

**OLD ROCKWALL HISTORIC DISTRICT**  
**- Certificate of Appropriateness – Application -**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: <b>308 Williams</b>			
Street Address			
<u>Rockwall</u>	<u>Texas</u>		<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: _____			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: _____ _____ National Register District <input checked="" type="checkbox"/> Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>Patricia May</u>		Street Address: <u>308 Williams</u>	
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	
City	State	Zip Code	
<u>(972) 907-2525</u> Telephone Number (preferably daytime)			
Authorized Contact: _____ <i>(if different from Owner)</i>		Street Address: _____	
_____	_____	_____	_____
City	State	Zip Code	County
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):  <b>Construction of a driveway providing ingress/egress via Kernodle to the residential property located at 308 Williams, listed in the Appendix A of the Old Rockwall Historic District Guidelines as a "non-contributing" property and construction of an addition to said residential property.</b>			
Owner's Signature	City of Rockwall Use Only:	HP-2002-2-CofA	
_____		Project Number	

**OLD ROCKWALL HISTORIC DISTRICT**  
**- Certificate of Appropriateness – Application -**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: 308 Williams  
 Street Address \_\_\_\_\_  
Rockwall \_\_\_\_\_ Texas \_\_\_\_\_ Rockwall \_\_\_\_\_  
 City State Zip Code County

Name of Property, If Applicable: \_\_\_\_\_

Has the building been moved ? No  Yes \_\_\_\_\_ If yes, when was the property moved \_\_\_\_\_ (mm/dd/yr -if known, otherwise, the year moved is sufficient)

Name of Historic District: \_\_\_\_\_  
 \_\_\_\_\_ National Register District  Certified State or Local District \_\_\_\_\_ Proposed Historic District  
 If listed individually in the National Register of Historic Places,  
 Please give date of listing \_\_\_\_\_ (mm/dd/yy)

Owner: Patricia May Street Address: 308 Williams  
Rockwall \_\_\_\_\_ Texas \_\_\_\_\_ 75087 \_\_\_\_\_  
 City State Zip Code  
(972) 907-2525  
 Telephone Number (preferably daytime)

Authorized Contact: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 (if different from Owner)  
 \_\_\_\_\_  
 City State Zip Code County  
 Telephone Number (preferably daytime)

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):  
**Construction of a driveway providing ingress/egress via Kernodle to the residential property located at 308 Williams, listed in the Appendix A of the Old Rockwall Historic District Guidelines as a "non-contributing" property and construction of an addition to said residential property.**

<p><b>Legal Notices</b></p> <p align="center"><b>Public Notice</b></p> <p>The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on <u>September 19, 2002</u> at 7:00 p.m., at the Rockwall City Hall, 385 South Goliad, Rockwall, Texas in the City Council Chambers to consider the following item:</p> <p><b>HP-2002-2-CofA</b></p> <p>A request from Patricia May for a Certificate of Appropriateness (CofA) permitting the construction of a driveway providing ingress/egress via Kernodle Street to 308 Williams and an addition to said property (within the Patricia A. May Addition) a "non-contributing" structure as per Appendix A of the Old Rockwall Historic District Guidelines.</p> <p>All interested parties are invited to attend.</p> <p>CPN: 1122 PUB: 09/06/02</p>	<p>City of Rockwall Use Only: <b>APPROVED</b> <b>-09/19/2002-</b></p>	<p><b>HP-2002-2-CofA</b></p> <p><i>Project Number</i></p>
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**CITY OF ROCKWALL**  
at Rockwall CityPlace

September 12, 2002

Historic Preservation Advisory  
Board (HPAB) Member

*Re: Public Hearing/Monthly Meeting – September 19, 2002*

Dear HPAB Member:

Please find the attached agenda (on the reverse side of this correspondence) for the **September 19, 2002 Public Hearing/Monthly Meeting** of the Historic Preservation Advisory Board (HPAB). The public hearing portion of the meeting is in regard to the request from Patricia May for a Certificate of Appropriateness (CofA) for the improvements that she is making in and around her property at 308 Williams (a *replat of the subject property* and the *addition's plans* are included with this packet).

