



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

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

CONDITIONS OF APPROVAL

NOTES

DOUGLAS & MARCI HALL

601 N. Fannin St. Rockwall, Tx 75087
PH: 972.771.7279 E:dougmarci@sbcglobal.net

City of Rockwall
Historic Preservation Advisory Board
Small Matching Grant Application
Statement and Evidence

DEAR ADVISORY BOARD,

We are applying for a matching grant to improve the appearance of high contributing home in Rockwall OTR District. We plan to replace the entire skirt around the house with Hardie plank lap siding that will withstand the Texas weather. The lower part of the house is angled out from the top and receives water runoff from the upper $\frac{3}{4}$ of the wood siding. As you can see from this photo, standard wood siding rots when in contact with the ground. The plank siding will cover appx. 400 sq. ft. and will appear the same as the wood, it will be painted to match. We have received estimates for demolition, repair and paint from \$4500 to \$6500. Estimation date of completion is March 1, 2023.



We appreciate your consideration and partnering with us to keep our historic home looking great.

Douglas and Marci Hall



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: February 16, 2023
APPLICANT: Douglas and Marci Hall
CASE NUMBER: H2023-002; *Certificate of Appropriateness (COA) for 601 N. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Douglas and Marci Hall for the approval of a Certificate of Appropriateness for an exterior alteration on a *High Contributing Property* being a 0.918-acre parcel of land identified as Lot A-1, Block 122, 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 601 N Fannin Street, and take any action necessary.

BACKGROUND

The 2,250 SF single-family home -- situated on the subject property at 601 N. Fannin Street -- was constructed circa 1910 utilizing the *Modified L Plan* architectural style with stylistic influences of the *Folk Victorian* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is also a 225 SF storage building constructed in 1995, a 280 SF storage building constructed in 1995, and a 96 SF storage building constructed in 1995. The single-family home is classified as *High-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *High Contributing* classification is defined as



FIGURE 1: 601 N. FANNIN STREET

one of the most significant properties within the Old Town Rockwall (OTR) Historic District, they retain a high degree of architectural and physical integrity, have very few -- *if any* -- alterations, and possess strong associations with the historic context. 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, and 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.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the house skirt around the entirety of the home with Hardie-Board siding.

ADJACENT LAND USES AND ACCESS

The subject property is located at 601 N. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the boundary of the Old Town Rockwall (OTR) Historic District and a 0.13-acre parcel of land (*i.e. Lot 3 of the Fannin Addition*) that is vacant and owned by the City of Rockwall. Beyond this is a 3.4600-acre parcel of land (*i.e. Lot 2 of the Fannin Addition*) that is vacant. Beyond that is a 0.2120 parcel of land (*i.e. Lot E, Block 122, B.F. Boydston Addition*) that is developed with a 768 SF single-family home that is addressed as 805 N Fannin Street. Beyond this is a 0.138-acre tract of land (*i.e. Tract 37, Abstract 146, of the S.S. McCurry Survey*) developed with a 1,000 SF single family home that is addressed as 807 N Fannin Street. All of these properties are zoned Single-Family 7 (SF-7) District. Following this is E. Health 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.

South: Directly south of the subject property is a 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) that currently has a 600 SF storage building situated on it that was built in 1940. This lot is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.27-acre parcel of land (*i.e. Lot 3, Block A, Olive-Fannin Addition*) which is developed with a 1,900 SF single family home that is addressed as 503 N. Fannin Street. Beyond that is a 0.51-acre parcel of land (*i.e. Lot 2, Block A, Olive-Fannin Addition*) which is developed with a 3,224 SF single-family home that is addressed as 405 N Fannin Street. All of these properties are zoned Single-Family 7 (SF-7) District and are classified as *Non-Contributing*. Beyond this is a 0.55-acre parcel of land (*i.e. Lot C, Block 122, of the B.F. Boydston Addition*) which is developed with a 3,754 SF *High Contributing* single-family home that was built in 1905 and is zoned Single-Family 7 (SF-7) District. This property is addressed as 401 N. Fannin Street. Beyond this is Olive Street which is classified 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 is the boundary of the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is a 0.3530-acre parcel of land (*i.e. being a portion of Lot 2A, Block 3, F & M Addition*) developed with a *Low-Contributing* 1,632 SF single-family home that is addressed as 301 Margaret. Beyond this is a 0.43-acre parcel of land (*i.e. being a portion of Lot 3A, Block 3, F & M Addition*) that is vacant and addressed as 601 Kernodle Street. Beyond this is Kernodle 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.

West: Directly west of the subject property is 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) that currently has a 600 SF storage building situated on it that was built in 1940. This property is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.6849-acre parcel of land (*i.e. Lot 1 of the Abate Injury Rehab Center Addition*) developed with a 3,468 SF *Non-Contributing* commercial building (*i.e. The Lakeside Florist*). This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses and is addressed as 506 N. Goliad Street.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of remodeling the exterior of the existing single-family home. As part of this project, the applicant is proposing to replace the house skirt around the entirety of the home with Hardie-Board siding. Currently, the housing skirt is in decay (see Figure 2).



FIGURE 2: APPLICANT'S PHOTO OF CURRENT SKIRT DECAY

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 *High-Contributing Property*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

(a) *Building Facades and Materials*. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure." That being said, Section 07(C)(6) continues by stating, "(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the applicant has indicated that the proposed building material will be Hardie-Board siding which is not a historically used material, but is an aesthetically similar material to the wood siding which rots very easily over time.

