


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: <u>104 S. CLARK</u>			
Street Address			
<u>ROCKWALL</u>	<u>TEXAS</u>	<u>75087</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 _____ 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>ROBERT & MARY JANE GRAHAM</u> Street Address: <u>104 S. CLARK</u>			
<u>ROCKWALL</u>	<u>TX</u>	<u>75087</u>	<u>ROCKWALL</u>
City	State	Zip Code	County
<u>(972) 753 1385 (409) 698 9223 (972) 839-1661</u>			
Telephone Number (preferably daytime)			
Authorized Contact: _____ (if different from Owner)		Street Address: _____	
_____	_____	_____	_____
City	State	Zip Code	County
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>NEW RESIDENCE - (PROPOSED ATTACHED)</u>			
 Owner's Signature		City of Rockwall Use Only: <u>APPROVED 02/13/03 JSW</u> <u>HP-2002-5-CofA</u>	Project Number: _____

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

- - Property Data Selection Menu - -

Prop ID: R14443 (Real Property) Owner: GRAHAM ROBERT & MARY JANE
 XRef ID: 3140-098D-0000-00-0R (79623) 104 CLARK ST S
 Legal : B F BOYDSTON, BLOCK 98D, ACRES 1.25 ROCKWALL, TX 75087

Situs : 104 CLARK ST S Owner Phone: 469-698-9223
 Entities : GRW, SRW, CRW Prop Links :
 CAD (Yes) Nbhd. Code : S3140
 Exemptions : HS Mort Lender:
 Freeze Year:
 Agent Info Total Land HS/NHS : 120,000
 ARB Docs : Total Prod. Mkt. : 0
 Chief Appr : Total Imp. HS/NHS : 113,000
 Entity Docs: Total Mkt. Value : 233,000
 *

Alt. (D)isp. (G)en. Appr.	(P)rimary (O)wnership	(S)econdary (H)istory	(L)and/Impr. (.) More
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Enter Option from Above, or "RETURN" to Exit: __

January 2, 2003

MEMORANDUM

To: **Members, City of Rockwall Historic Preservation Advisory Board**
Robert LaCroix, Director of Community Development
James Williams, City Planner

From: Robert & Mary Jane Graham
104 Clark Street, Rockwall, Texas 75087
(972) 839-1661 (469) 698-9223

Re: **Application for Appropriateness, Property at 104 South Clark Street**

Attached is the revised design responding to the concerns and comments of the members of the Advisory Board during its regular meeting of December 19, 2002.

Of particular note are the following issues:

- 1) The roof design has been changed to a double-pitched, gabled, with two chimneys symmetrically located. Roof finish material will be heavy composition shingles.
- 2) Shutters have been added to the windows.
- 3) The foundation wall has been moved to remove the cantilever on the gabled ends of the house. We request consideration that the east and west porches extend the 24" for functional purposes.
- 4) The clear height of the porches has been increased from 6'-8" to 8'-0" by revising the framing design of the porch roof.
- 5) The handrail height has been lowered from 36" to 30".
- 6) Confirming previous conversation, the siding to be used is Hardi-Plank, 4" horizontal lapped cementitious siding, painted. The foundation wall is to be of Featherlite rockfaced concrete masonry, similar to the lower band of masonry on the City Hall building.
- 7) The floor plan and elevation of the outbuilding have been included in this drawing, to depict the addition of a single-car garage on the east side of the existing RV structure, and an open but roofed porch on the west side. The siding, roofing, and details of the outbuilding will match the materials and colors of the residence, except that the existing hipped roof will remain, and the additions will also be hipped.

We believe the revisions answer each of the concerns expressed by members of the Board. Accordingly, we respectfully request that the application be approved. As before, we are available to answer any questions regarding this important issue, and are available to meet if so requested.



CITY OF ROCKWALL
- FACSIMILE -
COVER PAGE

Date: **January 3, 2003**

From:

**James Williams
City Planner
Community Development Bldg.
385 South Goliad
Rockwall, Texas 75087
(972) 772-6440
(972) 771-7748
jwilliams@rockwall.com**

Phone Number:

Fax Number:

E-mail address:

To:

Ron Emrich

Fax Number:

(214) 942-9687

Telephone Number:

(214) 942-2202

No. of pages (incl. cover page):

4

Message:

Ron,

Happy Holidays.

Please review the attached plans for the residential structure proposed for a "newly" created lot located on the east side of Clark Street between Kaufman and Rusk.

The existing house at 104 South Clark is a framed Victorian-Transitional style home (as you pointed out in the historic survey from '00).

I understand that there may be little that you can glean from the attached information, but, whatever you can provide will be appreciated.

Please contact me at number or e-mail address listed above Thanks.

Respectfully,



CITY OF ROCKWALL
- FACSIMILE -
COVER PAGE

Date: **January 10, 2003**

From:

James Williams
City Planner
Community Development Bldg.
385 South Goliad
Rockwall, Texas 75087
(972) 772-6440
(972) 771-7748
jwilliams@rockwall.com

Phone Number:

Fax Number:

E-mail address:

To:

Bob Graham

Fax Number:

Telephone Number:

No. of pages (incl. cover page):

(972) 580-1120

(469) 698-9223

6

Message:

Mr. Graham:

Please find the attached copies of the Staff reports commenting on the Final Plat and the Conditional Use Permit for the detached Garage that exceeds the 900 square foot maximum. The latter report has comments from three HPAB members regarding the case. In addition, I have attached the comments that HPAB member Sherry Pittman sent to me regarding the CofA case. And finally, I attached a copy of the e-mail that I received from the Ron Emrich, a historic preservation consultant that the City has retained for assistance with the historic survey.

Please contact me at number or e-mail address listed above if you have any questions or concerns.

Thanks.

Respectfully,



CITY OF ROCKWALL
- FACSIMILE -
COVER PAGE

Date: **January 10, 2003**

From:

James Williams
City Planner
Community Development Bldg.
385 South Goliad
Rockwall, Texas 75087
(972) 772-6440
(972) 771-7748
jwilliams@rockwall.com

Phone Number:

Fax Number:

E-mail address:

To:

Bill Cecil

Fax Number:

Telephone Number:

No. of pages (incl. cover page):

(972) 771-7781

(972) 771-3362

3

Message:

Mr. Cecil:

Please find the attached copy of the agenda for the Historic Preservation Advisory Board (HPAB) meeting scheduled for Thursday evening, January 16, 2003 and the correspondence to the Board members that will accompany that letter.

At the last meeting of the HPAB (December 19, 2002) the discussion of the Certificate of Appropriateness (CofA) for the *Graham* case was "continued" in order to provide the applicant time to revise the plans for the proposed residential structure. Staff sent a copy of the revised plans to the HPAB in a letter dated 01/03/03 in order to give them ample time to *contrast-and-compare* the revised plans with what had been originally submitted. If a consensus could be reached prior to the January 14th P&Z meeting that would be great, however, that "consensus" was not intended to take the place of a formal approval of the "Graham Plan" that may take place the evening of January 16th.

Furthermore, the meeting on January 16th will address Housing Styles in Rockwall as well as extend an opportunity for Board members to attend a conference in Granbury where Ron Emrich is presenting a seminar on Design Review. We also plan on inviting Rom Emrich to do a similar seminar in Rockwall for those member, of the Board that are unable to attend the Granbury conference.

Please contact me at number or e-mail address listed above if you have any questions or concerns.
Thanks.

Respectfully,



CITY OF ROCKWALL
at Rockwall CityPlace

January 10, 2003

Mary Sue Smith
502 West Rusk
Rockwall, Texas 75087

Sent To:
Michael Caffey
Daniel Demeyer
Marge Holcomb
Peg Pannell-Smith
Sherry Pittman
Kirk Ragsdale

Re: *HP-2002-5-CofA - Graham -104 South Clark*

Dear Ms. Smith:

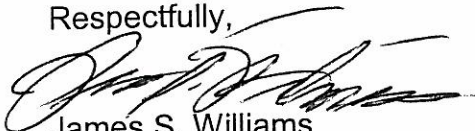
The *Public Hearing/Monthly Meeting* of the Historic Preservation Advisory Board (HPAB) held on December 19, 2002 to discuss the case listed above yielded no consensus regarding the proposed residential structure to be built on the lot south of the existing structure located at 104 South Clark (*B. F. Boydston; Lot 98D*).

The Public Hearing to consider the CofA listed above will be continued at the regularly scheduled meeting (agenda is on the reverse side of this correspondence) of the HPAB on Thursday evening, January 16, 2003 at 6:30 p.m. *Please make special note of the start time of the meeting - 6:30 p.m. rather than 7:00 p.m.*

In correspondence sent to the HPAB, dated 01/03/03, a revised set of building plans was provided with the hope that a recommendation, conditional or otherwise, could be provided from the HPAB to the Planning and Zoning Commission for their 01/14/2003 meeting in regard to the final plat and CUP (for a detached garage exceeding the maximum size requirements) based on their consideration of the Certificate of Appropriateness (CofA) of the proposed structure on the lots adjacent to the south from the existing structure at 104 South Clark. Continue your review of the revised plan and be prepared to discuss the case next Thursday evening. On Tuesday evening, January 21, 2003 City Council will be considering the final plat and CUP associated with this case with recommendations from Staff, Planning and Zoning and, depending on how things proceed Thursday evening, January 16th, from the HPAB.

Please contact me at (972) 772-6440 or at jwilliams@rockwall.com if you have any comments, questions or concerns regarding the proposed residential structure, detached garage or platting of the subject lot. Thank you.

Respectfully,


James S. Williams
City of Rockwall Planner

JSW/
Enc.

FILE COPY

January 13, 2003

MEMORANDUM

To: **Members, City of Rockwall Historic Preservation Advisory Board**
Robert LaCroix, Director of Community Development
James Williams, City Planner

From: Robert & Mary Jane Graham
104 Clark Street, Rockwall, Texas 75087
(972) 839-1661 (469) 698-9223

Re: **Application for Appropriateness, Property at 104 South Clark Street**

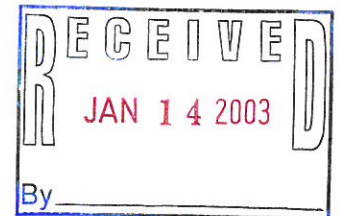
Attached please find a revised proposed plan for the above referenced application.

We want to express appreciation to Sherry Pittman for taking the time and effort to enumerate her objections to the previous plan. It makes it much easier to respond to her concerns if we know what they are.

In spite of the fact that at least three of the members of the Board have indicated they had no objections to the previous plan, it is, nevertheless our desire to make our best effort to satisfy as many of the objections of all members as possible. We believe that we have done so without compromising the consenting members.

