

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 21, 2023 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 November 16, 2023 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) **H2023-022 (HENRY LEE)**

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

(3) **H2023-023 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a Certificate of Appropriateness (COA) for the replacement of windows on a single-family home being a Medium Contributing Property on a 0.17-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 310 S. Fannin Street, take any action necessary.

(V) DISCUSSION ITEMS

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

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

(VI) ADJOURNMENT

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

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

I, 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 December 15, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 16, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:02 PM. Board members present were Haydon Frasier, Steve Gaskin, Allison McNeely and Brandon Litton. Board members absent were Sarah Freed and Ben Lewis. Staff members present were Director of Planning and Zoning Ryan Miller, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala. Absent from the meeting was Senior Planner Henry Lee and Planner Bethany Ross.

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.

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 Tiffany 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 October 19, 2023 Historic Preservation Advisory (HPAB) meeting.

Vice-Chairman Frasier made a motion to approve Consent Agenda. Board member Gaskin seconded the motion which passed by a vote of 5-0.

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. **H2023-019 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jake Rashell and Nicole Smith for the approval of a Certificate of Appropriateness (COA) for an addition to an existing single-family home being a Low Contributing Property on a 0.25-acre parcel of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 603 E. Rusk Street, take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The existing single-family home was constructed back in 1950 with craftsman style influences. The applicant is requesting approval of a Certificate of Appropriateness for an addition to the existing single-family home. The applicant is requesting to construct roughly 615 SF of air-conditioned space to the back of the existing home. The additional space will consist of 375 SF and additional living room space and 200 SF that will be a bedroom and closet. The applicant is also proposing to add a 400 SF, 2- car garage to the right side of the home. The applicant has also indicated that the new exterior façade will match the existing single-family home with the exception of the hardy board sighting on the back of the addition. Staff should note that the proposed hardy board sighting on the back addition will not be visible from the street. The main reason this is being presented to the board is because of the 2- car garage that will be visible. On November 2nd staff mailed out 32 notices to property owners and occupants within 200-feet of the subject property. As of today, staff has received one notice in favor of the applicants request.

Chairman Miller opened the public hearing and asked 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 to the board for discussion or action.

Jake Rashell & Nicole Rashell
603 E. Rusk Street
Rockwall, TX 75087

59 Mr. Rashell came forward and provided additional details in regards to the request.

60
61 Vice-Chairman Frasier asked if this would be there permanent residence.

62 Vice-Chairman Frasier asked if they would be adding gravel.

63
64 Michael Cheatham
65 1821 Trail Drive
66 Rockwall. TX 75087

67
68 Mr. Cheatham came forward and provided additional details in regards to the request.

69
70 Director of Planning and Zoning Ryan Miller mentioned that they are meeting the ordinance requirements which is setting the garage 20-feet back
71 from the front facade making it more characteristic to the area with the longer driveway and they will be matching the existing home.

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73 Board member McNeely made a motion to approve H2023-019. Board member Gaskin seconded the motion which passed by a vote of 5-0.

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75 **3. H2023-020 (ANGELICA GUEVARA)**

76 Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jake Rashell and Nicole Smith for the approval of a
77 *Small Matching Grant* for an addition to an existing single-family home being a *Low Contributing Property* on a 0.25-acre parcel of land identified
78 as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within
79 the Old Town Rockwall (OTR) Historic District, addressed as 603 E. Rusk Street, take any action necessary.

80
81 Planning Technician Angelica Guevara provided a summary regarding the request. This applicant is requesting approval of a small matching grant
82 for the subject property. According to the UDC residential properties located within Old Town Rockwall shall be eligible for a total grant amount
83 above up to \$1,000 if they are contributing properties. In this case the subject property is designated as a low contributing property. The total
84 valuation of the project by the applicant is roughly \$120,000 therefore making the project eligible for a small matching grant of up to \$1,000 however
85 this request is a discretionary decision for the Historic Preservation Advisory Board. Staff wanted to note that as of October 1, 2023, the Historic
86 Preservation Advisory Board has approved two (2) other small matching grants for fiscal year 2024. If this request does get approved the small
87 matching grant fund would be reduced to \$2,500.

88
89 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating such,
90 Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

91
92 Chairman Miller asked if they had moved in already.

93
94 Board member McNeely made a motion to approve H2023-020 for the full amount of \$1,000. Board member Gaskin seconded the motion which
95 passed by a vote of 4-1. Chairman Miller dissenting.

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97 **4. H2023-021 (ANGELICA GUEVARA)**

98 Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jake Rashell and Nicole Smith for the approval of a
99 *Building Permit Fee Waiver* for an addition to an existing single-family home being a *Low Contributing Property* on a 0.25-acre parcel of land
100 identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated
101 within the Old Town Rockwall (OTR) Historic District, addressed as 603 E. Rusk Street, take any action necessary.

102
103 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting approval of the building permit fee
104 waiver for the subject property. To be eligible for this program the property must be located within Old Town Rockwall. Properties classified as
105 contributing shall be eligible for a full waiver of building permit fees and properties classified as non-contributing shall be eligible for up to 50%. In
106 this case the applicant has provided a scope of work of \$120,000 for the construction of the new addition and the new garage and based on the
107 properties designation as low contributing the building permit fee would be eligible for a 100% reduction under this program. The estimated building
108 permit fees are \$487.20 however this is a discretionary decision for the Historic Preservation Advisory Board.

