

# OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

## - EXHIBIT (2) -

### 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  
304 Williams  
 Street Address  
Rockwall Tx 75087 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  
 Listed individually in the National Register of Historic Places,  
 please give date of listing \_\_\_\_\_ (mm/dd/yy)

Owner: John + Tamra Mitchell Street Address: 2993 E Fm 552  
Rockwall Tx 75087  
 City State Zip Code County  
 Phone Number (preferably daytime): 469 831 4929

Address: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 City State Zip Code County  
 Telephone Number (preferably, daytime) \_\_\_\_\_

Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):  
 1) For Safety a circular drive is necessary - Bad visibility  
 2) Replace exterior with covering (combination of hardi-plank w/ cultured stone)  
 - Brochure Attached

Owner's Signature: John Mitchell City of Rockwall Use Only: HP-2002-4-GofA  
 APPROVED: 11/14/2002 Project Number \_\_\_\_\_

HP-2002-4-GofA

11/6/02

Re: 304 Williams St  
(improvements)

Mr. Williams,

Thank you for your prompt attention to our request for driveway and home improvement. Due to safety concerns we feel it is necessary to add concrete drive to the property. The reasons behind our decision are as follows:

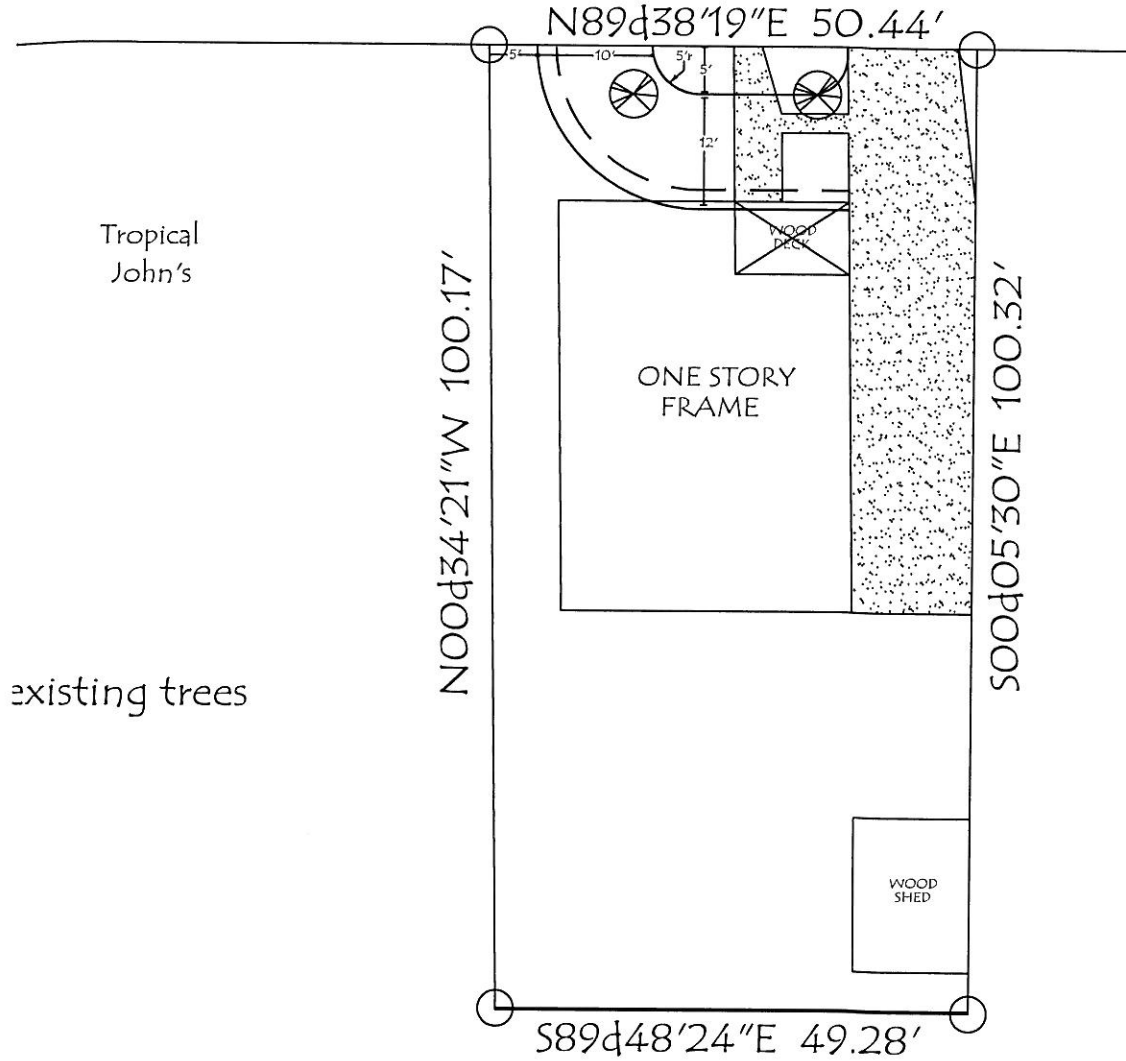
- Poor visibility from the sharp curve.
- Poor visibility due to customer parking in the business next door.
- Higher Increased number of vehicles during peak traffic hours. (with the growth of the local population.)