We have surmised that possibly one of the unidentified objections of the earlier proposal might have been the lack of identity with a specific style of period architecture. The revised design is of the *Tidewater South Tradition*, a style that was popular in the southern gulf states in the early to mid 1800's. Examples of this style are illustrated on the attached printed photographs. The upper photo is a house that is featured in "*A Field Guide to American Houses*" by Virginia and Lee McAlester. The lower photo you might recognize as the museum on city property east of Dobbs School, which is said to have been relocated to this site sometime in the past few years.

We have been diligent in addressing the concerns expressed by the Board, and request that the application be approved. As before, we are available to answer any questions regarding this important issue, and will attend the Thursday evening January 16th meeting.



FILE COPY

Williams, James

From: PegPannellSmith@cs.com
Sent: Tuesday, January 14, 2003 12:07 PM
To: Williams, James
Cc: sherry@mjbbuilders.com
Subject: 104 South Clark

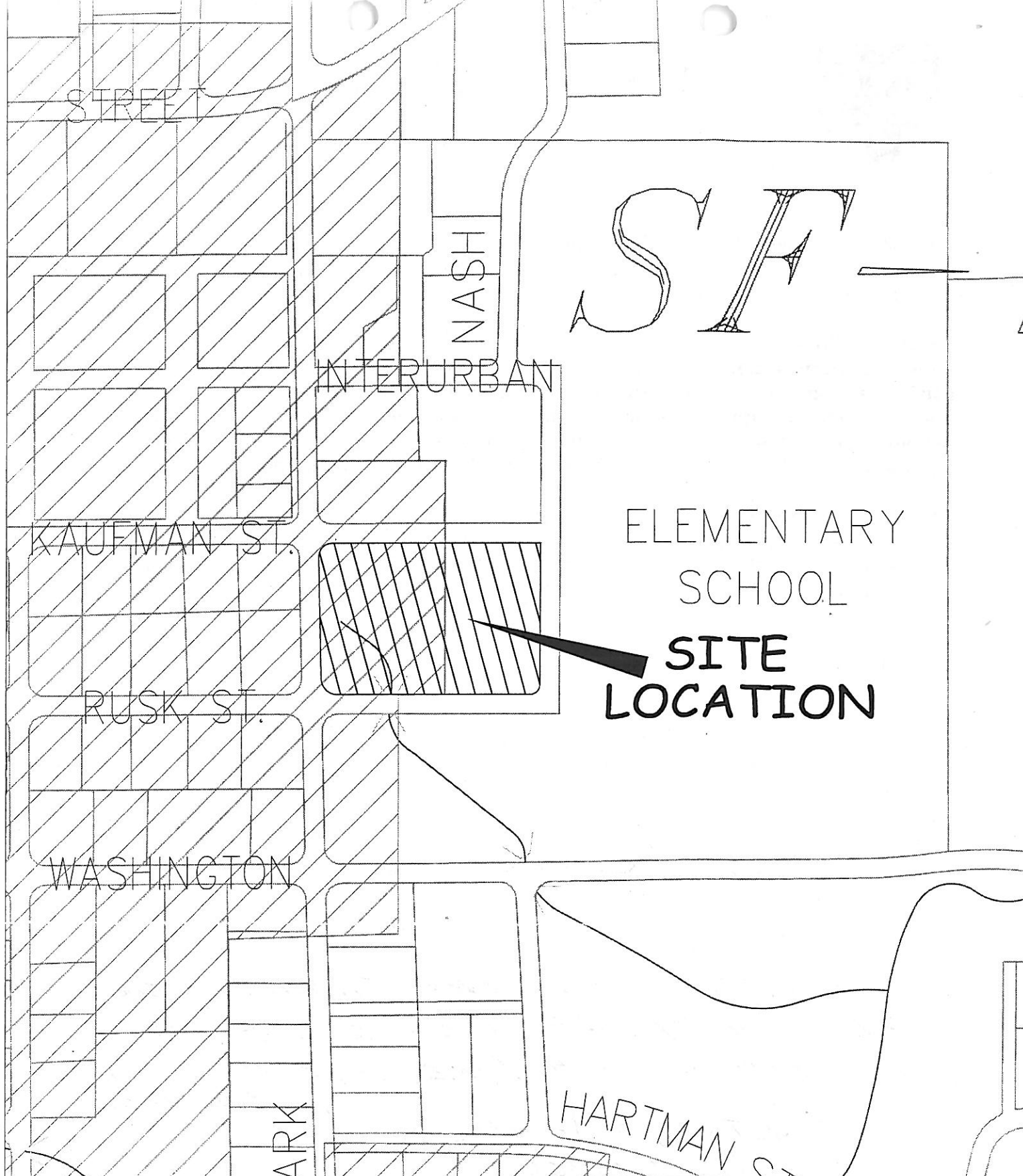
James - I totally agree with Sherry Pittman on the Graham's original and "revised" plans. I think they need to erase the board and start over. The guidelines specifically state that "all new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face." *Period.*

I believe Mr. & Mrs. Graham need to get over the idea that their home design concept should be specifically designed "differently" from the existing historic homes. I tried to stress this, but I don't think they want to oblige. If they insist upon this way of thinking, then perhaps they should consider moving their house plan to another location outside of the historic district. The home needs to be two stories, splitting the square footage amongst two levels instead of spread out all on one floor, DORMERS WOULD BE AN ADDED PLUS, and set back as far east as the existing house.

On another outstanding matter, I would like to nominate Sherry Pittman as Chairman of the HPAB. At one time, I would have been interested, but my time is too limited these days. However, I don't mind continuing in my capacity as Vice Chairman if the board agrees.

Thank you! Hope my comments help!

Peg

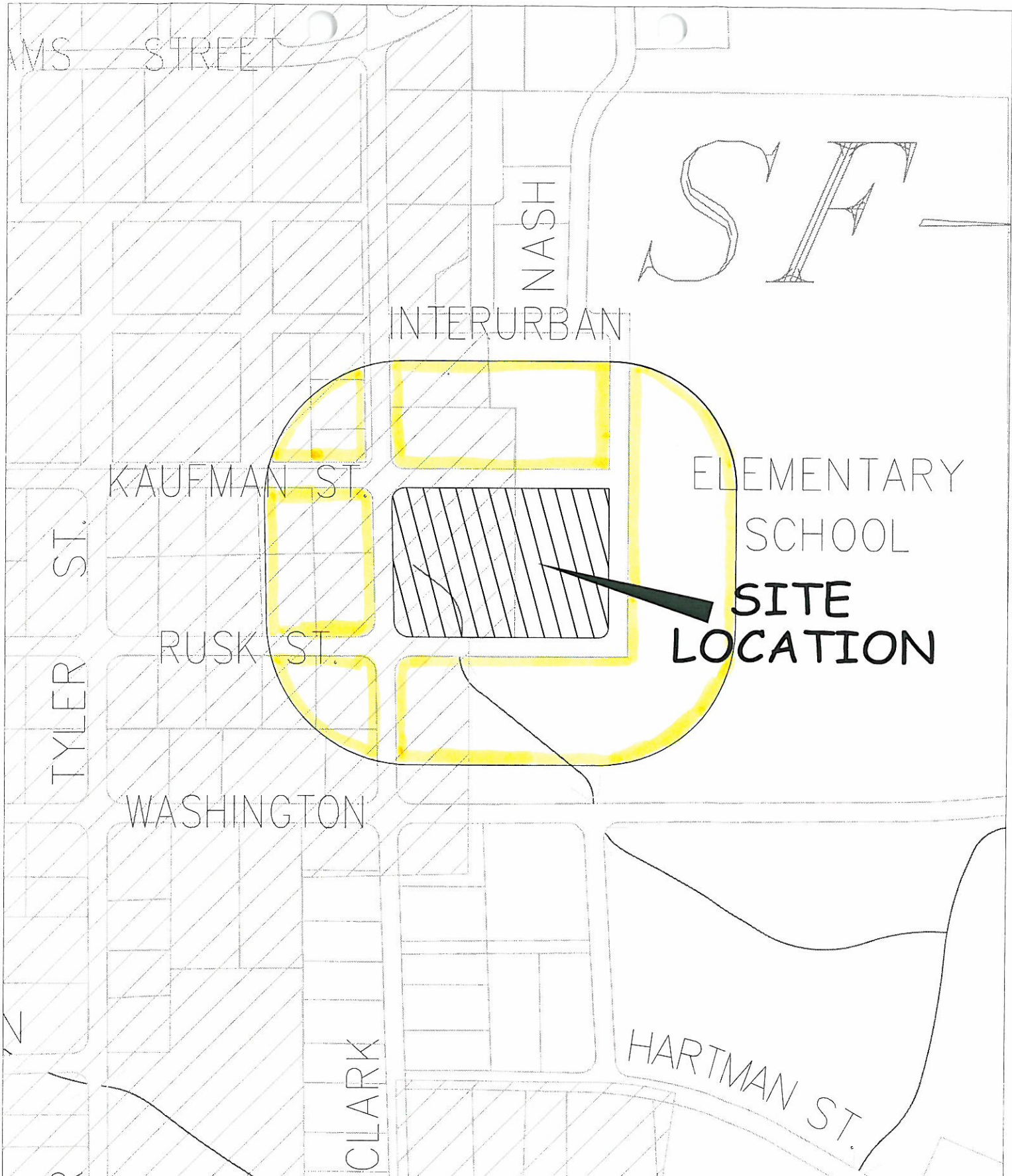


HP-2002-5-CofA

Graham - Boydston; Block 98D



1" = 200'



HP-2002-5-CofA

Graham - Boydston; Block 98D



1" = 200'



CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, December 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-2002-5-CofA

A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the subdivision of B. F. Boydston Survey; Block 98D where the applicant's existing residence is located (104 South Clark) and permitting the development of the resulting lot to the south to accommodate a 4,668 (under-roof) square foot residential structure and expansion of an existing garage.

