

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 16, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

(1) Approval of Minutes for the May 19, 2022 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

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

(2) **H2022-010 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and take any action necessary.

(3) **H2022-011 (RYAN MILLER)**

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

(4) **H2022-012 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

(5) **H2022-013 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Small Matching Grant for the construction of a guest quarters/detached garage on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

(6) **H2022-014 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Building Permit Fee Waiver for the construction of a guest quarters/detached garage on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

(V) DISCUSSION ITEMS

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

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

(VI) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on JUNE 14, 2022 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 19, 2022 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 6:00 PM. Board members present were Sarah Freed, Marci Hall, and Tiffany Miller. Absent
5 from the meeting were Board Members Brad Adams, Jay Odom, and Alma McClintock. Staff members present were Director of Planning and
6 Zoning Ryan Miller and Planners Bethany Ross and Henry Lee. Absent from the meeting was Planning Coordinator Angelica Gamez.
7

8 II. OPEN FORUM
9

10 *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*
11 *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*
12 *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*
13 *Meetings Act.*
14

15 Board Member Bowlin explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

16 **Jacqueline Nicholson**
17 **405 N. Fannin Street**
18 **Rockwall, TX 75087**
19

20 Mrs. Nicholson came forward and wanted to draw attention to the sidewalks in Old Town leading from her neighborhood.
21

22 Board Member Bowlin asked if there was anybody else who wished to speak; there being no one indicating such, Board Member Bowlin closed the
23 Open Forum.
24

25
26 III. CONSENT AGENDA

27 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
28 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
29

30 1. Approval of Minutes for the February 17, 2022 Historic Preservation Advisory (HPAB) meeting.
31

32 2. Approval of Minutes for the April 21, 2022 Historic Preservation Advisory (HPAB) meeting.
33

34 Board member Freed made a motion to approve the consent agenda. Board member Hall seconded the motion which passed by a vote of 4-0.
35

36 IV. PUBLIC HEARING ITEMS
37

38 *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*
39 *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*
40 *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*
41 *limit all comments to three (3) minutes out of respect for the time of other citizens.*
42

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

44 Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a *High*
45 *Contributing Property* being a 0.6428-acre parcel of land identified as Lots 1, 2, 3, & 4, Block B, Foree Addition, City of Rockwall, Rockwall County, Texas,
46 zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Williams Street, and take any action
47 necessary.
48

49 Planner Bethany Ross explained that the applicant has chosen to withdraw the request and will reapply at a later time.
50

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

52 Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for a *High Contributing*
53 *Property* being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7
54 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.
55

56 Director of Planning and Zoning Ryan Miller provided a summary and brief history in regards to the request. The applicant is requesting the
57 approval of a Certificate of Appropriateness (COA) for the purpose of constructing a new driveway on the subject property. This driveway will be
58 off of Williams Street and extend into the rear yard. This request originally came before the Board on April 21st and, at that time, the applicant was
59 requesting to demolish an existing covered porch and construct a driveway approach off of Williams Street. Ultimately, the Board approved a COA
60 for the demolition of the covered porch but denied the COA for the proposed driveway. At the time of this meeting, staff was under the impression
61 that the variance request to the driveway spacing requirements could continue forward to the Planning and Zoning Commission with a
62 recommendation for denial regardless of the Board's action on the COA. However, after conferring with the City Attorney and reviewing the
63 requirements of the Unified Development Code (UDC), it was determined that the request could not move forward to the Planning and Zoning
64 Commission without an approved COA. The HPAB retains discretion to either approve the COA or deny the COA. Director Miller then explained

65 that a COA is a discretionary decision for the HPAB. Should the COA request be approved, then a recommendation for approval will be forwarded
66 to the Planning and Zoning Commission. Should the COA request be denied, then the case could not move forward to the Planning and Zoning
67 Commission for a variance to the driveway spacing requirements. Staff mailed out notices to property owners and occupants within 200-feet of the
68 subject property. Director Miller also advised that the applicant and Staff were present and available for questions.
69
70 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time starting with the applicant.
71
72 Tim Herriage
73 2701 Whispering Oaks
74 Rockwall, TX 75087
75
76 Mr. Herriage came forward and provided additional details in regards to the request.
77
78 Pat May
79 308 Williams Street
80 Rockwall, TX 75087
81
82 Mrs. May came forward and expressed her opposition to the request due to safety issues.
83
84 Joe Garcia
85 8506 Player Drive
86 Rowlett, TX 75089
87
88 Mr. Garcia came forward and explained that he was the contractor and owned the company in charge of the drainage system at 501 Kernodle.
89
90 Jaqueline Nicholson
91 405 N. Fannin Street
92 Rockwall, TX 75087
93
94 Mrs. Nicholson came forward and expressed her opposition to the request.
95
96 Carol Crow
97 504 Williams Street
98 Rockwall, TX 75087
99
100 Mrs. Crow came forward and expressed her opposition to the request.
101
102 Jonathan Brown
103 601 Kernodle
104 Rockwall, TX 75087
105
106 Mr. Brown came forward and expressed his opposition to the request.
107
108 Tracy Thomas
109 704 Kernodle
110 Rockwall, TX 75087
111
112 Mrs. Thomas came forward and expressed her opposition to the request.
113
114 Brian Allen
115 704 Kernodle
116 Rockwall, TX 75087
117
118 Mr. Allen came forward and expressed his opposition to the request.
119
120 Debbie Wines
121 310 Williams Street
122 Rockwall, TX 75087
123
124 Mrs. Wines came forward and expressed her opposition to the request.
125
126 Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing
127 and asked the applicant to come forward again to address the public's comments.
128
129 Mr. Herriage came forward and provided additional details in regards to his request.
130
131 Board Member Miller made a motion to deny item H2022-004. Board member Freed seconded the motion which the motion to deny then passed by
132 a vote of 4-0.

133
134 **5. H2022-005 (BETHANY ROSS)**

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

139
140 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting to add a thin red brick to the floor of the
141 front porch. The proposed project does require a COA because the proposed scope of work will be visible from E. Rusk Street. The project does
142 not appear to impair the historical integrity of the subject property or negatively impact any of the existing properties. The project would provide
143 for a more historically appropriate aesthetic to the existing concrete slab which was added to the home after the original construction. Planner
144 Ross then explained that approval of a COA is a discretionary decision for the HPAB. The Board may approve, approve with conditions, or deny
145 the request. Staff mailed out notices to all property owners and occupants within 200-feet of the subject property. She then advised that the
146 applicant and staff were present and available for questions.

147
148 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time starting with the applicant.

149
150 Rodney Webb
151 507 E. Rusk Street
152 Rockwall, TX 75087

153
154 Mr. Webb came forward and provided additional details in regards to the request.

155
156 Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing
157 and brought the item back to the Commission for discussion or action.

158
159 Board Member Freed made a motion to approve item H2022-005. Board Member Bowlin seconded the motion which passed by a vote of 3-1 with
160 Board Member Hall dissenting.

161
162 **6. H2022-007 (BETHANY ROSS)**

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

166
167 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a *Small Matching Grant* for the
168 purpose of refinishing the front porch on the subject property with brick. Since this residential property is located in Old Town Rockwall Historic
169 District and a Contributing property, the applicant is eligible for matching funds of up to \$1,000.00. The total valuation of the project is \$10,513.34
170 and would be qualified for a matching grant of \$1,000.00. Approval of this request is a discretionary decision for the HPAB and they may approve,
171 approve with conditions, or deny the request. Should this be approved, the small matching grant fund will be reduced from \$5,000 to \$4,000 for
172 fiscal year 2022.

173
174 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time.

175
176 Debbie Wines
177 310 Williams Street
178 Rockwall, TX 75087

179
180 Mrs. Wines came forward and asked if they had considered doing the sidewalk in brick as well.

181
182 Rodney Webb
183 507 E. Rusk Street
184 Rockwall, TX 75087

185
186 Mr. Webb came forward and provided additional details in regards to the request.

187
188 Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing
189 and brought the item back to the Commission for discussion or action.

190
191 Board Member Freed made a motion to approve item H2022-007. Board Member Hall seconded the motion which passed by a vote of 3-1 with
192 Board Member Miller dissenting.

193
194 **7. H2022-008 (HENRY LEE)**

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

200 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a COA for the purpose of permitting
201 the replacement of an existing horizontal blue siding with a mix of vertical and horizontal board and batten siding on a portion of the front façade.
202 Staff should note that this has already been installed and the applicant has submitted this request in response to a stop work order issued by the
203 Neighborhood Improvement Services (NIS) Department. Staff mailed out notices to property owners and occupants within 200-feet of the subject
204 property. At the time of the meeting, staff has received 1 notice in opposition to the request. Planner Lee then advised that the applicant and staff
205 were present and available for questions.

206
207 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time.

208
209 Pat May
210 3108 Williams Street
211 Rockwall, TX 75087

212
213 Mrs. May asked if the current siding was in good repair.

214
215 Carol Crow
216 504 Williams Street
217 Rockwall, TX 75087

218
219 Mrs. Crow came forward and expressed her being in favor of the request.

220
221 Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing
222 and brought the item back to the Commission for discussion or action.

223
224 Board Member Freed made a motion to approve item H2022-008. Board Member Bowlin seconded the motion which passed by a vote of 3-1 with
225 Board Member Miller dissenting.

226
227 8. H2022-009 (HENRY LEE)

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

231
232 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to replace an existing 6-foot cedar fence that
233 was damaged in the recent storms. The cedar fence runs along the eastern property line and is 72-feet in length. The applicant would like to
234 replace the fence with a new 6-foot cedar fence with steel posts. This would have limited visibility from Star Street and Storrs Street. However, the
235 property to the north would see this. Planner Lee explained that approval of this COA is a discretionary decision for the HPAB. Staff mailed out
236 notices to property owners and occupants within 200-feet of the subject property. Planner Lee then advised that the applicant and staff were
237 present and available for questions.

238
239 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
240 indicating such, Board member Bowlin closed the public hearing and brought the item back to the Commission for discussion or action.

241
242 Board Member Freed made a motion to approve item H2022-009. Board Member Miller seconded the motion which passed by a vote of 4-0.

243
244 V. DISCUSSION ITEMS

245
246 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
247 *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*
248 *these items are considered for action by the Historic Preservation Advisory Board.*

249
250 9. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

251
252 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

253
254 VI. ADJOURNMENT

255
256 Board Member Bowlin adjourned the meeting at 7:31 PM.

257
258 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
259 OF _____ 2022.

260
261
262
263 _____
264 BEVERLY BOWLIN, BOARD MEMBER

265
266
267 _____
ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: June 16, 2022
APPLICANT: Blas and Ana Mejia
CASE NUMBER: H2022-010; *Certificate of Appropriateness (COA) for 502 Kernodle*

SUMMARY

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 1,759 SF single-family home that was constructed in 1939. In addition, one (1) 192 SF accessory structure was constructed on the subject property in 1990. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is one (1) story and according to the 2017 *Historic Property Survey* it was constructed in a *Minimal Traditional Ranch Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: JUNE 9, 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the addition of a 40-inch fence in the front yard.

ADJACENT LAND USES AND ACCESS

The subject property is located at 502 Kernodle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.160-acre parcel of land (*i.e. 506 Kernodle*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this is Margaret Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.167-acre parcel of land (*i.e. 602 Kernodle Street*) with a single-family home situated on it. This property is zoned Single-Family 7 (SF-7) District, and identified

as a *Low Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 402 & 406 Williams Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 402 Williams Street is classified as *Low Contributing Property* and 406 Williams Street is classified as *Medium Contributing Property*. Beyond this is *Lofland Park*, which is a 1.377-acre public park.

