



**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**



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

### STAFF USE ONLY

CASE NUMBER: \_\_\_\_\_

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DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

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#### 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 N FANNIN ST ROCKWALL TX 75087**

SUBDIVISION \_\_\_\_\_ LOT **C** BLOCK **177**

### 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: **CONTRACTOR**

OWNER(S) NAME **JIM RICKETTS**  
 ADDRESS **401 N FANNIN ST**  
**Rockwall TX 75087**  
 PHONE **214-455-6645**  
 E-MAIL **JRICKETTS@WHEEL-SOURCE.COM**

APPLICANT(S) NAME **MICHAEL HEATHAM**  
 ADDRESS **1703 CEDAR RIDGE RD WEST**  
**HEATH TX 75032**  
 PHONE **469-734-6055**  
 E-MAIL **OFFICE@WILLOWCREEKCUSTOMHOMES.COM**

### 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): **\$ 70,000**

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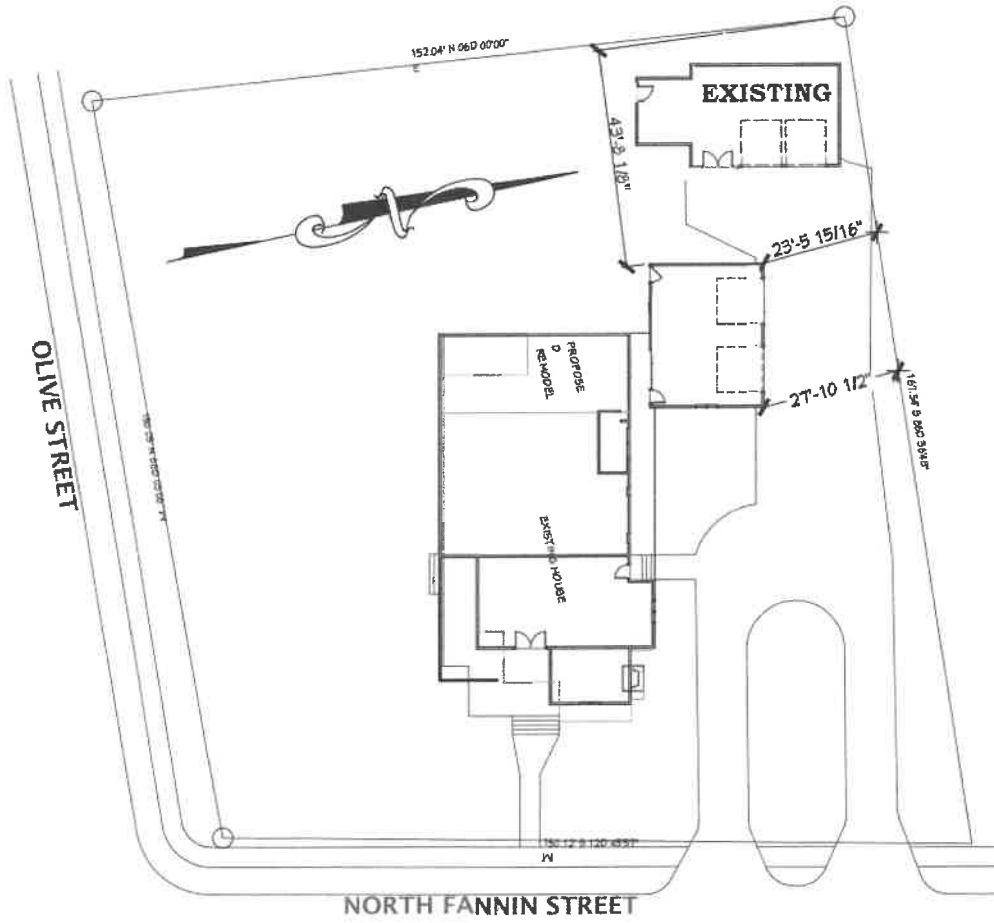
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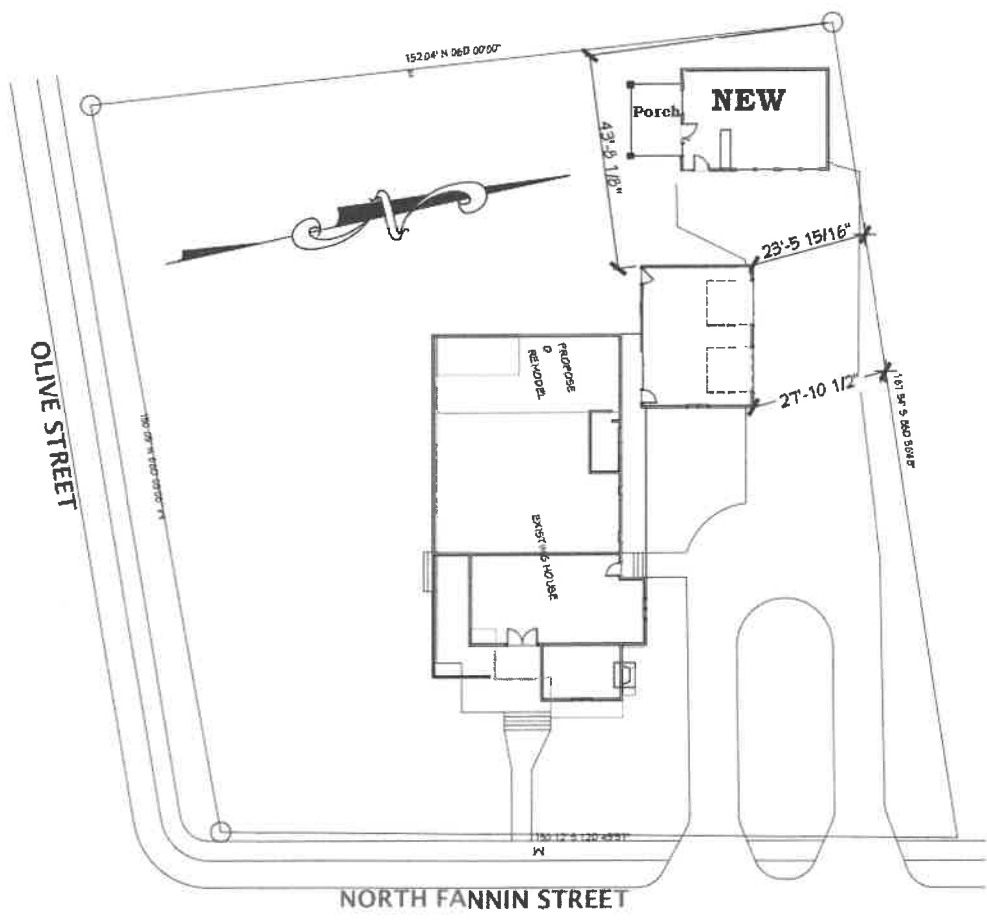
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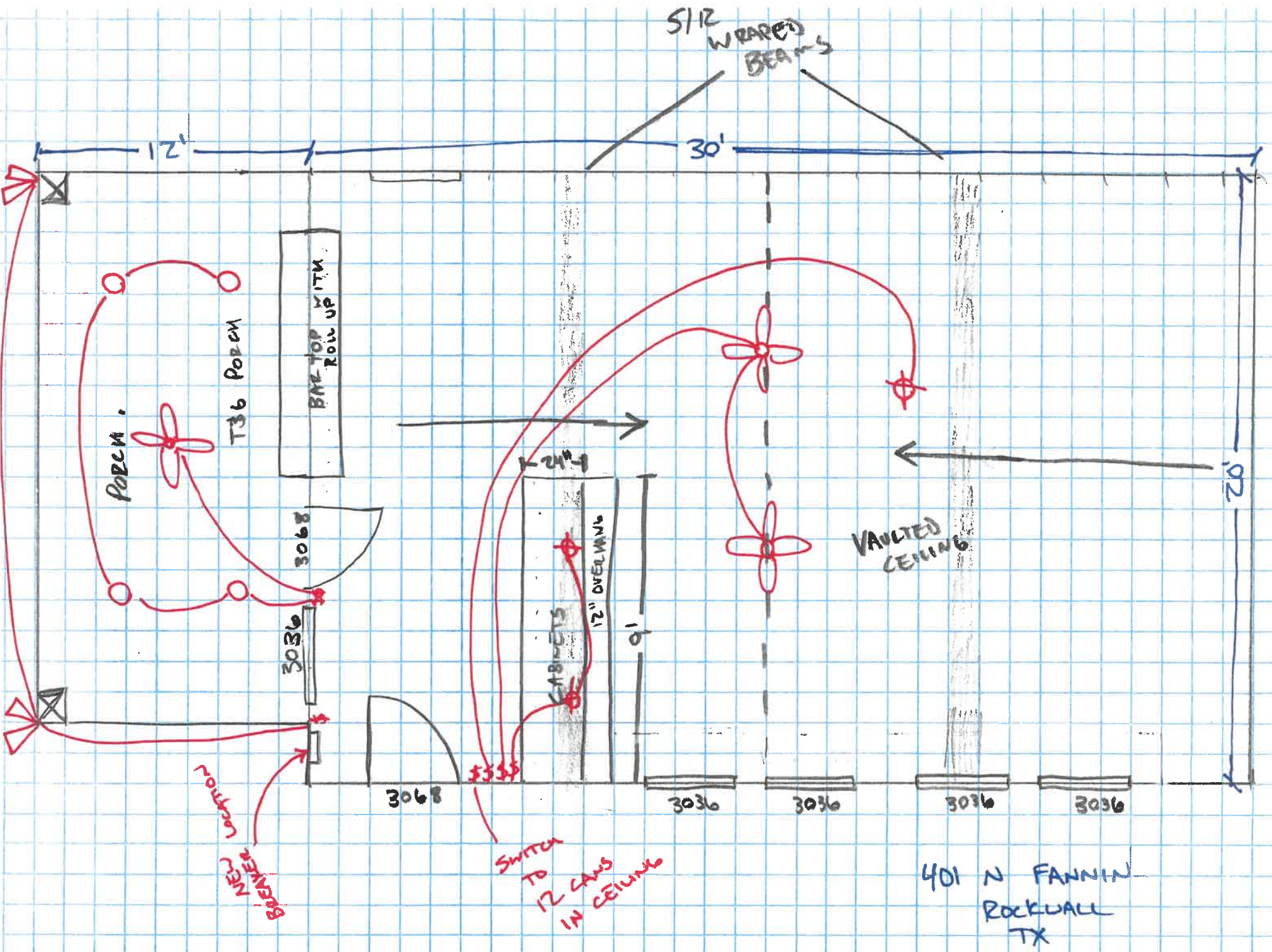
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1/20/2012



