



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2021-003 P&Z DATE CC DATE APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE HPAB DATE 11/18/21 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: _____

ZONING MAP UPDATED _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 510 Williams St Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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 Haydon + Heather Frasier

APPLICANT(S) NAME _____

ADDRESS 510 Williams St
Rockwall, TX 75087

ADDRESS _____

PHONE 214.681-8233 / 3232

PHONE _____

E-MAIL mhfrazier@yahoo.com

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 35,000.00

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.

See attached

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

APPLICANT'S SIGNATURE

November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233



CHECKLIST FOR HISTORIC PRESERVATION ADVISORY BOARD (HPAB) SUBMITTALS

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

CASE NUMBER:
 CONTRIBUTING STATUS:

REVIEWED BY:
 REVIEW DATE:

GENERAL INFORMATION FOR ALL SUBMITTALS

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Applicant's Letter	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Site Plan, Survey or Plot Plan	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Photographs	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input type="checkbox"/>		-
✓ Materials List	<input type="checkbox"/>	<input type="checkbox"/>		-
Building Permit Waiver/Reduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if a Building Permit Waiver/Reduction is being requested. STAFF ONLY: Case Number _____	-
✓ Scope of Work	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed description outlining the work being proposed.	-
✓ Supporting Information	<input type="checkbox"/>	<input type="checkbox"/>	Please provide any addition information necessary (e.g. <i>photographs, drawings, material samples</i>) for the HPAB to make a determination of the request.	-
Small Neighborhood Matching Grant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if a Small Neighborhood Matching Grant is being requested. STAFF ONLY: Case Number _____	-
✓ Scope of Work	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed description outlining the work being proposed.	-
✓ Supporting Information	<input type="checkbox"/>	<input type="checkbox"/>	Please provide any addition information necessary (e.g. <i>photographs, drawings, material samples</i>) for the HPAB to make a determination of the request.	-

BUILDING HEIGHT

Requirements	✓= OK	N/A	Comments	UDC Reference
Height	<input type="checkbox"/>	<input type="checkbox"/>	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.	<i>App. D 07.C.3</i>

BUILDING SETBACK AND ORIENTATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Additions, Alterations, New Construction	<input type="checkbox"/>	<input type="checkbox"/>	All new additions, alterations, infill, and new infill construction should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.	<i>App. D 07.A</i>
Accessory Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Consideration will be given to the historic precedence for previous site configuration. Out-buildings such as garages and storage buildings are historically set upon the lot-line in this district, therefore this configuration is proper.	<i>App. D. 0.7.A</i>
Elevations	<input type="checkbox"/>	<input type="checkbox"/>	New structures should be built to maintain an elevation with a "pier-and-beam" appearance.	<i>App. D 07.B.3</i>
New Commercial Structures	<input type="checkbox"/>	<input type="checkbox"/>	A new commercial structure should not be oriented toward a residential block face. Residential block for new construction is defined as a block face having at least 50% residential use at the time the new structure is proposed.	<i>App. D 07.B.4</i>

BUILDING FACADES AND MATERIALS

Requirements	✓= OK	N/A	Comments	UDC Reference
Exterior Materials	<input type="checkbox"/>	<input type="checkbox"/>	All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.	App. D 07.C.1
Existing Building Façade	<input type="checkbox"/>	<input type="checkbox"/>	The existing building façade materials on a building should be respected and not changed or concealed by the introduction of a different material.	App. D 07.C.2
Exterior Building Façade Materials	<input type="checkbox"/>	<input type="checkbox"/>	When the existing façade materials are not the original type, then materials may be replaced with or returned to the original type.	App. D 07.C.3
Exterior Building Columns	<input type="checkbox"/>	<input type="checkbox"/>	Exterior building columns should be of a style and materials typical of the period and style of the building.	App. D 07.C.4
Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	All chimneys should be of a style, proportion, and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.	App. D 07.C.5
Materials and Architectural Elements	<input type="checkbox"/>	<input type="checkbox"/>	Materials, structural and decorative elements and the manner in which they are use, applied, or joined together should be typical of the style and period of the existing structure. New additions, alterations, and new construction should be visually compatible with neighboring historic buildings or structures.	App. D 07.C.6
Windows and Doors	<input type="checkbox"/>	<input type="checkbox"/>	The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.	App. D 07.C.7
Storm Doors and Storm Windows	<input type="checkbox"/>	<input type="checkbox"/>	Storm doors and storm windows are permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes or should be consistent with the historical materials of the property.	App. D 07.C.8
Awnings	<input type="checkbox"/>	<input type="checkbox"/>	Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.	App. D 07.C.9

