

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 16, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

(1) Approval of Minutes for the November 18, 2021 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) **H2021-008 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein 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 309 Star Street, and take any action necessary.

(3) **H2021-009 (ANDREW REYNA)**

Hold a public hearing to discuss and consider a request by Bryan & Lauren Graves for the approval of a Building Permit Fee Waiver for a Non-Contributing Property being a 0.198-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein 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 406 Munson Street, and take any action necessary.

(4) **H2021-010 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.907-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 Williams 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.

(5) 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 December 10, 2021 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



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

2 I. CALL TO ORDER
3

4 Chairman Jay Odom called the meeting to order at 6:00 PM. Board members present were Sarah Freed, Marci Hall, Brad Adams, Alma
5 McClintock, Tiffany Miller and Beverly Bowlin. Staff members present were Planning and Zoning Director Ryan Miller and Planners Henry Lee
6 and Andrew Reyna. Absent from the meeting was Planning and Zoning 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*
11 *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*
12 *the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the*
13 *Texas Open Meetings Act.*
14

15 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no
16 one coming forward to speak Chairman Odom closed the open forum.
17

18 III. CONSENT AGENDA
19

20 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
21 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
22

23 1. Approval of Minutes for the May 20, 2021 Historic Preservation Advisory (HPAB) meeting.
24

25 Board member McClintock made a motion to approve the consent agenda. Chairman Odom seconded the motion which passed by a vote of 5-
26 0.
27

28 IV. APPOINTMENTS
29

30 2. Appointment with Carol Crow to discuss and consider recommending changes to the *Conditional Land Use Standards* for the *Bed and Breakfast*
31 *land use, and take any action necessary.*
32

33 **Carol Crow**
34 **504 Williams Street**
35 **Rockwall, TX 75087**
36

37 Mrs. Crow came forward and expressed her frustration with the cutting down of older trees and historic homes. She also had some questions
38 regarding bed and breakfasts and building guest quarters over her garage. Mrs. Crow also provided a brief history in regards to the citizens
39 joining the Historic District as well as making the Downtown Square an intricate part of the town. She also advised of all the popular activities
40 and events that were founded by the Old Town Homeowners Association. She requested that the Historic Preservation Advisory Board, Old
41 Town members, and Planning and Zoning Staff get together to review the guidelines and uses for the Historic District and make needed
42 revisions. Mrs. Crow added that they (those who live in Old Town) need clearly written guidelines on what is and what is not allowed in their
43 neighborhood. She requested that the use of bed and breakfast be removed from being allowed in the Historic District. She also went on to
44 ask that more residents from Old Town be considered for the Historic Preservation Advisory Board.
45

46 Planning and Zoning Director Ryan Miller addressed some of the comments and concerns made by Mrs. Crow. He also gave a brief summary
47 as to how the guidelines came to place for Old Town. He explained to the Board what their options were on regards to Mrs. Crow's requests.
48

49 After some discussion between the Board, Board Member Freed made a motion to remove the bed and breakfast use out of (A) to protect the
50 Old Town Historic District and provide that direction to City Council. Board member McClintock seconded the motion which passed by a vote
51 of 7-0.
52

53 V. PUBLIC HEARING ITEMS
54

55 *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,*
56 *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*
57 *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*
58 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
59

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

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

65
66 Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting approval of a COA (Certificate of
67 Appropriateness) for the purpose of permitting a new residential fence and extension of the existing concrete driveway. They are
68 requesting a wrought iron fence along the northwest and northeast corners of the home. In this case, the proposed wrought iron fence is
69 in line with standards as defined in the UDC. Also, the City Engineer has approved the use of exposed aggregate concrete. Staff would
70 also like to note that several properties throughout Old Town Rockwall utilize exposed aggregate concrete for driveways. Mr. Reyna then
71 advised that the applicant and staff were present and available for questions.
72

73 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
74 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
75

76 Haydon Frasier
77 510 Williams Street
78 Rockwall, TX 75087
79

80 Mr. Frasier came forward and provided additional details in regards to his request.
81

82 Board Member Adams made a motion to approve H2021-004. Board member Freed seconded the motion which passed by a vote of 7-0.
83

84 4. H2021-002 (ANDREW REYNA)

85 Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Small Matching Grant for a Medium Contributing
86 Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County,
87 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and
88 take any action necessary.
89

90 Planner Andrew Reyna provided a brief summary in regards to the request. The subject property is located within Old Town Rockwall
91 and is classified a medium contributing property, therefore qualifying for a small matching grant. Approval of this request is a
92 discretionary decision for the Historic Preservation Advisory Board.
93

94 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
95 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
96

97 Board member Freed made a motion to approve H2021-002. Board member Adams seconded the motion which passed by a vote of 6-1
98 with Board member Miller dissenting.
99

100 5. H2021-003 (ANDREW REYNA)

101 Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Building Permit Fee Waiver for a Medium
102 Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall
103 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams
104 Street, and take any action necessary.
105

106 Planner Andrew Reyna provided a brief summary in regards to the request. He explained that in order to for a property to qualify for the
107 building permit fee waiver, it must be located within the Old Town Rockwall District and must involve a minimum investment of \$5,000
108 for rehabilitation or restoration projects. Should the HPAB approve the applicant's request, its building permit application fees would be
109 waived. If approved, upon completion of the project, the applicant will be required to provide staff with all of the receipts from the cost of
110 the project.
111

112 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
113 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
114

115 Board member McClintock asked what would happen if they do not use the entire amount provided.
116

117 Board member McClintock made a motion to approve H2021-003. Board member Freed seconded the motion which passed by a vote of
118 7-0.
119

120 6. H2021-005 (HENRY LEE)

121 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of
122 Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City
123 of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
124

125 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of
126 Appropriateness (COA) for the purpose of permitting the replacement of 83 windows, repairing the original stained glass windows, the
127 replacement of five doors, and to resurface and paint the steps leading into the building. The bids provided to the applicant indicate that
128 the window removal and installation be \$60,000. The door removal and replacement will be \$7,800 for a total of \$67,800. The timelines
129 provided with these quotes indicate that once the windows come in, that they'll take a couple of weeks to install. However, the doors are
130 pretty backordered and could take 8-10 weeks to come in and will take 3 days of installation time. Staff should note that there is no
131 estimated timeframe for the repair and replacement of the stained glass windows. The applicant's request does meet all of the

132 requirements as stipulated by the UDC. Staff did include a condition of approval stating that before any building permits are issued on
133 the subject property that the scope of work must be proposed by the Texas Historical Commission.
134

135 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
136 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
137

138 Annette Lall
139 102 N. Fannin Street
140 Rockwall, TX 75087
141

142 Mrs. Lall came forward and provided additional details in regards to the request.
143

144 Planning and Zoning Director Ryan Miller provided a brief summary on what the applicant and staff have been working on.
145 Chairman Odom had some questions in regards to the storing of the stained glass windows.
146 Board member Bowlin asked where the funding is coming from in order to do the repairs.
147 Board member Miller asked what the process was for taking out the stained glass windows.
148

149 After some discussion, Board member Adams made a motion to table item H2021-006 until the January 20, 2022 meeting. Board member
150 Miller seconded the motion which passed by a vote of 7-0.
151

152 7. H2021-007 (HENRY LEE)

153 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a *Building*
154 *Permit Fee Waiver* for a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of
155 Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
156

157 Chairman Odom made a motion to table item H2021-007 until the January 20, 2022 meeting. Board member Freed seconded the motion
158 which passed by a vote of 7-0.
159

160 VI. DISCUSSION ITEMS
161

162 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
163 *that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take*
164 *place when these items are considered for action by the Historic Preservation Advisory Board.*
165

166 8. Discuss the findings of the survey for the expansion of the Old Town Rockwall (OTR) Historic District. (RYAN MILLER)
167

168 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the expansion of the Old Town Rockwall Historic District. He
169 explained that based on the negative feedback received by the public, he would recommend that the Board not proceed with the request of
170 expanding.
171

172 Board members provided their feedback and explained that they might still want to do the expansion at a later time.
173

174 9. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
175

176 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
177

178 VII. ADJOURNMENT
179

180 Chairman Odom adjourned the meeting at 8:18 PM.
181

182 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
183 _____ DAY OF _____ 2022.
184

185
186 _____
187 JAY ODOM, CHAIRMAN
188

189
190 _____
191 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
192



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: December 16, 2021
APPLICANT: Karen Roggenkamp
CASE NUMBER: H2021-008; *Certificate of Appropriateness (COA) for 309 Star Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein 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 309 Star Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the city prior to 1911 based on the April 1911 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~3,713 SF single-family home that was constructed in 1955. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The property is a one (1) story home constructed in a ranch style. The Rockwall Central Appraisal District (RCAD) indicates that a tennis/basketball court is also located on the property. This is a *Non-Contributing* secondary structure. As a note, the 1911 and 1934 Sanborn Map(s) indicate a primary and secondary structure that do not meet the existing building footprint. This indicates that these previous structures were demolished at some point prior to construction of the current single-family home.