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BRK TOP WITH ROLL UP

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CABINETS 12" OVERHANG

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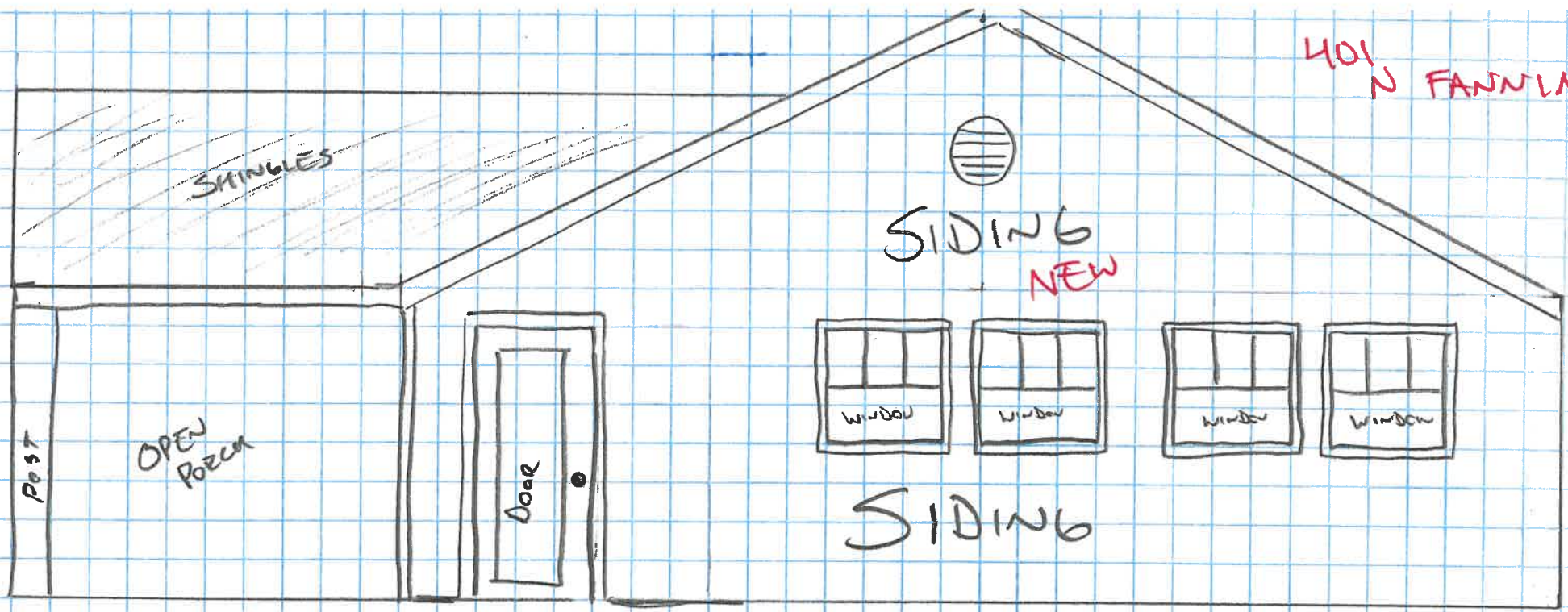
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401 N FANNIN -