In addition, discussions will begin regarding a tax incentive program (*an outline of other tax incentive programs around the State of Texas is enclosed*) aimed at encouraging historic preservation within the *Old Rockwall Historic District (ORHD)*. The discussion will then turn to the proposed signage that will to designate the streets within *ORHD* and its boundaries.

For those recently appointed HPAB members, I have also included a copy of the **City of Rockwall Ordinance No. 02-26** which is the governing document of the *Old Rockwall Historic District*.

Furthermore, for your reference, I have included a copy of the 2002 meeting calendar and a meeting calendar for 2003. Public Hearings to consider requests for a Certificate of Appropriateness will **generally be scheduled to occur on the "monthly meeting date"**, however, exceptions may occur in cases where a CofA needs more immediate review or does not fall within the "set" meeting schedule.

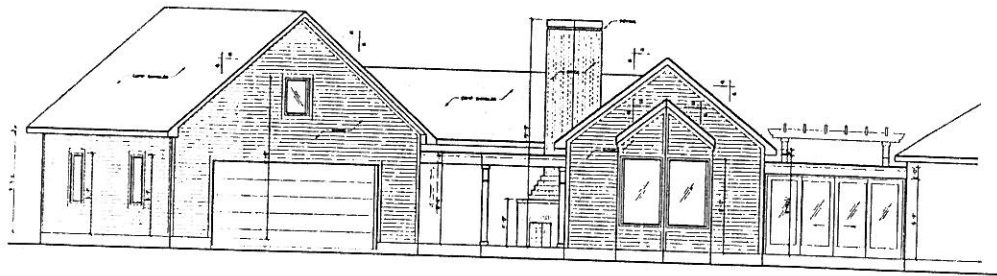
Please contact me at (972) 772-6440 if you have any questions, concerns or if you will not be able to attend the meeting on Thursday evening, September 19<sup>th</sup>. Thank you.

Respectfully,

James S. Williams  
Rockwall City Planner

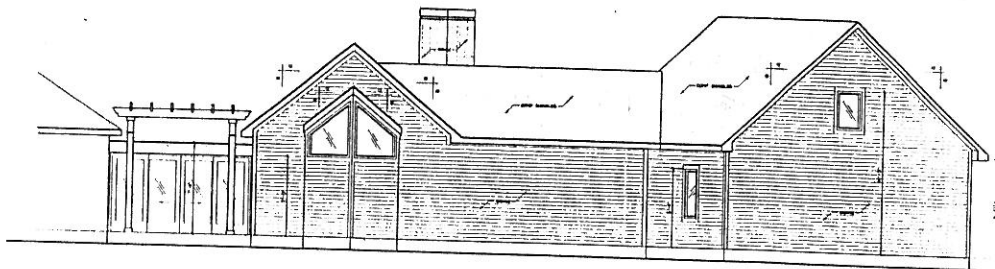
JSW/  
Enc.

**HP-2002-2-CofA**  
**FILE COPY**



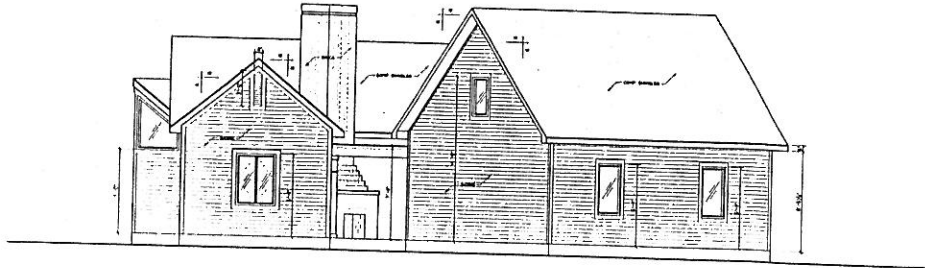
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ELEVATION A



