



# 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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT **N/A** BLOCK **105A-1**

### 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 **Mark and Veronica Combs**

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS **401 S. Clark Street**

ADDRESS \_\_\_\_\_

PHONE **214-732-9875**

PHONE \_\_\_\_\_

E-MAIL **firecombs@gmail.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: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

**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 Attachment(s)**

### 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

Mark and Veronica Combs  
401 S. Clark Street  
Rockwall TX, 75087

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

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,



Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



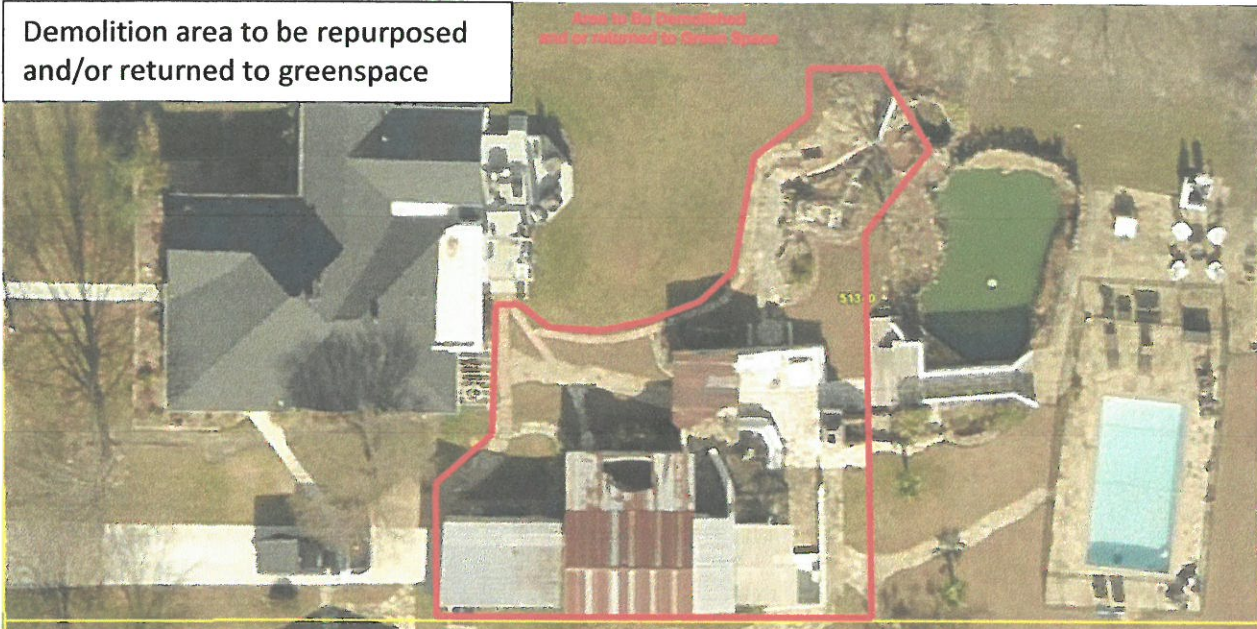
Existing Landscape and Structure





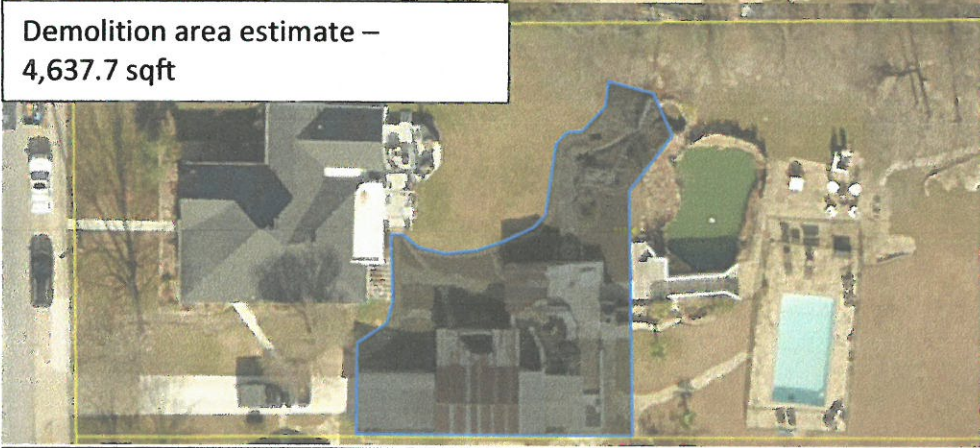
Demolition area to be repurposed and/or returned to greenspace

