

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 18, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

(1) Approval of Minutes for the May 20, 2021 Historic Preservation Advisory (HPAB) meeting.

(IV) APPOINTMENTS

(2) Appointment with Carol Crow to discuss and consider recommending changes to the *Conditional Land Use Standards* for the *Bed and Breakfast* land use, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(3) **H2021-004 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

(4) **H2021-002 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Small Matching Grant for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

(5) **H2021-003 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Building Permit Fee Waiver for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

(6) **H2021-005 (HENRY LEE)**

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

(7) **H2021-007 (HENRY LEE)**

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

(VI) DISCUSSION ITEMS

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

(8) Discuss the findings of the survey for the expansion of the Old Town Rockwall (OTR) Historic District. **(RYAN MILLER)**

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

(VII) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on November 12, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 20, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Board member Bowlin called the meeting to order at 6:10 PM. Board members present were Carolyn Francisco, Alma McClintock, and
5 Sarah Freed. Absent from the meeting were Board members Tiffany Miller, Brad Adams, and Chairman Jay Odom. Staff members
6 present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and Planning
7 and Zoning Coordinator Angelica Gamez.
8

9 II. OPEN FORUM
10

11 Board member Bowlin explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.
12 There being no one coming forward to speak Chairman Odom closed the open forum.
13

14 III. CONSENT AGENDA
15

- 16 1. Approval of Minutes for the March 18, 2021 Historic Preservation Advisory (HPAB) meeting.
17

18 Board member Freed made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by
19 a vote of 4-0 with Board Members Adams, Odom, and Miller absent.
20

21 IV. DISCUSSION ITEMS
22

- 23 2. Discuss and consider directing staff to proceed with the expansion of the Old Town Rockwall (OTR) Historic District, and take any action
24 necessary.
25

- 26 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
27

28 Planning and Zoning Director Ryan Miller indicated that the only project happening right now was the expansion of the Historic District.
29 He reminded the Board that at the last meeting, staff and the board members met to discuss whether or not there were enough
30 contributing properties to move forward with the expansion. Based on the information gathered, the Board indicated that they did want
31 Staff to move forward with the project. This then led to a memorandum being put together to officially direct Staff to move forward. Mr.
32 Miller explained that there was a letter in their packet that Staff will be sending out to the property owners if approved. The letter will
33 explain what Staff and the Board plan on doing and invites them to an open house to be held at the next meeting. If 51% of the property
34 owners consent then the request will be taken forward and presented to City Council to allocate funding for the surveying of the
35 properties. From there, the ordinance will be rewritten and taken before the Planning and Zoning Commission and once again to City
36 Council.
37

38 Board member Francisco made a motion to approve the process of expanding the Historic District. Board member Freed seconded the
39 motion which passed by a vote of 4-0.
40

41 Board member McClintock asked for clarification in regards to the significant properties listed and their background. She also asked
42 about the cost of the project.

43 Board member Freed asked how the 51% (number of property owners in favor) came about. She wanted clarification on the process of
44 getting feedback from the owners.

45 Board member Bowlin asked for a timeline of when the project would be completed.

46 Board Member McClintock asked if, after the surveying, any of the properties could be considered national register.
47

48 V. ADJOURNMENT
49

50 Board member Bowlin adjourned the meeting at 6:25 PM.
51

52 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
53 _____ DAY OF _____ 2021.
54
55
56

57 _____
58 JAY ODOM, CHAIRMAN
59

60 _____
61 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
62



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 18, 2021
SUBJECT: Appointment with Carol Crow to Discuss the Requirements for the Bed and Breakfast Land Use

On October 20, 2021, Carol Crow -- a resident of the Old Town Rockwall (OTR) Historic District (i.e. 504 Williams Street) -- requested an appointment with the Historic Preservation Advisory Board (HPAB) to discuss the *Conditional Land Use Standards* for the *Bed and Breakfast* land use. These requirements are as follows:

Article 04, *Permissible Uses*, of the Unified Development Code (UDC)
Subsection 02.03, *Conditional Land Use Standards*

(B) Residential and Lodging Land Uses

(2) *Bed and Breakfast*

- (a) The Bed and Breakfast land use is permitted in the Old Town Rockwall (OTR) Historic District by-right.
- (b) A Bed and Breakfast may only be established on an owner-occupied, single-family lot.
- (c) In addition to the single-family parking requirements, one (1) parking space per bedroom shall be provided.
- (d) No signage and/or outside advertising shall be permitted for a Bed and Breakfast unless located in a nonresidential zoning district or as permitted by a Specific Use Permit (SUP).
- (e) Bed and Breakfast shall be required to meet all applicable City Fire Codes, including providing a smoke alarm
- (f) system.
- (g) A Bed and Breakfast shall be subject to an annual inspection by the Fire Department.
- (h) All applicable hotel/motel taxes shall be paid.
- (i) The maximum length of a guests stay is shall be limited to 14 consecutive days in any 30-day period.
- (j) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.

Ms. Crow is particularly concerned with this land use being allowed *by-right* in the Old Town Rockwall (OTR) Historic District. She is requesting the appointment to discuss the possibility of changing this section of the zoning code. Staff can approach Ms. Crow's request in one (1) of two (2) ways: [1] remove land use condition (a) above, which would allow the land use through a Specific Use Permit (SUP), or [2] change the *Permissible Land Use Charts* to specifically not allow the land use in the Single Family 7 (SF-7) District. The first solution would only have impacts within the Old Town Rockwall (OTR) Historic District, but would continue to allow the land use through a discretionary zoning process. The second solution would have implications for all property in the City zoned Single-Family 7 (SF-7) District. In order to accommodate Ms. Crow's request, the Historic Preservation Advisory Board (HPAB) would need to forward a recommendation to the City Council as part of an appointment item; however, staff should note that any changes to the zoning code would be at the discretion of the City Council. If directed to move forward, the appointment with the City Council would be at the December 6, 2021 City Council meeting.

Ms. Crow has also requested staff review the zoning in the Old Town Rockwall (OTR) Historic District to ensure that there are no additional carve outs or exceptions for land uses within the district. Currently, the majority of property within the Old Town Rockwall (OTR) Historic District is zoned Single-Family 7 (SF-7) District; however, there are also parcels of land zoned Downtown (DT) District (i.e. nine [9] parcels of land that include one [1] vacant parcel of land, five [5] single-family homes, a restaurant -- the Roundabout -- and a house of worship/church), Multi-Family 14 (MF-14) District (i.e. two [2] parcels of land

with single-family homes situated on them), Two Family (2F) District (i.e. one [1] parcel of land with a single-family home situated on it) and General Retail (GR) District (i.e. one [1] parcel of land -- the Bin 303 restaurant). Staff has included a map and *Permissible Land Use Charts* for these districts for the Historic Preservation Advisory Board's (HPAB's) reference. Based on staff's review of the Unified Development Code (UDC), there does not appear to be any additional allowances or exceptions for the Old Town Rockwall (OTR) Historic District. In addition, the majority of the uses that would be deemed undesirable in the district require a Specific Use Permit (SUP). As a reminder a Specific Use Permit (SUP) is a process that "...allow(s) discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." Specific Use Permits (SUPs) proposed in the Old Town Rockwall (OTR) Historic District require a recommendation from the Historic Preservation Advisory Board (HPAB) when dealing solely with land use. In other circumstances (i.e. *circumstances that deal with the construction of a new single-family home or an accessory building that does not meet the standards of the Unified Development Code [UDC]*), a Certificate of Appropriateness (COA) is required before a Specific Use Permit (SUP) application can be submitted.

Should the Historic Preservation Advisory Board (HPAB) have any questions concerning Ms. Crow's appointment item, staff will be available at the November 18, 2021 Historic Preservation Advisory Board (HPAB) meeting to discuss.

Miller, Ryan

From: Carol Crow <carolcrow646@gmail.com>
Sent: Wednesday, October 20, 2021 9:22 AM
To: Miller, Ryan
Subject: Historic Advisory Board

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ryan,

I am requesting an appointment to speak to the Historic Advisory Board at their November meeting regarding city approved uses for our historic homes in Old Town, and particularly Bed and Breakfast commercial establishments.

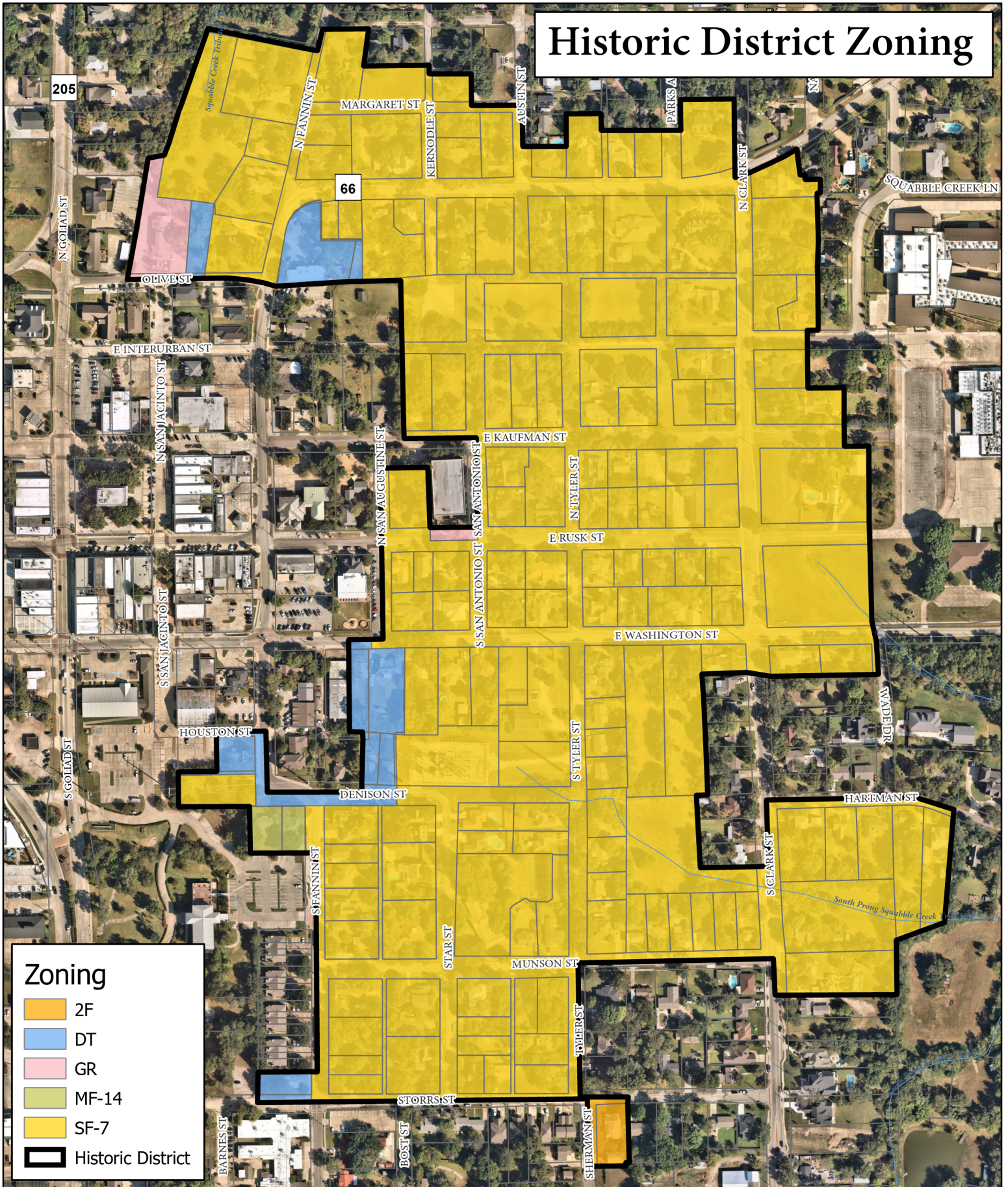
Thank you so much,

Carol Crow
504 Williams Street
Rockwall, Tx. 75087

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Historic District Zoning



Zoning

- 2F
- DT
- GR
- MF-14
- SF-7
- Historic District



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.

