materials/colors should be visually compatible and compliment the style and period of the historic structure where historically typical materials are no longer available, compatible alternatives will be allowed. The applicant is proposing to utilize a red, decorative metal tile that has been covered with stone in order to give texture to the tile. In this case, the proposed roofing materials do not appear to meet the requirements of the Historic Preservation Guidelines. Specifically, the color, design, and stone coating on the tiles do not appear to be a compatible alternative, which represents the style and period of the home. The surrounding homes utilize varying tones of grey or tan roofs.

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

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

Keith Robinson  
(No address provided)

Mr. Robinson came forward and indicated he is filling in for the project manager who was unable to attend the meeting. He provided a brief explanation of the request and provided a sample of the roof that is currently on the home that was damaged by hail as well as a sample of what they wish to use.

Chairman Nichols asked if the Board would dictate the color or would the applicant have the ability to choose. Mr. Miller indicated that the Board could dictate in this case because the home is High Contributing property and is subject to the guidelines which do dictate the color to be compatible to the structure itself. Chairman Nichols asked what the color of the asphalt shingle would be. Mr. Robinson stated he did not know the color of the asphalt. Mr. Miller indicated that the Board would need to know the color of the asphalt shingle color if they were to approve the case however the Board could make a recommendation of a color that the applicant could then provide for staffs review.

Chairman Nichols asked if anyone wished to speak to come do so there being no one indicating such Chairman Nichols brought the item back to the Board for additional discussion or action.

Chairman Nichols generally shared not being in favor of the color or style being presented and rather leans more on the gray scale however without knowing the composite shingle colors it would be hard to make a recommendation.

General discussion took place between the Board in regards to the color and style of the product that is being proposed with the Board generally not being in favor. They shared that the style is more of a Mediterranean and they feel it is not fitting to a Historical home and is out of place in a Historical area. They indicated they would be open to looking at other styles/color if the applicant would be willing to provide. Chairman Nichols shared that the case should be tabled and have the homeowner present to provide feedback as to what other options they would be open to.

Chairman Nichols made a motion to table H2019-002. Board member Clark seconded the motion which passed by a vote of 5-0 with Board members Mishler and Thompson absent.

IV. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, indicated there are currently no active historic projects.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:58

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

\_\_\_\_\_  
*DANIEL NICHOLS, CHAIRMAN*

\_\_\_\_\_  
*ATTEST: LAURA MORALES, PLANNING COORDINATOR*



# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Historic Preservation Advisory Board  
**DATE:** April 18, 2019  
**APPLICANT:** John and Katherine Donahoe  
**CASE NUMBER:** H2019-003; *COA for 925 N. Goliad Street*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by John and Katherine Donahoe for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a one (1)-acre parcel of land, identified as Lot 1, Isaac Pena 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 925 N. Goliad Street, and take any action necessary.

### **BACKGROUND**

The subject property is a *Landmarked Property* situated within the North Goliad Corridor Overlay (NGC OV) District, zoned Planned Development 50 (PD-50) for Residential-Office (RO) District land uses, and is addressed as 925 N. Goliad Street. The property was annexed prior to 1959 and on September 6, 2005, the City Council approved Ordinance No. 05-43 designating the property as a *Landmark Property*. The existing home is an approximately 3,970 SF single-family home known as the historic "Cade Home." The subject property also has two (2) wooden accessory buildings. According to the City of Rockwall's Historic Resources Survey, the home and accessory buildings were constructed in 1913 and are characteristic of Prairie style architecture. Prairie style homes typically utilize a lot-pitched roof that is usually hipped. Additional characteristics of Prairie style homes include wide, overhanging eaves, two (2)-stories, one (1)-story wings or porches, massive square porch supports, and the form usually emphasizes horizontal lines. Previous alterations to the home include replacement of the doors. The structure is two (2) stories, clad with horizontal wood siding, and utilizes a hipped roof design. Due to these characteristics, the home seems to contain all of the characteristics of a Prairie style home. Landmark properties are "...properties or structures not contiguous or part of the existing historic district; however, the property is deemed worth preserving due to its historic significance..." In this case, the home is historically significant due to its previous occupants. James and Dora Cade first lived on the adjacent lot and materials from that house were used to build the two (2) accessory buildings on the property. Mr. Cade was a cattle buyer and a butcher and also worked at Rockwall Bank for a period of time before becoming a farmer and raising livestock. He was a partner in a meat market and icehouse called Cade, Bedingfield, and Phillips. Mr. Cade is thought to have brought the first registered Longhorn cattle to Rockwall.

