



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # H2022-005 P&Z DATE _____ CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 5/19/2022 PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: COA and Small Matching Grant submitted together
on April 22, 2022

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: **H2022-005**

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: **April 22, 2022**

RECEIVED BY: **Angelica**

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**
 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: **Rodney & Fran Webb**
 ADDRESS: **507 E. Rusk**
Rockwall TX 75087
 PHONE: **972-824-6690 972-998-6133**
 E-MAIL: **webbsite3@att.net**

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: **brick front porch**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 10,500**

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.

we will have the front porch bricked to give it a more authentic look as opposed to the current cracked concrete

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

Fran Webb

APPLICANT'S SIGNATURE

507 E. Rusk Street
Rockwall TX 75087
April 20, 2022

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: CERTIFICATE OF APPROPRIATENESS

My husband, Rodney, and I are preparing to add brick to the front porch at 507 E. Rusk. The current porch is concrete and is not historically appropriate. We would like to request a Certificate of Appropriateness for this replacement. The property is considered low contributing to the historic district, and we would like for it to look a bit more historically correct since it was built in the 1890s.

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 or (972) 978-6133, or Rodney at (972) 824-6690, with any questions. I have included the completed Historic Preservation Advisory Board Application and other documentation.

Sincerely,

A handwritten signature in cursive script that reads "Fran Webb". The signature is written in black ink and is positioned below the word "Sincerely,".

Fran Webb

ESTIMATE

Rodney Webb
507 E Rusk Street
Rockwall, Texas 75087
(972) 824-6690

Jack's Masonry

Rockwall, TX 75032

Phone: (469) 652-0115

Email: Jacksmasonry7@gmail.com

Estimate # 000214

Date 03/24/2022

Description	Total
Front Porch Thin Brick Layer	\$4,900.00
First start by washing, removing any debris. Then install mason sand and cement glue. After that install brick and lastly fill in joints with mortar.	
* Materials include Mason Sand, Cement glue and Mortar. (Bricks are not included)	
507 sqft.	
* Labor is included in price	

Subtotal	\$4,900.00
Total	\$4,900.00
Deposit Due	\$1,000.00



Signed on: 03/24/2022

Jack Jusufi

Rodney Webb

DECOR

Date 04/18/2022 Time 4:01 PM

Storage Buy Order SB013102596879738

Store 131 Register 2
Associate 76467 Leslie

MIIN BRICK CASTLE GATE FLATS 1
100823723 4,650 @ 1.07 4,975.50
Tax Override - TXWEB
Local Delivery 1
906000016 1 @ 210.03 210.03
Tax Override - TXWEB

Sales Tax 427.81

Storage Buy Amount: 5,613.34

of Units 4,651

Customer Rodney Webb
Customer ID 131080007

Pickup Date:



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: May 19, 2022
APPLICANT: Rodney and Fran Webb
CASE NUMBER: H2022-005; *Certificate of Appropriateness (COA) for 507 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith 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 507 E. Rusk Street, and take any action necessary.

BACKGROUND

According to the *2012 Historic Preservation Resource Survey*, the subject property, known as the “Key’s” home and is the old homestead of Dr. T. L. Keys. The home on the property was built in 1894 and originally had only three (3) rooms. Later, a modern kitchen was added to the back of the house along with an upstairs bedroom. Dr. Keys, who was a medical doctor and owned a local drug store, owned the house until his death in 1925. J. E. Risley, the Rockwall Postmaster, owned the home from 1927 to 1937.

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. The *2017 Historic Preservation Resource Survey* states that existing on the subject property is a 1,997 SF single-family home that was constructed in 1894. In addition, one (1) accessory structure (*i.e. a detached garage*) was constructed on the property in 1985 and is situated



FIGURE 1: AUGUST 17, 2012

behind the main structure, facing N. Tyler Street, adjacent to the eastern property line. Additionally, the *2017 Historic Resource Survey* states that the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is two (2) stories and was constructed in a *Folk L Plan Style*. According to the City’s historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.