ROOFS

Requirements	✓= OK	N/A	Comments	UDC Reference
Roof Shape, Form, and Design	<input type="checkbox"/>	<input type="checkbox"/>	Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.	App. D 07.D.1
Roof Overhang	<input type="checkbox"/>	<input type="checkbox"/>	The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof.	App. D 07.D.2
Eaves and Soffits	<input type="checkbox"/>	<input type="checkbox"/>	The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.	App. D 07.D.3
Roof Materials	<input type="checkbox"/>	<input type="checkbox"/>	Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.	App. D 07.D.4
Roof Slope and Pitch	<input type="checkbox"/>	<input type="checkbox"/>	The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.	App. D 07.D.5
Mechanical Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical equipment placed on the roof should not to be visible from the street.	App. D 07.D.6

FRONT YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: The front yard is defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot. Generally, the use of the front yard will be reserved for landscaping with the purpose of enhancing the structures on the lot with plant material.				
Paving	<input type="checkbox"/>	<input type="checkbox"/>	Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties. As a general rule, the following standards will be followed:	App. D 07.E.1 App. D 07.E.2

✓ Paved Walkway Location	<input type="checkbox"/>	<input type="checkbox"/>	A paved walkway from the front lot line to the front or, on a corner lot, from the side lot line to a side entry of the structure. In all cases, the walkway should not be wider than the entry steps and in no instance should the walkway be wider than ten (10) feet.	App. D 07.E.3
✓ Maximum Width	<input type="checkbox"/>	<input type="checkbox"/>	A paved walkway is allowed from the driveway to the front and/or side entry walkway, with a maximum width of three (3) feet.	App. D 07.E.4
✓ Paving Materials	<input type="checkbox"/>	<input type="checkbox"/>	In no instance will the front yard of any lot be paved or graveled except for an appropriate driveway or walkways.	App. D 07.E.5
✓ Vehicle Parking	<input type="checkbox"/>	<input type="checkbox"/>	No residential front yard area will be designated as a vehicle parking area unless previously paved as such.	App. D 07.E.6

SIDE YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: The side yard is defined as a yard between the building and the side line of the lot, extending from the front yard to the rear yard				
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	Unless previously used for a driveway, the side yard shall be used for landscaping with the purpose of enhancing the structures with plant material.	App. D 07.F.2
Parking	<input type="checkbox"/>	<input type="checkbox"/>	Parking of vehicles on the side yard will not be allowed, except on paved driveways as outlined in Section (I).	App. D 07.F.3

REAR YARDS

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: The rear yard is the area extending across the full width of the lot and measured between the rear lot line and rear line of the main building.				
Garages, Storage Buildings, and Out-Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Unified Development Code (UDC). These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing.	App. D 07.G.1
Site Layout	<input type="checkbox"/>	<input type="checkbox"/>	Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction. The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.	App. D 07.G.2

FENCES

Requirements	✓= OK	N/A	Comments	UDC Reference
Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.	App. D 07.H.1

DRIVEWAYS

Requirements	✓= OK	N/A	Comments	UDC Reference
Pavement Material Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte-cochere.	App. D 07.I.1
Width of Driveway	<input type="checkbox"/>	<input type="checkbox"/>	The driveway should not exceed a width of ten feet.	App. D 07.I.2
Location of Driveways	<input type="checkbox"/>	<input type="checkbox"/>	The driveway may extend along the side of the residence or structure, through the porte-cochere (if applicable) to the to the rear yard.	App. D 07.I.3
Front Yard and Circular Driveways	<input type="checkbox"/>	<input type="checkbox"/>	Front or side yard circular driveways will not be allowed, unless consistent with the historic character or features of the property or nearby contributing properties	App. D 07.I.4

Ribbon Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<p>On a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street. All other width and approach regulations will apply to driveways on corner lots.</p> <p>Ribbon driveways are allowed if the paved ribbons are at least one (1) foot wide, and no greater than two (2) feet wide.</p> <p>Any new driveway constructed through a front yard should be a minimum of ten (10) feet from an existing driveway on the adjacent lot, except in the instances of "shared" driveways.</p> <p>Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property.</p>	App. D 07.I.5
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PAVING MATERIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Paving Materials	<input type="checkbox"/>	<input type="checkbox"/>	Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.	App. D 07.J.1
Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.	App. D 07.J.1

