



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. H2022-015

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

- CERTIFICATE OF APPROPRIATENESS (COA)
- BUILDING PERMIT FEE WAIVER
- SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

On July 21, 2022, the Historic Preservation Advisory Board approved a motion to approve the Small Matching Grant (SMG) by a vote of 6-0, with Board Member Bowlin absent.

CONDITIONS OF APPROVAL

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.

NOTES

Small Matching Grant:
The total valuation of the project provided by the applicant is \$3,324.70, and would be qualified for a small matching grant of \$1,000.00.



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: **4/3/22**

RECEIVED BY: **B.R.**

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 **502 Kernodle Street**

SUBDIVISION **Farmers & Merchants Addition** LOT **1** BLOCK **6**

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 **Blas & Ana K. Mejia**

APPLICANT(S) NAME _____

ADDRESS **502 Kernodle St.
Rockwall, TX 75087**

ADDRESS _____

PHONE **409-335-2508**

PHONE _____

E-MAIL **Blasmejia2@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): \$ _____

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.

please see attached letter.

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



H2022-010: COA for a Medium Contributing Property at 502 Kernodle Street

MARGARET ST

AUSTIN ST

SF-7

66

KERNODLE ST

DT

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.



June 3, 2022

Historic Preservation Advisory Board

City Of Rockwall

Petition for addition of new white wood picket fence

502 Kernodle Street

Rockwall, TX 75087

Farmers & Merchants Addition- Lot 1- Block 6

Non-contributing property

Blas & Ana K. Mejia

The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia



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: July 21, 2022
APPLICANT: Blas and Ana Mejia
CASE NUMBER: H2022-015; *Small Matching Grant for 502 Kernodle Street*

On June 3, 2022, staff received an application for a Certificate of Appropriateness (COA) [H2022-010] from the property owners -- Blas and Ana Mejia -- for the purpose of permitting the addition of a 40-inch fence in the front yard of 502 Kernodle Street. This request was approved on June 16, 2022 by a vote of 5-0, with Board Members McClintock and Miller absent. A subsequent application for a *Small Matching Grant* was submitted on June 17, 2022 by the applicants. The subject property is located at 502 Kernodle Street and is designated as a *Medium Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Medium Contributing Property*. The project includes improvements that will be visible from the street (i.e. *addition of a 40-inch front-yard fence*) and -- based on the applicant's scope of work -- the property is eligible for matching funds of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of June 23, 2022, the Historic Preservation Advisory Board (HPAB) has approved two (2) small matching grants for FY2022. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,000.00.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER:

H2022-015

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]:

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- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 502 Kernodle St. Rockwall, TX 75087

SUBDIVISION Farmers & Merchants Addition LOT 1 BLOCK 6

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 Blas & Ana K. Mejia

APPLICANT(S) NAME

ADDRESS 502 Kernodle St.
Rockwall, TX 75087

ADDRESS

PHONE 409-335-2508 or 214-934-6725

PHONE

E-MAIL blasmejia2@yahoo.com or sanchez210270@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:

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OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2022-015: Small Matching Grant for a Medium Contributing Property at 502 Kernodle 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

