



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF ONLY

CASE NUMBER: **H2018-010**

*NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.*

DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

**APPLICATION:**

Certificate of Appropriateness (COA)

Local Landmark Evaluation & Designation

Building Permit Waiver & Reduction Program

Small Matching Grant Application

**SPECIAL DISTRICTS [SELECT APPLICABLE]:**

Old Town Rockwall Historic (OTR) District

Planned Development District 50 (PD-50)

Southside Residential Neighborhood Overlay (SRO) District

Downtown (DT) District

**CONTRIBUTING STATUS [SELECT APPLICABLE]:**

Landmarked Property

High Contributing Property

Medium Contributing Property

Low Contributing Property

Non-Contributing Property

**CURRENT LAND USE OF THE SUBJECT PROPERTY:**

Residential

Commercial

## PROPERTY INFORMATION [PLEASE PRINT]

Address **507 E. Rusk Street**

Subdivision **Griffith** Lot **C** Block **11**

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact?  Yes  No

Applicant(s) is/are:  Owner  Tenant  Non-Profit  Resident

Check this box if Owner and Applicant are the same.  Other, Specify: \_\_\_\_\_

Owner(s) Name	<b>Rodney &amp; Fran Webb</b>	Applicant(s) Name	_____
Address	<b>507 E. Rusk Street</b>	Address	_____
	<b>Rockwall TX 75087</b>		_____
Phone	<b>972-824-6690 972-978-6133</b>	Phone	_____
E-Mail	<b>webbsite3@att.net</b>	E-Mail	_____

## SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type (Check One) :  Exterior Alteration  New Construction  Addition  Demolition

Relocations  Other, Specify: **home window replacement**

Estimated Cost of Construction/Demolition of the Project (if Applicable): **\$ 9300.00**

**PROJECT DESCRIPTION.** In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

**The current windows are aluminum that were installed in 1960. We are replacing with more historically appropriate windows, so as to improve the exterior appearance of the 1890s farmhouse.**

## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature **P Webb** Applicant's Signature **P Webb**



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # H 2018-090 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE 5/17/18 PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: <u>\$ 1000 grant amount</u>
_____
_____
_____
_____
ZONING MAP UPDATED _____

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

**AGENDA DATE:** 05/17/2018

**APPLICANT:** Rodney and Fran Webb

**AGENDA ITEM:** **H2018-010**; *Small Neighborhood Matching Grant for 507 E. Rusk Street*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant from Rodney and Fran Webb for a *Low-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

**PURPOSE AND BACKGROUND:**

The applicants are requesting the approval of a Small Neighborhood Matching Grant in conjunction with a request for a building permit fee waiver [*H2018-011*] for the purpose of renovating an existing home on a *Low-Contributing Property* that is located within the Old Town Rockwall (OTC) Historic District addressed as 507 E. Rusk Street.

**CHARACTERISTICS OF THE PROJECT:**

The subject property is located at 507 E. Rusk Street and is recognized as a *Low-Contributing Property*, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 1,997 sq. ft., and based on the 2017 Historic Resources Survey, the main area was considered to have been constructed in the Folk Victorian style in 1890. The property is zoned Single Family (SF-7) District and is located on the northwest corner of E. Rusk Street and N. Tyler Street.

The applicants are requesting approval of a Small Neighborhood Matching Grant in conjunction with a building permit waiver [*H2018-010*] for the purpose of renovating an existing home on a *Low-Contributing* property. According to the applicants, the purpose of the renovation is to replace aluminum windows, installed in 1960, with wood windows that are more compatible of the architecture of time period in which the home was originally constructed. The applicants have stated that home has some existing wood windows that will remain and the new windows will match the existing windows. The applicants have provided pictures of the existing aluminum windows that are to be removed, as well as the existing wood windows. In this case, the proposed renovation would bring the home closer into conformity with guidelines stipulated in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC). Additionally, since the applicants plan to match the existing wood windows, the renovation is considered to be a "*like-in-kind*" renovation and does not require a Certificate of Appropriateness (COA).