### **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) in conjunction with a building permit fee waiver and a small neighborhood matching grant [*Case Nos. H2019-004 and H2019-005*] for the purpose of converting a single-family home into a residential-office building. Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will be located behind the main structure and the

sidewalk will be located at the south façade of the building (*i.e. the side of the building*). In addition, the applicant will provide railing adjacent to the sidewalk and at the entrances that have stairs.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located 925 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a building that is zoned Neighborhood Services (NS) District.

South: Directly south of the subject property is a single-family residential home that is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is a single-family residential subdivision (*i.e. North Towne Addition*) that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) single-family residential homes that are non-platted lots zoned Single-Family 10 (SF-10) District.

### **CHARACTERISTICS OF THE PROJECT**

Currently, there is a small parking lot in the front of the main structure that is accessed from S. Goliad Street [SH-205]. The applicant is proposing to remove the existing 2,306 SF parking lot and driveway and replace it with grass. The applicant is proposing to expand the parking area in the rear of the building to approximately 2,333 SF (*i.e. the net addition of pavement will be 27 SF*). Landscaping (*e.g. pampas grass*) in conjunction with an existing fence will be utilized as screening from the adjacent property. Staff should note, the existing fence is not located on the subject property. Should the property owner remove the fence, the adjacent residential property will only have landscape screening. Due to ADA standards, a commercial building must meet the Texas Accessibility Standards. Due to this, the applicant is required to add a metal handrail down the middle of the front, sides, and rear steps. The proposed handrail in the front of the property will be painted white and the other handrails will be painted black. In addition, the applicant is proposing to provide ADA accessible access from the rear parking lot via a ramp. According to the applicant, the existing stairs will be removed; however, the existing architectural features will remain and border the ramp. The required railing along the ramp will be vinyl that simulates wood, while matching the exterior of the building. The only interior modifications will be converting the existing restroom to meet ADA requirements, adding handrails to the stairs, and adding doors to the dining room. The applicant has submitted example photos of the proposed landscaping and railing and a site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be located toward the rear (*i.e. south side*) of the home and will connect to the existing wrap-around porch. The porch will provide access to the side and front doors.