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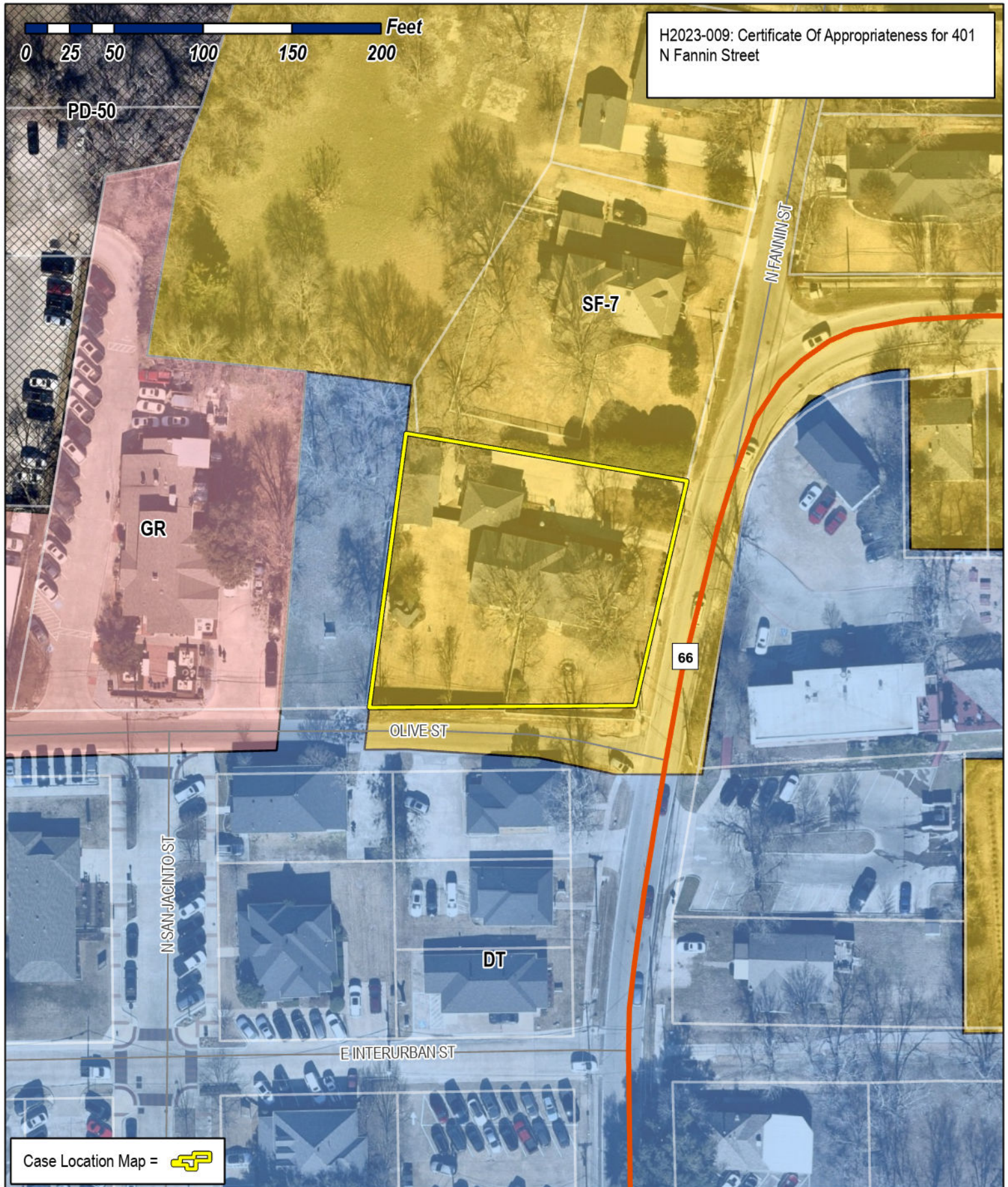
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H2023-009: Certificate Of Appropriateness for 401 N Fannin Street