Area to be Demolished and/or returned to Green Space



Demolition area estimate – 4,637.7 sqft

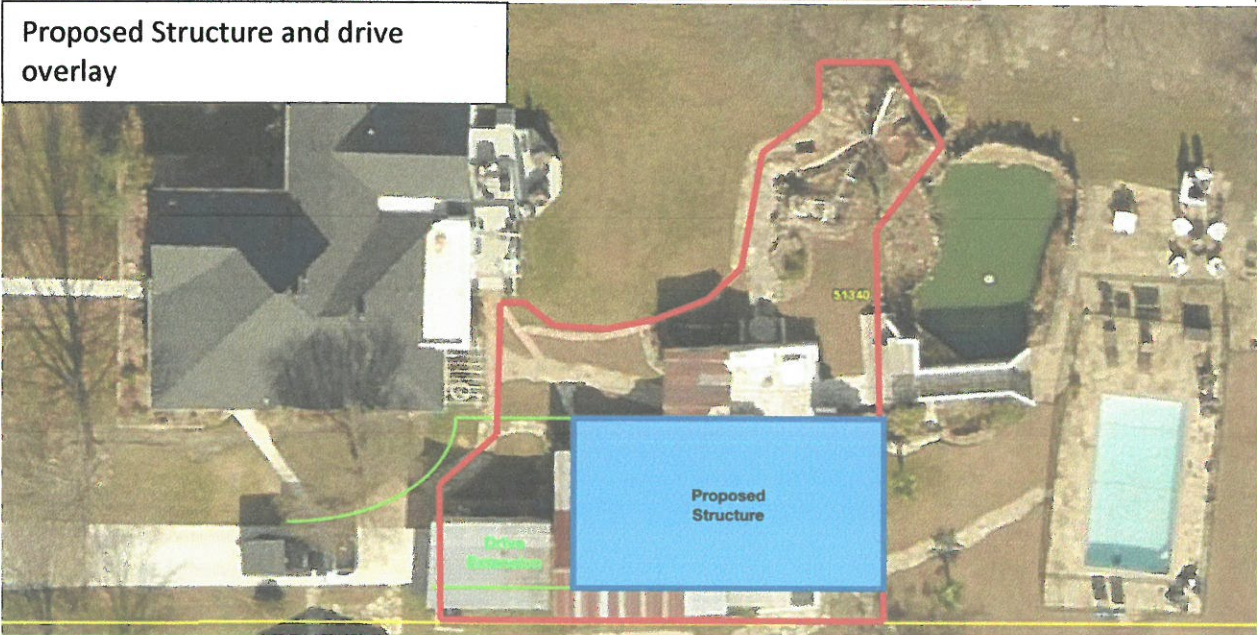
Measurement Result  
4,637.7 Sq Feet (US)  
Clear



Proposed Structure and drive overlay

Proposed Structure

Drive Extension





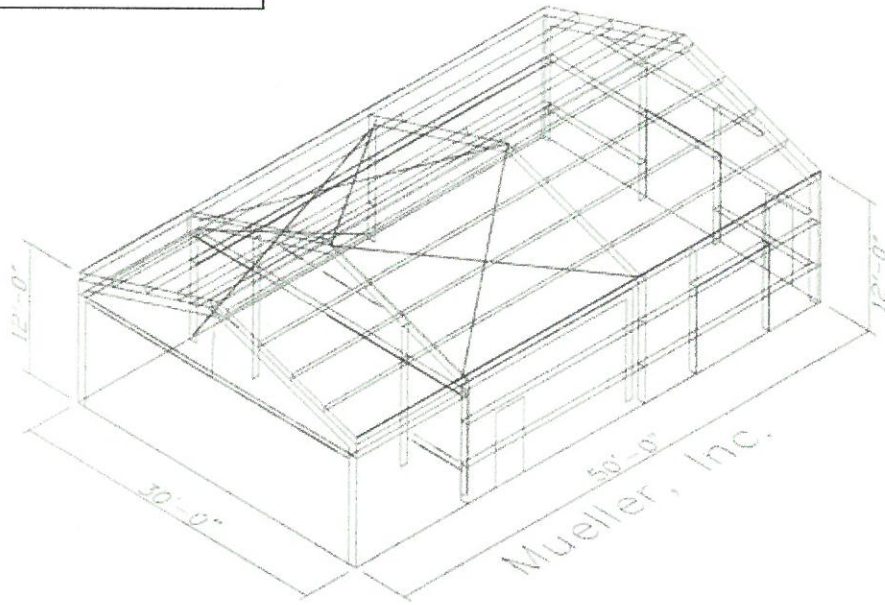
Current front elevation



Proposed front elevation (approximation)



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

**BID 1**

**DESCRIPTION**

**COMBS GARAGE  
30X50 1140SQ FT ENCLOSED  
GABLE ROOF 4/12 PITCH  
12' WALLS**

|                  |      |
|------------------|------|
| <b>TOTAL A/C</b> |      |
| <b>GARAGES</b>   | 1140 |
| <b>PORCHES</b>   | 360  |
| <b>TOTAL SF</b>  | 1500 |

**THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.**

**BID 1**

**SECTION 1**

|   |   |    |          |
|---|---|----|----------|
| 1 | ENG FLOOR PLANS AND DRAINAGE PLAN           | \$ | 1,800.00 |
| 2 | CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT | \$ | 1,500.00 |
| 3 | PIERS INSPECTION & PRE-POUR INSPECTION      | \$ | 250.00   |
| 4 | RES CHECK FEE/ROUGH ENERGY/                 | \$ | 850.00   |

|    |  |                 |          |
|----|--|-----------------|----------|
| 5  | SURVEYS/FORM BOARD SURVEY/ELEVATIONS       | \$              | 750.00   |
| 6  | WATER METER 5/8" METER                     | IN WITH PERMITS |          |
| 7  | CHEMICAL INJECTION & WATER USAGE & TESTING | \$              | 3,500.00 |
| 8  | UTILITIES/ELECTRIC/WATER/RESTROOM          | \$              | 1,800.00 |
| 9  | BUILDERS RISK INSURANCE                    | \$              | 1,200.00 |
| 10 | GENERAL LIABILITY INSURANCE                | \$              | 500.00   |
| 11 | SHEAR WALL PLAN                            |                 |          |
| 12 | HENLEY JOHNSON SOILS TEST                  |                 |          |

13  
14

|    |  |    |           |
|----|--|----|-----------|
| 15 | <b>SECTION 2</b>                         |    |           |
| 16 | PLUMBING STUBOUT FOR FUTURE              | \$ | 1,500.00  |
| 17 | PLUMBING FIXTURES-ESTIMATE               |    |           |
| 18 | ELECTRICAL                               | \$ | 5,000.00  |
| 19 | A/C AND HEAT                             |    |           |
| 20 | LOT PREP CUTTING LOT                     | \$ | 5,800.00  |
| 21 | FOUNDATION (INCLUDES PIERS & PUMP TRUCK) | \$ | 19,500.00 |
| 22 | FLAT WORK (DRIVEWAYS) ESTIMATE           |    |           |
| 23 | FINAL GRADE ESTIMATE                     |    |           |
| 24 | FRAME MATERIAL                           | \$ | 30,000.00 |
| 25 | FRAMING LABOR                            | \$ | 15,000.00 |
| 26 | GUTTERS                                  |    |           |
| 27 | WINDOWS                                  | \$ | 800.00    |
| 28 | ROOFING                                  | \$ | 6,500.00  |

estimated

29 CABINETS  
30 METAL ROOF  
31

|    |                                      |    |        |
|----|--------------------------------------|----|--------|
| 32 | <b>SECTION 3</b>                     |    |        |
| 33 | PRETREAT FOUNDATION FOR TERMITES     | \$ | 500.00 |
| 34 | BRICK MATERIAL                       |    |        |
| 35 | BRICK LABOR                          |    |        |
| 36 | MASONARY SAND                        |    |        |
| 37 | MASONARY CEMENT                      |    |        |
| 38 | LINTELS                              |    |        |
| 39 | STONE ON FIREPLACES-MATERIAL & LABOR |    |        |
| 40 | FIREPLACE - 1 - INSIDE               |    |        |
| 41 | SCREENED IN PORCH                    |    |        |

42  
43

|    |  |     |          |
|----|--|-----|----------|
| 44 | <b>SECTION 4</b>                       |     |          |
| 45 | SHEETROCK AND LABOR(INCLUDES GARAGE)   | n/a |          |
| 46 | SPECIAL TEXTURES                       |     |          |
| 47 | GARAGE DOORS                           | \$  | 4,000.00 |
| 48 | INSULATION foam                        | \$  | 4,500.00 |
| 49 | FRONT DOOR ONLY                        |     |          |
| 50 | ALL OTHER EXTERIOR DOORS 1-3080 1-6080 | \$  | 3,800.00 |
| 51 | BACKPORCH SLIDER                       | N/A |          |
| 52 | TRIM MATERIAL/STAIR PARTS/INSIDE DOORS |     |          |
| 53 | TRIM LABOR                             |     |          |
| 54 | WOOD FLOORS vinyl                      |     |          |
| 55 | TILE LABOR ENTIRE HOUSE                |     |          |
| 56 | TILE MATERIAL ALLOWANCE                |     |          |
| 57 | GRANITE TOPS                           |     |          |