We would also like to improve the exterior element of the home. Materials in consideration are "Hearty Board" siding in combination with cultured stone (brochure included).

Again, thank you for your attention. Any help with regards to these will be appreciated.

Sincerely,  
John Mitchell

WILLIAMS STREET  
(VARIABLE R.O.W.)



- - Property Data Selection Menu - -

Prop ID: R14414 (Real Property) Owner: MITCHELL JOHN & TAMARA
XRef ID: 3140-032C-0000-00-0R (77008) 304 WILLIAMS ST
Legal : B F BOYDSTON, BLOCK 32C, ACRES .114 ROCKWALL, TX 75087

Situs : 304 WILLIAMS ST Owner Phone:
Entities : GRW, SRW, CRW Prop Links :
CAD (Yes) Nbhd. Code : S3140
Exemptions : Mort Lender: F4150
Freeze Year:
Agent Info Total Land HS/NHS : 15,000
ARB Docs : Total Prod. Mkt. : 0
Chief Appr : Total Imp. HS/NHS : 55,350
Entity Docs: Total Mkt. Value : 70,350
\*

Table with 4 columns: Alt. (D)isp. (G)en. Appr., (P)rimary (O)wnership, (S)econdary (H)istory, (L)and/Impr. (.) More

Enter Option from Above, or "RETURN" to Exit: \_

Enter Option from Above or "RETURN" to Exit: \_

Table with 4 columns: (P) Print Card, (L#) View Land, (I#) View Imp., (AM) Amenities

Appraisal Land and Improvement Information
Property ID: R14414 (Real Property)
XRef ID: 3140-032C-0000-00-0R
Nbhd: S3140
Land ID Description... SPTB HS Size Market Value Ag Use Value
Land CV AI Y 0.1140-AC \$15,000
Land Totals Leg AC(.114) 0.1140-AC \$15,000
Improvements - -
Imp ID Description... TYPE SPTB HS # SEGS MTH Market Value
I1 RESIDENTIAL R AI Y 3 C \$55,350
Improvement Totals \$55,350

FANN

AUSTIN

MARGARET

SITE  
LOCATION

KERNODLE

WILLIAMS ST.



BAN

HP-2002-4-CofA

FANNIN ST.

KAUFMAN

STINE

ONIO

ST.

# MARGARET

# KERNODIE

AN  
W

503

302 MARGARET

501 KERNODIE

303 WILLIAMS

FANNIN

405

WILLIAMS

401

302

304

306

308

310

402

NOT IN

HISTORIC

DISTRICT

Bl. 4, Lot 1





# CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, November 14, 2002 at 7:00 p.m.**, at the Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas 75087 to consider the following item:

**HP-2002-4-CofA**

**A request from John Mitchell for a Certificate of Appropriateness (CofA) serving to permit the installation of a proposed circular driveway within the single, 0.114-acre lot located at 304 Williams Street (B. F. Boydston; Block 32C) zoned SF-7.**

In the event that there is not a quorum of the Historic Preservation Advisory Board (HPAB) the public hearing item listed above will be considered at the Rockwall City Council meeting on Monday, November 18, 2002 at 6:00 p.m.