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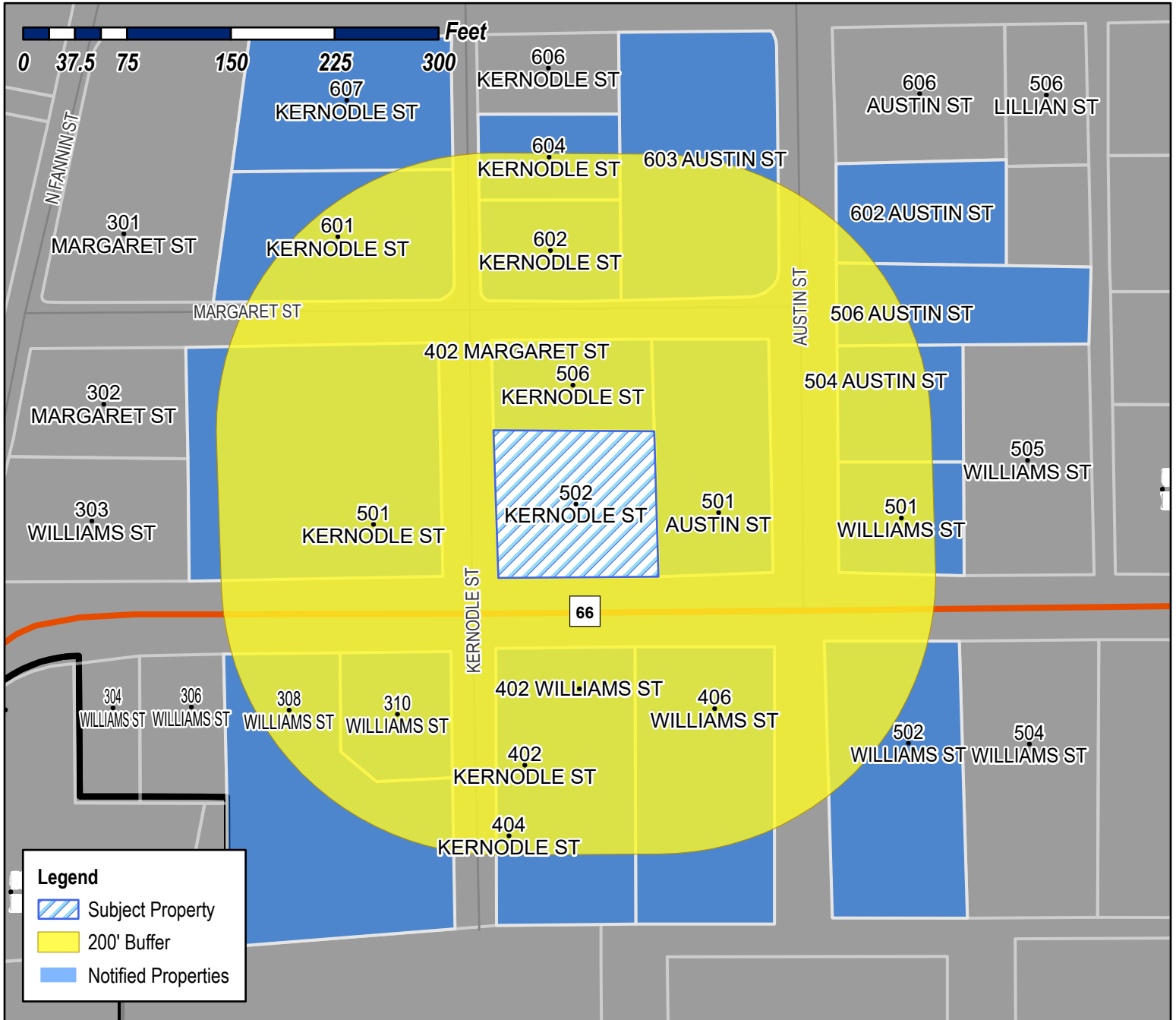




City of Rockwall

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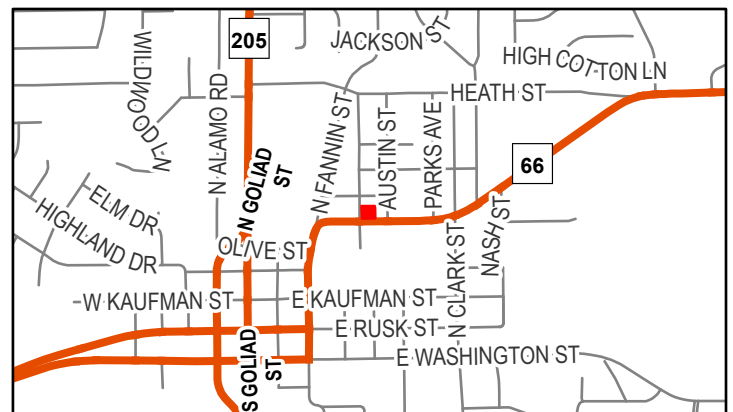
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Case Number: H2022-015
Case Name: Small Matching Grant for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Kernodle Street