(b) *Paint and Color*. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) "(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before." In this case, the applicant has indicated that the Hardie-Board siding will be painted the same color as the house is currently, to create a consistent look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage "(f)lorescent and metallic colors."

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 ..." That being said, the Historic Preservation Advisory Board (HPAB) is being tasked with determining whether the applicant's scope of work (*i.e. replacing the house skirt around the entirety of the home with Hardie-Board plank siding*) is in conformance with the guidelines contained in the Unified Development Code (UDC), and if the work appears to impair the historical integrity of the subject property or if it will negatively impact any of the adjacent properties. Requests for Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On February 6, 2023, staff mailed 24 property owner notifications 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: _____

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 601 N FANNIN ST

SUBDIVISION BF BOYDSTON LOT A-1 BLOCK 122

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	<u>HALL, DOUGLAS & MARCI</u>	APPLICANT(S) NAME	_____
ADDRESS	<u>601 N FANNIN</u>	ADDRESS	_____
PHONE	<u>972-771-7279</u>	PHONE	_____
E-MAIL	<u>dougmarci@sbcglobal.net</u>	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): \$ 5,000

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.

The skirt / underpinnings of the house have deteriorated beyond repair and must be replaced then painted. The main areas of concern face Fannin St, on the East and North sides of the house. We plan to replace all wood siding on the lower part of the house with Hardy plank.

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

DOUGLAS & MARCI HALL

601 N. Fannin St. Rockwall, Tx 75087
PH: 972.771.7279 E:dougmarci@sbcglobal.net

City of Rockwall
Historic Preservation Advisory Board
Small Matching Grant Application
Statement and Evidence

DEAR ADVISORY BOARD,

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We appreciate your consideration and partnering with us to keep our historic home looking great.

Douglas and Marci Hall

Occupant
105 OLIVE ST
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

Occupant
201 OLIVE ST
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN
ROSE
303 WILLIAMS ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

Occupant
501 KERNODLE
ROCKWALL, TX 75087

Occupant
502 N GOLIAD
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

Occupant
504 N GOLIAD
ROCKWALL, TX 75087

Occupant
506 N GOLIAD
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

Occupant
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

Occupant
602 N GOLIAD
ROCKWALL, TX 75087

Occupant
604 GOLIAD
ROCKWALL, TX 75087

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

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

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

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

ODOM JAY & ALISON
P.O. BOX 578
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. H2023-002: Certificate of Appropriateness for 601 N. Fannin Street

Hold a public hearing to discuss and consider a request by Douglas and Marci Hall for the approval of a *Certificate of Appropriateness* for an exterior alteration on a *High Contributing Property* being a 0.918-acre tract of land identified as Lot A-1, Block 122, 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 601 N Fannin 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, February 16, 2023 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:

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

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

Your comments must be received by Thursday, February 16, 2023 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. H2023-002: COA for 601 N. 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.

Four horizontal grey bars for providing reasons for the response.

Name: [Grey bar]
Address: [Grey bar]

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

[Delete](#) [Reply](#) [Forward](#) [Spam](#) [Move...](#)

RE: House Data

Wednesday, February 20, 2013 12:54 AM



Here it is. Let us know if you have any questions.
The data needed would be:

Name of subdivision **B F BOYDSTON**
Lot and Block **BLOCK 122 PT, LOT A-1**
house and land size, ie half acre **2,250 SQ. FT., 0.918 ACRES**
Neighborhood name **OLD TOWN**
Date constructed **1910**
Was property moved to current location, if yes when **NO**
Architectural Style **Craftsman Style Bungalow**
Builder's name or Company **UNKNOWN**
Historical Significance, ie noted residents, something special in the house ie **lead glass, crystal doorknobs**

601 N. FANNIN

T.L. (Tully) Townsend and his wife, Florence Hartman, built the house and moved in during 1914. It has been said that the Townsend home was built on the site of a stone home/structure. Tully Townsend was an energetic civic leader, serving as mayor, school board member and multiple times as president of the Chamber of Commerce over the years. He owned a dry goods store on the square – "The Fair Store" – until the Great Depression wiped out his holdings. Eventually he was able to open a grocery store on the square which he operated for many years. Florence Townsend was a published poet, listed in Who's Who of Texas, and a charter member of the Friday Study Club. They raised three children in the home – the oldest, Mildred, lived in and maintained the home until the 1990's. Family stories include a visit from the KKK over Mr. Townsend's refusal to join and being one of the first families in Rockwall to own a car and have a garage. Much of the restoration work on the home was made by Ed and Sarah Walker while they lived here during the late 1990's to 2005 when the home was purchase by Doug and Marci Hall.

This beautiful home boasts many original features including wonderful antique sconces, wooden pocket doors, double hung windows with diamond pane upper windows, four fireplaces, a roof cellar, a spacious front porch and the original millstone still in place in the back.

Thanks for doing this, it helps the whole community to record our history.

[Delete](#) [Reply](#) [Forward](#) [Spam](#) [Move...](#)

Mail Search



601



February 17, 2023

TO: Doug and Marci Hall
601 N Fannin Street
Rockwall, TX 75087

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

SUBJECT: H2023-002; *Certificate of Appropriateness (COA) for Exterior Alterations*

Doug and Marci Hall:

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 February 16, 2023. 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 February 16, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness with a vote of 4-0, with Board Member Hall recusing herself and Board Member Alma McClintock absent.

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

Sincerely,

A handwritten signature in purple ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross; *Planner*
City of Rockwall Planning and Zoning Department