East: Directly east of the subject property is one (1) 0.386- acre parcel of land (*i.e. 501 Austin street*) zoned Single-Family 7 (SF-7) District and classified as a *Non-Contributing Property*. Beyond this is Austin Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

West: Directly west of the subject property is Kernodle Street which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 501 Kernodle and 303 Williams Street*) developed with single-family homes zoned Single-Family 7 (SF-7) District. 501 Kernodle Street is classified as a *High Contributing Property* and 303 Williams Street is classified as a *Medium Contributing Property*. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 405, 503 & 601 N. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing construct a 40-inch tall, white alternating picket fence along the south, west (*i.e. adjacent to Kernodle Street*) and north (*i.e. adjacent to Williams Street*) property line. Along the west property line, the applicant is proposing a small door to open up to their existing sidewalk that leads to the front entry of the home. Along the north property line, the applicant is proposing a small door to open up to the existing sidewalk that leads to the second entry for the home, as well as, a gate where the existing driveway is.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

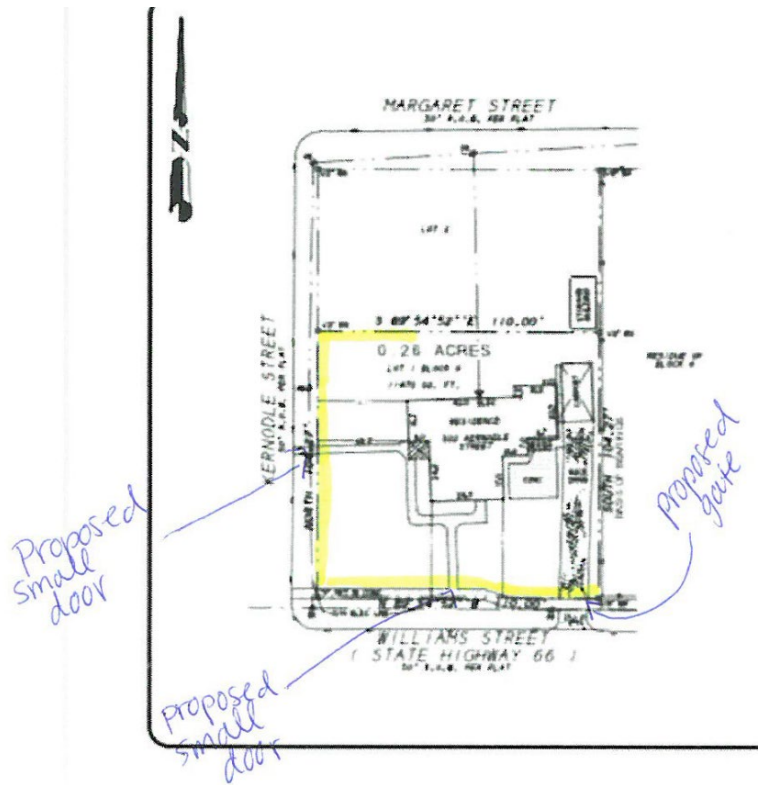


FIGURE 2: FENCE AND GATE LOCATIONS

require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the fence proposed by the applicant is a front yard fence and requires the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ..." This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and *not* be opaque. The proposed fence will be a 40-inch tall, white alternating picket fence. The proposed fence will be situated in all portions of the front yard (*i.e. extending from the back yard towards Kernodle Street along the entire length of Kernodle and Williams Street -- see Figure 1*). According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." The proposed design of the fence does *not* appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. However, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

NOTIFICATIONS

On June 7, 2022, staff notified 25 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: 4/3/22

RECEIVED BY: B.R.

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 502 Kernodle Street

SUBDIVISION Farmers & Merchants Addition LOT 1 BLOCK 6

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 Blas & Ana K. Mejia

APPLICANT(S) NAME _____

ADDRESS 502 Kernodle St.
Rockwall, TX 75087

ADDRESS _____

PHONE 409-335-2508

PHONE _____

E-MAIL Blasmajia2@yahoo.com

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION

RELOCATIONS OTHER, SPECIFY: _____

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

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.

please see attached letter.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2022-010: COA for a Medium Contributing Property at 502 Kernodle Street

MARGARET ST

AUSTIN ST

SF-7

66

KERNODLE ST

DT

Case Location Map = 



City of Rockwall

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

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

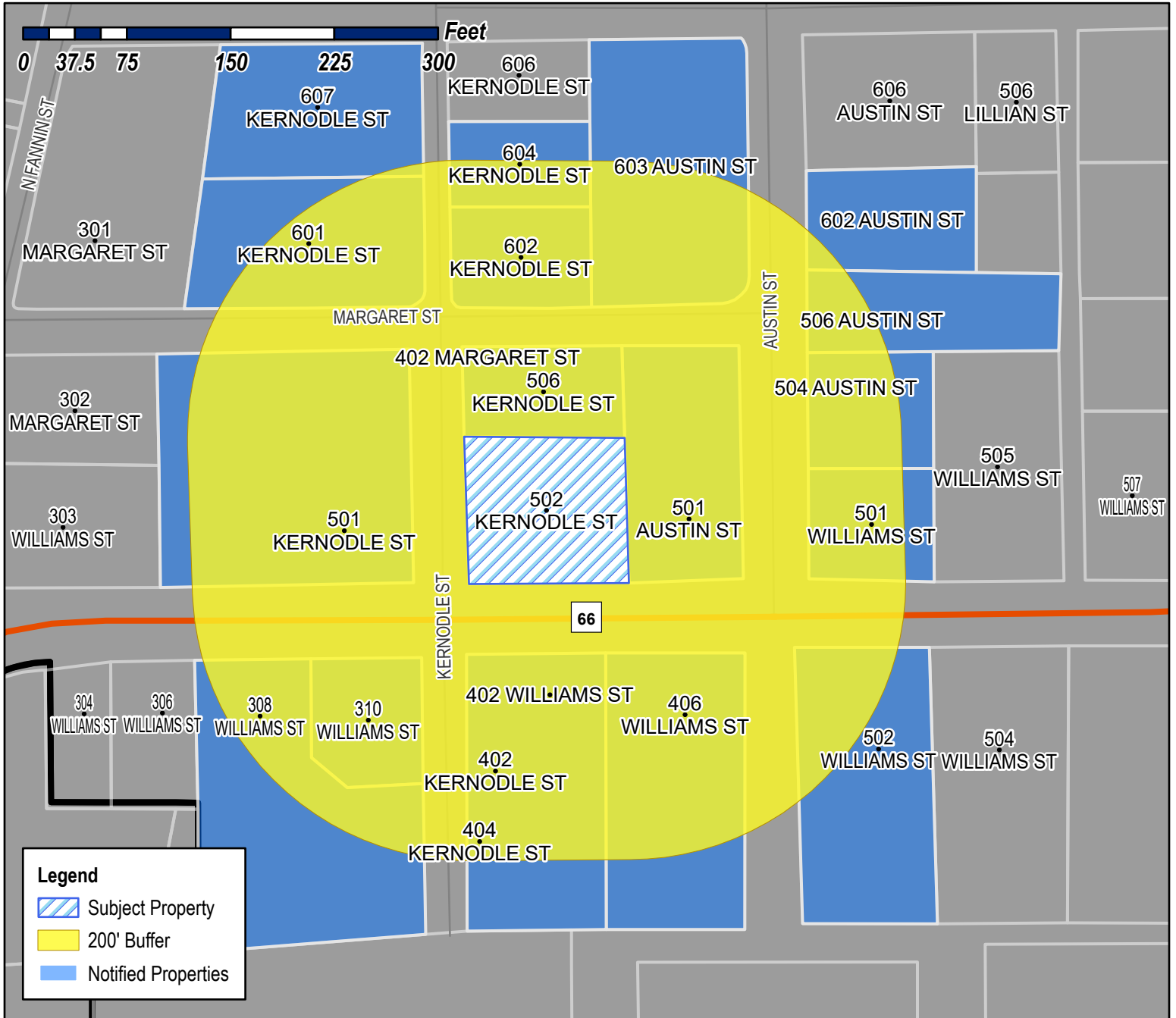




City of Rockwall

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

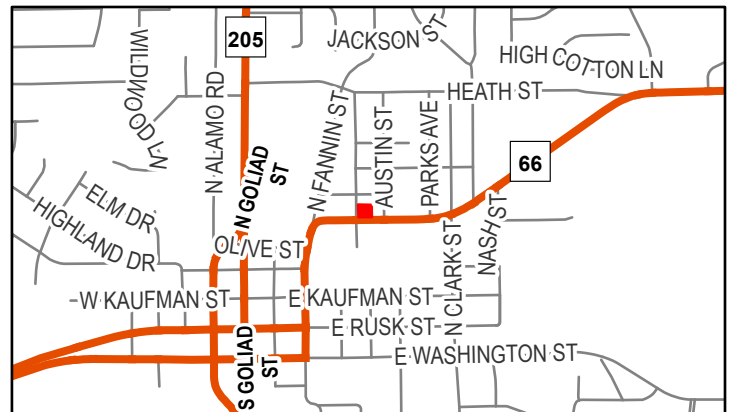
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2022-010
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Kernodle Street

Date Saved: 6/3/2022

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



PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

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

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

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

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

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

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

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
504 AUSTIN ST
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

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

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

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

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

PEOPLES MICHAEL L &
602 AUSTIN ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

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

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

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

BARRON JOSE FELIX & MARIA MERCEDES
9 PRINGLE LN
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
PO BOX 41
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2022-010: COA for 502 Kernodle Street

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a Medium Contributing Property being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. H2022-010: COA for 502 Kernodle Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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









NOV 10 2004

June 3, 2022

Historic Preservation Advisory Board

City Of Rockwall

Petition for addition of new white wood picket fence

502 Kernodle Street

Rockwall, TX 75087

Farmers & Merchants Addition- Lot 1- Block 6

Non-contributing property

Blas & Ana K. Mejia

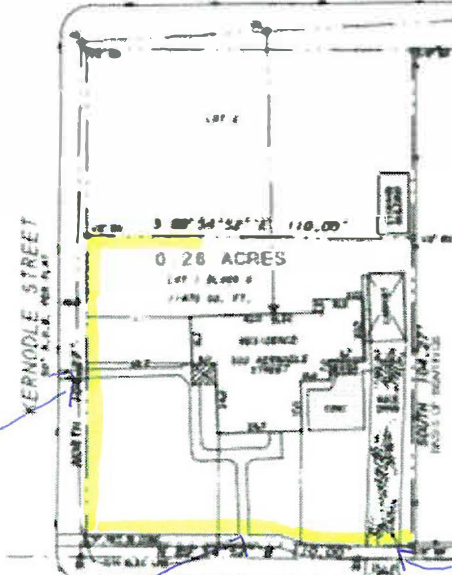
The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia



MARGARET STREET
30' P.O.B. 488 R.A.T.



WILLIAMS STREET
(STATE HIGHWAY 66)
30' P.O.B. 488 R.A.T.

Proposed
small
door

Proposed
gate

Proposed
small
door

DESCRIPTION

SECTION 1 BLOCK 4 OF GREENE REPA) OF BLOCK 4 PARCELS 5 AND 6 WITHIN SECTION 4 AS SHOWN ON THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, MAPS IN THE PUBLIC RECORDS, SITUATED IN COLONY D TRACT 24 OF THE PEAR FOREMAN ACQUISITION COUNTY, TEXAS.