### **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

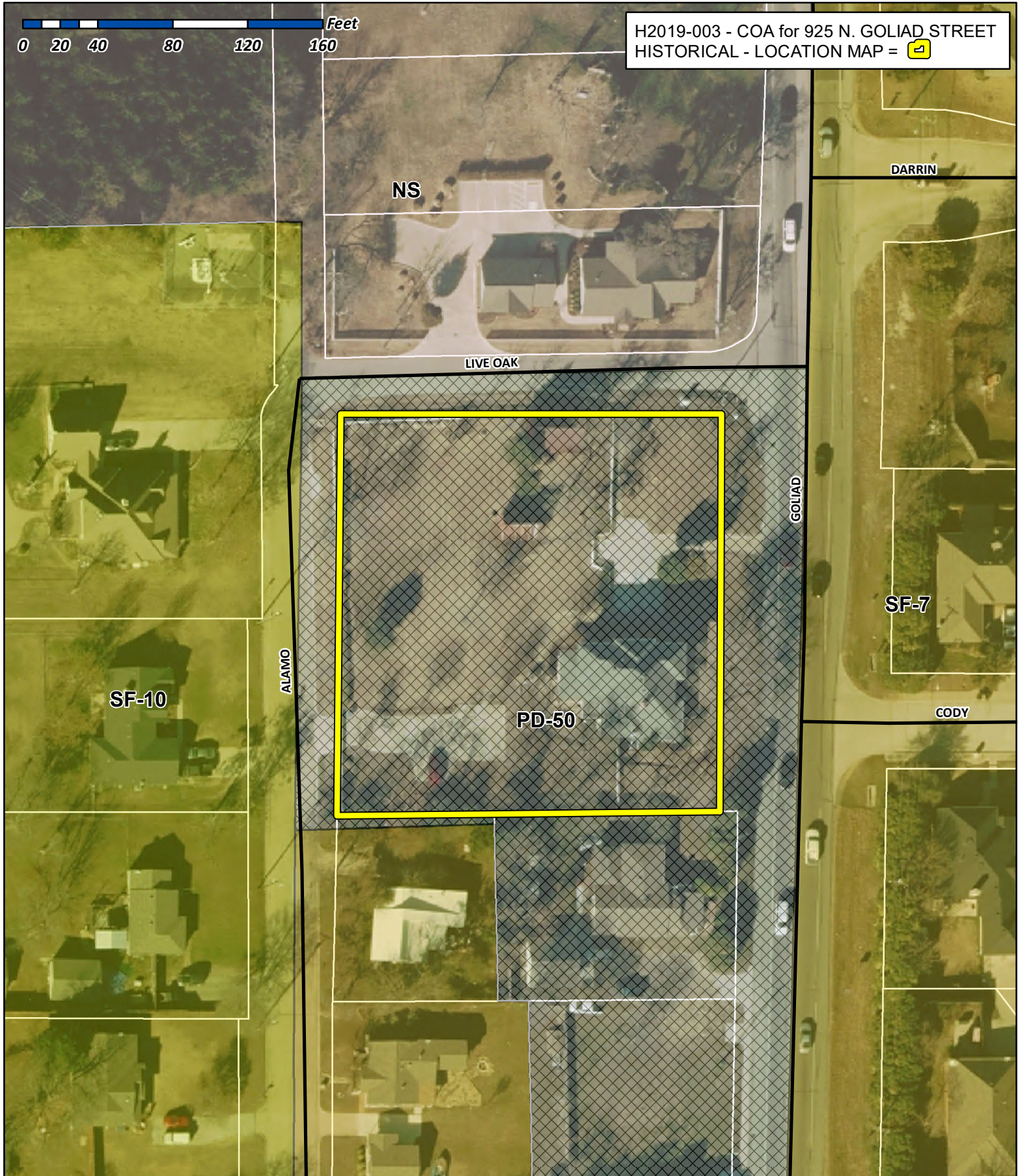
According to Subsection 6.04.E, *Parking Area Restrictions*, of Section 6, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building..." Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the relocation of the parking lot and sidewalk from the front of the building to the rear brings the building into conformance with the overlay district standards with regard to location of parking lots. Additionally, since the applicant is utilizing the existing fence and additional landscaping as screening, the request appears to be in conformance with the overlay district with regard to screening of parking lots. Since, the structure is being converted from a residential land use to a commercial land use, it is expected that modifications to the exterior will be required. In this case, the applicant is proposing to utilize railing that appears to match the style of the building. Since the

sidewalk will be located toward the side of the structure, it will have limited visibility from the street. Staff should note, although the property is a *Landmarked Property*, the applicant's request does not appear to negatively impact the subject property or the neighboring properties and approval of this request is discretionary to the Historic Preservation Advisory Board (HPAB). Should this request be approved, staff would recommend that landscape screening be provided adjacent to the ramp.

### **CONDITIONS OF APPROVAL**

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

- (1) The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and
- (2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



## City of Rockwall

Planning & Zoning Department  
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(W): [www.rockwall.com](http://www.rockwall.com)

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



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4-5-19

City of Rockwall  
Historical Preservation Advisory Board &  
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.


The amount of added paving is:

2000 SF of added drive paving  
333 SF of added sidewalk/ramp paving  
2333 SF Total Added

The amount of removed paving is: 2306 SF of removed front paving

Sincerely,

Cari Foote

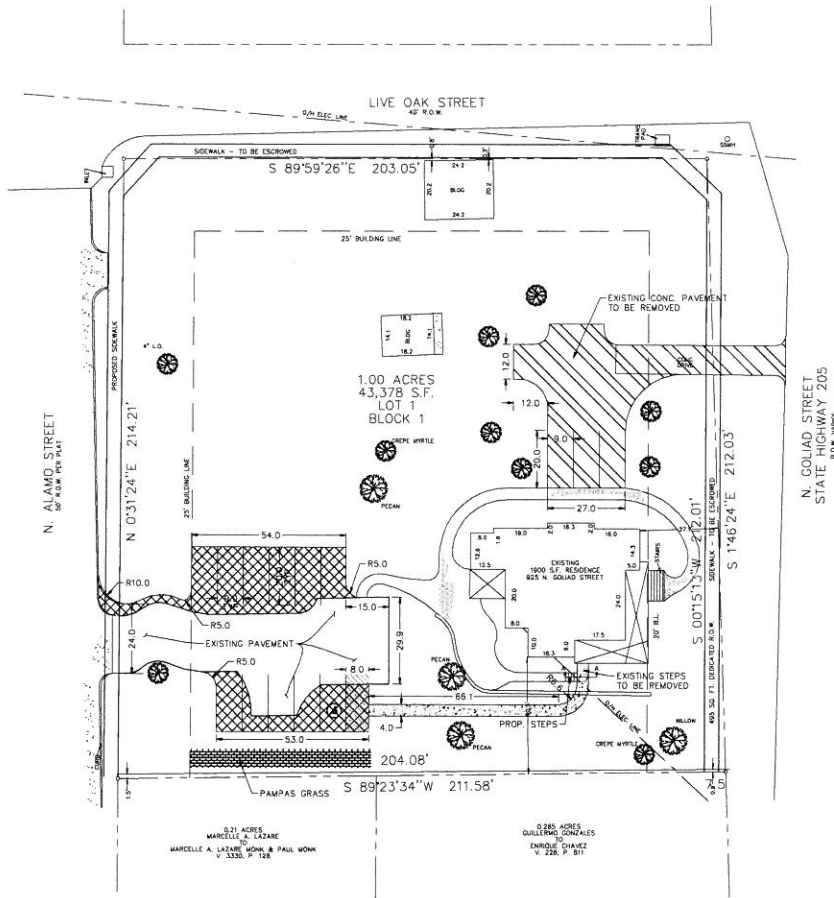
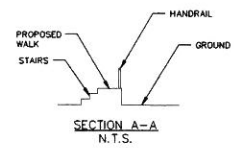
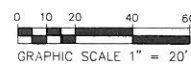
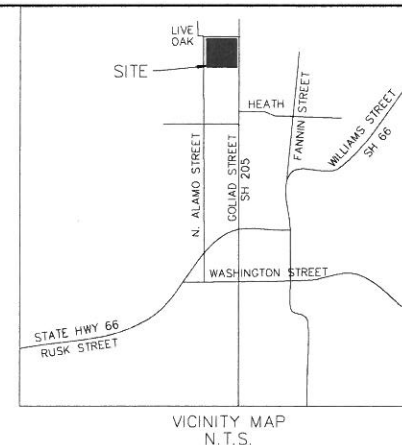


**ERIC L. DAVIS ENGINEERING, INC.**  
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E-Mail [ericdavis@eldengineering.com](mailto:ericdavis@eldengineering.com)

SITE PLAN  
DESIGNED FOR:  
CARI FOOTE

BUILDER: CARI FOOTE	PLAN: SITE PLAN
ADDITION: ISAC PEVA ADDITION	ELD JOB NO.: 2069
ADDRESS: 925 N. GOLIAD ST.	DRAWN BY: BW
LOT: 1 BLOCK: 1	FIRM REGISTRATION #: 3987
CITY: ROCKWALL, TX	