On August 21, 2003, the *Historic Preservation Advisory Board* approved a *Certificate of Appropriateness (COA)* [H2003-003] for the addition of a front porch. On May 17, 2018, the *Historic Preservation Advisory Board* approved a *Certificate of Appropriateness (COA)* [H2018-010], a *Building Permit Fee Waiver* [H2018-011], and a *Small Matching Grant* [H2018-012] of \$1,000 to replace the then 1960s aluminum windows with a more period-appropriate looking window. No other improvements have been made to the building since the creation of the Old Town Rockwall (OTR) Historic District.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the alteration of the front porch on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 507 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, two (2) are developed with residential homes (505 E. Kaufman, & 502 Williams Street) and one (1) is a vacant tract of land owned by Rockwall Independent School District (RISD) (i.e. part of Block 17, F&M Addition). All three (3) of these properties are zoned Single-Family 7 (SF-7) District. Beyond this is Williams Street (i.e. SH-66), which is identified as a Minor Collector on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, both of which are developed with single-family homes. Both of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Tyler Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land, three (3) developed with single-family homes (i.e. 601, 603, & 605 E. Rusk Street), and two (2) developed with a Public Theater (i.e. Rockwall Community Playhouse). 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.

West: Directly west of the subject property is 503 E. Rusk, which is zoned Single-Family 7 (SF-7) District and developed with a single-family home. Beyond this is N. San Antonio Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 406 E. Kaufman Street, which is zoned General Retail (GR) District and developed with a General Retail Store (i.e. AT&T), Beyond this is 401 E. Rusk Street, which is zoned Single-Family 7 (SF-7) District and developed with a single-family home. Beyond this is N. San Augustine Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting to add a thin red brick to the floor of the front porch. According to the applicant’s letter, the applicants are “... preparing to add brick to the front porch at 507 E. Rusk. The current porch is concrete and is not historically appropriate. We [the applicants] would like to request a Certificate of Appropriateness for this replacement. The property is considered low contributing to the historic district, and we [the applicants] would like for it to look a bit more historically correct since it was built in the 1890’s.”



EXHIBIT 1: BRICK EXHIBIT

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case, the proposed scope includes alterations to the floor of the porch that will be visible from a public street (*i.e. Rusk Street*). According to Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ny paving in the front yard should be consistent with the historic character of the property or nearby contributing properties." Staff should note that proposed project does not appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. In addition, the project would provide for a more historically appropriate aesthetic to the existing concrete slab, which was added to the home after the original construction in 1894. With this being said, the 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: **H2022-005**

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

DIRECTOR OF PLANNING:

DATE RECEIVED: **April 22, 2022**

RECEIVED BY: **Angelica**

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
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SPECIAL DISTRICTS [SELECT APPLICABLE]:

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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**
 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 **Rodney & Fran Webb**
 ADDRESS **507 E. Rusk**
Rockwall TX 75087
 PHONE **972-824-6690 972-998-6133**
 E-MAIL **webbsite3@att.net**

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: **brick front porch**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 10,500**

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.

we will have the front porch bricked to give it a more authentic look as opposed to the current cracked concrete

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

Fran Webb

APPLICANT'S SIGNATURE



H2022-005: COA for a Low Contributing Property at 507 E. Rusk

Case Location Map = 



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.





