

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 20, 2024 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 16, 2024 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) **H2024-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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.

(3) **H2024-006 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant in conjunction with a request for the replacement of a roof 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) **H2024-011 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for the demolition of an existing single-family home and three (3) existing accessory buildings on a *Medium Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

(V) 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, Melanie Zavala, 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, 2024 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 16, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:00 PM. Board members present were Haydon Frasier, Sarah Freed, Alison McNeely, Ben Lewis and Steve Gaskin. Board members absent were Brandon Litton. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.

II. OPEN FORUM

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Chairman Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Miller closed the open forum.

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 March 21, 2024 Historic Preservation Advisory (HPAB) meeting.

Board member Freed made a motion to approve Consent Agenda. Board member Frasier seconded the motion which passed by a vote of 6-0

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. H2024-005 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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.

Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the roof. Staff mailed out 32 notices to property owners and occupants within 200 feet of the subject property. At this time staff had not received any notices in regards to the request.

Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed the Public Hearing and brought the item back for discussion or action.

Chairman Miller made a motion to table H2024-005 till next meeting on June 20th. Board member Gaskin seconded the motion which passed by a vote of 5-1. With Board Member Freed dissenting.

3. H2024-006 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant in conjunction with a request for the replacement of a roof 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.

Chairman Miller made a motion to table H2024-006 till next meeting on June 20th. Board member Gaskin seconded the motion which passed by a vote of 5-1. With Board Member Freed dissenting.

4. H2024-007 (BETHANY ROSS)

61 Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of
62 Appropriateness (COA) for exterior alterations to a fence on a Medium Contributing Property being a 0.4590-acre parcel of land identified as
63 Lot B, Block 5, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within
64 the Old Town Rockwall (OTR) Historic District, addressed as 406 Williams Street, and take any action necessary.

65
66 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA) for**
67 **the purpose of constructing an 8-foot cedar fence on the west and a 4-foot rod iron fence for the remaining portion of the backyard. This will**
68 **require a building permit and a COA. On may 3rd staff mailed out notices to property owners and occupants within 200 feet of the subject property.**
69 **Staff at this time had not received any notices in return.**

70
71 **Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time**

72
73 **Clay Shipman**
74 **742 Ridge Hollow Rd**
75 **Rockwall, TX 75032**

76
77 **Mr. Shipman came forward and provided additional details in regards to the request.**

78
79 **Board member McNeely asked what the height was for the fence.**

80
81 **Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed**
82 **the Public Hearing and brought the item back for discussion or action.**

83
84 **Board member Frasier made a motion to approve H2024-007. Board member Freed seconded the motion which passed by a vote of 6-1.**

85
86 **5. H2024-008 (ANGELICA GUEVARA)**

87 Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an
88 addition to an existing driveway on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer &
89 Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall
90 (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

91
92 **Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a Certificate of**
93 **Appropriateness (COA) for expanding an existing concrete driveway. Will match existing driveway. The applicant scope of work generally confirms**
94 **to the guidelines. Staff mailed out notices to property owners and occupants within 200-feet of the subject property. Staff has received one (1)**
95 **email in opposition of the applicants request.**

96
97 **Rebekah Barakat**
98 **303 Williams Street**
99 **Rockwall, TX 75087**

100
101 **Mrs. Barakat came forward and provided additional details in regards to the request.**

102
103 **James Seregow**
104 **503 N. Fannin Street**
105 **Rockwall, TX 75087**

106
107 **Mr. Seregow came forward and expressed his concerns in regards to the request.**

108
109 **Kathy Seregow**
110 **503 N. Fannin Street**
111 **Rockwall, TX 75087**

112
113 **Mrs.Seregow came forward and expressed her concerns in regards to the request.**

114
115 **Board member Gaskin asked about the rule on the driveway**

116
117 **Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed**
118 **the Public Hearing and brought the item back for discussion or action.**

119
120 **Chairman Miller made a motion to deny H2024-008. Board member Frasier seconded the motion to deny which passed by a vote of 6-0.**

121
122 **6. H2024-009 (ANGELICA GUEVARA)**

123 Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Building Permit Fee Waiver in conjunction
124 with a request for an addition to an existing driveway on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C,

125 Block 2, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old
126 Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

127
128 **Chairman Miller made a motion to deny H2024-009. Board member Freed seconded the motion to deny which passed by a vote of 6-0.**

129
130 **7. H2024-010 (ANGELICA GUEVARA)**

131 Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a *Small Matching Grant* in conjunction with a
132 request for an addition to an existing driveway on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block
133 2, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old
134 Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

135
136 **Chairman Miller made a motion to deny H2024-010. Board member Freed seconded the motion to deny which passed by a vote of 6-0.**

137
138 **V. DISCUSSION ITEMS**

139
140 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*
141 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*
142 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*

143
144 **8. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)**

145
146 **Director of Planning and Zoning Ryan Miller indicated there are currently no ongoing historic projects.**

147
148 **VI. ADJOURNMENT**

149
150 **Chairman Miller adjourned the meeting at 6:38PM**

151
152 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
153 OF _____ 2024.

154
155
156 _____
157 TIFFANY MILLER, CHAIRMAN

158
159
160 _____
161 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

162



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 20, 2024

APPLICANT: Tim Herriage

CASE NUMBER: H2024-005; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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. 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. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2022-011] to allow the demolition of a greenhouse on the subject property.



FIGURE 1: AUGUST 10, 2012

PURPOSE

The applicant -- *Time Herriage* -- is requesting approval of a Certificate of Appropriateness (COA) to allow for the replacement of the roof on the existing single-family home 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.

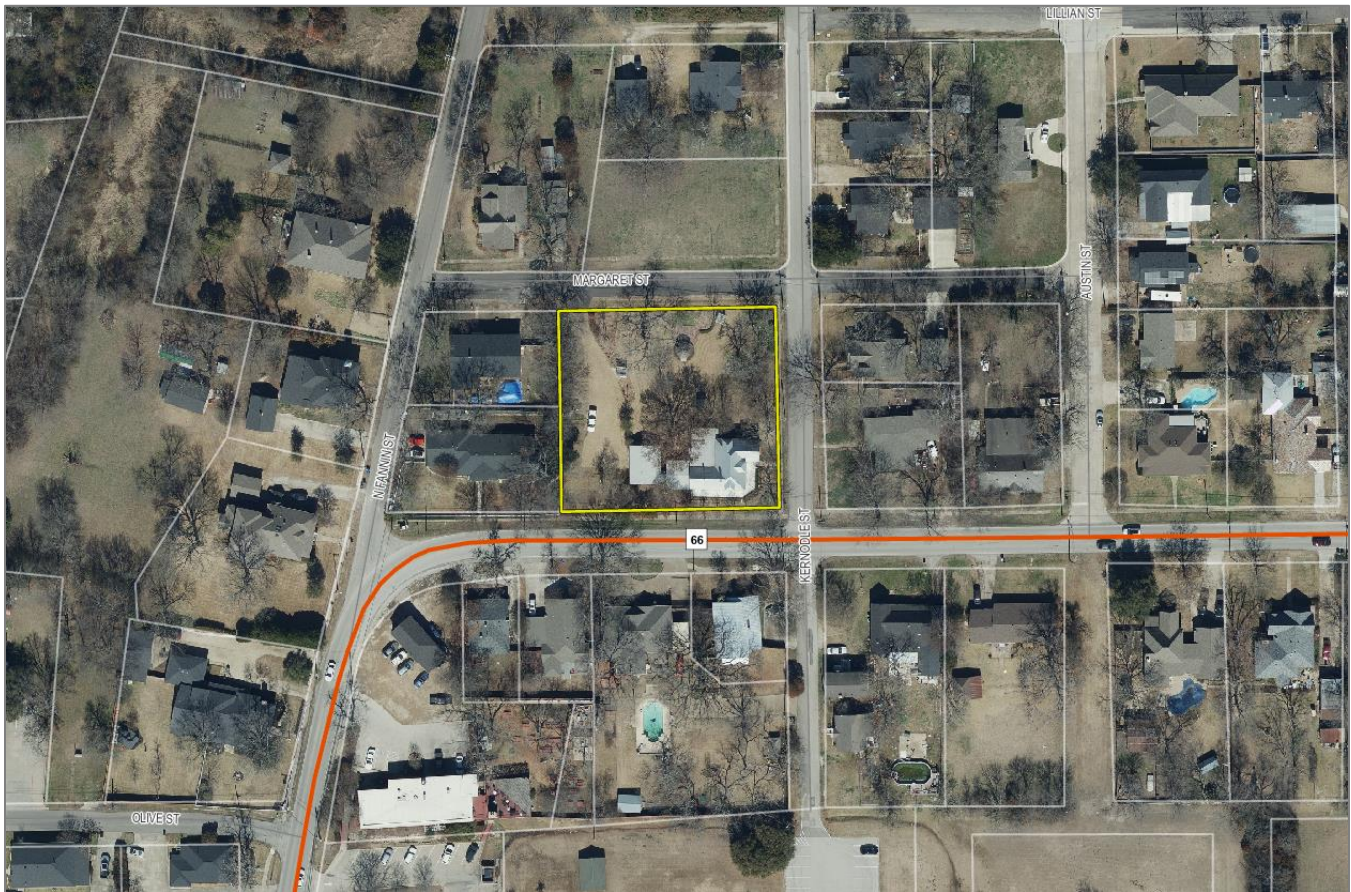


FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Certificate of Appropriateness (COA) to allow the replacement of the roof on the existing single-family home. Currently the two (2) story portion of the single-family home has metal roofing, the sunroom and garage have asphalt shingles, and the covered porch has roll roofing. In this case, the applicant is requesting to [1] replace the existing metal roof with a new standing seam metal roof that will closely match the color of the existing roof, [2] replace the existing asphalt shingles with new asphalt shingles, and [3] replace the roll roofing with the same standing seam material. In addition, the applicant indicated to staff that the replacement of the roll roofing with standing seam depends "... on the condition of the underlying structure, which we [i.e. the applicant] can only assess once the existing material is removed."

