

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

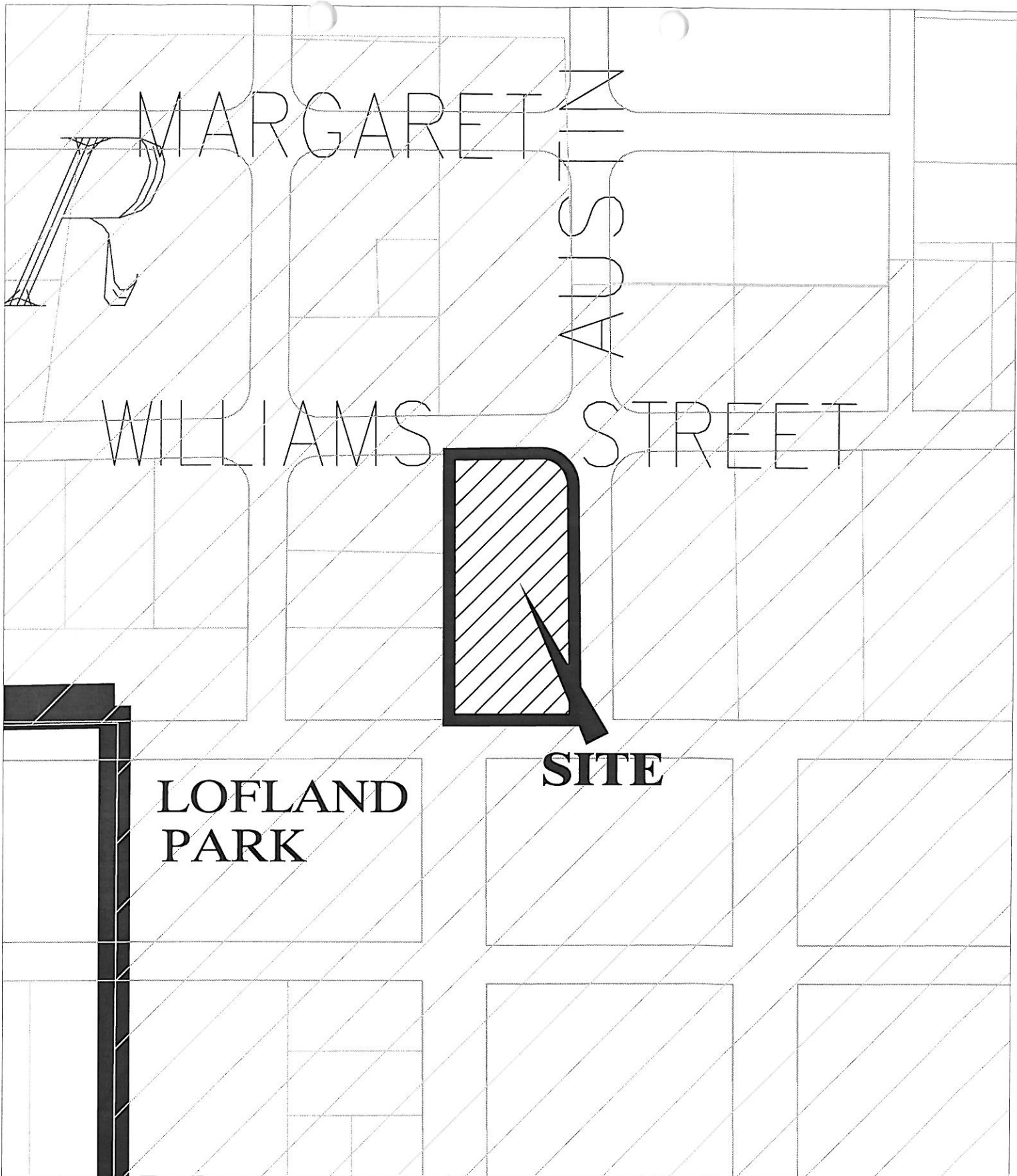
OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

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>406 WILLIAMS</u>			
Street Address			
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: <u>N/A</u>			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD ROCKWALL HISTORIC DISTRICT</u>			
<input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>LISANNE PLACE</u>		Street Address: <u>303 WILLIAMS ST.</u>	
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
<u>972-772-0877</u>			
Telephone Number (preferably daytime)			
Authorized Contact: <u>Same</u>		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.): <u>PAINT EXTERIOR (YELLOW), SHUTTERS (BLACK); REPLACE COLUMN (WOOD, BLACK)</u> <u>EXTENSIVE LANDSCAPING (TREES, SHRUBS, FLOWERS) - OVERALL</u> <u>IMPROVING VISUAL APPEARANCE.</u>			
Owner's Signature: <u>L. Place</u>		City of Rockwall Use Only: <u>H2003-001</u>	Project Number
By _____			

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee



H2003-001
406 Williams



1" = 100'

57.