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 **November 14, 2002**.

James Williams  
Rockwall City Planner

(Please return portion of form below the dotted line)

-----  
**Case Number: HP-2002-4-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 -

**John and Tamara Mitchell**  
304 Williams  
Rockwall, Texas 75087  
BF Boydston; Block 32C; 0.114 ac.

**Antoinette Stewart**  
306 Williams  
Rockwall, Texas 75087  
BF Boydston; Block 32D; 0.184 ac.

**Patricia May**  
308 Williams  
Rockwall, Texas 75087  
Franklin Hall Addn; 1-A; Lot 1  
F&M Addn.; Block 1; Lot C & D

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

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

**Timothy and Lisanne Place**  
303 Williams  
Rockwall, Texas 75087  
3690;F&M; BI 2; Lot SW/4 of C

**Cedo and Julia Rakich**  
341 Lakeland Drive  
Hot Springs, AR 71913-7632  
3140; 122; A; 503 & 122; B-1 405

**Ronald and Cheryl Austin**  
401 North Fannin  
Rockwall, Texas 75087  
3140; 122; C

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





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James Williams  
Rockwall City Planner

(Please return portion of form below the dotted line)

-----  
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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

*1. Yard too small for circular drive 2. Circular drives are not fitting for the old part of town 3. Having experience w/ circular drives on this street, it is not attractive at all w/ several cars parked so close & in front of the house 4. It appears the only large trees would be cut down to accomplish this -*

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

**Case Number: HP-2002-4-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

**PEOPLE'S PROPERTIES, INC.**

302 S. GOLIAD

**BILLY PEOPLES**

BROKER

RESIDENTIAL · FARMS · INVESTMENTS · COMMERCIAL

MOBILE 214-417-5595  
FAX 972-771-3962

ROCKWALL 972-771-8481  
RES. 972-771-5120

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of the Subject Property on reverse side of this notice -

**385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7700**

# AGENDA

## Historic Preservation Advisory Board Meeting

Development Services Building  
385 South Goliad, Rockwall, Texas 75087  
Second Floor - Council Chambers  
November 14, 2002  
7:00 P.M.

### CALL TO ORDER

### PUBLIC HEARING ITEMS:

#### HP-2002-3-CofA

A request from David Smith for a Certificate of Appropriateness (CofA) serving to permit the installation of a on-site business sign on a single, 0.386-acre lot located at 702 North Goliad (Barnes, Lot 8' of 3, all of 4) zoned (R-O) Residential-Office.

#### HP-2002-4-CofA

A request from John Mitchell for a Certificate of Appropriateness (CofA) serving to permit the installation of a proposed circular driveway within the single, 0.114-acre lot located at 304 Williams Street (B. F. Boydston; Block 32C) zoned SF-7. In addition, the applicant is also requesting guidance regarding the replacement of the exterior asbestos siding of the subject property with a combination of hardy plank and cultured stone.

### DISCUSSION ITEMS:

- Historic District Street Signage

### ADJOURNMENT

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 James Williams at (972) 771-7745 for further information.

Posted this 8th day of November, 2002 at 4:00 p.m. by James Williams

MH CONCRETE NOT LOOKING SPARK-WHITE

M. CAFFEN - MORE A QUESTION OF DRIVEWAY

GOOD IDEA

DD PRECEDENT SETTING?

LAC NOT NECESSARILY

DD MOTION TO AFF.