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).

According to Section 07(D), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(r)ooft materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed." In this case, the applicant is proposing to replace asphalt shingles with like and kind asphalt shingles, and upgrade the roll roofing on the covered patios with standing seam. In addition, the applicant is proposing to replace the existing metal roof with a new standing seam roof that is similar in color. Given this, the applicant's request appears to meet the intent of Section 07(D); however, a Certificate of Appropriateness (COA) request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 3, 2022, staff mailed 32 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) 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 Kernodle Street, Rockwall, TX 75087

SUBDIVISION Buttgen Addition

LOT

1

BLOCK

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 Jennifer's Homes, Inc

APPLICANT(S) NAME _____

ADDRESS 2701 Whispering Oaks

ADDRESS _____

Rockwall, TX 75087

PHONE 214-607.1227

PHONE _____

E-MAIL tim@timherriage.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): \$ 74,799.40

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.

Remove entire roof. Repair decking and soft spots. Remove all gutters. Replace metal roof sections with The Berridge Cee-Lock Panel Preweathered Galvalume.

Replace shingle portion of roof with 30 year shingle of closest match

Replace gutters with white gutters

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

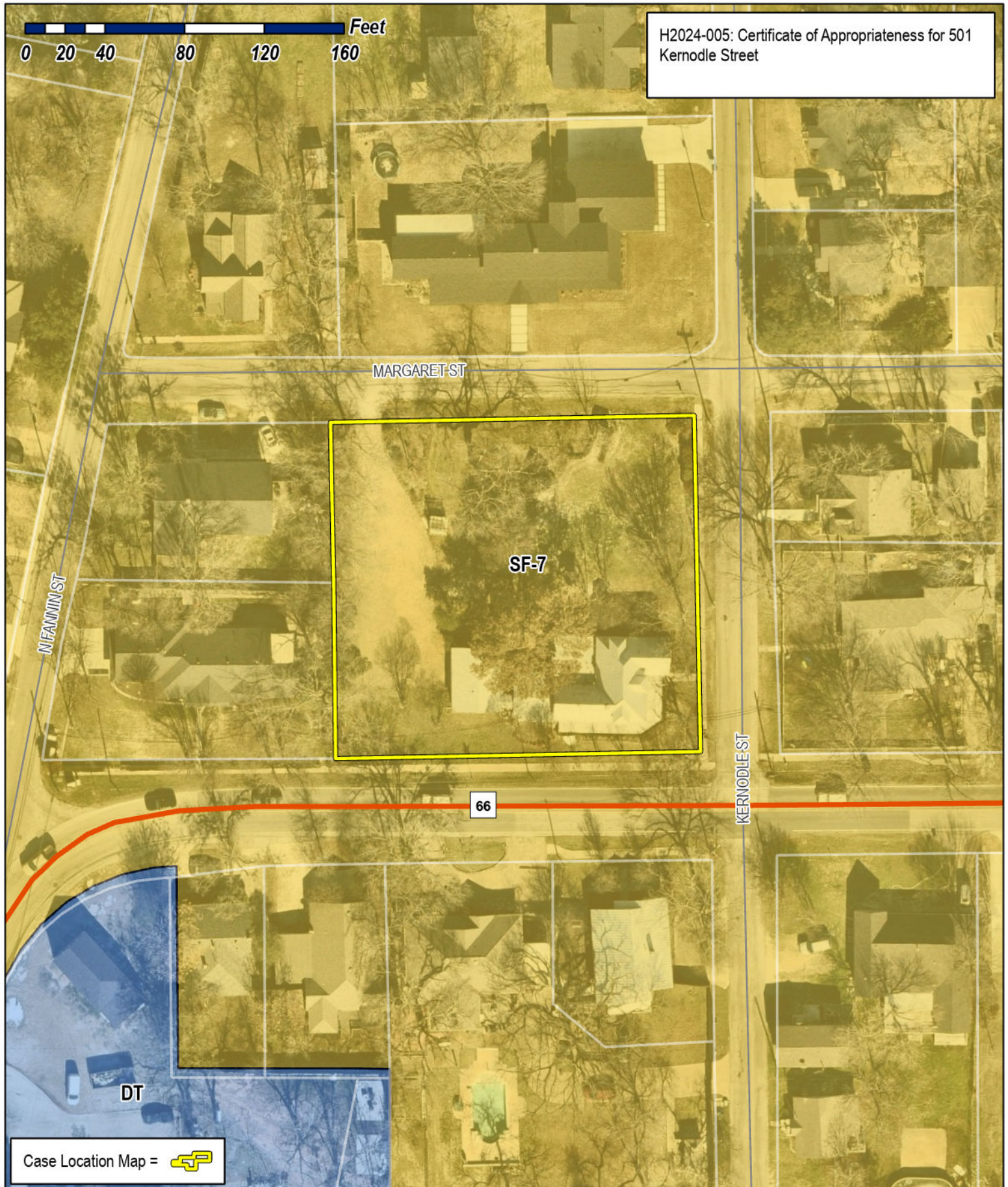
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2024-005: Certificate of Appropriateness for 501 Kernodle Street



Case Location Map =



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.