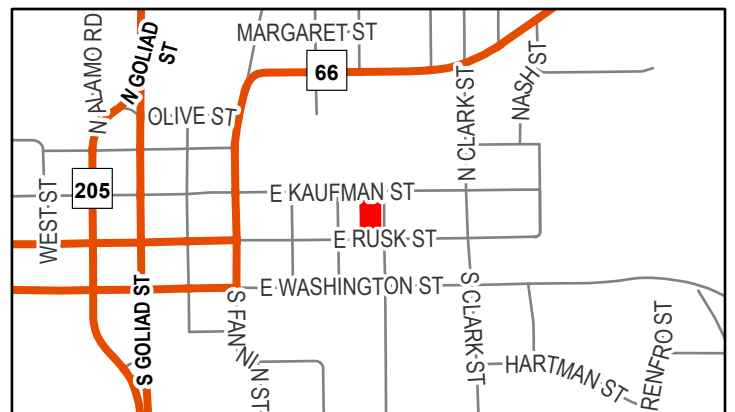
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: H2022-005
Case Name: COA for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 E. Rusk Street



Date Saved: 5/3/2022
 For Questions on this Case Call (972) 771-7745

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

WIKTORCHIK ROBERT T
1515 N TOWN EAST BLVD STE 138-416
MESQUITE, TX 75150

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

BOSS MORRIS E & DEBRA KAY
405 E KAUFMAN ST
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
406 E KAUFMAN
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
503 E WASHINGTON
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BALL JUSTIN
505 E KAUFMAN
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK
ROCKWALL, TX 75087

HARPER RONALD
601 E KAUFMAN ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

HOBACK BRENDA G & JERRY L TORRES
603 E RUSK
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

WIKTORCHIK ROBERT T
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
613 EMERY ST
DENTON, TX 76201

HOBACK BRENDA G & JERRY L TORRES
6702 SUMAC LN
ROWLETT, TX 75089

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2022-005: COA for a 507 E. Rusk Street

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a Certificate of Appropriateness (COA) for a Low Contributing Property being a 0.4590-acre parcel of land identified as Lot C, Block 11, Griffith 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 507 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 19, 2022 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, May 19, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. H2022-005: COA for 507 E. Rusk Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





NOV 11 2004



507

AUG 13 2003



AUG 13 2003

507 E. Rusk Street
Rockwall TX 75087
April 20, 2022

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

To Whom It May Concern:

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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 or (972) 978-6133, or Rodney at (972) 824-6690, with any questions. I have included the completed Historic Preservation Advisory Board Application and other documentation.

Sincerely,

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Fran Webb

ESTIMATE

Rodney Webb
507 E Rusk Street
Rockwall, Texas 75087
(972) 824-6690

Jack's Masonry

Rockwall, TX 75032
Phone: (469) 652-0115
Email: Jacksmasonry7@gmail.com

Estimate # 000214
Date 03/24/2022

Description	Total
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First start by washing, removing any debris. Then install mason sand and cement glue. After that install brick and lastly fill in joints with mortar.	
* Materials include Mason Sand, Cement glue and Mortar. (Bricks are not included)	
507 sqft.	
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Signed on: 03/24/2022

Jack Jusufi

Rodney Webb

DECOR

Date 04/18/2022 Time 4:01 PM

Storage Buy Order SB013102596879738

Store 131 Register 2
Associate 76467 Leslie

MIIN BRICK CASTLE GATE FLATS 1
100823723 4,650 @ 1.07 4,975.50
Tax Override - TXWEB
Local Delivery 1
906000016 1 @ 210.03 210.03
Tax Override - TXWEB

