



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



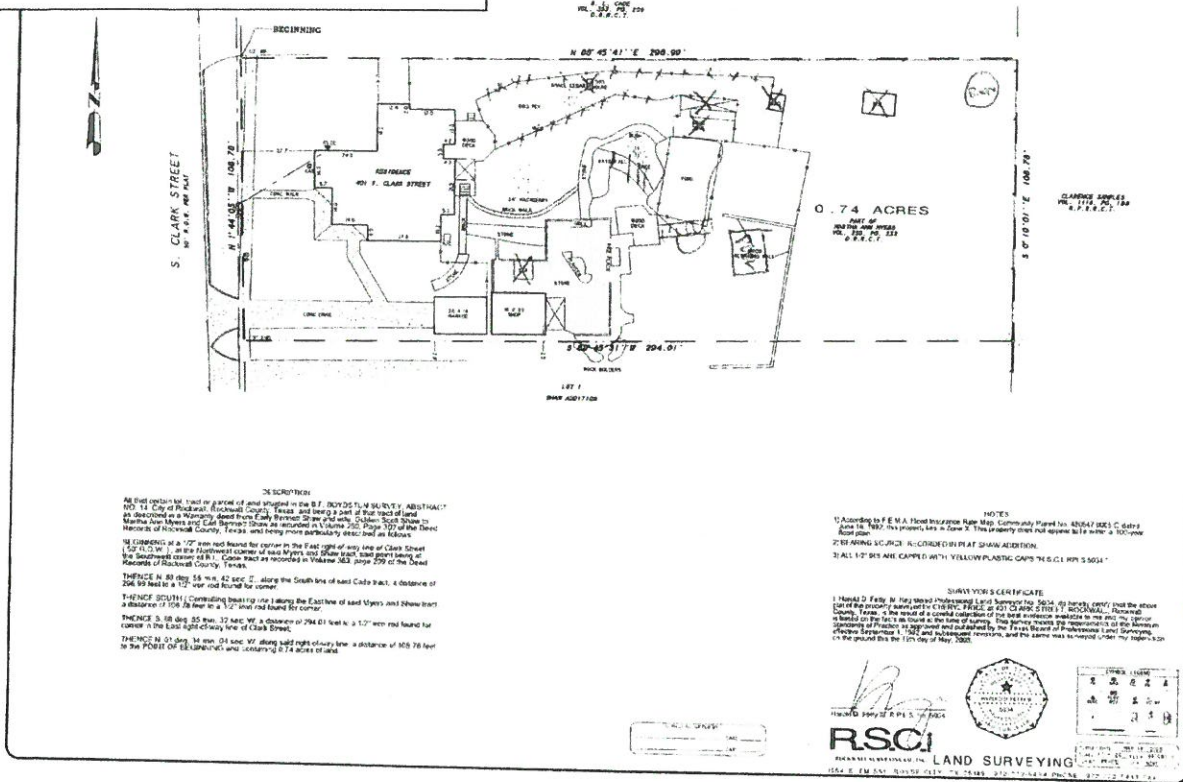
Existing Landscape and Structure



Existing Landscape and Structure



Survey