170

51
OK

280

170

280

200

B

180

50
OK
100

200

322

HARTM



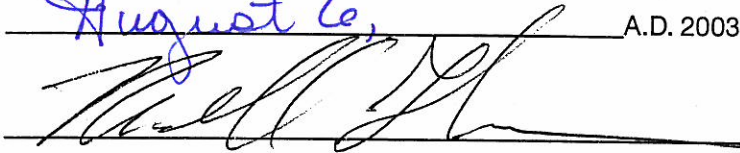
PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of **Rockwall County News** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

August 6, A.D. 2003


Michael Gresham
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

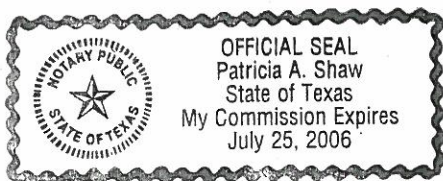
by Michael Gresham, who

- a) is personally known to me, or
 b) provided the following evidence to establish his/her identity. _____

on the 12th day of August, A.D. 2003.
to certify which witness my hand and seal of office.



Notary Public, State of Texas



Legal Notices

Legal Notices

PUBLIC NOTICE

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **August 21, 2003 at 6:30 p.m.** at the Rockwall City Hall, 385 South Goliad, Council Chambers - Conference Room, Rockwall, Texas to consider the following items:

H2003-01

Discuss and consider a request from Lisa Place owner of 406 Williams Street (F & M Addn., Block 5, Lot B) for a Certificate of Appropriateness (CofA) to permit painting of the exterior brick and additional alterations to the structure.

H2003-002

Discuss and consider a request from Dorothy Dunn owner of 301 South Clark (B.F. Boydston, Block 49A) for a Certificate of Appropriateness (CofA) to permit the replacement of the garage on the rear of the subject property adjacent to Hartman Street.

H2003-003

Discuss and consider a request from Michael Pittman for a Certificate of Appropriateness (CofA) on behalf of the owner of a single, 0.459-acre lot (Griffith Addition; Block 11, Lot C) known as 507 East Rusk located on the northwest corner of Rusk and Tyler to accommodate the addition of a proposed new porch on the front of the existing folk, L-plan residential structure.

H2003-004

Hold a public hearing and consider a request from Annette Lall of HIS Covenant Children for the designation of the property located at 303 E. Rusk (Griffith Addn., Lot A, Block 2) that includes the "Old Methodist Church" and education buildings, as a landmark property.

H2003-005

Discuss and consider a request from John Thomas on behalf of Vera Lofland owner of 402 North Fannin (B.F. Boydston, Block 32B & 32E) for a Certificate of Appropriateness (CofA) to permit demolition or relocation of the structure currently located on the subject lot.

All interested persons are invited to attend.

under my hand and seal of the Court at his 1st day of August, 2003.

KAY MCDANIEL, District Clerk
 Rockwall County Government Center
 Rockwall, Texas 75087

By: Betty Williams, Deputy

Legal Notices

Legal Notices

PUBLIC AUCTION

ESCR	ST	LIC	VIN	
DR	TX	J76WKH	2MEBM75FXJX676704	
	TX	WVT20T	2G3AJ51W6J9354064	
	TX	F17VMG	1FAPP6245PH220281	
	TX	P08JPV	1FAPP9598KW151471	
	TX	P48HYN	1JCWD7414GT161355	
PK	TX	7TLR19	CCL448S221499	
	TX	R10WJM	1G2WP14W9JF259308	
PK	TX	B61WMP	JA3CR46VXLZ032496	
	TX	1DXZ20	1GCGC24K3KE131992	
DR	TX	XYT55B	1G1LV14W3JE668987	
	TX	N/A	2G1WL54T1L1180982	
	TX	F45VDF	JM1GD2223J1526504	
PK	TX	VF8904	F10DK710194	
	TX	BA4290	3B7JE23Y2NM533099	
R	NA	NA	NA	
DR	TX	M94RMS	9FO4F143689	
	TX	B64SHF	KL2TN5461MB300394	
	TX	L12MPC	1FAPP9191JT203299	
	TX	FMH45L	JACCH58E2K7909787	
	TX	XDF52R	2HGEJ6448VH113198	
	TX	NGN97R	3FAPP1685PR146102	
	TX	F85HLM	116955785	
	TX	K52ZDY	1G3AR47Y3DM525355	
	TX	P29JBP	1FABP6046JH108559	
	HTLINER	TX	R5KV93	1FUEYCYBOGH288287
	CART	NA	NA	581412-C1690
		TX	LNT20B	1LNBP96F8FY676867
		TX	P36FWY	1MEBP92F2GH687745
		TX	LDX21G	JT2RA64L4F6255325
TX		TRJ73Z	JN1HU11POJT611271	
TX		B41MYD	3FAKP113XWR207240	
TX		C68XTH	4A3CU26A3NE042506	
TX	421RPL	JS4JC51C1H4160088		