Date Saved: 11/11/2021



LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 7 (SF-7) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	S
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 7 (SF-7) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 7 (SF-7) DISTRICT
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN DOWNTOWN (DT) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	DOWNTOWN (DT) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Residential Garage	(7)	(4) & (5)	A
Home Occupation	(9)	(7)	P
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Residential Infill in an Established Subdivision	(16)	(11)	S
Private Swimming Pool	(20)		A
Townhouse	(22)	(15)	P
Urban Residential	(23)	(16)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Government Facility	(12)		S
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN DOWNTOWN (DT) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	DOWNTOWN (DT) DISTRICT
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		S
Astrologer, Hypnotist, or Psychic	(2)		S
Banquet Facility/Event Hall	(3)		S
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		A
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	S
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	S
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Permanent Cosmetics	(23)	(7)	A
Temporary Real Estate Sales Office	(25)		P
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Secondhand Dealer	(30)		S
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Trade School	(17)		S
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto repair garage	(2)	(2)	S
Commercial Parking	(8)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN DOWNTOWN (DT) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	DOWNTOWN (DT) DISTRICT
Non-Commercial Parking Lot	(9)		A
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Mounted Commercial Antenna	(7)	(6)	S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Radio Broadcasting	(13)		S
Recording Studio	(15)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN MULTI FAMILY 14 (MF-14) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	MULTI FAMILY 14 (MF-14) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Convent, Monastery, or Temple	(4)		P
Duplex	(5)	(3)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	P
Home Occupation	(9)	(7)	P
Multi-Family Development or Structure	(14)	(9)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Attached Structure	(17)	(12)	P
Single-Family Detached Structure	(18)	(13)	P
Single-Family Zero Lot Line Structure	(19)	(14)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
Townhouse	(22)	(15)	P
Urban Residential	(23)	(16)	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	P
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Hospice	(14)		S
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		A
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN MULTI FAMILY 14 (MF-14) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	MULTI FAMILY 14 (MF-14) DISTRICT
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	P
Antenna; for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN TWO FAMILY (2F) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	TWO FAMILY (2F) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Duplex	(5)	(3)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	S
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Attached Structure	(17)	(12)	P
Single-Family Detached Structure	(18)	(13)	P
Single-Family Zero Lot Line Structure	(19)	(14)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN TWO FAMILY (2F) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	TWO FAMILY (2F) DISTRICT
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		P
Astrologer, Hypnotist, or Psychic	(2)		P
Banquet Facility/Event Hall	(3)		P
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	S
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Permanent Cosmetics	(23)	(7)	A
Pet Shop	(24)		P
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		S
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Trade School	(17)		S
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto repair garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	P
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	S
Mounted Commercial Antenna	(7)	(6)	S
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		S
Satellite Dish	(16)		A

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	GENERAL RETAIL (GR) DISTRICT
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Haydon Frasier
CASE NUMBER: H2021-004; *Certificate of Appropriateness (COA) for 510 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a *Certificate of Appropriateness (COA)* for a *Medium Contributing Property* being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,607 SF single-family home and a 220 SF covered porch constructed in 1985, and an 840 SF detached garage that was constructed in 2017. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property* that was built in 1965 not in 1985 as indicated by RCAD. On May 18, 2017 the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the renovation of the home and the construction of a detached garage. As a note, the 1934 Sanborn Map indicates a structure that does not meet the existing building footprint. This indicates that a previous structure was demolished at some point prior to construction of the current single-family home. Rockwall Central Appraisal District (RCAD) also indicates existing on the subject property are a 465 SF attached carport and an 840 SF detached garage that were both built in 2017. These structures are considered to be *Non-Contributing* structures. The existing single-family home is a one (1) story ranch style home.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence and an extension of the existing exposed aggregate concrete driveway on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 510 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 507 Williams Street, which is a 0.228-acre parcel of land with a ~1,809 SF single-family home built in 1940 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Adjacent to 507 Williams Street and directly north of the subject property is 509 Williams Street, which is a 0.228-acre parcel of land with a ~1,354 SF single-family home built in 1975 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is a vacant lot that is designated as *Non-Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties

are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 602 Williams Street, which is a 0.907-acre parcel of land with a ~4,623 SF single-family home built in 1935 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 306 N. Clark Street, which is a 0.947-acre parcel of land with a ~2,379 SF single-family home built in 1915 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family home built in 1925 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home built in 1990 situated on it. 502 Williams Street is a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to place a six (6) foot high wrought iron fence along the northwest and northeast corners of the front façade of the home. The fence will partially continue along the east and west sides of the subject property. Additionally, the fence along the northeast front façade will incorporate an electrical gate at the driveway. The fence will be visible from Williams Street and the adjacent properties to the east and west. The applicant is also requesting to construction an extension of the existing driveway that will continue from the current location to the rear of the subject property and connect to the detached garage. The applicant is proposing that the extension incorporate the same exposed aggregate concrete appearance as the existing driveway.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the proposed wrought iron fence is visible from Williams Street. Currently, the adjacent properties to the east and west of the subject property have side and front wrought iron fences visible from Williams Street. The proposed wrought iron fence should not have a negative effect on the adjacent properties, and will match the existing character of the neighborhood.

According to Section 07(J)(1)&(2), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...(d)riveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot." The applicant is proposing that the driveway extension utilize the same exposed aggregate concrete appearance as the existing driveway and extend to the existing garage on the subject property. In addition, Subsection 03.02, *Paving Materials*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) states, "...(a)ll required parking and loading areas, public and private drives, and fire lanes shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. However, cast interlocking concrete, brick, or stone pavers installed on a prepared base may be used in parking areas and on public and private drives where approved by the City Engineer." In this case, the City Engineer has approved the use of exposed aggregate concrete. Staff would also like to note that several properties throughout the Old Town Rockwall (OTR) Historic District utilize exposed aggregate concrete for driveways.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ..." The applicant's proposed

scope of work does not appear to impair the historical integrity of the property; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 510 Williams St Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

OWNER(S) NAME Haydon + Heather Frasier

ADDRESS 510 Williams St
Rockwall, TX 75087

PHONE 214.681-8233 / 3232

E-MAIL mhfrazier@yahoo.com

APPLICANT(S) NAME _____

ADDRESS _____

PHONE _____

E-MAIL _____

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

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

RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 35,000.00

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

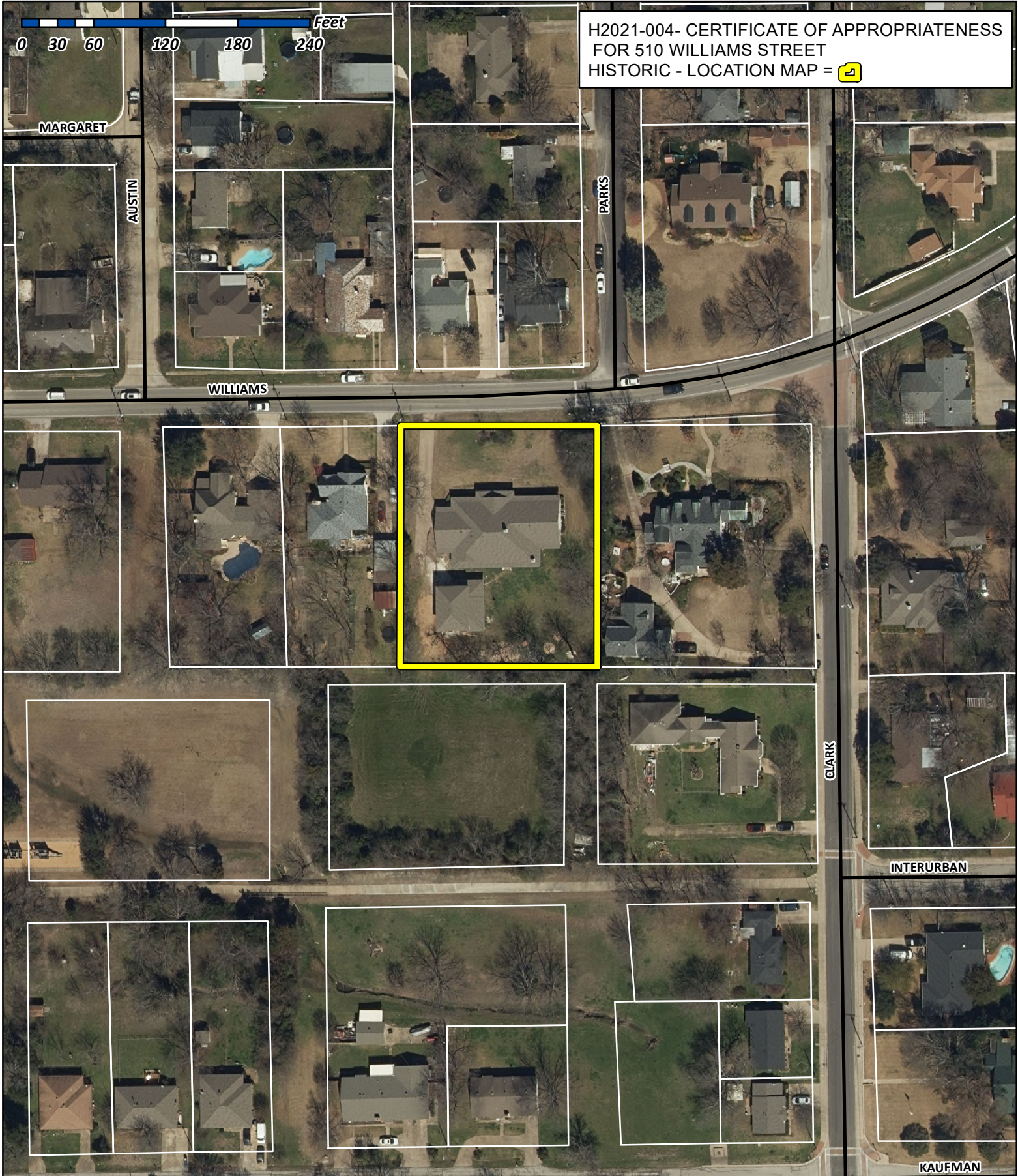
See attached

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE Haydon Frasier
Heather Frasier



H2021-004- CERTIFICATE OF APPROPRIATENESS FOR 510 WILLIAMS STREET HISTORIC - LOCATION MAP = [icon]



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.



November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

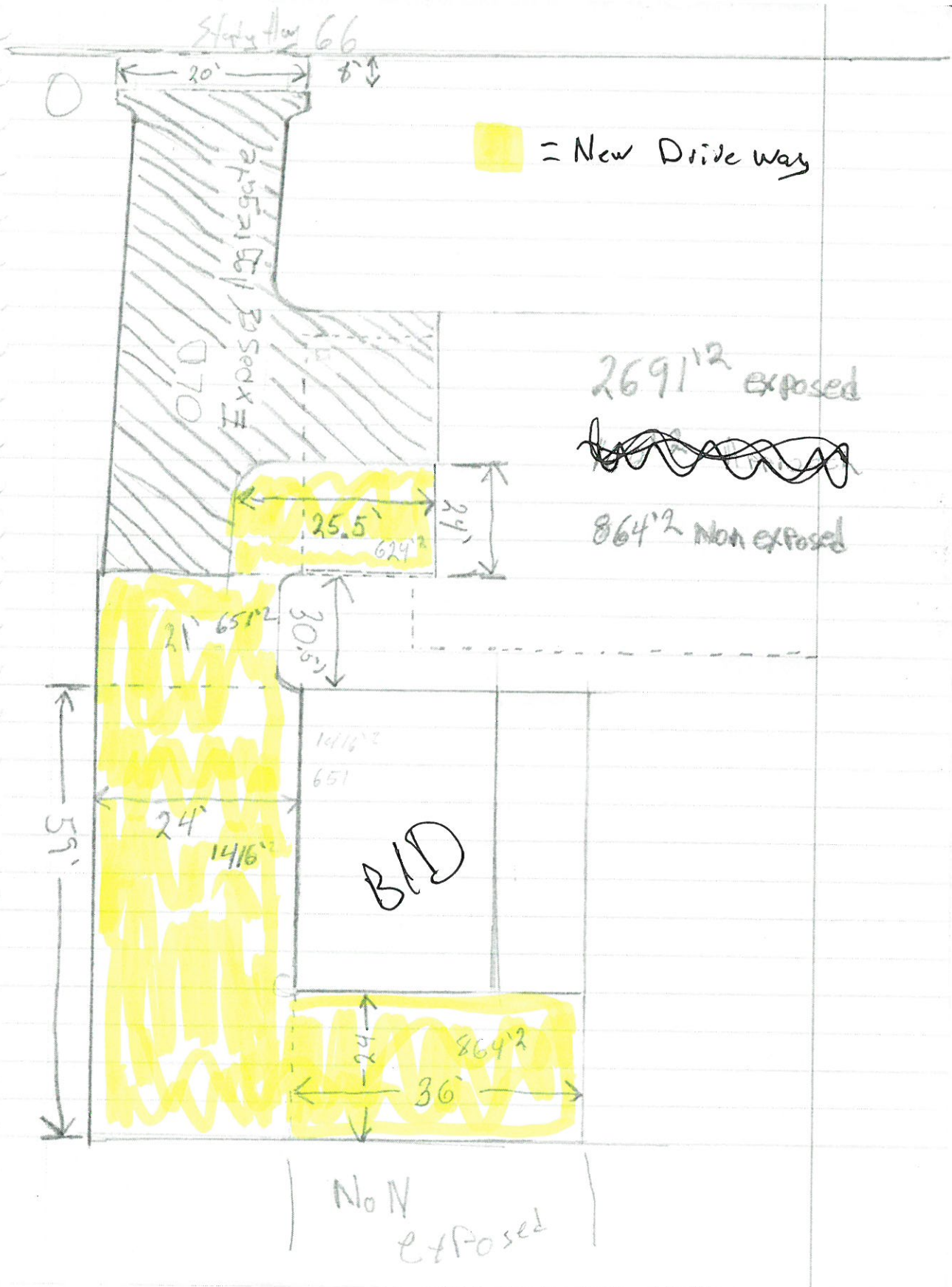
The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233