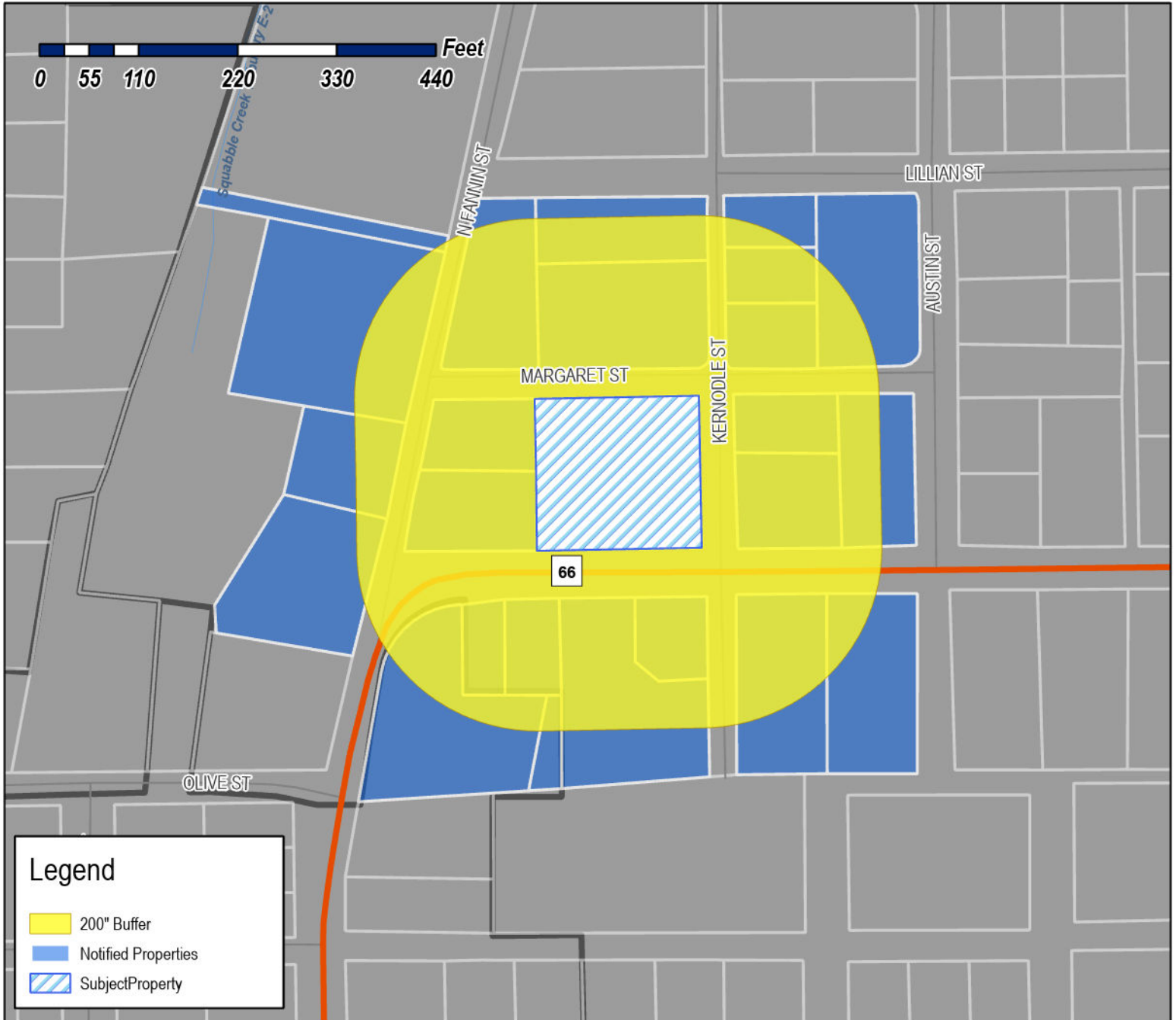




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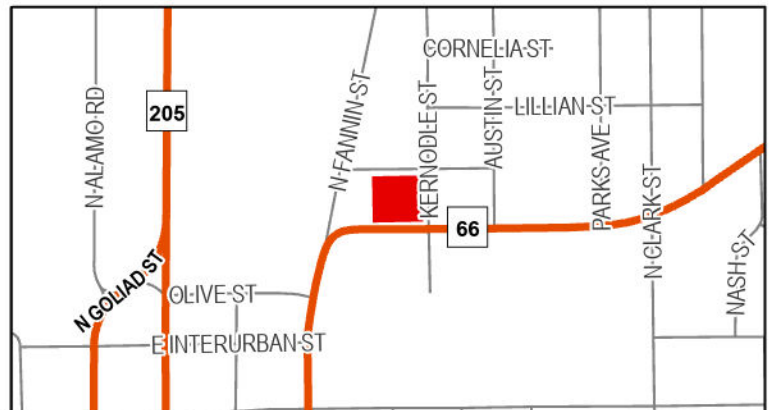
Legend

- 200" Buffer
- Notified Properties
- SubjectProperty

Case Number: H2024-005
Case Name: Certificate of Appropriateness for a High Contributing property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Kernodle Street

Date Saved: 4/25/2024

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



PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN 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

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

ODOM JAY L & ALISON N
601 N FANNIN 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

RESIDENT
606 KERNODLE ST
ROCKWALL, TX 75087

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

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2024-005: Certificate of Appropriateness for 501 Kernodle Street

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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 will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing 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, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-005: Certificate of Appropriateness 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.

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

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



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Insured: JENNIFER'S HOMES
Property: 501 KERNODLE ST
ROCKWALL, TX 75087

Estimator: Nathan Purnell

Business: (214) 236-6382
E-mail: nathan@purnellroofingllc.com

Claim Number: ARAH-00000638

Policy Number:

Type of Loss: Hail

Date of Loss: 6/11/2023 9:54 AM
Date Inspected:

Date Received:
Date Entered: 11/7/2023 9:53 AM

Price List: TXDF8X_NOV23
Restoration/Service/Remodel
Estimate: JENNIFERSHOMES



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

JENNIFERSHOMES

Laminate Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated								
21.65 SQ	61.89	0.00	1,339.92	0/30 yrs	Avg.	NA	(0.00)	1,339.92
The laminate roof totals 21.65 squares. See roof report.								
Totals: Laminate Roof Removal		0.00	1,339.92				0.00	1,339.92

Metal Shake Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
2. Remove Aluminum shake/slate - ridge or hip - mill finish								
187.62 LF	3.46	0.00	649.17	0/75 yrs	Avg.	NA	(0.00)	649.17
3. Remove Aluminum shake/slate - including felt - mill finish								
25.50 SQ	92.83	0.00	2,367.17	0/75 yrs	Avg.	NA	(0.00)	2,367.17
The metal shake roof is 25.5 squares. See roof report.								
4. Remove Aluminum shingle/shake valley flashing								
68.17 LF	0.66	0.00	44.99	0/75 yrs	Avg.	NA	(0.00)	44.99
5. Remove Aluminum sidewall/endwall flashing - mill finish								
42.00 LF	0.65	0.00	27.30	0/75 yrs	Avg.	NA	(0.00)	27.30
6. Remove Aluminum rake/gable edge trim - mill finish								
50.00 LF	0.65	0.00	32.50	0/75 yrs	Avg.	NA	(0.00)	32.50
7. Remove Additional charge for steep roof - 10/12 - 12/12 slope								
25.50 SQ	24.20	0.00	617.10	0/NA	Avg.	NA	(0.00)	617.10
Totals: Metal Shake Roof Removal		0.00	3,738.23				0.00	3,738.23

Coated Mod Bit Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
8. Tear off, haul and dispose of modified bitumen roofing								
5.61 SQ	55.80	0.00	313.04	0/20 yrs	Avg.	NA	(0.00)	313.04
The mod bit roof is 5.61 squares. See roof report.								
Totals: Coated Mod Bit Roof Removal		0.00	313.04				0.00	313.04

Gazebo Metal Shake Roof Removal

PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
9. Remove Aluminum shake/slate - ridge or hip - mill finish	77.75 LF	3.46	0.00	269.02	0/75 yrs	Avg.	NA	(0.00)	269.02
10. Remove Aluminum shake/slate - including felt - mill finish	1.92 SQ	92.83	0.00	178.23	0/75 yrs	Avg.	NA	(0.00)	178.23
11. Remove Additional charge for steep roof greater than 12/12 slope	1.92 SQ	30.04	0.00	57.68	0/NA	Avg.	NA	(0.00)	57.68
Totals: Gazebo Metal Shake Roof Removal			0.00	504.93				0.00	504.93

Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
12. Roofing felt - 15 lb.	55.24 SQ	35.92	40.01	2,024.23	0/20 yrs	Avg.	0%	(0.00)	2,024.23
13. Remove Drip edge/gutter apron	708.08 LF	0.36	0.00	254.91	0/35 yrs	Avg.	NA	(0.00)	254.91
14. Valley metal - (W) profile	81.83 LF	7.12	22.41	605.04	0/35 yrs	Avg.	0%	(0.00)	605.04
15. Standing seam metal roofing	5,524.00 SF	8.91	1,877.61	51,096.45	0/75 yrs	Avg.	0%	(0.00)	51,096.45
16. Hip / Ridge cap - metal roofing	351.33 LF	6.54	84.06	2,381.76	0/75 yrs	Avg.	0%	(0.00)	2,381.76
17. Eave trim for metal roofing - 29 gauge	549.83 LF	3.72	64.41	2,109.78	0/75 yrs	Avg.	0%	(0.00)	2,109.78
18. Aluminum rake/gable edge trim - mill finish	191.00 LF	5.29	26.00	1,036.39	0/75 yrs	Avg.	0%	(0.00)	1,036.39
19. Neoprene pipe jack flashing for metal roofing	10.00 EA	64.62	24.82	671.02	0/75 yrs	Avg.	0%	(0.00)	671.02
20. Flat roof exhaust vent / cap - gooseneck 8"	4.00 EA	81.61	8.91	335.35	0/35 yrs	Avg.	0%	(0.00)	335.35
21. R&R Flashing, 14" wide	23.00 LF	5.41	3.85	128.28	0/35 yrs	Avg.	0%	(0.00)	128.28
22. Roof vent - turtle type - Metal	2.00 EA	68.52	3.80	140.84	0/35 yrs	Avg.	0%	(0.00)	140.84
23. Step flashing	128.50 LF	10.60	20.88	1,382.98	0/35 yrs	Avg.	0%	(0.00)	1,382.98
24. R&R Chimney flashing - average (32" x 36")	1.00 EA	455.44	8.38	463.82	0/35 yrs	Avg.	0%	(0.00)	463.82
25. R&R Chimney flashing - small (24" x 24")	2.00 EA	354.34	9.42	718.10	0/35 yrs	Avg.	0%	(0.00)	718.10
26. Additional charge for steep roof - 10/12 - 12/12 slope	25.50 SQ	75.11	0.00	1,915.31	0/NA	Avg.	0%	(0.00)	1,915.31



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
27. Additional charge for steep roof greater than 12/12 slope	1.92 SQ	94.98	0.00	182.36	0/NA	Avg.	0%	(0.00)	182.36
Totals: Standing Seam Roof Replacement			2,194.56	65,446.62				0.00	65,446.62

Rear Elevation

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
28. Seal & paint wood siding	80.00 SF	2.42	3.43	197.03	0/15 yrs	Avg.	0%	(0.00)	197.03
29. Mask and prep for paint - plastic, paper, tape (per LF)	48.00 LF	1.84	1.07	89.39	0/15 yrs	Avg.	0%	(0.00)	89.39
30. R&R Overhead door panel - 13' to 18'	2.00 EA	626.11	76.48	1,328.70	0/35 yrs	Avg.	0%	(0.00)	1,328.70
31. Patio/pool Enclosure - Rescreen	204.00 SF	1.91	8.08	397.72	0/40 yrs	Avg.	0%	(0.00)	397.72
32. Scrape the surface area & prep for paint	80.00 SF	0.89	0.07	71.27	0/15 yrs	Avg.	0%	(0.00)	71.27
33. Clean overhead door & hardware	1.00 EA	60.63	5.02	65.65	0/NA	Avg.	0%	(0.00)	65.65
34. Paint overhead door - 2 coats (per side)	1.00 EA	155.09	3.97	159.06	0/15 yrs	Avg.	0%	(0.00)	159.06
35. Seal & paint single garage door opening & trim	1.00 EA	137.97	0.80	138.77	0/15 yrs	Avg.	0%	(0.00)	138.77
Totals: Rear Elevation			98.92	2,447.59				0.00	2,447.59

Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
36. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	385.50	0.00	385.50	0/NA	Avg.	NA	(0.00)	385.50
37. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	623.57	0.00	623.57	0/NA	Avg.	NA	(0.00)	623.57



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Debris Removal			0.00	1,009.07				0.00	1,009.07
Line Item Totals: JENNIFERSHOMES			2,293.48	74,799.40				0.00	74,799.40

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Summary for Dwelling

Line Item Total	72,505.92
Material Sales Tax	2,288.46
Cleaning Mtl Tax	0.02
	<hr/>
Subtotal	74,794.40
Cleaning Sales Tax	5.00
	<hr/>
Replacement Cost Value	\$74,799.40
Net Claim	\$74,799.40
	<hr/> <hr/>

Nathan Purnell

Berridge Cee-Lock Panel

STANDING SEAM SYSTEM



The Berridge Cee-Lock Panel is an architectural metal standing seam panel that incorporates an integral snap-lock seam and an optional patented vinyl weatherseal.