109
110 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating such,
111 Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

112
113 Board member Gaskin made a motion to approve H2023-021. Vice-Chairman Frasier seconded the motion which passed by a vote of 4-1. Chairman
114 Miller dissenting.

115
116 **V. DISCUSSION ITEMS**

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

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122 1. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

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

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VI.ADJOURNMENT

Chairman Miller adjourned the meeting at 6:27 PM.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE ____ DAY
OF _____ 2023.

TIFFANY MILLER, CHAIRMAN

ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: December 21, 2023

APPLICANT: Pare Underwood and Haley Crespo

CASE NUMBER: H2023-022; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

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

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

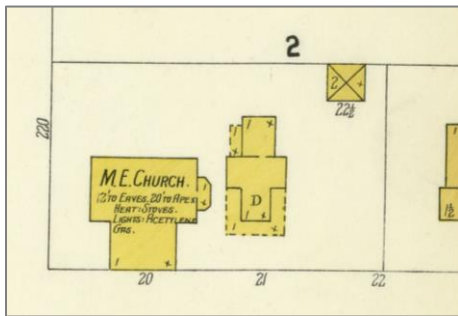


FIGURE 1: 1900 SANBORN MAPS

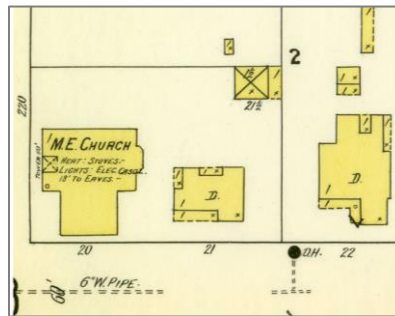


FIGURE 2: 1911 SANBORN MAPS

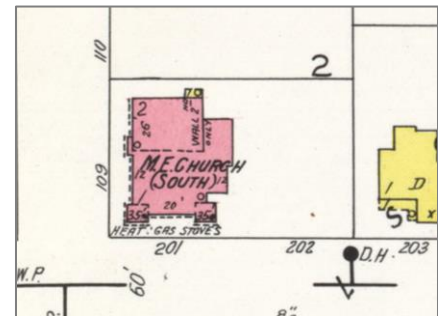


FIGURE 3: 1934 SANBORN MAPS

On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. Staff should note that the *Landmark Property* status generally applies to the *House of Worship* portion of the building. That being said, the *Landmark Property* status affects the entire property, meaning the *Office Building* is subject to the requirements of Appendix 'D', *Historic Preservation Guidelines*, of the Unified Development Code (UDC). The subject property was also placed on the *National Register of Historic Places* in 2007.

Staff should note that this case was a Neighborhood Improvement Services (NIS) referral based on an active zoning violation case (*Case No. CE2023-5818*). It was brought to staff's attention that an *Event Hall/Banquet Facility* was operating without a Certificate of Occupancy (CO) within the *Office Building*. Staff should note that the applicant began operating before the City of Rockwall changed the Certificate of Occupancy (CO) requirements to require all businesses -- regardless if they have direct access to the exterior of the building -- to get a Certificate of Occupancy (CO). The zoning violation arose due to the *Event Hall/Banquet Facility* land use only being permitted through a Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the Historic Preservation Advisory Board (HPAB) must review the case and take action on a Certificate of Appropriateness (COA) for the proposed land use, before the Specific Use Permit (SUP) may be reviewed by the Planning and Zoning Commission and City Council.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing an *Event Hall/Banquet Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

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

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

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

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

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



FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

In accordance with Appendix ‘D’, *Historic District Guidelines*, and the *Land Use Schedule* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the applicant has submit an application for a Certificate of Appropriateness (COA) to allow an *Event Hall/Banquet Facility* on the subject property. Based on information provided by the applicant the proposed *Event Hall/Banquet Facility* (i.e. *The Flat*) is located on the second floor of the *Office Building* (i.e. *The Shops at Legacy Village*) located on the subject property. The applicant has indicated that the space is 1,116 SF in size and is designed to host “small gatherings.” In addition, the applicant has provided a site plan that delineates the location of the *Event Hall/Banquet Facility* and identifies the number of parking spaces on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY’S CODES

According to Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the subject property is zoned Downtown (DT) District and must received a Specific Use Permit (SUP). With this being said, the subject property is also identified as a historic *Landmark Property* and is subject to the requirements of Subsection 06.03, *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, and the *Historic Guidelines* contained in Appendix ‘D’ of the Unified Development Code (UDC). Given this, the proposed *Event Hall/Banquet Facility* must also receive a Certificate of Appropriateness (COA) in accordance with Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), which states that a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. All that being said, the applicant must receive a recommendation of approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness (COA) for the *Event Hall/Banquet Facility* before the applicant may seek approval of a Specific Use Permit (SUP) from the Planning and Zoning Commission and City Council.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* shall be parked at one (1) parking space per 100 SF. In this case, the applicant has

indicated that the *Event Hall/Banquet Facility* is 1,116 SF and will require 12 parking spaces (*i.e.* 1,116 SF / 100 SF = 11.16 parking spaces). Based on the site plan provided by the applicant, there are 27 parking spaces on the subject property. Given this, the applicant will reduce the number of available parking spaces to 15 for the remainder of the building. With this being said, the subject property also has access to a public parking in front of the building along E. Rusk Street; however, these parking spaces cannot be used towards the required off-street parking requirements.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the applicant’s request does not appear to have an adverse effect on the existing *Landmark Property* or any of the adjacent properties; however, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On December 12, 2023, staff notified 27 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