On November 8, 2021, the property owner submitted a fence permit (*Permit No. RES2021-6279*) to allow the construction of a fence on the subject property; however, construction of the fence had already commenced prior to this submission. According to the applicant's letter, the applicant and his contractor were unaware they needed to get a permit "...because this project involves replacing an already existing fence and does not require alteration to the house itself..." Staff should point out that there was an existing six (6) foot wood fence that was removed from the property. This fence extended from the front corner of the existing single-family home -- *parallel to the front property line* --, to the northern property line along the front yard building setback. Staff should note, that this was a permitted fence configuration; however, the applicant has moved the fence into the front yard building setback. This means that in addition to seeking a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB), the applicant will also need to seek a variance from the Planning and Zoning Commission.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence/front yard fence on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 309 Star Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 305 Star Street, which is a 0.203-acre parcel of land with a ~1,444 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1996 and is designated as a *Non-Contributing Property*. Beyond this is 301 Star Street, which is a 0.249-acre parcel of land with a ~1,325 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home

was constructed in 1995 and is designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is 402 Star Street, which is a 0.321-acre parcel of land with a ~3,851 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1885 and is designated as a *High Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 407 Munson Street and 409 Munson Street. 407 Munson Street is a 0.152-acre parcel of land with a ~1,040 SF single-family home built in 1930 situated on it. 409 Munson Street is a 0.185-acre parcel of land with a ~1,566 SF single-family home built in 1970 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 501 Munson Street, which is a 0.313-acre parcel of land with a ~1,816 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1901 and is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 307 Munson Street and 306 Star Street. 307 Munson Street is a 0.482-acre parcel of land with a ~3,163 SF single-family home built in 1980 situated on it. 306 Star Street is a 0.480-acre parcel of land with a ~3,451 SF single-family home built in 1985 situated on it. According to the *2017 Historic Resource Survey*, these properties are designated as a *Non-Contributing Property*. Beyond this is 317 Fannin Street, which is a 0.273-acre parcel of land with a ~1,702 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed in 1940 and is designated as a *Low Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to finish constructing a wood fence that will stand six (6) feet in height and incorporate horizontal board design. This fence will be located along the western property line adjacent to Star Street and extend from the end of the existing brick fence that runs along the driveway to the norther property line. At this point the fence will turn east and run to a point along the property line even with the eastern corner of the garage. Additionally, the proposed fence will incorporate an electrical gate at the driveway. The fence will be visible from Star Street and the adjacent properties to the north and west.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (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 proposed fence is being built using a horizontal board design, which is stylistic of midcentury modern homes. Staff should note that the fence will only be visible along Star Street and will be situated within the front yard building setback of the property. As previously stated the fence is intended to replace an existing six (6) foot wood fence that was located at the front yard building setback and which has been removed from the property.

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 unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line..." In this case, the applicant is proposing a front yard fence which would require approval from the Planning and Zoning Commission. Staff would like to note that due to the unusual orientation of the home and the existing driveway on the subject property, a fence that is in line with the front build line of the home makes it difficult for the proposed fence to properly cross the driveway. Additionally, the existing brick wall that extends from the front build line would require the fence to begin where the corner of the garage and wall meet. This would result in a fence line that potentially would take away from the midcentury

modern aesthetic of the existing property. Further, the sloped grade where the existing fence sits would make it difficult for a fence with horizontal boards in the midcentury modern style to be placed. Additionally, the property adjacent to the north of the subject property sits below grade, this results in the adjacent property already being partially screened from the view from Star street. As noted in the *Adjacent Land Uses and Access* section of this case memo, this property (*i.e. the property north of the subject property*) is a *Non-Contributing* property that was constructed in 1996.

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 does not meet the existing UDC guidelines for placement of a front yard fence in a residential district, the proposed project 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.

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 need to submit and be approved for an exception to allow a front yard 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: _____

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 309 Star St.

SUBDIVISION Eppstein Addition

LOT See Letter BLOCK B

Part 3, 4, 5, 6, 11; All of 12, 13, 14, 15, 16

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 Karen Roggenkamp

APPLICANT(S) NAME _____

ADDRESS 309 Star St.
Rockwall, TX 75087

ADDRESS _____

PHONE 612-501-6532

PHONE _____

E-MAIL karenroggenkamp@hotmail.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): \$ 12,000

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

Replace existing fence. 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 [Signature]

APPLICANT'S SIGNATURE [Signature]

Petition for Certificate of Appropriateness
309 Star St.
Rockwall, TX 75087
Karen Roggenkamp, Owner
15 November 2021

Overview

309 Star St. is a 3800+ square foot midcentury modern house listed as a Medium Contributing property in the Old Town Rockwall district which sits on 1.18 acres of land, legally described portions of Lots 3, 4, 5, 6, and 11 and all of lots 12, 13, 14, 15, and 16 in Block B of Eppstein Addition. The house was built by then-Judge Ralph Hall in 1955, and the family lived there for twenty years (see Figure 1).



Figure 1. 309 Star St.

This petition requests a Certificate of Appropriateness to replace a failing stockade fence located on the northwest side of the property with a more period-appropriate horizontal board privacy fence, along with a gate that will open onto the driveway/garage area. The new fence will merge more of the property into the back yard, provide increased security to the garage and back yard, and screen an unattractive parking area from street view. As detailed below, due to the unique qualities of the property, this project may require a variance to the city ordinance regarding the build line for fence placement.

Unique Property Features

309 Star St. is located one block east of City Hall. The property is unusual because of the amount of land it includes for a home within city limits, but also because of its orientation. Unlike the normal orientation of Rockwall houses, which are built directly parallel to a street, this house sits at a pronounced angle at the corner of Fannin and Munson streets. The garage is on the side of the house, angling toward Star St., and a sizeable outdoor parking area is adjacent to the garage. Most of the driveway and the parking area are not visible from the front yard of the house because they are hidden behind a curved brick wall (seen at far left in Figure 1; closer views in Figures 2-4)



Figure 2. Curved wall and beginning portion of driveway as seen from front yard (Star St. on left). Exterior parking area and majority of driveway are blocked by wall.



Figure 3-4. Curved wall from beginning portion of driveway and from parking area.

Current Fence

The current stockade fence is neither stable nor an aesthetically sound choice for a midcentury modern property. It runs 120 feet from the northeast corner of the garage to a stopping point approximately 6 feet from the northern boundary of the property (see Figure 5). On the survey below, the bold line indicates property perimeter; the red line indicates the curved wall beside driveway/parking area; and the blue line indicates the location of the fence that needs replacing. The beginning of the brick wall stands at a point that is in line with the front portion of the house, as seen in Figure 3, but the garage is recessed a several feet back from this point. The old fence is set far back from Star St., and as such it does not enclose a significant portion of what could be part of the back yard of this angled property, rendering it under-utilized. Additionally, the fence's placement and configuration do not allow for larger items, such as a riding lawn mower or other sizable landscaping equipment, to pass through the narrow gate (see Figure 6).

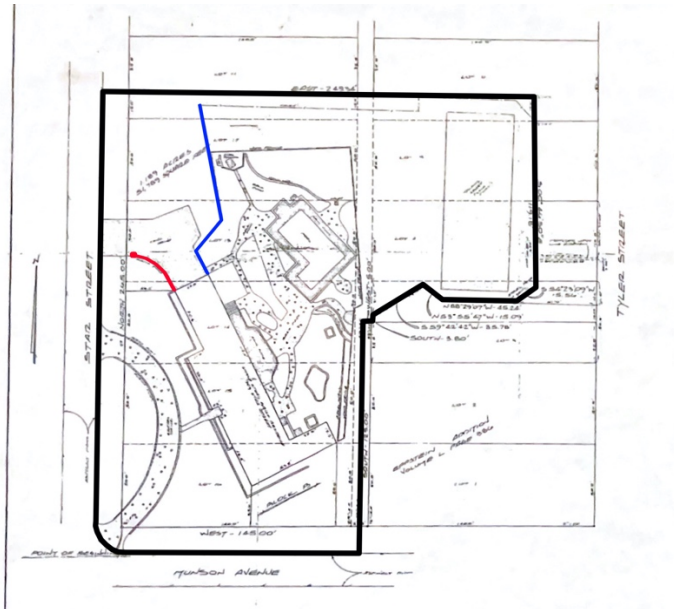


Figure 5. Survey of property. Bold line indicates property perimeter; red line indicates curved wall beside driveway/parking area; blue line indicates current stockade fence. The brick wall begins at a point that is on the same build line of the front portion of the house. Garage is recessed several feet back from main portion of the house.



Figure 6. Current narrow gate.

Design of New Fence

This project will replace the stockade fence with a 100'-long privacy fence made of horizontal boards and steel posts, which is more stylistically appropriate for the architectural lines and aesthetic of a midcentury modern house, as seen in the examples below (see Figures 7-11 below for examples).



Figures 7-11. Examples of horizontal board fence design for midcentury modern properties.

The proposed fence will include a solar-powered driveway gate, which would begin at the end of the curved brick privacy wall that runs beside the driveway. The gate will not affect the construction or integrity of the wall. This gate will provide additional security to the garage and the back yard of the property. It will also enable back yard access for oversized lawn equipment and assist in larger-scale landscaping projects which are not possible under the current fence/gate configuration. A contractor has already been hired to build this fence, and the company uses pre-stained wood in a medium brown color with secured metal posts, in keeping with current city code.

