



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: H2023-003; *Small Matching Grant for 601 N. Fannin Street*

On January 28, 2023, staff received applications for a Certificate of Appropriateness (COA) [H2023-002] and a Small Matching Grant from the property owners -- *Douglas and Marci Hall* -- for the purpose of facilitating the replacement of the house skirt around the entirety of the home with Hardie-Board siding. The subject property is located at 601 N. Fannin Street and is designated as a *High 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 *High Contributing Property*. The project includes improvements that will be visible from the street (i.e. *replacing the house skirt with Hardie-Board siding*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$5,000.00, making the project eligible for a small matching grant of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of February 6, 2023, the Historic Preservation Advisory Board (HPAB) has approved zero (0) small matching grants for FY2023. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,000.00.



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: _____

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 HALL, DOUGLAS & MARCI APPLICANT(S) NAME _____

ADDRESS 601 N FANNIN ADDRESS _____

PHONE 972-771-7279 PHONE _____

E-MAIL dougmarci@sbcglobal.net 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

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Douglas and Marci Hall

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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.

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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: H2023-003; *Small Matching Grant for Exterior Alternations at 601 N Fannin*

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

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 \$5,000, and would be qualified for a small matching grant of \$1,000.00.

Historic Preservation Advisory Board

On February 16, 2023, the Historic Preservation Advisory Board approved a motion to approve the Small Matching Grant (SMG) by a vote of 4-0, with Board Member Hall recusing herself and Board Member Alma McClintock 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,

A handwritten signature in purple ink that reads "Bethany Ross".

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