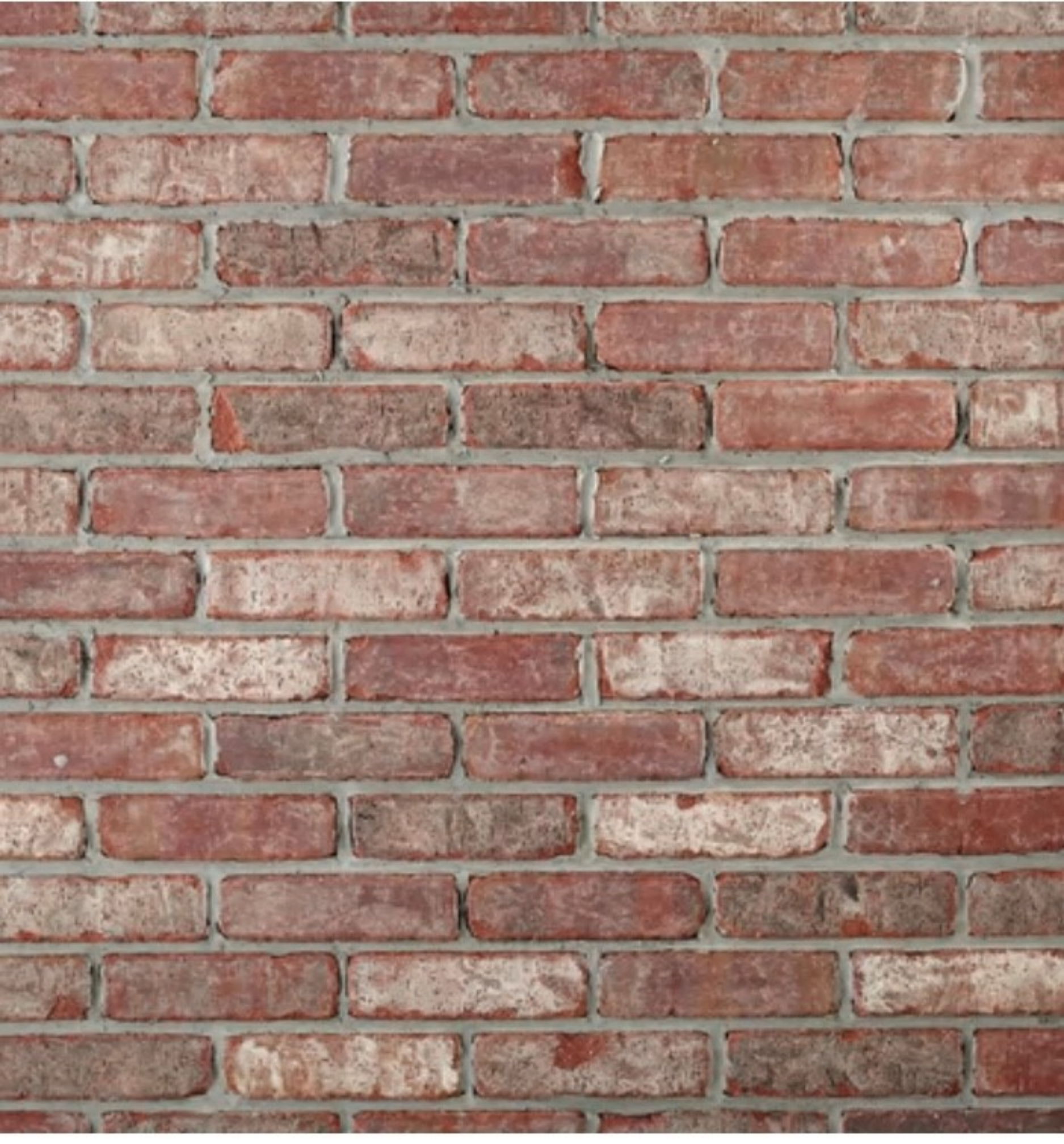
Sales Tax 427.81

Storage Buy Amount: 5,613.34

of Units 4,651

Customer Rodney Webb
Customer ID 131080007

Pickup Date:





DATE: May 31, 2022

TO: Fran and Rodney Webb
507 E Rusk Street
Rockwall, Texas, 75087

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

SUBJECT: H2022-005; COA for 507 E Rusk Street

Fran and Rodney:

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 05/19//2022. 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 May 19, 2022, The Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness with a vote of 3-1, with board members Odom, Adams, and McClintock absent.