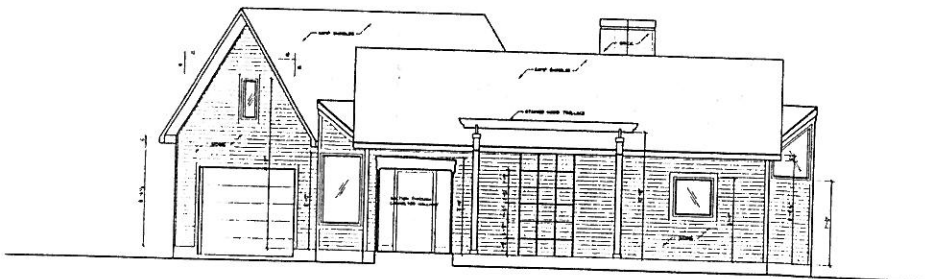
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ELEVATION B



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ELEVATION C



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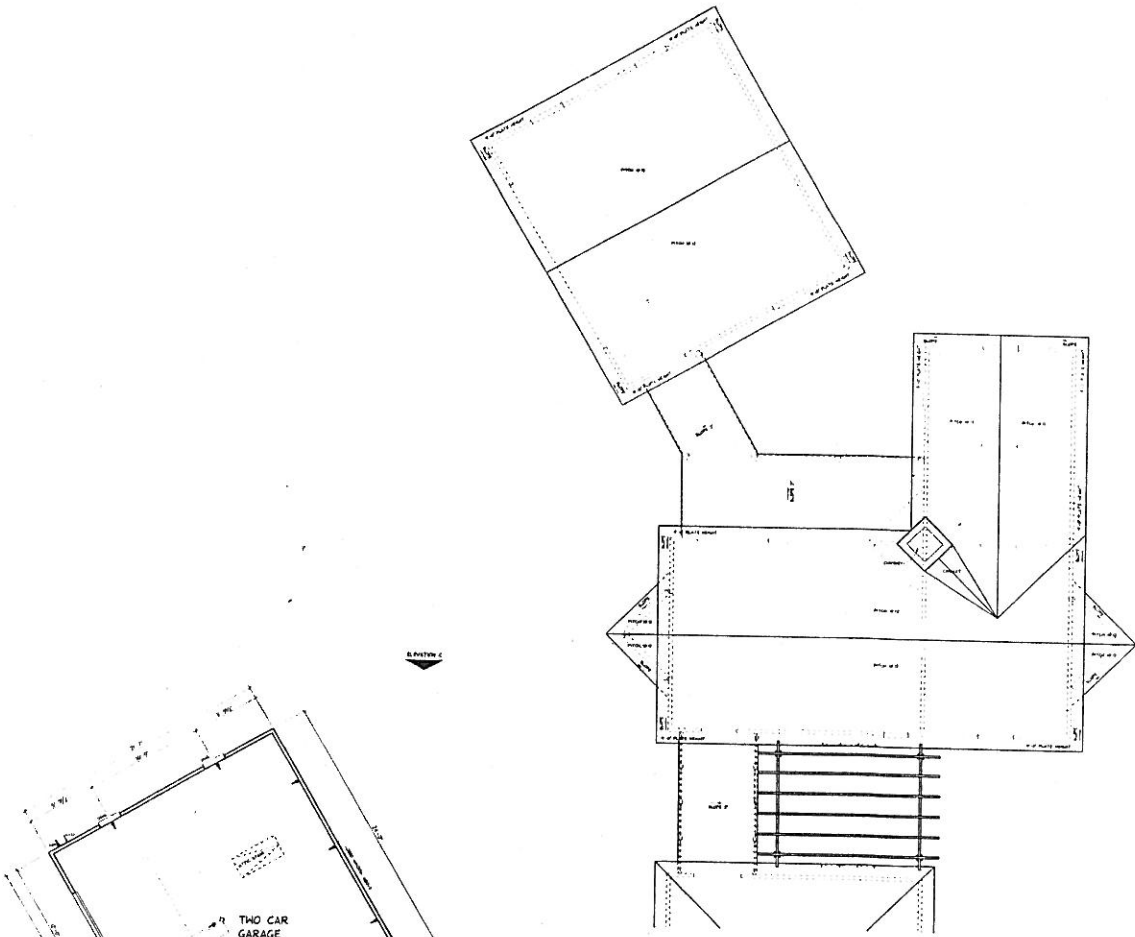
ELEVATION D