Note: because this project involves replacing an already-existing fence and does not require alteration to the house itself, neither I nor the fencing contractor understood that we needed to gain approval from the historic preservation board before construction began. The contractor had already set the posts for the new fence when we recognized our mistake, and we immediately stopped construction pending approval (see Figures 12 and 13) The photographs below show the posts that were set for the new fence, with the old fence in the background. (The northern edge of the property is the retaining wall on the left side of Figure 13.)



Figures 12 and 13. Desired placement of new fence.

Justification of Variance

The proposed new fence will run parallel to Star St. on a build line that begins at the western-most start point of the curved brick wall. The new fence may require a variance depending on whether the build line is taken from the brick wall, which is an integral part of the architecture, or from northwestern-most corner of the garage, which is approximately six feet further east.

Understandably, planning and zoning boards are typically reluctant to grant variances for fear that such action will set precedent. However, a variance is appropriate and justifiable in this case for several reasons.

- First, 309 Star St. is a unique Old Town Rockwall property sitting on an extremely atypical lot, and the skewed orientation of the house in relation to the street presents an unusual set of circumstances and challenges. The angled alignment of the house is a notable feature of the property, but as a result, current city ordinances do not easily apply. As such, a code variance in this situation is worthy of consideration, and it should not set precedent given that other properties do not feature the same characteristics.
- Second, the garage area of the house includes a large, oddly-shaped parking area extending away from the garage. Provided the new fence and gate can begin at build line extending from the curved wall, they will screen this visually unappealing area from the street, which currently detracts from the aesthetic of the house.
- Third, the only feasible location for the new gate and fence follows a build line defined by the brick wall, which is at the narrowest portion of the driveway and is, again, an integral part of the house. In contrast, if the build line for the fence begins at the northwest corner of the garage, it will not be possible to screen the parking area and provide additional security because a gate and fence cannot be constructed along that line. A fence/gate that follows that line would bisect the concrete parking area and make entrance into the garage difficult, rendering both useless (see Figure 14—the proposed new fence that follows the build line extending from the curved wall is marked in green, while the build line defined by the corner of the garage and that bisects the parking area is marked in orange).

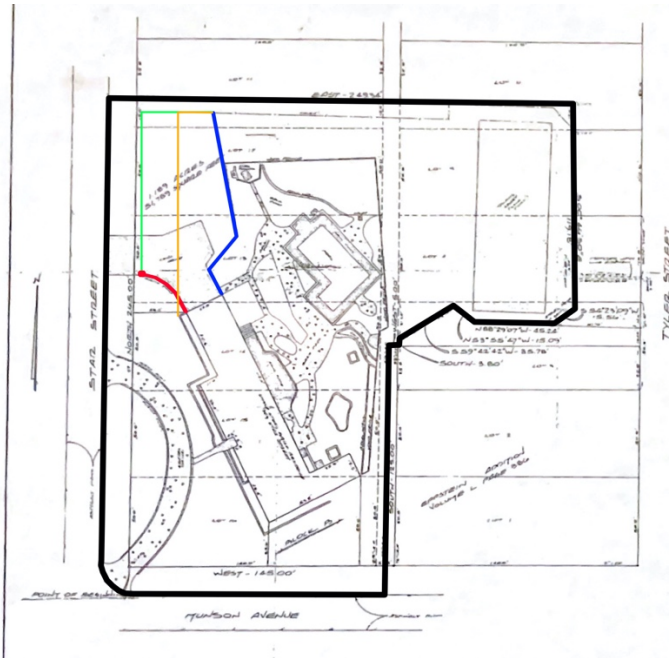


Figure 14. Proposed new fence line extending from the build line of the curved brick wall indicated by green line; fence line that extends from northwest corner of house indicated by orange line, cutting directly through driveway and parking area.

- Fourth, in order to construct a horizontal-board fence, the land must not have a sharp slope. The build line extending from the end of the wall has a much less severe slope than other parts of this area, and as a result, a horizontal fence is possible here, as seen in Figure 13.
- Fifth, the request for a variance must address potential arguments that the proposed fence qualifies as a “front yard fence.” Because of the angled placement of the house, this fence does not serve as a “front-yard fence”—the true front yard of 309 Star St. is some distance from this area of the property, and the driveway/parking area is not even readily visible from the front yard because of the brick wall (see Figures 1 and 2, above). As such, this fence will function to enclose an additional portion of the property into the *back yard* space.

In short, this project may require a variance that will only apply to a single Old Town Rockwall property and that is justifiable for this unusual situation.

Closing Remarks

I am excited about how the fence and gate will enhance the historic character of the property and provide a more appropriate enclosure for the back yard of this midcentury modern home. I have been working toward restoring this architectural gem for the past eight years, and the fence project will provide a significant step forward in that ongoing work. Maintaining the integrity of Old Town Rockwall is extremely important to me as the owner and steward of a contributing property, and I thank you for your service to that shared mission.

Sincerely,

Karen Roggenkamp

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X [Signature]
 X [Signature]

FIELD NOTES

Being a part of Lots 8, 9, 10, and 11, and all of Lots 12, 13, 14, 15, and 16 in Block B, of EPPSTEIN ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume 1, Page 386, of the Best Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" Iron rod found for the southwest corner of Lot 14, Block B of said EPPSTEIN ADDITION, and the northeast intersection of Star Street and Museum Avenue;

THENCE along the easterly line of said Star Street North a distance of 241.00 feet to a 1/2" Iron rod set, said Iron rod being North 15.00 feet from the northwest corner of Lot 12, Block B of said EPPSTEIN ADDITION;

THENCE departing the easterly line of said Star Street East a distance of 349.34 feet to a 1/2" Iron rod set;

THENCE South 00 degrees 44 minutes 30 seconds East a distance of 118.14 feet to a steel post in concrete;

THENCE South 14 degrees 27 minutes 48 seconds West a distance of 15.34 feet to a steel post in concrete;

THENCE South 44 degrees 27 minutes 07 seconds West a distance of 41.34 feet to a 1/8" Iron rod found;

THENCE North 22 degrees 33 minutes 47 seconds West a distance of 15.09 feet to a 1/8" Iron rod found;

THENCE South 18 degrees 41 minutes 42 seconds West a distance of 25.78 feet to a 1/8" Iron rod found;

THENCE South a distance of 3.80 feet to a 1/8" Iron rod found;

THENCE West a distance of 5.00 feet to a 1/8" Iron rod found;

THENCE South a distance of 125.00 feet to a 1/2" Iron rod found in the northerly line of said Museum Avenue;

THENCE along the northerly line of said Museum Avenue West a distance of 345.00 feet to the POINT OF BEGINNING and containing 1.123 acres or 31,743 square feet of land more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey is a true representation of facts found on the ground under my direct supervision on July 1, 1932

[Signature]
 Michael E. Glover
 S. T. L. 2, 473



THIS PROPERTY APPEARS TO LIE WITHIN ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 400127-00000. DATE: JUNE 15, 1932

ACCEPTED AND APPROVED BY [Signature]

DATE 7-1-32

SCALE 1" = 20'

DRAWN BY J. M. R.

CHECK BY M. E. G.

SHEET 4

BEING PART OF LOTS 8, 9, 10, 11, 12 AND ALL OF LOTS 13, 14, 15, 16, OF BLOCK B, OF EPPSTEIN ADDITION, VOLUME 1, PAGE 386.

BOUNDARY SURVEY OF A 1.123 ACRE TRACT CITY OF ROCKWALL

SURVIVE SURVEYING COMPANY 3333 Breckhoff



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: December 16, 2021

APPLICANT: Lauren and Bryan Graves

CASE NUMBER: H2021-009; *Building Permit Fee Waiver for 406 Munson Street*

The applicants -- *Lauren and Bryan Graves* -- are requesting the approval of a *Building Permit Fee Waiver* for the construction of a new addition to an existing home, for repaving the existing driveway, and constructing a new patio cover. The applicant is proposing that the addition to the home be located in the rear of the subject property. The existing concrete driveway will be removed and repaved with concrete. The patio cover will be constructed to cover an existing patio space at the rear of the existing. 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 \$70,000.00 for the new addition to the existing home, the repaving of the existing driveway, and the new patio cover. Based on the property's designation as Non-Contributing, the building permit fee would be eligible for a 50% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for these projects before and after the waiver are as follows:

PERMIT	FEE	ESTIMATED FEE AFTER 50% REDUCTION
SINGLE-FAMILY [REMODEL/ADDITION]	\$0.48/SF x 608 SF = \$291.84 ¹	\$145.92
PATIO COVERS/DECKS/CARPORTS	\$75.00	\$32.50
CONCRETE	\$.20/SF x 850 SF = \$170.00 ²	\$85.00

NOTES:

¹: Minimum fee is \$125.00.

²: Minimum fee is \$50.00.

Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicants building permit fees would be reduced as shown above. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the December 16, 2021 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: H2021-009

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 406 Munson Street

SUBDIVISION Epshen LOT 4.56 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 Bryan & Lauren Graves

APPLICANT(S) NAME _____

ADDRESS 406 Munson Street
Rockwall, Tx 75087

ADDRESS _____

PHONE 469-338-6911

PHONE _____

E-MAIL info@gravesroofing.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): \$ 70,000.00

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

Addition to the back of the house. Adding master bedroom and bathroom. Patio cover. Repour existing drive way to the side walk.