|    |   |                      |
|----|---|----------------------|
| 58 | BACKSPLASH                                      |                      |
| 59 | MIRRORS AND SHOWERS-ESTIMATE                    |                      |
| 60 | PAINT AND LABOR (INCLUDED GARAGE)               | \$ 4,500.00          |
| 61 | HARDWARE - ALLOWANCE                            |                      |
| 62 | LIGHT FIXTURES - ALLOWANCE                      |                      |
| 63 |   |                      |
| 64 |   |                      |
| 65 |   |                      |
| 66 | SECTION 5                                       |                      |
| 67 | APPLIANCES                                      |                      |
| 68 | SPRINKLER AND LANDSCAPE                         |                      |
| 69 | SECURITY SYSTEM (BURGLAR,FIRE, WIRING)          |                      |
| 70 | PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE) |                      |
| 71 | EXPENSES  |                      |
| 72 | EXTERIOR CLEAN building material                | customer providing   |
| 73 | INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN      |                      |
| 74 | HARDWARE LABOR COST                             |                      |
| 75 | MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR        | \$ 1,500.00          |
| 76 | MATERIAL TO COVER FLOORS/WINDOWS/DOORS          |                      |
| 77 | MAILBOX AND ADDRESS BLOCK                       |                      |
| 78 | CONTINGENCY ALLOWANCE                           |                      |
| 79 | METAL FIREPLACE CAPS                            |                      |
| 80 | POWER WASH GARAGE                               |                      |
| 81 | POWER WASH EXTERIOR OF HOUE FOR TOUCH UP        | N/A                  |
| 82 |   |                      |
| 83 |   |                      |
| 84 |   |                      |
| 85 | <b>SUB TOTAL</b>                                | <b>\$ 115,050.00</b> |
| 86 |   | <b>\$ -</b>          |
| 87 | <b>TOTAL</b>                                    | <b>\$ 115,050.00</b> |
| 88 |   |                      |



# 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:** June 16, 2022  
**APPLICANT:** Mark and Veronica Combs  
**CASE NUMBER:** H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

### BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the *2017 Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. 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 a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e.* 301 and 307 S. Clark Street and 706 and 708 Hartman Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

*Contributing Property*, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

## **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 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "structure does not contribute to the historical or architectural character and importance of the Historic District (*e.g. a Non-Contributing Structure*), and its removal will result in a positive, appropriate visual

effect on the Historic District.” In this case, the accessory structures are considered to be *Non-Contributing* according to the *2017 Historic Resource Survey* and are therefore eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the scale, mass, volume, period and style” of new construction “shall be compatible with other historic buildings or structures in the Historic District.” In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways “should not exceed a width of ten feet.” In this case the proposed driveway exceeds ten (10) feet in width.

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 (COA) 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 and proposed preservation criteria ...” While the applicant’s proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it 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). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

## **NOTIFICATIONS**

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-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.



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385 S. Goliad Street  
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SUBDIVISION **BF Boydston**

LOT

**N/A**

BLOCK

**105A-1**

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OWNER(S) NAME **Mark and Veronica Combs**

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS **401 S. Clark Street**

ADDRESS \_\_\_\_\_

PHONE **214-732-9875**

PHONE \_\_\_\_\_

E-MAIL **firecombs@gmail.com**

E-MAIL \_\_\_\_\_

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

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

RELOCATIONS

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OWNER'S SIGNATURE

APPLICANT'S SIGNATURE





H2022-012: COA for a Low-Contributing Property at 401 S. Clark Street

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.