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 **December 19, 2002.**

James Williams
Rockwall City Planner

(Please return portion of form below the dotted line)

Case Number: HP-2002-5-CofA

Please place a check mark on the appropriate line below:

13

_____ I am ***in favor*** of the request for the reasons listed below

_____ I am ***opposed to*** the request for the reasons listed below

Your Name: _____

Property Address: _____

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

Robert and Mary Jane Graham
104 South Clark Street
Rockwall, Texas 75087
BF Boydston; Block 98D; 1.25 ac

R.I.S.D.
801 East Washington
Rockwall, Texas 75087
4841; R'wall Sch #1; 18.66 (Dobbs)

Kirk Ragsdale
202 North Clark
Rockwall, Texas 75087
Block 98C; Block B; 1.084 ac

Robert and Michelle McDonald
206 North Clark Street
Rockwall, Texas 75087
3140; Block 98

Billy Peoples
P. O. Box 35
Rockwall, Texas 75087
3140; Block 98C, Lot A

Clifford Cornelius
2150 Airport Road
Rockwall, Texas 75087
F & M; Block Pt. 22 (203&205Clark)

Richard and Judy Harris
210 Glenn
Rockwall, Texas 75087
F & M; Block Pt. 22 (201 N. Clark)

Amy Dawson
P. O. Box 143
Rockwall, Texas 75087
F & M; Block Pt. 22; 0.321 ac.

Eddie R. Roan
216 Hamden Lane
Mesquite, Texas 75149
Boydston/Ballard; Block 120C

Courtney Alsobrook
505 Carriage Trail
Rockwall, Texas 75087
BF Boydston; Block 120-G (610 Kauf)

Rockwall Community Playhouse
P. O. Box 2031
Rockwall, Texas 75087
BF Boydston; Block 120-G (609 Rusk)

Gregory and Marilyn Smith
606 East Rusk
Rockwall, Texas 75087
3140; Block 120 B; 1.084 ac

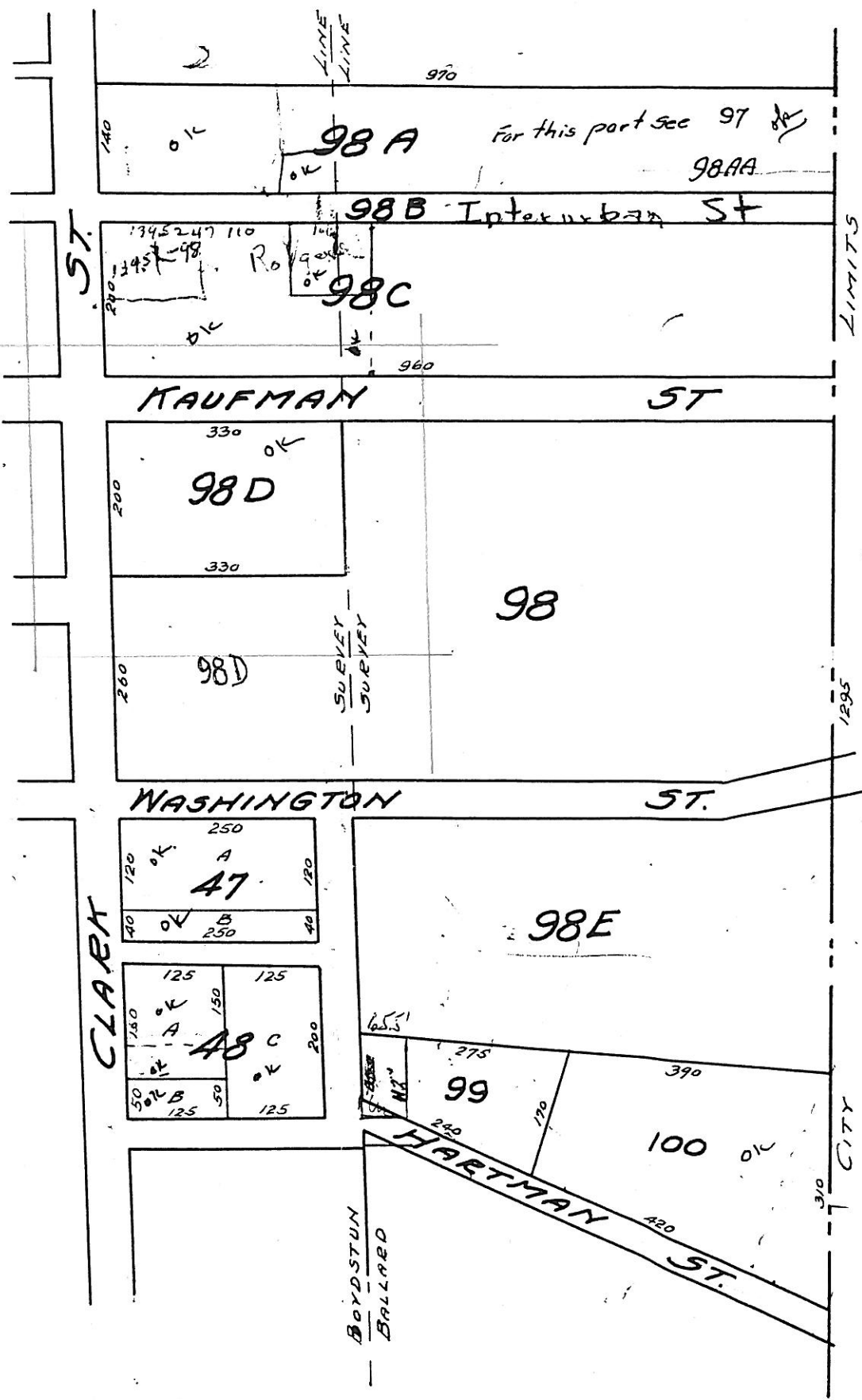
Gregory S. Horne
102 South Clark Street
Rockwall, Texas 75087
Block Pt of 120; 0.207 ac

Fredrick Chapman
106 South Clark Street
Rockwall, Texas 75087
Block 41; Pt of 43-B; 0.184 ac.

8-98-99-100

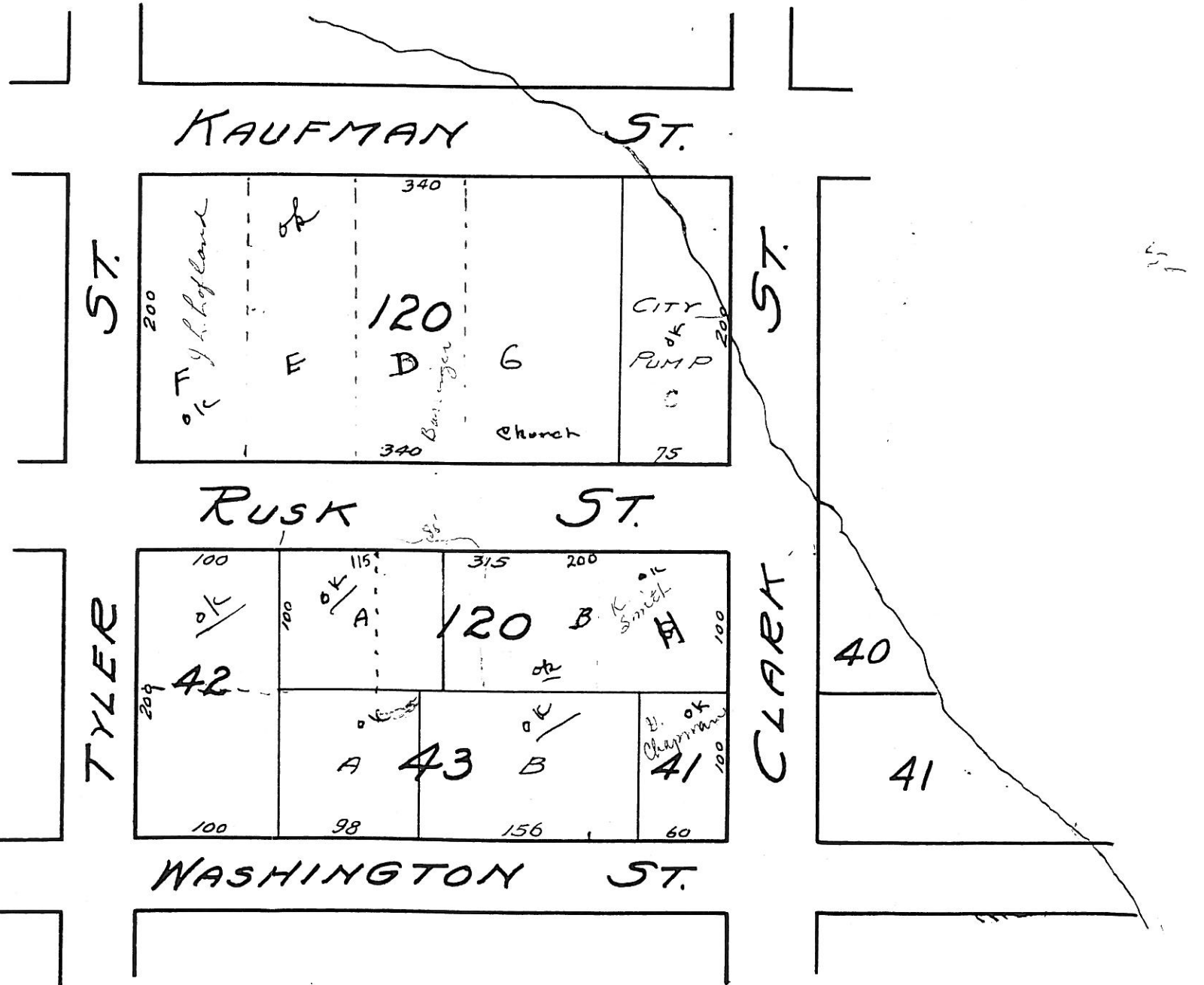
Subdivision or Addition

BALLARD & BOYDSTUN SURV.