NOTES

- 1) ACCORDING TO P & M-A FROM MARGARET STREET MAP, COMMUNITY PAPER NO. 00047 2001 D, DATED JUNE 16, 1988, THE PROPERTY IS IN ZONE 3. THE PROPERTY DOES NOT APPEAR TO BE UNDER A 7.5' ZONE BOUNDARY.
- 2) DRAWING SCALE: AS RECORDED PLAN.
- 3) ALL 1.5" B.S. ARE CAPPED WITH YELLOW PLASTIC CAPS (R.S.) 4" X 1.5" DIA.

SURVEYOR'S CERTIFICATE

I, JERRY D. FOSTER, Registered Professional Land Surveyor No. 35234, do hereby certify that the above plat of the property surveyed by MARGARET STREET AND AMERICAN TITLE COMPANY is the result of a careful observation of the base evidence available to me and my assistants based on the facts as stated on this plat of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1987 and subsequent revisions, and the same was completed under my supervision on the ground on the 23rd day of January, 2012.

Jerry D. Foster
JERRY D. FOSTER, R.P.L.S. NO. 35234



ROCKWALL SURVEYING COMPANY, INC.

2012 01 23 10:00 AM



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: June 16, 2022

APPLICANT: Tim Herriage

CASE NUMBER: H2022-011; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

SUMMARY

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

BACKGROUND

The structure at 501 Kernodle Street was constructed in 1885 by M. H. McCoy. Mr. McCoy was a local businessman who also owned Rockwall's first hardware store and later became a prominent banker. According to the *2017 Historic Resource Survey*, the house was constructed in a *Modified L-Plan* with *Folk Victorian* style influences and is classified as a *High Contributing Property*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is the 2,152 SF single-family home that was constructed in 1885, two (2) covered porches -- *being 176 SF and 476 SF* -- constructed in 1885, a 100 SF gazebo constructed in 1980, and a 480 SF detached garage constructed in 1986. Also situated on the subject property is a greenhouse that is estimated to be approximately nine (9) feet by ten (10) feet (*or 90 SF*). On April 21, 2022, the applicant was granted a Certificate of Appropriateness (COA) [Case No. H2022-004] for the demolition of the 176 SF porch situated on the north side of the primary structure. No other Certificates of Appropriateness (COA) have been granted since this approval.



FIGURE 1: AUGUST 10, 2012

PURPOSE

The applicant -- *Time Herriage* -- is requesting approval of a Certificate of Appropriateness (COA) for the demolition of the greenhouse situated on the subject property.

ADJACENT LAND USES AND ACCESS

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

- North: Directly north of the subject property is Margaret Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 0.43-acre parcel of land (*i.e. 601 Kenodle Street*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (i.e. 306, 308, and 310 Williams Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 306 & 310 Williams Street are classified as *Low Contributing Properties* and 308 Williams Street is classified as *Low Contributing Property*. Beyond this is Lofland Park, which is a 1.377-acre public park.

East: Directly east of the subject property Kernodle Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (i.e. 502 and 506 Kernodle Street and 501 Austin Street) developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District, are located within the Old Town Rockwall Historic District, and are designated as *Non-Contributing Properties*. Beyond this is Austin Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

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

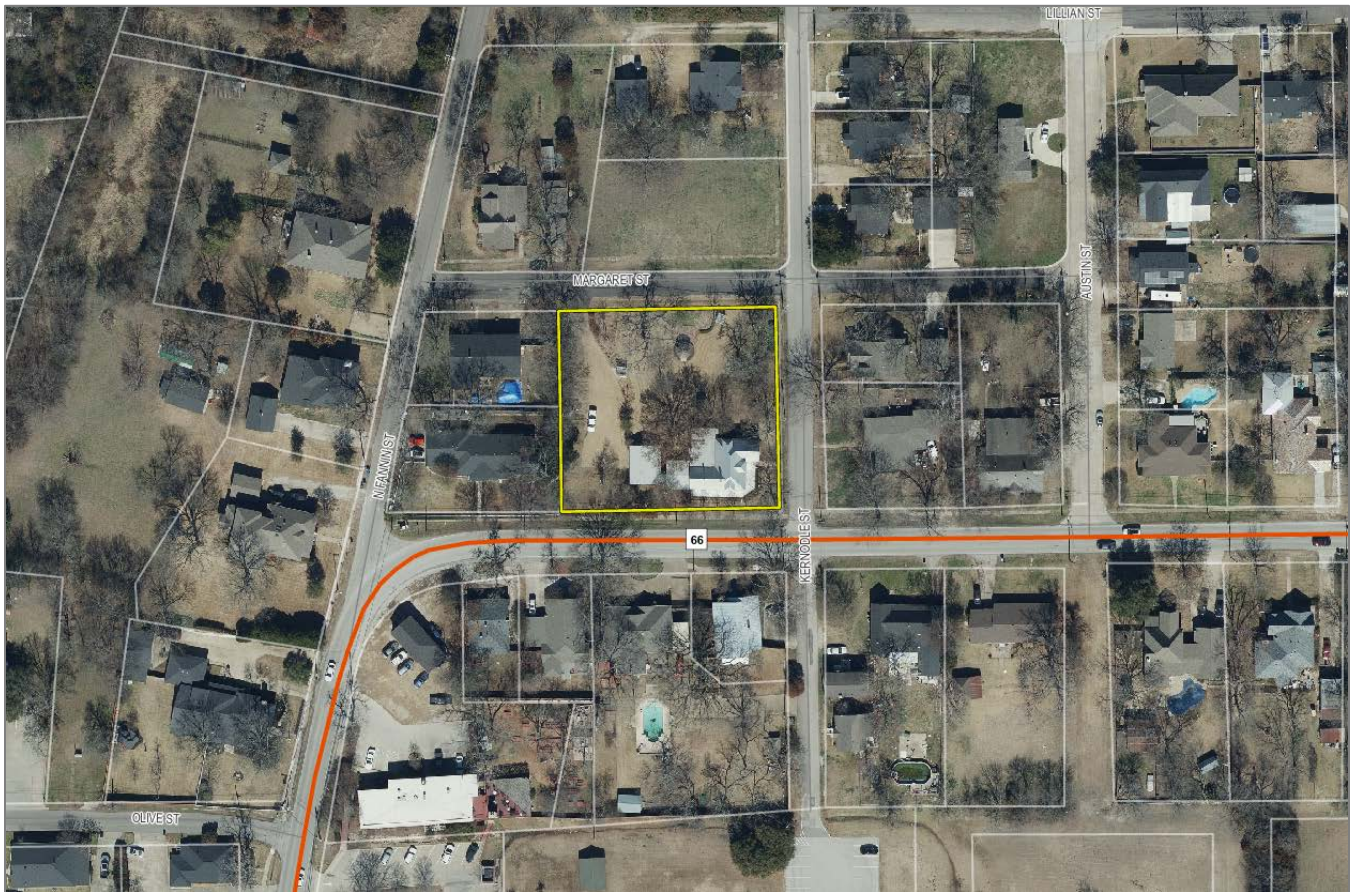


FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant -- *Tim Herriage* -- recently purchased the subject property from Jim and Pat Buttgen, and has been in the process of remodeling the existing single-family home situated on this property. On June 3, 2022, Mr. Herriage submitted a request for a Certificate of Appropriateness (COA) proposing to raze the existing ~90 SF greenhouse. This greenhouse is situated approximately one (1) foot off of the rear property line of the subject property, and is considered to be a legally non-conforming structure or "(a) use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated."



FIGURE 2: GREENHOUSE

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, is designated as a *High Contributing Property*, and is directly adjacent to two (2) contributing properties (*i.e. 302 Margaret Street which is a High Contributing Property and 303 N. Fannin Street which is a Medium Contributing Property*). In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) ..." Based on this, the applicant's scope of work requires a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

Staff has been unable to verify when the greenhouse was constructed; however, it is apparent that the structure is not original to the *High Contributing* primary structure. Staff estimates that the most likely date of construction of the structure was within the last ten (10) years, but again this could not be verified. Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states "Demolition of a structure would be allowed if: (A) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or (B) A structure does not contribute to the historical or architectural character and importance of the Historic District (*e.g. a Non-Contributing structure*), and its removal will result in a positive appropriate visual effect on the Historic District; or (C) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency ..." In this case, the structure: [1] does *not* appear to have any architectural or historical significance to the subject property, [2] is a legally non-conforming structure, and [3] its removal will not result in a negative, less appropriate visual effect on the Historic District. Based on this there does not appear to be any issues with granting the applicant's request to remove the greenhouse; however, a Certificate of Appropriateness (COA) request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On June 7, 2022, staff mailed 30 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

501 Kennodle, Rockwall, TX 75087

SUBDIVISION

Buttgen

LOT

1R

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME

Jennifers Homes, Inc

APPLICANT(S) NAME

ADDRESS

501 Kennodle
Rockwall, TX 75087

ADDRESS

PHONE

972 814 3612

PHONE

E-MAIL

tim@timheritage.com

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

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

\$ 1000.00

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.

I am requesting to demolish the greenhouse. It is rotten.