- BOTH TREES
- MATCH EXISTING DRIVE CURVE & "TEXTURE"
- NARROW AS CIVIL WILL ALLOW

MH 2<sup>ND</sup>

(OVER)

MMS SUPPORTIVE  
SP HANGING  
SITE CONSIDERABLE  
DD MATERIALS?  
" "  
SP 2 VARIANCES?  
(NO) COUNCIL CONSIDERATION OF SIGN SETBACK  
MH MOTION TO AFF.  
DD 2<sup>ND</sup>  
5 to 0  
CofA APPROVED

J. MITCHELL PRESENTS CASE - REASONS FOR WANTING CIRCULAR DRIVE  
• TROPICAL JOINTS HAS VERBALLY AGREED TO WORK WITH APPLICANT TO ACCOMMODATE DRIVEWAY  
DD EXISTING DRIVE CONCRETE?  
J. MITCHELL YES, I WILL HAVE CIRCULAR DRIVE DEVELOPED AS THE SAME  
LAC: IS WMS. DIFFERENT FROM REST OF DISTRICT  
DD 8' or 10'?  
J.M. SOMETHING LIKE THAT  
DD PAVING MATERIAL?  
HAVE SOME THAT KNOWS GRASS TO GROW UP THROUGH IT  
MH TREES WILL "SOFTEN" THAT THE EFFECT OF THAT

LAC PROBLEMS IN REAR?  
J. MITCHELL NOT ENUFF ROOM.

DD SLAB OF CONCRETE NO ART. MATERIALS  
A. CAFFEN & DIFFERENCE?  
DD NOT NECESSARILY MAJOR DIFFERENCE  
= "PAVED STONE W/ GRASS HOLES" SO 1/2 MORE

J. MITCHELL TWO DIFF MATERIALS. AESTHETICS QUESTIONABLE  
DD NEW CONCRETE WILL NOT MATCH DRIVEWAY

J. MITCHELL - DYE ADDED COULD MATCH IT!

# WILLIAMS STREET (VARIABLE R.O.W.)

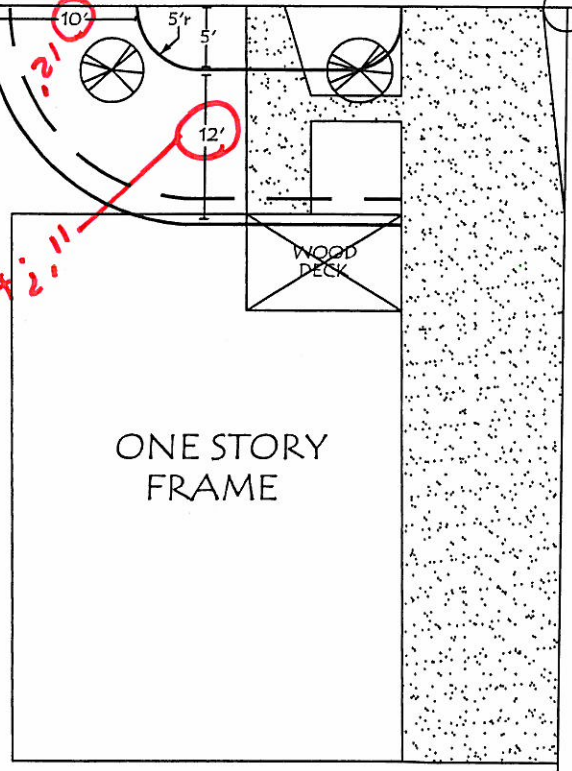
*permis in  
from  
Tropical John  
(Clothes)*

N89°38'19"E 50.44'

Tropical  
John's

N00°34'21"W 100.17'

S00°05'30"E 100.32'