The Small Neighborhood Matching Grants Program is an incentive to encourage small improvements or beautification projects for residential properties within the City's historic districts. This program provides matching funds of up to 50% of the total cost. For a residential

property to be eligible for the Small Matching Grant Program, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and must involve improvements to the outside of the property that are visible to the street (*i.e. landscaping, painting, replacement of windows, etc*). Based upon the applicant's scope of work, replacing the windows would be eligible for the Small Neighborhood Matching Grant. Properties classified as *Low-Contributing* shall be eligible for a total grant amount of up to \$1,000.00. Based on the estimated valuation of \$9,300.00 for the remodel/rehabilitation, the applicant is eligible for a total grant amount of \$1,000.00. The Historic Preservation Advisory Board (HPAB) approved a small matching grant of \$1,000 for 302 Margaret Street [H2018-007] on April 19, 2018 which leaves \$4,000 for Small Neighborhood Matching Grant funds to be allocated in FY2018. Should this request be approved, the Small Neighborhood Matching Grant funds would be reduced to \$3,000.00.

### **RECOMMENDATIONS:**

Based on the applicant's proposed scope of work and the contributing nature of the subject property, the applicant is eligible for a building permit waiver, however, of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

- 1) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



507 E. Rusk Street  
Rockwall TX 75087  
April 24, 2018

Historic Preservation Board Advisory Committee  
City of Rockwall--Planning and Zoning Department  
385 S. Goliad Street  
Rockwall TX 75087

To Whom It May Concern:

SUBJECT: REQUEST FOR BUILDING PERMIT FEE WAIVER

My husband, Rodney, and I are preparing to replace the aluminum windows from 1960 with a more period appropriate-looking window at 507 E. Rusk. We are currently requesting money from the Small Matching Grants Program to help offset this cost. The property is considered low contributing to the historic district, so we would like to request the building permit fee be waived.

Thank you for your time and consideration. We are proud to live in the Historic Downtown Rockwall Area and want the homes to be improved with each home's history in mind. Do not hesitate to contact me at [webbsite3@att.net](mailto:webbsite3@att.net) or (972) 978-6133, or Rodney at (972) 824-6690, with any questions. I have included the completed Historic Preservation Advisory Board Application.

Sincerely,

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

Fran Webb

ATTRIUM.COM  
ReliabH.com 3900



CONTRACT # 1153640

SERVICES SOLUTIONS INSTALLED SALES CONTRACT

LOWE'S AUTHORIZED REPRESENTATIVE <i>Blen Miller</i>		NUMBER:
STORE NO. <i>0610</i>	STREET ADDRESS <i>851 N. Stegastoun</i>	
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-772-1967</i>		
DATE <i>4-25-18</i>	LOWE'S CONTRACTOR LICENSE NUMBER <i>7095684</i>	

CUSTOMER <i>Rodney Webb</i>		
STREET ADDRESS <i>507 E. Rusk</i>		
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
TELEPHONE <i>972-978-6133</i>		
CASH	BANK CARD	LCC
		REG CHARGE

This is only a quote for the merchandise and services printed below. This becomes an agreement upon payment. Upon payment, the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract." PLEASE READ ALL TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS PAGE AND FOLLOWING PAGES BEFORE SIGNING.

INSTALLATION STREET ADDRESS <i>507 E. Rusk</i>	CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75032</i>
---	-------------------------	--------------------	---------------------

*Remove existing windows - haul-a-way 13  
Install 13 total operators, white interior, black exterior with center  
grid 1 1/8" simulated divided light, Energy Star Rated 3900 Series  
double-hung windows with clearview mesh full screen  
Lifetime transferable warranty*

*\*Presence of Lead - If lead assessment reveals presence of lead, an additional  
\$65 per window will be added for removal per standards. RW*

**NOTICE TO CUSTOMER - PRICE CALCULATIONS:** In order to properly perform the installation of certain Goods, the Contract Price may include more Goods than actually will be installed based on the measured square footage of the Project Area. As a result, the parties agree that the lump-sum Price stated in this Contract is calculated upon both the value of estimated Goods required to fulfill the Contract (including waste), which may exceed the actual square footage of the Project Area, and the labor which may be estimated based on the amount of Goods required to fulfill the Contract (including waste). By signing this Contract below, Customer acknowledges receipt of this notice and agrees and understands that the Price includes these costs which may not be refunded once the Installation Services are performed.