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

0 45 90 180 270 360 Feet

H2022-004 COA for 501 Kernodle Street



Case Location Map = 



City of Rockwall

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

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

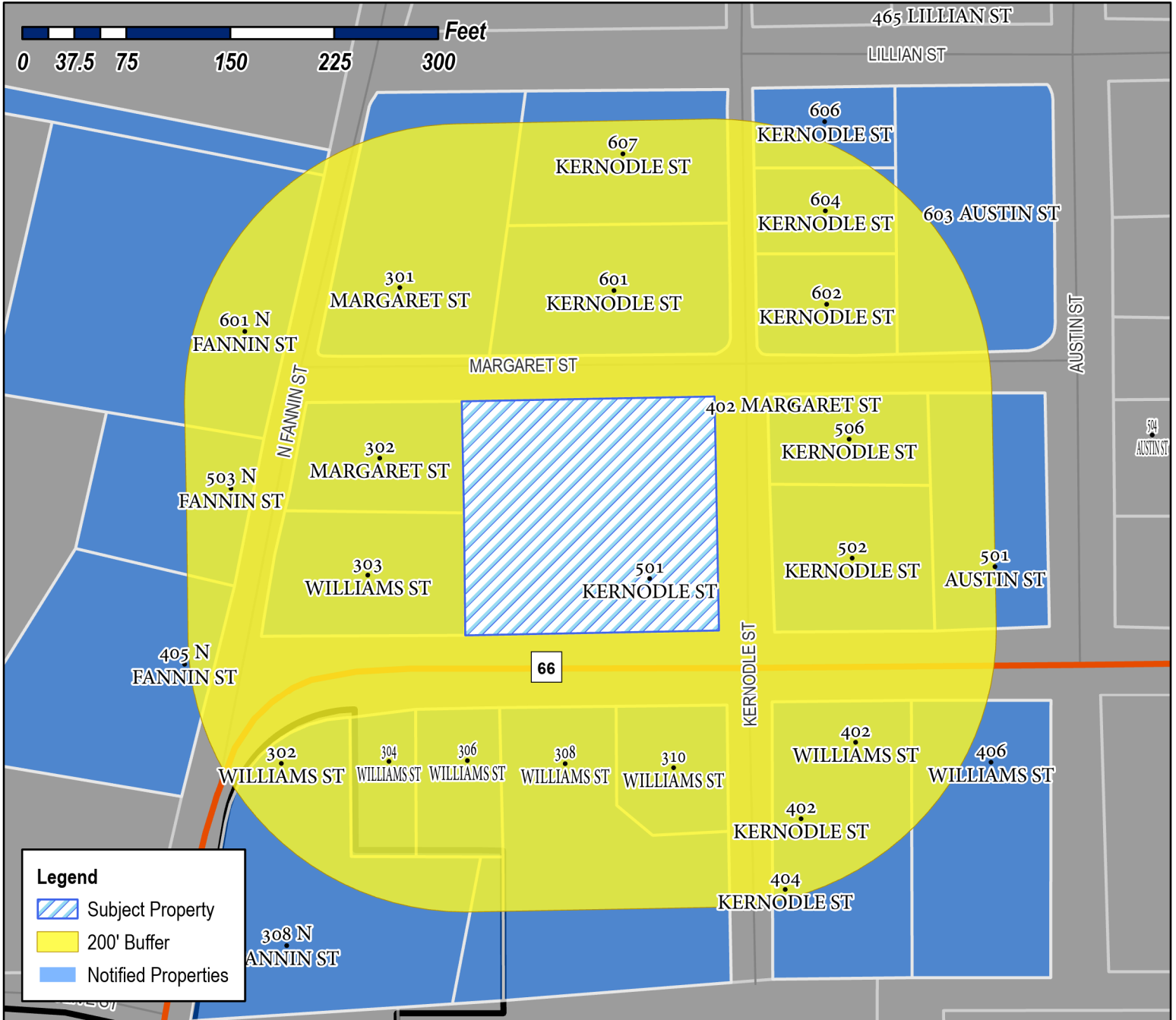




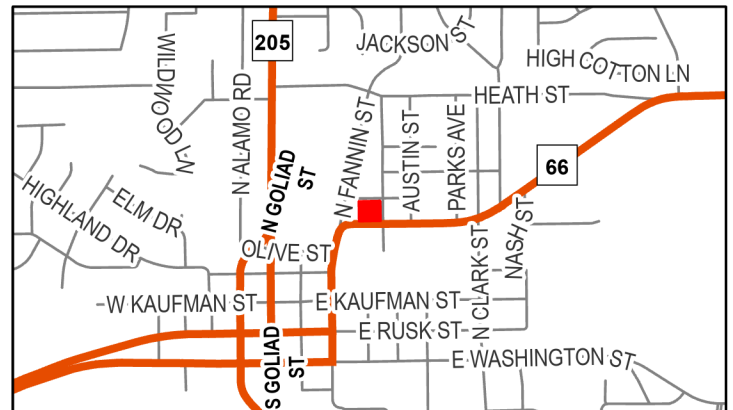
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Case Number: H2022-011
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Kernodle Street



Date Saved: 6/3/2022

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

PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

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

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

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

POINTER PRICE
304 WILLIAMS ST
ROCKWALL, TX 75087

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

LAURENCE CROSSING LLC
306 WILLIAMS ST
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
308 FANNIN
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

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

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

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

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

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

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

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

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

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

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

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

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PRYOR MICA
606 KERNODLE ST
ROCKWALL, TX 75087

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

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

BARRON JOSE FELIX & MARIA MERCEDES
9 PRINGLE LN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2022-011: COA for 501 Kernodle Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. H2022-011: COA for 501 Kernodle Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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







MAY 7 2007



501

MAY 7 2007



50

NOV 10 2004





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: June 16, 2022

APPLICANT: Mark and Veronica Combs

CASE NUMBER: H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the *2017 Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e.* 301 and 307 S. Clark Street and 706 and 708 Hartman Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

Contributing Property, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

According to Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "structure does not contribute to the historical or architectural character and importance of the Historic District (*e.g. a Non-Contributing Structure*), and its removal will result in a positive, appropriate visual

effect on the Historic District.” In this case, the accessory structures are considered to be *Non-Contributing* according to the *2017 Historic Resource Survey* and are therefore eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the scale, mass, volume, period and style” of new construction “shall be compatible with other historic buildings or structures in the Historic District.” In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways “should not exceed a width of ten feet.” In this case the proposed driveway exceeds ten (10) feet in width.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” While the applicant’s proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

NOTIFICATIONS

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT

N/A

BLOCK

105A-1

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@gmail.com**

E-MAIL _____

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

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

RELOCATIONS

OTHER, SPECIFY: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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 Attachment(s)

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



City of Rockwall

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

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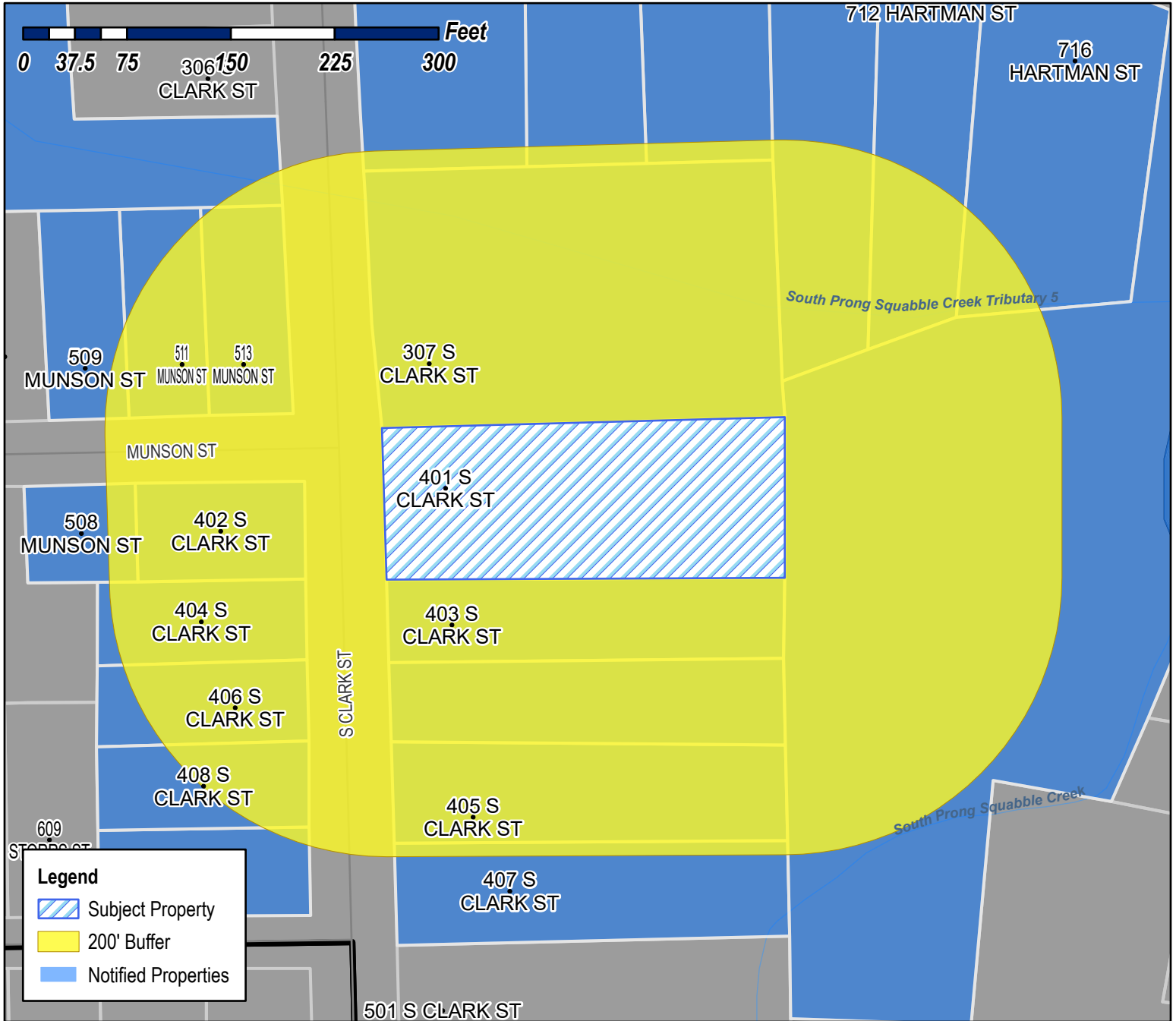




City of Rockwall

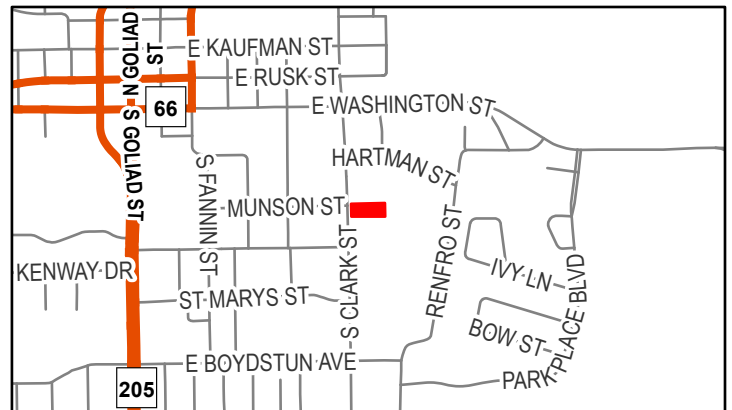
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Case Number: H2022-012
Case Name: COA for Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022
 For Questions on this Case Call (972) 771-7745



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2022-012: COA for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. H2022-012: COA for 401 S. Clark Street

Please place a check mark on the appropriate line below:

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Name:

Address:

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

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



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



401

ACTON

Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

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

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,



Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



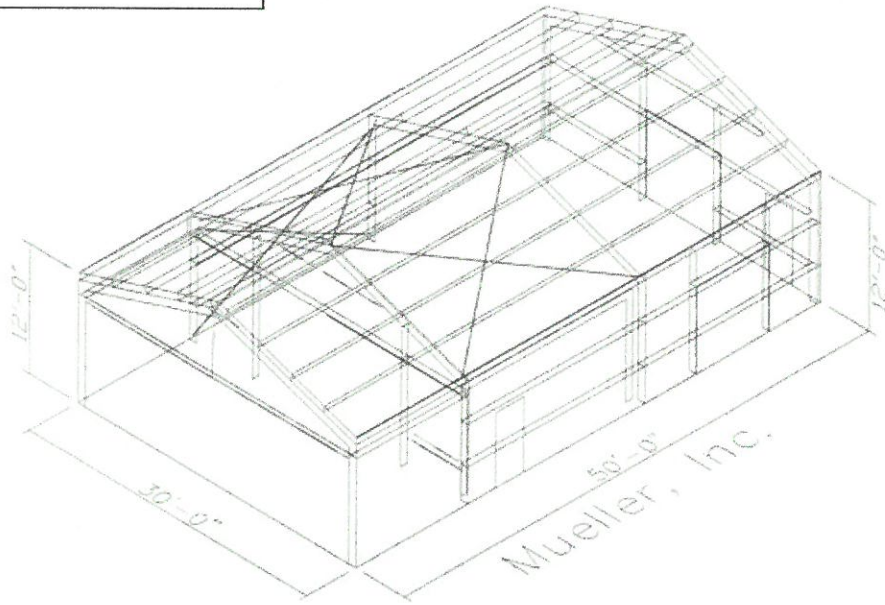
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NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