STOVALL  
**SH**  
HOWARD

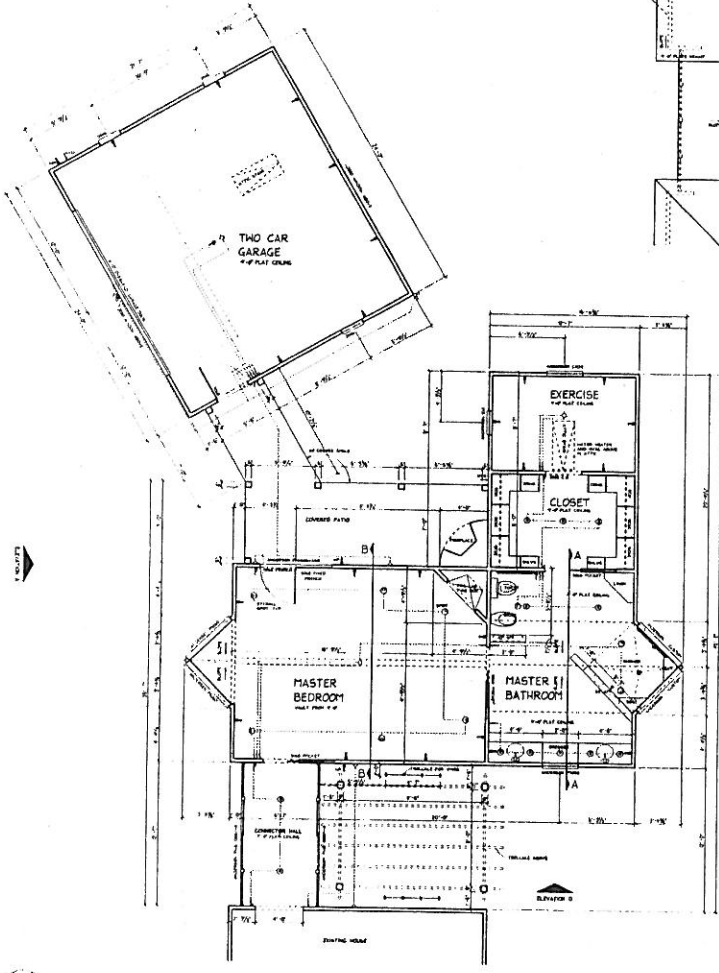
ADDITION FOR PAT MAY

308 WILLIAMS ST  
ROCKWALL, TEXAS 75087-2739

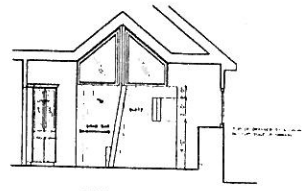
DESIGNED BY ROBERT M STOVALL, M.A.  
STOVALL HOWARD HOMES, L.P.  
P.O. BOX 192308  
DALLAS, TX 75219  
469 693 1633



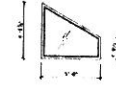
ROOF PLAN  
Scale: 1/8" = 1'-0"



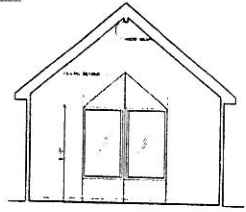
FLOOR PLAN  
Scale: 1/8" = 1'-0"



SECTION A-A  
Scale: 1/8" = 1'-0"



CUSTOM WINDOW & SHOWER  
Scale: 1/8" = 1'-0"



SECTION B-B  
Scale: 1/8" = 1'-0"

