## 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 spaces.

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Address of Property: 308 Williams			
Street Address		-	
Rockwall	Texas		Rockwall
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Name of Historic District			<del></del> -
			Proposed Historic District
	e National Register of Histori		
Please give date of listing	g (mm/	dd/yy)	
		W20000	
Owner: Patricia May	Street Ac	ddress: 308 Williams	
OWNER: Tairoid May			
Rockwall	Texas	75087	
City	State	Zip Code	
(972) 907-2525	Ciais	<b>p</b>	
Telephone Number (pref	iorably daytime)		
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Authorized Contact:		Street Address:	
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Owner	's Signature	Only:	HP-2002-2-CofA
		_	Project Number
			ATLA

# OLD ROCKWALL HISTORIC DIS. RICT 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.

Street Address Rockwall City State  Texas Rockwall City State  Tip Code  Rockwall County  Name of Property, If Applicable:  Has the building been moved? No x 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 x 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 mon-contributing property and construction of an addition to said residential property.  City of Rockwall Use Only: Pablic Notice  Legal Notices  Pablic Netice  City of Rockwall Use Only: APPROVED	Address of Property:			
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CPN: 1122

All interested parties are invited to attend.



#### 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.

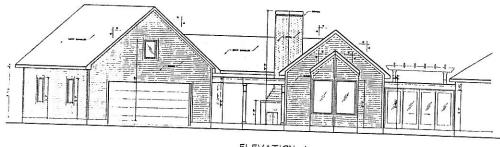
Please contact me at (972) 772-6440 if you have any questions, concerns or if you will not be able to attend the meeting on Thursday evening, September 19<sup>th</sup>. Thank you.