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

Sincerely,



Bethany Ross
Planner

From: [Ross, Bethany](#)
To: "FRAN WEBB"
Subject: RE: Historic Preservation Advisory Board Cases
Date: Tuesday, May 31, 2022 10:07:00 AM
Attachments: [H2022-005.pdf](#)
[H2022-007.pdf](#)

Hi Fran,

Hope you had a wonderful holiday weekend. I have attached the two Approval Letters for your Historic cases.

Once the proposed project has been completed, please submit a written statement that it has been completed (that can be an email) and all receipts for the cost of the project. Staff will then verify that the improvements have been completed as approved by the HPAB. If the improvements have been completed as approved, staff will issue a check request for you to the Finance Department for the full amount approved (\$1000.00).

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Ross, Bethany
Sent: Friday, May 20, 2022 8:05 AM
To: 'FRAN WEBB' <website3@att.net>
Subject: RE: Historic Preservation Advisory Board Cases

Fran,

Thanks so much for coming last night! I will get the approval letter sent over to you asap. Have a wonderful weekend.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: FRAN WEBB [<mailto:website3@att.net>]
Sent: Thursday, May 19, 2022 9:33 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Historic Preservation Advisory Board Cases

Bethany,

Thank you so much for your help on this. We are very appreciative of the board and their approval for both of our requests. Have a wonderful weekend!

Fran and Rodney Webb

Sent from my iPhone

On May 19, 2022, at 5:10 PM, FRAN WEBB <website3@att.net> wrote:

Our eta is 6:14 right now. Hope it shortens up a little. :)

Sent from my iPhone

On May 19, 2022, at 4:51 PM, Ross, Bethany <bross@rockwall.com> wrote:

Fran, please do not worry about it too much. We have 2 cases before yours so you have some time (at least 15 minutes) after 6 PM to get here.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: FRAN WEBB [<mailto:webbsite3@att.net>]
Sent: Thursday, May 19, 2022 4:48 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Historic Preservation Advisory Board Cases

We couldn't find anyone to represent us, so we are going to detour to Rockwall for the meeting. We will be cutting it close getting there by 6 because we're coming from Denton.

Thank you,
Fran

Sent from my iPhone

On May 19, 2022, at 12:51 PM, FRAN WEBB <webbsite3@att.net> wrote:

I understand. I'm working on getting a representative there this evening. I'll get back to you soon.

Sent from my iPhone

On May 19, 2022, at 10:28 AM, Ross, Bethany <bross@rockwall.com> wrote:

Hi Fran,

I'm sorry to hear that. We do not facilitate Zoom or Facetime. Do you have anyone in town that can represent you tonight? The Historic Board should not have too many questions but it's always good to have someone just in case.

You might be ok but in the past, the board has tabled the discussion for the next month if they cannot get their questions answered by a representative.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: FRAN WEBB [<mailto:webbsite3@att.net>]
Sent: Thursday, May 19, 2022 9:44 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Historic Preservation Advisory Board Cases

Oh dear. We will be traveling this evening to visit my mom. I had forgotten that someone needed to be there. Is there some way we could FaceTime or zoom? We'll be driving, but should be able to do something like that. I'm so sorry. This was a last minute plan because my mom has been sick. I totally spaced out the fact someone needed to be there.

Fran

Sent from my iPhone

On May 19, 2022, at 9:33 AM, Ross, Bethany <bross@rockwall.com> wrote:

Hi Fran,

This is just a friendly reminder that the Historic Preservation Advisory Board meets tonight at 6 PM to discuss your Certificate of Appropriateness and Small Matching Grant case. Please have a representative present to answer any questions the board may have.

The meeting will be held in the Council Room Chambers at 385 S Goliad Rockwall TX 75087.