- (1) 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 303 E. Rusk St. Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Has Covenant Children

ADDRESS 102 N Furrer St
Rockwall, TX 75087

PHONE 214-543-2807

E-MAIL Legacy Village - rock @ att.net

APPLICANT(S) NAME Charming Events

ADDRESS Paré Underwood / Haley
Crispo

PHONE 214-675-8507

E-MAIL events@theflat
downtown.com

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

- CONSTRUCTION TYPE [CHECK ONE]:
- EXTERIOR ALTERATION
 - NEW CONSTRUCTION
 - ADDITION
 - DEMOLITION
 - RELOCATIONS
 - OTHER, SPECIFY: _____

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

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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]



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.

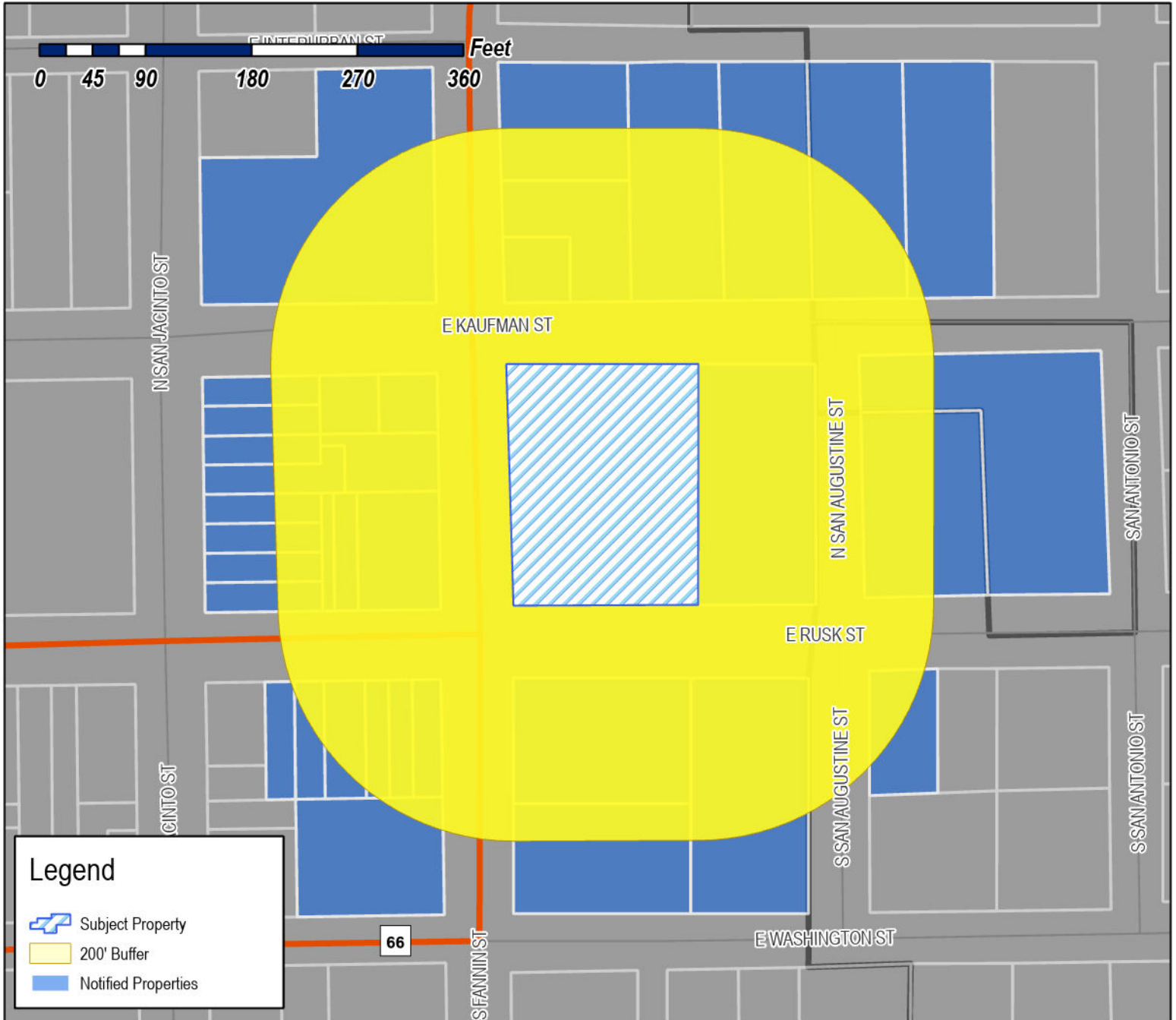




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Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2023-022
Case Name: Certificate of Appropriateness for 303 E. Rusk Street
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 12/8/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
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

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

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

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

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

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2023-022: Certificate of Appropriateness for 303 E. Rusk Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, December 21, 2023 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, December 21, 2023 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. H2023-022: Certificate of Appropriateness for 303 E. Rusk 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:

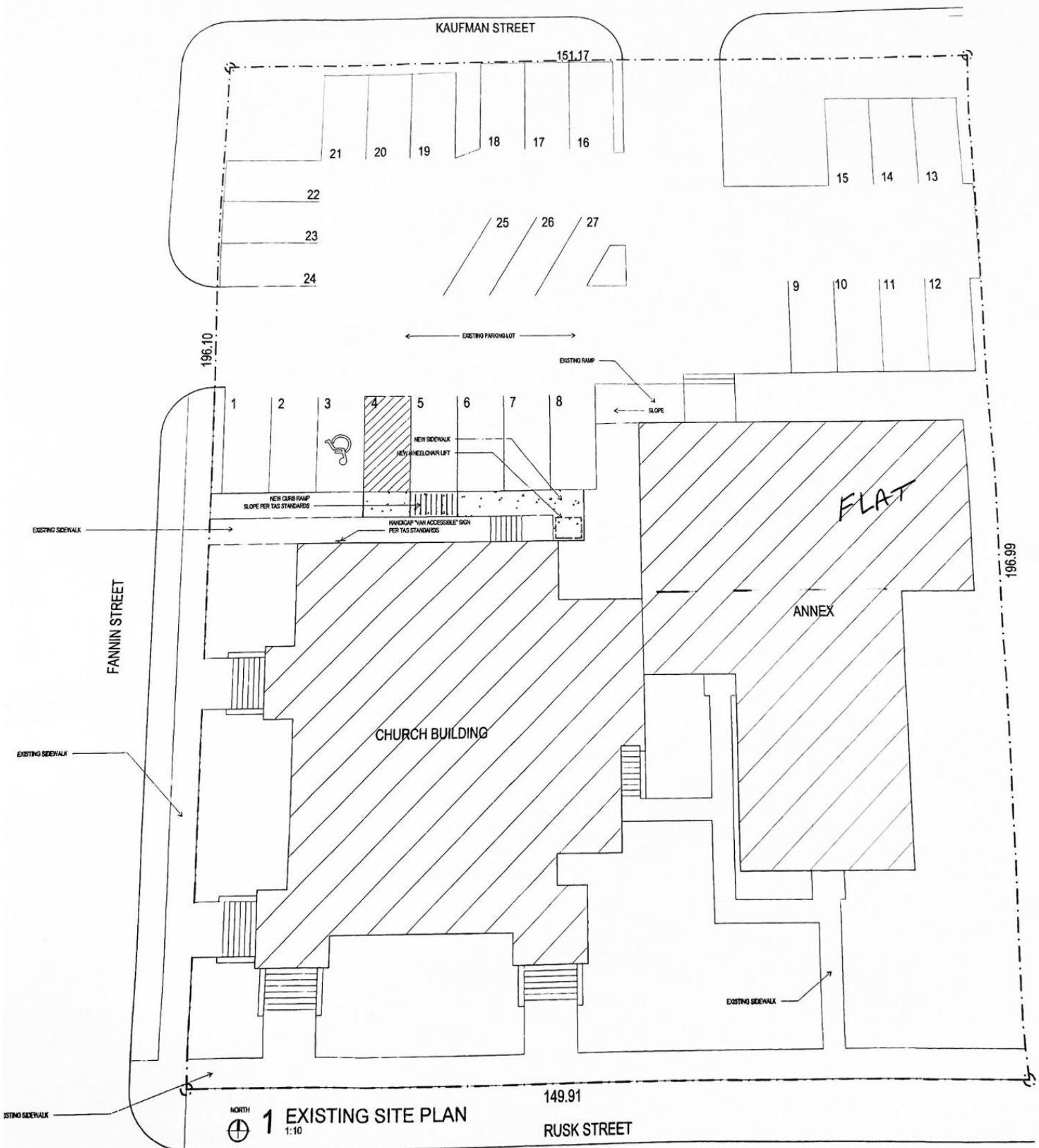
Address:

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

THE FLAT

FLOOR PLAN



1 © COPYRIGHT 2007

THE FLAT

DOWNTOWN ROCKWALL



ABOUT US

Located in the heart of downtown Rockwall, The Flat is a charming and cozy spot perfect for small gatherings. Our space is designed to provide women a welcoming & intimate environment to celebrate special life milestones, such as showers, small studies, workshops, and mentorship. Additionally, we offer our space to non-profits for a discounted rate and local businesses for brand photoshoot sessions. The Flat is also home to our partner, Choose To Soar, a local non-profit dedicated to equipping women to lead, grow, and become all God intended.

Our Mission

Haley Crespo, the cofounder of Skin Envy, and Paré Underwood, a licensed professional counselor, bonded over their mutual passion for supporting and empowering women. Together, they created The Flat with the idea that women are amazing and desire connection, fellowship, and creativity. They soon partnered with Tanya Magnus, the founder of Choose to Soar Ministries. With God as their foundation, these three dedicated women have cultivated the perfect spot for women to connect, celebrate, and grow in fellowship and faith.





CHOOSE TO SOAR

EQUIPPING, EMPOWERING & ENCOURAGING WOMEN



ABOUT US

Housed within the Flat, Choose to Soar Ministries equips and empowers women with biblical principles to be all God intended. Their weekly studies, weekend, and one-day training's, were attended by over 245 women in the community. These women are equipped and prepared to better serve their families, community, and church.