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

Lauren & Bryan Graves
406 Munson Street
Rockwall, TX 75087
12/1/2021

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

Dear City of Rockwall:

We are seeking approval for the Building Permit Waiver and Reduction Program. Our home is in the historical district of Downtown Rockwall, we are planning to build an addition on to our home to increase the square footage of the home. We have gotten approval for the plans to begin construction, we need to pull permits now and would like to be considered for this reduction program.

If you have any questions please feel free to contact me by phone 469-338-6911 or by email at info@gravesroofing.com . I appreciate your time in considering my request.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Graves". The signature is fluid and cursive, with the first letter "L" being particularly large and stylized.

Lauren & Bryan Graves

Enclosure

GENERAL NOTES

CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE WITH THE CITY OF ROCKWALL APPLICABLE. WHICH SHALL GOVERN EXCEPT WHERE OTHER APPLICABLE CODES OF INFORMATION CONTAINED ON THESE PLANS ARE MORE RESTRICTIVE.

1. CASH-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318-15.
2. REINFORCING STEEL SHALL BE DETAILER, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315 DETAILING MANUAL.
3. CONCRETE SHALL BE NORMAL WITH A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH A MINIMUM 5% AGGREGATE AND CEMENT CEMENT RATIO.
4. MILD STEEL REINFORCING BARS SHALL ASTM A615, GRADE 60.
5. PROVIDE ONE # 3 OR HANGING SILE CONCRETE BARS X 4'-0" LONG (2'-0" EACH LEG) FOR EACH HORIZONTAL BAR AT CORNER IN GRADE BEAMS.
6. BARS CALLED FOR AS CONTINUOUS SHALL HAVE STAGGERED LAPS AT BAR DIAMETERS 12'-0" MINIMUM.
7. LAP TOP REINFORCING IN GRADE BEAMS AT MID SPAN. LAP BOTTOM REINFORCING IN GRADE BEAMS AT PIER.
8. PROVIDE STANDARD BEND IN ALL TOP BARS AT END SPANS OF GRADE BEAMS.
9. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:
 - 3" FOR CONCRETE CAST AGAINST SOIL
 - 2" FOOT FOR CONCRETE EXPOSED TO WEATHER
 - 1 1/2" FOR TOP AND SIDE OF GRADE BEAMS NOT EXPOSED TO WEATHER.

SITE PREPARATION NOTES

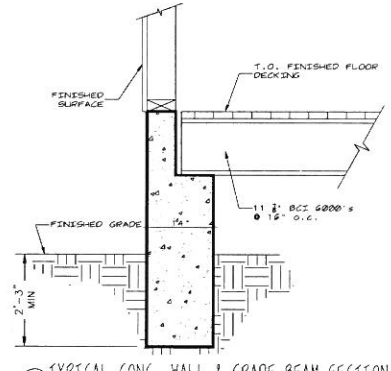
1. EXCAVATIONS SHALL CONFORM TO THE LINES AND GRADES SHOWN ON THE PLANS OF AS DIRECTED BY THE ENGINEER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION WHILE EXCAVATING TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTORS SHALL FORM UTILITY OWNERS IN ADVANCE TO IDENTIFY, LOCATE, MARK, OR MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMUM DELAY.
3. ALL FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE THAT UNDESIRABLE GROUND WATER LEVELS ARE MAINTAINED.
4. EXPOSED SOIL SHOULD BE PROTECTED AGAINST EROSION AND EXCESSIVE DRYING.
5. SELECT FILL MATERIAL WITH A #21 REFINED #5 SHOULD BE COMPACTED TO A DRY DENSITY OF 115% STANDARD PROCTOR (ASTM D 1557) WITH A MINIMUM COVER OF 21 (1) OPTIMUM.
6. SLAY SOILS WITH A #21 EQUAL TO OR GREATER THAN #5 SHOULD BE COMPACTED TO A DRY DENSITY OF 115% STANDARD PROCTOR (ASTM D 1557) WITH A MINIMUM COVER OF 21 TO 41 OPTIMUM AT TIME OF PLACEMENT.
7. COMPACTION OF FILL SHALL BE ACCOMPANIED WITH A MAXIMUM OF 2" LOOSE LEAFS SUBSTANCE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

CONSTRUCTION NOTES

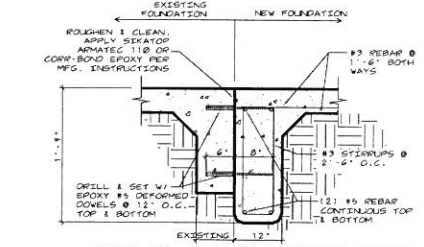
1. SITE SURGRADE, CONCRETE AND CURBING SHALL CONFORM TO ACI 307 "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION."
2. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE WATER WILL NOT COLLECT AROUND SLAB. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED SLOPING AWAY FROM FOUNDATION WITH A MINIMUM SLOPE OF 2:1 (1/4" = 3/16" DUMP) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
3. FEMO GRADERS SHALL HAVE POSITIVE DRAINAGE (SLOPING AWAY FROM SLAB) A MINIMUM OF 4" CLEARANCE BETWEEN TOP OF SLAB AND OR BRICK LEGS AND SOIL SURFACE SHALL BE MAINTAINED.
4. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FLOORED IN MINIMUM 1" UNDISTURBED SOIL. IF PROPERLY COMPACTED FILL, UNLESS PEEPS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE FLOORED BY A MINOR EXISTING SURFACE. ADEQUATE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN BEAM WIDTH. 4" NOTED ON FOUNDATION PLAN.
5. AT CONTRACTORS EXPOSURE, A SAND CUSHION OR OTHER LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO POLY VAPOR BARRIER.
6. A LAYER OF 4 IN. TO 6 IN. POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND & EXISTING MATERIAL AND SLAB IS REQUIRED UNLESS INDICATED OTHERWISE.
7. SLAB REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT A 1'-0" MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PROVIDE PROPER CURING CONCRETE PLACEMENT.
8. CONSTRUCTION ACTIVITIES ARE PROHIBITED UNLESS INDICATED OTHERWISE.
9. CONCRETE SHALL VIBRATED TO ENSURE CONSOLIDATION.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION NOTIFY ENGINEER OF ANY DISCREPANCIES.
11. WHERE ARE DISCREPANCIES BETWEEN FOUNDATION PLAN AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL GOVERN.
12. COORDINATE SYMBOLICAL DIMENSIONS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, SLOPES, BREAK LEGS, AND RELATED ITEMS.
13. IF SOIL ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE INCREASED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
14. PLUMBING LINES SHALL NOT BE LOCATED ALONG SIDE OR IN BEAM TRENCHES.
15. SEWERLINES AND DREDS SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT FLOODING OF WATER.
16. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION AND THEN A HORIZONTAL DISTANCE EQUAL TO TWICE THE HALF THAT OF MATURE HEIGHT OF TREE OR SHRUB UNLESS PEEPS ARE SPECIFIED.

LIMITATIONS

1. A PRE-PREP INSPECTION IS REQUIRED BY THE ENGINEER OF RECORD.
2. IN THE EVENT SO SOILS REPORT FOR THE SPECIFIC TRACT OF LAND UPON WHICH THE PROPOSED STRUCTURE IS TO BE CONSTRUCTED IS PROVIDED, THE ENGINEER WILL RELY ON INFORMATION CONTAINED IN SAID SOILS REPORT. AN INSPECTION PLAN AND SPECIFICATIONS, HOWEVER, THE ENGINEER DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF SAID SOILS REPORT, OR ANY INFORMATION CONTAINED THEREIN FOR WHICH THE ENGINEER HAS RELIED UPON TO DESIGN THE FOUNDATION FOR THE PROPOSED STRUCTURE. IF NO SOILS REPORT IS PROVIDED, THE ENGINEER'S DESIGN WILL BE BASED SOLELY ON AVERAGE SOIL CONDITIONS IN GENERAL LOCATION OF PROPOSED CONSTRUCTION AS A RESULT OF THE ENGINEER'S NO GUARANTEE, WARRANTY, OR REPRESENTATION AS TO THE ACCURACY OF DESIGN FOR THE PARTICULAR TRACT OF LAND UPON WHICH THE CLIENT PROPRIETOR TO CONSTRUCT A STRUCTURE. UNLESS THE ENGINEER SHALL WARN THE DESIGN TO BE FREE OF DEFECTS OF CONSTRUCTION UPON SOIL SUBSTANTIALLY SCHEDULED IN ALL RESPECTS TO AVERAGE SOIL CONDITIONS FOR THE AREA. MINIMUM COVER OF SOIL LOCATED AT CORNER ARE INDICATED TO FLUCTUATE SEASONALLY DEPENDING ON THE AMOUNT OF RAINFALL & WEATHER PATTERNS. SURFACE DRAINAGE AND SUBSURFACE DRAINAGE CHARACTERISTICS.
3. FOR FOUNDATION TO PERFORM AS DESIGNED OWNER MUST ENSURE THAT SOIL INTERLUPE CONTENT IS MAINTAINED AT A CONSTANT LEVEL SURROUNDING THE FOUNDATION. DO NOT ALLOW SOIL TO DRY OUT TO A POINT WHERE THE SOIL GRACKS OR PULLS AWAY FROM THE FOUNDATION.
4. TO REDUCE CRACKING IN FOUNDATION, ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED SLOPING AWAY FROM THE FOUNDATION WITH A MINIMUM OF 2%.