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BID 1

DESCRIPTION

**COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS**

TOTAL A/C GARAGES	1140
PORCHES	360
TOTAL SF	1500

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

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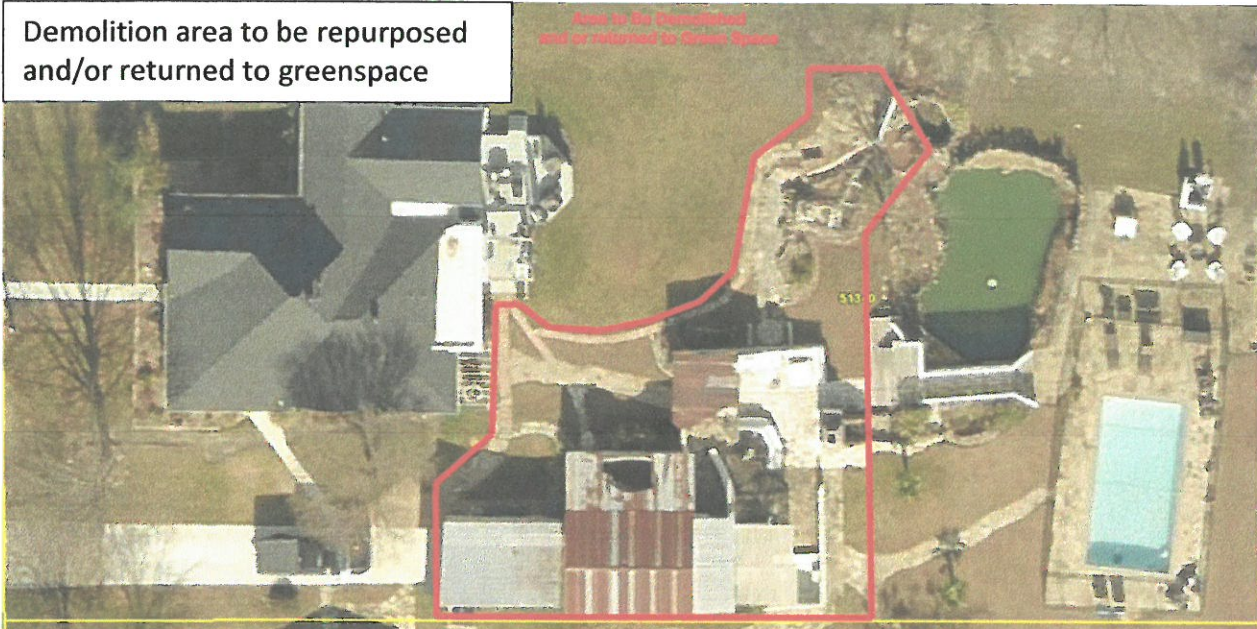
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54	WOOD FLOORS vinyl		
55	TILE LABOR ENTIRE HOUSE		
56	TILE MATERIAL ALLOWANCE		
57	GRANITE TOPS		

58	BACKSPLASH	
59	MIRRORS AND SHOWERS-ESTIMATE	
60	PAINT AND LABOR (INCLUDED GARAGE)	\$ 4,500.00
61	HARDWARE - ALLOWANCE	
62	LIGHT FIXTURES - ALLOWANCE	
63		
64		
65		
66	SECTION 5	
67	APPLIANCES	
68	SPRINKLER AND LANDSCAPE	
69	SECURITY SYSTEM (BURGLAR,FIRE, WIRING)	
70	PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE)	
71	EXPENSES	
72	EXTERIOR CLEAN building material	customer providing
73	INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN	
74	HARDWARE LABOR COST	
75	MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR	\$ 1,500.00
76	MATERIAL TO COVER FLOORS/WINDOWS/DOORS	
77	MAILBOX AND ADDRESS BLOCK	
78	CONTINGENCY ALLOWANCE	
79	METAL FIREPLACE CAPS	
80	POWER WASH GARAGE	
81	POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A
82		
83		
84		
85	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

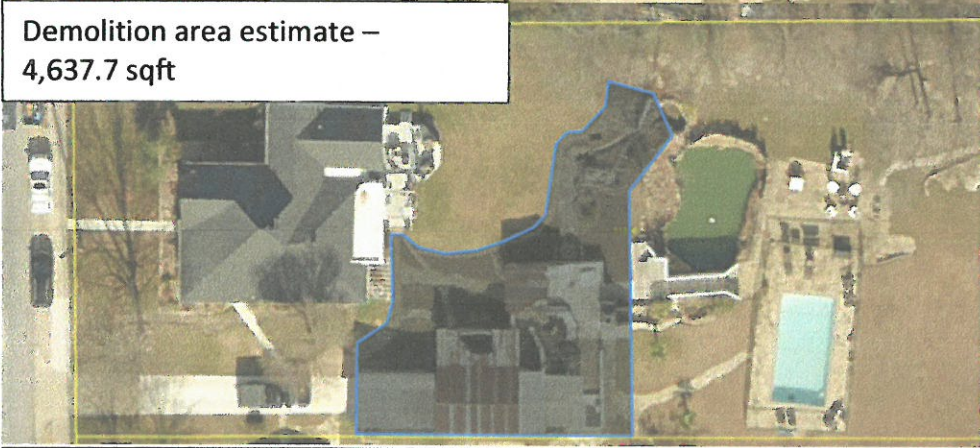
Demolition area to be repurposed and/or returned to greenspace

Area to be Demolished and/or returned to Green Space



Demolition area estimate – 4,637.7 sqft

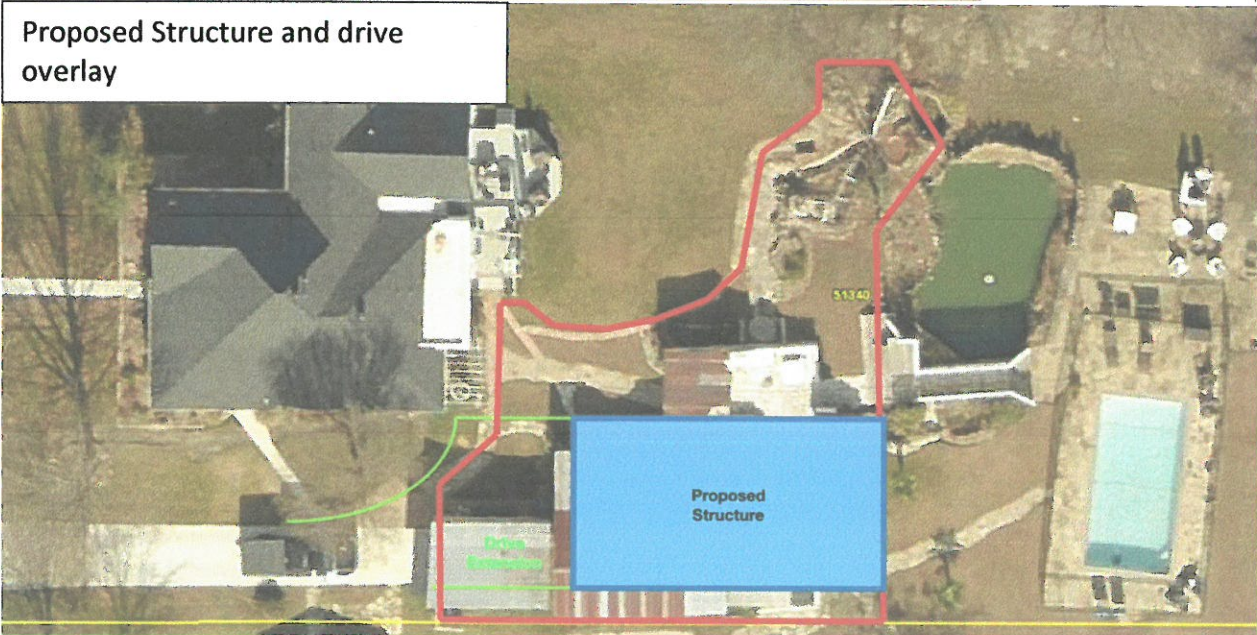
Measurement Result
4,637.7 Sq Feet (US)
Clear



Proposed Structure and drive overlay

Proposed Structure

Drive Extension



Current front elevation



Proposed front elevation (approximation)





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: June 16, 2022
APPLICANT: Mark and Veronica Combs
CASE NUMBER: H2022-013; *Small Matching Grant for 401 S. Clark Street*

On June 3, 2022, staff received applications for a Certificate of Appropriateness (COA) [H2022-012], a Building Permit Fee Waiver [H2022-014], and a Small Matching Grant from the property owners -- *Mark and Veronica Combs* -- for the purpose of allowing the demolition of five (5) accessory structures and landscape features, the construction of a guest quarters/detached garage, and a driveway expansion. The subject property is located at 401 S. Clark Street and is designated as a *Low Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) 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 *Low Contributing Property*. The project includes improvements that will be visible from the street (i.e. *demolition of existing accessory structures, the construction of a guest quarters/detached garage, and the expanded driveway*) 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 \$115,050.00, 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 June 16, 2022, the Historic Preservation Advisory Board (HPAB) has approved one (1) small matching grants for FY2022. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$3,000.00.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT

N/A

BLOCK

105A-1

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@gmail.com**

E-MAIL _____

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

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

RELOCATIONS

OTHER, SPECIFY: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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 Attachment(s)

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2022-012: COA for a Low-Contributing Property at 401 S. Clark Street