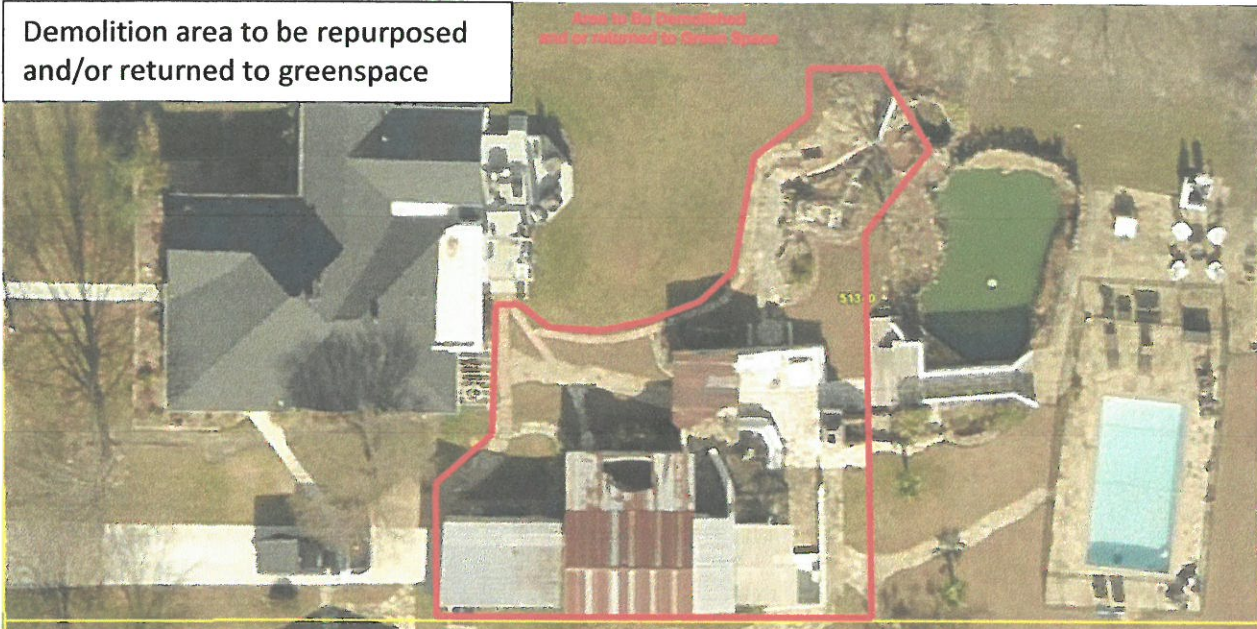


Current ARC GIS satellite image with lot lines



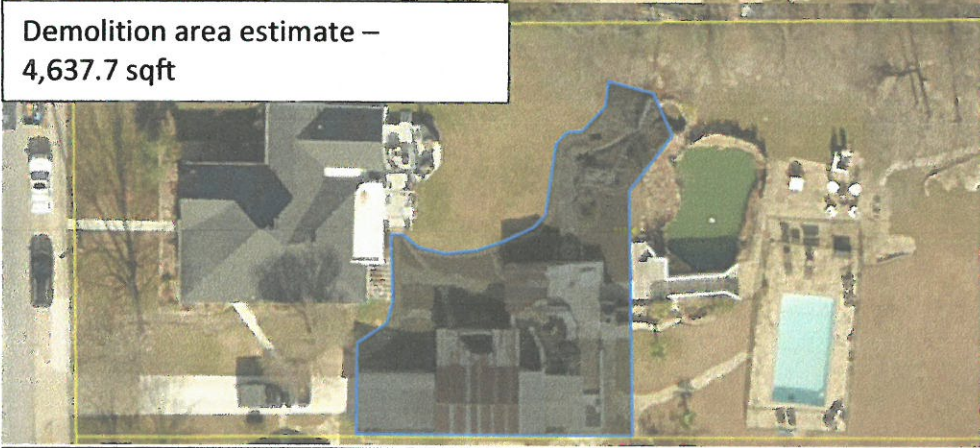
Demolition area to be repurposed and/or returned to greenspace