*Install Partners - Installer  
price with no lead in paint*

Contract Total	<i>*\$9,350.45</i>
*applicable taxes included	

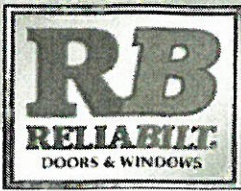
**NOTICE TO CUSTOMER:** Federal law requires Lowe's to provide you with the pamphlet *Renovate Right*. By signing this Contract, Customer acknowledges having received a copy of this pamphlet before work began informing Customer of the potential risk of the lead hazard exposure from renovation activity to be performed in Customer's dwelling unit.

**NOTE:** If rotted wood is discovered during installation additional charges will apply. You will be given a quote and a change order must be completed and signed by the customer for any additional charges. *RW* Customer must initial.  
\*Any work or material not specified is not included in this contract. Any changes or additions will be at an additional charge for the material and labor.

**PHOTO RELEASE:** Customer grants to Lowe's and Lowe's employees and independent contractors the right to take photographs of the Premises where Installation Services will be performed and all work performed at the Premises related to this Contract, and irrevocably grants to Lowe's all right, title and interest in and to the photographs for use in all markets and media, worldwide, in perpetuity. Customer authorizes Lowe's to copyright, use and publish the photographs in print and/or electronically, and agrees that Lowe's may use such photographs for any lawful purpose, including, but not limited to, marketing, advertising, publicity, illustration, training and Web content. By initialing here, Customer agrees to the foregoing. *N/A* [Customer to initial to the left].

Work is to commence upon reasonable availability of Contractor and/or any special order or customer made Good(s) which is anticipated to be *24-35 days* (fill in date). Estimated completion date is \_\_\_\_\_ (fill in date).  
Said estimated substantial completion date is not of the essence. A statement of any contingencies that would materially change said estimated substantial completion date is as follows: *Installer to call customer within 48 business hours after the windows arrive at store* (if applicable, insert a statement of such contingencies).

This Contract provides that all claims by Customer or Lowe's will be resolved by BINDING ARBITRATION. Customer and Lowe's GIVE UP THE RIGHT TO GO TO COURT to enforce this Contract (EXCEPT for matters that may be taken to SMALL CLAIMS COURT). Lowe's and Customer's rights will be determined by a NEUTRAL ARBITRATOR and NOT a judge or jury. Lowe's and Customer are entitled to a FAIR HEARING. But the arbitration procedures are SIMPLER AND MORE LIMITED THAN RULES APPLICABLE IN COURT. Arbitrator decisions are as enforceable as any court order and are subject to VERY LIMITED REVIEW BY A COURT. FOR MORE DETAILS: Review the section titled ARBITRATION AGREEMENT, WAIVER OF JURY TRIAL AND WAIVER OF CLASS ACTION ADJUDICATION found in the Terms and Conditions of this Contract.



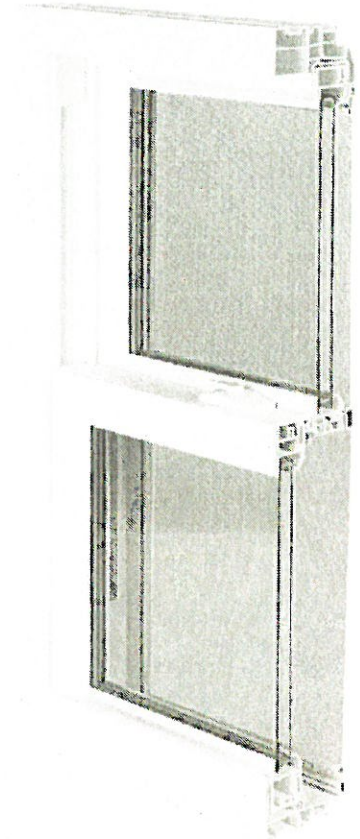
# SERIES 3900 DOUBLE HUNG WINDOW

Also available in 2- and 3-lite sliders and picture windows



## STANDARD FEATURES

- Exclusive InsulKor™ polyurethane fiberglass-enriched sash reinforcement for superior thermal and structural performance
- 3/4" constant force coil balance offers incredibly easy sash mobility
- Fusion-welded sashes and frame add strength and boost insulation
- DP-60 Rating (window size tested 36" x 74")
- Beveled mainframe offers a stylish exterior appearance
- Dual push-button night latches position sashes for optimal ventilation
- Integrated slim-line lift rail allows you to easily operate sash
- 4 1/4" frame thickness enhances appearance as well as structural integrity
- External accessory groove accommodates nail fin option
- Half screen is standard and removable from the inside\*
- Dual low profile, positive-action cam locks increase security (2 locks standard at 27 1/4" width or wider)
- Full interlocking lock and meeting rail
- Full vinyl sash dam on sill and high-performance weather stripping protect against air infiltration
- 3.25" jamb depth for ideal window sizing
- **Transferable limited lifetime warranty**
- **Lifetime glass breakage warranty**