Case Location Map = 



City of Rockwall

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

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

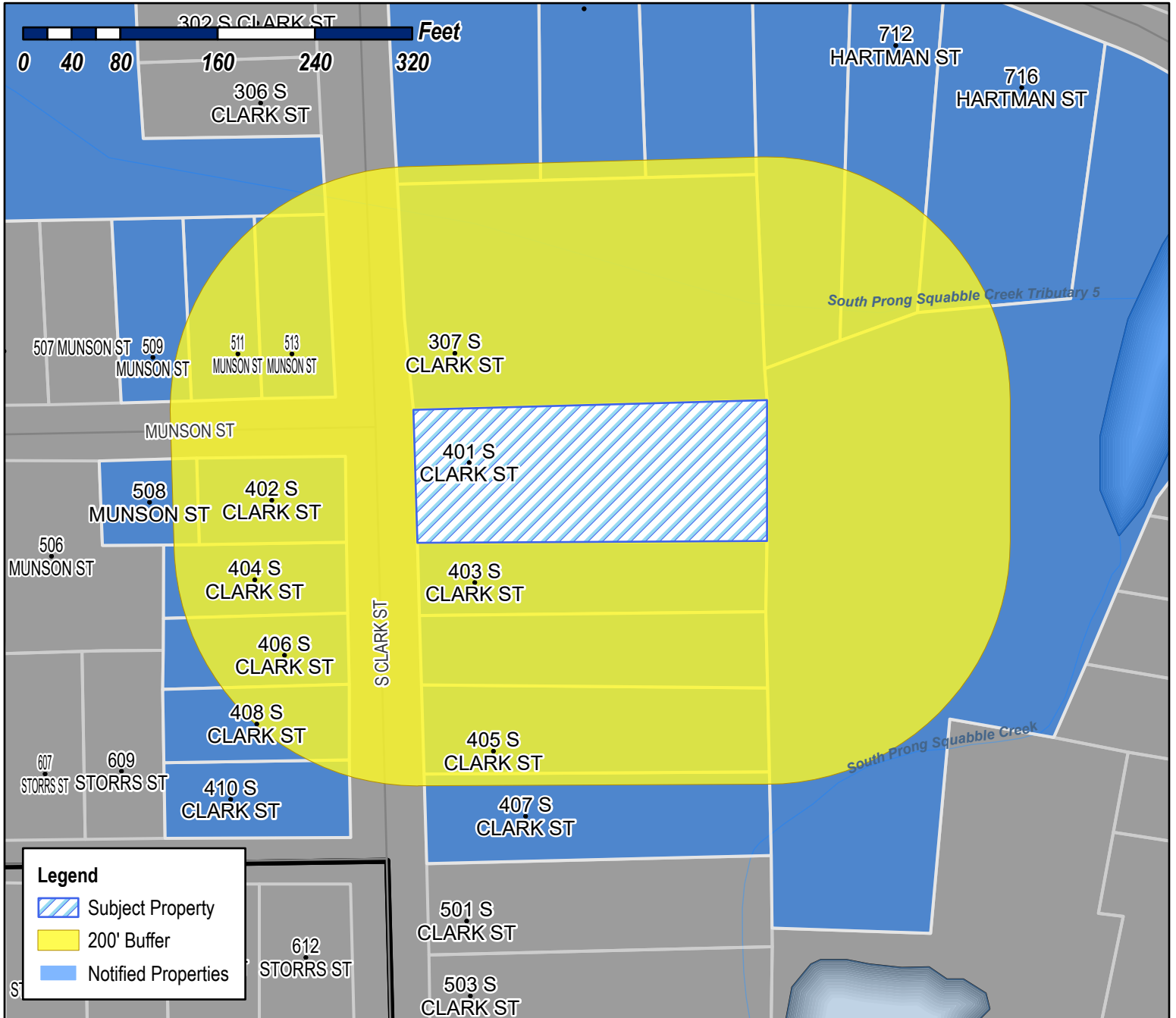




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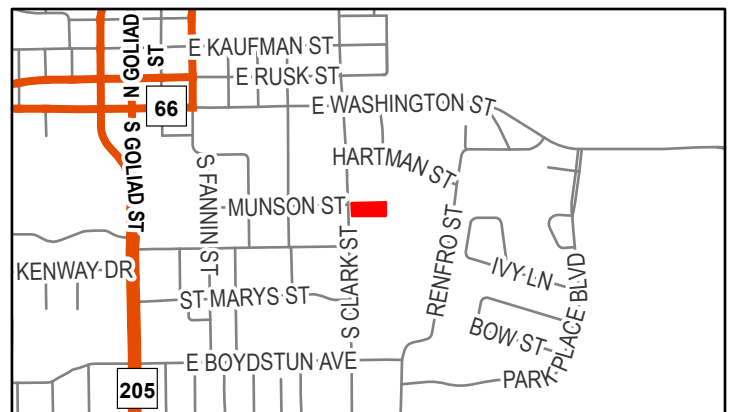


Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2022-013
Case Name: Small Matching Grant for a Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022
 For Questions on this Case Call (972) 771-7745



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

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904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2022-013: Small Matching Grant for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Small Matching Grant* for the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. H2022-013: Small Matching Grant for 401 S. Clark Street

Please place a check mark on the appropriate line below:

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

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

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

Name:

Address:

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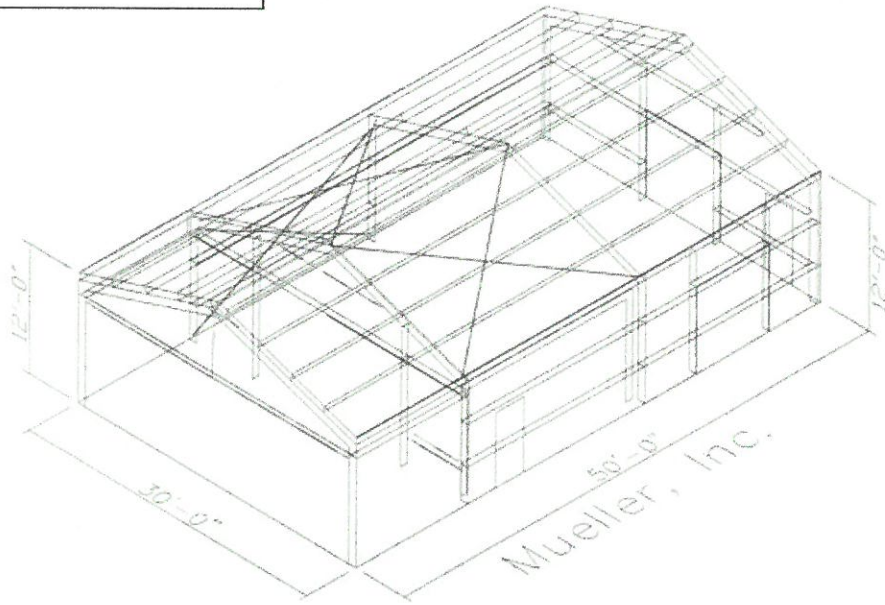
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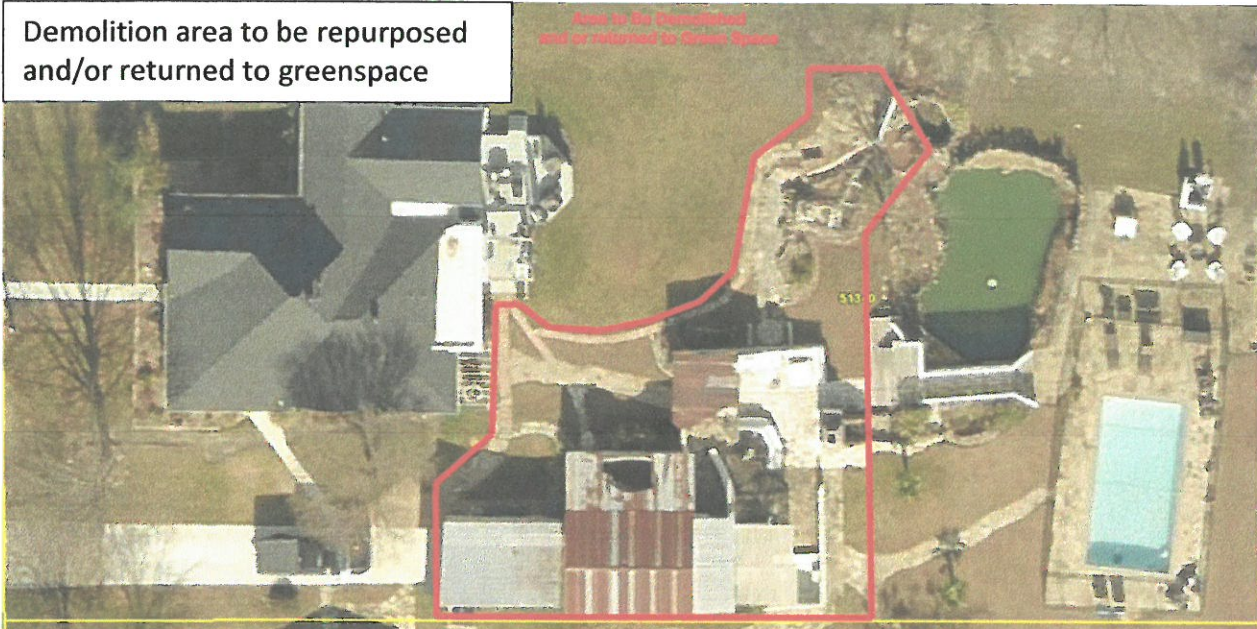
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56	TILE MATERIAL ALLOWANCE		
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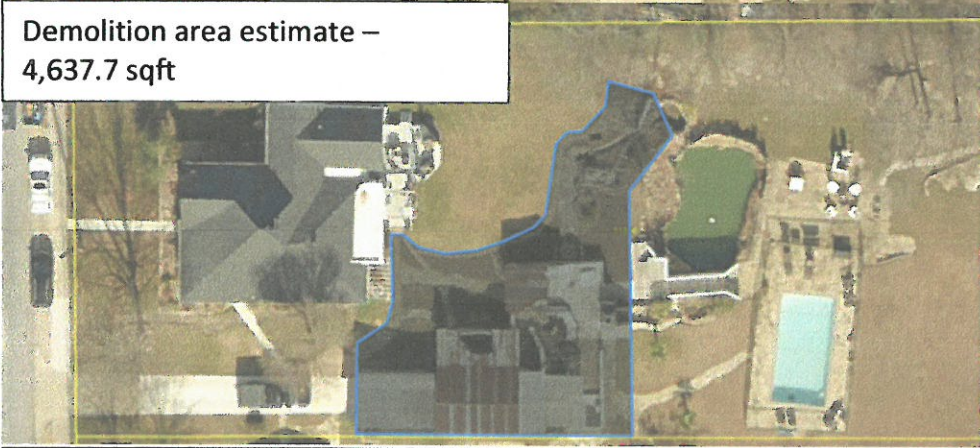
58	BACKSPLASH	
59	MIRRORS AND SHOWERS-ESTIMATE	
60	PAINT AND LABOR (INCLUDED GARAGE)	\$ 4,500.00
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80	POWER WASH GARAGE	
81	POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A
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84		
85	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