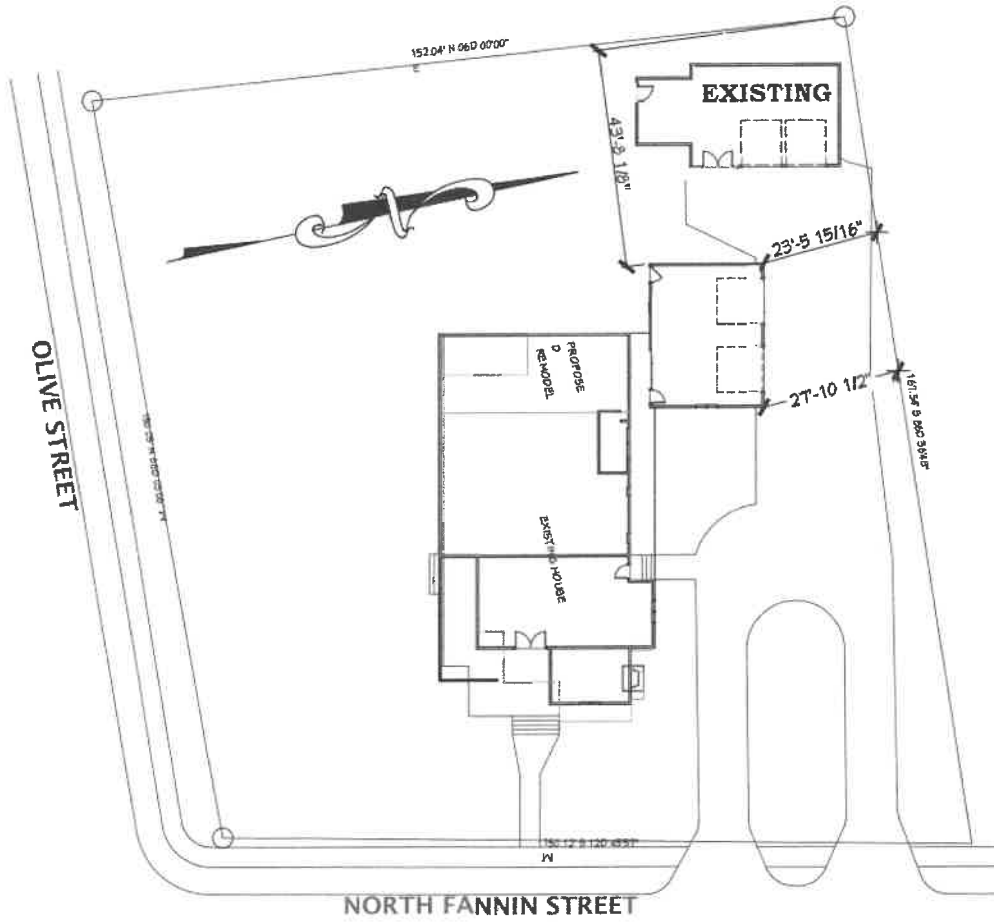


# City of Rockwall

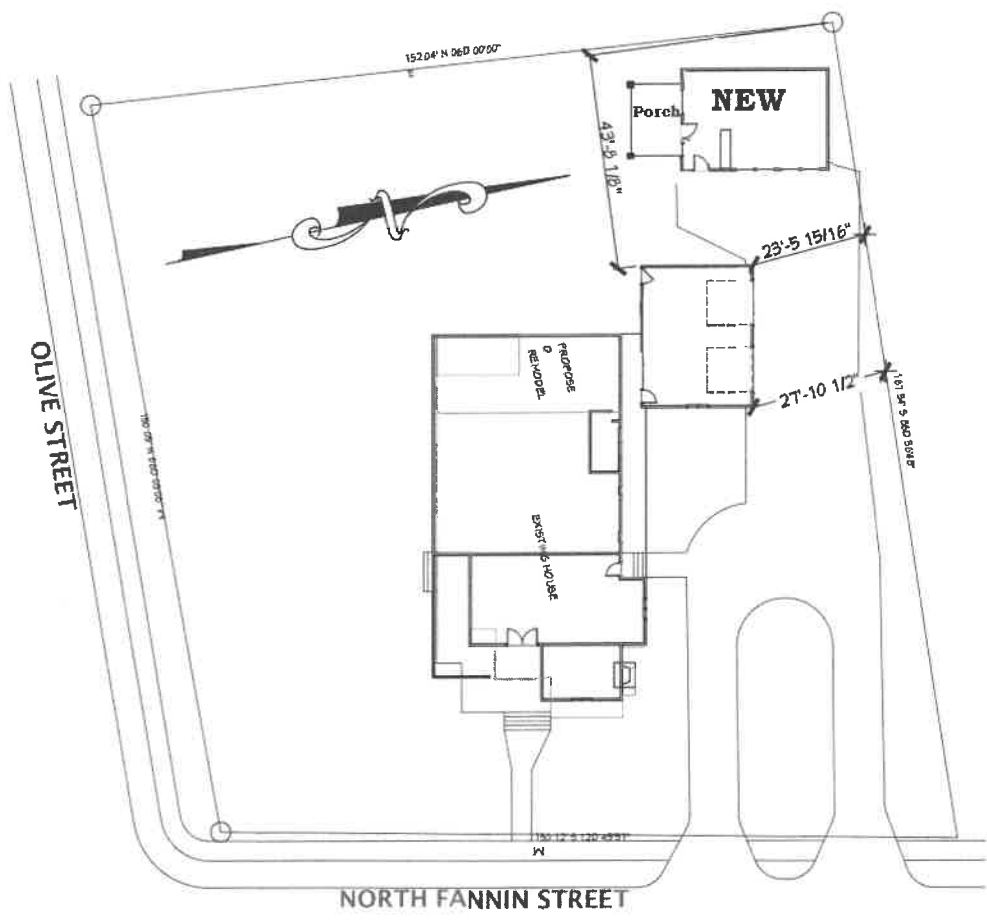
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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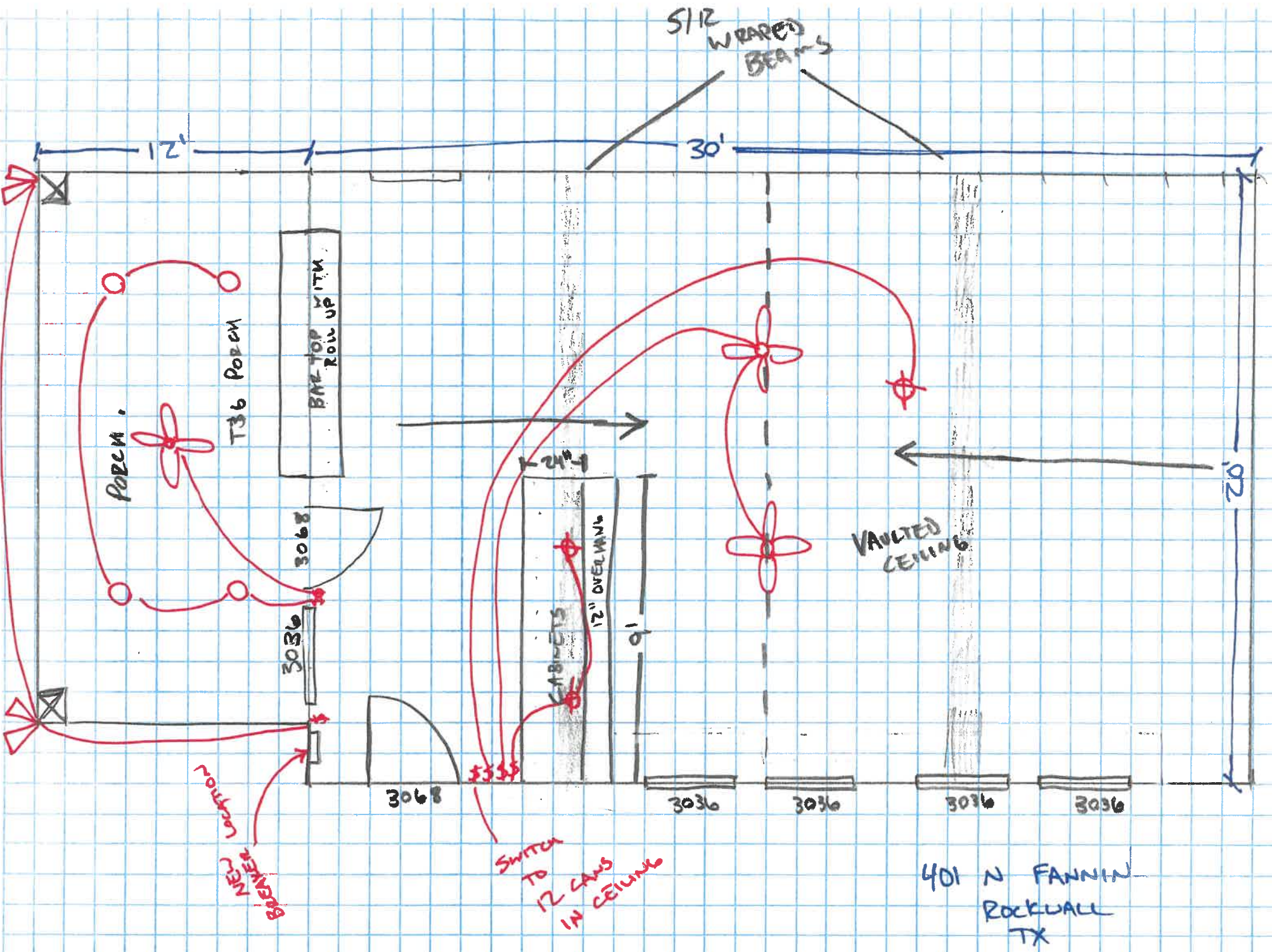




