

- EXHIBIT (2) -

OLD TOWN 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.

<b>Address of Property:</b> <u>401 E. Washington</u> (address or legal description)				
<b>Street Address</b>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
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)				
<b>Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT</b>				
____ 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)				
<b>Property Owner:</b> <u>David + Terry Welch</u> <b>Street Address:</b> <u>401 E. Washington</u>				
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County	<u>214-564-7230</u> Telephone Number
<b>Authorized Contact:</b> _____ <b>Street Address:</b> _____ (If different from Owner)				
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b> <u>The shrubs + vines/ground cover were allowed to overtake the exterior of the home. A lot of it had grown into the mortar. When cleaning it out + removing vines a lot of the mortar (back)</u>				
<b>Owner's Signature</b> <u>[Signature]</u>		<b>City of Rockwall Use Only:</b>		<u>H2003-</u>
				Project Number <u>H2012-002</u>

@15587 @ aol. Com

Came off. Everything was cleared away from the exterior of the home, mortar, + caulking were repaired to make sure everything was sealed + protected the exterior was sealed + painted.

**CITY OF ROCKWALL  
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

**AGENDA DATE:** 12/20/2012

**APPLICANT:** David and Terry Welch

**AGENDA ITEM:** H2012-002; 401 E. Washington (Painted Brick – COA)

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**SUMMARY:**

Hold a public hearing to consider a request for a Certificate of Appropriateness (COA) from David and Terry Welch to permit the brick exterior of the primary structure to be painted. The subject property is located at 401 E. Washington Street and further identified as Lot W/2C, Block 7 of the Griffith Addition, City of Rockwall, Rockwall County, Texas. The property is recognized as a “Non-Contributing” Property, is zoned Single Family-7 (SF-7) District, and is situated within the Historic Overlay (HO) District.

**DISCUSSION:**

The applicants, David and Terry Welch, have submitted an application for a Certificate of Appropriateness (COA) that would allow for the painting of the exterior of their primary structure located at 401 E. Washington Street. The home was built in 1940 and is considered to be a “Non-Contributing Property” within the historic district.

Mr. and Mrs. Welch have recently purchased the home and are new to the historic district. After the purchase, they found that vines and ground cover had grown onto to the surface of the structure and attached itself to the brick and mortar. They decided to clear the vines and ground cover from the exterior of the structure. After removing the vines and ground cover from the exterior’s surface, it was discovered that the mortar had been damaged by the growth. The applicant repaired the damage and felt that painting the structure would be the best option in order to hide the repairs for a more aesthetically pleasing home site.