Materials

24 and 22 Gauge Steel
0.032 Aluminum

Specifications

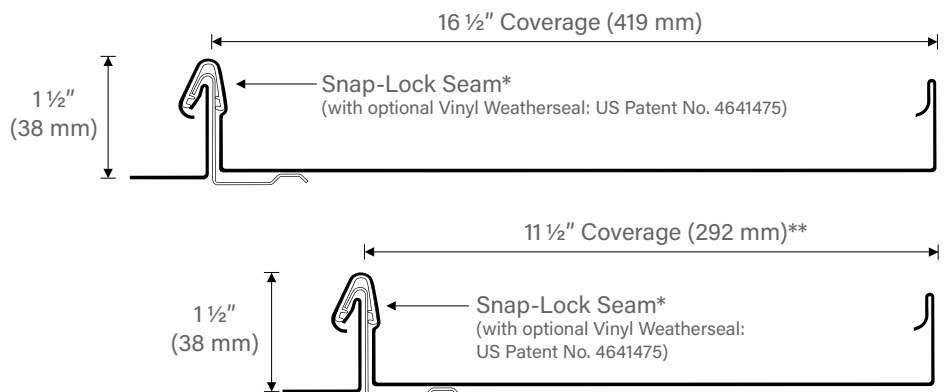
Uses: Roof, Fascia
Coverage: 16 1/2" or 11 1/2"***
Finishes: Smooth, optional striations
Fasteners: Concealed
Applications: Solid sheathing
Seam: 1 1/2" snap-lock seam
Optional: Extruded vinyl weatherseal*

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- 16 1/2" profile may be site formed in continuous lengths with the Berridge CL-21 Roll Former
- 11 1/2" profile may be site formed in continuous lengths with the Berridge CL-16 Roll Former
- Continuous Cee-Rib available with steel for higher uplift resistance
- Use Stainless Steel Cee-Lock Clip with Aluminum panels

Note:

- * Vinyl weatherseal required for watertight warranties
- ** Contact BMC for material availability. Not available with striations.



Pictured Above
Project: Childsafe
General Contractor: Guido Construction
Installing Contractor: Turner Roofing Company
Color: Charcoal Grey

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

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BERRIDGE CEE-LOCK PANEL TESTING AND CERTIFICATION SUMMARY CHART

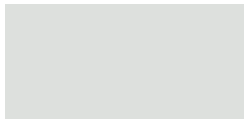
CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	<input type="checkbox"/> Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	<input checked="" type="checkbox"/> Uplift Resistance	ASTM E-1592	Test method to determine uplift resistance of open framing systems	See Load Chart on Berridge website
FIRE	<input type="checkbox"/> Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
	<input checked="" type="checkbox"/> Room Fire Performance	UL 263	Fire tests of building construction and materials	Design Numbers: P225, P227, P230, P237, P250, P259, P508, P510, P512, P514, P518, P701, P711, P713, P717, P719, P720, P722, P723, P726, P731, P732, P734, P801, P815, P819, & P824
ENVIRONMENTAL	<input type="checkbox"/> Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	<input checked="" type="checkbox"/> Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 6.24 PSF Pressure Differential
	<input checked="" type="checkbox"/> Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	Less than 0.01 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	<input type="checkbox"/> Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL #14210.1 (24 GA - Purlins) FL #11269.1 (24 GA - Plywood) FL #11269.2 (24 GA or 22 GA - Steel Deck) FL #11269.3 (0.032 AL - Plywood) FL #11269.4 (0.032 AL - Steel Deck) FL #14210.2 (22 GA - Purlins) FL #11241.2 HVHZ (22 GA - Steel Deck) FL #11241.1 HVHZ (24 GA - Plywood)
	<input type="checkbox"/> Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	Construction No. 334 (24 GA - Open Framing) Construction No. 381 (24 GA - Steel Deck) Construction No. 404 (24 GA - Plywood) Construction No. 474 (24 GA - OSB) Construction No. 689 (0.032 AL - Steel Deck) Construction No. 690 (0.032 AL - Plywood)
	<input checked="" type="checkbox"/> Miami Dade	TAS 125 FMG 4471	Miami Dade County approval of building products directly related to the structural wind resistance	NOA #17-0808.04 (24 GA - Plywood) NOA #21.1213.02 (22 GA - Metal Deck)
	<input type="checkbox"/> TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	RC-203 (22 GA - Purlins) RC-210 (22 GA - Steel Deck) RC-209 (24 GA - Plywood) RC-482 (0.032 AL - Steel Deck or Plywood)
	<input checked="" type="checkbox"/> ICC-ES	UL 580	Capacity report by the International Code Counsel	ESR-3486 (24 GA - Plywood)

- Steel only - Steel and Aluminum
 For further details please visit www.berridge.com



CORPORATE HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (800) 669-0009
www.Berridge.com

Standard Colors



Shasta White



Parchment



Almond



Sierra Tan



Buckskin



Medium Bronze



Aged Bronze



Copper Brown



Dark Bronze



Terra-Cotta



Deep Red



Colonial Red



Burgundy



Bristol Blue



Royal Blue



Patina Green



Hemlock Green



Teal Green



Forest Green



Evergreen



Hartford Green



Cityscape



Zinc Grey



Charcoal Grey



Matte Black

Premium Colors

Premium colors require a nominal surcharge.



Natural White



Award Blue



Champagne



Copper-Cote™



Antique
Copper-Cote

Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated
Galvalume®



Zinc-Cote™



Lead-Cote™



Prewathered
Galvalume®

Print Pattern Finishes

Consult BMC on print pattern pricing and availability.



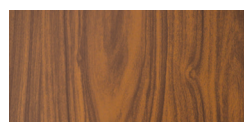
COR-TEN AZP® Raw



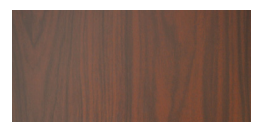
Walnut



Honey Walnut



Rosewood



Boston Cherry

BERRIDGE STOCK AVAILABILITY AND COLOR DETAILS

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge		22 Gauge*		0.032 Aluminum*		0.040 Aluminum*		SR	EM	SRI
	48"	42"	48"	42"	48"	42"	48"	42"			
Aged Bronze	S	S	S	N	N	N	N	N	0.31	0.85	31
Almond	S	S	S	N	N	N	N	N	0.65	0.86	77
Bristol Blue	S	S	N	N	N	N	N	N	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N	0.43	0.83	46
Burgundy	S	S	N	N	N	N	N	N	0.32	0.84	32
Charcoal Grey	S	S	S	S	N	N	N	N	0.29	0.84	28
Cityscape	S	S	S	S	N	N	N	N	0.48	0.85	54
Colonial Red	S	S	N	N	N	N	N	N	0.35	0.83	35
Copper Brown	S	S	N	N	N	N	N	N	0.32	0.85	32
Dark Bronze	S	S	S	S	N	N	N	N	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N	0.41	0.84	44
Evergreen	S	S	N	N	N	N	N	N	0.30	0.83	29
Forest Green	S	S	S	N	N	N	N	N	0.30	0.83	29
Hartford Green	S	S	N	N	N	N	N	N	0.27	0.83	25
Hemlock Green	S	S	N	N	N	N	N	N	0.31	0.84	31
Matte Black	S	S	S	S	N	N	N	N	0.26	0.83	24
Medium Bronze	S	S	S	S	N	N	N	N	0.31	0.85	31
Parchment	S	S	S	N	N	N	N	N	0.60	0.85	71
Patina Green	S	S	N	N	N	N	N	N	0.34	0.85	35
Royal Blue	S	S	N	N	N	N	N	N	0.27	0.85	26
Shasta White	S	S	S	N	N	N	N	N	0.61	0.85	73
Sierra Tan	S	S	S	N	N	N	N	N	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N	0.26	0.84	25
Terra - Cotta	S	S	N	N	N	N	N	N	0.36	0.84	38
Zinc Grey	S	S	S	S	N	N	N	N	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N	0.71	0.85	86
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N	0.36	0.86	38
Preweathered Galvalume®	S	S	N	N	N	N	N	N	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N	0.53	0.83	59
Print Pattern Finishes**											
COR-TEN AZP® Raw	S	N	N	N	N/A	N/A	N/A	N/A	0.32	0.89	34
Walnut	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Honey Walnut	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Rosewood	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Boston Cherry	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-

Testing results for Kynar 500® or Hylar 5000® PVDF Resin-Based Color Finishes coil coating applications:

- Specular Gloss: (ASTM D-523) Low and medium gloss only
- Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually
- Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, topcoat 0.75 ± 0.05 mil
- Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum
- Adhesion (X-Cut): (ASTM D-3359) No adhesion loss
- Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss
- Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat
- Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal
- Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion
- Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion
- Erosion: (20 years, 45° South Florida) Maximum 15% loss
- Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Acid Resistance: (ASTM D-1308, Proc. 3.1.1, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect
- Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect
- Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect
- Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.1.1, 24 hour exposure 10% HNO³ vapors) Excellent, no effect
- Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change
- Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:

1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coating Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.
4. Kynar 500® is a registered trademark belonging to Arkema, Inc.
5. Hylar 5000® is a registered trademark belonging to Solvay Solexis, Inc.