Demolition area to be repurposed and/or returned to greenspace

Area to be Demolished and/or returned to Green Space



Demolition area estimate – 4,637.7 sqft

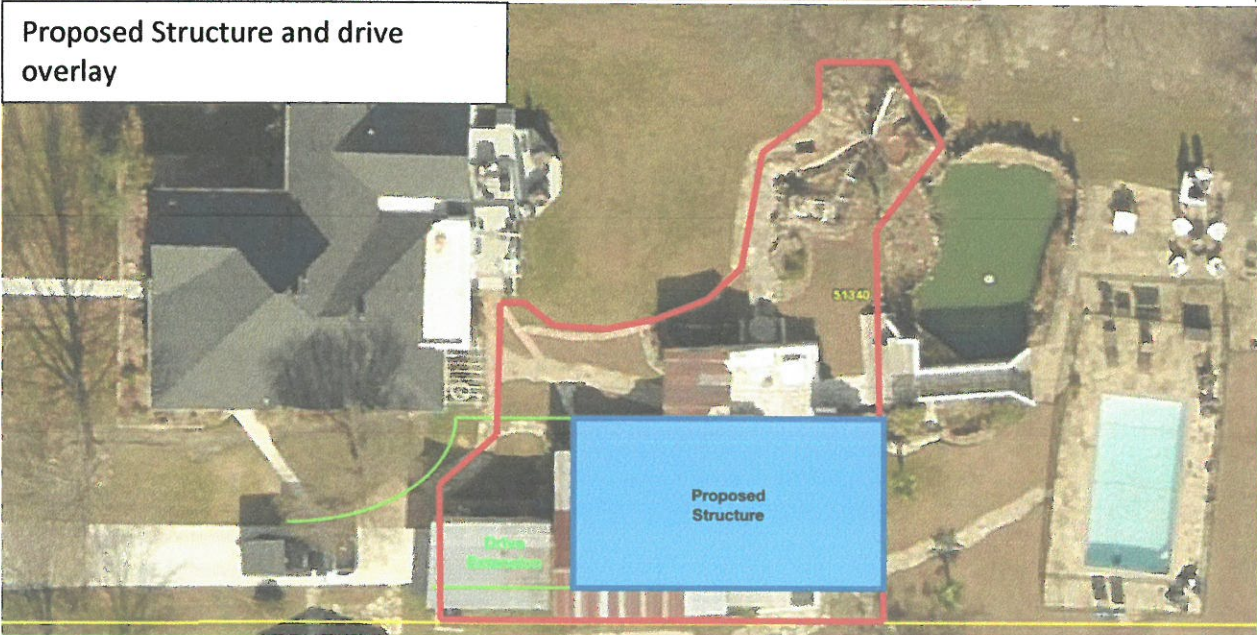


Measurement Result

4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive overlay



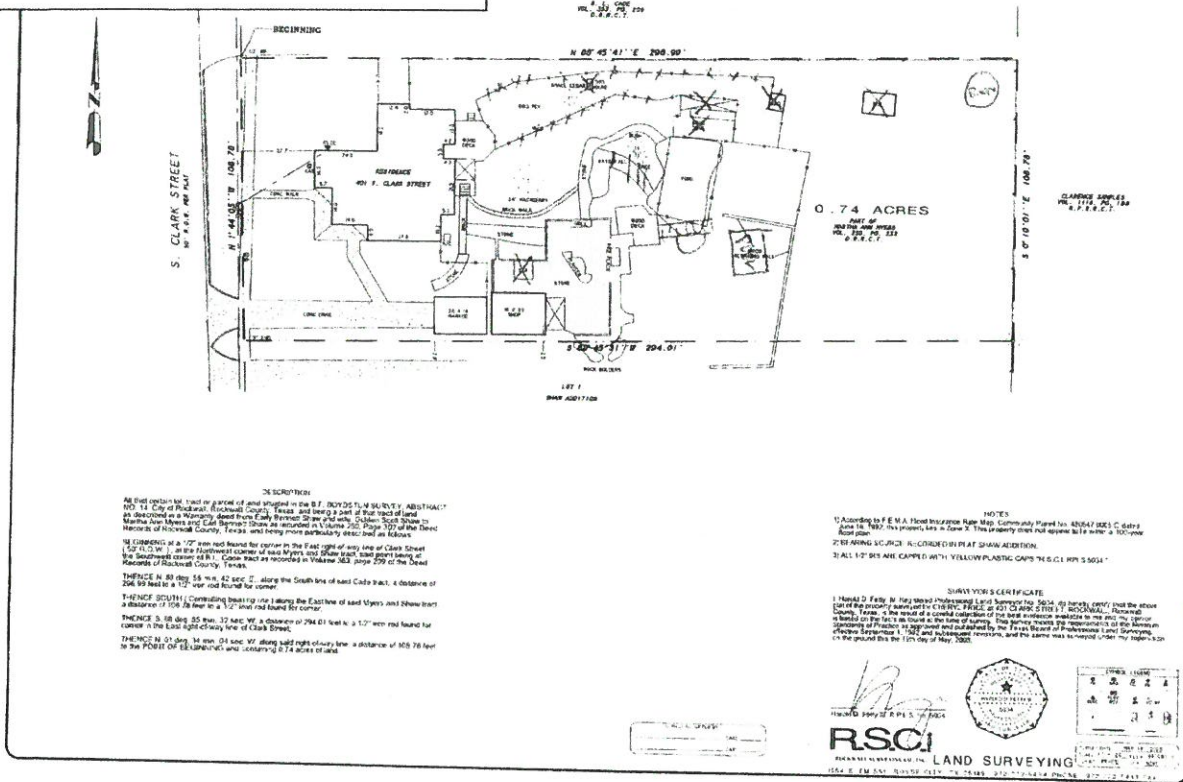
Current front elevation



Proposed front elevation (approximation)



Survey



Current ARC GIS satellite image with lot lines





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: June 16, 2022

APPLICANT: Mark and Veronica Combs

CASE NUMBER: H2022-014; *Building Permit Fee Waiver for 401 S. Clark Street*

The applicants -- *Mark and Veronica Combs* -- are requesting the approval of a *Building Permit Fee Waiver* for the demolition of five (5) existing accessory buildings, a guest quarters/detached garage, and a driveway expansion. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for the 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 \$115,050.00 for the demolition, the guest quarters/detached garage, and the driveway expansion. Based on the property's designation as *Low-Contributing*, the building permit fee would be eligible for a 100% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for these projects are as follows:

PERMIT	FEE
ACCESSORY BUILDING	$\$0.80/\text{SF} \times 225 \text{ SF} + \$0.45/\text{SF} \times 1,275 \text{ SF} = 753.75$ ¹
ELECTRICAL	\$75.00
PLUMBING	\$75.00
CONCRETE	$\$.20/\text{SF} \times \sim 800 \text{ SF} = \160.00 ¹

NOTES:

¹: Minimum fee is \$50.00.

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$1,063.75. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the June 16, 2022 meeting.



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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT

N/A

BLOCK

105A-1

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@gmail.com**

E-MAIL _____

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

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

RELOCATIONS

OTHER, SPECIFY: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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 Attachment(s)

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2022-012: COA for a Low-Contributing Property at 401 S. Clark Street

Case Location Map = 



City of Rockwall

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

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

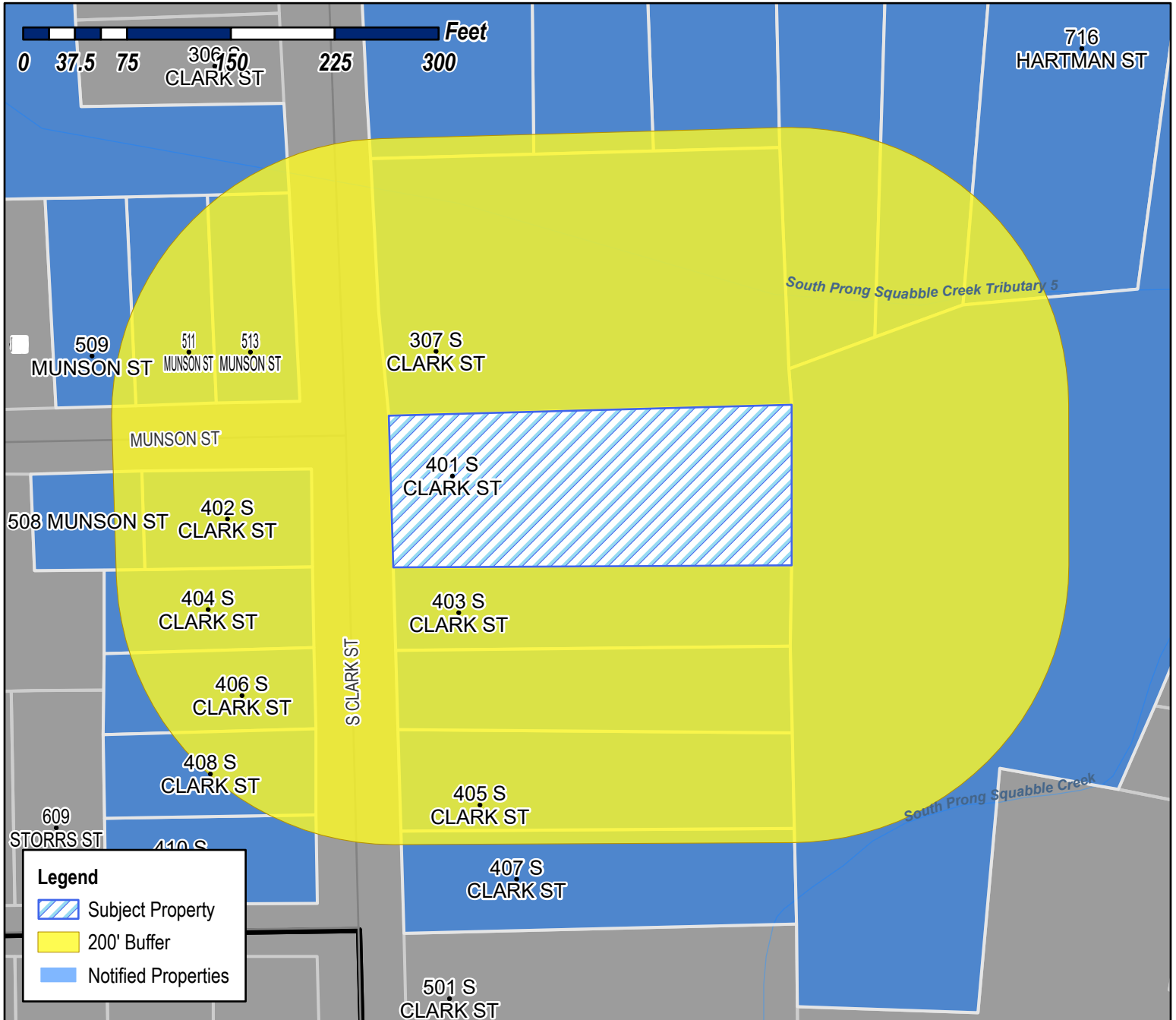




City of Rockwall

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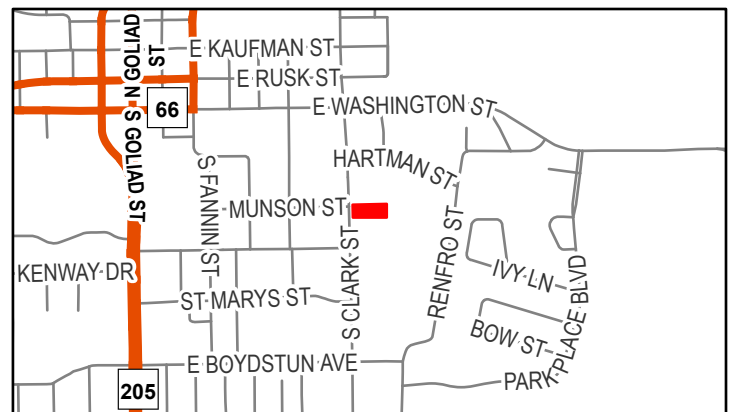
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Case Number: H2022-014
Case Name: Building Permit Fee Waiver for a Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022

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



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2022-014: Building Permit Fee Waiver for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Building Permit Fee Waiver for the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. H2022-014: Building Permit Fee Waiver for 401 S. Clark Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



401

ACTON

Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

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

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,



Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



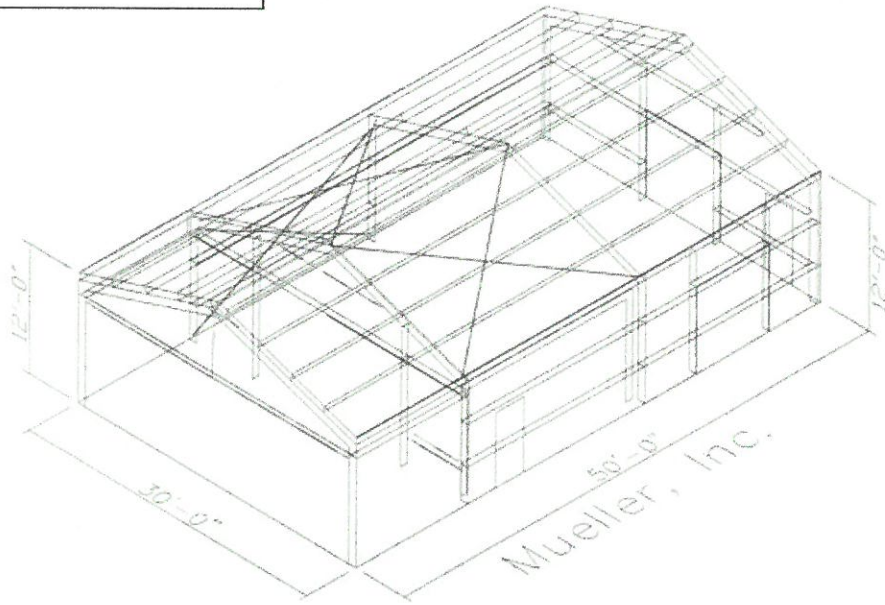
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

BID 1

DESCRIPTION

**COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS**

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	1500

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

BID 1

SECTION 1

1	ENG FLOOR PLANS AND DRAINAGE PLAN	\$	1,800.00
2	CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT	\$	1,500.00
3	PIERS INSPECTION & PRE-POUR INSPECTION	\$	250.00
4	RES CHECK FEE/ROUGH ENERGY/	\$	850.00

5	SURVEYS/FORM BOARD SURVEY/ELEVATIONS	\$	750.00
6	WATER METER 5/8" METER	IN WITH PERMITS	
7	CHEMICAL INJECTION & WATER USAGE & TESTING	\$	3,500.00
8	UTILITIES/ELECTRIC/WATER/RESTROOM	\$	1,800.00
9	BUILDERS RISK INSURANCE	\$	1,200.00
10	GENERAL LIABILITY INSURANCE	\$	500.00
11	SHEAR WALL PLAN		
12	HENLEY JOHNSON SOILS TEST		