PARKING AREAS FOR COMMERCIAL DEVELOPMENT

Requirements	✓= OK	N/A	Comments	UDC Reference
Off-Street Parking	<input type="checkbox"/>	<input type="checkbox"/>	Off-street parking should be provided behind the front facade of the main structure on the property. The number of spaces and design of the parking spaces shall conform to the off-street parking requirements as set forth in Article 05, District Development Standards, of the Unified Development Code (UDC).	App. D 07.K.3
Parking Lot Screening	<input type="checkbox"/>	<input type="checkbox"/>	All parking lots for more than five (5) vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three (3) feet nor higher than four (4) feet tall. If a hedge is not desired, then an earthen berm, masonry wall, or combination thereof may be substituted, provided the stated heights are observed.	App. D 07.K.3
Landscape Table	<input type="checkbox"/>	<input type="checkbox"/>	A visibility triangle with a minimum base of four (4) feet shall be provided at entrances.	App. D 07.K.3

LIGHTING OF YARDS AND PARKING AREAS

Requirements	✓= OK	N/A	Comments	UDC Reference
<i>These guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.</i>				
Flashing Lights	<input type="checkbox"/>	<input type="checkbox"/>	No flickering or flashing lights shall be permitted.	App. D 07.L.1
Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	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.	App. D 07.L.2
Outdoor Security Lights	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor security lights should be placed so that no light spills across the adjacent property line.	App. D 07.L.3

PAINT AND COLOR

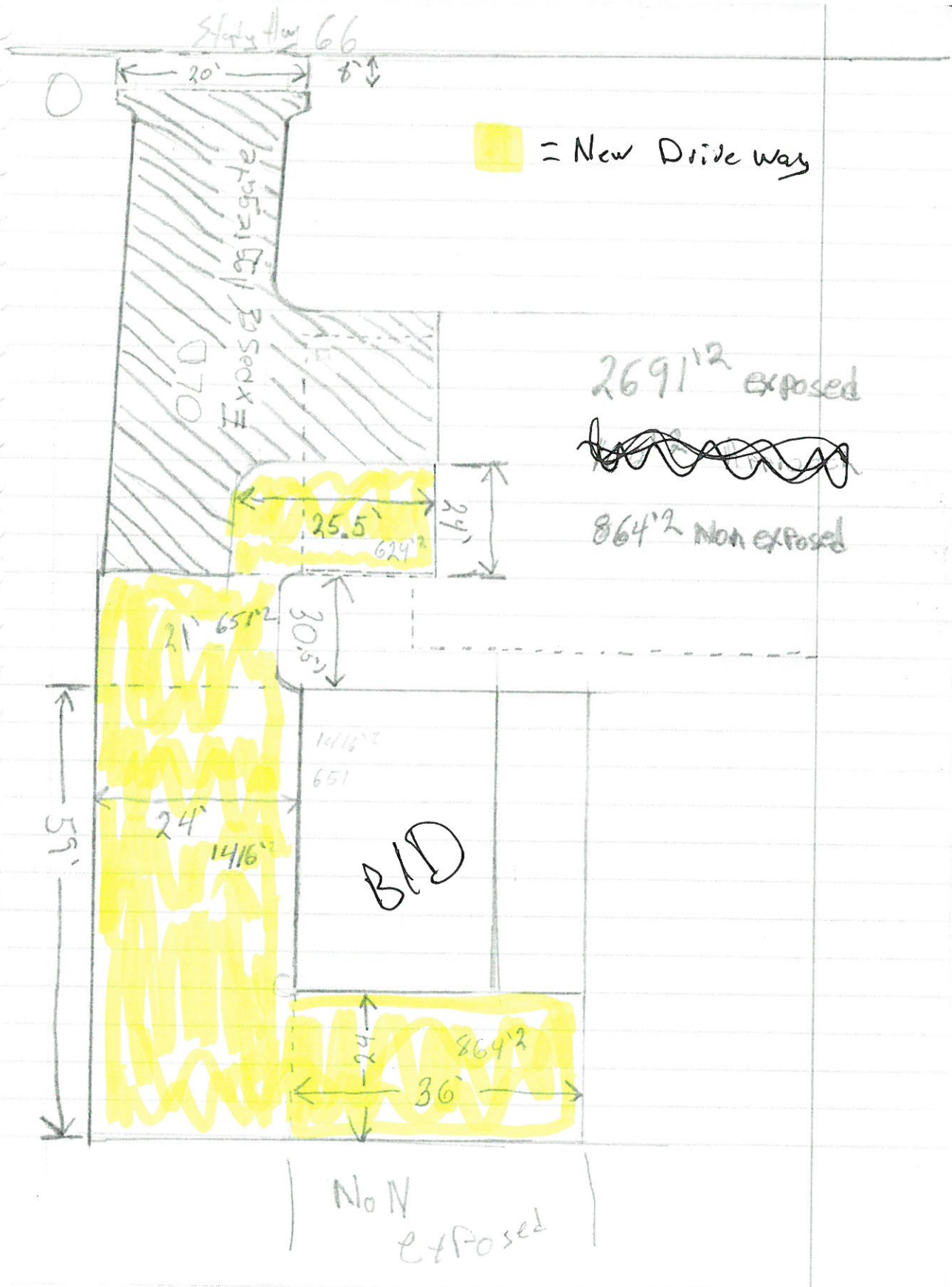
Requirements	✓= OK	N/A	Comments	UDC Reference
Materials	<input type="checkbox"/>	<input type="checkbox"/>	Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.	App. D 07.M.3
Colors	<input type="checkbox"/>	<input type="checkbox"/>	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.	App. D 07.M.3
Commercial Buildings	<input type="checkbox"/>	<input type="checkbox"/>	For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.	App. D 07.M.3

