



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2022-008 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE 05/19/2022 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: H2022-008

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

DIRECTOR OF PLANNING:

DATE RECEIVED: 5/4/22

RECEIVED BY: BR

### 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: 317 S. Fannin St Rockwall, TX 75032  
 SUBDIVISION: EPPSTEIN LOT: PT OF B 914 BLOCK: C

### 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: Tari + Donald Kinsey      APPLICANT(S) NAME:  
 ADDRESS: 2 Manor Ct      ADDRESS:  
 Heath, TX 75032  
 PHONE: 972-571-1759      PHONE:  
 E-MAIL: tari.kinsey@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): \$ 5600.00

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 photos and letter 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: *Tari Kinsey*      APPLICANT'S SIGNATURE: *Tari Kinsey*

before



after





# HISTORIC PRESERVATION ADVISORY BOARD

## APPLICATION PACKET

City of Rockwall

Planning and Zoning Department

To Whom it May Concern,

I would like to request permission from the HPAB to replace the siding on the left portion of the front facade of 317 Fannon St. The current siding seems to fall off in more severe weather conditions and we would also like to improve the look of the property by replacing it. We plan to use board + batten below the roofline and regular horizontal siding on the upper area.

Thankyou,  
Tara Kinsey



# 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

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**TO:** Historic Preservation Advisory Board  
**DATE:** May 19, 2022  
**APPLICANT:** Tari and Donald Kinsey  
**CASE NUMBER:** H2022-008; *Certificate of Appropriateness (COA) for 317 S. Fannin Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a *Certificate of Appropriateness (COA)* for a *Low Contributing Property* being 0.2730-acre parcel of land identified as Part of Lot 13 and all of Lot 14, Block C, Eppstein 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 317 S. Fannin Street, and take any action necessary.

### BACKGROUND

According to the *2012 Historic Preservation Resource Survey*, the home was constructed circa 1900, and according to the Rockwall Central Appraisal District (RCAD) the home was remodeled in 1940. However, the *2017 Historic Resource Survey* indicates the home was constructed in 1940. With this being said, the home appears to be more characteristic of a 1900's home as indicated on the *2012 Historic Preservation Resource Survey*, and is built in the Folk "L" architectural style. The home is identified as a *Low-Contributing Property* in the Old Town Rockwall (OTR) Historic District. The reason for the *Low Contributing Property* designation is that the doors, windows, and exterior wall materials have been replaced and the front porch has been altered from the original footprint.



FIGURE 1: SEPTEMBER 28, 2012

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in addition to the single-family home there is a 204 SF accessory structure that was constructed in 1940. According to the *2017 Historic Resource Survey* the accessory building is identified as a *Non-Contributing* structure. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) district. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from Single-Family 3 (SF-3) district to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District.

### PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the replacement of the existing horizontal blue siding with a mix of vertical and horizontal cream board and batten siding on a portion of the front façade.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 317 S. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.209-acre parcel of land developed with a *Non-Contributing* 1,441 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.161-acre parcel of land developed with a *Medium Contributing* 1,408 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.321-acre parcel of land developed with a *Low Contributing* 1,675 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is Denison 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.

South: Directly south of the subject property is a 0.321-acre parcel of land developed with two (2) *Medium Contributing* duplexes that are 800 SF and 1,296 SF in size. These properties are zoned Single-Family 7 (SF-7) District. Beyond this Munson 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 a 0.321-acre parcel of land developed with a *High Contributing* 1,768 SF single family home that is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.321-acre parcel of land developed with a *Medium Contributing* 808 SF single family home that is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 306 Star Street and 307 Munson Street*) developed with *Non-Contributing* single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is Star 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 a 1.189-acre parcel of land developed with a *Medium Contributing* 3,713 SF single family homes that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is boundary for the Old Town Rockwall (OTR) Historic District. Followed by S. Fannin 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 a 7.3545-acre parcel of land developed with the City of Rockwall City Hall. This property is zoned Downtown (DT) District. Beyond this is S. Goliad Street, which is identified as a *P3U (i.e. principal arterial, three [3] 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 a Certificate of Appropriateness (COA) to allow the replacement of siding on a portion of the single-family home on the subject property. Staff should note that the siding has already been installed and that the applicant has submitted an application in response to a *Stop Work Order* issued by the Neighborhood Improvement Services Department. The home was originally faced with a thin blue horizontal vinyl siding, however due to storm damage a portion of the vinyl siding on the front of the home would not stay affixed. This prompted the applicant to replace the vinyl siding with a mix of cream vertical and horizontal board and batten siding. Included in your packet is the applicant's letter and photos, which show that the work has already been complete. The applicant has indicated to staff that they intend to paint the existing blue siding to match the proposed cream board and batten siding.

## **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), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Low Contributing Property*.