13
14

15	SECTION 2		
16	PLUMBING STUBOUT FOR FUTURE	\$	1,500.00
17	PLUMBING FIXTURES-ESTIMATE		
18	ELECTRICAL	\$	5,000.00
19	A/C AND HEAT		
20	LOT PREP CUTTING LOT	\$	5,800.00
21	FOUNDATION (INCLUDES PIERS & PUMP TRUCK)	\$	19,500.00
22	FLAT WORK (DRIVEWAYS) ESTIMATE		
23	FINAL GRADE ESTIMATE		
24	FRAME MATERIAL	\$	30,000.00
25	FRAMING LABOR	\$	15,000.00
26	GUTTERS		
27	WINDOWS	\$	800.00
28	ROOFING	\$	6,500.00

estimated

29 CABINETS
30 METAL ROOF
31

32	SECTION 3		
33	PRETREAT FOUNDATION FOR TERMITES	\$	500.00
34	BRICK MATERIAL		
35	BRICK LABOR		
36	MASONARY SAND		
37	MASONARY CEMENT		
38	LINTELS		
39	STONE ON FIREPLACES-MATERIAL & LABOR		
40	FIREPLACE - 1 - INSIDE		
41	SCREENED IN PORCH		

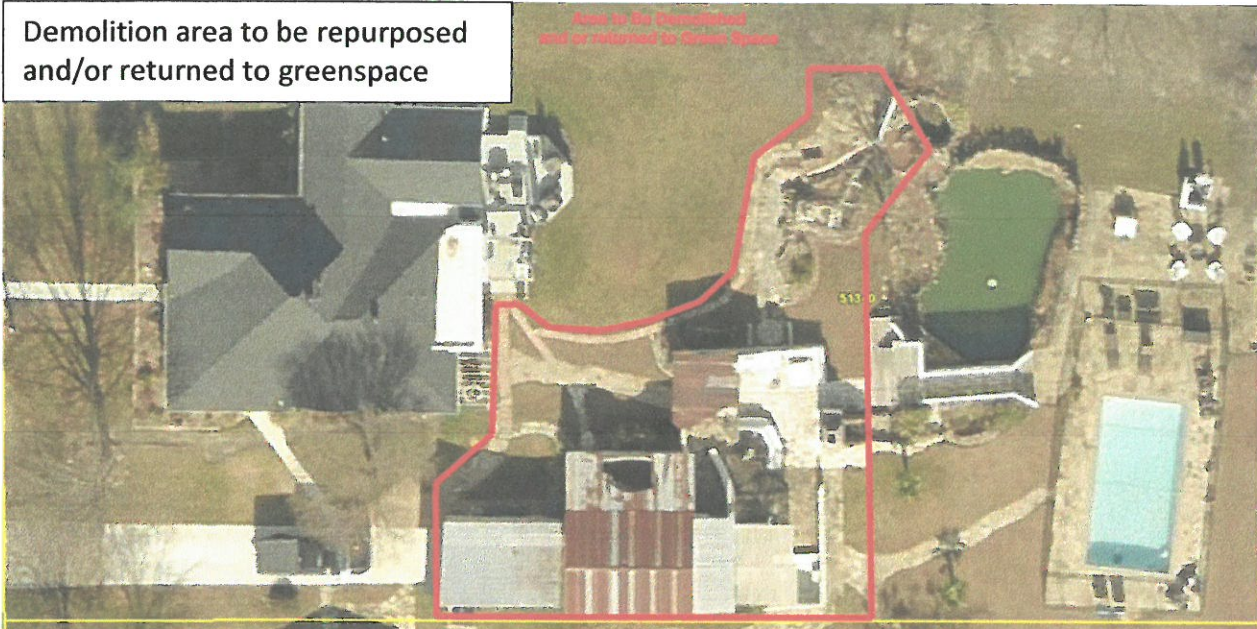
42
43

44	SECTION 4		
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a	
46	SPECIAL TEXTURES		
47	GARAGE DOORS	\$	4,000.00
48	INSULATION foam	\$	4,500.00
49	FRONT DOOR ONLY		
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	\$	3,800.00
51	BACKPORCH SLIDER	N/A	
52	TRIM MATERIAL/STAIR PARTS/INSIDE DOORS		
53	TRIM LABOR		
54	WOOD FLOORS vinyl		
55	TILE LABOR ENTIRE HOUSE		
56	TILE MATERIAL ALLOWANCE		
57	GRANITE TOPS		

58	BACKSPLASH	
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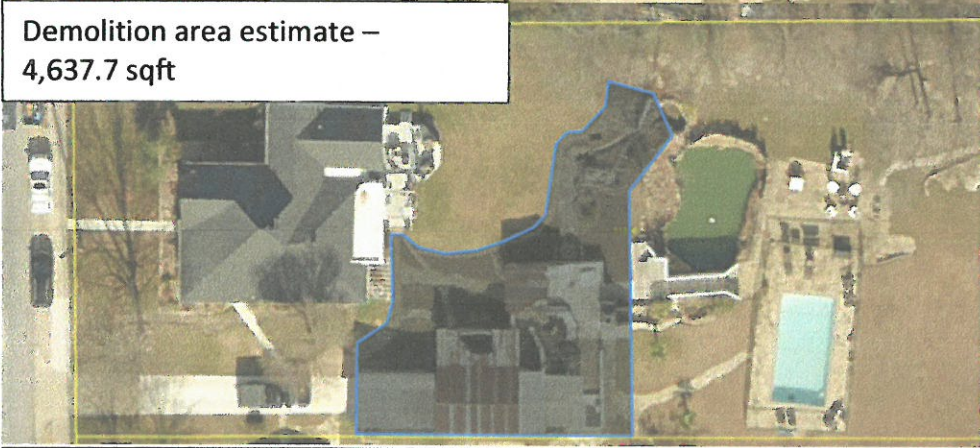
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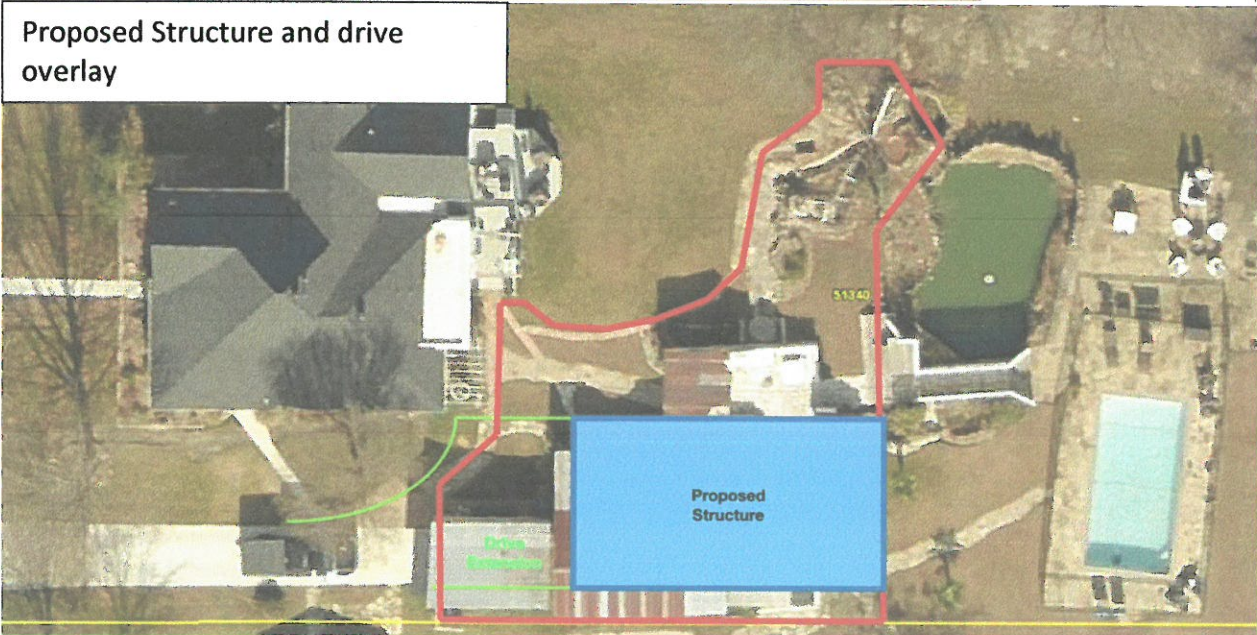
Measurement Result
4,637.7 Sq Feet (US)
Clear



Proposed Structure and drive overlay

Drive Extension

Proposed Structure



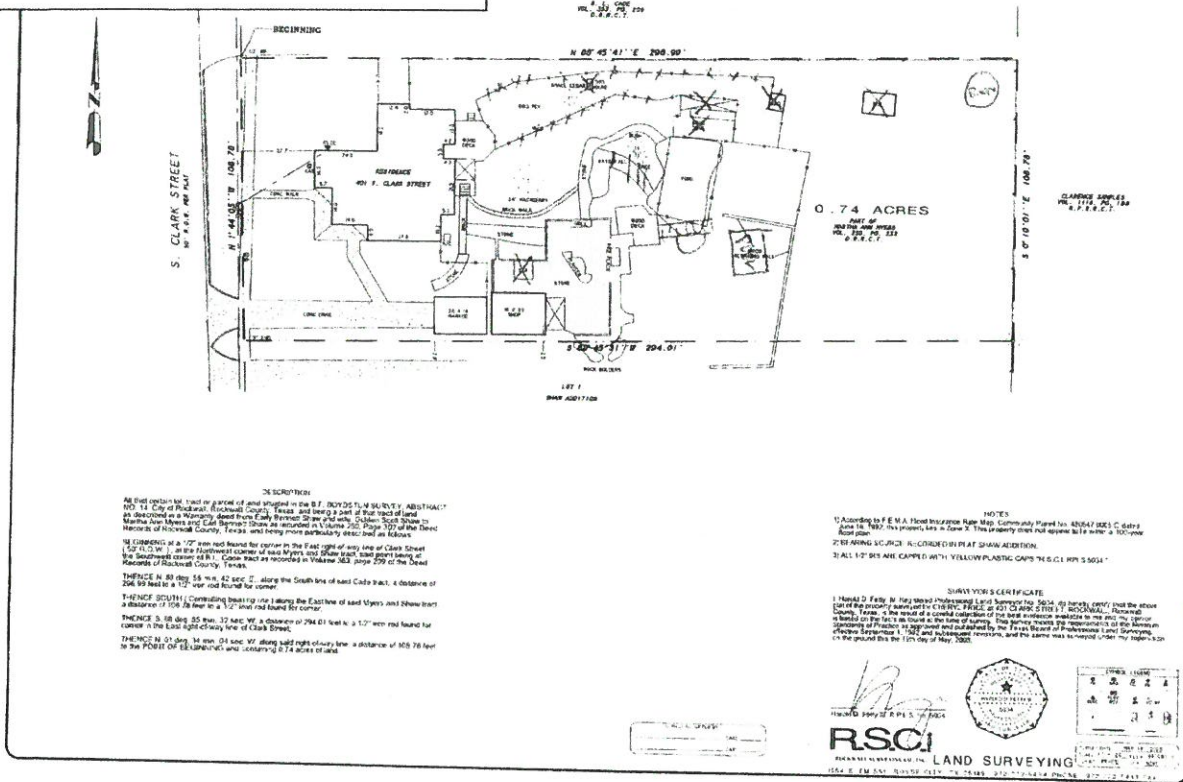
Current front elevation



Proposed front elevation (approximation)



Survey



Current ARC GIS satellite image with lot lines