S Stock Color; Not subject to a minimum order
 N Non-Stock Color; Subject to inventory on hand; 4500 sf minimum order for 22 Gauge and 0.032 & 0.040 Aluminum
 N/A Not Available
 * Consult BMC on product availability. Premium and Metallic finishes are subject to a nominal surcharge, contact BMC for additional information.
 ** Consult Berridge on pricing and availability for Print Pattern Finishes.

BMC SAN ANTONIO
 6515 Fratt Rd.
 San Antonio, TX 78218
 (210) 650-3050
 Fax (210) 650-0379

BMC HOUSTON
 1720 Maury St.
 Houston, TX 77026
 (713) 223-4971
 Fax (210) 650-0379

BMC DALLAS
 2015 California Crossing
 Dallas, TX 75220
 (972) 506-8496
 Fax (210) 650-0379

BMC DENVER
 7505 E. 41st Ave.
 Denver, CO 80216
 (303) 322-3703
 Fax (210) 650-0379

BMC CHICAGO
 1175 Carolina Dr.
 W. Chicago, IL 60185
 (630) 231-7495
 Fax (210) 650-0379

BERRIDGE FLORIDA SALES CORPORATION***
 8802 Venture Cove
 Tampa, FL 33637
 (813) 335-4505
 Fax (210) 650-0379

BMC PHOENIX
 5717 W. Washington St.
 Phoenix, AZ 85043
 (602) 385-1237
 Fax (210) 650-0379

BMC ATLANTA
 319 Lee Industrial Blvd.
 Austell, GA 30168
 (770) 941-5141
 Fax (210) 650-0379

BMC OKLAHOMA CITY
 1400 Exchange Ave.
 Oklahoma City, OK 73108
 (405) 248-7404
 Fax (210) 650-0379

BMC KANSAS CITY
 1235 Southwest Blvd.
 Kansas City, KS 66103
 (913) 227-0855
 Fax (210) 650-0379

BERRIDGE CALIFORNIA SALES CORPORATION***
 8442 Sultana Ave.
 Fontana, CA 92335
 (562) 402-2081
 Fax (210) 650-0379

*** Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company.



CORPORATE & SALES HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (210) 650-3050
 Fax (210) 650-0379

MANUFACTURING FACILITY
 2201 Rudeloff Road
 Seguin, TX 78155
 (830) 401-5200
 Fax (210) 650-0379

WWW.BERRIDGE.COM







MAY 7 2007



MAY 7 2007



503

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 20, 2024
APPLICANT: Tim Herriage
CASE NUMBER: H2024-006; *Small Matching Grant for 501 Kernodle Street*

On April 17, 2024, staff received applications for a Certificate of Appropriateness (COA) [Case No. H2024-005] and a *Small Matching Grant* [Case No. H2024-006] from the property owner -- *Tim Herriage* -- for the purpose of replacing the roof on the existing single-family home situated on the subject property. The subject property is located at 501 Kernodle Street and is designated as a *High-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*) shall be eligible for a total grant amount 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 *High-Contributing Property*. The project includes improvements that will be visible from the street. More specifically, the applicant is requesting to [1] replace the existing metal roof with a new standing seam metal roof that will closely match the color of the existing roof, [2] replace the existing asphalt shingles with new asphalt shingles, and [3] replace the roll roofing with the same standing seam material. 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 \$74,799.40, which makes the project eligible 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). To date, the Historic Preservation Advisory Board (HPAB) has approved three (3) *Small Matching Grants* for FY2024; however, only two (2) of these *Small Matching Grants* are eligible for the program (i.e. *one [1] of the Small Matching Grants was revoked due to be work being done not in accordance to the approved building permit*). Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.00.



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 501 Kernodle Street, Rockwall, TX 75087

SUBDIVISION Buttgen Addition

LOT 1 BLOCK 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 Jennifer's Homes, Inc

APPLICANT(S) NAME _____

ADDRESS 2701 Whispering Oaks
Rockwall, TX 75087

ADDRESS _____

PHONE 214-607.1227

PHONE _____

E-MAIL tim@timherriage.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): \$ 74,799.40

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.

Remove entire roof. Repair decking and soft spots. Remove all gutters. Replace metal roof sections with The Berridge Cee-Lock Panel Preweathered Galvalume.

Replace shingle portion of roof with 30 year shingle of closest match

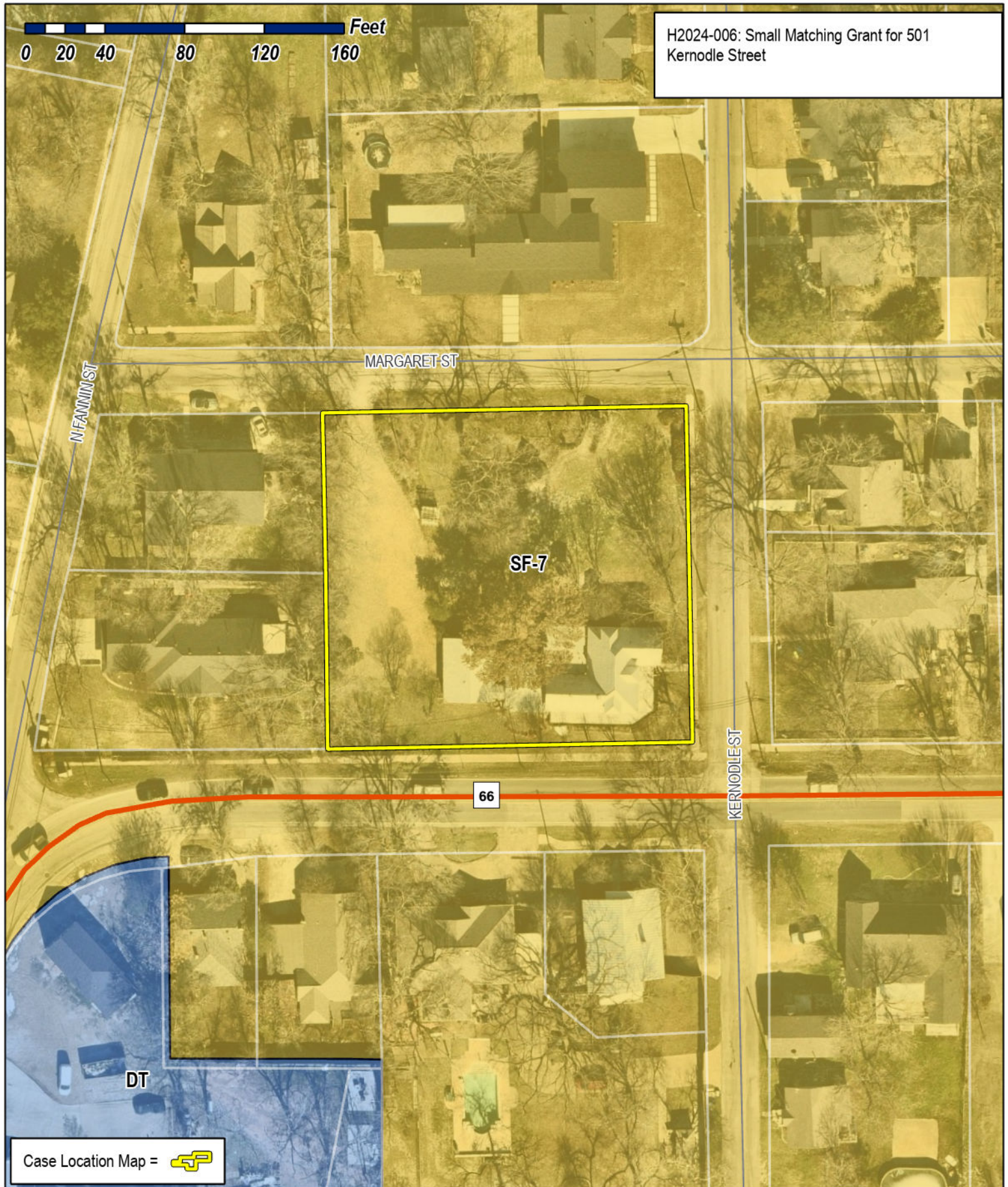
Replace gutters with white gutters

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



H2024-006: Small Matching Grant for 501 Kernodle Street

0 20 40 80 120 160 Feet

SF-7

66

DT

Case Location Map = 



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.