SIGNAGE

Requirements	✓ = OK	N/A	Comments	UDC Reference
Unlighted Signs	<input type="checkbox"/>	<input type="checkbox"/>	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 (1) square foot.	App. D 07.N.3
Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	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.	App. D 07.N.3

SIGNAGE FOR COMMERCIAL PROPERTIES

Requirements	✓ = OK	N/A	Comments	UDC Reference
Types of Signs	<input type="checkbox"/>	<input type="checkbox"/>	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.	App. D 07.O.1
Signs for Buildings Greater Than Two (2) Floors	<input type="checkbox"/>	<input type="checkbox"/>	In a building of more than two (2) floors, no sign is permitted above the second floor.	App. D 07.O.2
Size	<input type="checkbox"/>	<input type="checkbox"/>	Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten (10) percent of the total front elevation of the building.	App. D 07.O.3
Horizontal Signs	<input type="checkbox"/>	<input type="checkbox"/>	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 12-inches from the surface of the building.	App. D 07.O.4
✓ Attached Signs	<input type="checkbox"/>	<input type="checkbox"/>	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 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.	App. D 07.O.4
✓ Projecting Signs	<input type="checkbox"/>	<input type="checkbox"/>	Projecting signs should not extend higher than the bottom of the second story windows or not less than 11 feet above grade level. Projecting signs should not extend more than two (2) feet beyond the building surface.	App. D 07.O.4
Lighted Signs	<input type="checkbox"/>	<input type="checkbox"/>	Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board (HPAB) on a case-by-case basis.	App. D 07.O.5
Rooftop Signs	<input type="checkbox"/>	<input type="checkbox"/>	Roof top signs are not permitted. Banners signs are permitted for 30-days and "special event" banners are allowed for two (2) weeks. The City of Rockwall sign ordinance requires permits for banners.	App. D 07.O.6
Flashing Signs	<input type="checkbox"/>	<input type="checkbox"/>	Flashing, flickering or moving signs are not permitted.	App. D 07.O.7
Temporary Signs	<input type="checkbox"/>	<input type="checkbox"/>	Temporary signs may be permitted for no longer than 30 days.	App. D 07.O.8
Display Windows	<input type="checkbox"/>	<input type="checkbox"/>	Display window signs will not occupy more than 20% of the window area. This window area includes signs, which are placed within three (3) feet of the window and visible from the outside.	App. D 07.O.9
Signs on a Residential Structure	<input type="checkbox"/>	<input type="checkbox"/>	Signs on a residential structure converted to commercial should be a single freestanding and/or "swinging" sign with one (1) or two (2) support standards. The maximum size is 16 square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved the City of Rockwall Historic Preservation Advisory Board (HPAB) on a case-by-case basis.	App. D 07.O.10