n or Addition

BOYDSTUN SURVEY



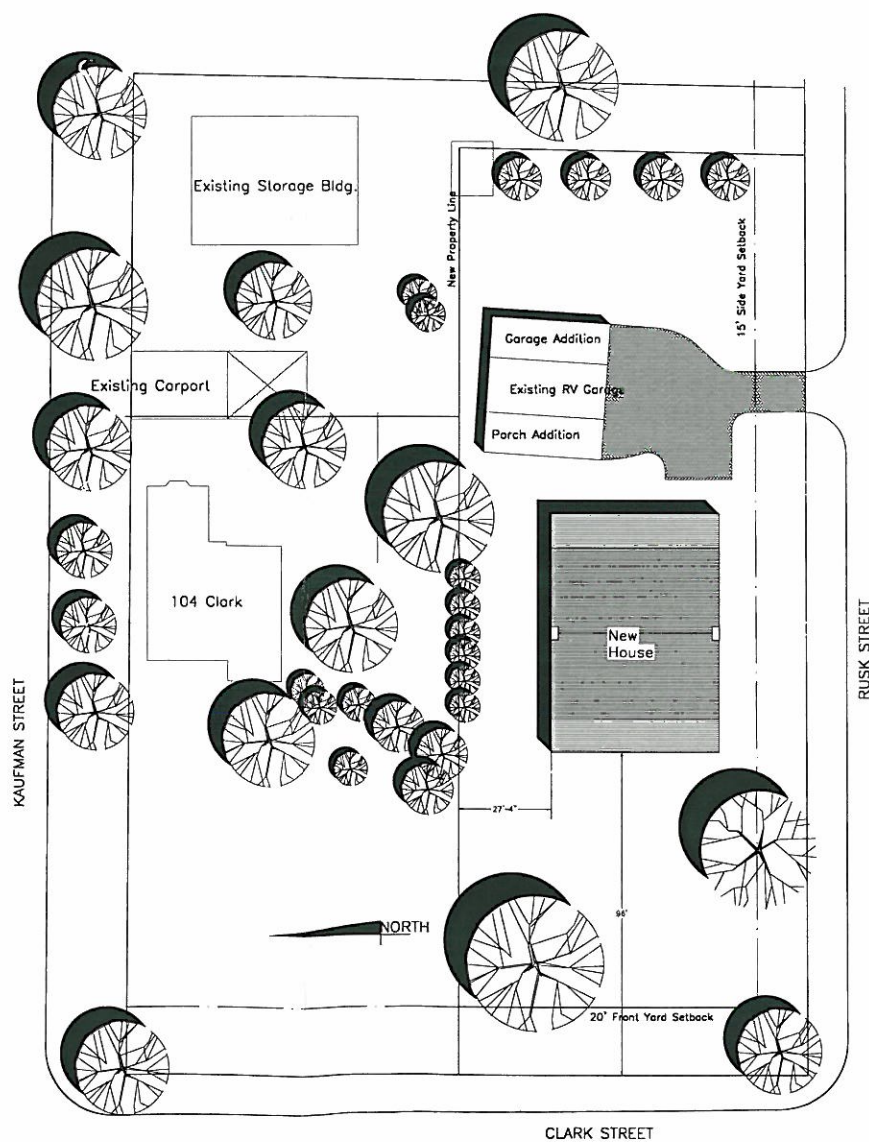
RECEIVED
 JAN 14 2003
 By _____



NEW RESIDENCE SOUTH ELEVATION



NEW RESIDENCE WEST ELEVATION



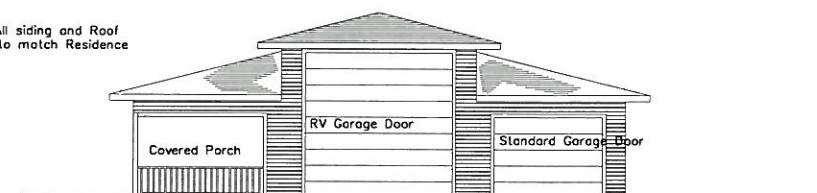
SITE PLAN
 1" = 20'



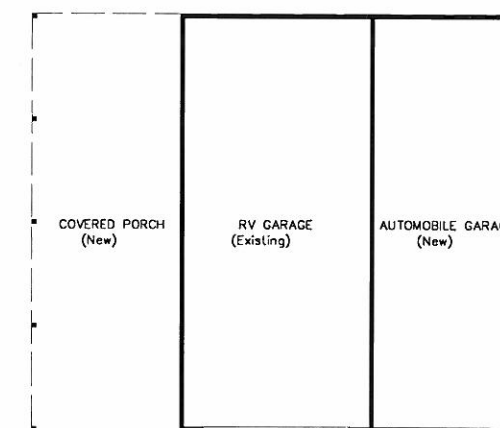
FLOOR PLAN

Area First Floor: 2700 SF
 Area Upper Floor: 400 SF

Note: All siding and Roof finishes to match Residence



OUTBUILDING SOUTH ELEVATION

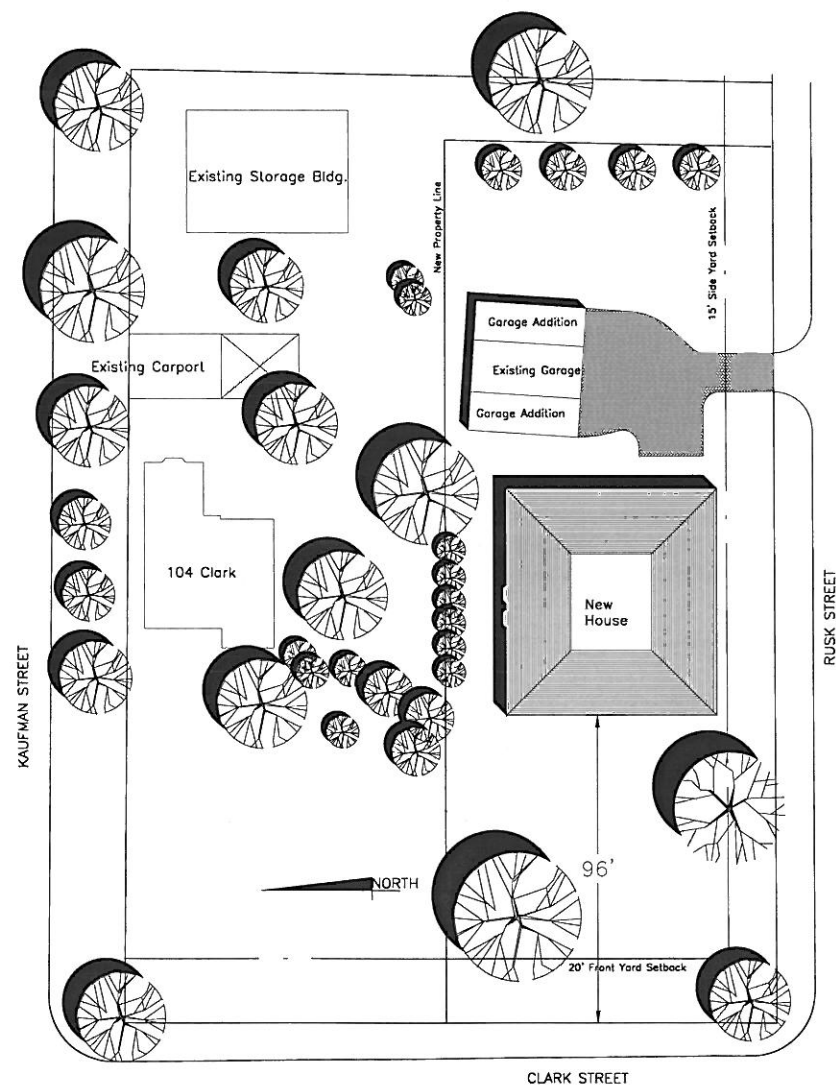


EXISTING OUTBUILDING WITH MODIFICATIONS

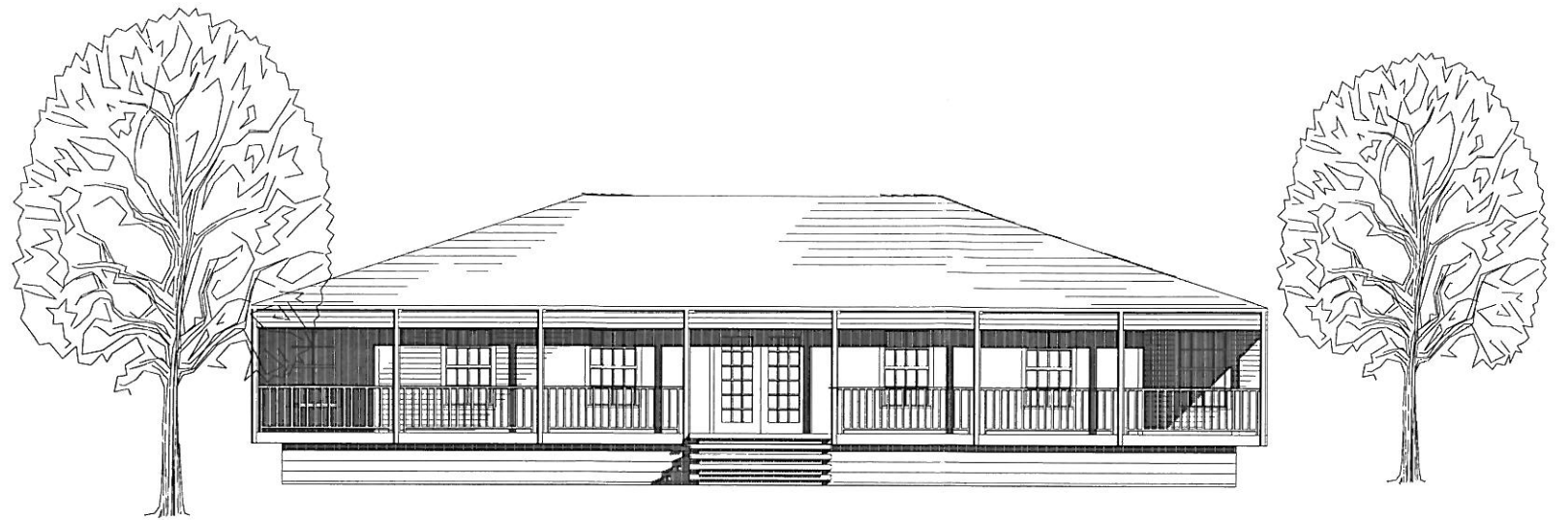
Existing Building 562 Sq. Ft.
 Area After Addition 1394 Sq. Ft.