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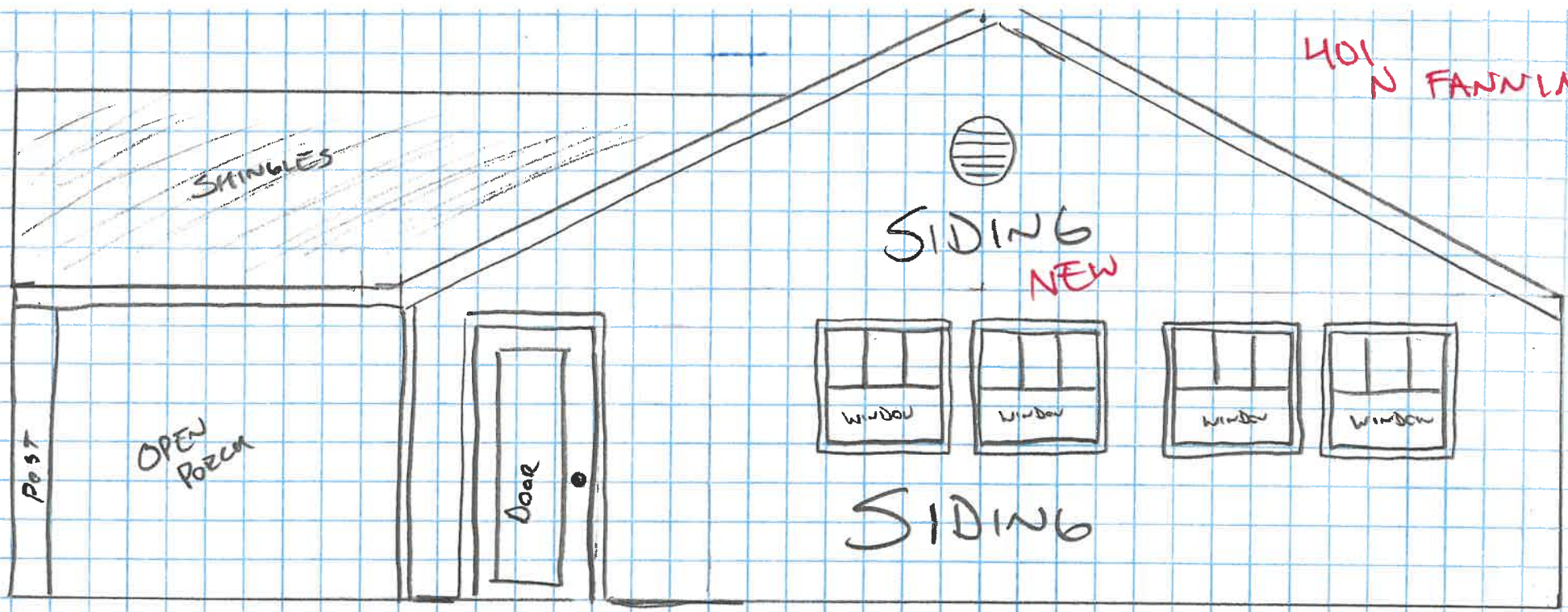
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401 N FANNIN