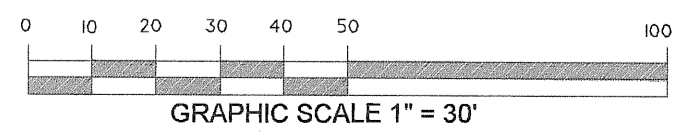
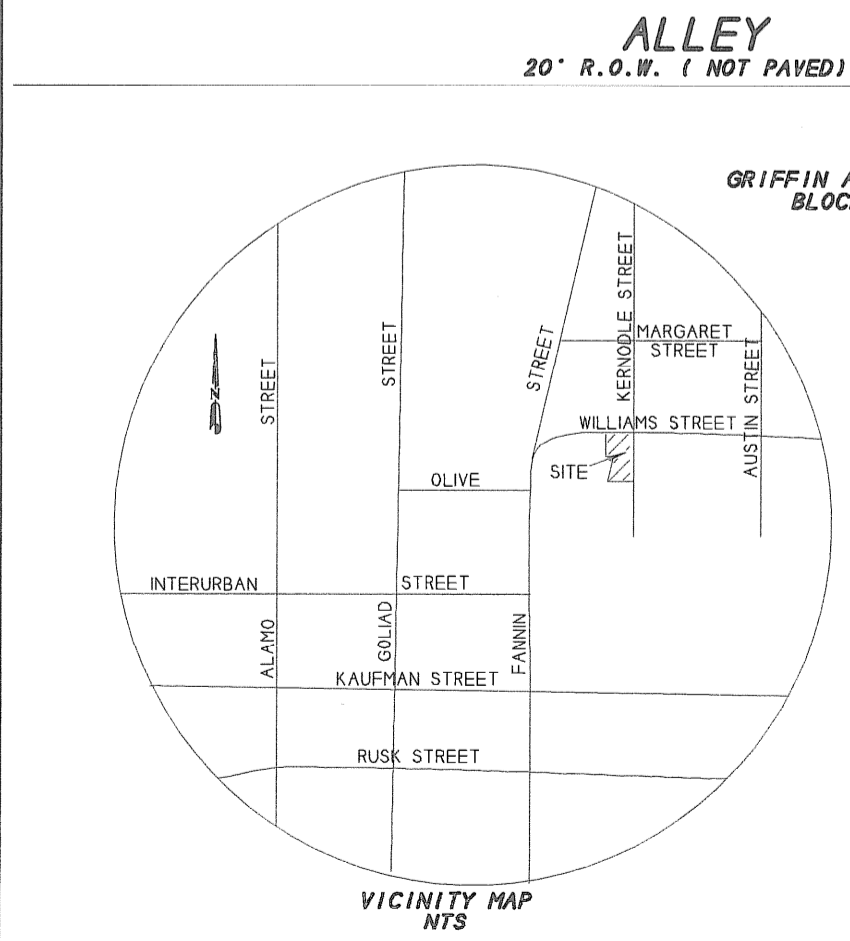
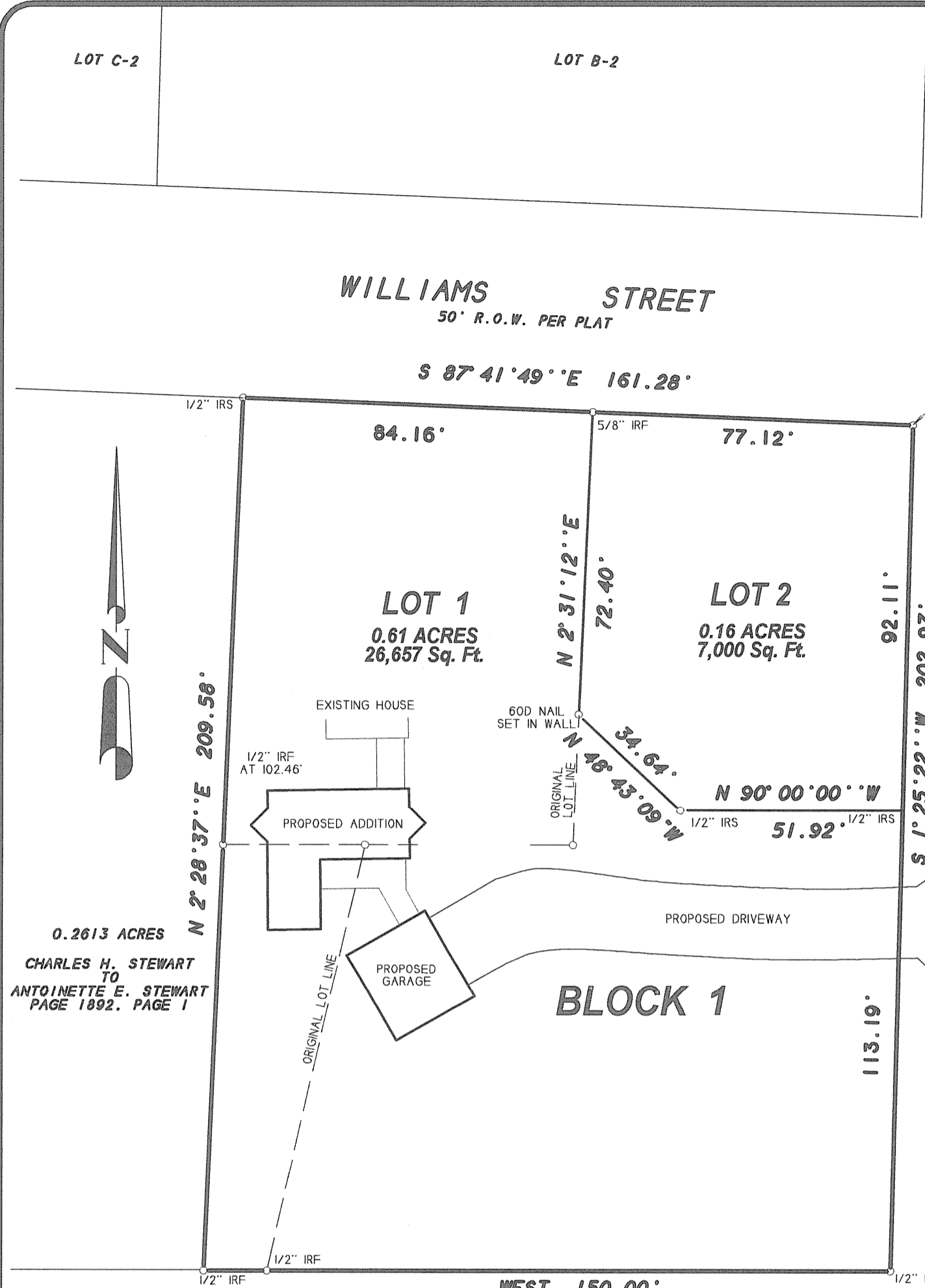
STOVALL  
**SH**  
HOWARD