ONE STORY  
FRAME

WOOD  
DECK

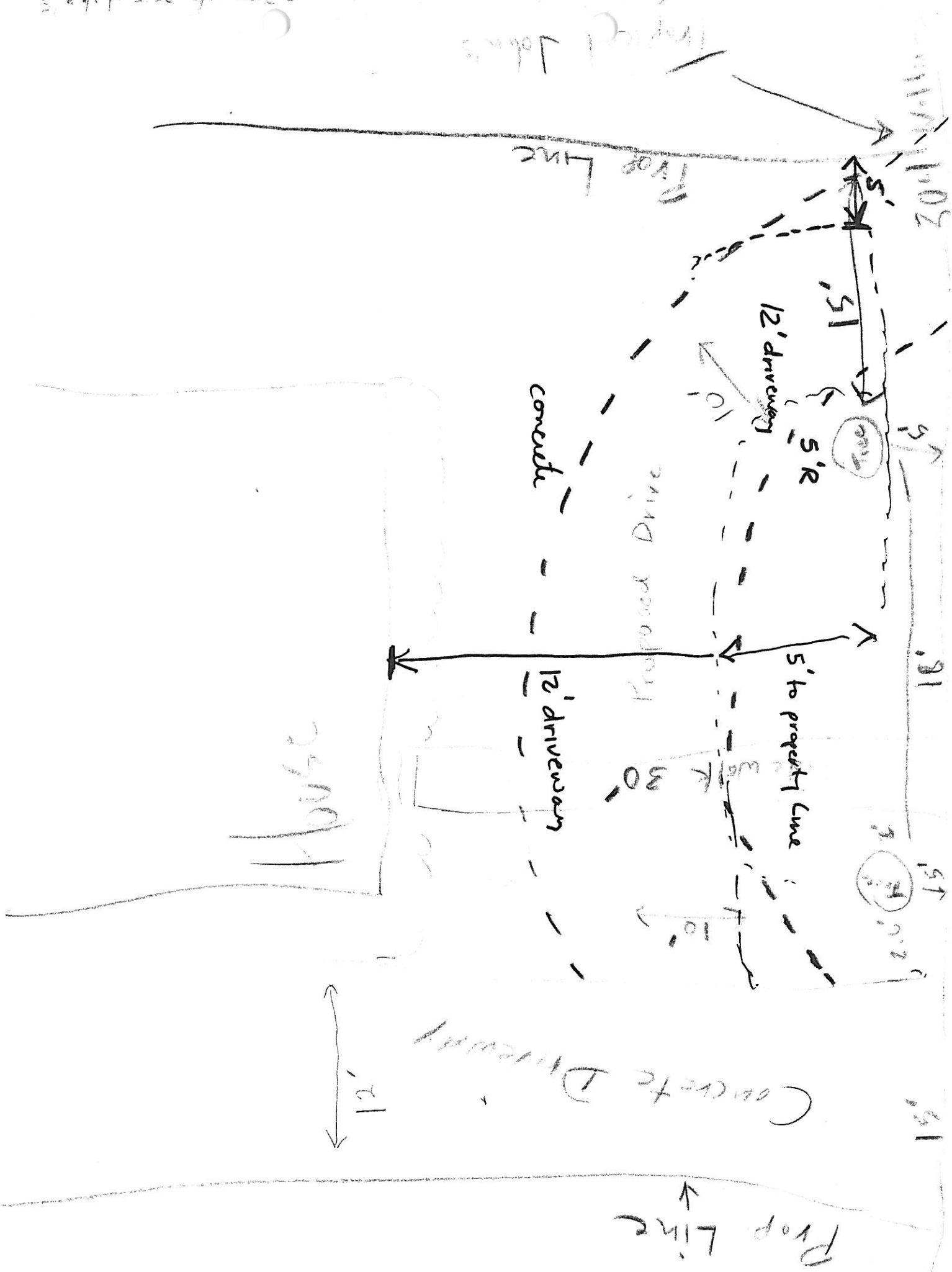
WOOD  
SHED

S89°48'24"E 49.28'