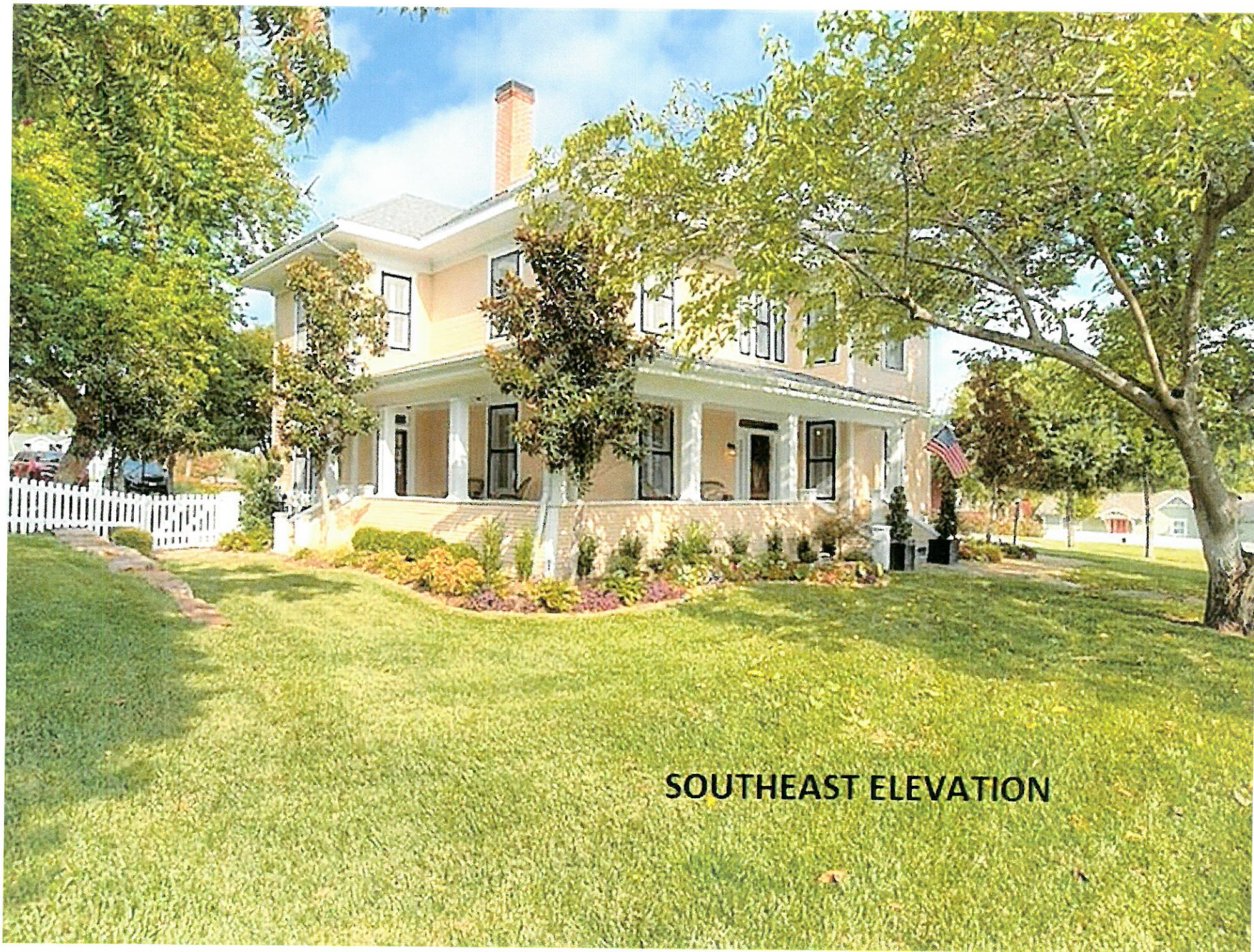
SHEET 01



## DEVELOPMENT SYNOPSIS

ZONING: PD 50  
PROPOSED USE: OFFICE  
PROPERTY AREA: 43,378 SF, 1.00 AC  
BUILDING AREA: 1,900 SF  
EX. PAVEMENT AREA: 4935 SF  
PR. PAVEMENT AREA: 4962 SF  
PARKING REQUIRED: 4 (1 ADA)  
PARKING PROVIDED: 11 (1 ADA)





**SOUTHEAST ELEVATION**



**FRONT ELEVATION  
FACING EAST**



**NORTH ELEVATION**



**NORTHWEST ELEVATION**



**SOUTHWEST ELEVATION**

# CHR

Continuous Handrail  
**ALUMINUM**



Railings for exterior front and back stairs - will be white



See Assembly  
1-2-3 Below



1-3/8" Handrail



Internal Connector



Collar Ring  
(to cover splice)



180° Elbow



Wall Return



Adjustable Elbow



Elbows  
(5°, 31°, 34°, and 36°)



90° Elbow



Inside Corner Mount  
(attaches to post)