# ADDITION FOR PAT MAY

308 WILLIAMS ST  
ROCKWALL, TEXAS 75087-2739

DATE	DESCRIPTION

DESIGNED BY ROBERT M STOVALL, M.A.  
STOVALL HOWARD HOMES, L.P.  
P.O. BOX 192308  
DALLAS, TX 75219  
469 693 1633



- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
  - 4) PURPOSE OF REPLAT; TO COMBINE ADDITIONAL LAND INTO TWO LOTS

**OWNER'S CERTIFICATE**  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS PATRICIA A. MAY BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of FRANKLIN HALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 104 of the Plat Records of Rockwall County, Texas and being known as Lot C, and Lot B in Block 1, according to the Plat thereof Recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas, and being all of that tract of land being described in a Warranty deed from Frank D. Montana and wife Cynthia Montana to Patricia A. May, dated, September 15, 1999 and being recorded in Volume 1080, Page 280 of the Real Property Records of Rockwall County, Texas, and also being a part of that tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the intersection of the South right-of-way line of Williams Street and the West right-of-way line of Kernodle Street, at the Northeast corner of said Block 1;

THENCE S. 01°25'22"W. along the West right-of-way-line of Kernodle Street, a distance of 202.97' to a 1/2" iron rod found for corner;

THENCE WEST at a distance of 150.00 feet pass a 1/2" iron rod found for corner at the southeast corner of a tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas;