# 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 15, 2023  
**APPLICANT:** Michael Cheatham  
**CASE NUMBER:** H2023-009; *Certificate of Appropriateness (COA) for 401 N. Fannin Street*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Ricketts for the approval of a Certificate of Appropriateness for exterior alterations on a *High Contributing Property* being a 0.550-acre parcel of land identified as Lot C, 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 401 N. Fannin Street, and take any action necessary.

### **BACKGROUND**

According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~3,754 SF single-family home that was constructed in 1905, and a ~656 SF detached garage that was constructed in 1985. The subject property was annexed prior to 1911 based on the May 16, 1911 Sanborn Maps. According to the *2017 Historic Resource Survey*, the single-family home constructed on the subject property was built in the Folk Victorian architectural style and is classified as a *High Contributing Property*. According to the January 3, 1972 historic 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 to Single-Family 7 (SF-7) District. On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2016-004] to allow the renovation and expansion of the existing home. On September 26, 2017, the Historic Preservation Advisory Board (HPAB) reviewed a staff-initiated case [Case No. H2017-015], which considered the contributing status of the subject property after the previously approved renovations were complete; the HPAB ultimately determined that the *High-Contributing* status shall remain. On December 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-022], a Small Matching Grant [Case No. H2018-024], and a Building Permit Fee Waiver [Case No. H2018-023] to allow the repair and replacement an existing picket fence. On October 17, 2019, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2019-011], a Small Matching Grant [Case No. H2019-013], and a Building Permit Fee Waiver [Case No. H2019-012] to allow the construction of an attached garage and breezeway.

### **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of renovating the existing detached garage on the subject property.

### **ADJACENT LAND USES AND ACCESS**

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

North: Directly north of the subject property are three (3) parcels of land developed with single-family homes (*i.e. 405, 503, & 601 N. Fannin Street*), all located within the Old Town Rockwall (OTR) Historic District. Beyond this is the boundary for the Old Town Rockwall (OTR) Historic District, followed by a vacant 3.46-acre parcel of land (*i.e. Lot 2, Fannin Addition*). All of the properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Olive Street, which is classified as a *Residential Roadway* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e.* 307, 305, & 301 N. Fannin Street) originally developed with single-family homes that have since been converted to commercial land uses. Following this is E. Interurban Street, which is classified as a *Residential Roadway* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.747-acre parcel of land (*i.e.* Lot 1, 4, 5, 6, 7, 8, and the south portion of 3, Block E, Rockwall OT Addition), developed with a *Financial Institution* (*i.e.* Community Bank). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is the intersection of N. Clark Street and Williams Street, which are classified as a *Residential Roadway* and a *Minor Collector* respectively on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.66-acre parcel of land (*i.e.* Lots 1 & 2, Block A, Thomas & Smith Addition) developed with a *Restaurant*, zoned Downtown (DT) District. Following this are four (4) parcels of land (*i.e.* 304, 306, 308, & 310 Williams Street) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Kernodle Street, which is classified as a *Residential Roadway* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a vacant 1.65-acre parcel of land (*i.e.* Lot 1, Block A, Olive-Fannin Addition) zoned Downtown (DT) District and Single-Family 7 (SF-7) District. Beyond this is a 0.7191-acre parcel of land (*i.e.* Lot 1, Block 1, Bin 303 Restaurant Addition) developed with a *Restaurant* (*i.e.* Bin 303) and zoned General Retail (GR) District. Following this is a 0.4894-acre parcel of land (*i.e.* Lot A, Block 123, B. F. Boydston Addition) developed with an *Office Building* that is zoned General Retail (GR) District. Beyond this is N. Goliad Street [SH-205], which is classified as a P3U (*i.e.* principle arterial, three (3) lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE PROJECT**

On May 26, 2023, the applicant submitted an application requesting the approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). The applicant is requesting to convert the existing detached garage into a game room. Based on the applicant's proposed scope of work, [1] the garage doors will be removed and replaced with four (4) windows, [2] the double door will be replaced with a single door, [3] the electrical and HVAC will be redone, [4] drywall will be installed, [5] the concrete floor will be repaired, and [6] the storage area will be converted into a patio. In addition, the applicant indicated that the exterior building materials and color will not be changed and no plumbing will be installed.