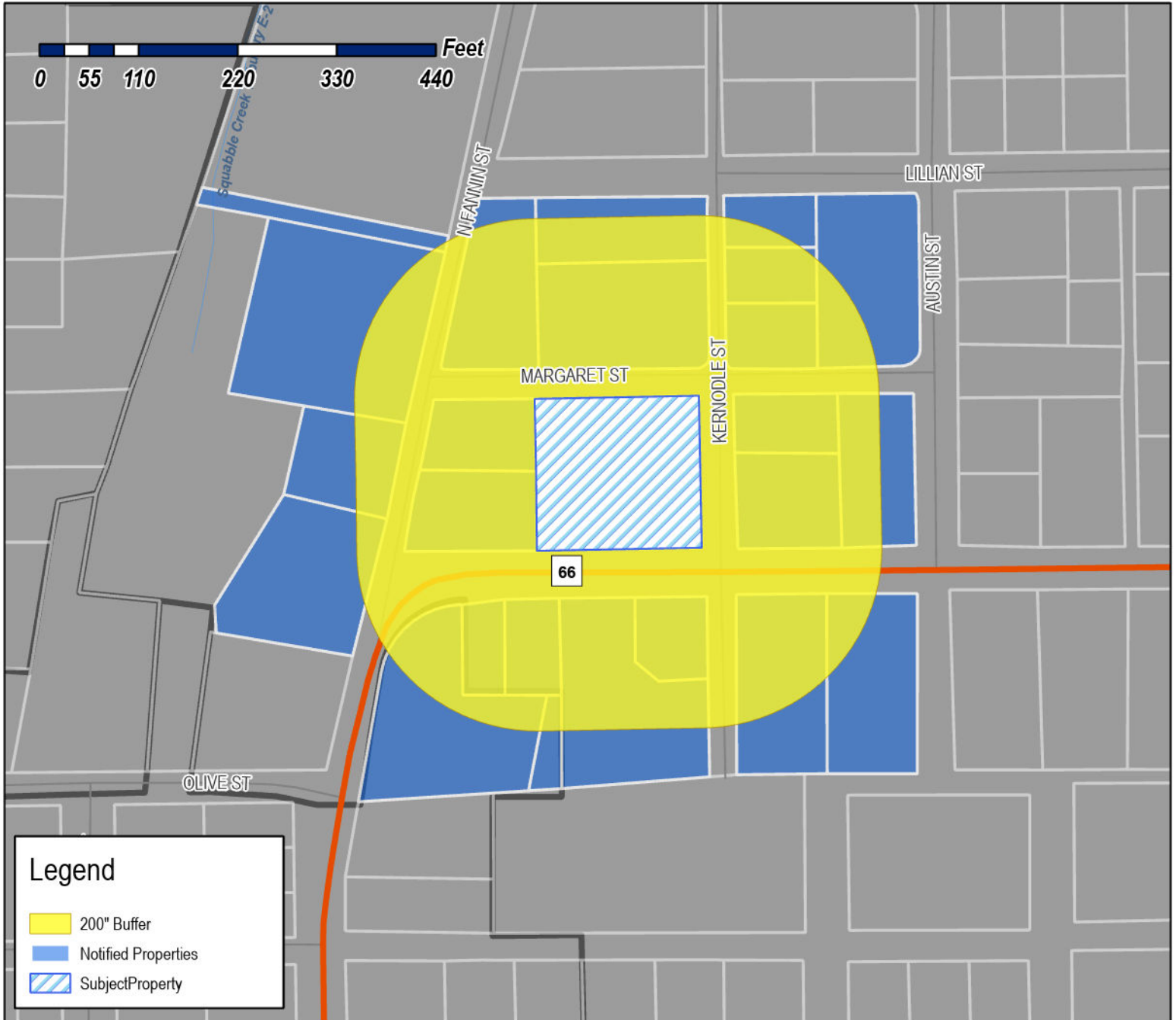




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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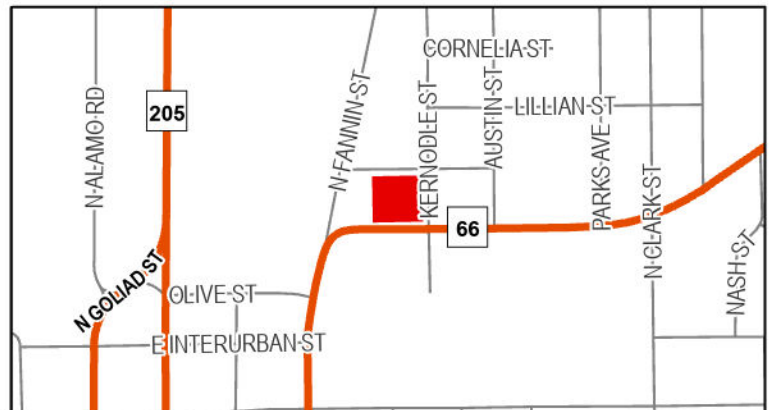
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Case Number: H2024-006
Case Name: Small Matching Grant for a High Contributing property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Kernodle Street

Date Saved: 5/2/2024

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



PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN 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

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

ODOM JAY L & ALISON N
601 N FANNIN 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

RESIDENT
606 KERNODLE ST
ROCKWALL, TX 75087

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

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2024-006: Small Matching Grant for 501 Kernodle Street

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant in conjunction with a request for the replacement of a roof 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 will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing 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, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-006: Small Matching Grant 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.

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

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](#)



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Insured: JENNIFER'S HOMES
Property: 501 KERNODLE ST
ROCKWALL, TX 75087

Estimator: Nathan Purnell

Business: (214) 236-6382
E-mail: nathan@purnellroofingllc.com

Claim Number: ARAH-00000638

Policy Number:

Type of Loss: Hail

Date of Loss: 6/11/2023 9:54 AM
Date Inspected:

Date Received:
Date Entered: 11/7/2023 9:53 AM

Price List: TXDF8X_NOV23
Restoration/Service/Remodel
Estimate: JENNIFERSHOMES



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

JENNIFERSHOMES

Laminate Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated								
21.65 SQ	61.89	0.00	1,339.92	0/30 yrs	Avg.	NA	(0.00)	1,339.92
The laminate roof totals 21.65 squares. See roof report.								
Totals: Laminate Roof Removal		0.00	1,339.92				0.00	1,339.92

Metal Shake Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
2. Remove Aluminum shake/slate - ridge or hip - mill finish								
187.62 LF	3.46	0.00	649.17	0/75 yrs	Avg.	NA	(0.00)	649.17
3. Remove Aluminum shake/slate - including felt - mill finish								
25.50 SQ	92.83	0.00	2,367.17	0/75 yrs	Avg.	NA	(0.00)	2,367.17
The metal shake roof is 25.5 squares. See roof report.								
4. Remove Aluminum shingle/shake valley flashing								
68.17 LF	0.66	0.00	44.99	0/75 yrs	Avg.	NA	(0.00)	44.99
5. Remove Aluminum sidewall/endwall flashing - mill finish								
42.00 LF	0.65	0.00	27.30	0/75 yrs	Avg.	NA	(0.00)	27.30
6. Remove Aluminum rake/gable edge trim - mill finish								
50.00 LF	0.65	0.00	32.50	0/75 yrs	Avg.	NA	(0.00)	32.50
7. Remove Additional charge for steep roof - 10/12 - 12/12 slope								
25.50 SQ	24.20	0.00	617.10	0/NA	Avg.	NA	(0.00)	617.10
Totals: Metal Shake Roof Removal		0.00	3,738.23				0.00	3,738.23

Coated Mod Bit Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
8. Tear off, haul and dispose of modified bitumen roofing								
5.61 SQ	55.80	0.00	313.04	0/20 yrs	Avg.	NA	(0.00)	313.04
The mod bit roof is 5.61 squares. See roof report.								
Totals: Coated Mod Bit Roof Removal		0.00	313.04				0.00	313.04

Gazebo Metal Shake Roof Removal

PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
9. Remove Aluminum shake/slate - ridge or hip - mill finish	77.75 LF	3.46	0.00	269.02	0/75 yrs	Avg.	NA	(0.00)	269.02
10. Remove Aluminum shake/slate - including felt - mill finish	1.92 SQ	92.83	0.00	178.23	0/75 yrs	Avg.	NA	(0.00)	178.23
11. Remove Additional charge for steep roof greater than 12/12 slope	1.92 SQ	30.04	0.00	57.68	0/NA	Avg.	NA	(0.00)	57.68
Totals: Gazebo Metal Shake Roof Removal			0.00	504.93				0.00	504.93

Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
12. Roofing felt - 15 lb.	55.24 SQ	35.92	40.01	2,024.23	0/20 yrs	Avg.	0%	(0.00)	2,024.23
13. Remove Drip edge/gutter apron	708.08 LF	0.36	0.00	254.91	0/35 yrs	Avg.	NA	(0.00)	254.91
14. Valley metal - (W) profile	81.83 LF	7.12	22.41	605.04	0/35 yrs	Avg.	0%	(0.00)	605.04
15. Standing seam metal roofing	5,524.00 SF	8.91	1,877.61	51,096.45	0/75 yrs	Avg.	0%	(0.00)	51,096.45
16. Hip / Ridge cap - metal roofing	351.33 LF	6.54	84.06	2,381.76	0/75 yrs	Avg.	0%	(0.00)	2,381.76
17. Eave trim for metal roofing - 29 gauge	549.83 LF	3.72	64.41	2,109.78	0/75 yrs	Avg.	0%	(0.00)	2,109.78
18. Aluminum rake/gable edge trim - mill finish	191.00 LF	5.29	26.00	1,036.39	0/75 yrs	Avg.	0%	(0.00)	1,036.39
19. Neoprene pipe jack flashing for metal roofing	10.00 EA	64.62	24.82	671.02	0/75 yrs	Avg.	0%	(0.00)	671.02
20. Flat roof exhaust vent / cap - gooseneck 8"	4.00 EA	81.61	8.91	335.35	0/35 yrs	Avg.	0%	(0.00)	335.35
21. R&R Flashing, 14" wide	23.00 LF	5.41	3.85	128.28	0/35 yrs	Avg.	0%	(0.00)	128.28
22. Roof vent - turtle type - Metal	2.00 EA	68.52	3.80	140.84	0/35 yrs	Avg.	0%	(0.00)	140.84
23. Step flashing	128.50 LF	10.60	20.88	1,382.98	0/35 yrs	Avg.	0%	(0.00)	1,382.98
24. R&R Chimney flashing - average (32" x 36")	1.00 EA	455.44	8.38	463.82	0/35 yrs	Avg.	0%	(0.00)	463.82
25. R&R Chimney flashing - small (24" x 24")	2.00 EA	354.34	9.42	718.10	0/35 yrs	Avg.	0%	(0.00)	718.10
26. Additional charge for steep roof - 10/12 - 12/12 slope	25.50 SQ	75.11	0.00	1,915.31	0/NA	Avg.	0%	(0.00)	1,915.31



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
27. Additional charge for steep roof greater than 12/12 slope	1.92 SQ	94.98	0.00	182.36	0/NA	Avg.	0%	(0.00)	182.36
Totals: Standing Seam Roof Replacement			2,194.56	65,446.62				0.00	65,446.62

Rear Elevation

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
28. Seal & paint wood siding	80.00 SF	2.42	3.43	197.03	0/15 yrs	Avg.	0%	(0.00)	197.03
29. Mask and prep for paint - plastic, paper, tape (per LF)	48.00 LF	1.84	1.07	89.39	0/15 yrs	Avg.	0%	(0.00)	89.39
30. R&R Overhead door panel - 13' to 18'	2.00 EA	626.11	76.48	1,328.70	0/35 yrs	Avg.	0%	(0.00)	1,328.70
31. Patio/pool Enclosure - Rescreen	204.00 SF	1.91	8.08	397.72	0/40 yrs	Avg.	0%	(0.00)	397.72
32. Scrape the surface area & prep for paint	80.00 SF	0.89	0.07	71.27	0/15 yrs	Avg.	0%	(0.00)	71.27
33. Clean overhead door & hardware	1.00 EA	60.63	5.02	65.65	0/NA	Avg.	0%	(0.00)	65.65
34. Paint overhead door - 2 coats (per side)	1.00 EA	155.09	3.97	159.06	0/15 yrs	Avg.	0%	(0.00)	159.06
35. Seal & paint single garage door opening & trim	1.00 EA	137.97	0.80	138.77	0/15 yrs	Avg.	0%	(0.00)	138.77
Totals: Rear Elevation			98.92	2,447.59				0.00	2,447.59

Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
36. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	385.50	0.00	385.50	0/NA	Avg.	NA	(0.00)	385.50
37. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	623.57	0.00	623.57	0/NA	Avg.	NA	(0.00)	623.57



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Debris Removal			0.00	1,009.07				0.00	1,009.07
Line Item Totals: JENNIFERSHOMES			2,293.48	74,799.40				0.00	74,799.40

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Summary for Dwelling

Line Item Total	72,505.92
Material Sales Tax	2,288.46
Cleaning Mtl Tax	0.02
	<hr/>
Subtotal	74,794.40
Cleaning Sales Tax	5.00
	<hr/>
Replacement Cost Value	\$74,799.40
Net Claim	\$74,799.40
	<hr/> <hr/>

Nathan Purnell







MAY 7 2007



MAY 7 2007



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 20, 2024

APPLICANT: Gary and Carol Byrd

CASE NUMBER: H2024-011; *Certificate of Appropriateness (COA) for 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for the demolition of an existing single-family home and three (3) existing accessory buildings on a *Medium Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

BACKGROUND

The 792 SF single-family home -- *situated on the subject property at 403 E. Kaufman Street* -- was constructed circa 1965 utilizing the *Bungalow* architectural style within the Old Town Rockwall (OTR) Historic District. According to the *2017 Historic Resource Survey*, the home was constructed with *Minimal Traditional* style influences and is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. In this case, the exterior of the home -- *specifically the siding, roof, and windows* -- all appear to be materials that are not original to the home. The subject property was annexed prior to 1911 based on the April 1911 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. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is the 792 SF single-family home that was constructed in 1965, one (1) detached garage, and one (1) accessory structure -- *being 300 SF and 240 SF* -- constructed in 1979. In addition, the *2017 Historic Resource Survey* indicates that there was an additional garage constructed circa 1965 on the subject property.



FIGURE 1: MAY 2024

PURPOSE

The applicants -- *Gary and Carol Byrd* -- are requesting approval of a Certificate of Appropriateness (COA) for the demolition of the existing single-family home and three (3) existing accessory buildings situated on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (*i.e. 308 & 310 Williams Street*) developed with single-family

homes and zoned Single-Family 7 (SF-7) District. While 308 Williams Street is classified as a *Non-Contributing Property*, 310 Williams Street is classified as a *Low Contributing Property*. North of this 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.

South: Directly south of the subject is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District. South of this is a 0.5740-acre parcel of land (*i.e. 406 E. Kaufman Street*) developed with a commercial business (*i.e. AT&T*) and zoned General Retail (GR) District.

East: Directly east of the subject property is one (1) vacant parcel of land (*i.e. 405 E. Kaufman Street*) and seven (7) parcels of land (*i.e. 501, 503, 505, 601, 605 E. Kaufman Street and 201, 203 N. Clark Street*) developed with single-family homes. All of these parcels are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) parcels of land (*i.e. 305, 307, 401 E. Kaufman Street*) developed with single-family homes and zoned Downtown (DT) District. West of this is are two (2) parcels of land (*i.e. 202 & 204 N. Fannin Street*) developed with commercial businesses (*i.e. Watersedge Counseling and T&T Color Supply*) and zoned Downtown (DT) District. 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.



FIGURE 2: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

On May 23, 2024, the applicants -- Gary and Carol Byrd -- submitted a request for a Certificate of Appropriateness (COA) proposing to demolish the existing 792 SF single-family home along with the three (3) existing accessory structures situated on the subject property. The applicants have indicated that the purpose of this request is to allow for the future construction of a new craftsman style single-family home. The photos below have been provided by the applicants and show the current condition of all the structures situated on the subject property.



FIGURE 3: APPLICANT PHOTOS

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 *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).

Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states "(d)emolition 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 structures: [1] do not appear to have any architectural or historical significance to the subject property, and [2] its removal will not result in a negative, less appropriate visual effect on the Historic District. Specifically, it appears that the majority of the historic integrity of the structures on the subject property have been lost due to renovations over the years. Based on this there does not appear to be any issues with granting the applicant's request to remove the existing home or accessory structures; however, a Certificate of Appropriateness (COA) request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Staff should note that an additional Certificate of Appropriateness (COA) and Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* will be required for the proposed new single-family home prior to the issuance of a building permit.

NOTIFICATIONS

On June 4, 2024, staff mailed 17 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 403 E. Kaufman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME GARY & Carol Byrd

APPLICANT(S) NAME same

ADDRESS 707 Collins
Rockwall, Tx 75032

ADDRESS _____

PHONE 214-850-3342

PHONE _____

E-MAIL Carolannbyrd@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: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ ~ approx 7,000 demo. Newhouse ~ 450,000

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.

We have purchased the lot at 403 E. Kaufman. We are working with a builder for plans on a craftsman type house. We intend to demo the existing house + the 3 small sheds (no foundation) on the property, as well.

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 Carol a Byrd

APPLICANT'S SIGNATURE Carol a Byrd



H2024-011: Certificate of Appropriateness for a Medium-Contributing Property



Case Location Map =



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.