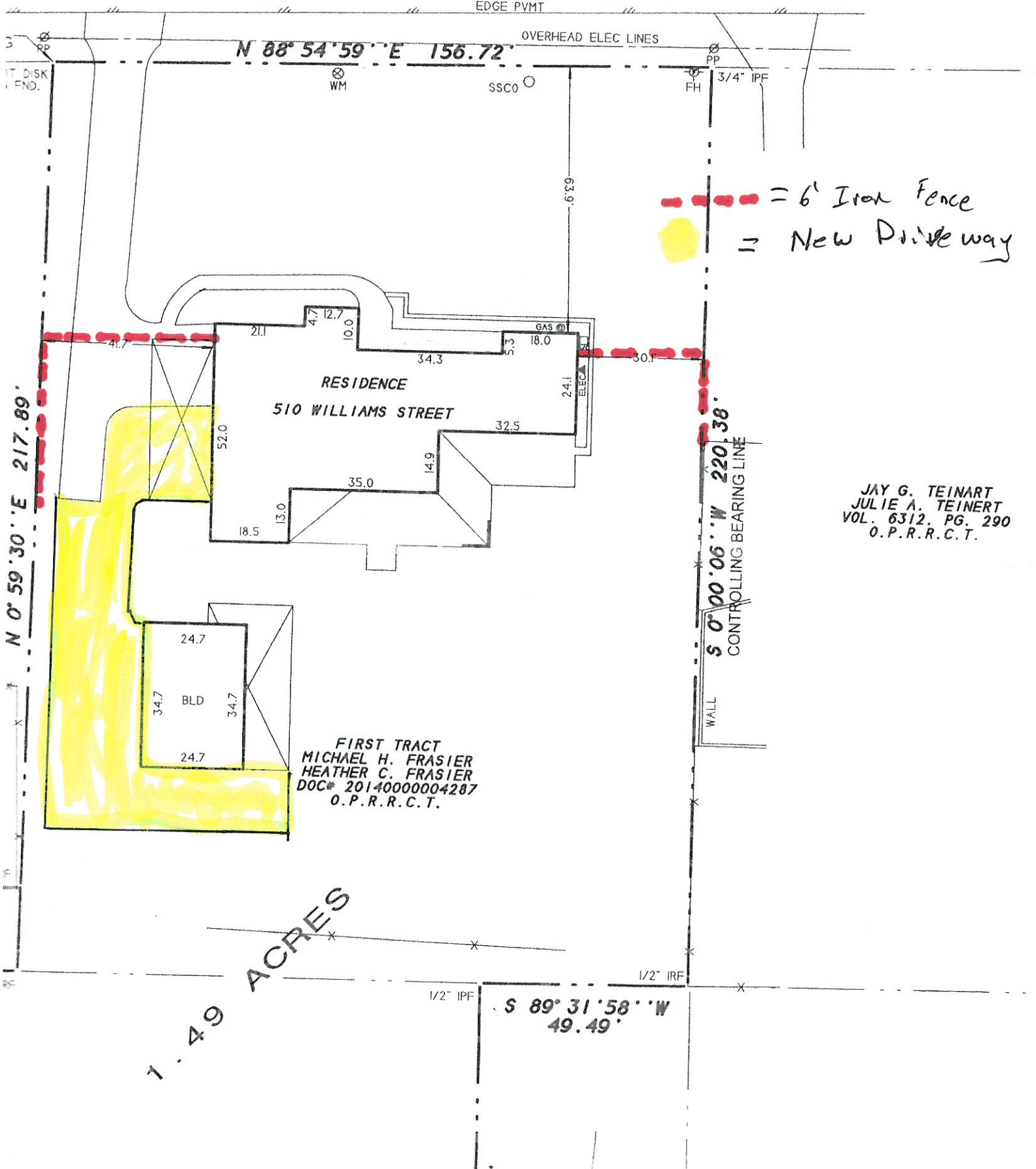
= New Drive way

2691'² exposed

~~scribbled out text~~

864'² Non exposed

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



- - - - - = 6' Iron Fence
 (Yellow shaded area) = New Driveway

JAY G. TEINART
 JULIE A. TEINERT
 VOL. 6312. PG. 290
 O.P.R.R.C.T.

FIRST TRACT
 MICHAEL H. FRASIER
 HEATHER C. FRASIER
 DOC# 2014000004287
 O.P.R.R.C.T.

1.49 ACRES

$N 0^{\circ} 59' 30'' E$ 217.89'

$S 0^{\circ} 00' 06'' W$ 220.38'
 CONTROLLING BEARING LINE

$S 89^{\circ} 31' 58'' W$
 49.49'



Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PVMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

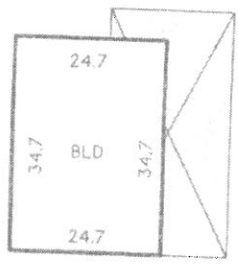
FH 3/4" IPF

N 0° 59' 30" E 217.89'

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.

RESIDENCE
510 WILLIAMS STREET



FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.

1.49 ACRES

1/2" IPF

S 89° 31' 58" W
49.49'

1/2" IRF

WALL

10'



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Haydon Frasier
CASE NUMBER: H2021-002; *Small Matching Grant*

On November 5, 2021, staff received an application for a Certificate of Appropriateness (COA) [H2021-004] and a Small Matching Grant from the property owner -- *Haydon Frasier* -- for the purpose of facilitating the construction of a fence on the subject property at 505 Williams Street. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Medium Contributing Property*. The project includes improvements that will be visible from the street (i.e. *instillation of new fence*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$10,850.00, and would be qualified for a small matching grant of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of November 18, 2021, the Historic Preservation Advisory Board (HPAB) has approved zero (0) small matching grants for FY2021. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,000.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 510 Williams St Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

OWNER(S) NAME Haydon + Heather Frasier

ADDRESS 510 Williams St
Rockwall, TX 75087

PHONE 214.681-8233 / 3232

E-MAIL mhfrazier@yahoo.com

APPLICANT(S) NAME _____

ADDRESS _____

PHONE _____

E-MAIL _____

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

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

RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 35,000.00

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

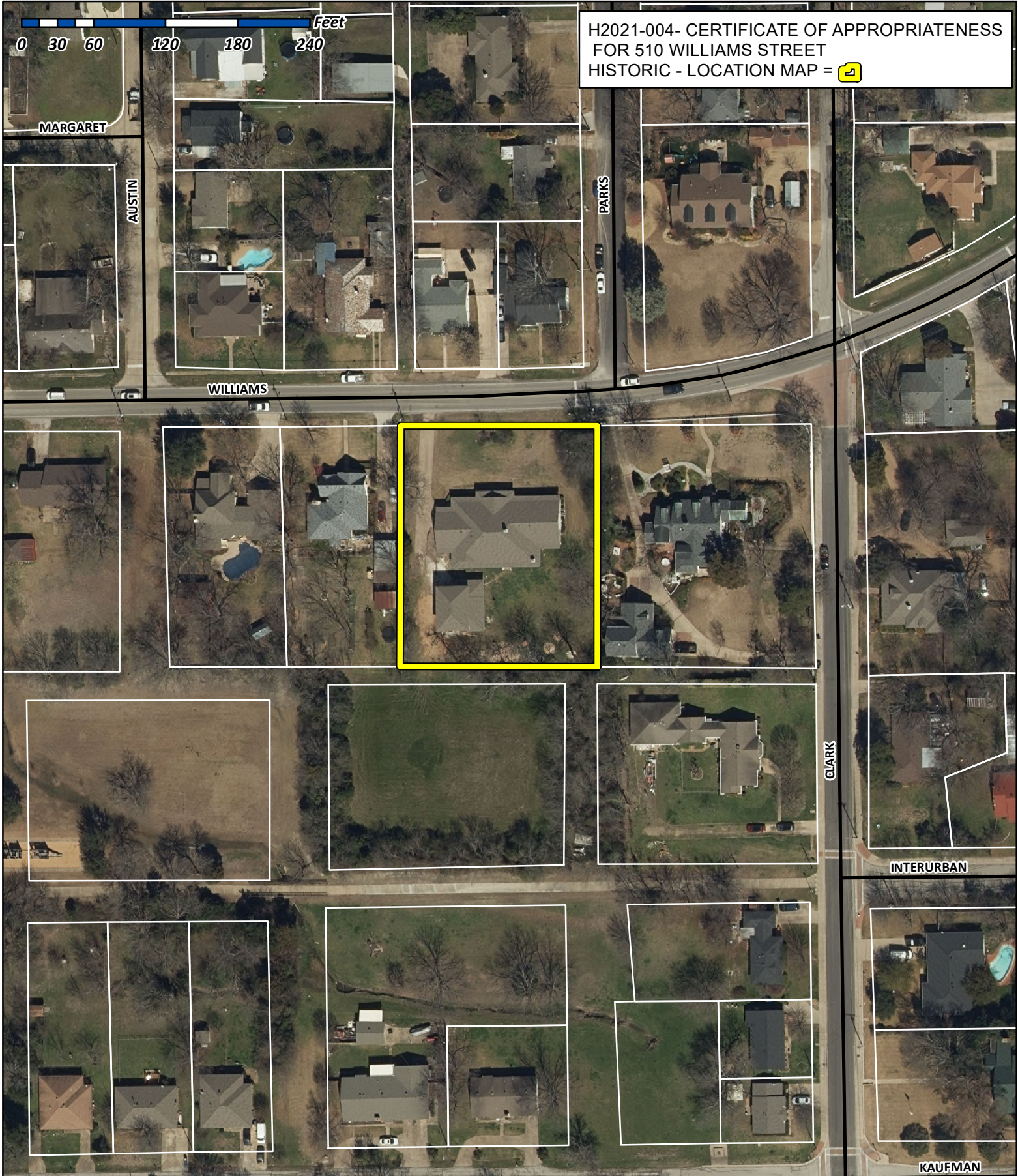
See attached

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2021-004- CERTIFICATE OF APPROPRIATENESS FOR 510 WILLIAMS STREET HISTORIC - LOCATION MAP = [icon]



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.