= New Drive way

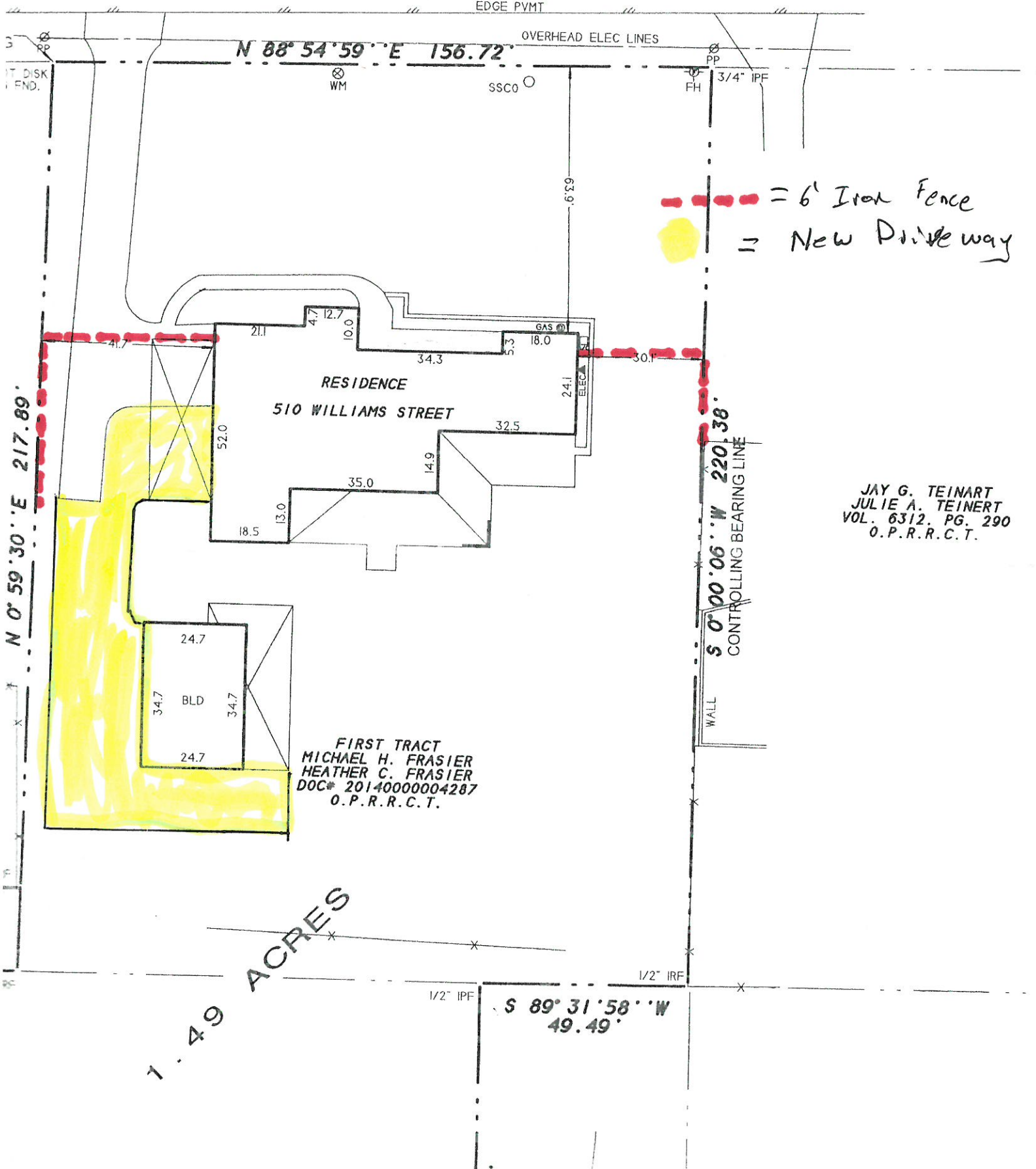
2691'² exposed

~~scribbled out text~~

864'² Non exposed

BID

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



JAY G. TEINART
JULIE A. TEINERT
VOL. 6312. PG. 290
O.P.R.R.C.T.

1.49 ACRES



Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PYMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

FH

3/4" IPF

6.59

41.7'

21.1

4.7

12.7

10.0

34.3

18.0

30.1'

RESIDENCE
510 WILLIAMS STREET

24.1

32.5

35.0

14.9

18.5

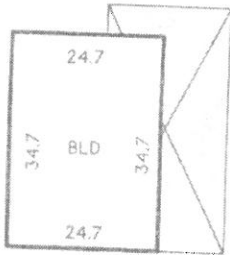
13.0

24.1

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

WALL

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.



FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.

1.49 ACRES

1/2" IPF

1/2" IRF

S 89° 31' 58" W
49.49'

10'



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: November 18, 2021
APPLICANT: Haydon Frasier
CASE NUMBER: H2021-004; *Certificate of Appropriateness (COA) for 510 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a *Certificate of Appropriateness (COA)* for a *Medium Contributing Property* being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,607 SF single-family home and a 220 SF covered porch constructed in 1985, and an 840 SF detached garage that was constructed in 2017. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property* that was built in 1965 not in 1985 as indicated by RCAD. On May 18, 2017 the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the renovation of the home and the construction of a detached garage. As a note, the 1934 Sanborn Map indicates a structure that does not meet the existing building footprint. This indicates that a previous structure was demolished at some point prior to construction of the current single-family home. Rockwall Central Appraisal District (RCAD) also indicates existing on the subject property are a 465 SF attached carport and an 840 SF detached garage that were both built in 2017. These structures are considered to be *Non-Contributing* structures. The existing single-family home is a one (1) story ranch style home.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence and an extension of the existing exposed aggregate concrete driveway on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 510 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 507 Williams Street, which is a 0.228-acre parcel of land with a ~1,809 SF single-family home built in 1940 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Adjacent to 507 Williams Street and directly north of the subject property is 509 Williams Street, which is a 0.228-acre parcel of land with a ~1,354 SF single-family home built in 1975 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is a vacant lot that is designated as *Non-Contributing Property*. Beyond this are two (2) lots with single family homes situated on them. According to the *2017 Historic Resource Survey*, these properties