Date Saved: 7/5/2022

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



PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

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

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
501 AUSTIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

OPENDOOR PROPERTY TRUST I
502 KERNODLE ST
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
504 AUSTIN ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
602 AUSTIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

PEOPLES MICHAEL L &
LINDA CAUBLE
PO BOX 41
ROCKWALL, TX 75087









NOV 10 2004

June 3, 2022

Historic Preservation Advisory Board

City Of Rockwall

Petition for addition of new white wood picket fence

502 Kernodle Street

Rockwall, TX 75087

Farmers & Merchants Addition- Lot 1- Block 6

Non-contributing property

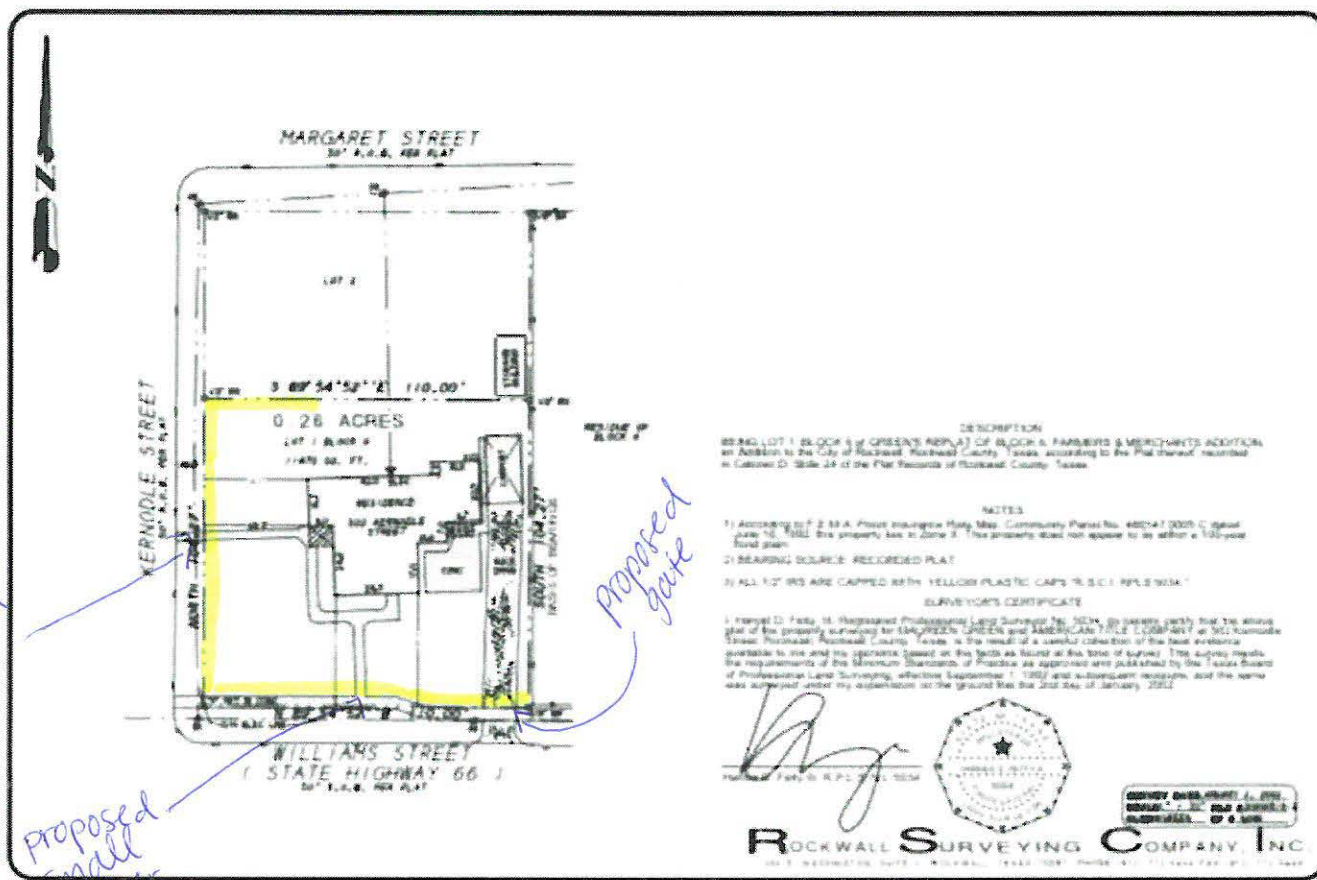
Blas & Ana K. Mejia

The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia

Done 502 Kernodle St - Survey.pdf



Proposed small door

Proposed gate

Proposed small door



Customer Quote

7/14/2022, 2:25 PM CDT

Sales Person JEM0002

Store Phone # (972) 771-2825

Store # 0531

Location 765 EAST I-30, ROCKWALL, TX 75087

Customer Information

BALS MEJIA

(469) 335-2508

BALSMEJIA@YAHOO.COM

502 KERNODLE ST




ROCKWALL, TX 75087



Quote # H0531-277339

PO / Job Name

Will Call


Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
 Unbranded 2"x3"-8' PT Pine Rail		391600	\$3.64 / each	4	\$14.56
 Everbilt Black Decorative Gate Hinge and Latch Set		863475	\$25.93 / each	2	\$51.86
 Unbranded 4 in. x 4 in. x 12 ft. #2 Pressure-Treated Ground Contact Southern Pine Timber		258132	\$17.98 / each	34	\$611.32

Will Call

Will Call Details
The Quikrete Companies

Estimated Arrival
11 Days
Customer will be notified when order is ready for pickup

Alternate Pickup Person
BALS MEJIA


Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