Area to be Demolished and/or returned to Green Space



Demolition area estimate – 4,637.7 sqft

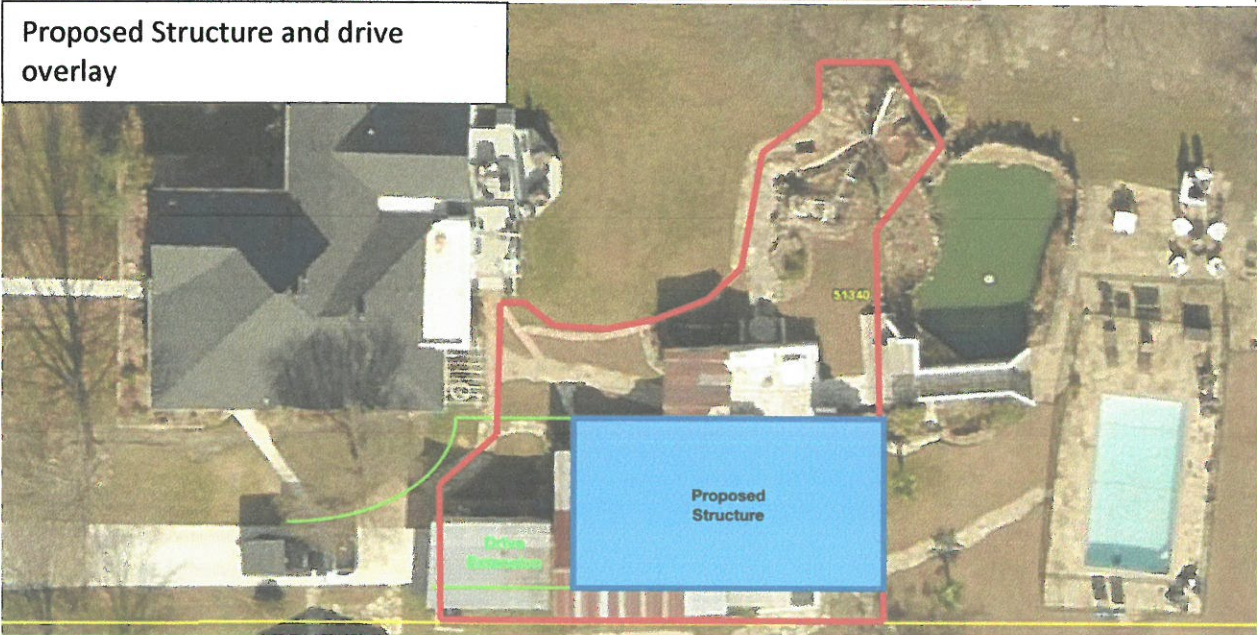
Measurement Result
4,637.7 Sq Feet (US)
Clear



Proposed Structure and drive overlay

Drive Extension

Proposed Structure



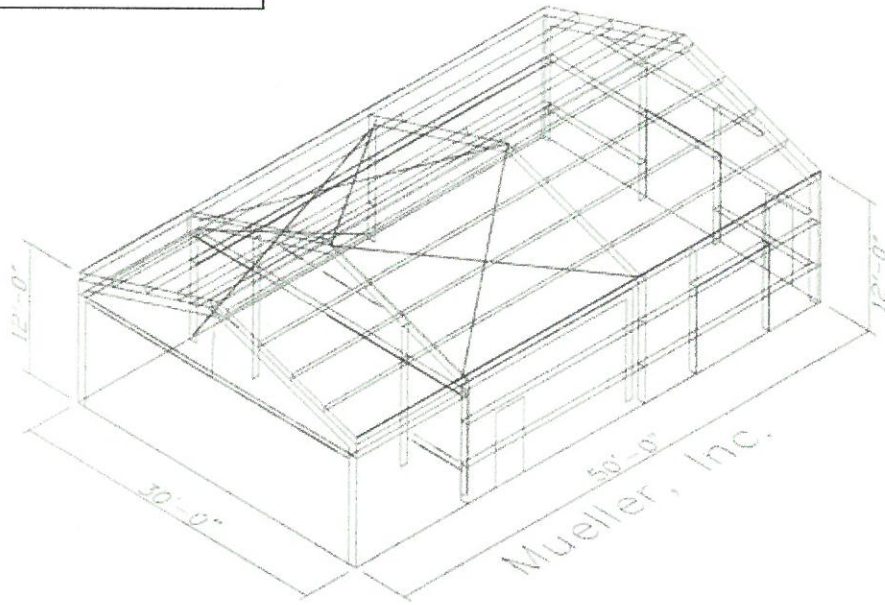
Current front elevation



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**

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	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	SECTION 2		
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	SECTION 3		
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	SECTION 4		
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	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
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