THENCE N. 02°28'37"E. at 102.46 feet pass a 1/2" iron rod found for corner at the Southwest corner of said Franklin Hall Addition, a distance of 209.58 feet to a 3/8" iron rod found for corner in the South right-of way line of Williams Street;

THENCE S. 87°41'49"E. along said right-of way, a distance of 161.28' to the POINT OF BEGINNING and containing 0.77 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as PATRICIA A. MAY ADDITION an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

**OWNER:** PATRICIA A. MAY  
308 WILLIAMS STREET  
ROCKWALL, TEXAS 75087  
972-771-3633

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

PATRICIA A. MAY  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-34.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of PATRICIA A. MAY ADDITION an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_,

Mayor, City of Rockwall City Secretary City of Rockwall

CITY ENGINEER \_\_\_\_\_

**FINAL PLAT**  
**PATRICIA A. MAY ADDITION**  
A REPLAT OF FRANKLIN HALL ADDITION  
OUT OF  
THE  
B. F. BOYDSTUN  
ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**ROCKWALL SURVEYING COMPANY, Inc.**  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

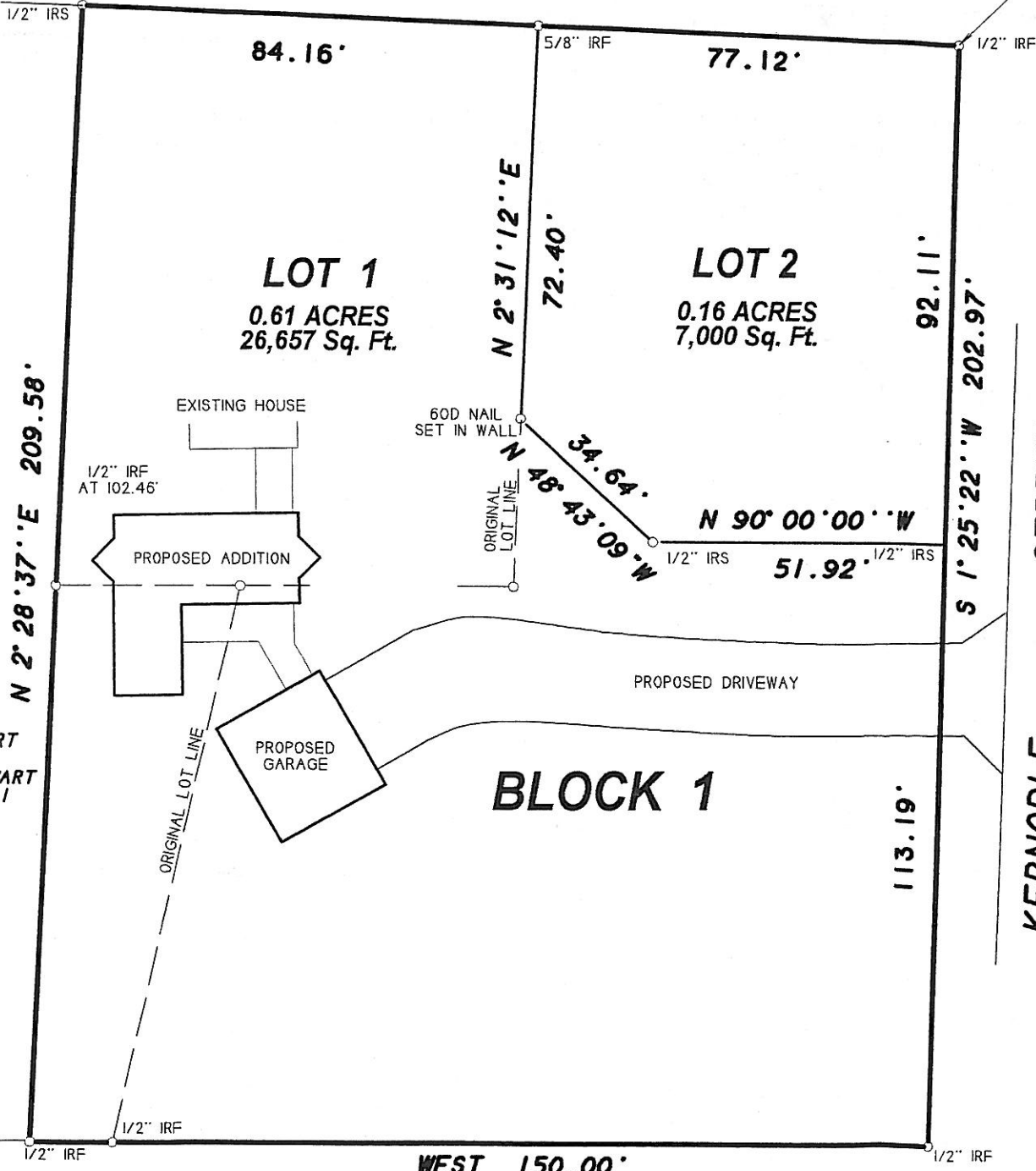
SURVEY DATE June 20, 2002  
SCALE 1" = 30' FILE # 20020578  
CLIENT Msy