November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

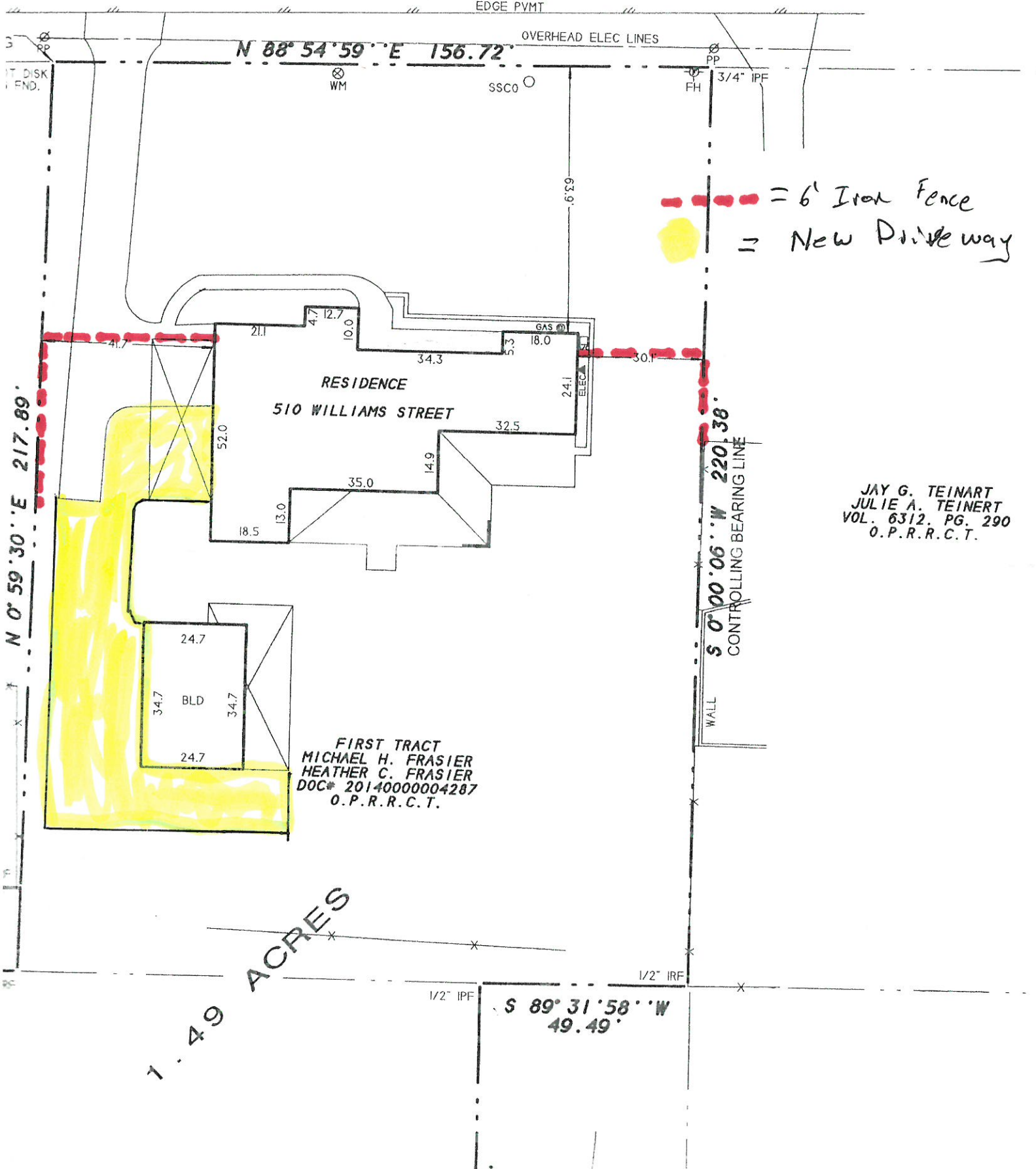
The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



- - - - - = 6' Iron Fence
 [Yellow Shaded Area] = New Driveway

JAY G. TEINART
 JULIE A. TEINERT
 VOL. 6312. PG. 290
 O.P.R.R.C.T.

FIRST TRACT
 MICHAEL H. FRASIER
 HEATHER C. FRASIER
 DOC# 2014000004287
 O.P.R.R.C.T.

1.49 ACRES



Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021



WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PYMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

FH 3/4" IPF

6.59

41.7'

21.1

4.7

12.7

10.0

34.3

18.0

30.1'

RESIDENCE
510 WILLIAMS STREET

24.1

32.5

35.0

14.9

18.5

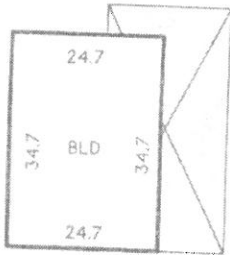
13.0

24.1

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

WALL

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.



FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.

1.49 ACRES

1/2" IPF

1/2" IRF

S 89° 31' 58" W
49.49'

10'



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Haydon and Heather Frasier
CASE NUMBER: H2021-003; *Building Permit Fee Waiver for 510 Williams St.*

The applicants are requesting the approval of a *Building Permit Fee Waiver* in conjunction with a Certificate of Appropriateness (COA) [H2021-004] for the purpose of extending an existing driveway that will continue from the current driveway to the rear of the subject property and connect to a detached garage. The applicant is proposing that the extension of the driveway incorporate the same exposed aggregate concrete appearance as the existing driveway. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* that provides an incentive for the rehabilitation or restoration of historic structures. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000 for rehabilitation or restoration project. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$19,150.00 for the extension of the existing driveway. Based on the accessory structure's designation as *Medium-Contributing*, the building permit fee would be eligible for a full waiver of the permit fees [i.e. \$711.00 fee (\$0.20 * 3,555 SF)]. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants building permit fees would be waived. If approved and upon completion of the project, the applicant shall be required to provide staff with all receipts for the cost of the project to verify the valuation of the project as submitted on the application for this case.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 510 Williams St Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

OWNER(S) NAME Haydon + Heather Frasier

ADDRESS 510 Williams St
Rockwall, TX 75087

PHONE 214.681-8233 / 3232

E-MAIL mhfrazier@yahoo.com

APPLICANT(S) NAME _____

ADDRESS _____

PHONE _____

E-MAIL _____

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

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

RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 35,000.00

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

See attached

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

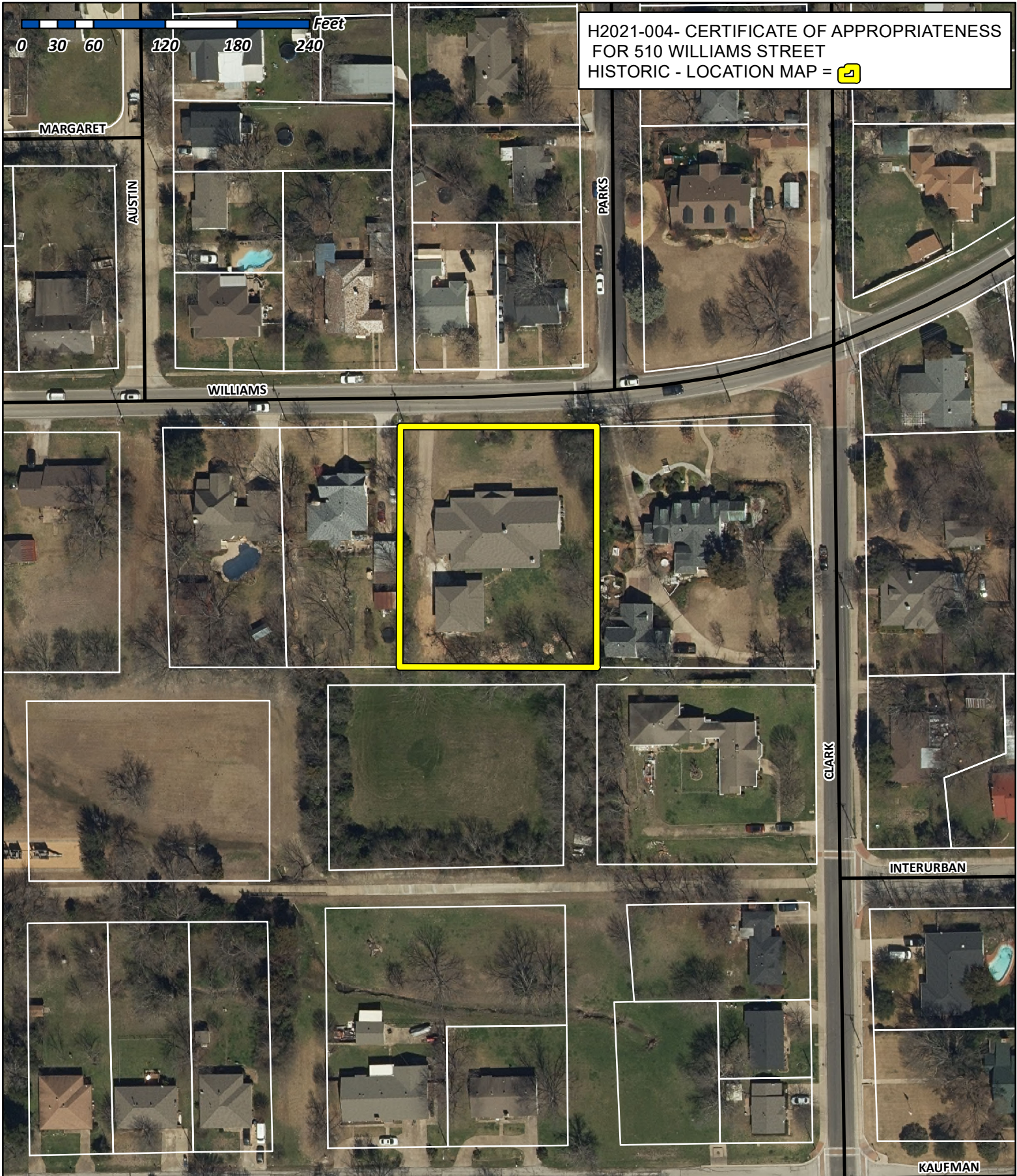
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

[Handwritten Signature]

APPLICANT'S SIGNATURE

*Haydon Frasier
Heather Frasier*



H2021-004- CERTIFICATE OF APPROPRIATENESS FOR 510 WILLIAMS STREET HISTORIC - LOCATION MAP = [icon]



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.



November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

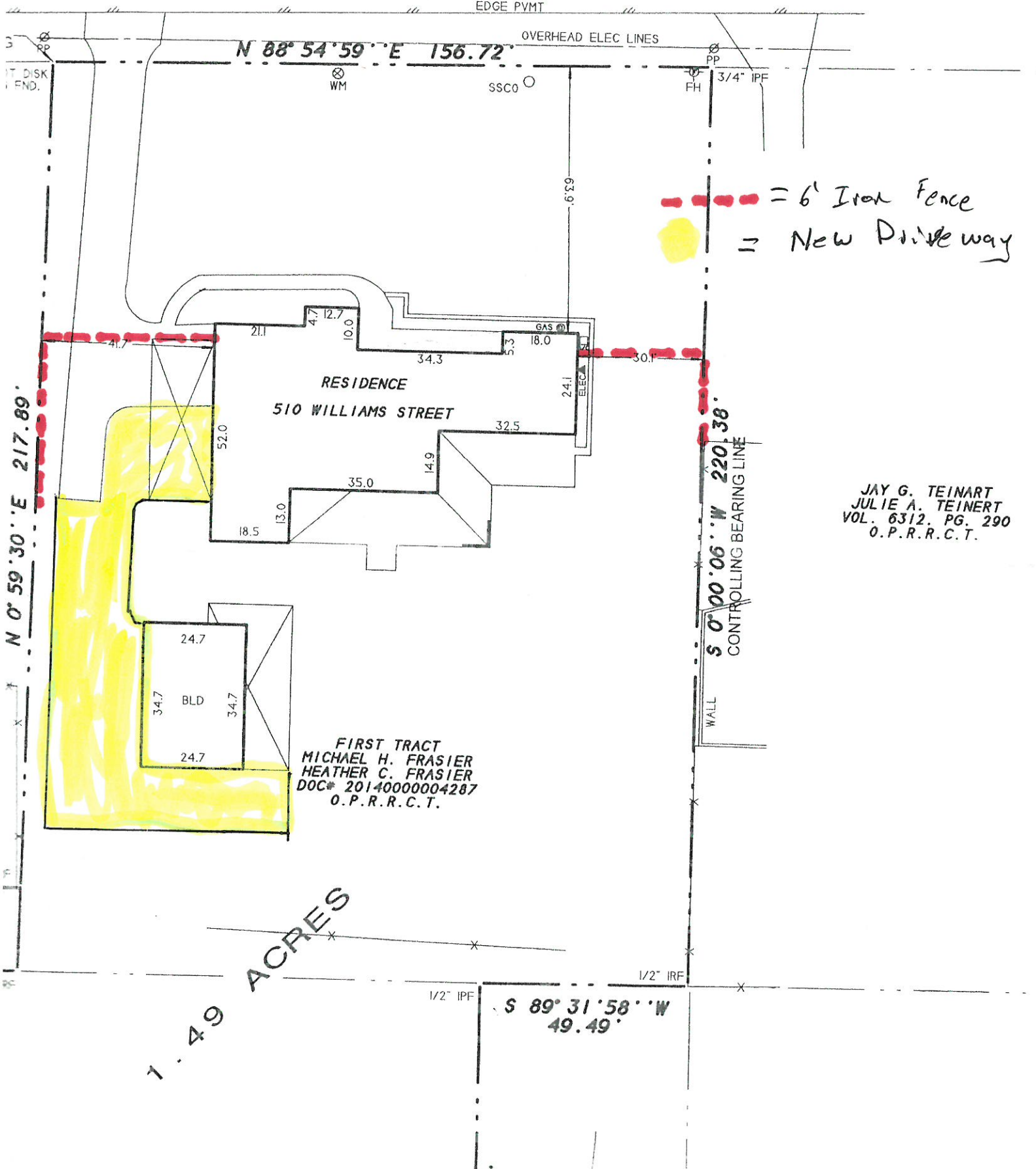
The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



- - - - - = 6' Iron Fence
 (Yellow highlight) = New Driveway

JAY G. TEINART
 JULIE A. TEINERT
 VOL. 6312. PG. 290
 O.P.R.R.C.T.