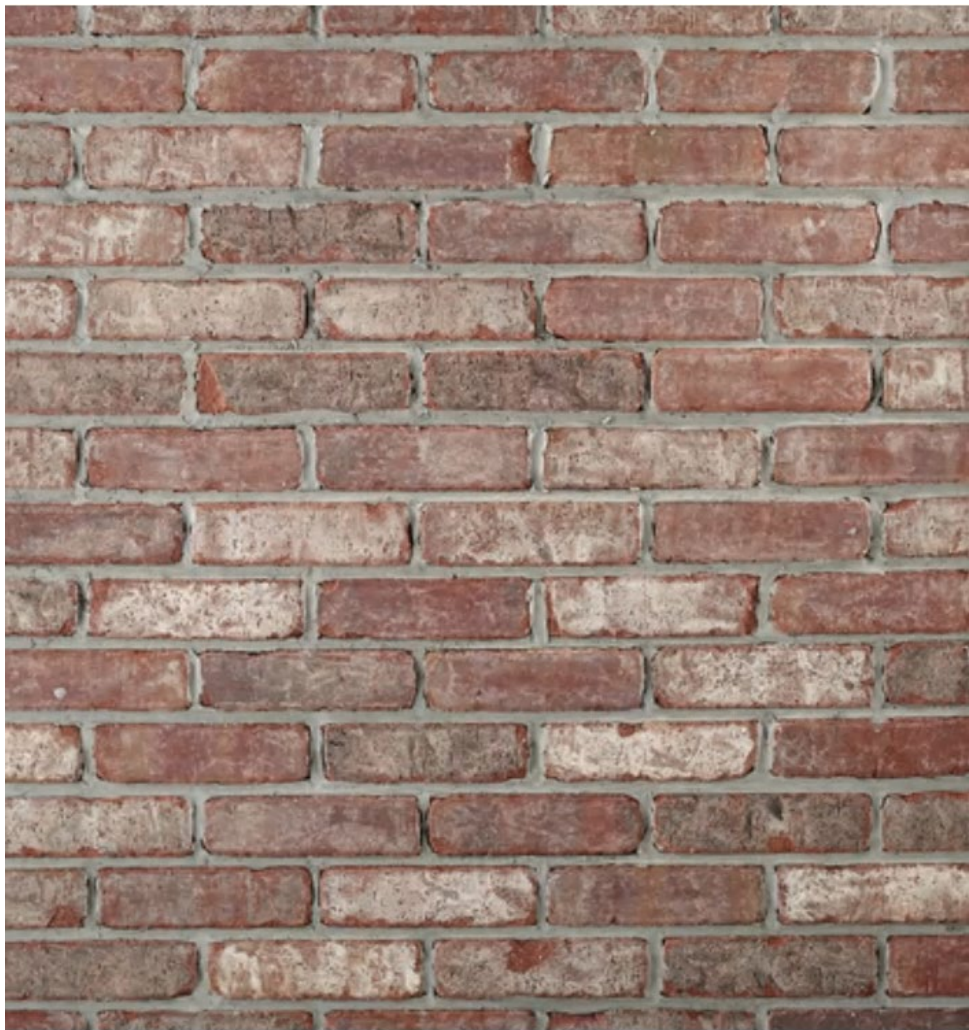
If you have any questions, please don't hesitate to reach out.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: FRAN WEBB [<mailto:website3@att.net>]
Sent: Wednesday, May 4, 2022 1:29 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Historic Preservation Advisory Board Cases

Hi, Bethany. I've attached a picture of the brick we're planning on using. Thank you for reaching out! Hope this helps.

Fran



Sent from my iPhone

On May 4, 2022, at 9:07 AM, Ross, Bethany <brross@rockwall.com> wrote:

Hello Fran and Rodney,

Thank you for your submittal to the Historic Preservation Advisory Board. We checked with the Building Official and no building permit would be required for this project. Therefore, you will just have the two cases, a Certificate of Appropriateness (Case No. H2022-005) and a Small Matching Grant (Case No. H2022-007).

Do you mind sending either a photo of the thin brick you intend to use or a sample for us to present to the Historic Board? I think it would help the board members visualize the porch.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office

bross@rockwall.com
<http://www.rockwall.com/planning/>

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