- Need TxDOT permit
- Can't block drainage on SH66

 existing trees

304 Williams

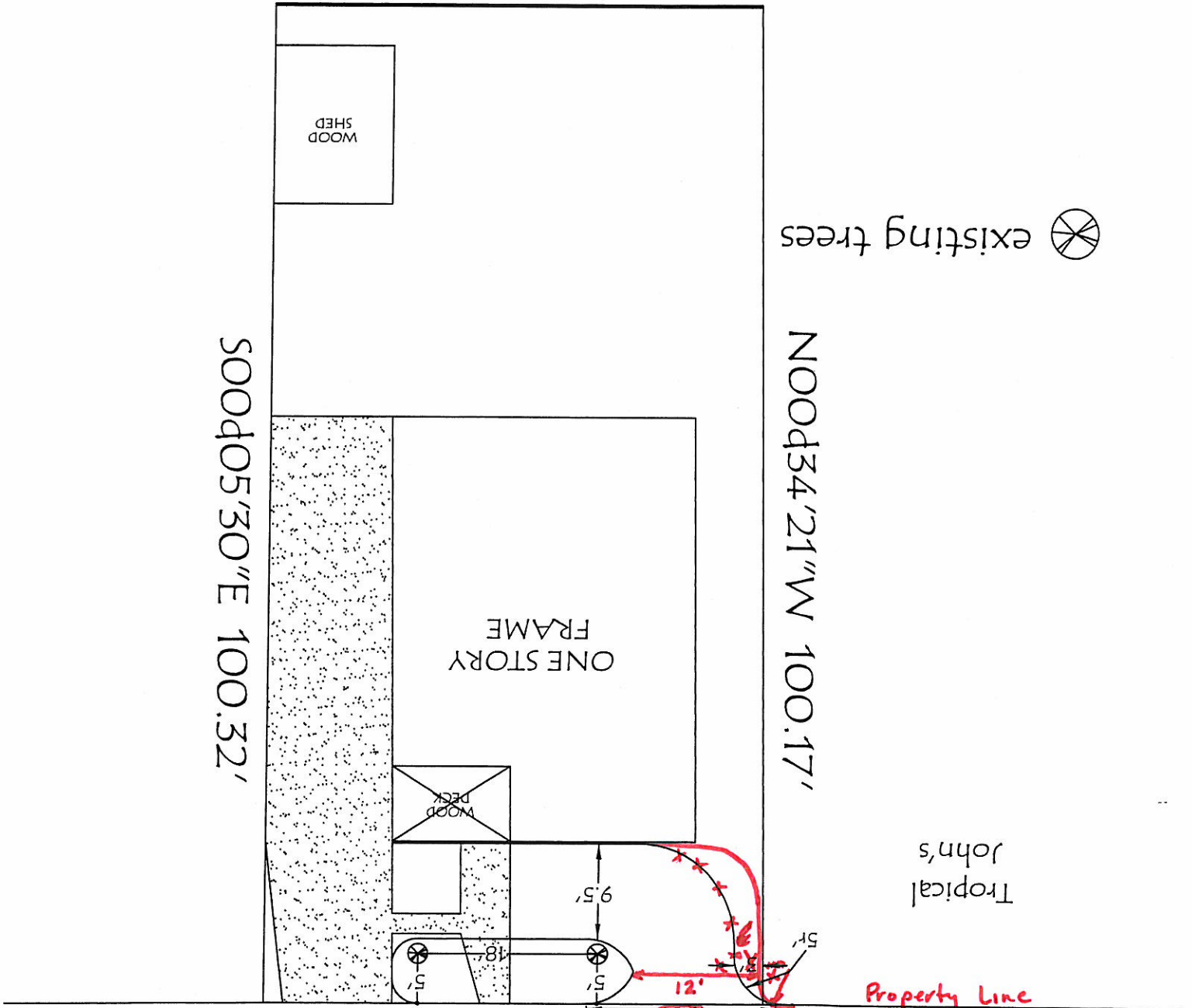


Project Jobs

WILLIAMS STREET  
(VARIABLE R.O.W.)

304

N89°38'19"E 50.44'



existing trees

Tropical  
Johns

Property Line

500°05'30"E 100.32'