TO: Historic Preservation Advisory Board

DATE: June 16, 2022

APPLICANT: Mark and Veronica Combs

CASE NUMBER: H2022-014; *Building Permit Fee Waiver for 401 S. Clark Street*

The applicants -- *Mark and Veronica Combs* -- are requesting the approval of a *Building Permit Fee Waiver* for the demolition of five (5) existing accessory buildings, a guest quarters/detached garage, and a driveway expansion. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for the rehabilitation or restoration project. Properties classified as *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$115,050.00 for the demolition, the guest quarters/detached garage, and the driveway expansion. Based on the property's designation as *Low-Contributing*, the building permit fee would be eligible for a 100% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for these projects are as follows:

PERMIT	FEE
ACCESSORY BUILDING	\$0.80/SF x 225 SF + \$0.45/SF x 1,275 SF = 753.75 ¹
ELECTIRCAL	\$75.00
PLUMBING	\$75.00
CONCREATE	\$.20/SF x ~800 SF = \$160.00 ¹

NOTES:

¹: Minimum fee is \$50.00.

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$1,063.75. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the June 16, 2022 meeting.



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- 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**

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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.

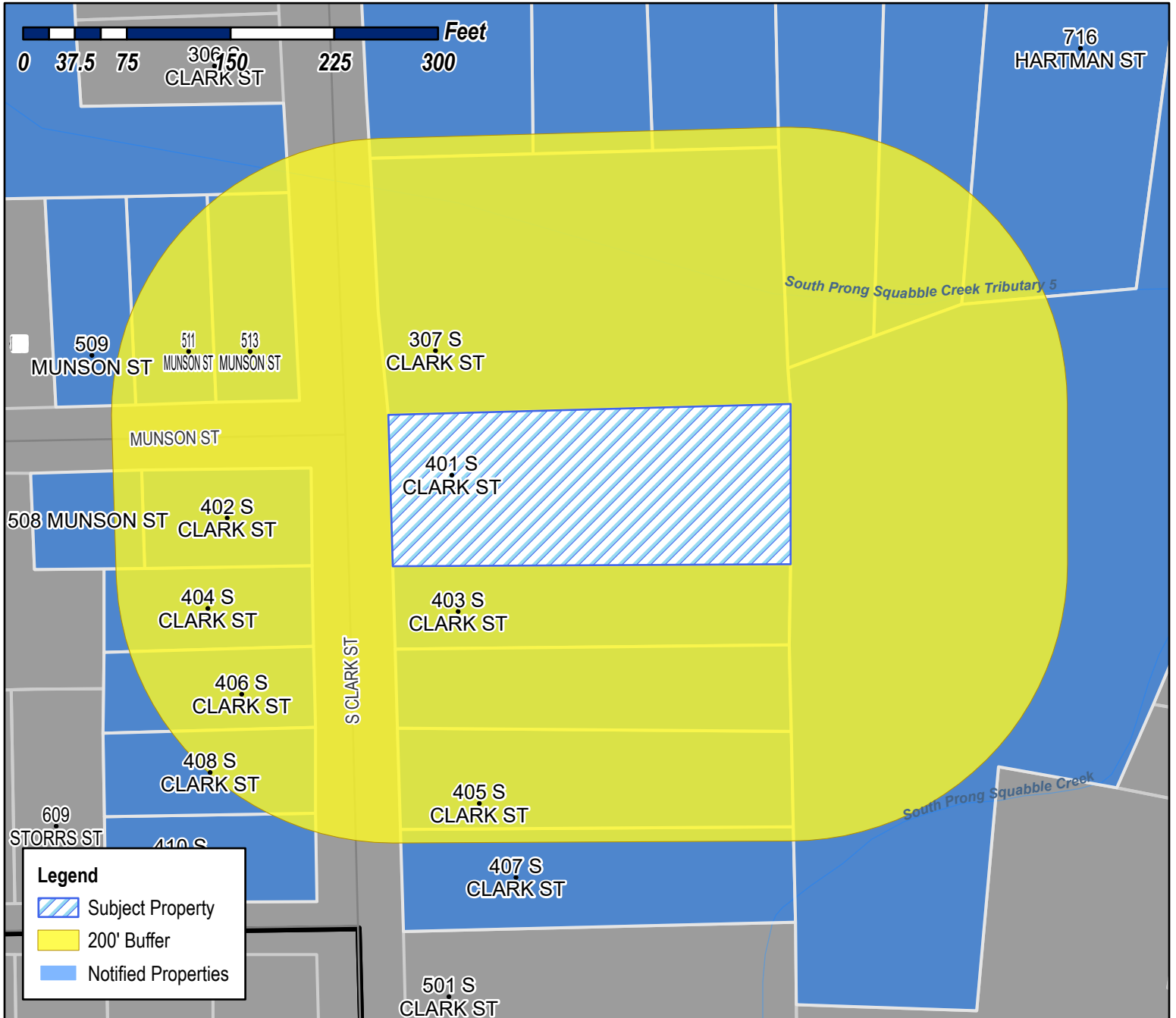




City of Rockwall

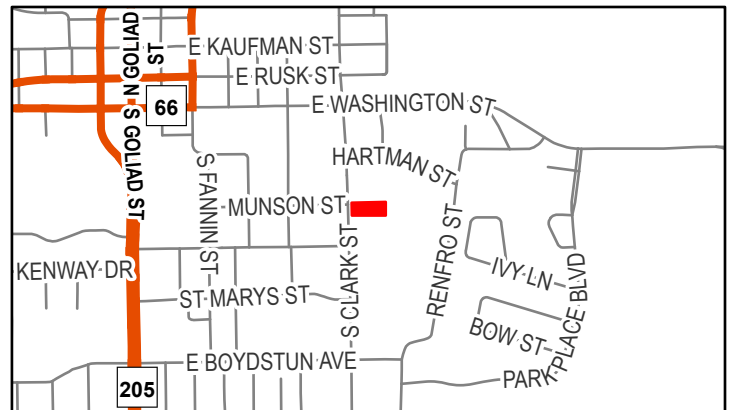
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Case Number: H2022-014
Case Name: Building Permit Fee Waiver for a Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

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. H2022-014: Building Permit Fee Waiver 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 Building Permit Fee Waiver for 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. 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. H2022-014: Building Permit Fee Waiver 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.

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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



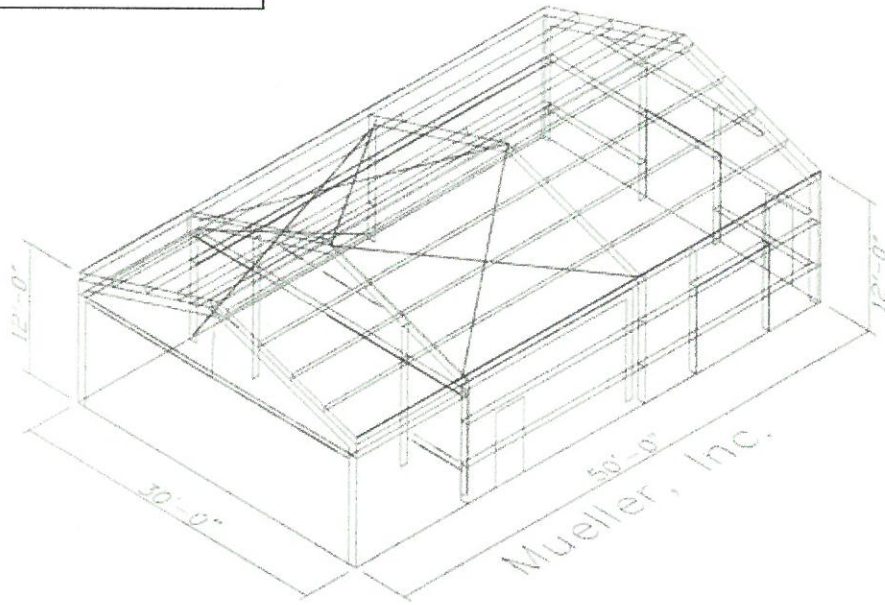
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BID 1