## CUSTOM OPTIONS

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Triple-pane, R-5 compliant glass panels
- InsulKor™ multi-cavity foam filled frame injections
- Nail fin accessory for use in remodeling or new construction applications
- 5/8" or 1" contoured, 5/8" or 3/4" flat, 5/8" contoured valance, 1 1/8" Simulated Divided Lite (SDL) grids
- Obscure glass
- Double strength glass
- Charcoal aluminum, Clear View and heavy duty screens\*\*
- Window Opening Control Device (WOCD) for fall prevention
- Lifetime labor warranty



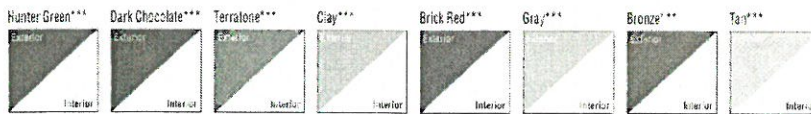
### COLOR OPTIONS\*\*



### LAMINATE COLORS\*\*



### PAINTED COLORS\*\*



### LOCK OPTIONS\*\*



Scan to watch a video about our Series 3900.

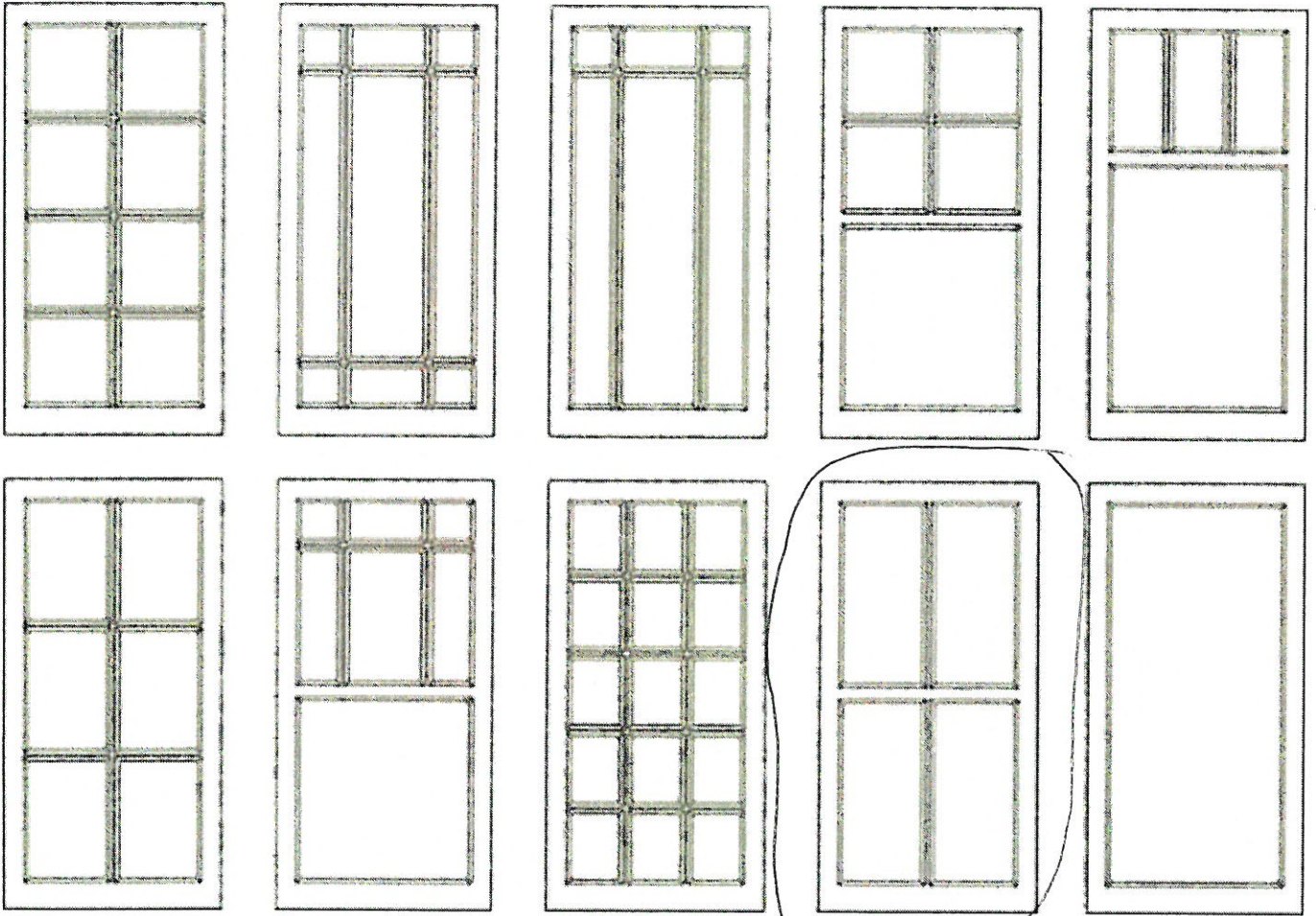


ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.  
 \* Screens are not meant to restrain a child from falling through an open window.  
 \*\* Printing process may affect color shown. Please refer to actual window; sample when selecting colors.  
 \*\*\* Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.