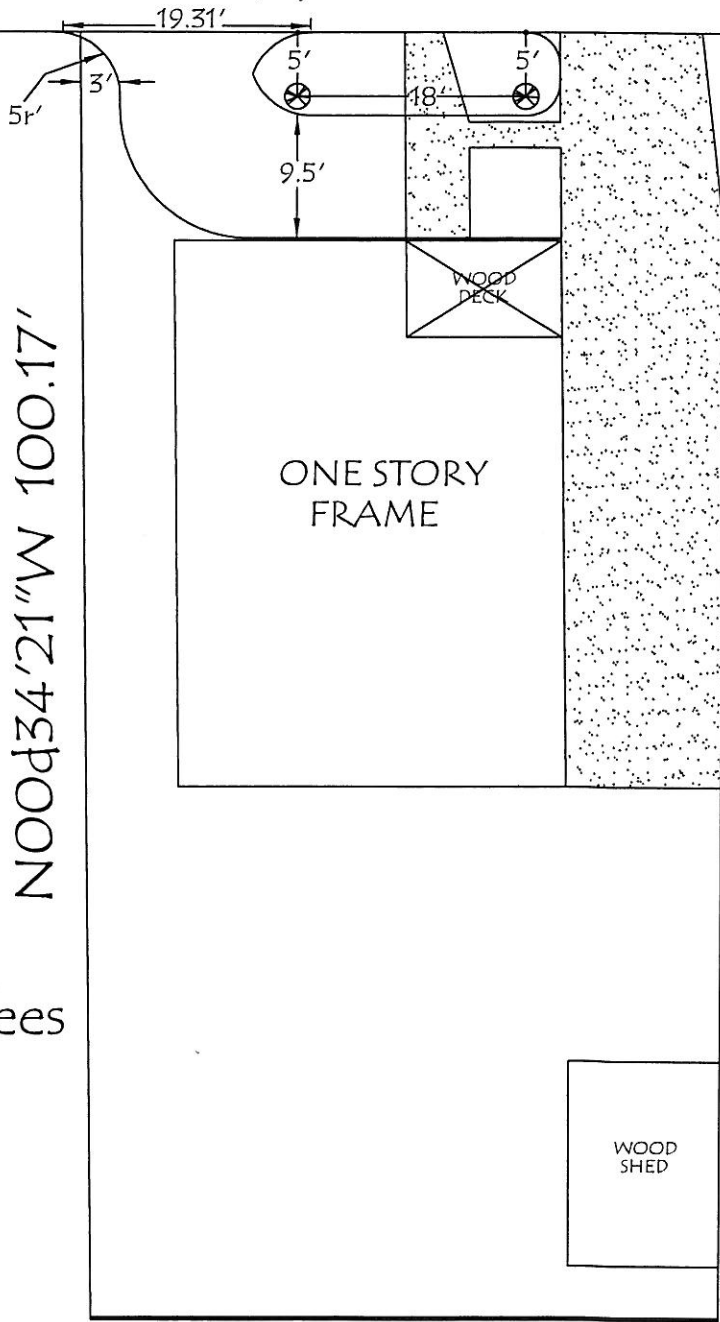
N00°34'21"W 100.17'

S89°48'24"E 49.28'

WILLIAMS STREET  
(VARIABLE R.O.W.)

N89°38'19"E 50.44'

Tropical  
John's



 existing trees

PHOTOGRAPH ADDENDUM

**Lender/Client**

**Borrower**  
**Property Address**  
**County**

[REDACTED]

JOHN MITCHELL  
304 WILLIAMS, ROCKWALL, TX.  
ROCKWALL



**Front View  
of Subject**

<b>Leasehold/Fee:</b>	FEE SIMPLE
<b>Site:</b>	RECTANGULAR
<b>View:</b>	AVERAGE
<b>Design/Appeal:</b>	AVERAGE
<b>Const. Quality:</b>	AVERAGE
<b>Age:</b>	EFF-5
<b>Condition:</b>	GOOD
<b>Total Rooms:</b>	6
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1.00
<b>Square Feet:</b>	1,216
<b>Functional Util.:</b>	3 BR
<b>Heating/Cooling:</b>	CENTRAL
<b>Garage/Carport:</b>	NONE
<b>Fence/Pool:</b>	FENCE