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	SECTION 2		
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	SECTION 3		
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		

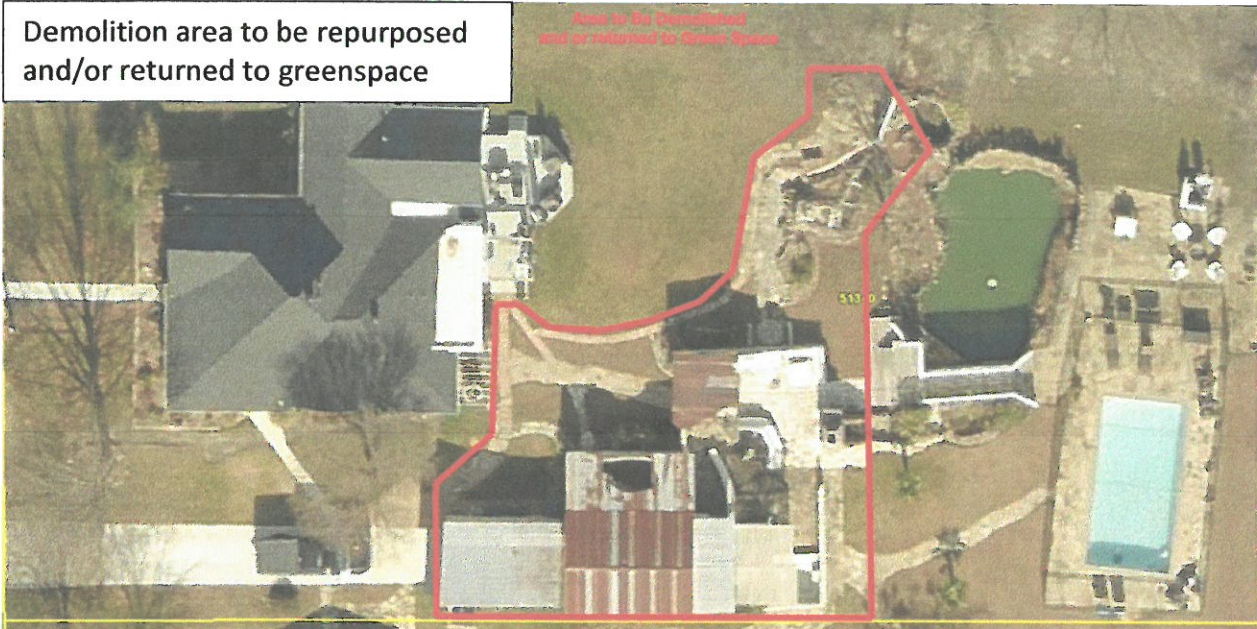
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44	SECTION 4		
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a	
46	SPECIAL TEXTURES		
47	GARAGE DOORS	\$	4,000.00
48	INSULATION foam	\$	4,500.00
49	FRONT DOOR ONLY		
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	\$	3,800.00
51	BACKPORCH SLIDER	N/A	
52	TRIM 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	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