WHAT WE OFFER

- Weekly Bible Study
- Encounter Weekends
- Prayer Room
- Resource Room containing free biblical and faith based material
- Mentoring & Coaching

Hours of Operation

Mon: 8:30 am - 8 pm

Tues: 8:30 am - 5 pm

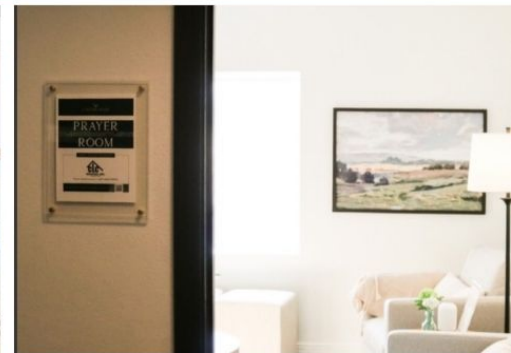
Wed: 8:30 am - 6:30 pm

Thurs: 8:30 am - 3 pm

Fri: Closed

Sat: Events Only

Sun: Closed



Our Local Partners



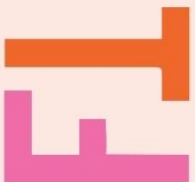
NON-PROFITS

- Poima Foundation for Sex Trafficking Awareness
- Meals on Wheels
- Women in Need
- Crosspoint Community Church
- Redeemer Church
- Providence Academy
- Rockwall Non-Profit Day
- Weekly Women's Power Hour
- Aspasiens
- Amica
- Rockwall Republican Women
- Rockwall Women in Business



LOCAL BUISNESSES

- Community Counselors
- Ami Kristin Studio
- Ollie Marie Boutique
- Living Magazine
- Kim Bentley

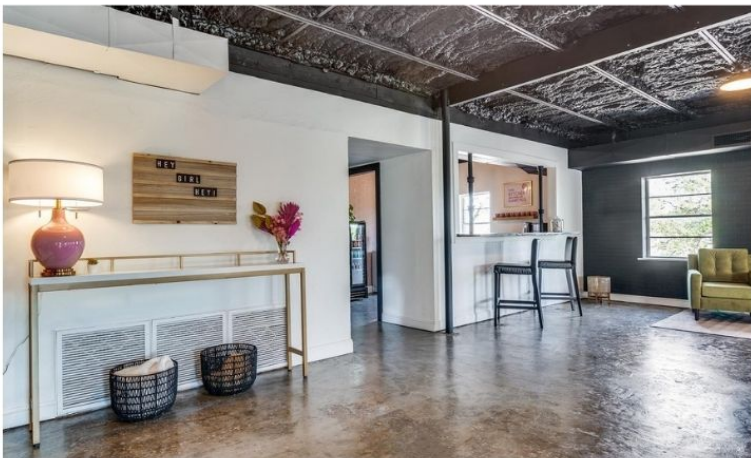
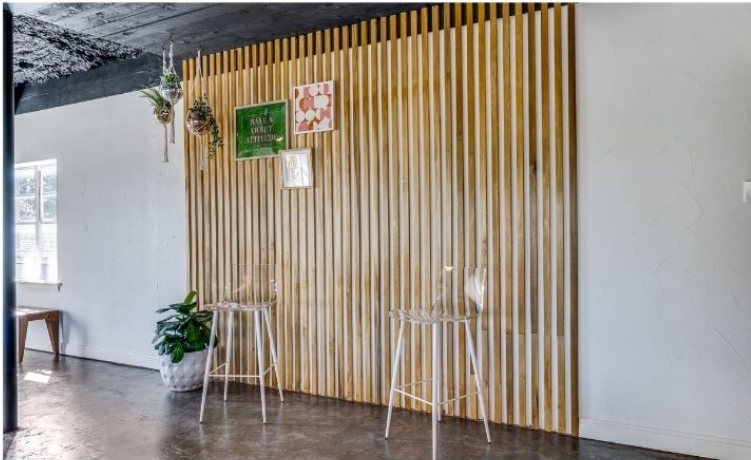


About the Space



303 E. Rusk Street,
Rockwall, TX 75087

Just up the stairs awaits our quaint spot designed to accommodate small gatherings and make women feel right at home!





CHIROPRACTIC
CLINIC

AUG 13 2003





W Fannin
100 St





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: December 21, 2023

APPLICANT: Mark Latham

CASE NUMBER: H2023-023; *Certificate of Appropriateness (COA) for 310 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a Certificate of Appropriateness (COA) for the *replacement of windows* on a single-family home being a *Medium Contributing Property* on a 0.17-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 310 S. Fannin Street, and take any action necessary.

BACKGROUND

According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The 1,803 SF single-family home – *situated on the subject property at 310 S. Fannin Street* – was constructed circa 1905 with *National Folk* stylistic influences. The subject property is a part of Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. The *2017 Historic Resource Survey* also states that the porch supports have been replaced and the non-historic window screens have been altered.



SUBJECT PROPERTY: OCTOBER 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of windows in the single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 310 S. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) lots (*i.e. 201, 203, and 305 S. Fannin Street*) belonging to the Divine Peace Evangelical Lutheran Church that are all zoned Downtown (DT) District.