**Rear View  
of Subject**

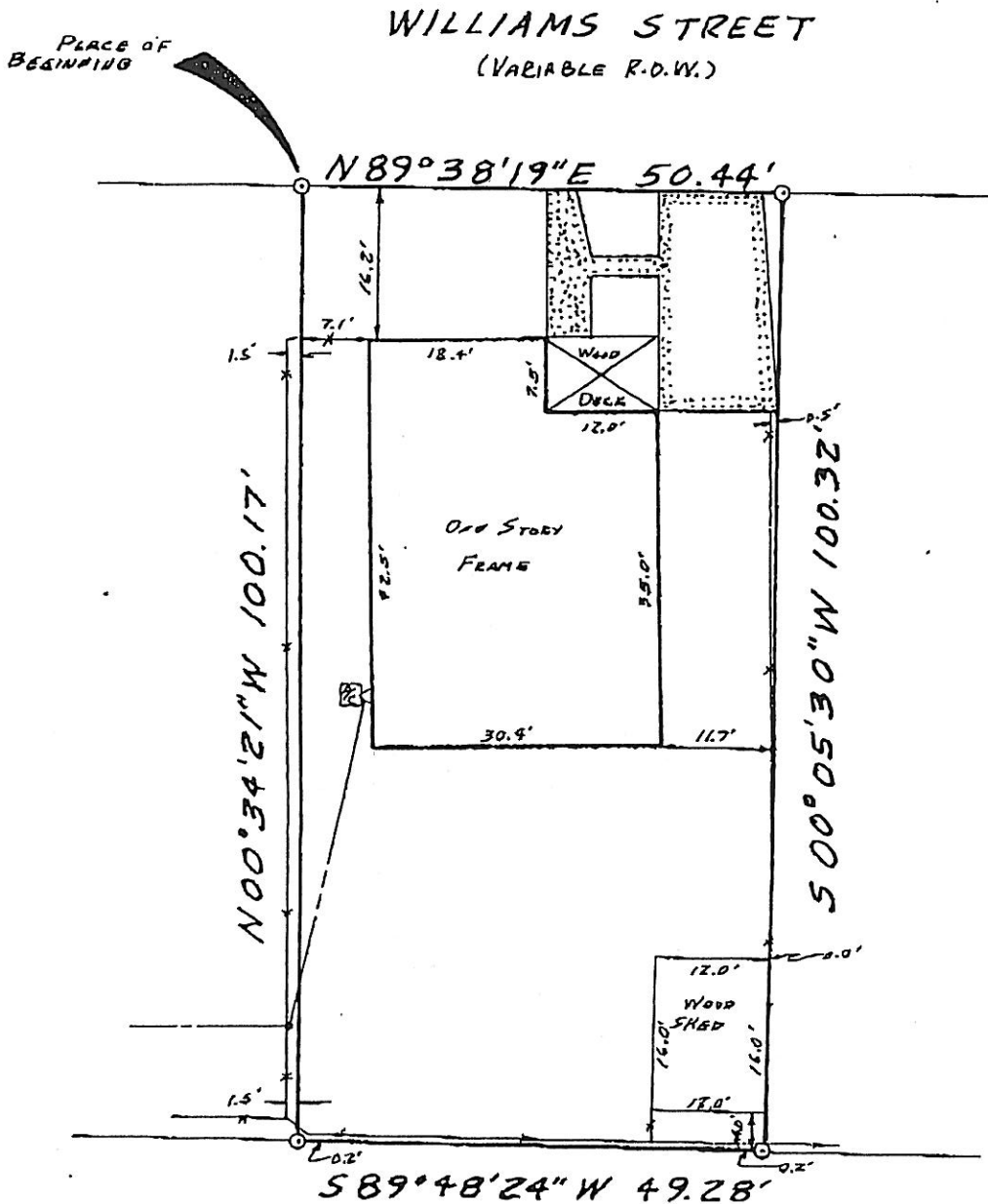


**Street View**



# SURVEY PLAN

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 304 WILLIAMS STREET in the city of ROCKWALL, Texas, Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ of \_\_\_\_\_ an addition to the City of \_\_\_\_\_, Texas, according to the \_\_\_\_\_ recorded in Volume 644 at Page 307 of the DEED Records of ROCKWALL COUNTY, TEXAS, and being more particularly described as follows: SEE PROPERTY DESCRIPTION.



5-30-01  
Tanna Mitchell

NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.