 Quikrete 50 LB Fast Setting Concrete Mix (Gray 4000 psi 100450) [QC:27877991] DISCOUNT \$1.30 OFF EACH		1001264662	\$6.51 / each \$5.21 / each	192	\$1,000.32

Will Call

Will Call Details
UFP Retail LLC

Estimated Arrival
14 Days
Customer will be notified when order is ready for pickup

Alternate Pickup Person
BALS MEJIA

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
 4' H x 8' W PT Wood Spaced Picket Fence Panel (French Gothic 1"x4" Pickets (Actual Size: 48"x96") 102581) [QC:27877991] DISCOUNT \$4.12 OFF EACH		1004718897	\$46.34 / each \$42.22 / each	33	\$1,393.26



Customer Quote

7/14/2022, 2:25 PM CDT

Sales Person JEM0002

Store Phone # (972) 771-2825

Store # 0531

Location 765 EAST I-30, ROCKWALL, TX 75087

Prices Valid Through: 07/21/2022
at The Home Depot #0531

Subtotal	\$3,456.88
Discounts	-\$385.56
Sales Tax	\$253.38
Quote Total	\$3,324.70



DATE: July 22, 2022

TO: Blas and Ana K Mejia
502 Kernodle Street
Rockwall, Texas, 75087

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

SUBJECT: H2022-015; *Small Matching Grant* for 502 Kernodle Street

Blas and Ana:

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 July 21, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Small Matching Grant

The total valuation of the project provided by the applicant is \$3,324.70, and would be qualified for a small matching grant of \$1,000.00.

Historic Preservation Advisory Board

On July 21, 2022, the Historic Preservation Advisory Board approved a motion to approve the *Small Matching Grant (SMG)* by a vote of 6-0, with Board Member Bowlin absent.

Once the proposed project has been completed, the applicant shall submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15-days of the receipt of the sworn statement of completion, staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been completed as approved, staff will issue a check request in the applicant's name to the Finance Department for the full amount approved by the HPAB.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,


Bethany Ross
Planner