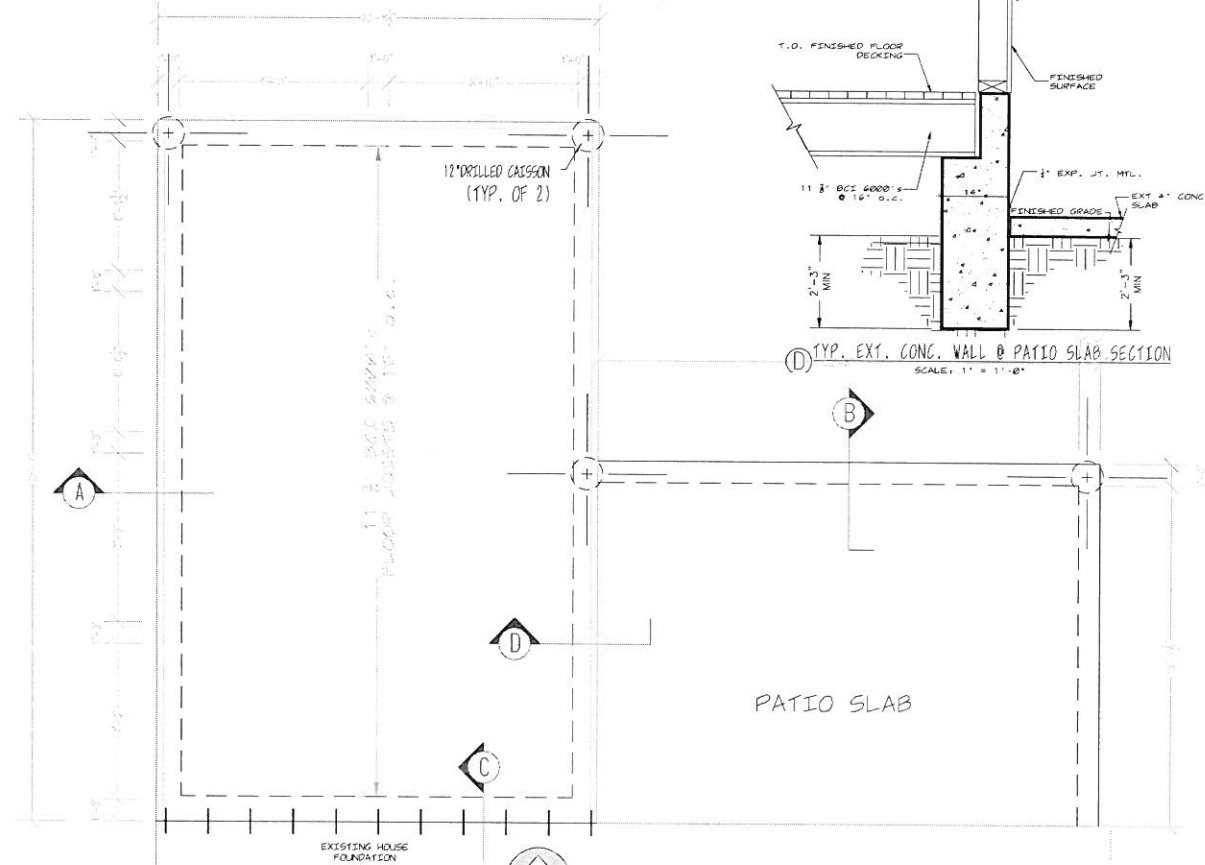


(B) TYPICAL EXTERIOR CONC. SLAB & GRADE BEAM SECTION
SCALE: 1" = 1'-0"

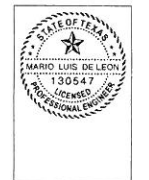


(C) TYPICAL EXT. CONC. SLAB & GRADE BEAM SECTION
SCALE: 1" = 1'-0"

Mario Luis De Leon Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:14:24 -06'00'



FOUNDATION PLAN
SCALE: 3/16" = 1'-0" NORTH



ACD ADVANCED CONSTRUCTION
STRUCTURE - FIRE PROTECTION
1520 E I-30 ROCKWALL, TX 75087
214-576-8148

NOT FOR CONSTRUCTION
APPROVED FOR CONSTRUCTION
DATE: 11/20/21
PROJECT: 214-576-8148

GRAVES RESIDENCE
406 MUNSON ST. ROCKWALL, TX 75087
FOUNDATION PLAN

November 13 2021

SHEET
S1
OF
4

Mario Luis De Leon

Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:14:44 -06'00'



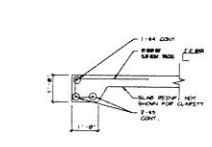
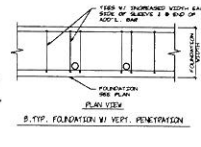
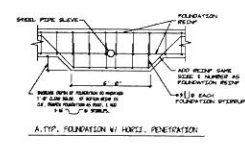
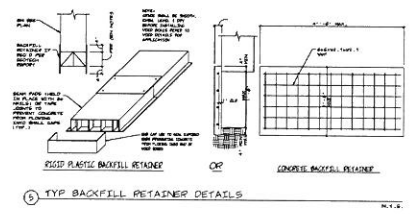
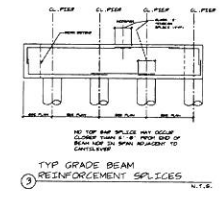
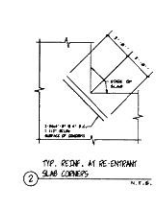
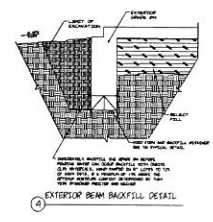
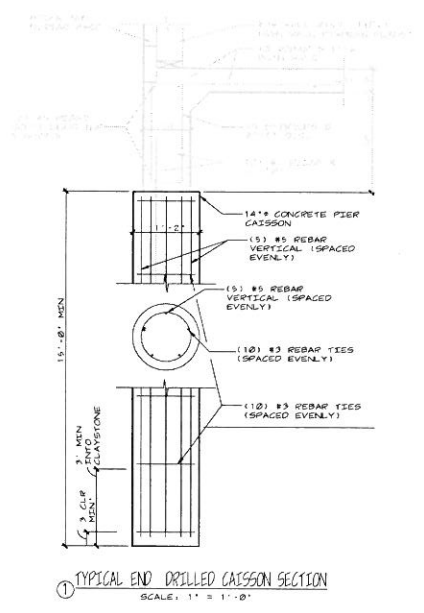
ACCD ADVANCED CONSTRUCTION DESIGN
STRUCTURE - TIME PROTECTION
1520 E I-30 ROCKWALL TX 75087
214-576-8148

PROFESSIONAL ENGINEER
MARIO LUIS DE LEON
130547
STATE OF TEXAS
EXPIRES 12/31/2024
EXPIRES 12/31/2024

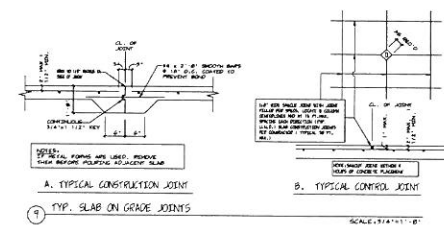
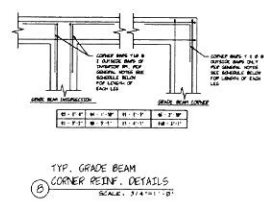
GRAVES RESIDENCE
406 MUNSON ST ROCKWALL, TX 75087
FOUNDATION DETAILS

November 13 2021

SHEET
S2
OF
4



6. TYPICAL FOUNDATION PENETRATION DETAILS
N.T.S.



A. TYPICAL CONSTRUCTION JOINT
B. TYPICAL CONTROL JOINT

Mario Luis De Leon

Digitally signed by Mario Luis De Leon
Date: 2021.11.20 20:15:00 -06'00'