are designated as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is 602 Williams Street, which is a 0.907-acre parcel of land with a ~4,623 SF single-family home built in 1935 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 306 N. Clark Street, which is a 0.947-acre parcel of land with a ~2,379 SF single-family home built in 1915 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family home built in 1925 situated on it. According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home built in 1990 situated on it. 502 Williams Street is a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to place a six (6) foot high wrought iron fence along the northwest and northeast corners of the front façade of the home. The fence will partially continue along the east and west sides of the subject property. Additionally, the fence along the northeast front façade will incorporate an electrical gate at the driveway. The fence will be visible from Williams Street and the adjacent properties to the east and west. The applicant is also requesting to construction an extension of the existing driveway that will continue from the current location to the rear of the subject property and connect to the detached garage. The applicant is proposing that the extension incorporate the same exposed aggregate concrete appearance as the existing driveway.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the proposed wrought iron fence is visible from Williams Street. Currently, the adjacent properties to the east and west of the subject property have side and front wrought iron fences visible from Williams Street. The proposed wrought iron fence should not have a negative effect on the adjacent properties, and will match the existing character of the neighborhood.

According to Section 07(J)(1)&(2), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...(d)riveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot." The applicant is proposing that the driveway extension utilize the same exposed aggregate concrete appearance as the existing driveway and extend to the existing garage on the subject property. In addition, Subsection 03.02, *Paving Materials*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) states, "...(a)ll required parking and loading areas, public and private drives, and fire lanes shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. However, cast interlocking concrete, brick, or stone pavers installed on a prepared base may be used in parking areas and on public and private drives where approved by the City Engineer." In this case, the City Engineer has approved the use of exposed aggregate concrete. Staff would also like to note that several properties throughout the Old Town Rockwall (OTR) Historic District utilize exposed aggregate concrete for driveways.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ..." The applicant's proposed

scope of work does not appear to impair the historical integrity of the property; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 510 Williams St Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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 Haydon + Heather Frasier

ADDRESS 510 Williams St
Rockwall, TX 75087

PHONE 214.681-8233 / 3232

E-MAIL mhfrazier@yahoo.com

APPLICANT(S) NAME _____

ADDRESS _____

PHONE _____

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION

RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 35,000.00

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.

See attached

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

[Handwritten Signature]

APPLICANT'S SIGNATURE

*Haydon Frasier
Heather Frasier*

November 2, 2021

To Whom it May Concern:

The description of work requested for permit waiver and small grant to be done at 510 Williams Street, a medium contributing home should consist of a new fence along the east and west sides of the home as well as a continuation driveway.