FILE COPY

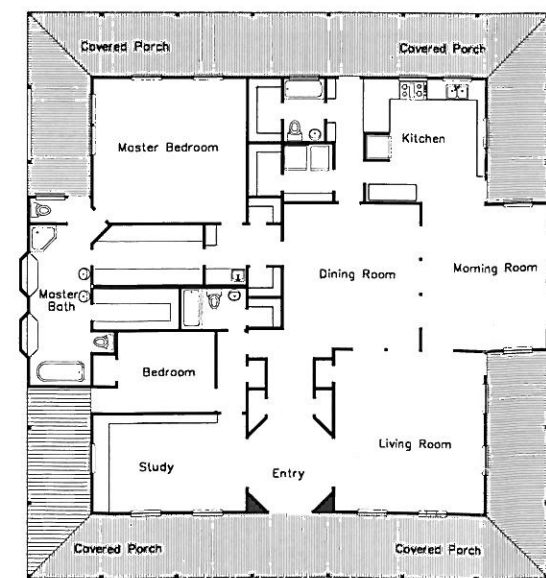
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
 APPLICATION FOR CONDITIONAL USE PERMIT
 ROBERT AND MARY JANE GRAHAM
 104 Clark Street, City of Rockwall, Texas



SITE PLAN
1" = 20'



FRONT ELEVATION
1/4" = 1'-0"



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

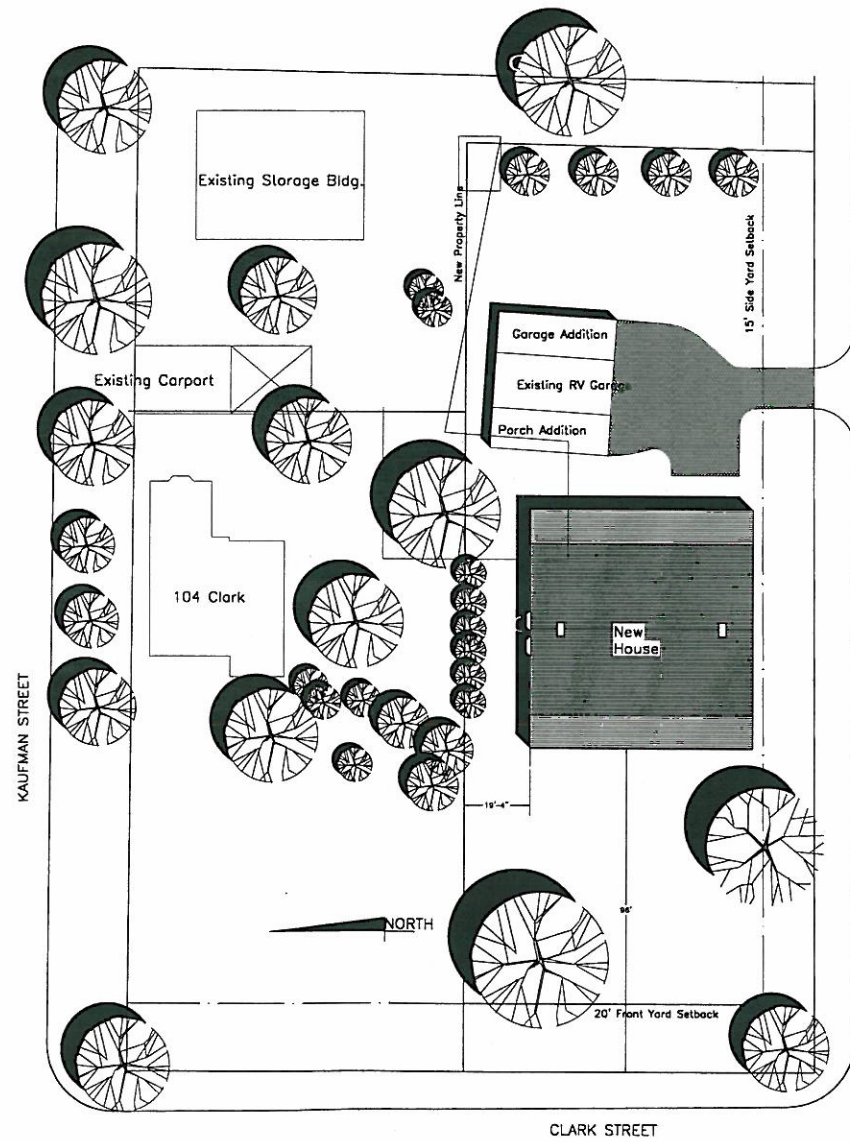
Area Heated: 3,080 s.f.
Area Under Roof: 4,658 s.f.



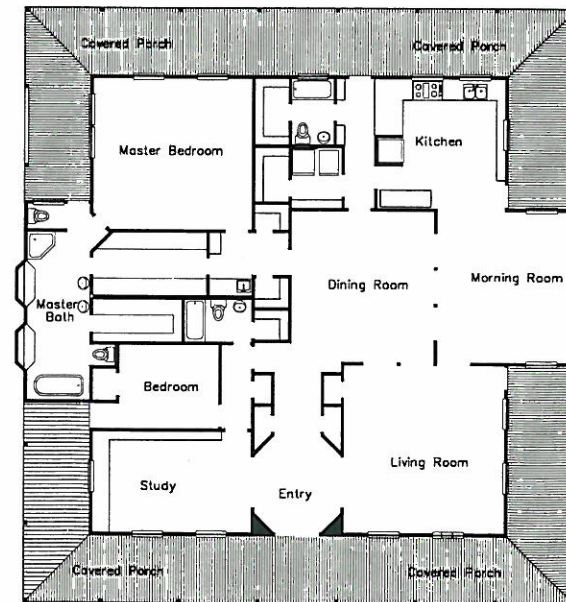
NEW RESIDENCE SOUTH ELEVATION



NEW RESIDENCE WEST ELEVATION



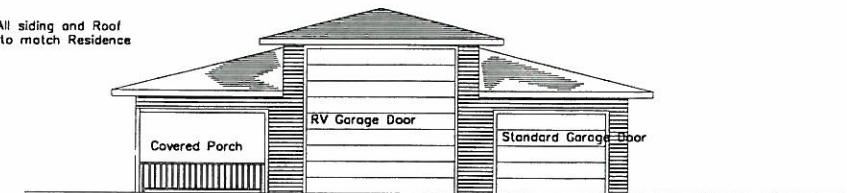
SITE PLAN
1" = 20'



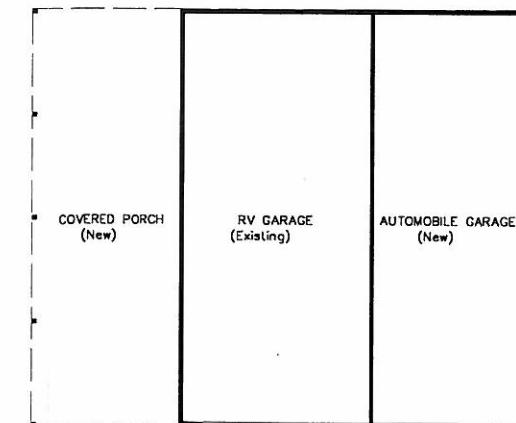
FLOOR PLAN

Area Heated: 3,080 s.f.
Area Under Roof: 4,668 s.f.

Note: All siding and Roof finishes to match Residence



OUTBUILDING SOUTH ELEVATION



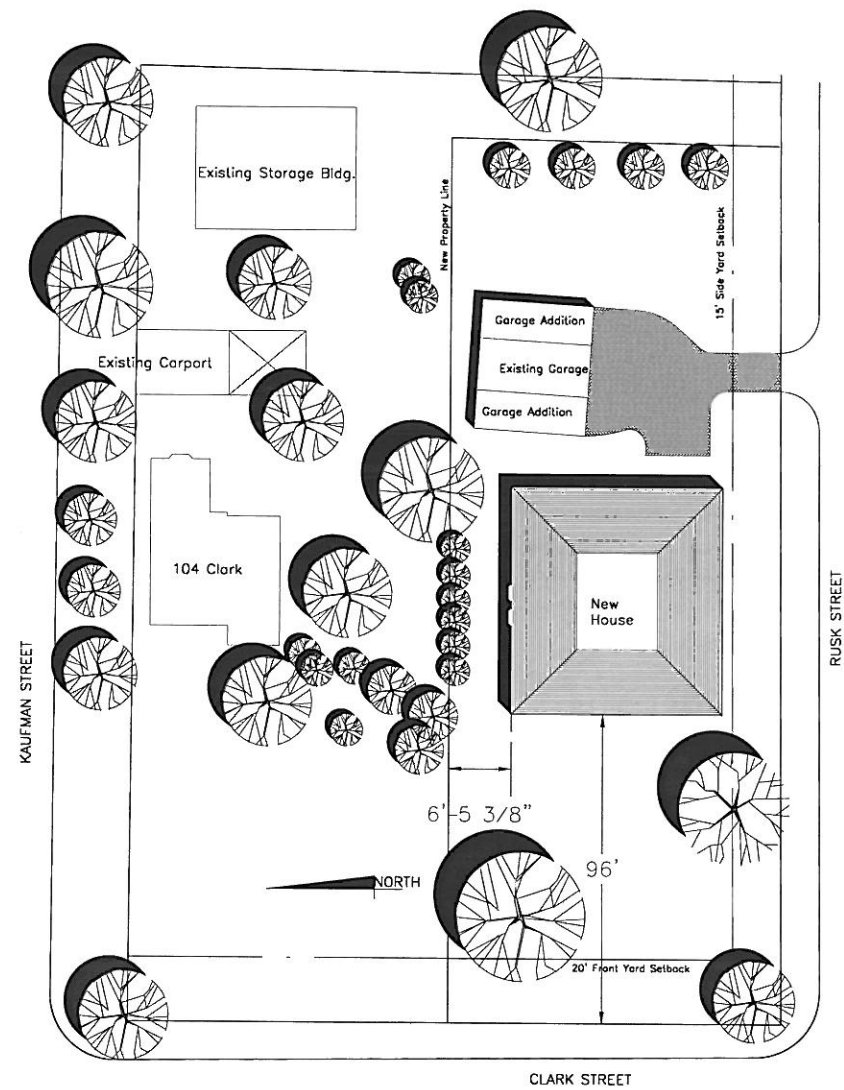
EXISTING OUTBUILDING WITH MODIFICATIONS

Existing Building 562 Sq. Ft.
Area After Addition 1394 Sq. Ft.