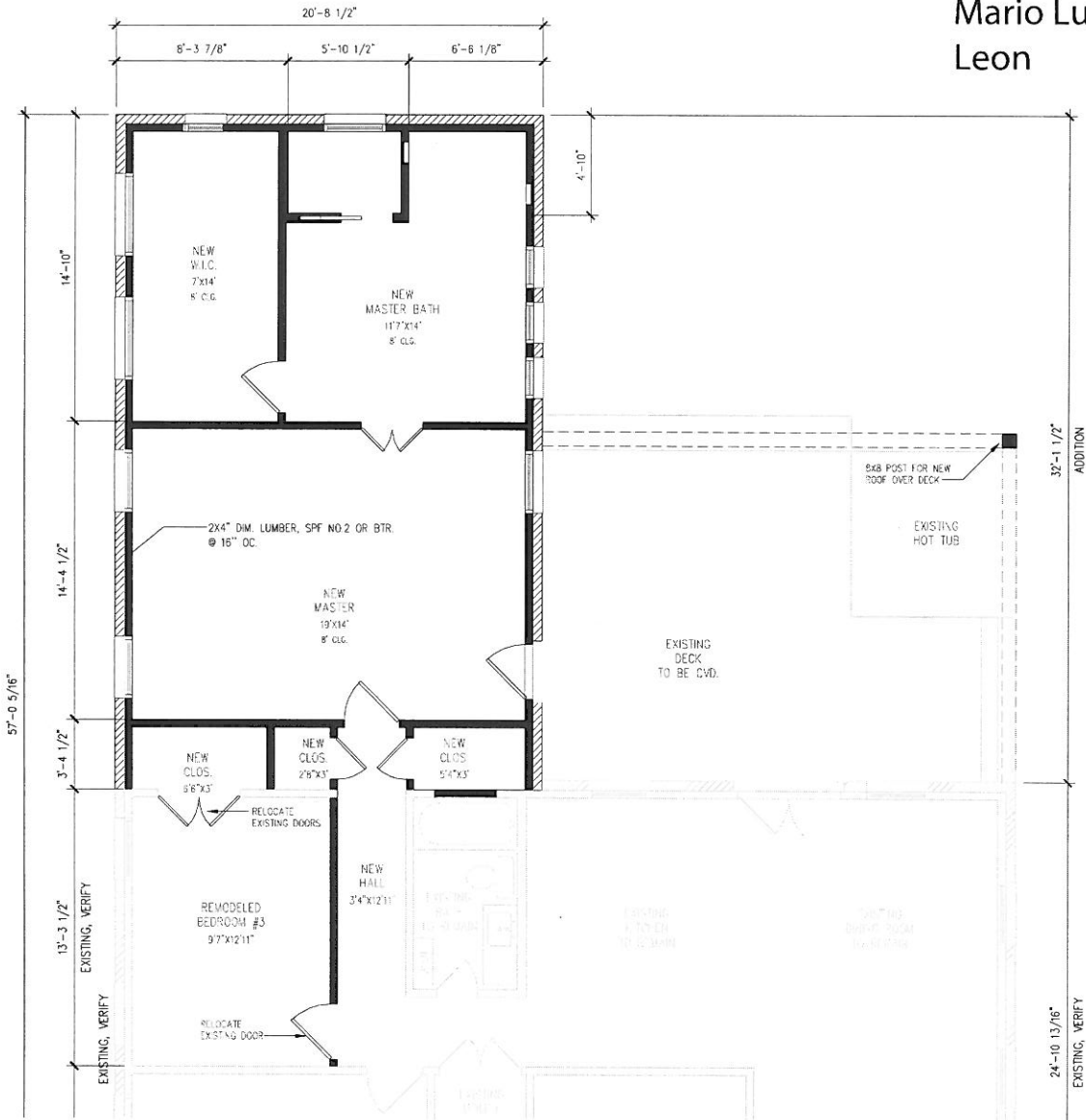
ACCD ADVANCED FIRE DETECTION
STRUCTURE FIRE PROTECTION
1520 E I-30 ROCKWALL TX 75087
214-576-8148

THIS DOCUMENT IS THE PROPERTY OF ACCD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ACCD.

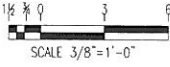
GRAVES RESIDENCE
406 MUNSON ST ROCKWALL, TX 75087
WALL FRAMING PLAN

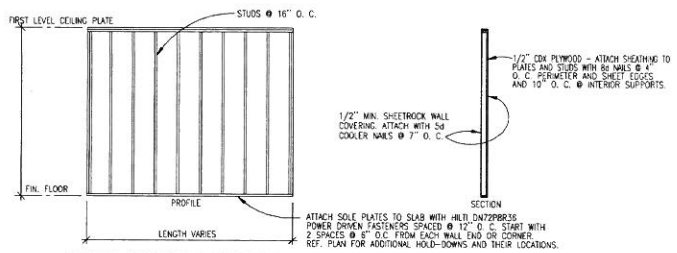
November 13 2021

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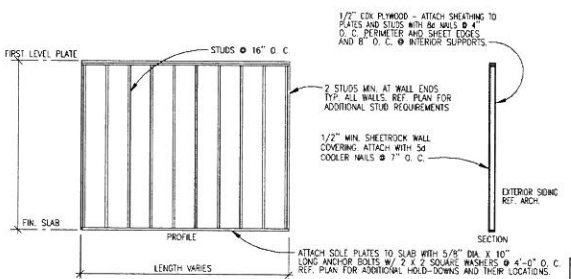


WALL FRAMING PLAN
SCALE: 3/16" = 1' - 0"





FIRST FLOOR INTERIOR SHEARWALL - TYPICAL DETAIL



FIRST FLOOR EXTERIOR SHEARWALL - TYPICAL DETAIL

DESIGN CRITERIA:
 2022 IBC WITH MINOR AMENDMENTS
 LIVE LOADS FLOORING - 40 PSF
 CEILING - 20 PSF
 ROOF - 30 PSF
 ATIC ACCESS STAIR - 350 LBS.
 CAPACITY
 WIND AND SEISMIC DESIGN
 WIND SPEED - 139 MPH
 RISK CATEGORY 1

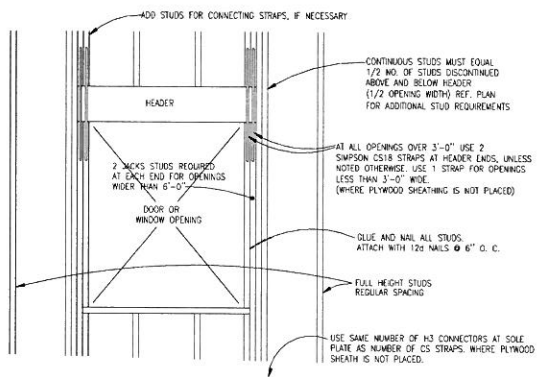
HEADERS:
 ALL FIRST FLOOR HEADERS AND SECOND FLOOR LOAD BEARING HEADERS TO BE A MIN. OF 2" X 10" EDGE, UNLESS NOTED OTHERWISE 10"-0" MAX.

ALL OTHER HEADERS:
 2 - 2" X 8" on Edge 3'-0" MAX
 2 - 2" X 8" on Edge 4'-0" MAX
 2 - 2" X 8" on Edge 6'-0" MAX
 2 - 2" X 10" on Edge 8'-0" MAX
 2 - 2" X 12" on Edge 10'-0" MAX

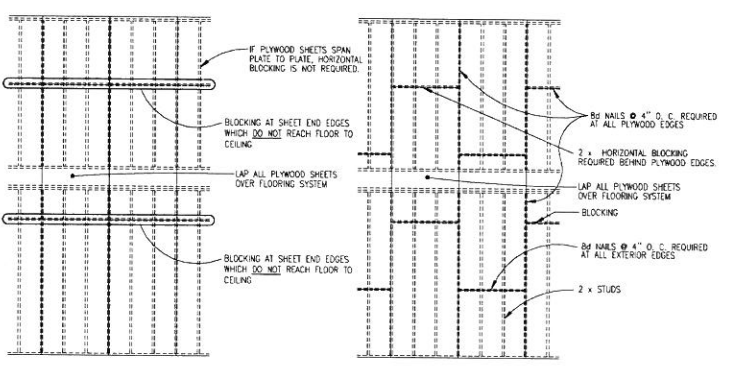
TYPICAL BEAM SIZES	ENGINEER BEAMS (SPAN/SLUR / DECKING)	SIZE SIMPSON HANGER
1" X 12"	H02427	H02427
1 1/2" X 11 1/2"	H02427	H02427
2" X 12"	H02427	H02427
2 1/2" X 12"	H02427	H02427
3" X 12"	H02427	H02427
3 1/2" X 11 1/2"	H02427	H02427
4" X 12"	H02427	H02427
4 1/2" X 11 1/2"	H02530/12	H02530/12
5" X 12"	H02530/12	H02530/12
5 1/2" X 11 1/2"	H02530/14	H02530/14
6" X 12"	H02530/14	H02530/14
6 1/2" X 11 1/2"	H02530/14	H02530/14
7" X 12"	H02530/14	H02530/14
7 1/2" X 11 1/2"	H02530/14	H02530/14
8" X 12"	H02530/14	H02530/14
8 1/2" X 11 1/2"	H02530/14	H02530/14

NOTES:
 1 - SPAN MEMBER SYSTEMS FOLLOW THE SIZES IN THE HEADS SPECIFIED IN THE FRAMING SCHEDULES AND SHALL HAVE A MINIMUM COVER OF 108 INVERTICAL.
 2 - 2" X 12" MINOR BEAM SIZE IS ACCEPTED SHALL HAVE A 1/2" MIN. PLYWOOD OR OSB PANEL PLATE BETWEEN THE TWO MEMBERS.
 3 - ALL WOOD MEMBERS SHALL BE MANUFACTURED BY ENDORSEMENT.
 4 - PROVIDE 3" BENDING AT EACH END OF AN IMBED BEAM USED AS A HEADER.
 5 - MEMBERS SHALL BE NOTED PER MANUFACTURER'S MOST RECENTLY PRINTED SPECIFICATIONS.
 6 - SEE MANUFACTURER'S METAL SHEETS FOR MEMBER END CURS.