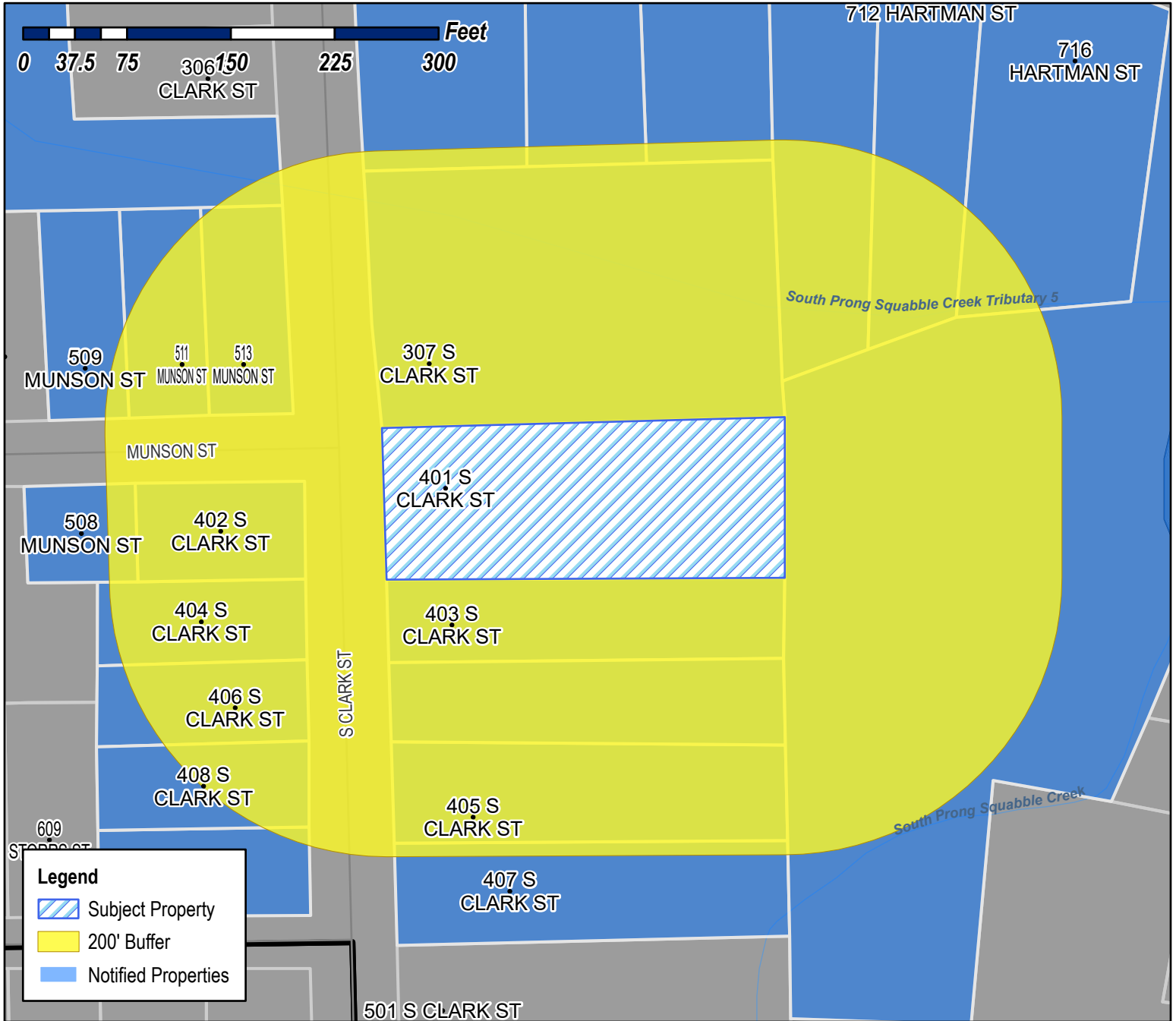




# City of Rockwall

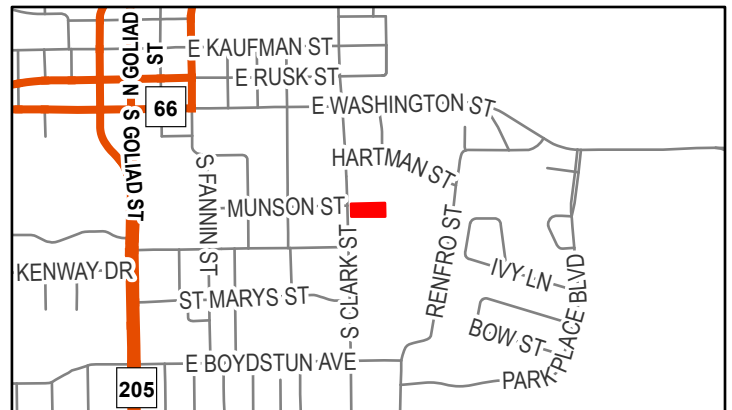
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** H2022-012  
**Case Name:** COA for Low-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 401 S. Clark Street

**Date Saved:** 6/7/2022  
 For Questions on this Case Call (972) 771-7745



TUTTLE LEON ETUX  
1408 DHAKA DR  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 75042

BOWEN CHASE AND  
PERRY BOWEN  
230 MYERS ROAD  
HEATH, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND  
307 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
3435 HWY 276  
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE  
403 S CLARK STREET  
ROCKWALL, TX 75087

TUTTLE LEON ETUX  
404 S CLARK ST  
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D  
405 S CLARK ST  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
406 S CLARK ST  
ROCKWALL, TX 75087

BOWEN CHASE AND  
PERRY BOWEN  
407 S CLARK ST  
ROCKWALL, TX 75087

GADDIS CAMILLE D  
408 SOUTH CLARK STREET  
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA  
410 S CLARK ST  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
508 MUNSON ST  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
509 MUNSON ST  
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC  
511 MUNSON ST  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
513 MUNSON ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
706 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

AUBE JEAN-PAUL III  
PO BOX 868  
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. H2022-012: COA for 401 S. Clark Street**

*Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings 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, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

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. H2022-012: COA for 401 S. Clark 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