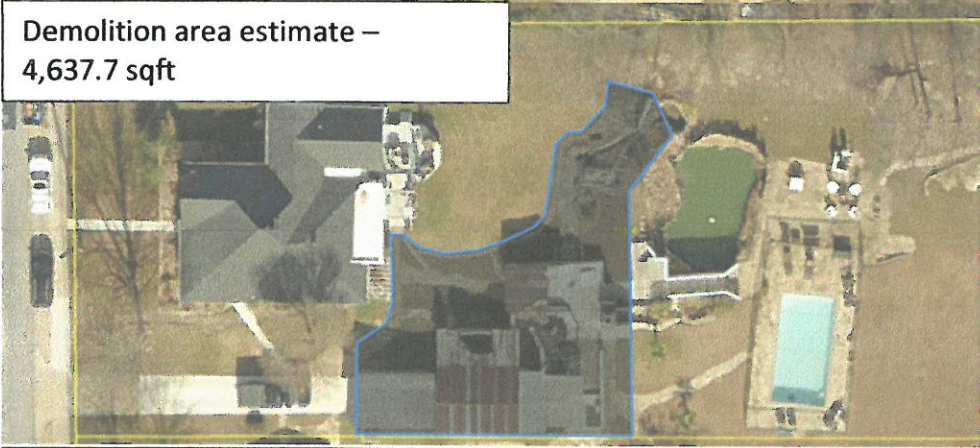
Demolition area to be repurposed and/or returned to greenspace

Area to be Demolished and/or returned to Green Space



Demolition area estimate – 4,637.7 sqft

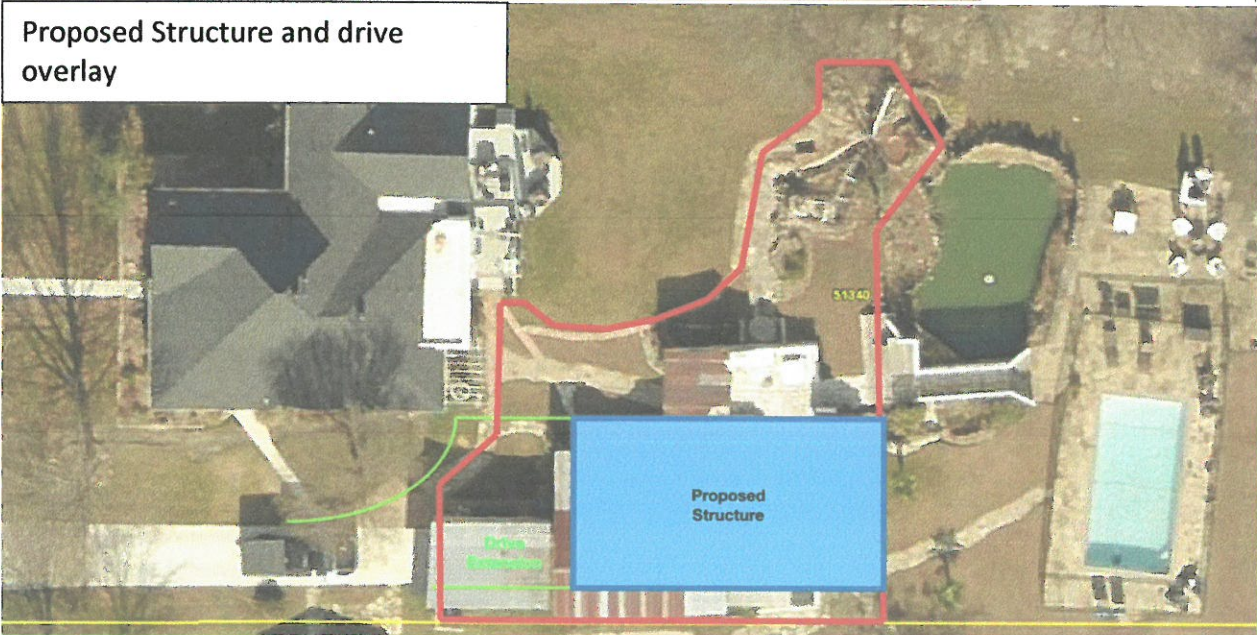
Measurement Result
4,637.7 Sq Feet (US)
Clear



Proposed Structure and drive overlay

Drive Extension

Proposed Structure



Current front elevation



Proposed front elevation (approximation)





August 11, 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: H2022-014; *Building Permit Fee Waiver for 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 Building Permit Fee Waiver 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,

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