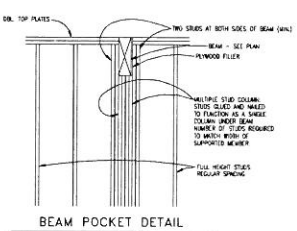
PLYWOOD AND SHEETROCK NAILING DIAGRAMS
 INDICATED ON PLAN BY "SW". LENGTH SPECIFIED WHERE REQUIRED IS GIVEN IN FEET.



WALL REINF. AROUND WINDOW OPENINGS



PLYWOOD BLOCKING AND NAILING PATTERN FOR EXTERIOR WALLS



BEAM POCKET DETAIL

- GENERAL NOTES - WOOD**
- All joists and rafters shall be #2 SYP unless otherwise noted. Multiple 2 x 12 beams shall be of #2 SYP. All wall studs to be stud grade or # 3 SYP. Attach all rafter ends to exterior wall framing with Simpson H3 connectors. Use Simpson HCP for Hojo & Valley connectors. In lieu of #3 bolts as noted in the I.R.C. attach ceiling and floor joists to top plates w/ 3 - 12d common nails (denoted) at each end where a connector is not used.
 - Bolt holes through wood shall be drilled 1/16" maximum larger than the diameter of the bolts to be installed. Bolts through wood shall be fitted with standard washers.
 - Wood framing members and connections shall be constructed and nailed in accordance with the I.R.C. Building Code, latest edition, unless otherwise noted, detailed or specified.
 - Wall studs to be 2 x 4 or 2 x 6 studs @ 16" O.C. Attach each stud to top and sole plates with 2-16d nails each. At exterior walls without plywood sheathing attach studs to the bottom sole plate with an additional Simpson H3 Hurricane anchor at 32" O.C. See plan notes for additional connections.
 - Joists under non-load bearing partitions shall be doubled.
 - Provide Simpson Generalized "U & LUS" standard joint hangers at solid sawn flush joint connections, and for trusses of flush beam connections, or use Simpson LBU hangers. All flush beam-to-toe beam connections are to be made with Simpson "HOLT & GLT" beam connections, U. N. D. All Simpson specifications and recommendations are to be followed, unless noted otherwise.
 - Let-in diagonal wood bracing shall be continuous #2 KD 1 x 6, well anchored to head and sill plates and attached to each wall stud along gagepost.
 - Plywood or sheathing shall bear on AFPA Framemark and be stamped performance rated for application and exposure on panel. Face grain is to run perpendicular to support members for horizontal (floor and roof) sheathing.
 - Provide the same number of wall studs under beams as the number of members in the beams unless noted otherwise (3 - 2 x 4 studs under each end of a beam made of 3 - 2 x 10 members). Studs to be gaged and nailed to function as a single column.
 - Wood in direct contact with concrete or masonry shall be treated.
 - Wood columns and posts shall be framed to true end bearings, and shall be positively anchored to foundation with approved post bases. Support column and post securely in position and protect base from deterioration. Columns and posts of treated wood may be placed directly on concrete or masonry. Use treated wood for all floor joists which are exposed or within 18" of the ground, or in permanent contact with earth.
 - Joists shall be laterally supported at the ends of each support and at 8'-0" O.C. maximum by solid blocking. Where the ends of joists are nailed to a flush header, bond or rim joists or to an adjoining stud, end blocking may be omitted. U.N.D. at shearwalls. Solid blocking shall be not less than two inches (2") in thickness and shall match the depth of the joist.
 - At exterior sole plates provide 5/8" dia. x 10" long anchor bolts, with 2 x 2 square washers, at 4'-0" (max.) o. c., with bolts of 12" maximum from wall ends. Bolts shall be embedded 7" minimum into concrete. As an alternate Simpson "MAG" hole - drains may be used. Place 6" from wall ends and space at 2'-8" O.C. See plans for any additional spacing and hold-down and anchoring requirements.
 - All beams made up of multiple 2 x joists shall be connected as per the I.R.C. Code requirements, or local code, whichever is stricter.
 - Fitch beam bolts shall be 3/4" diameter, U. N. D., located 2" from steel plate edges and shall be staggered. Provide two (2) standard washers per bolt, one (1) washer installed on each side of beam.
 - Floor decking to be min. 3/4" T&G plywood nailed to floor framing with 10d nails spaced at 4" o. c. at plywood sheet edges and 10" o. c. at interior supports. (6 gauge screws in 1 1/2" min. penetration into support member may be used in lieu of 10d nails for decking attachment, same spacing as nails.)
 - If not specified by applicable building codes, wood members, connections and construction shall comply with AIC Timber Construction Manual requirements, latest edition.
 - All Simpson connectors used with treated wood members treated with chromated copper arsenate (CCA-C) or DOF sodium borate (SBB) should be coated with standard G90 galvanizing and connected with nails, screws, or bolts that are post hot dip galvanized. All Simpson connectors used with wood members treated with alkaline copper quat (ACQ-C) and ACQ-D) or copper azole (CBA-A and CBA-B) or any other "non-DOF" borate should be coated with Simpson Z max (G185) or post hot dip galvanized (H00) coated with Simpson Z max (G185) or bolts that are post hot dip galvanized (H00) or are stainless steel (SS31600). Wood treated with ammoniac copper zinc arsenate (ACZA) or any other preservative treatment not noted above is NOT ALLOWED for construction.
 - For engineered wood products noted on plans, all manufacturer specifications and installation requirements must be followed U.N.D.



ACCD ADVANCED CONSTRUCTION DETAILING
 1520 E I-30 ROCKWALL TX 75087
 214-576-8148

FOR INFORMATION ONLY: THIS PROJECT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.

GRAVES RESIDENCE
 406 MUNSON ST ROCKWALL, TX 75087
WALL FRAMING DETAILS

Digitally signed by Mario Luis De Leon
 Date: 2021.11.20 20:15:27 -06'00'

November 13 2021



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: December 16, 2021
APPLICANT: Patricia Edwards
CASE NUMBER: H2021-010; *Certificate of Appropriateness (COA) for 602 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.907-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,623 SF single-family home constructed in 1935, and a ~2,409 SF secondary living unit/guest quarters and a 90 SF portable accessory building constructed in 1995. According to the 2017 *Historic Resource Survey*, the single-family home constructed on the subject property is built in the colonial revival architectural style and is classified as a *High Contributing Property*. In addition, the survey states that single-family home was built in 1915, not in 1935 as indicated by RCAD. According to the January 3, 1972 historic 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 to Single-Family 7 (SF-7) District.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a wall and fence built without a permit and extending a ten (10) foot wall on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 601 Williams Street, which is a 0.6428-acre parcel of land with a ~2,847 SF single-family home situated on it. According to the 2017 *Historic Resource Survey* the home was built in 1918, and is designated as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District and the remainder of the Foree Addition, which was established on February 2, 1913 and consists of 26 single-family homes zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is 303 N. Clark Street, which is a 0.689-acre parcel of land with a ~2,401 SF single-family home situated on it. According to the 2017 *Historic Resource Survey* the home was built circa 1950 and is designated as a *Medium Contributing Property*. Beyond this is 205 N. Clark Street, which is a 0.323-acre parcel of land with a ~1,146 SF single-family home situated on it. According to the 2017 *Historic Resource Survey*, the home was built circa 1955 and is designated as a *Medium Contributing Property*. Beyond this are four (4) parcels of land, two (2) vacant and two (2) developed with single-family homes. All four (4) properties are designated as

Non-Contributing and zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

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

West: Directly west of the subject property is 510 Williams Street, which is a 0.388-acre parcel of land with a ~3,848 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1965 and is designated as a *Medium Contributing Property*. Beyond this is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

On December 2, 2021, the Neighborhood Improvement Services (NIS) Department initiated a proactive (*or internal*) compliance case concerning the unpermitted construction of an eight (8) foot cedar fence and the increase/expansion of an existing stone wall and fireplace. Since this work was completed without a building permit, the applicant had not sought approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). After the applicant and staff spoke about the unpermitted improvements, the applicant submitted a Certificate of Appropriateness (COA) application. Submitted with this application, was a request to allow the stone wall to continue south along the western property line. The original wall was estimated to be five (5) feet tall, and the finished height of the wall -- *after the unpermitted improvements* -- is ten (10) feet. Utilizing aerial imagery of the existing stone wall, it appears to be approximately 34-feet in length, extending from the rear façade of the home to approximately 13-feet behind the front façade of the guest quarters. Within your packet are photos provided by the applicant and from the Neighborhood Improvement Services (NIS) Department depicting the scope of work completed. Staff has provided a map showing the existing improvements, the unpermitted fence, and the requested extension of the wall.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (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 new cedar fence is the only wood fence on the subject property, with the other perimeter fences being wrought iron or chain link. According to Subsection 02.01, *General Definitions*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, according to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the maximum height of a residential fence is eight (8) feet. In this case the stone wall is considered a fence and exceeds the maximum height requirement by two (2) feet. The proposed continuation of the ten (10) foot stone wall would also exceed the eight (8) foot maximum residential fence requirement. The applicant has stated to staff that the additional height of the wall is required to block floodlights on the adjacent property to the west. Staff should also note that the applicant has attempted to match the stone on the existing wall with the stone used to increase the height of the wall, and would be required to do so on the proposed expansion along the southern property line. It should also be stated that the applicant will be required to submit and be approved for a fence exception from the Planning and Zoning Commission for the increased height of the wall. This means that if the Historic Preservation Advisory Board (HPAB) approves this Certificate of Appropriateness (COA), a recommendation for approval will be forward to the Planning and Zoning Commission.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” That being said the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be required to submit an exception request to the Planning and Zoning Commission for the additional height to the fence.
- (2) The applicant will be required to match the stone used on the existing wall and the stone used to increase the height of the wall on the proposed expansion along the southern property line.
- (3) 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: H2021-010

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

SUBDIVISION

LOT

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME

Patricia Edwards

APPLICANT(S) NAME

ADDRESS

602 William St
Rockwall TX 75087

ADDRESS

PHONE

214.315.0474

PHONE

E-MAIL

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.