FIRST TRACT
 MICHAEL H. FRASIER
 HEATHER C. FRASIER
 DOC# 2014000004287
 O.P.R.R.C.T.

1.49 ACRES

S 89° 31' 58" W
 49.49'

N 0° 59' 30" E 217.89'

S 0° 00' 06" W 220.38'
 CONTROLLING BEARING LINE

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PYMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

FH 3/4" IPF

6.59

41.7'

21.1

4.7

12.7

10.0

34.3

18.0

30.1'

RESIDENCE
510 WILLIAMS STREET

24.1

32.5

35.0

14.9

18.5

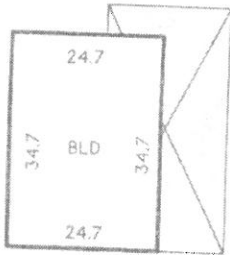
13.0

24.1

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

WALL

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.



FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.

1.49 ACRES

1/2" IPF

1/2" IRF

S 89° 31' 58" W
49.49'

10'



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Annette Lall
CASE NUMBER: H2021-005; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

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

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF office building and a 4,209 SF House of Worship constructed in 1910. According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. The subject property was rezoned Downtown (DT) District on September 4, 2007 by *Ordinance No. 07-34*. According to the *2017 Historic Resource Survey*, the subject property is designated as a *Landmark Property*. In addition, this property is on the *National Register of Historic Places*.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of windows and doors on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (202, 204, & 206 N. Fannin Street) and one (1) developed with a single-family home (305 E. Kaufman Street). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (101 N. Fannin Street), one (1) developed with a house of worship (306 E. Rusk Street), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace 83 windows, repair the original stain glass windows, replace five (5) doors, and resurface and paint the steps leading into the building. The bids provided by the applicant indicate that the window removal and installation will be \$60,000.00 and the door removal and replacement will be \$7,800.00, for a total cost of \$67,800.00. This quote does not include the cost to repair the existing stain glass windows, which are being removed first to stop any further deterioration. The double-pane glass windows are being installed as placeholders, while the stain glass is repaired. The timelines provided in the quotes indicate the windows will take two (2) weeks to install once the materials are in and the doors will take eight (8) to 12 weeks to be delivered with three (3) days to install them. Staff should note that there is no indicated timeline for the repair and replacement of the stain glass. The applicant indicates that this is due to the time and cost. Also included in the applicant's request was correspondence they had with Caroline Wright, who serves as a Historic Tax Credit Program Coordinator for the Texas Historical Commission. In this correspondence she indicates that the applicant will not receive any tax credits until the completion of the project.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 83 windows, replacing five (5) doors, and resurfacing the steps leading to building. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the Project* section.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

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

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION

LOT

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *Legacyville-rock@att.net*

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

- CONSTRUCTION TYPE [CHECK ONE]:
- EXTERIOR ALTERATION
 - NEW CONSTRUCTION
 - ADDITION
 - DEMOLITION
 - RELOCATIONS
 - OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

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

REPLACE AND REPAIR WINDOWS, Facing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS-resurface, pressure washed and paint.


OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

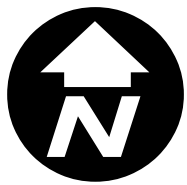
H2021-005- CERTIFICATE OF APPROPRIATENESS FOR 303 E. RUSK STREET HISTORIC - LOCATION MAP = 



City of Rockwall

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

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.



His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687
Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Annette Lall
CASE NUMBER: H2021-007; *Building Permit Fee Waiver for 303 E. Rusk Street*

The applicant is requesting the approval of a *Building Permit Fee Waiver* in conjunction with a Certificate of Appropriateness (COA) [H2021-005] for the purpose of replacing windows and doors on the subject property. The applicant is proposing the replacement of 83 windows, existing stain glass window repair, five (5) new doors, and step refinishing and painting. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* that provides an incentive for the rehabilitation or restoration of historic structures. According to Subsection 07.02, *Eligibility*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(c)ommercial properties located within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District are eligible for a 50% reduction in building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$50,000.00.” Subsection 07.02 clarifies that “(l)andmarked Properties shall be eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$25,000.00...” The applicant has provided a scope of work and a valuation of \$67,800.00 for the work described above. Based on the structure’s designation as a Landmark Property, the proposed project would be eligible for a full waiver of the building permit fees, which in this case the estimated building permit fee is \$779.85. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant’s estimated building permit fee of \$779.85 would be waived. If approved and upon completion of the project, the applicant shall be required to provide staff with all receipts for the cost of the project to verify the valuation of the project as submitted on the application for this case.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

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

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

HISTORICAL LANDMARK- OLD METHODIST CHURCH

ADDRESS *303 E RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION

LOT

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E. RUSK STREET
ROCKWALL, TX 75087*

ADDRESS *102 A FANNIN ST
ROCKWALL, TX 75087*

PHONE

PHONE *214-543-2807*

E-MAIL

E-MAIL *Legacyville-rock@att.net*

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: *WINDOWS AND DOORS / STEPS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$ 67,900.00*

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

REPLACE AND REPAIR WINDOWS, Facing, remove all rotted wood and replace and paint. STAIN GLASS WINDOWS will be removed and replaced with double paned glass temporarily, until stain glass is repaired. New DOORS TO BE INSTALLED, due to supply chain problems, will install when available. See attached letter. STEPS - resurface, pressure washed and paint.


OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE *HIS COVENANT CHILDREN*

APPLICANT'S SIGNATURE *Annette Lall*

0 25 50 100 150 200 Feet

H2021-005- CERTIFICATE OF APPROPRIATENESS
FOR 303 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

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.



His Covenant Children, Inc.
303 E Rusk
Rockwall, Texas 75087
214-543-2807

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

November 5, 2021

Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.

Attached are NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 bids for doors, windows and time frame for completion of work.

Windows - Once materials are in, should take approximately 2 weeks barring any unforeseen issues and weather- related delays. Meeting with NJB on November 14, 2021 for scheduled date on repairs.

Doors - The time frame could take 8-12 weeks due to non-availability from local sources and supply chain issues.

Steps - The steps will be resurfaced, pressure washed and painted, barring any unforeseen issues and weather- related delays.

We are ready to proceed based on NJB's scheduling and weather permitting conditions.

The following are emails to Caroline Wright, Historic Preservation, Division of Architecture, Austin, Texas 78711 regarding the installation of double paned glass temporarily, until stain glass is repaired.

Caroline Wright

Program Coordinator, Historic Preservation Tax Credit Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276

Phone: +1 512 463 7687
Fax: + 1 512 463 6095

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

On Friday, September 24, 2021, 09:43:40 AM CDT, Caroline Wright <caroline.wright@thc.texas.gov> wrote:

Hello Annette,

I apologize for not responding to your last email. I did however reply to an earlier email from you on August 12th with links to information on the tax credit program. I'd encourage you to go look through that information and let me know what specific questions you have about the program. I'll need more specific information about your plans for the property in order to answer questions about eligibility.

Thank you,

Caroline

From: Annette Lall <legacyvillage-rock@att.net>

Sent: Friday, September 24, 2021 11:13 AM

To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>

Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

The wood stained glass windows - We want to install wood windows without the stain glass temporarily to stop further deterioration. The stain glass will first take considerable amount of time to finish and is also very costly, but will be installed at a later date.

From: Caroline Wright <Caroline.Wright@thc.texas.gov>

Sent: Friday, September 24, 2021 11:53 AM

To: Annette Lall <legacyvillage-rock@att.net>

Subject: RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

You could take this temporary measure as long as you're doing work. However, we would not be able to certify a completed project until the stained glass windows are back in place.

From: Annette Lall <legacyvillage-rock@att.net>
Sent: Thursday, October 14, 2021 11:32 AM
To: Caroline Wright <Caroline.Wright@thc.texas.gov>; Annette Lall <legacyvillage-rock@att.net>
Subject: Re: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Is there a time limit to replace the stained glass.? Please let me know.

Thanks,

Annette Lall

RE: Historical Landmark - Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas

Caroline Wright <caroline.wright@thc.texas.gov>

To: Annette Lall

Thu, Oct 14 at 5:18 PM

There is not a specific time limit, no, but you would not be awarded any tax credits until the work is complete.

Caroline Wright

Sincerely,



Annette Lall
His Covenant Children, Inc.



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
 Cell: 214.543.2807
 legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
 303 East Rusk Street
 Rockwall, TX 75087

Boo / Chili	1913 National Landmark Church / Windows	Commercial
	<ul style="list-style-type: none"> Remove all 83 windows, upper and lowers carefully. Stack them to side location to be prepped and shipped by property owner to be refurbished. 	
	<ul style="list-style-type: none"> Install new double pane glass panels on each window, trim out with appropriate 1x2, 2x2 pine trim, Caulked & Painted. 	
	<ul style="list-style-type: none"> Frame in between each pane to make the double panes. 	
	<ul style="list-style-type: none"> Various sizes to be installed. Many of the existing frames are rotted and damaged, we will attempt to salvage everything that we can, knowing some of them will not be salvageable. 	
	<ul style="list-style-type: none"> Includes all labor & needed materials. 	
	<ul style="list-style-type: none"> If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. 	
	<ul style="list-style-type: none"> The removal and reinstall of the windows should take approximately 2 weeks barring any unforeseen issues are weather related delays 	
	<ul style="list-style-type: none"> To order the 166 glass panels in each specific size, \$28,000.00 down for materials will be required upon agreement. <u>Once materials are paid for, it will take 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates.</u> 	
	TOTAL BID ESTIMATE:	\$ 60,000.00



Best,
Boo Nathaniel J Bradberry
 Cell: 469.422.9097
 Boo@njbroof.com



Date: 11/4/2021

BID ESTIMATES

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Chili	5 EXT Doors. Hung / Painted / Trimmed Out	Commercial
	<ul style="list-style-type: none"> Remove 5 old doors, haul away and install new. 	
	<ul style="list-style-type: none"> 4 – 72 x 96 solid core EXT pre-hung. 1 - 64x80 solid core EXT pre-hung. 	
	<ul style="list-style-type: none"> Reframe new doors in, replacing rotten wood, trim out 	
	<ul style="list-style-type: none"> Once doors are in, paint doors to match and finish trim out. 	
	<ul style="list-style-type: none"> There is a national shortage on doors and windows at the moment. The 4 commercial door vendors that we have used for years do not have these doors in stock. We have been told that it could be 8-12 weeks (maybe) for these to come in if we order them. Once we get doors in hand, then they can be installed in 3 days. Again: We cannot source these doors locally at the moment and will most likely have to wait 2 months or so for them to come in. 	
	Total Bid Estimate:	\$ 7,800.00