According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material." In this case, the applicant has changed the material from a vinyl siding to a wood board and batten. In addition, Section 07(C) states that "(m)aterials, structural and decorative elements and the manner

in which they are used, applied or joined together should be typical of the style and period of the existing structure... alterations and new construction should be visually compatible with neighboring historic buildings or structures.” The applicant has changed the color of the siding from blue to cream and changed the orientation of the siding from horizontal to vertical, however the applicant intends to paint the existing siding to match the newly installed siding. With this being said, despite the applicant’s changes to the building materials, the vertical board and batten siding generally maintains the historic character of the home. Staff should note that the original siding, before the blue siding, was a cream color as shown in *Figure 1* in the *Background* section of this memo.

With regard to the proposed alterations of the front façade, 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) outlines examples of situations that require a COA including “(a) alterations to the façade, including additions and removals that will be visible from a public street.” In this case the applicant’s alteration to the front façade of the home will be visible from S. Fannin Street. The applicant’s scope of work meets the existing UDC guidelines, and does *not* appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

### **NOTIFICATIONS**

On May 6, 2022, staff mailed 27 notices to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

### **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: H2022-008

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

DIRECTOR OF PLANNING:

DATE RECEIVED: 5/4/22

RECEIVED BY: BR

### APPLICATION:

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

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
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- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 317 S. Fannin St Rockwall, TX 75032  
 SUBDIVISION: EPPSTEIN LOT PT OF 13 BLOCK C  
 914

### 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: Tari + Donald Kinsey APPLICANT(S) NAME:  
 ADDRESS: 2 Manor Ct ADDRESS:  
 Heath, TX 75032  
 PHONE: 972-571-1759 PHONE:  
 E-MAIL: tari.kinsey@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): \$ 5600.00

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 photos and letter 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: [Signature] APPLICANT'S SIGNATURE: [Signature]