Department and Chub's Towing & Recovery, impounded and abandoned vehicles, on August 10 A.M., at S&J's located at 1825 California X 75220, 972-771-4451.

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Advertising Receipt

Rockwall County News

316 S Goliad, Ste 107
PO BOX 819
Rockwall, TX 75087
Phone: 972-722-3099
Fax: 972-722-3096

ROCKWALL, CITY OF- LEGALS
ATTN: DOROTHY BROOKS
385 SOUTH GOLIAD
ROCKWALL, TX 75087

Cust#: 01100978-000
Ad#: 17509104
Phone: (972)771-7700
Date: 08/05/03

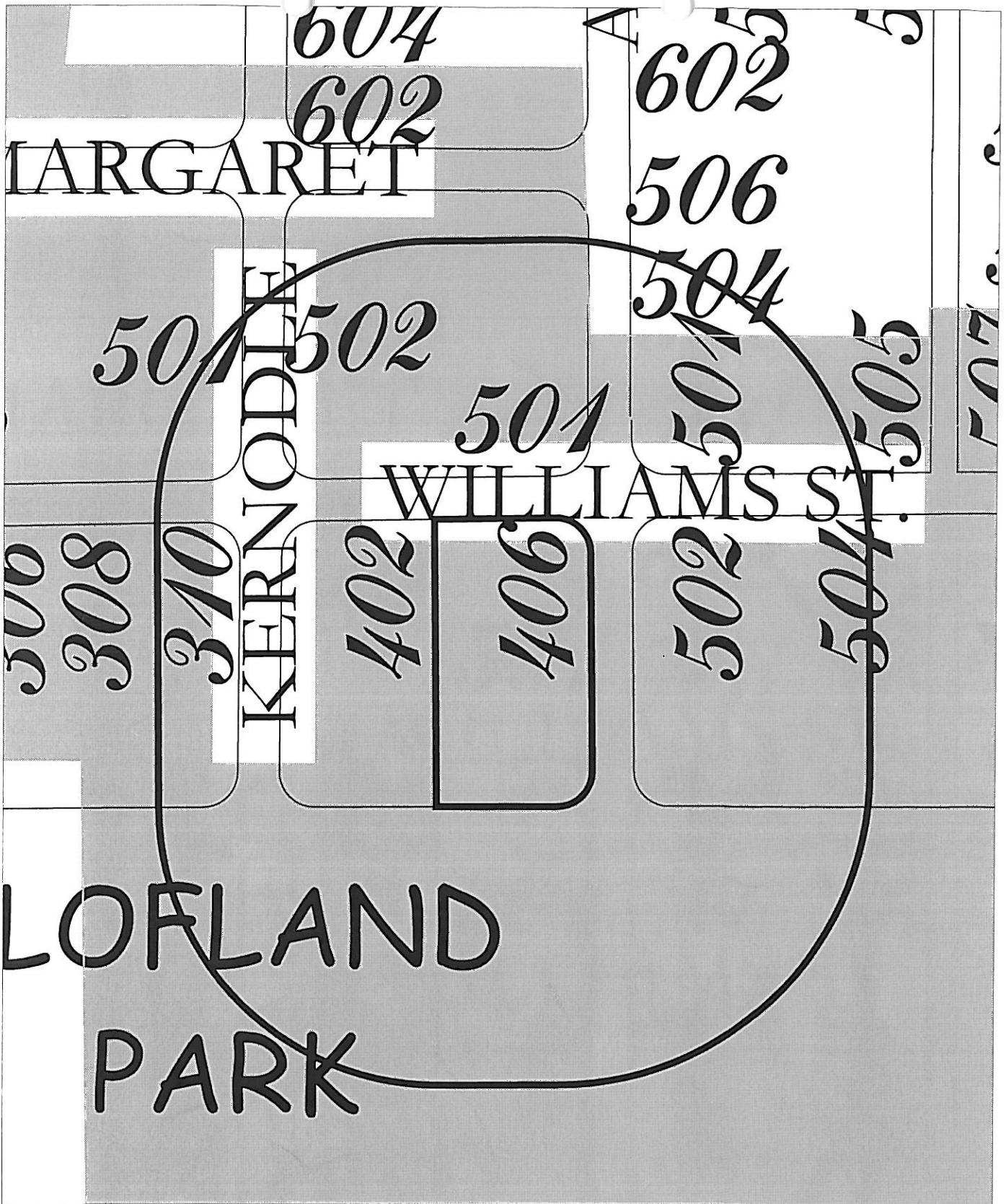
Ad taker: 16 **Salesperson:** 6 **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	08/06/03	08/06/03	1	68.00		68.00