Best,
Boo Nathaniel J Bradberry
Cell: 469.422.9097
Boo@njbroof.com





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

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

DATE: November 18, 2021

SUBJECT: Results of the Survey for the Expansion of the Old Town Rockwall (OTR) Historic District

On May 28, 2021, City staff mailed the attached survey to the 107 property owners and occupants representing the 87 properties within the proposed expansion area. As of the date of this memorandum staff has received 16 surveys returned that are opposed to the expansion and three (3) surveys returned in favor of the expansion. For the Historic Preservation Advisory Board's (HPAB's) review staff has included the returned surveys. Staff should point out that while the letter stated "...if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey...", many of the comments received by staff were negative with regard to performing the study in this manner. In addition, staff received numerous phone calls from property owners opposed to the expansion, however, no formal written response was provided for some of these properties. Based on this information, staff would not recommend moving forward with the expansion of the district. With this being said, the OURHometown Vision 2040 Comprehensive Plan identifies the area reviewed by the HPAB as being in the *Downtown District* and as being an area that is not within the City's Historic District, "...but contain[s] housing stock that is considered historically significant." This section goes on to state that "...(t)his area should look to preserve these historically significant structures while continuing to allow appropriate infill development." Based on this direction from the Comprehensive Plan, staff will continue to take this into consideration when residential infill cases are brought forward through the Specific Use Permit (SUP) process. Should the Historic Preservation Advisory Board (HPAB) have any questions or comments concerning the survey or expansion efforts, staff will be available to discuss at the November 18, 2021 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC SURVEY



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

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall



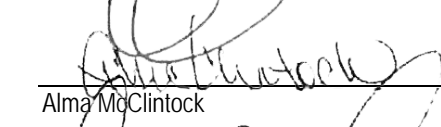
Ryan Miller, AICP, Director of Planning and Zoning



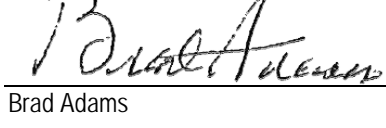
Tiffany Miller




Jay Odom, Chairman



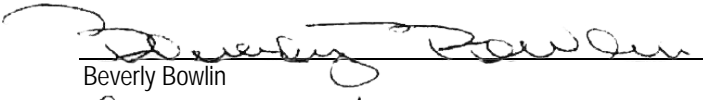
Alma McClintock



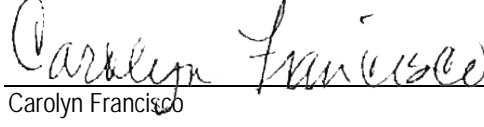
Brad Adams



Sarah Freed



Beverly Bowlin



Carolyn Francisco

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

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

- I am the: Property Owner Resident
- I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.
- I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: _____

Address: _____

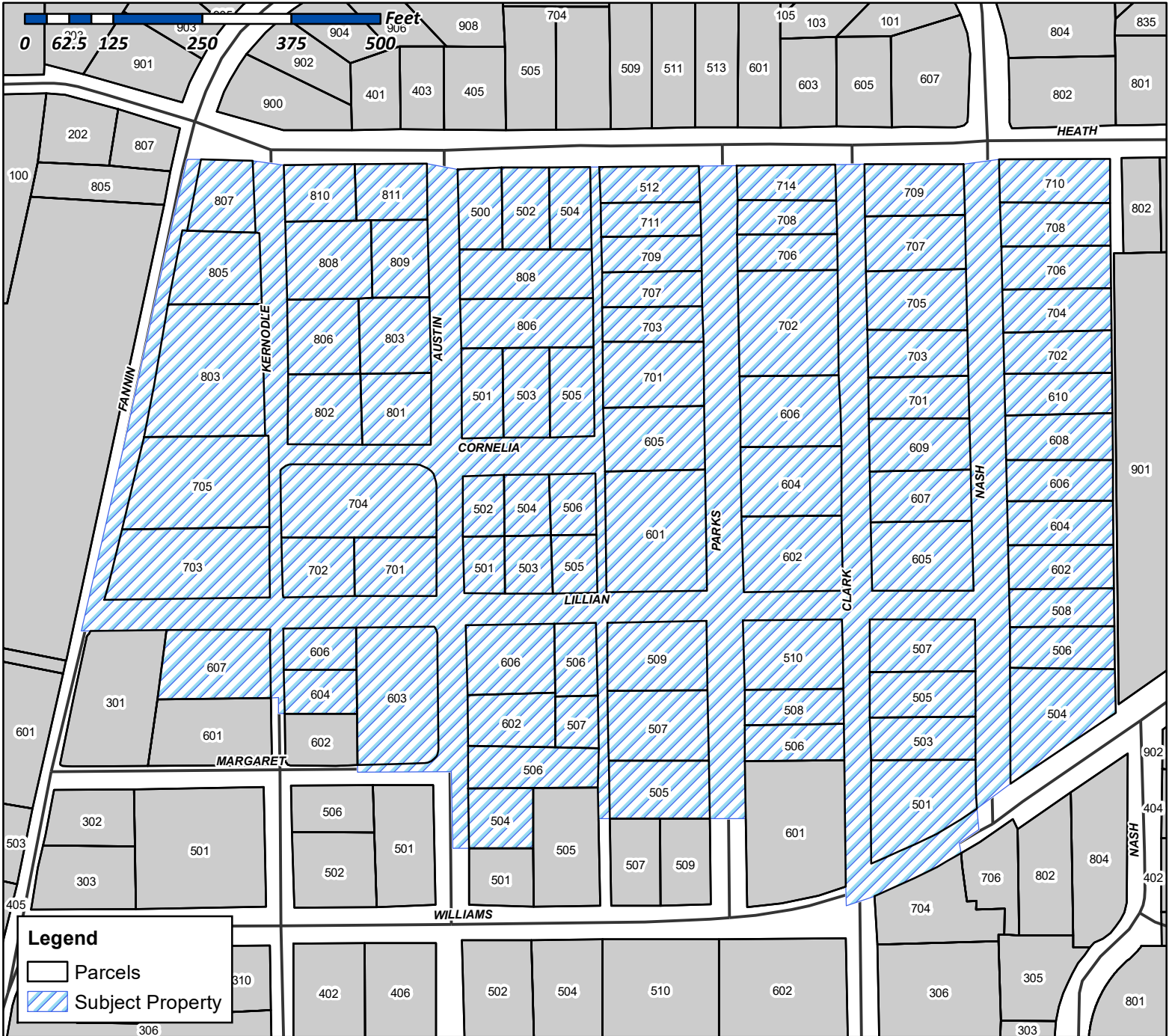
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



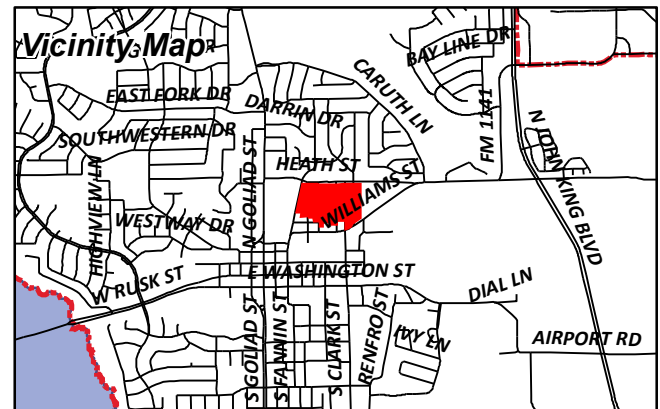
City of Rockwall

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

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



Rockwall Historic District Expansion



Date Created: 6/17/2021
For Questions on this Case Call (972) 771-7745

PUBLIC SURVEY



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

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

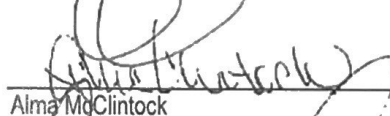
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall

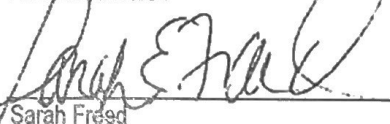

Ryan Miller, AICP, Director of Planning and Zoning

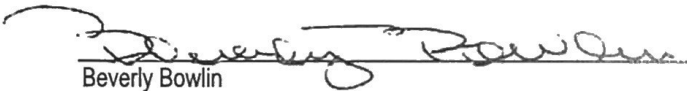

Tiffany Miller

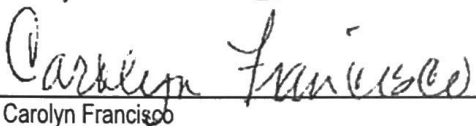

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

TAKES ARE ALREADY TOO HIGH.

Name: AMANDA HENRY

Address: 702 PARKS AVE

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

PUBLIC SURVEY



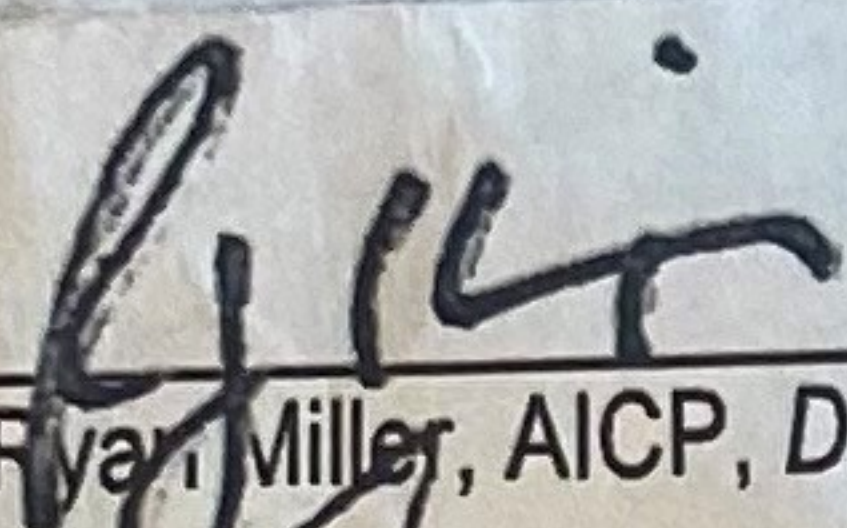
CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident:

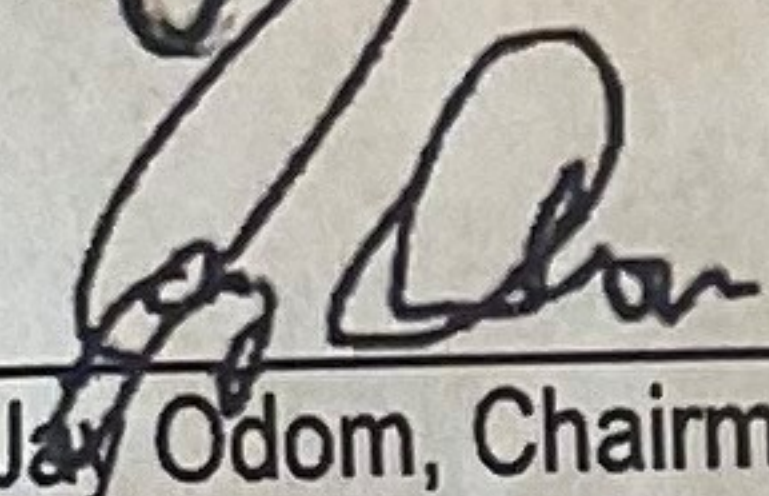
The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