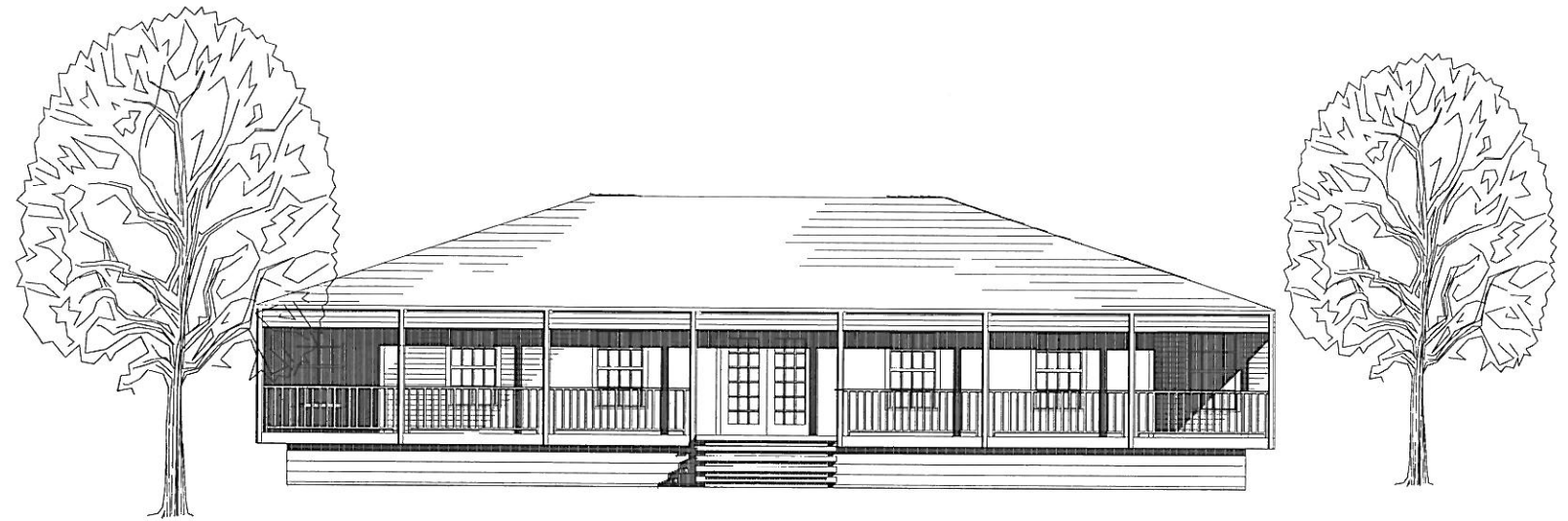
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
APPLICATION FOR CONDITIONAL USE PERMIT
ROBERT AND MARY JANE GRAHAM
104 Clark Street, City of Rockwall, Texas

*Sent to
NPRB on
01/29/03*

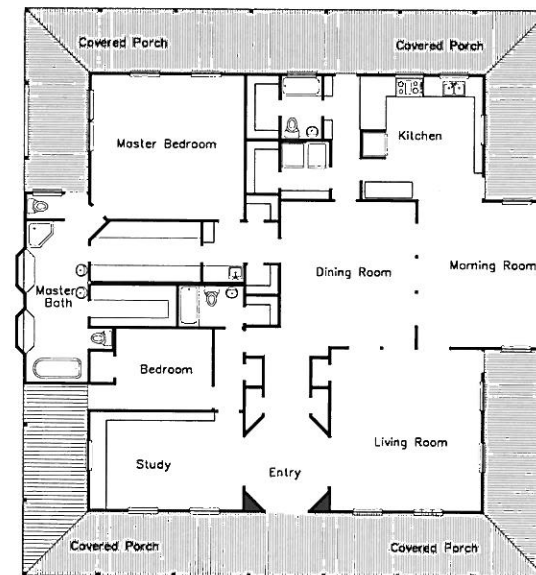
1-03-03



SITE PLAN
1" = 20'

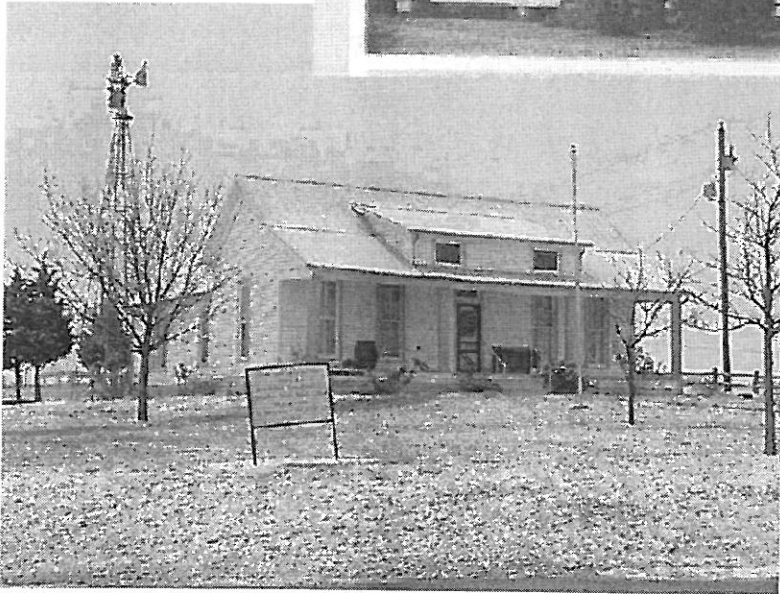


FRONT ELEVATION
1/4" = 1'-0"



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

Area Heated: 3,080 s.f.
Area Under Roof: 4,658 s.f.



RECEIVED
JAN 14 2003
By _____

104 South Clark
(View looking
East down
Kaufman)



(View looking
Southeast from
Kaufman across
to Rusk Street)

104 S. Clark
property



Garage behind
the subject
property
(View looking
Northeast)













STOP



104 S. CLARK

AGENDA
Historic Preservation Advisory Board Meeting
Development Services Building
385 South Goliad, Rockwall, Texas 75087
Second Floor - Council Chambers
December 19, 2002
7:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS:

HP-2002-5-CofA

A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the subdivision of B. F. Boydston Survey; Block 98D where the applicant's existing residence is located (104 South Clark) and permitting the development of the resulting lot to the south to accommodate a 4,668 (under-roof) square foot residential structure and expansion of an existing garage.

OTHER DISCUSSION ITEMS:

- Historic Street Signs

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) 771-7790 ext.111 for further information.

Posted this 13th day of December, 2002 at 4:00 p.m. by James Williams

AGENDA

Historic Preservation Advisory Board Meeting

Development Services Building
385 South Goliad, Rockwall, Texas 75087
Second Floor - Council Chambers

January 16, 2003

6:30 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS:

***HP-2002-5-CofA - continuation of Public Hearing
from December 19, 2002 to consider:***

A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the subdivision of B. F. Boydston Survey; Block 98D where the applicant's existing residence is located (104 South Clark) and permitting the development of the resulting lot to the south to accommodate a 4,668 (under-roof) square foot residential structure and expansion of an existing garage.

OTHER DISCUSSION ITEMS:

- Election of HPAB Officers
- Historic Street Signs
- Rockwall Historic District - Typical Housing Styles
- *Certified Local Government (CLG) Conference – Granbury, Texas
February 5 through 7, 2003*

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) 771-7790 ext.111 for further information.

Posted this 10th day of January, 2003 at 4:00 p.m. by James Williams

**Historic Preservation Advisory Board
Meeting Minutes
January 16, 2003**

5 **Board Member Attendees:** Daniel Demeyer, Marge Holcomb, Kirk Ragsdale, Mary Sue Smith, Peg Pannell-Smith and Sherry Pittman
Staff Attendees: James Williams, Robert LaCroix
Other Attendees: Mary Hanrahan
10 **CofA Applicant:** Mary Jane Graham

10 **CALL TO ORDER** - 6:30 p.m.

15 Williams pointed out that given the fact that the co-applicant, Bob Graham, was running late the Agenda could be taken out of sequence and address some of the "Other Discussion Items" first.

- **Election of HPAB Officers**

20 Williams stated that as result of the appointments to the Board earlier last Fall and resignations/appointments to other Boards the HPAB was currently without a Chairperson (Jeff Carroll, who had been appointed to the Planning and Zoning Commission, was the last Chairperson and Peg Pannell-Smith serves as Vice-Chair).

25 Williams asked if there were any nominations for either position.

Pannell-Smith nominated Sherry Pittman for Chairperson

30 Pittman accepted the nomination and asked if Pannell-Smith was still interested in serving as Vice-Chairperson.

Pannell-Smith stated that she would be willing to serve as Vice Chair

35 Holcomb seconded the election of Pittman as Chairperson of the HPAB and Pannell-Smith as Vice-Chairperson.

Vote was cast and the motion passed unanimously 6 to 0 (Caffey absent).

- **Historic Street Signs**

40 Williams placed an 8.5" x 11" "rendering" of the street sign that he believed had been approved by the Historic Preservation Advisory Board on December 19, 2002 to take before City Council. The "rendering" depicted a street sign topper with the "ROCKWALL Historic District", text on the main portion of the sign and "Est. 1874" on the top with a "star" separating "Est." and "1874". The sign would be black with white text.

45 Demeyer stated that it was his understanding that this version of the sign and the elements that it contains had been approved by the HPAB at the November 14, 2002 meeting. He specifically stated that this approval included the "Star".

Williams stated that he wanted the decision regarding the sign reaffirmed this evening (01/16/2003).

Pannell-Smith asked if the black sign with white text would be the topper for the existing street-name signs that are green with whiter text.

Williams stated that unless the "street-name" signs were changed that this would be the situation. Williams went on further to state that the initial investigation into the cost of "street-name" signs was that each one cost approximately \$35.00, or \$70.00 per pole.

Pannell-Smith stated that she was not happy with that arrangement and stated that she remembered discussing the replacement of the existing "green-and-white" street-name signs with signs that would match the street sign "topper".

Demeyer asked if the word "OLD" was intentionally removed from the name of the historic district.

Pittman stated that it was decided on 12/19/2002 to simply use "Rockwall Historic District".

Pannell-Smith asked if black "street-name" signs were reflective.

Williams stated that he did not know, but that it would be investigated.

Pannell-Smith stated that she like the "star" and wanted "street-name" signs that matched the street sign topper.

Pittman asked what the cost would be to replace existing street-name signs.

Williams reiterated that the approximate cost is \$35.00 per sign; \$70.00 per pole

After continued discussion regarding the sign matter an estimate for the cost of the "street sign-topper" and the "street-name" signs was determined.

Toppers	-	\$3,200
Street-name signs	-	\$3,920
Total		\$7,120

Ragsdale made a motion that the entire sign "package" (i.e. street sign toppers and new street-name signs) be presented to the City Council for their approval.

Demeyer seconded the motion. Vote was cast and passed unanimously 6 to 0.

After a short discussion the issue of the date to be placed on the sign arose. The discussion centered around whether the date "1854" or "1874" should be used. And after a brief discussion Pannell-Smith made a motion to have the street topper sign display "Est. 1854".

Holcomb seconded the motion. Vote was cast and passed unanimously 6 to 0.

**HP-2002-5-CofA - c ontinuation of Public Hearing
from December 19, 2002 to consider:**

5 A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the subdivision of B. F. Boydston Survey; Block 98D where the applicant's existing residence is located (104 South Clark) and permitting the development of the resulting lot to the south to accommodate a 4,668 (under-roof) square foot residential structure and expansion of an existing garage.

10 Demeyer asked if the plan that accompanied the memo dated January 13th that Williams had handed out the beginning of this evening's meeting depicted the first or second floor of the proposed residential structure.

Pittman stated that she believed that it depicted the first floor.

15 Demeyer asked if it would be appropriate to consider the proposed residential structure and proposed garage as separate cases.