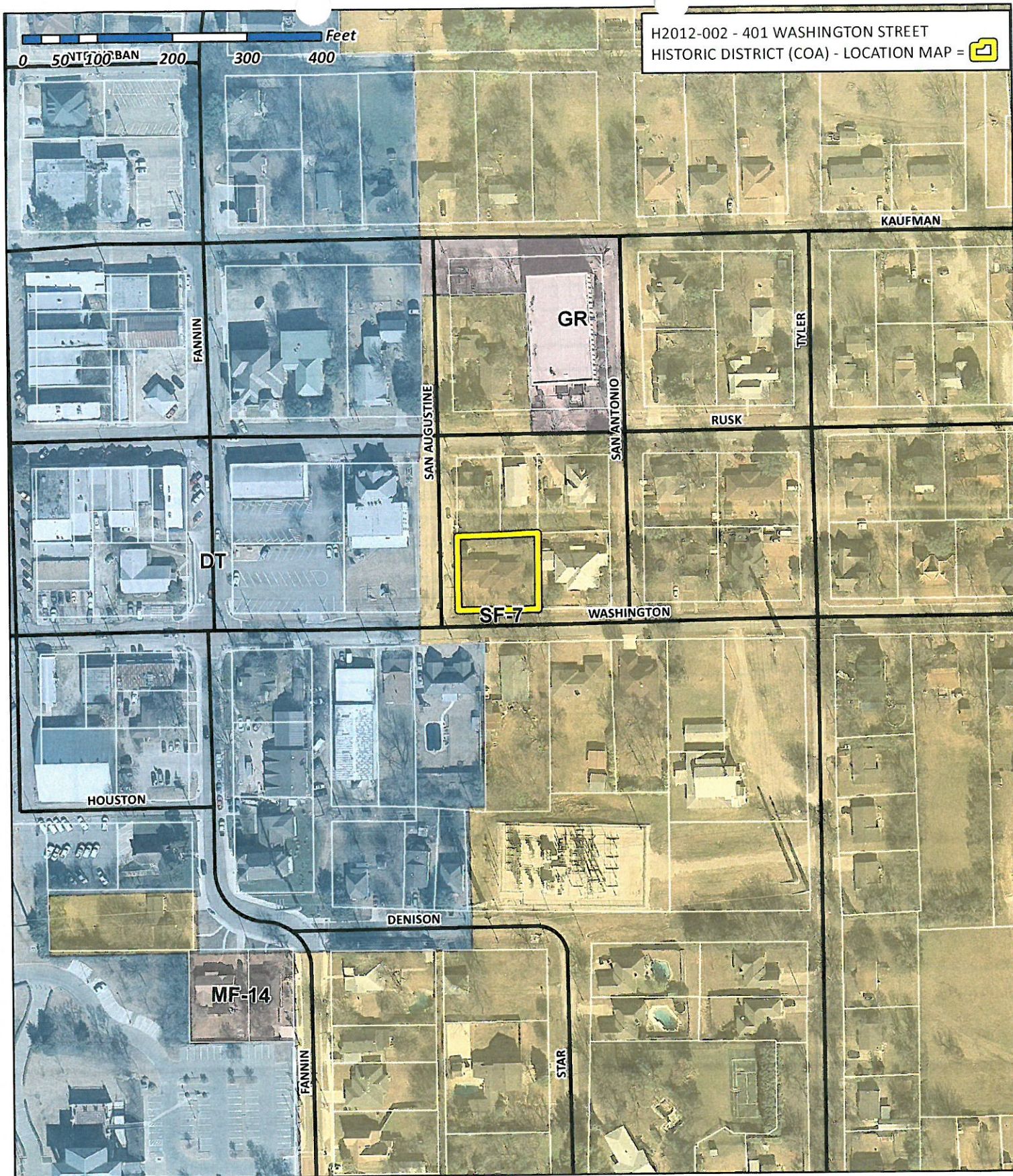
Under the Unified Development Code (UDC), Historic Preservation Guidelines, III Building Standards, Sec. M. states:

*Paint and color.*

- 1. Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.*

However, also included in the UDC under Sec. 6.2 Historic (HO) Overlay District,

*Sec. F. Certificate of appropriateness for alteration or new construction states:*



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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BEFORE



NOV 11 2004

BEFORE



NOV 11 2004

AFTER



November 6, 2012

David and Terry Welch  
401 E Washington Street  
Rockwall, TX 75087

**RE: Certificate of Appropriateness**

Dear Mr. and Mrs. Welch,

It has come to the City's attention that your home at 401 E. Washington Street has been painted prior to receiving approval from the Historic Preservation Advisory Board. Although the home is considered a non-contributing structure, it is located within the Historic District and requires a (CofA) Certificate of Appropriateness for work performed to the property (including paint), other than routine maintenance. At your earliest convenience, please call the Planning and Zoning Department to discuss this issue.

Enclosed please find a complete copy of the Historic Overlay District standards and the Historic Preservation Guideline requirements, from the City's Unified Development Code. I am also including an application for the Certificate of Appropriateness for your convenience. If you have any questions concerning this matter, please contact me at 972-771-7745.

Sincerely,

A handwritten signature in cursive script that reads "Robert LaCroix". The signature is written in black ink and is positioned above the printed name and title.

Robert LaCroix  
Director of Planning & Zoning



**Historic Preservation Guidelines**  
**Appendix D.**

motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.

2. No flickering or flashing lights shall be permitted.
3. Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent residential property.
4. Outdoor security lights should be placed so that no light spills across the adjacent property line.

**M. Paint and Color**

1. Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.
2. Florescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to Board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.
3. For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.

**N. Signage, General**

1. An unlighted sign with the address or name of the occupant of the residence may be attached or detached and should not measure more than one square foot.
2. Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.

**O. Signage for Commercial Properties**

1. No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.
2. In a building of more than two floors, no sign is permitted above the second floor.
3. Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten percent (10%) of the total front elevation of the building.
4. Horizontal signs should be located in the area defined by the first floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than twelve (12) inches from the surface of the building.
  - a. Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than eleven (11) feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.
  - b. Projecting signs should not extend higher than the bottom of the second story windows or not less than eleven (11) feet above grade level. Projecting signs should not extend more than two feet beyond the building surface.