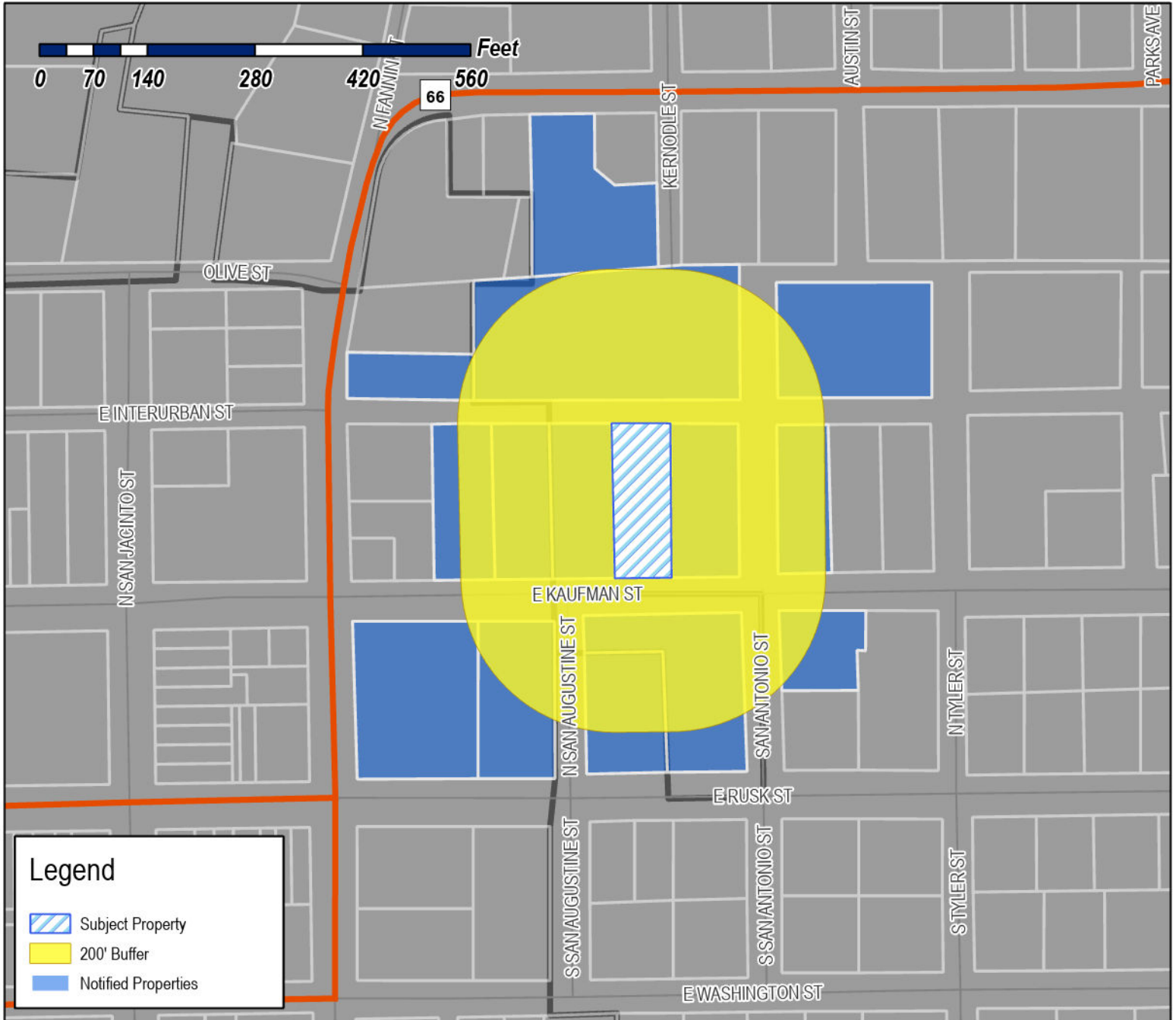




City of Rockwall

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Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2024-011
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street



Date Saved: 6/3/2024

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

RESIDENT
102 N FANNIN ST
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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. H2024-011: Certificate of Appropriateness for 403 E. Kaufman Street

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for the demolition of an existing single-family home and three (3) existing accessory buildings on a Medium Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, June 20, 2024 at 6:00 PM. This hearing 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:

Angelica Guevara
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 20, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-011: Certificate of Appropriateness for 403 E. Kaufman 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:

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



LEGEND

- | | |
|----------------------------------|---------------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1-1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ 1" ROD FOUND | PE POOL EQUIPMENT |
| ⊕ 1" PIPE FOUND | ● POWER POLE |
| T TRANSFORMER PAD | △ OVERHEAD ELECTRIC |
| ■ COLUMN | — — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | —X— BARBED WIRE |
| —OHP— OVERHEAD ELECTRIC POWER | —OES— OVERHEAD ELECTRIC SERVICE |
| —OES— OVERHEAD ELECTRIC SERVICE | — — EDGE OF ASPHALT |
| ○ CHAIN LINK | — — EDGE OF GRAVEL |
| — — WOOD FENCE 0.5' WIDE TYPICAL | — — STONE |
| — — DOUBLE SIDED WOOD FENCE | — — CONCRETE |
| | — — COVERED AREA |
| | — — BRICK |

EXCEPTIONS:

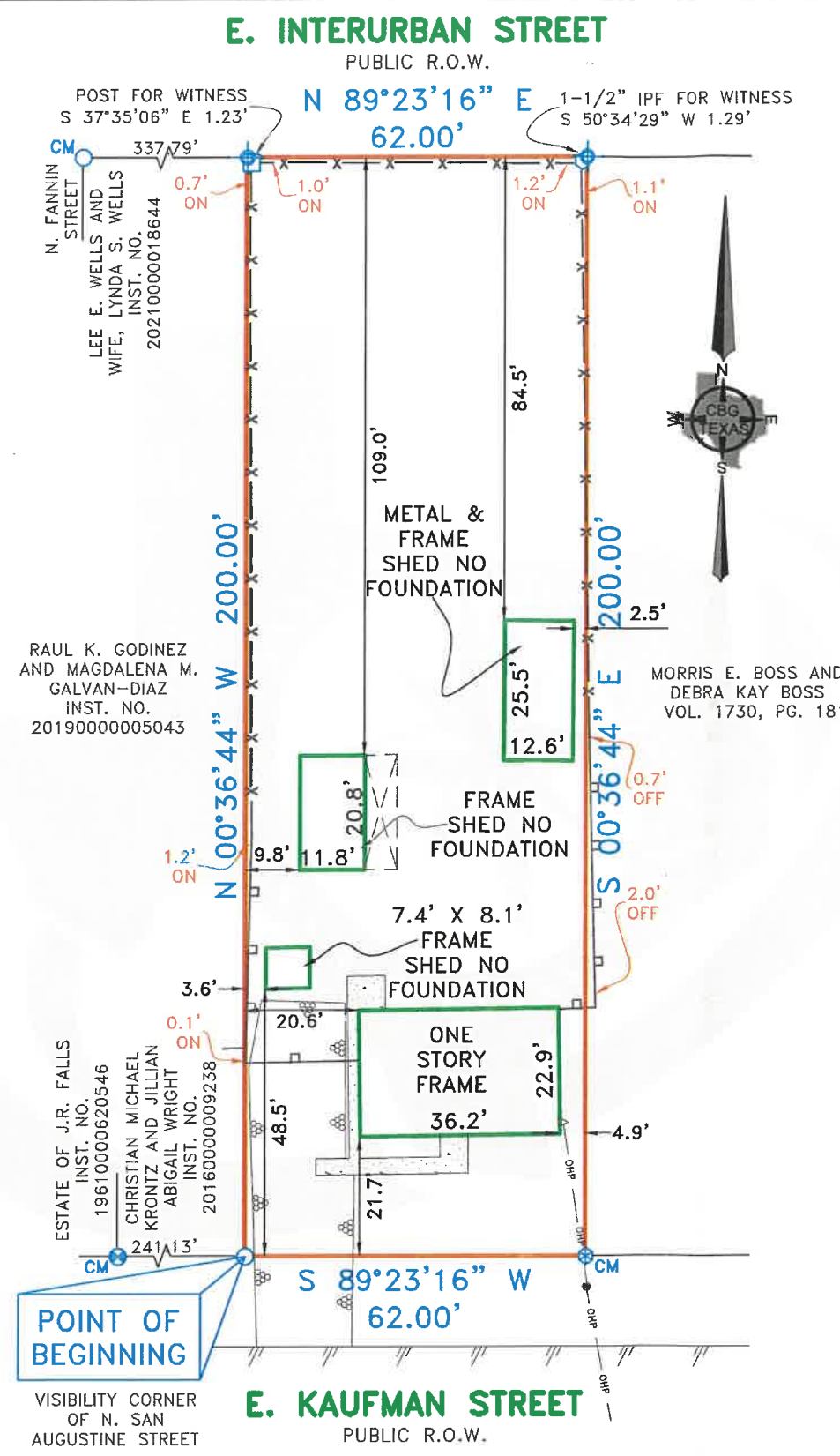
NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____
 Purchaser
 Purchaser

Drawn By: WRV
 Scale: 1" = 30'
 Date: 05/17/2024
 GF NO.: ALG-1705-3017052400350-JJ
 Job No. 2407462

419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.349.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbqtlc.com



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, same being a tract of land conveyed to Vickie Sue Knight-Mooney, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 20190000005043, Deed Records of Rockwall County, Texas, from which a 1 inch iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krontz and Jillian Abigail Wright, by deed recorded in Instrument No. 20160000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.

















403



403

JUL 10 2007



NOV 11 2004