Internal End Cap



Wall Mount



Extended  
Wall Mount



Wall-End  
Mount



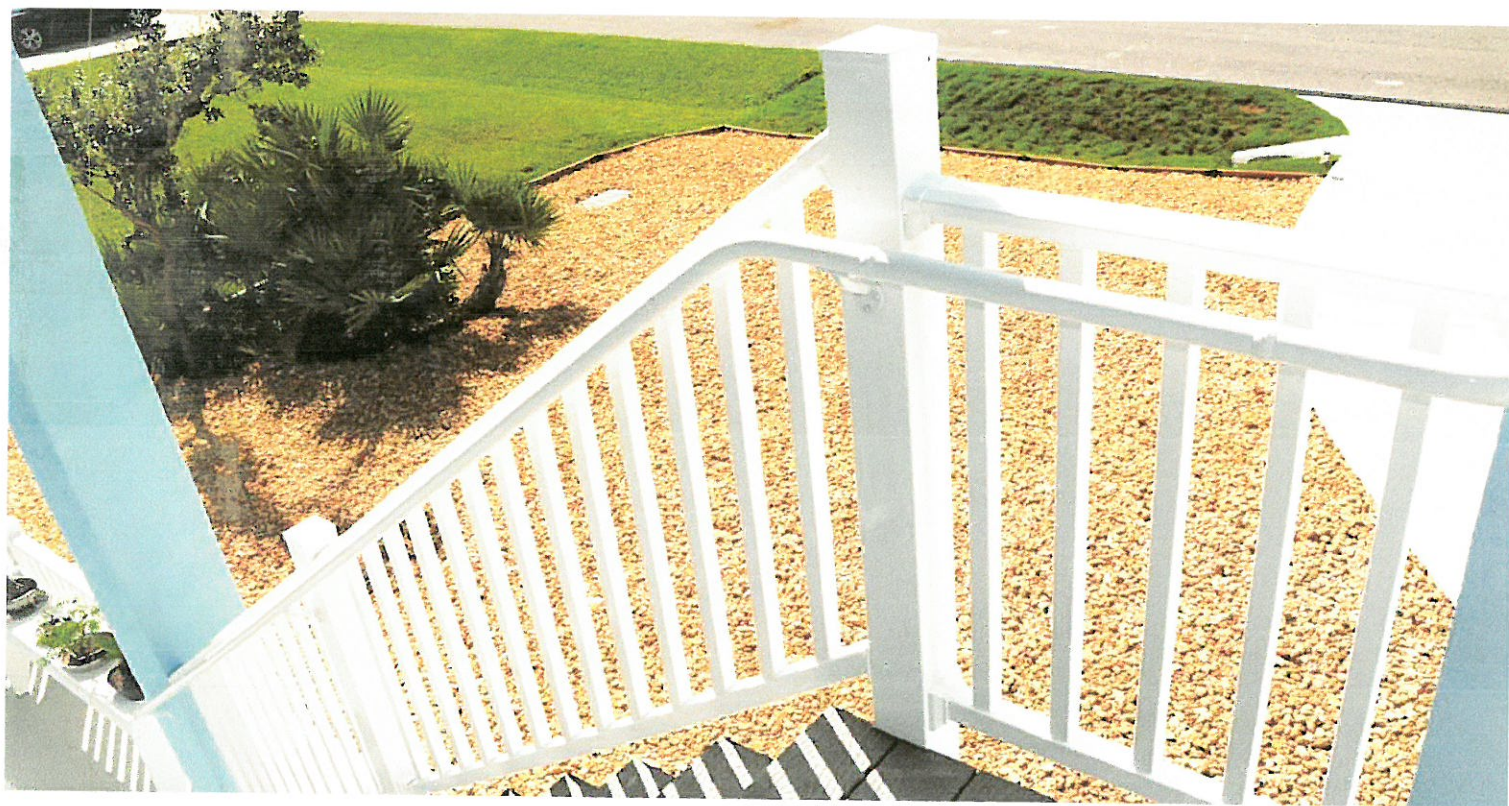
90° Welded Elbow



diggerspecialties.com

## Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



## Aluminum Continuous Handrail Colors



Satin Black



Black Fine Texture



Ninety Bronze



Bronze Fine Texture



White Fine Texture



Clay



Speckled Walnut



Sandy Shore



Gloss Beige

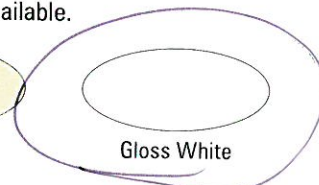


Chocolate



Silver

AAMA 2605 and Custom AAMA 2604 colors are available.




Gloss White

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.



**RAILING FOR HANDICAP  
RAILING IF NEEDED**

A photograph of a large clump of Pampas Grass (Cortaderia selloana) with several tall, feathery, yellowish-gold flower heads. The grass has long, thin, green blades that are arching outwards. In the background, there is a dense green hedge or shrubbery. The text "Pampas Grass for Photometric Screening Along South Fence at Parking" is overlaid in the upper left quadrant of the image.

**Pampas Grass for Photometric  
Screening Along South Fence  
at Parking**

© American Meadows