20 Pittman agreed that this "separation" of cases would be appropriate. None of the other Board members raised an objection to the "separation" of the case.

Demeyer stated that he was content with the latest version of the plans for the proposed residential structure.

25 Ragsdale stated that he was content with the latest version of the plans and believed that it was tastefully and thoughtfully designed.

Pannell-Smith had some questions about the setback of the proposed residential structure.

30 Pittman stated that she had the following issues regarding the setback:

1. Historic context of the streetscape with the proposed residential structure placed where it is currently shown
2. Drainage issues; flooding potential
- 35 3. How the proposed structure fits with the Design Guidelines

40 Demeyer stated that if the proposed house were "setback" consistent with the setback of the 104 South Clark property the footprint of the proposed structure would be "on-top" of the existing garage, let alone the garage after it was enlarged.

Pittman stated that it was her understanding that the applicant may not be interested in occupying the proposed residential structure and may simply sell the property after the plat is approved.

45 Ms. Graham stated that no decision has been made regarding the property, however, she stated that part of any future decision regarding the property is largely based upon the decision that are made tonight by the HPAB.

The discussion regarding the setback continued.

50

Pannell-Smith stated that she is having a hard time visualizing the proposed residential structure in the context of how it would appear in relation to the adjacent property. She asked how far the porch of the proposed residential structure projects off the front of the house.

5

Demeyer stated that the porch looks about 10–feet wide.

10

Mary Sue Smith stated that it was her belief that not lining up the proposed house with the existing one at 104 South Clark may be advantageous and appealing and furthermore she stated that she liked the porch-addition proposed for the existing garage.

Ragsdale reiterated that he is content with the plan for the proposed residential structure “as is”.

15

Pittman stated that she believes there is merit in maintaining the integrity of the streetscape by following the Design Guidelines of the District.

20

Mary Sue Smith stated that she sees the Design Guidelines as Guidelines but that each situation has to be judged upon its own merits and that strict application of the Guidelines in this case may not be warranted.

25

Ragsdale stated that the lots along this section of Clark Street are very deep and there is a relatively large separation between adjacent houses, therefore, the “lining-up” of house setbacks in this case is not as important as it might be if the lots were not as deep and the adjacent houses were closer together.

Demeyer asked about the flooding issue.

30

Discussion of the flooding issues ensued.

Demeyer asked if there was some validity in revising the proposed structure’s footprint in order to show it “lined-up” with the property at 104 South Clark.

35

Demeyer made a motion to approve the proposed house “pulled-back” so that the “house-portion” of the structure is “lined-up” with the 104 South Clark property and the porch “extends” beyond that setback.

40

Pannell-Smith seconded the motion. Vote was cast and the motion failed as a result of a tie 3 to 3.

Ragsdale made a motion to approve the proposed structure “as is” (per the plan dated January 14th).

45

Holcomb seconded the motion. Vote was cast and the motion failed as a result of a tie vote - 3 to 3.

After some additional discussion, Ragsdale restated his motion to approve the proposed structure “as-is” (i.e. as shown on the plan dated January 14th, 2003).

Mary Sue Smith seconded the motion. Vote was taken and motion was approved 4 to 2 (Pittman, Pannell-Smith dissenting, Caffey absent).

Demeyer made a motion to not recommend approval of the "enlarged" garage at this time.

5

Pittman seconded the motion. Vote was taken and the motion to not recommend approval of the conditional use permit for a detached garage that exceeds the maximum size requirements was approved unanimously 6 to 0.

10

- **Rockwall Historic District - Typical Housing Styles**
- ***Certified Local Government (CLG) Conference – Granbury, Texas
February 5 through 7, 2003***

15

Williams addressed to two remaining items on the agenda. He reviewed "typical" housing-styles in the Rockwall Historic District area and informed the HPAB about the Certified Local Government Conference to be held early next month in Granbury.

20

Williams requested that any Board members who wanted to attend the conference (specifically, the Thursday, February 6, 2003 session) could contact him and he would make the necessary arrangements.

There being not further business the meeting was adjourned at 8:15 p.m.

25

DISSENT

HISTORIC PRESERVATION ADVISORY BOARD MEETING
- Log -

MEETING DATE: 02/13/03

MEMBERS:	Present	Absent	Comments
Sherry Pittman	<u>✓</u>	<u> </u>	<u> </u>
Peg Pannell-Smith	<u>✓</u>	<u> </u>	<u> </u>
Michael Caffey	<u> </u>	<u> </u>	<u> </u>
Daniel Demeyer	<u>✓</u>	<u> </u>	<u> </u>
Marge Holcomb	<u>✓</u>	<u> </u>	<u> </u>
Mary Sue Smith	<u>✓</u>	<u> </u>	<u> </u>

OTHERS: _____

CASES: CASE NO. HP-2002-5-CofA

MOTION: ND 2ND: KR TO APPROVE TO DENY

CONDITIONS: _____

VOTE: 6 TO 0 DISSENTING: _____

CASES: CASE NO. _____

MOTION: _____ 2ND: _____ TO APPROVE TO DENY

CONDITIONS: _____

VOTE: _____ TO _____ DISSENTING: _____

- | | | |
|---|--|--|
| <input type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Site Plan* | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input checked="" type="checkbox"/> Final Plat* | <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Replat* | <input type="checkbox"/> Overlay District | <input type="checkbox"/> Treescape Plan |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Zoning / Land Use |

*** Engineering for plats must be submitted 2 weeks prior to PZ Deadline date ***

PZ-2002-110

Addition Name: B. F. Boydston; Block 98D Current Zoning: SF-7

Proposed Zoning: N/A No. Of Acres: 1.25 No. Of Lots: 2 No. Of Units: N/A

General Location of Property (or) Address: 104 South Clark – East side of Clark Street – North of Rusk and South of Kaufman

Proposed Use for Property: Request to **Final Plat** the **1.25 acre** property which serves to sub-divide the subject property into **two lots** – one to the north adjacent to Kaufman where the existing residential structure (**104 South Clark**) is located and a “resulting” lot to the south (adjacent to Rusk) where a 4,668 square foot, framed residential structure is proposed to be built.

Owner's Name: Bob and Mary Jane Graham

Applicant's Name: - Same -

Company: _____

Company: _____

Address: 104 South Clark Street

Address: _____

City, State, Zip: Rockwall, Texas 75087

City, State, Zip: _____

Phone: 972-753-1385 (w) Fax #: 469-698-9223 (h)
Cell-972-839-1661

Phone: _____ Fax #: _____

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 60.00, to cover the cost of this application, has been paid to the City of Rockwall on This 20th day of December, 2003.



Applicant Signature

SUBSCRIBED AND SWORN TO before me, this _____ day of _____.

My Commission Expires

Notary Public in & for the State of Texas

This Application Will Not Be Accepted Without Engineering Submittal On File If Engineering Is Required

House Bill 1563, Effective September 1, 1999

Requires An Original Tax Certificate From Each Taxing Unit Indicating That No Delinquent Ad Valorem Taxes Are Owed On The Property To be Attached To The Plat Or Replat.

City of Rockwall - Planning and Zoning - Recommendations to Applicant

Case Number	PZ Worksession Date	Type of Application	Subdivision	Lot
PZ-2002-110-2	12/31/2002	Conditional Use Permit	B. F. Boydston	
Block	Current Zoning	Proposed Zoning	Number of Acres	Number of Lots
98D	SF - 7		1.25	
			Number of Units	Property Address
				E side Clark b/w Rusk & Kau
Proposed Use For Property	Applicants Name	Owner		
Single-Family residential FP	Bob and Mary Jane Graham			

Agenda Item

A request from Robert Graham for a final plat serving to divide a residential Single-Family 7,000 square foot minimum lot size (SF-7), 1.25 acre lot into two lots and a conditional use permit to allow a detached garage exceeding the maximum size requirements on the subject lot known as B.F. Boydston; Block 98D located on the east side of Clark Street between Rusk and Kaufman.

ITEMS FOR APPLICANTS TO ADDRESS:

1. The maximum size of the detached garage does not exceed 1,300 square feet.
2. The exterior materials of the proposed "enlarged" detached garage match the exterior of the proposed residential structure to be built on the lot.
3. All required setbacks for the proposed structure are met
4. Certificate of Appropriateness (CofA) for proposed residential structure approved by HPAB and hence the exterior material of the detached garage to be "enlarged".

Marge Holcomb-left message Sun., Jan. 5, 2003 - she is comfortable with proposed residential structure
 Michael Caffey-spoke w/ him Thurs., Jan. 2, 2003 - comfortable with proposed house style
 Daniel Demeyer-Spoke with him Tues., Jan. 7, 2003 - handrail should be @ 36" (not 30"). He believes that the existing garage is not compatible with neighborhood and the proposed expansion of the garage simply contributes to this incompatibility. House style needs to be worked out and then attention can turn towards garage and how it will "match" the proposed structure.

Planning and Zoning work session - Rockwall City Hall, 385 S. Goliad - **Tuesday, December 31, 2002** at 6:00 p.m.
 This is an informal meeting that provides the Commission with an opportunity to review the request from the applicant, ask the applicant questions and recommend changes at this meeting. As part of the regular development cycle, no action usually taken at the worksession meeting.

REVISIONS - Based upon Staff and Commission comments, 25 FOLDED "revised" plans and one (1) 8" x 11.5" copy of the plan(s) is required to be submitted to the office at 385 South Goliad no later than 3:00 p.m. the Tuesday before the Planning and Zoning Public Hearing.

Park Board Meeting - This is a formal meeting where action is taken on the application involving residential concept plans and plats. Contact Brad Griggs at (972) 771-7761 for additional information.

Planning and Zoning Public Hearing - Rockwall City Hall, 385 S. Goliad - **Monday, January 14, 2002** at 6:00 p.m.
 This is a formal meeting where action is taken on the application request. As part of the decision making process, the Commission may receive comments and/or presentations from the applicant and those interested parties in attendance.

City Council Meeting - Rockwall City Hall, 385 S. Goliad - **Tuesday, January 21, 2003** at 6:00 p.m.
 This is a formal meeting where action is taken on the application request. As part of the decision making process, the Commission may receive comments and/or presentations from the applicant and those interested parties in attendance.

Robert LaCroix, Director of Planning and Zoning
James Williams, Planner
Michael Hampton, Planner

a copy of copies in
 P. Demeyer
 M. Williams
 P.P.S
 S.P.
 K.R.
 M.S.S
 in attendance
 W.C.
 T.S.W.
 M. Williams
 M.S.S.
 M. Williams

AGENDA

Historic Preservation Advisory Board Meeting

Development Services Building
 385 South Goliad, Rockwall, Texas 75087
 Second Floor - Council Chambers
January 16, 2003
6:30 P.M.

