



**CITY OF ROCKWALL, TEXAS**  
**MEMORANDUM**

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**TO:** Historic Preservation Advisory Board

**FROM:** Korey Brooks, *Planner*

**CC:** Ryan Miller, *Director of Planning and Zoning/Historic Preservation Officer*

**DATE:** September 26, 2017

**SUBJECT:** Reconsideration of Contributing Status of 401 N. Fannin Street

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On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [H2016-004] to allow renovations on a *High Contributing* property. The scope of work included the following renovations: [1] remove two (2) bay windows, [2] replace the vinyl siding with hardy board planks, [3] expand the kitchen, [4] add square footage on the west side of the house for a pantry, utility room, and a mud room, [5] enlarge the living room, [6] enlarge the second floor to include two (2) bedrooms, a playroom, a bathroom, and a porch, and [7] add square footage on the northeast side of the house for a new master bedroom suite. In addition to the renovation and expansion of the home, the applicant proposed to renovate the existing detached garage, adding a second floor and adding a dormer window to the garage.

After reviewing the progress of the renovations staff was of the opinion that the *High Contributing* designation may no longer be appropriate for the property. In addition, these changes were not taken into account in the 2017 Historic Resource Survey. As a result, staff wanted to bring the matter forward to the Historic Preservation Advisory Board (HPAB) for reconsideration. Should the board choose to change the designation staff will incorporate the change into the final 2017 Historic Resource Survey.



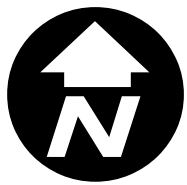
H2017-015- 401 N. FANNIN STREET  
HISTORICAL - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
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(W): [www.rockwall.com](http://www.rockwall.com)

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# Original Elevations

Existing

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



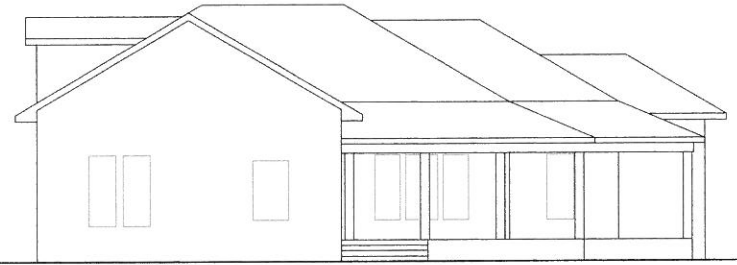
**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**

**GENERAL NOTES:**

1. THESE DRAWINGS ARE DIAGNAMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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ROCKFORD, ILLINOIS 61107  
PHONE: 815-226-9286  
FAX: 815-226-9287

No.	Date	Revision	By

**RICKETS REMODEL**  
**EXISTING ELEVATIONS**

Scale: 1/4"=1'-0"  
Date:    
Project No.: 150305  
Designer: CM  
Drawn: CS  
Checked: CM

SHEET  
**A8** OF  
**11**

# Approved Elevations

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**FRONT ELEVATION**



**RIGHT ELEVATION**

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COLUMBIANA, MISSISSIPPI 39232  
PHONE: 662-246-3996  
FAX: 662-246-3997

No.	Date	Revision	By

RICKETS REMODEL

**PROPOSED ELEVATIONS**

Scale: 1/4" = 1'-0"  
Date: \_\_\_\_\_  
Project No.: 160305  
Design: CM  
Drawn: CS  
Checked: CM

SHEET  
**A9** OF  
**11**

# Approved Elevations

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**REAR ELEVATION**



**LEFT ELEVATION**

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RESIDENTIAL RESTAURANTS  
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**ARCHITECTS**

PHONE: 832-225-9302  
FAX: 832-249-1081

No.	Date	Revised	By

RICKETTS REMODEL

**PROPOSED ELEVATIONS**

Scale: 1/4"=1'-0"  
Date:  
Project No.: 160305  
Designer: DM  
Drawn: CS  
Checked: DM

SHEET  
**A10** OF  
**11**



# Building Permit Submittal

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

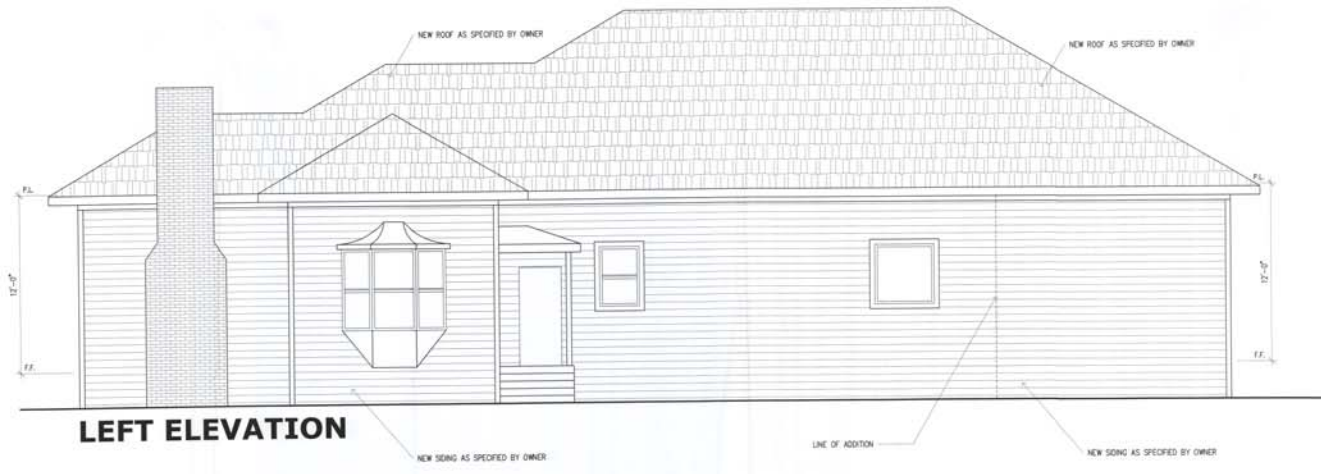


**FRONT ELEVATION**

NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, PLATE LINES, ROOF PITCHES, AND STRUCTURAL CONDITIONS. CONTRACTOR TO COORDINATE WITH OWNER ON ALL SALVAGED FIXTURES TO BE RELOCATED.

**PRICING & CONSTRUCTION GENERAL NOTES:**

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BEGING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.



**LEFT ELEVATION**

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 PHONE: 972-248-2300  
 FAX: 972-248-2300

No.	Date	By	Revision

RICKETTS REMODEL

**PROPOSED ELEVATIONS**

Scale: 3/16"=1'-0"

Date: \_\_\_\_\_  
 Project No.: 150325  
 Designed: DM  
 Drawn: CS  
 Checked: DM

SHEET  
**A9** of  
**11**

# Building Permit Submittal

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAW ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**REAR ELEVATION**

**NOTE:** CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, PLATE LINES, ROOF PITCHES, AND STRUCTURAL CONDITIONS. CONTRACTOR TO COORDINATE WITH OWNER ON ALL SALVAGED FIXTURES TO BE RELOCATED.

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**RIGHT ELEVATION**

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PHONE: 734-722-9302  
FAX: 734-742-1081

By: \_\_\_\_\_  
Revision: \_\_\_\_\_  
No. \_\_\_\_\_ Date: \_\_\_\_\_

**RICKETTS REMODEL**  
**PROPOSED ELEVATIONS**

Scale: 1/8"=1'-0"  
Date: \_\_\_\_\_  
Project No.: 100305  
Designed: CW  
Drawn: CS  
Checked: CW

SHEET  
**A10** OF  
11