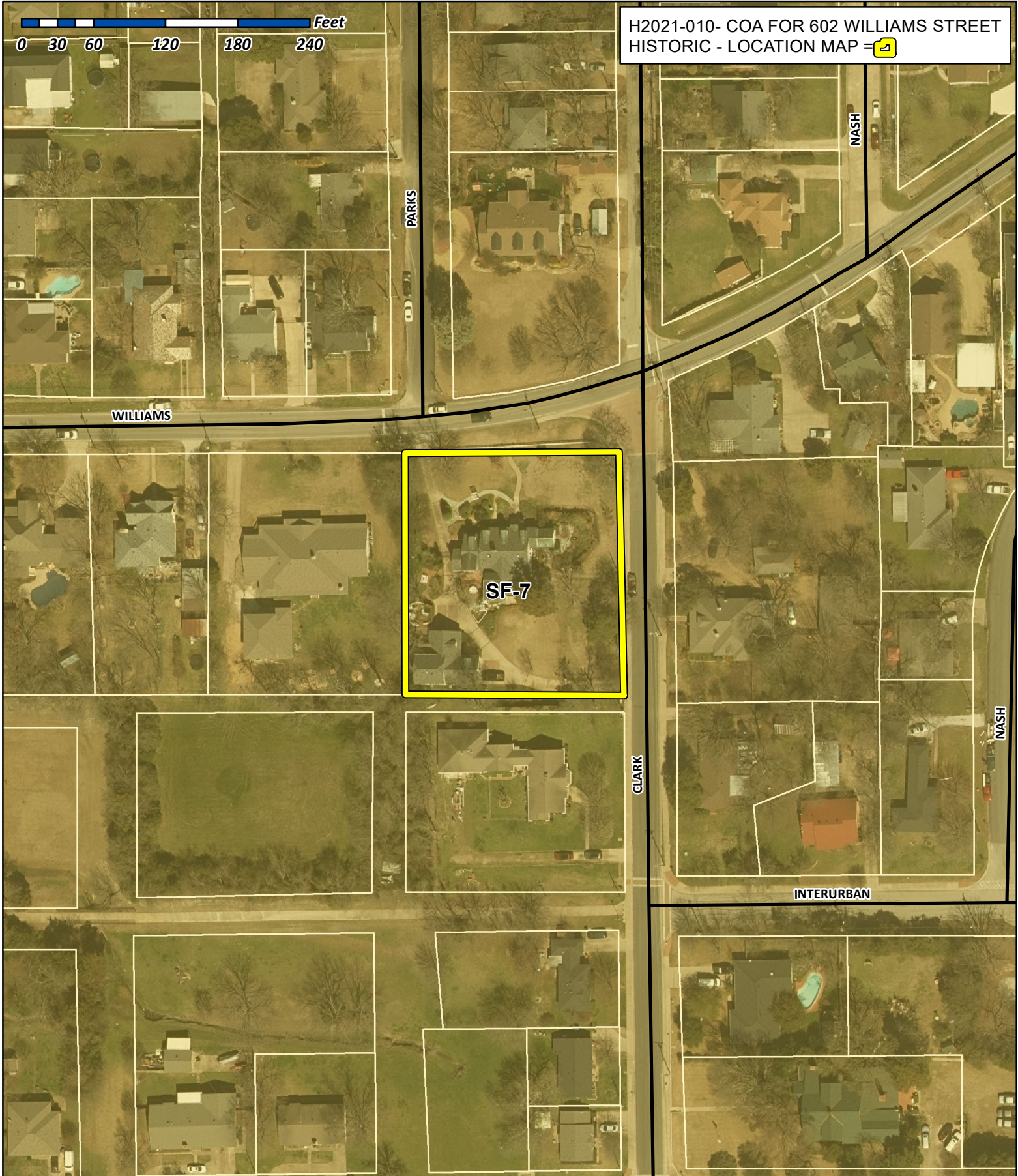
I did an addition to the top of a small stone wall in my back yard which was dilapidated to the point of being unsafe. I was misinformed by my contractor in regards to a permit because it was a detached structure built in 1999 by Peg Parrell. I stayed well within the historical esthetics of the property & only improved it. It is also blocking some terribly bright flood lights placed too high & all around the property next door.


OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2021-010- COA FOR 602 WILLIAMS STREET
 HISTORIC - LOCATION MAP 

0 30 60 120 180 240 Feet

WILLIAMS

PARKS

NASH

SF-7

CLARK

NASH

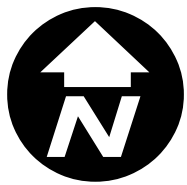
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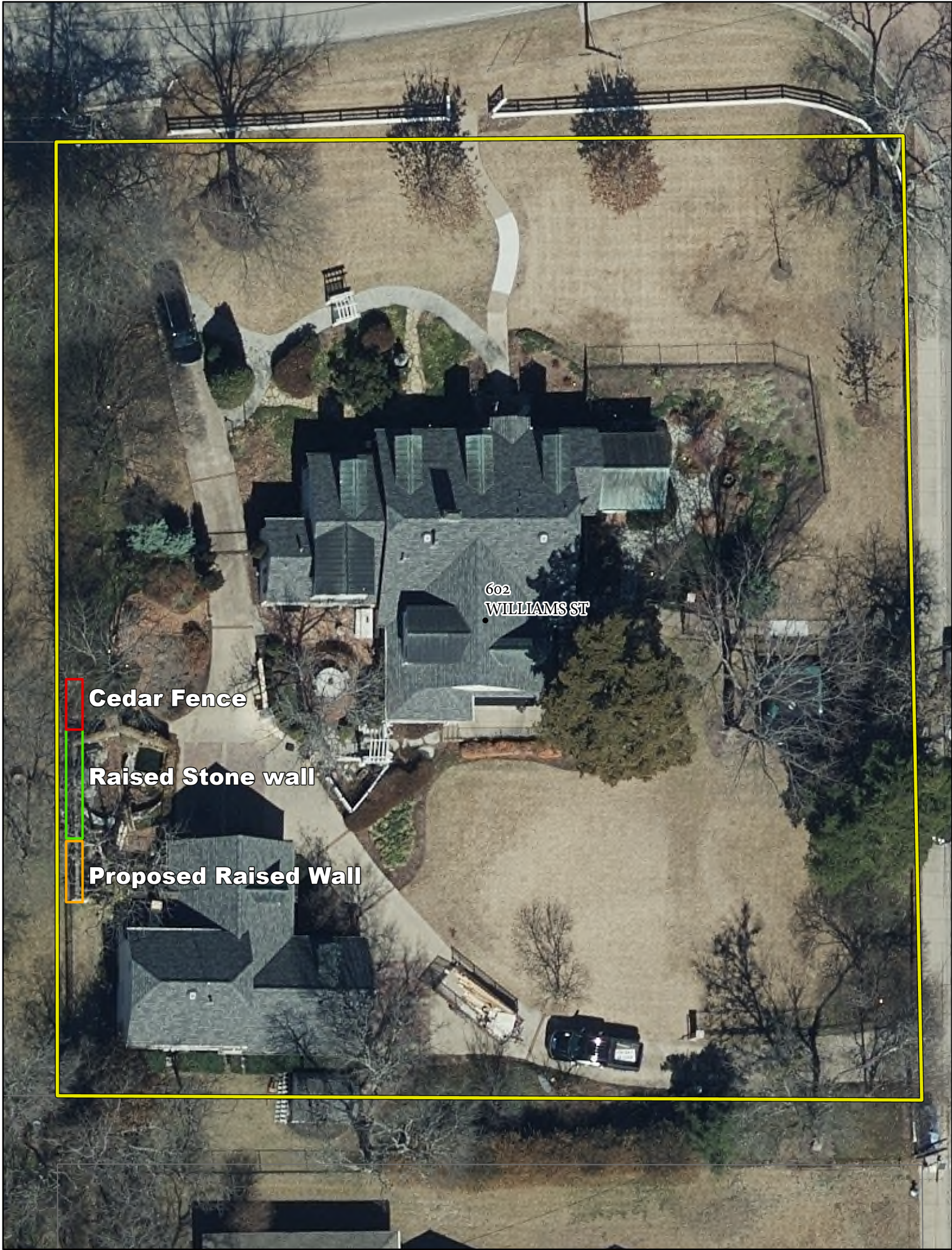


City of Rockwall

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.





602
WILLIAMS ST

Cedar Fence

Raised Stone wall

Proposed Raised Wall