Respectfully

James S. Williams

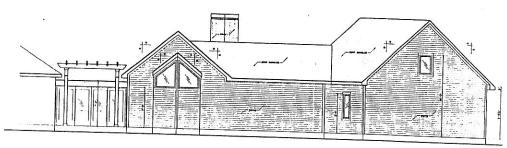
Rockwall City Planner

JSW/ Enc. HP-2002-2-GFA FILE COPY



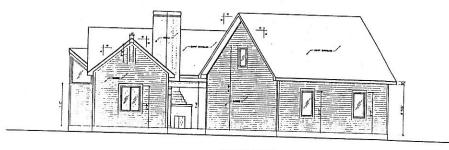
FACING W





FACING E

ELEVATION B



FACING N

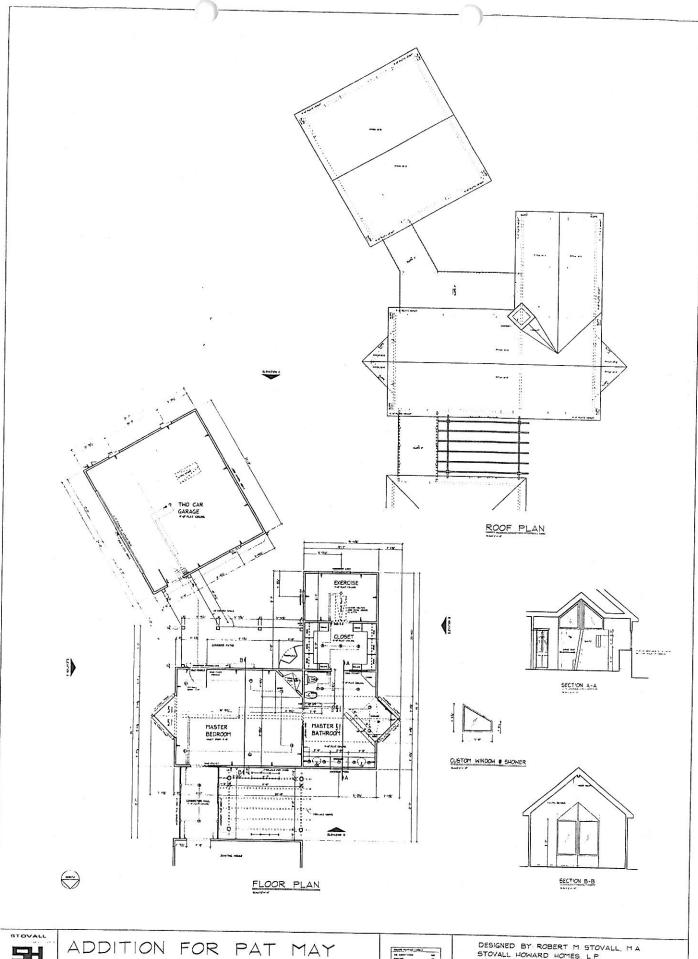
ELEVATION C



FACING S

ELEVATION D





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

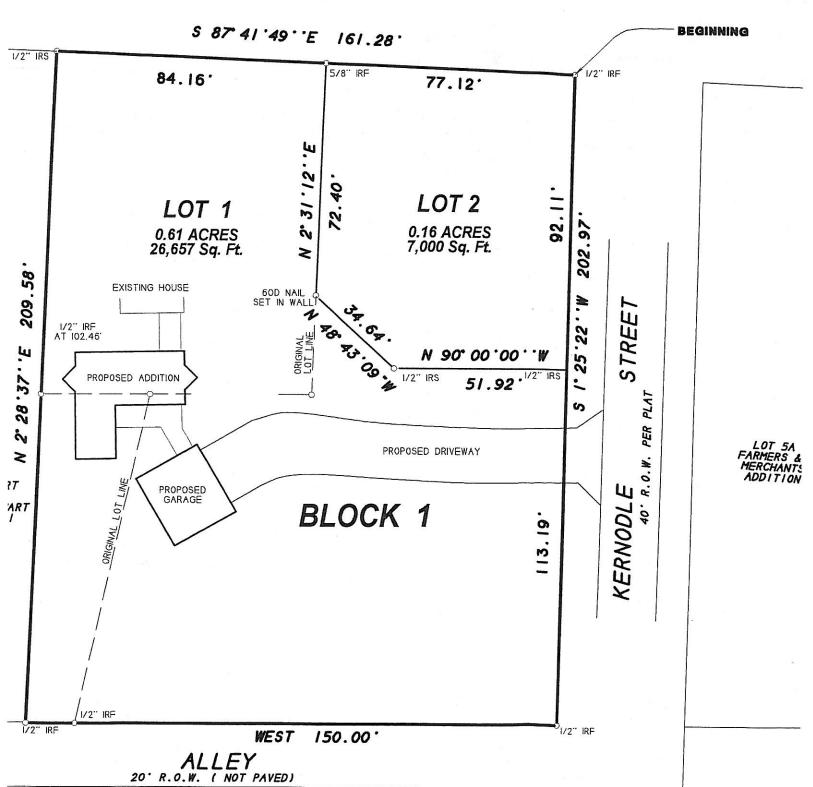
LOT C-2 LOT 8-2 I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein. LOT A-6 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 Platthereof 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 PATRICIA A. IVIAY STATE OF TEXAS COUNTY OF ROCKWALL WILLIAMS 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. STREET 50' R.O.W. PER PLAT Page 108 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows: Given upon my hand and seal of office this \_\_\_\_ BEGINNING S 87 41 '49 'E 161.28' BEGINNING at a 1/2" iron rod with yellow plastic cop 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; 1/2" IRS 84.16 77.12 Notary Public in and for the State of Texas My Commission Expires: 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; 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 83-54. 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 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 LOT 2 LOT 1 92. the South right-of way line of Williams Street; 0.16 ACRES SURVEYOR'S CERTIFICATE 0.61 ACRES 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. 7,000 Sq. Ft. 26,657 Sq. Ft. 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. EXISTING HOUSE SET IN WALL 0 Ш **~**. T 102.46 QC W. Harold D. Fetty, III Registered Professional Land Surveyor No. 5034 N 90° 00 '00 'W NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 5 PROPOSED ADDITION 51.92 STATE OF TEXAS COUNTY OF ROCKWALL STATE OF TEXAS COUNTY OF ROCKWALL his instrument was acknowledged before me on the 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 suscribed 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. LOT 5A FARMERS & MERCHANTS ADDITION PROPOSED DRIVEWAY 0.2613 ACRES CHARLES H. STEWART TO ANTOINETTE E. STEWART PAGE 1892. PAGE I 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. Notary Public in and for the State of Texas My Commission Expires: GARAGE KERNODL 40. BLOCK 1 I also understand the following; 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. M RECOMMENDED FOR FINAL APPROVAL 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, maint aining, 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. Planning and Zoning Commission **APPROVED** 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. 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 The developer and subdivision engineer shall bear total responsibility for storm drain Rockwall on the \_ \_ day of \_ 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. 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. WEST 150.00 ALLEY 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, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall. 20' R.O.W. ( NOT PAVED) GRIFFIN ADDITION WITNESS OUR HANDS, this \_\_\_\_\_ \_\_\_ day of \_\_\_\_ GRIFFIN ADDITION BLOCK 4 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 an d/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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or BLOCK 4 Mayor, City of Rockwall City Secretary City of Rockwall WILLIAMS STREET Z 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. CITY ENGINEER FINAL PLAT INTERURBAN STREET ADDITION PATRICIA A. MAY A REPLAT OF FRANKLIN HALL ADDITION KAUFMAN STREET 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated OUT OF June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year THE RUSK STREET 2) BEARING SOURCE: RECORDED PLAT. B. F. BOYDSTUN ABSTRACT NO. 14 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034." CITY OF ROCKWALL 4) PURPOSE OF REPLAT: TO COMBINE ADDITIONAL LAND INTO TWO LOTS ROCKWALL COUNTY, TEXAS VICINITY MAP OWNER: PATRICIA A. MAY SURVEY DATE June 20. 2002 30 40 50 308 WILLIAMS STREET ROCKWALL SURVEYING SCALE 1" - 30' FILE # 20020578 OMPANY. ROCKWALL, TEXAS 75087 CLIENT May 306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443 972-771-3633 GRAPHIC SCALE 1" = 30"

GRIFFIN ADDITI

BLOCK 4

WILLIAMS STREET

GRIFFIN ADDITION 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.** 

	Williams all City Planner
	(Please return portion of form below the dotted line)
Case No	ımber: HP-2002-2-CofA
Please p	place a check mark on the appropriate line below:
•	I am <i>in favor</i> of the request for the reasons listed below
	I am opposed to the request for the reasons listed below
**	

<sup>-</sup> 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

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

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

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

John Thomas 704 Kernodle Rockwall, Texas 75087 3140; Block 32B; Tropical Johns Antoinette Stewart 306 Williams Rockwall, Texas 75087 3690;F&M; BI 1; A; .046 ac 3140; Block 32D

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

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

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

Martha Peace 4702 VZ County Road 3504 Wills Point, Texas 75169-6275 3140; Block 32B & 32E Cain Revocable Trust 305 Stonebridge Drive Rockwall, Texas 75087 3780;Griffith; BI 4; Lot 2 (306)

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

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

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

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