# WILLIAMS STREET

50' R.O.W. PER PLAT

S 87° 41' 49" E 161.28'

BEGINNING



LOT 5A  
FARMERS &  
MERCHANTS  
ADDITION

GRIFFIN ADDITION  
BLOCK 4

GRIFFIN ADDITI  
BLOCK 4



# CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, September 19, 2002 at 7:00 p.m.**, at the Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas 75087 to consider the following item(s):

**HP-2002-2-CofA**

**A request from Patricia May for a Certificate of Appropriateness (CofA) permitting the construction of a driveway providing ingress/egress via Kernodle Street to 308 Williams and an addition to said property (within the Patricia A. May Addition) a “non-contributing” structure as per Appendix A of the Old Rockwall Historic District Guidelines.**

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you want your comments sent to the Historic Preservation Advisory Board prior to the meeting please return the *completed* form by **September 19, 2002.**

James Williams  
Rockwall City Planner

(Please return portion of form below the dotted line)

-----  
**Case Number: HP-2002-2-CofA**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Please see the Location Map of the Subject Property on reverse side of this notice -



**Patricia May**  
**308 Williams**  
**Rockwall, Texas 75087**  
Franklin Hall; BI 1-A, Lot 1  
3690;F&M; BI 1; C & D; .51 ac

Antoinette Stewart  
306 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 1; A; .046 ac  
3140; Block 32D

Cain Revocable Trust  
305 Stonebridge Drive  
Rockwall, Texas 75087  
3780;Griffith; BI 4; Lot 2 (306)

Yvonne Dower and Hilda Prieto  
P. O. Box 571006  
Dallas, Texas 75357  
3780;Griffith; BI 4; Lot 3 & 6 (302)

Eddie Walker  
601 North Fannin  
Rockwall, Texas 75087  
3690;F&M; BI 5; A; 402 Williams

F. C. McCurry  
406 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 5; B; 0.459 ac.

Carol Crow  
504 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 6; Lot 2 (RP); 0.16 ac.

Dean and Holly Caldwell  
502 Kernodle  
Rockwall, Texas 75087  
3690;F&M; BI 6; 1; 0.263 ac.

Billy Peoples  
P. O. Box 35  
Rockwall, Texas 75087  
3690;F&M; BI 2; NW/4 A (302 Marg)

James Buttgen  
501 Kernodle  
Rockwall, Texas 75087  
3690;F&M; BI 2; E ½ B; 0.644 ac.

Timothy and Lisanne Place  
303 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 6; C

Scott Richardson  
308 North Fannin  
Rockwall, Texas 75087  
3140; Block 32A; 0.292 ac.

John Thomas  
704 Kernodle  
Rockwall, Texas 75087  
3140; Block 32B; Tropical Johns

Martha Peace  
4702 VZ County Road 3504  
Wills Point, Texas 75169-6275  
3140; Block 32B & 32E

John and Tamara Mitchell  
304 Williams  
Rockwall, Texas 75087  
3140; Block 32C