Payment Reference:

161589
JAMES S WILLIAMS
PLANNING DEPARTMENT
PUBLIC NOTICE
8/6

Total: 68.00
Tax: 0.00
Net: 68.00
Prepaid: 0.00
Total Due 68.00



H2003-001
406 Williams


1" = 100'

Lisa Place
303 Williams
Rockwall, Texas 75087
3690; F&M; Bl 5; Lot B; 406 Wms.

James Buttgen ✓
501 Kernodle
Rockwall, Texas 75087
3191; Buttgen Addn., B 2; L 1

Royden Marie Sumblin ✓
501 Austin Street
Rockwall, Texas 75087
3690; F&M; Bl E ½ 6; Lot B

Lloyd Mifflin ✓
505 Williams
Rockwall, Texas 75087
3690; F&M; Bl. 12; Lot B

City of Rockwall
3780; Griffith, Block 4; Lot 1

Eddie Walker
601 North Fannin
Rockwall, Texas 75087
3690; F&M; Bl.5; Lot A; 402 Wms.

Dean and Holly Caldwell
502 Kernodle
Rockwall, Texas 75087
3690; F&M; Bl.6; Lot 1

Douglas Ray Roan
501 Williams
Rockwall, Texas 75087
3690; F&M; Bl.12&Pt. of 12A

Isbell Edwards
P. O. Box 253
Rockwall, Texas 75087
3690; F&M; Block 18

Patricia May ✓
308 Williams
Rockwall, Texas 75087
3690; F&M; Bl.1; Lot C&D; 310 Wms.

Carol Crow ✓
504 Williams
Rockwall, Texas 75087
3690; F&M; Bl.6; Lot 2 (Kernodle)

Alfred Peter Nelson ✓
502 Williams
Rockwall, Texas 75087
3690; F&M; Pt. of 11; Lot A

RISD ✓
801 E. Washington
Rockwall, Texas 75087
3690; F&M; Bl. Pt. of 17



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 8/21/2003 at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2003-001: CofA - 406 Williams - painted brick

Discuss and consider a request from Lisa Place owner of 406 Williams Street (F & M Addn., Block 5, Lot B) for a Certificate of Appropriateness (CofA) to permit painting of the exterior brick and additional alterations to the structure.

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by 8/20/2003 to:

James Williams
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2003-001

Please place a check mark on the appropriate line below:

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

11

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

Your Name: _____

Rockwall Property Address: _____

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

Case number: H2003-001

Please place a check mark on the appropriate line below:



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

11



I am opposed to the request for the reasons listed below

The painting of the exterior of the property is a great improvement, and is in keeping with improvements made to other houses in the neighborhood.

Your Name: Eddie and Sarah Walker

Rockwall Property Address: 1001 N. Fannin, 402 Williams,
404 and 406 Kenedle

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





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James Williams
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(please return portion of form below the dotted line)

Case number: H2003-001

Please place a check mark on the appropriate line below:

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

11

I am opposed to the request for the reasons listed below

We think Lisa has made a great improvement in the house. It was a ugly, nondescript house that noone would ever notice. I say hats off to Lisa for trying to improve our neighborhood. The house has some character now. change is good & so is painted brick.