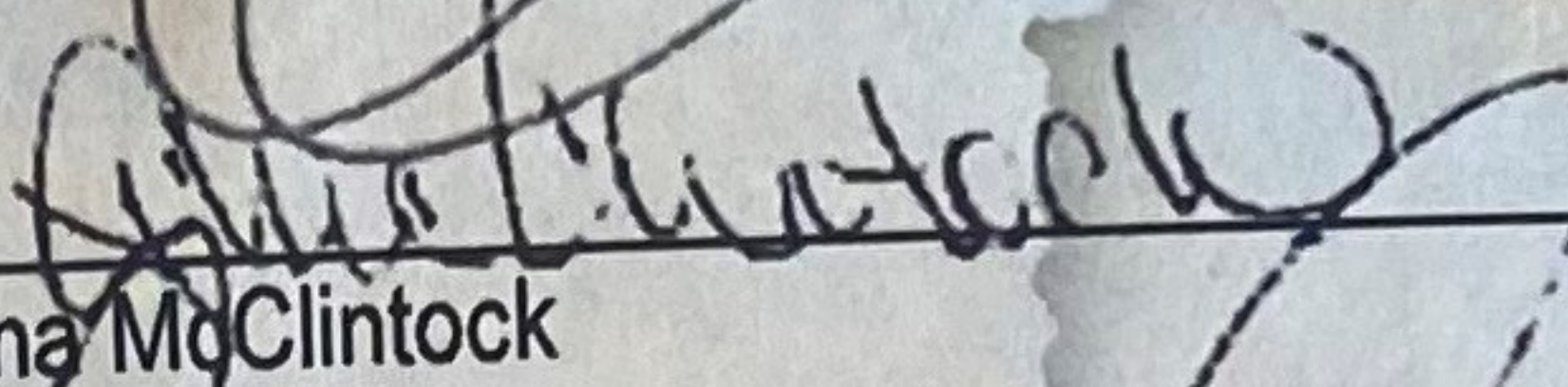
Sincerely,

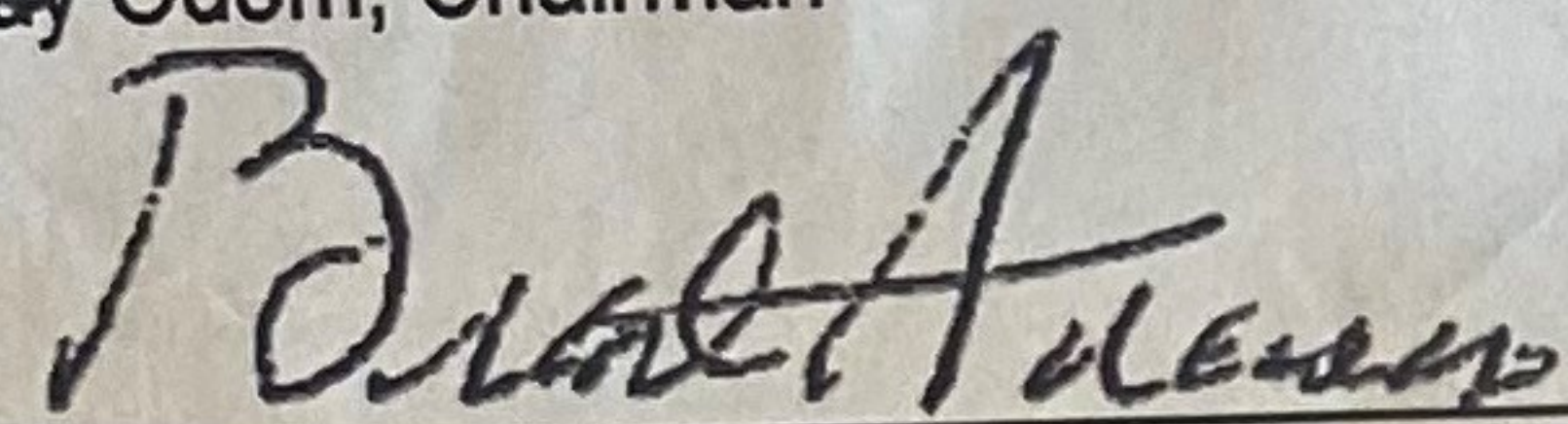
The Historic Preservation Advisory Board of the City of Rockwall

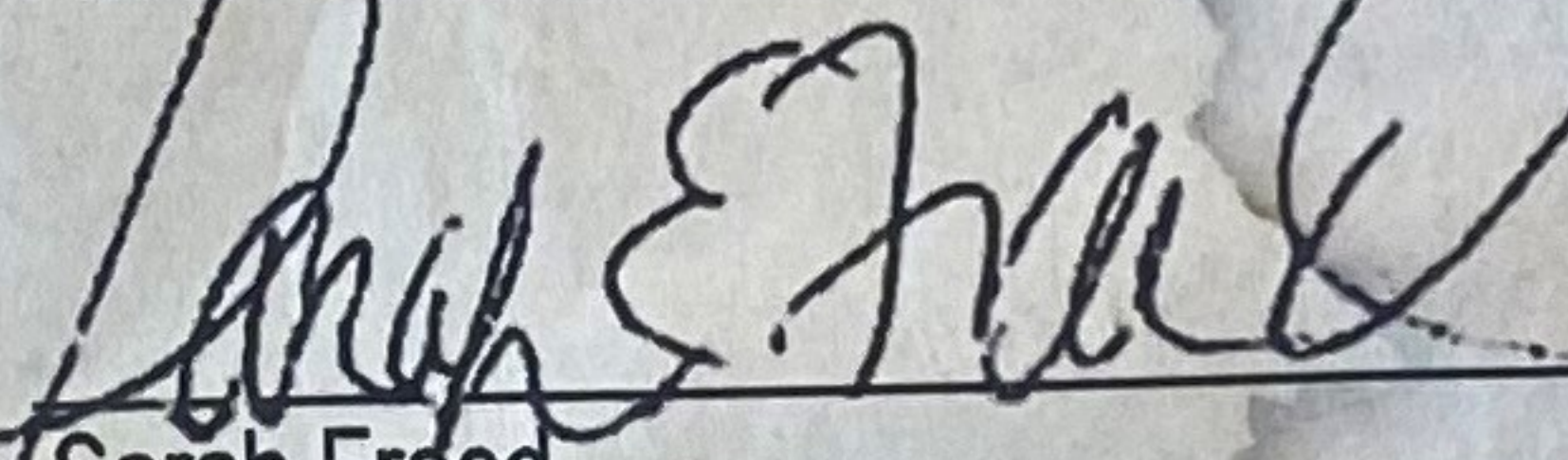

Ryan Miller, AICP, Director of Planning and Zoning

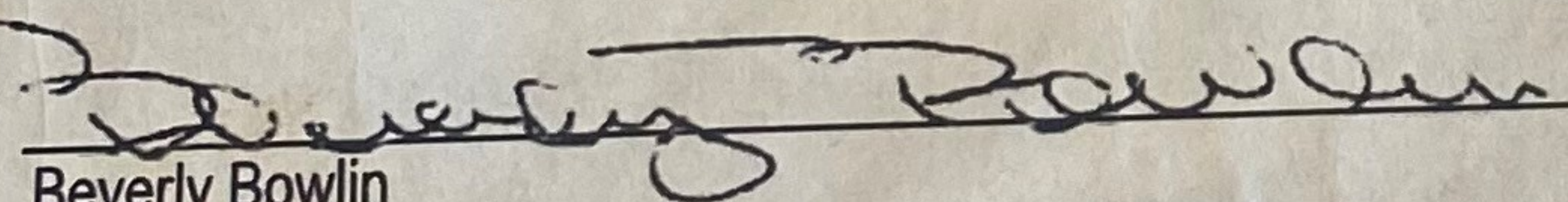

Tiffany Miller

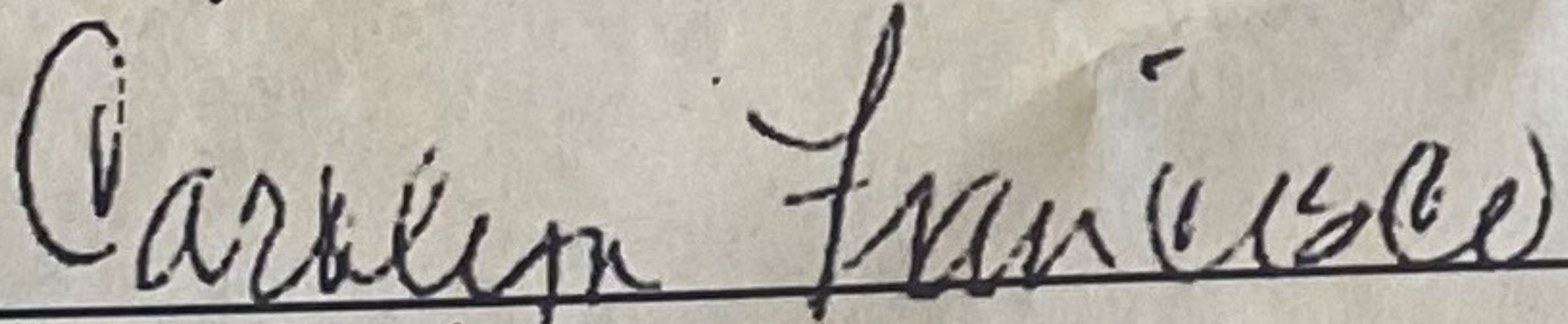

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Tax increase - so I pay more money for and then I'm told what I can or can't do to my house. If I wanted to be a part of an

Name: Amanda Jennings

Address: 811 Austin St

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

"4th" HPAB
I would like
of moved
into one

PUBLIC SURVEY



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


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

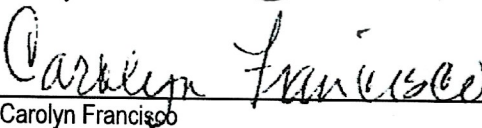
The Historic Preservation Advisory Board of the City of Rockwall



Ryan Miller, AICP, Director of Planning and Zoning



Jay Odom, Chairman

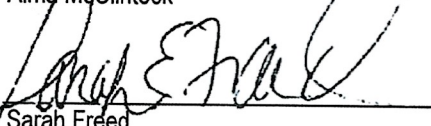

Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: Brandon & Lydia Ogden
Address: 608 Nash St. Rockwall Tx 75087

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

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

[Redacted area]

Name: David MOONEY

Address: 701 Austin Street

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

Elaine G. Tibbetts
703 Kernodle Street
Rockwall, Texas 75087
June 17, 2021

Historic Preservation Advisory Board
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

Dear Sirs:

I am the homeowner of the house located at 703 Kernodle Street. Due to my health issues, I am unable to attend the open house on June 17, 2021, in the City Council Chambers at City Hall. I would like to take this opportunity to express my opinion and concerns regarding the possible expansion of the Old Town Rockwall Historical District.

In 1984 my husband, Jerry, and I were driving around the Rockwall when we discovered the house at 703 Kernodle Street. It had a "For Sale" sign in the yard. The house was open to the weather. We entered the house through a window which didn't have any glass like most of the windows. After much consideration, we made the decision to purchase "this old house." We had come to the decision that we were going to save a piece of Rockwall. We were the original owners of the house which we lived in at the time (it was only 2 years old). It baffled everyone who knew us. The movers asked my husband if he had lost his job. He chuckled and replied, "No, just my sanity."

My husband, Jerry, and I purchased the house at 703 Kernodle Street, and along with our daughter, we began our journey to indeed "save" a piece of Rockwall. We turned this dilapidated old house into a special home. We did a huge amount of the renovation ourselves only hiring out work that was beyond our capabilities. Jerry was a Mechanical Engineer, and I was very good at following directions. This old house became our hobby, our passion, and our joy as we transformed it into a home that we loved and of which we were proud. We gave it our all and never had any regrets over having purchased the house. It has now been 37 years since we purchased and moved into this home.

The Rockwall Texas Historical Society presented us with a Prismacolor pencil drawing of our home years ago. It was a lovely gesture. For many years we have been proud to display the framed drawing and it hangs in our living room. The inscription on the back of the canvas reads:

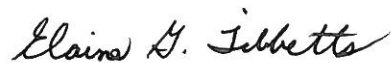
"Thomas Yasger Jr., Illustrations (714)282-9579
Original artwork commissioned by:
Rockwall Texas Historical Society.
Prismcolor pencil on Strahmore 90lb Cansonpaper."

Life has been a struggle since my husband's death and my battle with cancer. I had my sixth cancer surgery (in four years) this past January. I have often wondered what will happen to our house after I pass away. My daughter and family live in Rockwall and she would inherit the property. She has her own home. I am not against the expansion; I just don't want to be hassled if improvements do not occur as quickly as the Historical Society would like.

I believe having a historical designation would prevent our house from being bull-dozed down upon my death by a new purchaser. This would be a comfort to me well as my daughter if the house was protected. I am acutely aware that not everyone wants a turn-of-the century house, and not everyone wants to *save a piece of Rockwall*.