S CLARK ST  
E MUNSON ST

STOP

NOV 12 2004



401

ACTON

Mark and Veronica Combs  
401 S. Clark Street  
Rockwall TX, 75087

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

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,



Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure





Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



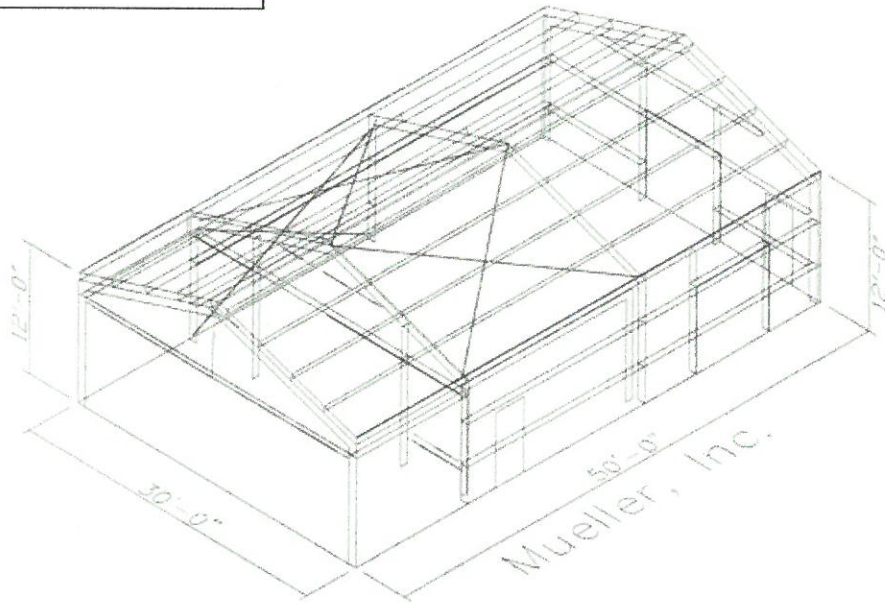
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

**BID 1**

**DESCRIPTION**

**COMBS GARAGE  
30X50 1140SQ FT ENCLOSED  
GABLE ROOF 4/12 PITCH  
12' WALLS**

**THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.**

**TOTAL A/C GARAGES 1140  
PORCHES 360  
TOTAL SF 1500**

**BID 1**

**SECTION 1**

|   |   |    |          |
|---|---|----|----------|
| 1 | ENG FLOOR PLANS AND DRAINAGE PLAN           | \$ | 1,800.00 |
| 2 | CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT | \$ | 1,500.00 |
| 3 | PIERS INSPECTION & PRE-POUR INSPECTION      | \$ | 250.00   |
| 4 | RES CHECK FEE/ROUGH ENERGY/                 | \$ | 850.00   |

|    |  |                 |          |
|----|--|-----------------|----------|
| 5  | SURVEYS/FORM BOARD SURVEY/ELEVATIONS       | \$              | 750.00   |
| 6  | WATER METER 5/8" METER                     | IN WITH PERMITS |          |
| 7  | CHEMICAL INJECTION & WATER USAGE & TESTING | \$              | 3,500.00 |
| 8  | UTILITIES/ELECTRIC/WATER/RESTROOM          | \$              | 1,800.00 |
| 9  | BUILDERS RISK INSURANCE                    | \$              | 1,200.00 |
| 10 | GENERAL LIABILITY INSURANCE                | \$              | 500.00   |
| 11 | SHEAR WALL PLAN                            |                 |          |
| 12 | HENLEY JOHNSON SOILS TEST                  |                 |          |

13  
14

|    |  |    |           |
|----|--|----|-----------|
| 15 | <b>SECTION 2</b>                         |    |           |
| 16 | PLUMBING STUBOUT FOR FUTURE              | \$ | 1,500.00  |
| 17 | PLUMBING FIXTURES-ESTIMATE               |    |           |
| 18 | ELECTRICAL                               | \$ | 5,000.00  |
| 19 | A/C AND HEAT                             |    |           |
| 20 | LOT PREP CUTTING LOT                     | \$ | 5,800.00  |
| 21 | FOUNDATION (INCLUDES PIERS & PUMP TRUCK) | \$ | 19,500.00 |
| 22 | FLAT WORK (DRIVEWAYS) ESTIMATE           |    |           |
| 23 | FINAL GRADE ESTIMATE                     |    |           |
| 24 | FRAME MATERIAL                           | \$ | 30,000.00 |
| 25 | FRAMING LABOR                            | \$ | 15,000.00 |
| 26 | GUTTERS                                  |    |           |
| 27 | WINDOWS                                  | \$ | 800.00    |
| 28 | ROOFING                                  | \$ | 6,500.00  |

estimated

29 CABINETS  
30 METAL ROOF  
31

|    |                                      |    |        |
|----|--------------------------------------|----|--------|
| 32 | <b>SECTION 3</b>                     |    |        |
| 33 | PRETREAT FOUNDATION FOR TERMITES     | \$ | 500.00 |
| 34 | BRICK MATERIAL                       |    |        |
| 35 | BRICK LABOR                          |    |        |
| 36 | MASONARY SAND                        |    |        |
| 37 | MASONARY CEMENT                      |    |        |
| 38 | LINTELS                              |    |        |
| 39 | STONE ON FIREPLACES-MATERIAL & LABOR |    |        |
| 40 | FIREPLACE - 1 - INSIDE               |    |        |
| 41 | SCREENED IN PORCH                    |    |        |