South: Directly south of the subject property is the Rockwall City Hall Addition, which is on a 7.34-acre parcel of land that was established in 2001. Situated on this property is Rockwall City Hall. Beyond this are 16 townhomes (*i.e. 402, 404, 406 & 408 Fannin Street*) that are zoned Downtown (DT) District. South of this is 0.1760-acre parcel of land (*i.e. 410 S. Fannin Street*), zoned Downtown (DT) District, and is classified as a *High-Contributing Property*. Beyond this is E Kaufman Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3210-

acre parcel of land (i.e. 311 S. Fannin Street), zoned Single-Family 7 (SF-7) District, and classified as a *Low-Contributing Property*. East of this is a 0.1607-acre parcel of land (i.e. 304 Star Street), zoned Single-Family 7 (SF-7) District, and classified as a *Non-Contributing Property*.

West: Directly west of the subject property is a 0.230-acre parcel of land (i.e. 308 S. Fannin Street), zoned Multi-Family 14 (MF-14) District, and classified as a *Non-Contributing Property*. West of this is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is the Rockwall City Hall Addition, which is on a 7.34-acre parcel of land that was established in 2001. Situated on this property is Rockwall City Hall. Further west is S. Goliad Street, which is identified as a P3U (i.e. *principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace all the windows on the single-family home. Currently, the windows are aluminum and are not original to the existing single-family home. The applicant is proposing to replace the existing windows with vinyl windows with no grids to provide conformity and consistency of the windows and to mimic the historic look of the property.

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 considered to be a *Medium-Contributing Property*. Furthermore, according to Subsection 06.01, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) as provided for in Subsection 06.02, *Historic Overlay District*, of Article 05, *District Development Standards*." In this case, the replacement of the windows requires a building permit and is a visible change to the exterior of the property. Based on this, the applicant is required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

According to Subsection 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures." In this case, the applicant's home was built circa 1900 and the proposed window replacements will greatly increase the energy efficiency as well as the aesthetics of the single-family home. Staff should also reiterate that the existing aluminum windows are not original to the home, and that the applicant's proposed replacement has a more historic look than the current windows.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "... the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the applicant's request does not have an adverse effect on any of the adjacent properties or the historic look of the existing historic home; however, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On December 13, 2023, staff notified 26 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) 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 310 S. Franklin

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

MARK LATNAM

APPLICANT(S) NAME _____

ADDRESS

310 S. Franklin

ADDRESS _____

PHONE

972-965-7070

PHONE _____

E-MAIL

Mark@CallFixco-sc.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):

\$ 20,000

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.

Windows are currently aluminum; not original to the house. We are wanting to replace them with vinyl windows with no grids which will look uniform; add consistency to the historic look. The new windows will provide a more energy efficient,

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE

[Signature]

APPLICANT'S SIGNATURE

[Signature]

0 5 10 20 30 40 Feet

H2023-023: Certificate of Appropriateness for 310 S. Fannin Street

DT

MF-14

S FANNIN ST

SF-7

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.