# City of Rockwall

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

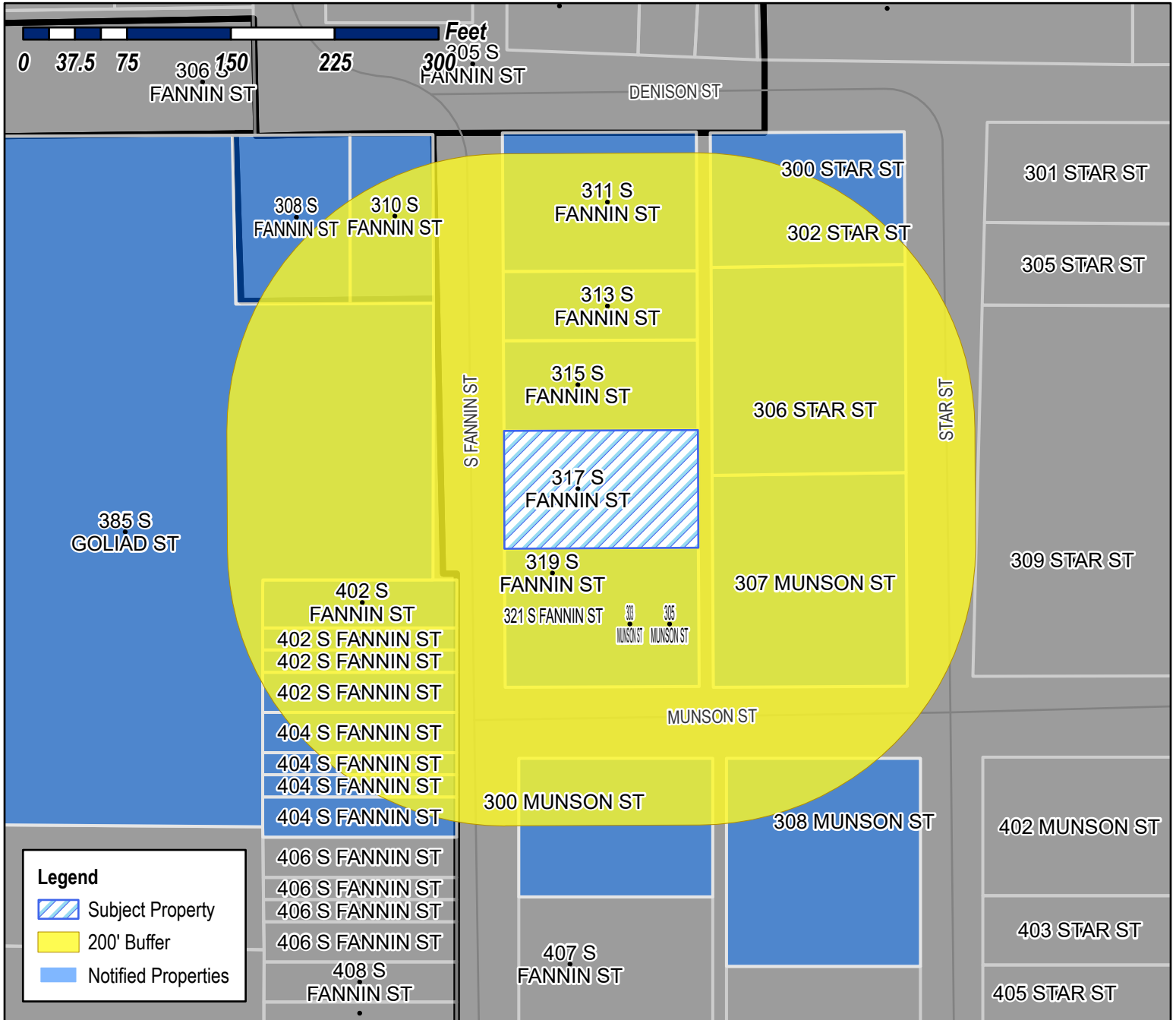




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

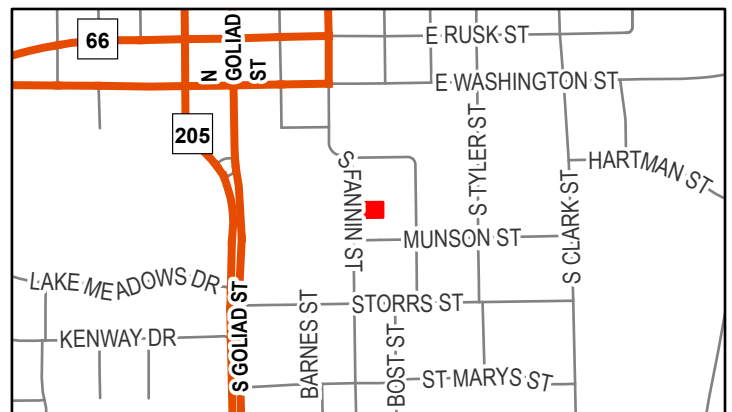
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** H2022-008  
**Case Name:** COA for a Low Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 317 S. Fannin Street

**Date Saved:** 5/4/2022

For Questions on this Case Call (972) 771-7745



LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD BLDG A  
MESQUITE, TX 75149

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
1728 RIDGE RD  
ROCKWALL, TX 75087

KINSEY DONALD & TARI  
2 MANOR CT  
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RAMSAY ROSS I AND CALLUM J  
2235 RIDGE ROAD SUITE 201  
ROCKWALL, TX 75087

SPAMPINATO MICHELE AND KACI D  
300 MUNSON ST  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

CONATSER JOHN L & CHERI L  
307 MUNSON ST  
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE  
308 MUNSON ST  
ROCKWALL, TX 75087

JOHNSON GREGORY DON AND SANDRA  
308 S FANNIN ST  
ROCKWALL, TX 75087

LATHAM MARK  
310 S FANNIN ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

KINSEY DONALD & TARI  
317 S FANNIN ST  
ROCKWALL, TX 75087

GOVERNMENT HOUSING  
319 S FANNIN ST  
ROCKWALL, TX 75087

WHITE BAILEY  
402 S FANNIN ST # B  
ROCKWALL, TX 75087

CECIL RENEE  
402 S FANNIN ST #C  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
402 S FANNIN ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
402 S FANNIN ST  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S FANNIN ST APT A  
ROCKWALL, TX 75087

RAMSAY ROSS AND  
MARSHA STELLY  
404-D S FANNIN STREET  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
404 S FANNIN ST  
ROCKWALL, TX 75087

RAMSAY ROSS I AND CALLUM J  
404 S FANNIN ST  
ROCKWALL, TX 75087

# 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. H2022-008: COA for 317 S. Fannin Street**

*Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a Low Contributing Property being 0.2730-acre parcel of land identified as Part of Lot 13 and all of Lot 14, Block C, Eppstein 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 317 S. Fannin 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:

**Henry Lee**  
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](mailto: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. H2022-008: COA for 317 S. Fannin 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



# HISTORIC PRESERVATION ADVISORY BOARD

## APPLICATION PACKET

City of Rockwall

Planning and Zoning Department

To Whom it May Concern,

I would like to request permission from the HPAB to replace the siding on the left portion of the front facade of 317 Fannon St. The current siding seems to fall off in more severe weather conditions and we would also like to improve the look of the property by replacing it. We plan to use board + batten below the roofline and regular horizontal siding on the upper area.

Thankyou,  
Tara Kinsey

before



after





317

NOV 12 2004



517





DATE: June 3, 2022

TO: Tari and Donald Kinsey  
2 Manor Court  
Heath, Texas, 75032

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

SUBJECT: H2022-008; Certificate of Appropriateness (COA) for 317 S. Fannin Street

Tari and Donald Kinsey:

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

- (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

On May 19, 2022, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness by a vote of 3-1, with Board Member Miller dissenting and 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) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee". The signature is fluid and cursive, written over a white background.

Henry Lee,  
Planner