Thank you for giving me this opportunity to express my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Elaine G. Tibbetts".

Elaine G. Tibbetts

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: Elaine G. Tibbetts

Address: 703 Kernodle St.

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

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

I am opposed because this is the last of low income housing in Rockwall, NO to OTR expansion!

Name: *George S. Barnett Sr.*

Address: *502 Cornelia St., Rockwall, Tex. 75087*

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

PUBLIC SURVEY



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

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

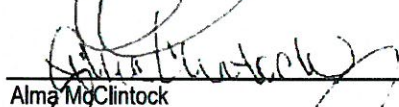
Sincerely,


The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller


Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

We don't consider our home historical.
We do not want HOA. We don't see how we would benefit from this.
Name: Joe Pecina
Address: 706 Parks Ave now. City let 3 houses be built beside us. 2-2 story.

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

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

[Redacted area]

Name: *Judy Davis*

Address: *505 N 15th*

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

PUBLIC SURVEY



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


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning

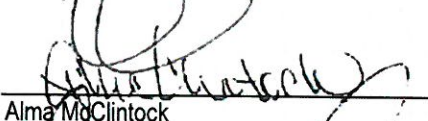

Jay Odom, Chairman

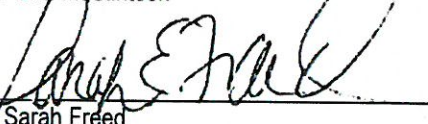

Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

I DON'T WANT THE OTR TELLING ME WHAT
TO DO
Name: JULI LINDSAY
Address: 605 NASH

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

PUBLIC SURVEY




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

Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, we will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

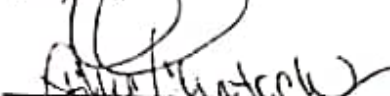
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning

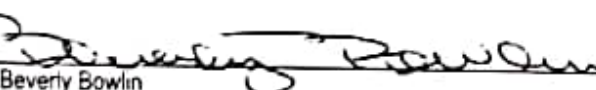

Tiffany Miller


Jay Odum, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

DO NOT want any additional taxation; anyone dictating what I do to my property.

Name: MANUEL SILVA

Address: 203 AUSTIN ST ROCKWALL, TX 75087

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

PUBLIC SURVEY




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


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if their support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

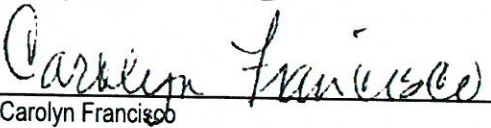
The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning

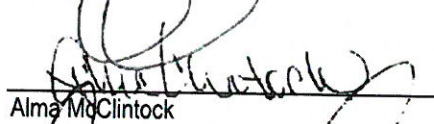

Jay Odom, Chairman



Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

(Dont want it)

Name: Linda Cauble

Address: 602 Austin

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

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

[Redacted area]

Name: Lorraine Templeton
Address: 702 Nash St Rockwall 75087

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

PUBLIC SURVEY



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


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,


The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning



Jay Odom, Chairman

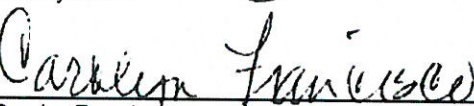

Brad Adams


Tiffany Miller


Alma McClintock


Sarah Freed


Beverly Bowlin


Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: Mario del Bosque
Address: 807 Kennedy St.

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

PUBLIC SURVEY



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

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.


Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller

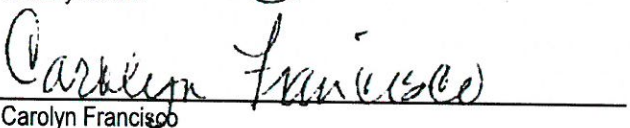

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

No H.D.A

No to higher taxes!

Name: Michael & Tiffanie Bushnell

Address: 805 Kernodle

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

PUBLIC SURVEY




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

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

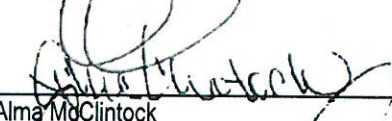
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall

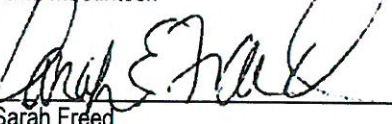

Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller



Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

I do not wish to be apart of the Old Town Rockwall Historic District.

Name: Mike Peoples

Address:

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

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

~~A~~ I do not want restrictions to my property that could potentially happen if incorporated as part of OTR Historic District

Name: Misty King

Address: 710 Nash Street

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

Beverly Bowlin
Beverly Bowlin

Carolyn Francisco
Carolyn Francisco

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

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

We just moved in & I emailed asking for more information. I never heard back and this letter does not seem to contain a due date. Therefore, we cannot vote for this proposed change.

Name: Chance & Mollie Young

Address: 507 Parks Ave, Rockwall, TX 75087

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

PUBLIC SURVEY




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


Property Owner and/or Resident:

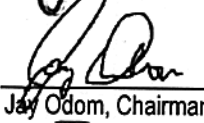
The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

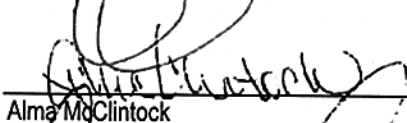
Sincerely,

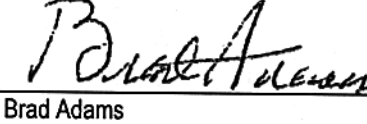
The Historic Preservation Advisory Board of the City of Rockwall

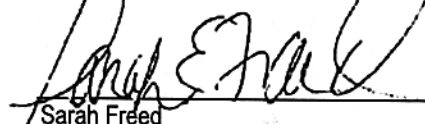

Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller

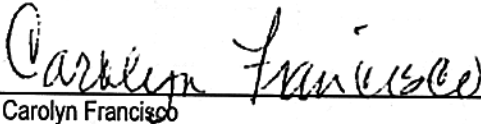

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Economic Impact. House built in the 70's is not "historic."

Name: Patricia Sherman

Address: 503 Wash Str. Rockwall TX 75087

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

PUBLIC SURVEY



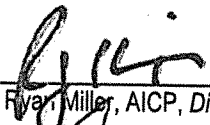
CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

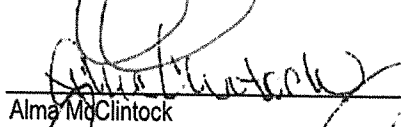
The Historic Preservation Advisory Board of the City of Rockwall

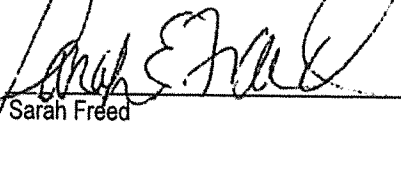

Ryan Miller, AICP, Director of Planning and Zoning


Jay Odom, Chairman

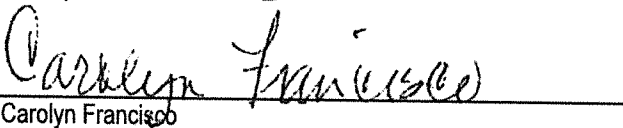

Brad Adams


Tiffany Miller


Alma McClintock


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

do not want any additional taxation or anyone dictating what I do with my home nor property I've owned since 1988ish

Name: *Rhonda & David Kirkpatrick*

Address: *500 E Heath St, Rockwall, TX 75087*

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

PUBLIC SURVEY



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


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,


The Historic Preservation Advisory Board of the City of Rockwall



Ryan Miller, AICP, Director of Planning and Zoning

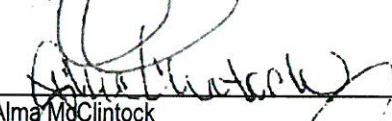

Jay Odom, Chairman

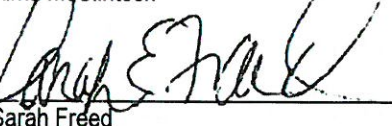

Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Not interested in being a part of an HOA or any thing like it.

Name: Richard & Sarah Allegretto

Address: 510 Parks Ave, Rockwall, TX 75087

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

PUBLIC SURVEY



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


Property Owner and/or Resident:

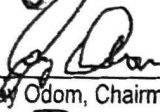
The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

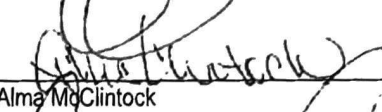
Sincerely,

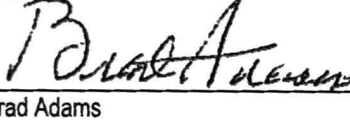
The Historic Preservation Advisory Board of the City of Rockwall



Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller

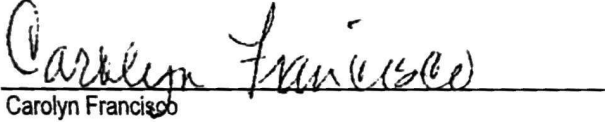

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name: UC Ruben & Edith Corte DG
Address: 506 LILLIAN ST ROCKWALL TX 75087

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

PUBLIC SURVEY



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

Property Owner and/or Resident:


The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

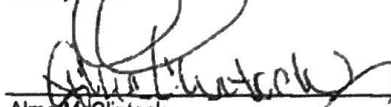
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall

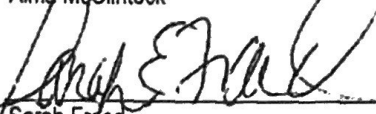

Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller

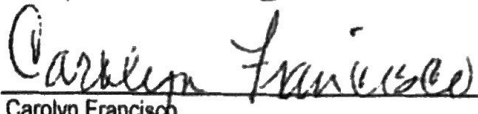

Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

DO NOT want taxes to be higher, or make it harder for us to make changes (remodel) our home.

Name: Trenfon Austin

Address: 506 Austin Street

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

PLEASE RETURN THE BELOW FORM

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

No thank you - I would not like to pay higher taxes or have the city more in my business than they already are.

Name: Stacy & Matt Fuqua

Address: 604 Parks Ave Rockwall Tx

CO

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

PUBLIC SURVEY



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

Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

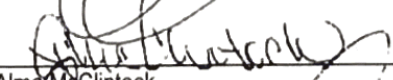
Sincerely,

The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning


Tiffany Miller


Jay Odom, Chairman


Alma McClintock


Brad Adams


Sarah Freed


Beverly Bowlin


Carolyn Francisco

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

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

I do not want anything that comes with being in the Historic District

Name: Thomas Holzheim

Address: 501 Cornelia St Rockwall Tx 75087

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

PUBLIC SURVEY



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


Property Owner and/or Resident:

The City of Rockwall's Historic Preservation Advisory Board (HPAB) is currently exploring the possibility of expanding the Old Town Rockwall (OTR) Historic District, and you are receiving this letter because you are a property owner or resident within the study area. A map of the study area has been provided on the back of this notice for your reference. As part of the Board's due diligence process, the Board has directed staff to send out a survey to all property owners and residents within the study area inquiring if they support being incorporated into the OTR Historic District. Below is a form that can be filled out and sent back to the City to state your position. Alternatively, these forms can be scanned and emailed to planning@rockwall.com. If more than 51% of the property owners in the expansion area are in favor of expanding the district, staff will proceed with bringing the expansion proposal to the City Council for consideration. As a note, if a property owner does not respond to the survey the property will be counted as being in favor of the expansion for the purposes of this survey. Should you have any questions concerning this study please feel free to contact the Planning and Zoning Department at (972) 771-7745 or email planning@rockwall.com.

Sincerely,


The Historic Preservation Advisory Board of the City of Rockwall


Ryan Miller, AICP, Director of Planning and Zoning



Jay Odom, Chairman



Brad Adams


Beverly Bowlin


Carolyn Francisco


Tiffany Miller


Alma McClintock


Sarah Freed

--- PLEASE RETURN THE BELOW FORM ---

Expansion of the Old Town Rockwall (OTR) Historic District

Please place a check mark on the appropriate line below:

I am the: Property Owner Resident

I am in favor of my property being incorporated into the Old Town Rockwall (OTR) Historic District.

I am opposed to my property being incorporated into the Old Town Rockwall (OTR) Historic District the reasons listed below.

Name:

Tracy Thomas

Address:

704 Kennel St. Rockwall, TX 75087

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