CALL TO ORDER

6:30 pm

P.P.S nominates SP
 SP: cont as vice chair
 * MH 2nd

}

PASSED UNANIMOUSLY
 5 to 0

PUBLIC HEARING ITEMS:

HP-2002-5-CofA - continuation of Public Hearing from December 19, 2002 to consider:

A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the subdivision of B. F. Boydston Survey; Block 98D where the applicant's existing residence is located (104 South Clark) and permitting the development of the resulting lot to the south to accommodate a 4,668 (under-roof) square foot residential structure and expansion of an existing garage.

OTHER DISCUSSION ITEMS:

- Election of HPAB Officers
- Historic Street Signs
- Rockwall Historic District - Typical Housing Styles
- Certified Local Government (CLG) Conference - Granbury, Texas February 5 through 7, 2003

P. Demeyer thought there was decided upon DEC. 19
 JSW wants a decision REAFFIRMED
 P.P.S. GREEN SIGNS w/ BLACK/WHITE TOPPER?
 NOT HAPPY w/ THAT
 D.O. OLD "REMOVED"?
 SP: YES
 P.P.S. is "BLACK" SIGN
 REFLECTIVE
 JSW DON'T KNOW

ADJOURNMENT

- o P.P.S LIKES STRIP AND STREET NAME SIGNS WHICH MATCH
- o S.P COST FOR EXISTING SIGNS TO BE REPLACED?
- o JSW 35/40 PER SIGN ; 70-80 PER POLE (i.e. 2 SIGNS)

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) 771-7790 ext.111 for further information.

Posted this 10th day of January, 2003 at 4:00 p.m. by James Williams

COST ESTIMATE
 \$7500 TOPP
 KR MOTION TO APPROVE SIGN AVERAGE SIGN w/ BLACK SIGN w/ WHITE LETTER
 DO 2nd w/ ADJL. CONVICTION OF STATE UNANIMOUSLY
 JSW 6 TO 0
 FEBRUARY 3, 2003
 CITY COUNCIL PRO (OVER)

Est. 1974
 or
 Est. 1954

P.P.S
 MOTION TO CHANGE 1954
 MH 2nd
 > 6 TO 0 MOTION CARRIES

D, D INFORM OF LATEST DESIGN

MOTION TO PROCEED

B, P, S

S, P 2ND

D, D APPROPRIATES ~~AND~~ THE GRATTAN'S

6 TO 0

W/ WITH THEIR VOTE

JSW CONCERS RE: GRATTAN

B, GRATTAN STAYS RE: PROCESS ^{WORKS} WITHOUT

D, D, MOTION 111

DISCUSSION ITEMS:

"MINUTES 111"

"OLD TOWN" HISTORICAL DIST. STREET SIGN
OF HIST. DIST.

D, D NAME IS ESSENTIALLY BEING AD

W/ NAME "OLD" BEING DELETED

P, P, S → NAME AD FROM OLD TOWN ^{OLD} NEIGHBORHOOD TO ROCKWELL HIST. DIST.
S, P → PROVIDED HISTORY RE: HIST. DIST. CREATION
WAS WRONG.

OF NAMING DISTRICT

D, D WAS AT C.C. MTG. & DESCRIBED STRONG FEELING OF COUNCIL MEMBER
IN RE: NAME

LAC RECOUNTS HIS P.O.V. ON THIS MATTER

(SUGGEST) HITS MAFT LEX TO

CC RE: NAME A

D, D ASKED @ NEXT NEIGHBORHOOD MTG.
INVESTIGATED?
COULD THAT BE ~~FIXED~~?
THAT HE
LIKES

A, S, S ? THE DIFF. IN SIZE B/W NEIGH. OF HIST. DIST.

S, P TALK BLOCUS ~ 1 & 2 30.

FROM CURRENT HIST. DIST.
IS NEIGHBORHOOD DIST.

D, D, MOTION FOR J.S.W. TO PREPARE
LETTER →

& WORK W/ COUNCIL TO

K.R. ENVISIONED HIST. DIST. AS OLD TOWN
ROCKWELL AS ROCKWELL IN LATE 1800'S

W (cont) from TQWT

HP-2003-C of A-5 continuation

D, DEMETRIE SECOND FLOOR? FLOOR PLAN?

S.P. THIS IS FLOOR PLAN FOR 1ST FLOOR

D, DEMETRIE

SEPARATE CONSIDERATION OF HOUSE FROM GARAGE

S, P. AGREES

↳ BOARD MEMBERS RAISED NO OBJECTIONS TO SEPARATING CASE

D, DEMETRIE

HAPPY w/ HOUSE AS IS (COMMENT)

LZ RAZZOHLER

HAPPY w/ HOUSE AS RENOVATED; TASTEFULLY DESIGNED

DD KING OF RANCH STYLE

P, P.S. SETBACK?

S.P. SETBACK?

- I. HISTORIC CONTEXT
- II. FLOORING
- III. GUIDELINES

DD HOUSE @ 104 CLARK WOULD

RUN INTO EXISTING GARAGE LET ALONE

"ENLARGED" GARAGE

S.P. GRATHAM'S MAY JUST SELL LOT

M.J. GRATHAM = NOT DECIDED CERTAINLY FACILITATED ON TONIGHT'S MEET.

DISCUSSION ISSUES REGARDING SETBACK

PRECLUDING GARAGE ADDITION

BUT "LINING-UP" FAIRLY CLOSELY

P.P.S DIFFICULT TO VISUALIZE

HOW FAR DOES PORCH PROJECT

DD 10 FT.

ANNA'S M.S.S

PERHAPS NOT LINING UP IS PLEASING & LIKES PORCH ON GARAGE

ITERATED
KR APPY w/ PLAN

SP MAINTAINING INTEGRITY BY FOLLOWING GUIDELINES

KR DEEP LOTS

w/ A RELATIVE LARGE

DISTANCE B/W ADJACENT HOUSES THE SETBACK

IS NOT A GREAT ISSUE OR

ISSUE IS MITIGATED

BY SEPARATION

DD FLOODING PROBLEM

SP ADDRESSED FLOODING ISSUE

↳ DISCUSSION ABOUT THAT ISSUE

DD REVISOR THE PLAN

TO SHOW FOOTPRINT

OF PROPERTY "LINED-UP"

WITH 104 CLARK

DD MOTION TO APP. PLAN (C/A)

w/ HOUSE MOVED BACK

AS FAR AS HOUSE

LINING UP w/ 104

NOT PURCH

DD MOTION TO NOT REC. GARAGE

S.P. 2ND

6 to 0

DD GARAGE DOES NOT FIT. ADDING, DON'T IMPROVE THE GARAGE

GREAT REPLY OF DISCUSSION OF GARAGE SIZE & CONFIGURATION

P, P, MOTION TO IMPROVE HOUSE

& GARAGE DECONCEIVED w/ DESIGN OF HOUSE

DD MOTION TO APPROVE PLAN

AFTER DISCUSSION

REGARDING SETBACK

P.P.S, 2ND

3 to 3 (MOTION FAILS)

KR MOTION TO APP. 'AS IS' 15"

2ND M.G.S

REASONABLE MOTION TO APP. PLAN "AS IS" 2ND

3 to 3

ALAN

4 to 3 (SP & P.P.S)

AGENDA

Historic Preservation Advisory Board Meeting

Development Services Building
385 South Goliad, Rockwall, Texas 75087
Second Floor - Council Chambers

February 13, 2003

6:30 P.M.

CALL TO ORDER

- Approval of Minutes from 01/16/2003 and 12/19/2002 Historic Preservation Advisory Board (HPAB) meetings

PUBLIC HEARING ITEMS:

HP-2002-5-CofA - continuation of Public Hearing from 12/19/2002 & 01/16/2003 to consider:

A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the development of the resulting lot to the south to accommodate expansion of an existing garage.

OTHER DISCUSSION ITEMS:

- Historic Street Signs
- Typical Housing Styles – overview of Design Review session
*Certified Local Government (CLG) Conference – Granbury, Texas
February 6, 2003*

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) 771-7790 ext.111 for further information.

Posted this 7th day of February, 2003 at 4:00 p.m. by James Williams

INTRO LINCOLN PAUL
ROOF SECTIONS REPLACEMENT
SECS OF METAL CONCRETE
12' LENGTH, 30' LENGTH ...
SP, SUBMISSIONS
OF WHERE TO
PURCHASE

SP, D. M. ...
TO APP
let to O
P, P.S. ...
RR, 200
5 to O.
1 APPROVAL

R, EMERGENCY
• GRAMMIS
• PRESERVATION
• PAUL'S PROTECTOR
• CIVIL PLACE

MH, P.P.S, MC, KR, SP
BOB + MARY WARE GRATTAN

P.P.S. FLOORPLAN; DRAINAGE?

B, GRATTAN ADDRESSES BOARD

RE: THESE CONCERNS

GREAT POINT OF DISCUSSION

ENSURED

> S.P. PINK HOUSE

B, GRATTAN

• OUTLINED PLAN

• BUN BLOW APPEARANCE

FEATHER-LIGHT

↳ FOUNDATION TO PORCH

EXTERIOR MATERIAL

— 4" WIDE HARDY PLANK

HIP ROOF w/ FLAT TOP

P.P.S - SOLD IN HOUSE-STYLE?

> LOOKS LIKE "LAKE HOUSE"

MORE ARTS - CRAFTS STYLE

S.P. — DOES NOT MATCH

EXISTING HOMES IN NEIGHBOR

↳ DORMERS?



CITY OF ROCKWALL

at Rockwall CityPlace

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, December 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-2002-5-CofA

A request from Robert and Mary Jane Graham for a Certificate of Appropriateness (CofA) serving to permit the subdivision of B. F. Boydston Survey; Block 98D where the applicant's existing residence is located (104 South Clark) and permitting the development of the resulting lot to the south to accommodate a 4,668 (under-roof) square foot residential structure and expansion of an existing garage.

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 **December 19, 2002**.

James Williams
Rockwall City Planner

(Please return portion of form below the dotted line)

Case Number: HP-2002-5-CofA

Please place a check mark on the appropriate line below:

13

I am *in favor* of the request for the reasons listed below

I am *opposed to* the request for the reasons listed below

AN IMPROVEMENT OVER EXISTING GARAGE
ON PROPERTY. IF THE STRUCTURE IS
IN KEEPING WITH HOMES (STYLE) NOW IN AREA.
SEE ETC.

Your Name: Robert G. McDonald

Property Address: 206 N. CLARK

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