this design

removing these aluminum  
windows and the storm  
windows



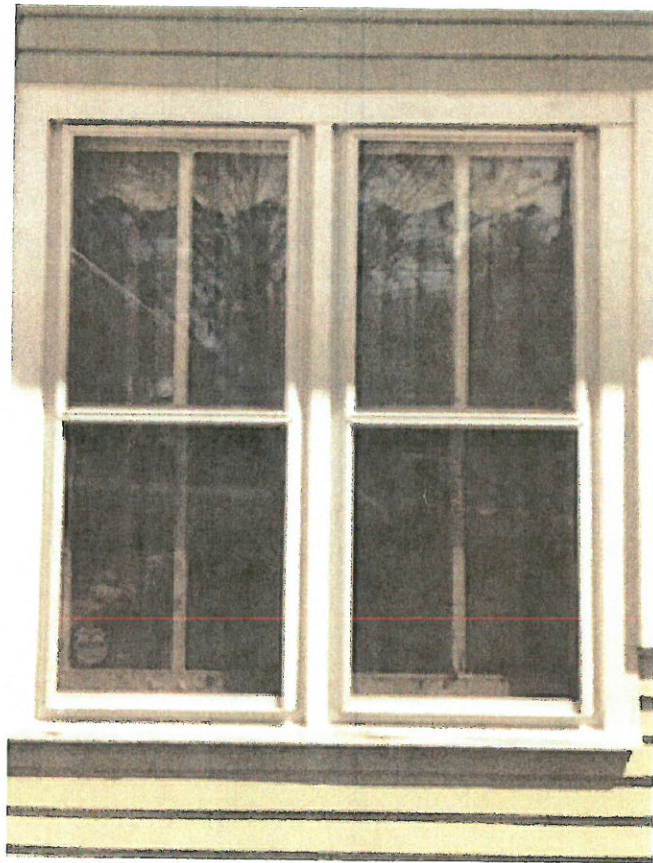
exterior



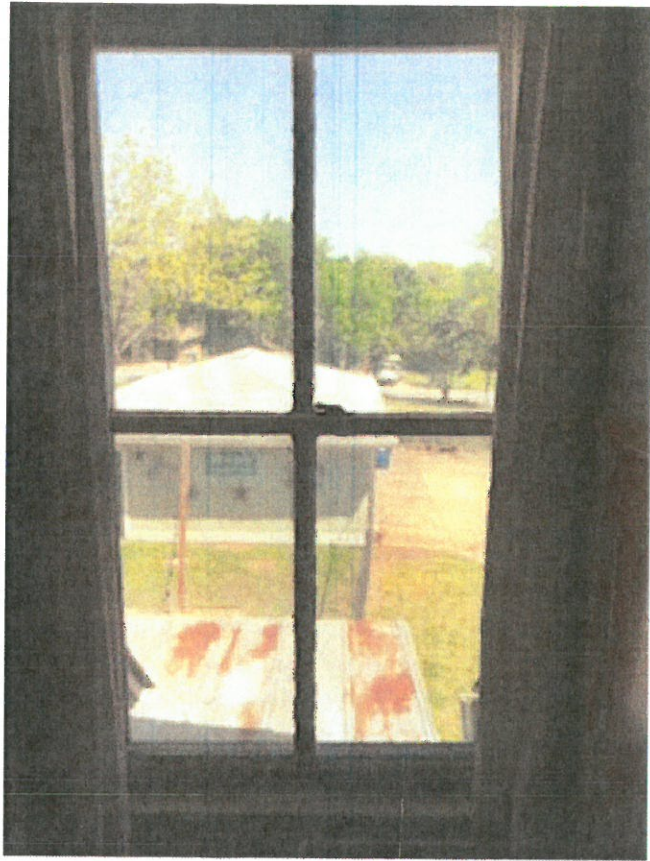
interior



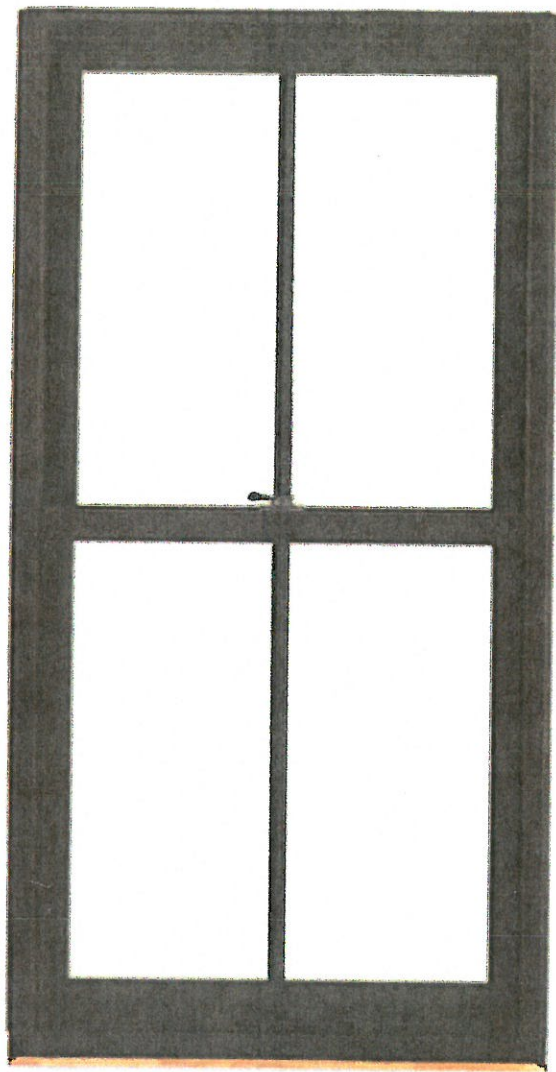
replacing with this window design, but storm windows will be removed



exterior



interior





June 5, 2018

**ATTN: RODNEY AND FRAN WEBB**  
RODNEY & FRAN WEBB  
507 E. RUSK STREET  
ROCKWALL, TX 75087

**RE: HISTORIC (H2018-010), Small Matching Grant**

To Whom It May Concern:

On 05/17/2018, the Historical Preservation Advisory Board (HPAB) voted to approve Case No. H2018-010 with the following conditions of approval:

*HISTORIC PRESERVATION ADVISORY BOARD:*

*On May 17, 2018, the Historic Preservation Advisory Board's (HPAB) motion to approve a small neighborhood matching grant in the amount of \$1000.00 passed by a vote of 6 to 0 with Board Member Clark absent.*

Please feel free to contact me if you have any additional questions concerning this request. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, and our phone number is (972) 771-7745. Additionally, our offices are located on the first floor of the City Hall, which is located 385 S. Goliad Street, Rockwall, Texas 75087.

Sincerely,

**Korey Brooks**  
**Planner**  
Planning & Zoning Department  
City of Rockwall