Your Name: *Jim & Pat Buttger*
Rockwall Property Address: *501 Kennel*
Rockwall, TX

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



CITY OF ROCKWALL

at Rockwall CityPlace

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James Williams
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2003-001

Please place a check mark on the appropriate line below:

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

11

I am opposed to the request for the reasons listed below

Does the house have any historical value? Painting might be an improvement according to some, but there is a process that was well publicized. Was the deed restrictions on the title search? The color leaves something to be decided. I think we have to decide if the

Your Name: Pat May

Rockwall Property Address: 308 Williams

principle and consistency of following a process is what our intention is, or do we look at the work someone wants to do, and determine whether the esthetics fits in with our area. Until that's decided, we should follow
- Please see Location Map of Subject Property on the back of this notice - *the restrictions & rules set out as they are now.*



CITY OF ROCKWALL

at Rockwall CityPlace

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James Williams
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2003-001

Please place a check mark on the appropriate line below:

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

11

I am opposed to the request for the reasons listed below

I will be on vacation when this meeting takes place and will not be able to attend. My home is next door to the home in question (502 Williams). I believe the house has been greatly improved by painting. The home is now an asset to the neighborhood where before it was very unattractive.

Your Name: Sharon Nelson

Rockwall Property Address: 502 Williams

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

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 8/21/2003

APPLICANT: Lisa Place

AGENDA ITEM: H2003-001; CofA - 406 Williams - painted brick

Discuss and consider a request from Lisa Place owner of 406 Williams Street (F & M Addn., Block 5, Lot B) for a Certificate of Appropriateness (CofA) to permit painting of the exterior brick and additional alterations to the structure.

BACKGROUND INFORMATION:

The 1,772 square foot structure at 406 Williams is set upon the single, 0.459-acre tract of land located at the southwest corner of the intersection of Williams Street and the Austin Street right-of-way that extends south to the property adjacent to the east from Lofland Park. The "non-contributing", minimal traditional structure on the subject tract appears to have been built in approximately 1960. The Certificate of Appropriateness is to permit the painting of the exterior brick. The City of Rockwall Comprehensive Zoning Ordinance (Ord. 83-23) - Section 2.20 Historic District; Item I. Requirements for Certificate of Appropriateness for Alteration or New Construction; 2. Examples (requiring a CofA); e. Painting of masonry surface not previously painted. However, Sec. III. BUILDING STANDARDS; Item M. Paint and Color; 2. Florescent and metallic colors are not recommended (but not expressly prohibited) on the exterior of any structure. Furthermore, the "Secretary of the Interiors Standards for Rehabilitation" as applied to Masonry states the following:
not recommended...

"Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance." however the "Standards" further state that "Removing paint from historically painted masonry." and "Radically changing the type of paint or coating or its color." are also not recommended.

Given the fact that the subject structure is "non-contributing", but will be in approximately ten years (at which time, given the fact that it was painted in 2003, then it will have "historically-painted brick" when its age exceeds 50 years), and given that the "Standards" have an initial recommendation that "brick not be painted" but then two recommendations for the "treatment of painted brick" Staff is inclined to support the applicants case. In addition, the applicant has also proposed the installation of complementary shutters, the replacement of the wrought-iron porch column (with a box column) and landscaping.

Eleven (11) notices were sent; 4-returned; 3-in favor / 1-opposed.

RECOMMENDATIONS:

Staff Recommends approval of the request.

The Historic Preservation Advisory Board (HPAB) met Thursday, August 21, 2003 and the motion to deny the Certificate of Appropriateness (CofA) without requiring the removal of the paint from the brick passed 6 to 0 (Caffey abstained).



JUN 25 2003



406 WILLIAMS 8-11-03



406 WILLIAMS 8-11-03









AUG 11 2003



406 WILLIAMS 8-11-03



406 WILLIAMS 8-11-03



CITY OF ROCKWALL
at Rockwall CityPlace

8/22/2003

Lisa Place
303 Williams
Rockwall, TX 75087

RE: H2003-001
CofA - 406 Williams - painted brick
Project Type: HISTORIC (C of A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was denied by the Historic Preservation Advisory Board on 8/21/2003. The following is a record of all recommendations and voting records:

Staff Recommends approval of the request.

The Historic Preservation Advisory Board (HPAB) met Thursday, August 21, 2003 and the motion to deny the Certificate of Appropriateness (CofA) without requiring the removal of the paint from the brick passed 6 to 0 (Caffey abstained).

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

James Williams
Planning and Zoning
City of Rockwall