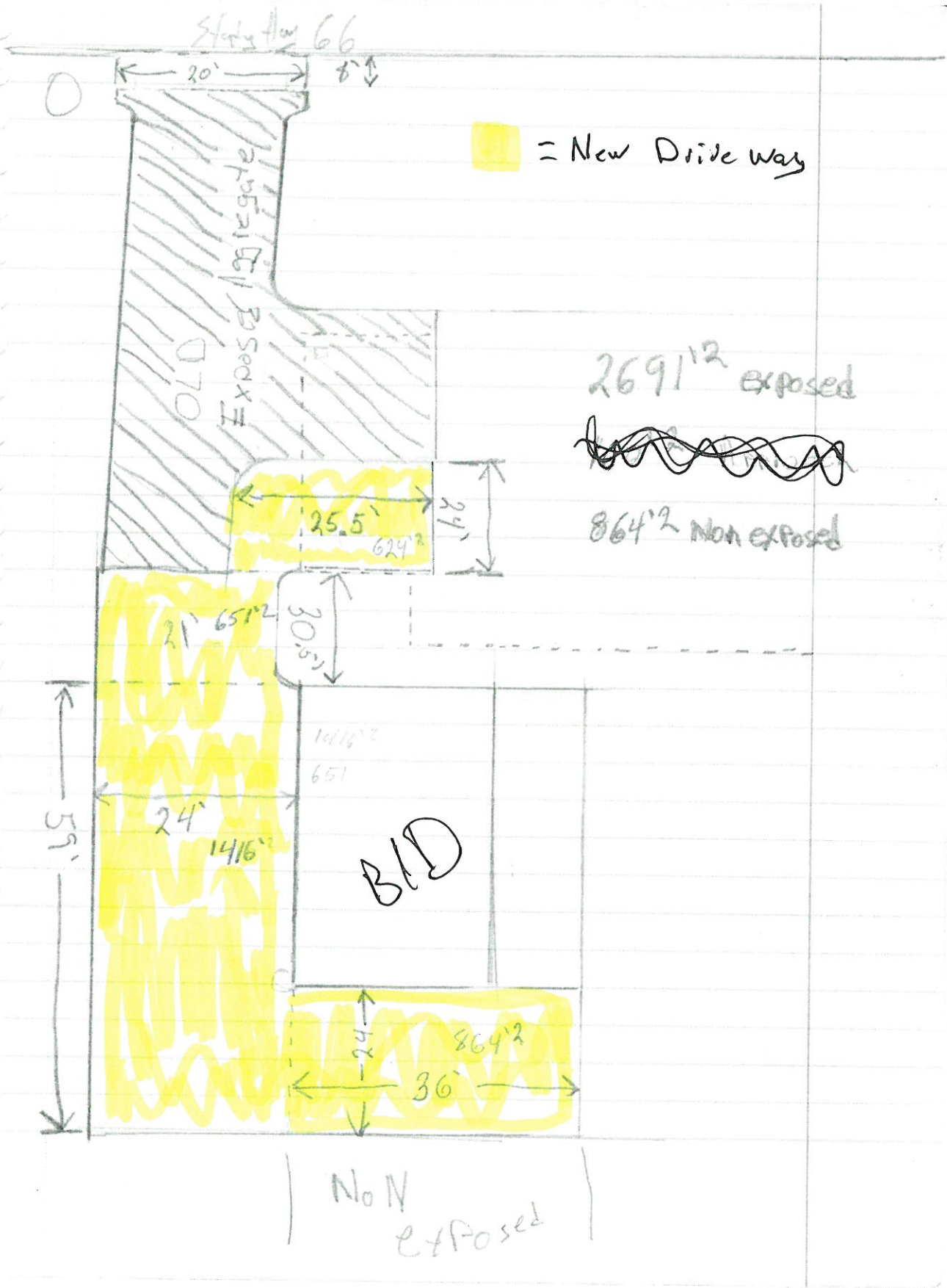
The fence shall be a rod iron black fence with an electric gate at the driveway. This fence will be viewable from the front and main street of the home.

The driveway will be a continuation of the existing driveway. It will be the same exposed aggregate appearance as the existing driveway. The driveway shall extend out to and just past the existing garage.

Your approval of the permit waiver and small grant is recommended as we continue to beautify this medium contributing historical home.

Sincerely,

Haydon Frasier
214-681-3233



Step 4 floor 66

20' 8'

= New Drive way

21' 651'
 2350 x 11
 070

2691'² exposed

~~scribbled out text~~

864'² Non exposed

25.5' 24' 624'²

59'
 21' 651'

30.5'