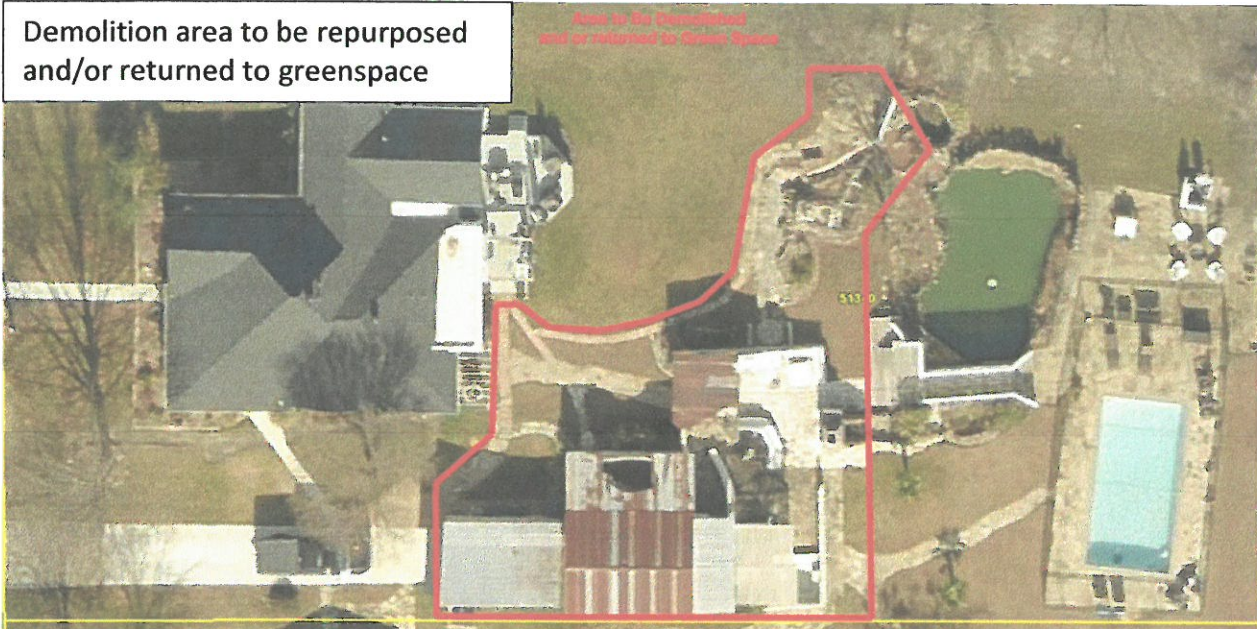
42  
43

|    |  |     |          |
|----|--|-----|----------|
| 44 | <b>SECTION 4</b>                       |     |          |
| 45 | SHEETROCK AND LABOR(INCLUDES GARAGE)   | n/a |          |
| 46 | SPECIAL TEXTURES                       |     |          |
| 47 | GARAGE DOORS                           | \$  | 4,000.00 |
| 48 | INSULATION foam                        | \$  | 4,500.00 |
| 49 | FRONT DOOR ONLY                        |     |          |
| 50 | ALL OTHER EXTERIOR DOORS 1-3080 1-6080 | \$  | 3,800.00 |
| 51 | BACKPORCH SLIDER                       | N/A |          |
| 52 | TRIM MATERIAL/STAIR PARTS/INSIDE DOORS |     |          |
| 53 | TRIM LABOR                             |     |          |
| 54 | WOOD FLOORS vinyl                      |     |          |
| 55 | TILE LABOR ENTIRE HOUSE                |     |          |
| 56 | TILE MATERIAL ALLOWANCE                |     |          |
| 57 | GRANITE TOPS                           |     |          |

|    |   |                      |
|----|---|----------------------|
| 58 | BACKSPLASH                                      |                      |
| 59 | MIRRORS AND SHOWERS-ESTIMATE                    |                      |
| 60 | PAINT AND LABOR (INCLUDED GARAGE)               | \$ 4,500.00          |
| 61 | HARDWARE - ALLOWANCE                            |                      |
| 62 | LIGHT FIXTURES - ALLOWANCE                      |                      |
| 63 |   |                      |
| 64 |   |                      |
| 65 |   |                      |
| 66 | SECTION 5                                       |                      |
| 67 | APPLIANCES                                      |                      |
| 68 | SPRINKLER AND LANDSCAPE                         |                      |
| 69 | SECURITY SYSTEM (BURGLAR,FIRE, WIRING)          |                      |
| 70 | PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE) |                      |
| 71 | EXPENSES  |                      |
| 72 | EXTERIOR CLEAN building material                | customer providing   |
| 73 | INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN      |                      |
| 74 | HARDWARE LABOR COST                             |                      |
| 75 | MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR        | \$ 1,500.00          |
| 76 | MATERIAL TO COVER FLOORS/WINDOWS/DOORS          |                      |
| 77 | MAILBOX AND ADDRESS BLOCK                       |                      |
| 78 | CONTINGENCY ALLOWANCE                           |                      |
| 79 | METAL FIREPLACE CAPS                            |                      |
| 80 | POWER WASH GARAGE                               |                      |
| 81 | POWER WASH EXTERIOR OF HOUE FOR TOUCH UP        | N/A                  |
| 82 |   |                      |
| 83 |   |                      |
| 84 |   |                      |
| 85 | <b>SUB TOTAL</b>                                | <b>\$ 115,050.00</b> |
| 86 |   | <b>\$ -</b>          |
| 87 | <b>TOTAL</b>                                    | <b>\$ 115,050.00</b> |
| 88 |   |                      |