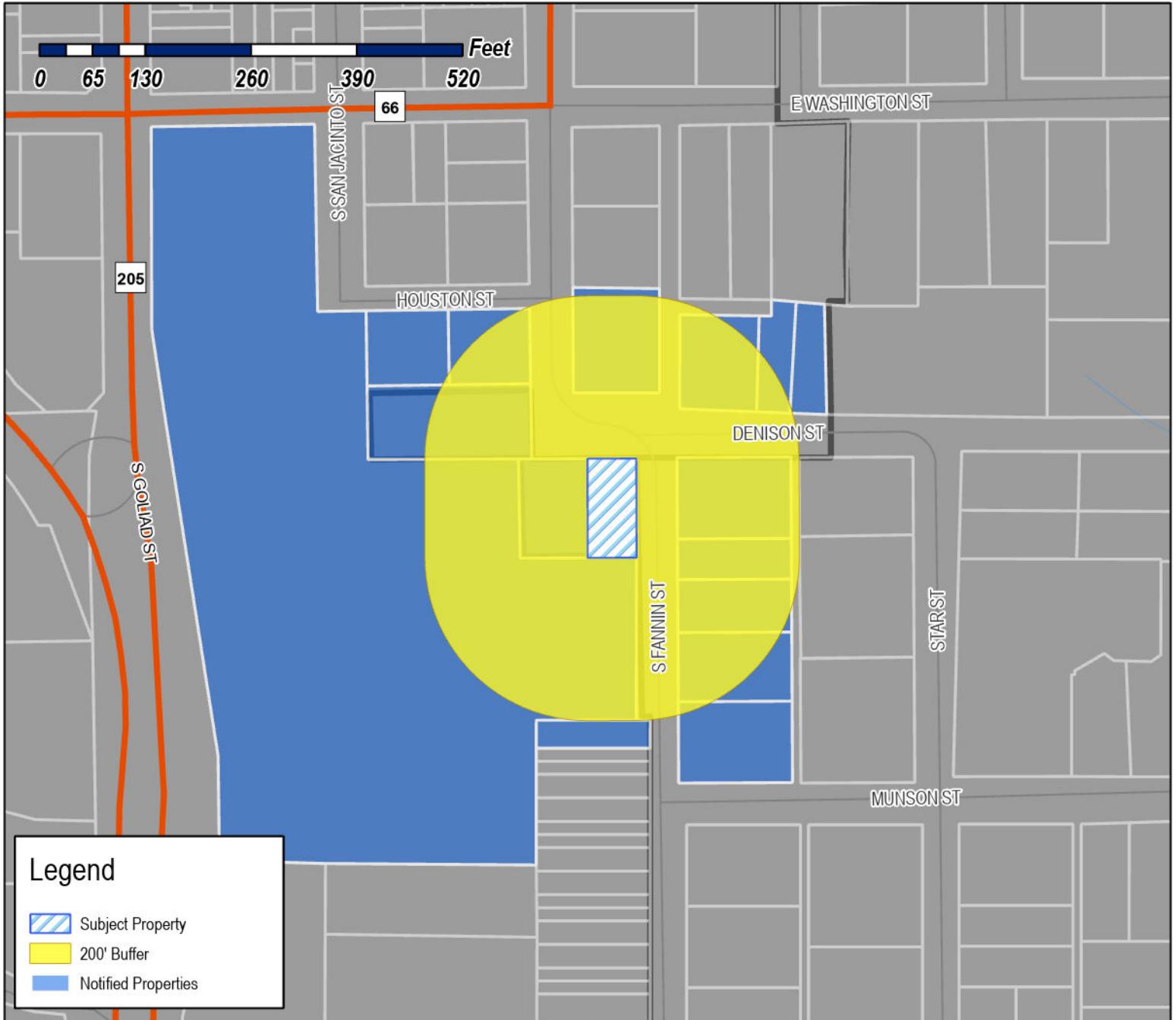







City of Rockwall

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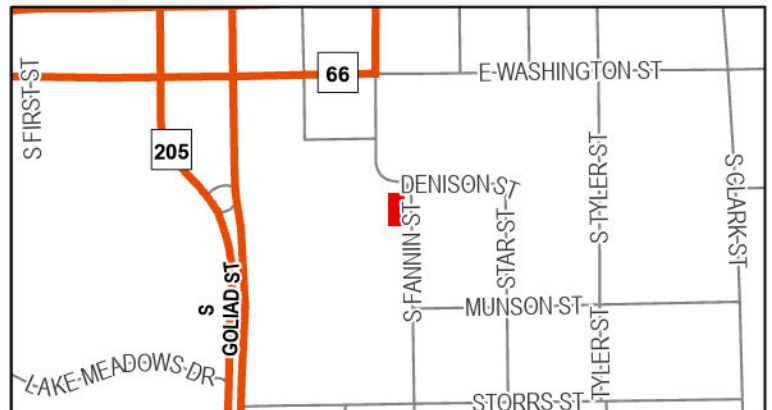
Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2023-023
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Multi-Family 14 (MF-14) District
Case Address: 310 S. Fannin Street

Date Saved: 12/12/2023

For Questions on this Case Call: (972) 771-7746



CULLINS JAMES & SHARON DAY
315 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
315 S FANNIN ST
ROCKWALL, TX 75087

KINSEY DONALD & TARI
317 S. FANNIN ST
ROCKWALL, TX 75032

RESIDENT
2 MANOR CT
HEATH, TX 75032

GOVERNMENT HOUSING
319 S. FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
313 S. FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S. FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
305 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
304 DENISON ST
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

RESIDENT
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
305 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
1346 PLEASAT VALLEY ROAD
GARLAND, TX 75040

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 S. FANNIN ST
ROCKWALL, TX 75032

EXODUS 314 INVESTMENTS LLC
211 BLUE HERON LN
HEATH, TX 75032

LATHAM MARK
310 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

JOHNSON GREGORY DON AND SANDRA
308 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
1390 GOLD COAST DR
ROCKWALL, TX 75087

HUGHES THOMAS P
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
PO BOX 1315
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
BLDG A
MESQUITE, TX 75149

RESIDENT
402 S. FANNIN ST
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. H2023-023: Certificate of Appropriateness for 310 S. Fannin Street

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a Certificate of Appropriateness (COA) for the replacement of windows on a single-family home being a Medium Contributing Property on a 0.17-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 310 S. Fannin Street, 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, December 21, 2023 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, December 21, 2023 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. H2023-023: Certificate of Appropriateness for 310 S. Fannin Street

Please place a check mark on the appropriate line below:

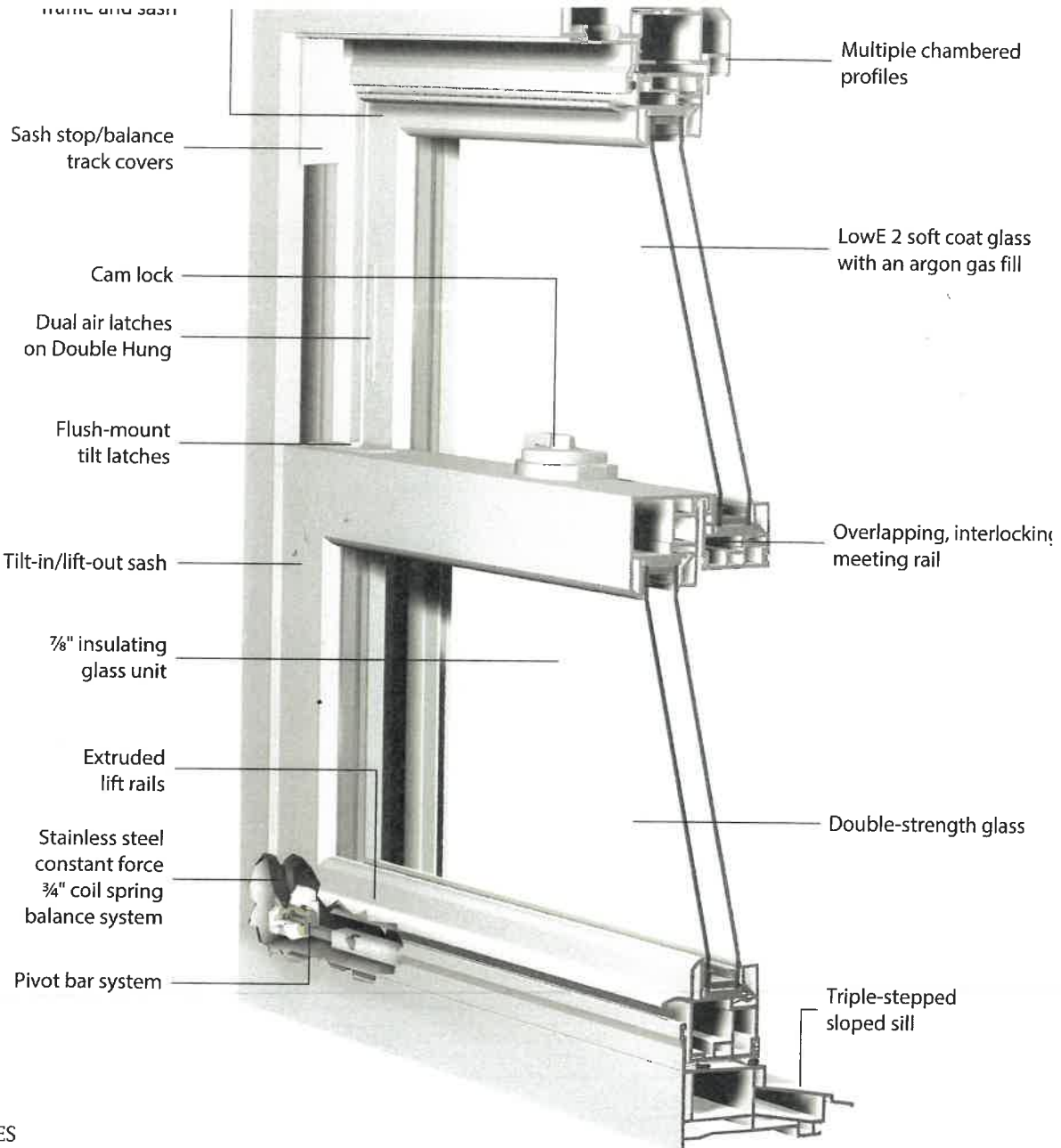
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



STYLES

Double Hung, 2-lite Slider, 3-lite Slider, Casement, Awning, Picture, Geometric, Bay, Bow, Garden** and Sliding or French Swinging** Patio Door

**Not available in driftwood vinyl, woodgrain laminates and exterior colors

***HARDWARE FINISHES**

Standard

White	Tan	Driftwood
*Dark Bronze	*Sandstone	

Standard with Antique Cherry, Maple, and Contemporary Oak Woodgrain laminates on select window styles

Standard only with Dark Woodgrain laminate

Premium

Polished Brass	Oil-Rubbed Bronze	Brushed Nickel

*These hardware offerings are based on Double Hung window style, hardware options may change based on window style (Premium upgrade on select window styles)

INTERIOR COLORS

To Match

*White	Tan Optional White Laminate Interior	Driftwood Optional White Laminate Interior

Standard White extrusion exterior/Optional exterior applied coating colors available

EXTERIOR COLORS

Chocolate	Cream	Pine	Brick
Bronze	Tan	Driftwood	Black

INTERIOR WOODGRAIN LAMINATES

*Dark Woodgrain	*Antique Cherry	*Maple	*Contemporary Oak

*Woodgrain laminates are available with standard white or can be upgraded to any of the exterior color options

No trends to be characteristic of the Time Period.

GRID STYLES

Flat Grids: Tan or Driftwood

Sculptured Grids: White, Tan, Driftwood, Brass or Woodgrain

Grids come in 5/8" flat grids and 3/4" sculptured grids.

Sculptured grids also available in 1" width.

Colors vary per series.



Flat Tan



Sculptured Brass



Colonial



Prairie



Diamond
With flat grids only



Perimeter

GIVE YOURSELF A LITTLE PEACE AND QUIET

Do you live in a noisy area or next to a busy street? You might want to consider our laminated glass, which is designed to reduce unwanted noise infiltration. Even if you have just one bedroom or an office that you'd like to be a little quieter, a window with our laminated glass will make a dramatic difference and look just like the rest of our standard glass windows. It also helps protect against unwanted break-ins with a laminated layer that makes breaking through the glass difficult.



KNOW THE LIGHT

There's nothing like a home filled with beautiful sunlight. Depending on your climate, sunlight can help keep your home warmer during cold winter months. But in summer months, it can increase your cooling costs and cause uncomfortable solar heat gain. And in any climate or season, sunlight can fade carpeting, drapes and furnishings.



THREE TYPES OF LIGHT



UV LIGHT

Can fade carpets, furnishings and artwork.

VISIBLE LIGHT

Desired for the illumination that makes your home bright and inviting.

NEAR-INFRARED LIGHT

Causes heat gain, can raise energy costs and make your home uncomfortable.



310



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