1416'²
651

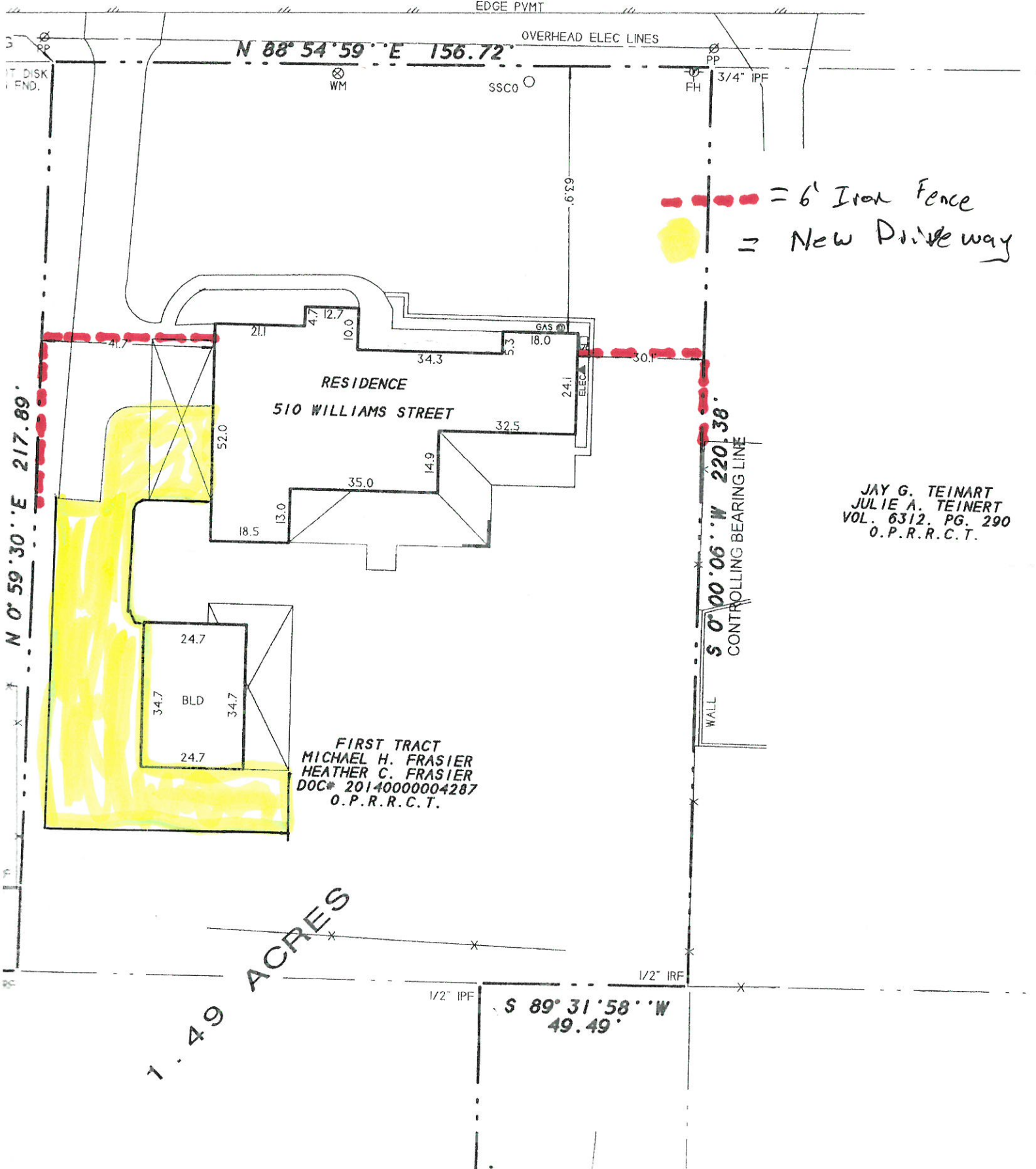
24' 1416'²

BID

22' 36' 864'²

No N exposed

WILLIAMS STREET SH 66
50' R.O.W. PER PLAT



- - - = 6' Iron Fence
 [Yellow Shaded Area] = New Driveway

JAY G. TEINART
 JULIE A. TEINERT
 VOL. 6312. PG. 290
 O.P.R.R.C.T.

FIRST TRACT
 MICHAEL H. FRASIER
 HEATHER C. FRASIER
 DOC# 2014000004287
 O.P.R.R.C.T.

1.49 ACRES

N 0° 59' 30" E 217.89'

N 88° 54' 59" E 156.72'

S 0° 00' 06" W 220.38'
 CONTROLLING BEARING LINE

S 89° 31' 58" W 49.49'



Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





Image capture: Feb 2021 © 2021 Google

Rockwall, Texas

Google

Street View - Feb 2021





WILLIAMS STREET SH 66
50' R.O.W. PER PLAT

EDGE PVMT

N 88° 54' 59" E 156.72' OVERHEAD ELEC LINES

AD-DOT DISK
MON FMD.

WM

SSCO

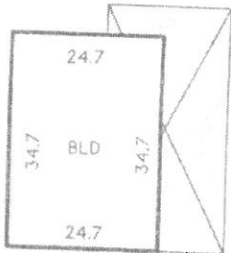
FH 3/4" IPF

RESIDENCE
510 WILLIAMS STREET

S 0° 00' 06" W 220.38'
CONTROLLING BEARING LINE

JAY G. TEINART
JULIE A. TEINERT
VOL. 6312, PG. 290
O.P.R.R.C.T.

FIRST TRACT
MICHAEL H. FRASIER
HEATHER C. FRASIER
DOC# 2014000004287
O.P.R.R.C.T.



1.49 ACRES

1/2" IPF

S 89° 31' 58" W
49.49'

10'



DATE: November 24, 2021

TO: Haydon & Heather Frasier
510 Williams St
Rockwall, Texas, 75087

FROM: Andrew Reyna
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2021-002; Certificate of Appropriateness (COA) for 510 Williams Street

Haydon & Heather Frasier:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Historic Preservation Advisory Board (HPAB) on 11/18/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

Historic Preservation Advisory Board

On November 18, 2021, the Historic Preservation Advisory Board approved a motion to approve the small matching grant by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Reyna'.

Andrew Reyna
Planner