Demolition area to be repurposed and/or returned to greenspace

Area to be Demolished and/or returned to Green Space



Demolition area estimate – 4,637.7 sqft

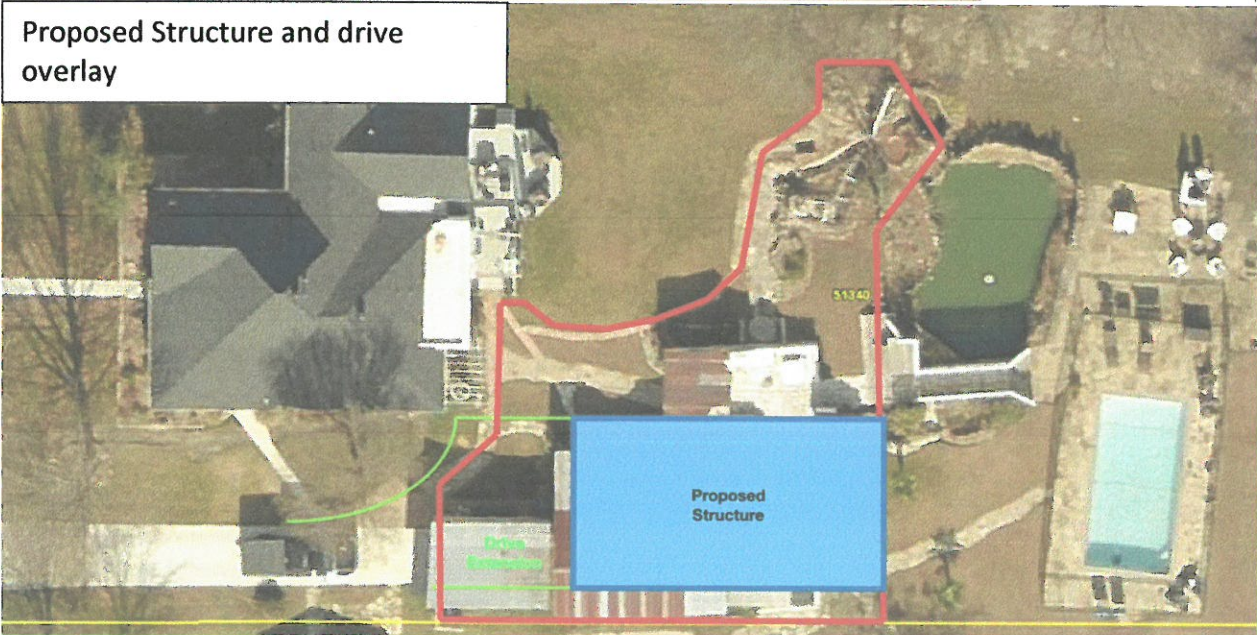
Measurement Result  
4,637.7 Sq Feet (US)  
Clear



Proposed Structure and drive overlay

Proposed Structure

Drive Extension



Current front elevation



Proposed front elevation (approximation)







## Lee, Henry

---

**From:** Mark Combs <firecombs@gmail.com>  
**Sent:** Thursday, June 9, 2022 6:19 PM  
**To:** Lee, Henry  
**Subject:** Re: Historic Case 401 S. Clark Street

Ok, I would like to build a detached garage with guest quarters.

Best,

-mhc

On Jun 8, 2022, at 5:23 PM, Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)> wrote:

Good Afternoon,

I am just following up my voicemail with an email explaining it. I had to get with my director for clarification, but because you are stubbing out plumbing with the intent to add a bathroom down the road we need to change what you are requesting. Instead of a detached garage you are requesting a guest quarters. Given our code requirements this doesn't really change anything in relation to your request; just that instead of a detached garage you are requesting a guest quarters. All I need is an email stating this change and we will be good to go. If you have any questions please let me know.

Thank you,

<image001.png>

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



August 10, 2022

TO: Mark and Veronica Combs  
401 S. Clark Street  
Rockwall, TX 75087

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

SUBJECT: H2022-012; *Certificate of Appropriateness (COA) for the Demolition of Existing Structures and Construction of a Detached Garage/Guest Quarters at 401 S. Clark Street*

Mark and Veronica Combs:

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 June 16, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (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 June 16, 2022, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness with a vote of 5-0, with Board Members McClintock and Miller Absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee, AICP; Planner  
City of Rockwall Planning and Zoning Department