## **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.

Staff should note that the Historic Preservation Advisory Board (HPAB) has the ability to review the proposed exterior changes and cannot consider interior remodel work. 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) Windows. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure." In this case, the proposed building elevations appear to indicate that the size, width, and height are complimentary to the primary structure's windows; however, the existing windows on the primary structure appear to be vinyl, which is inconsistent for the time period of the home. That



being said, these windows were approved by a previous Certificate of Appropriateness (COA) [Case No. H2016-004] and the proposed windows appear to match.

- (b) *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.” Based on the building elevations and scope of work provided by the applicant, the garage doors are being replaced with same material that the existing detached garage is faced in.

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 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 approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On June 5, 2023, staff mailed 35 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) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (2) 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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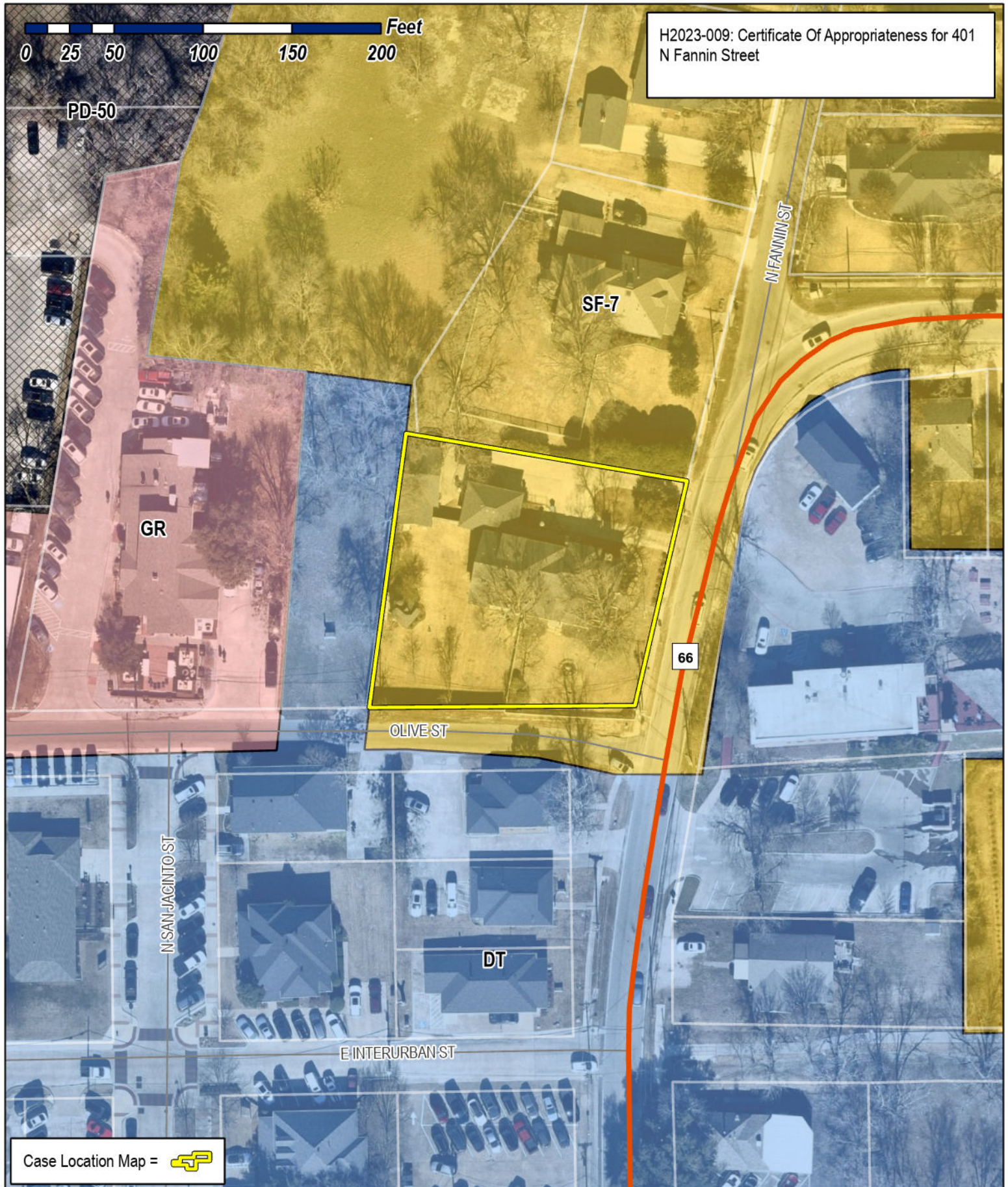
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Case Location Map = 



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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.

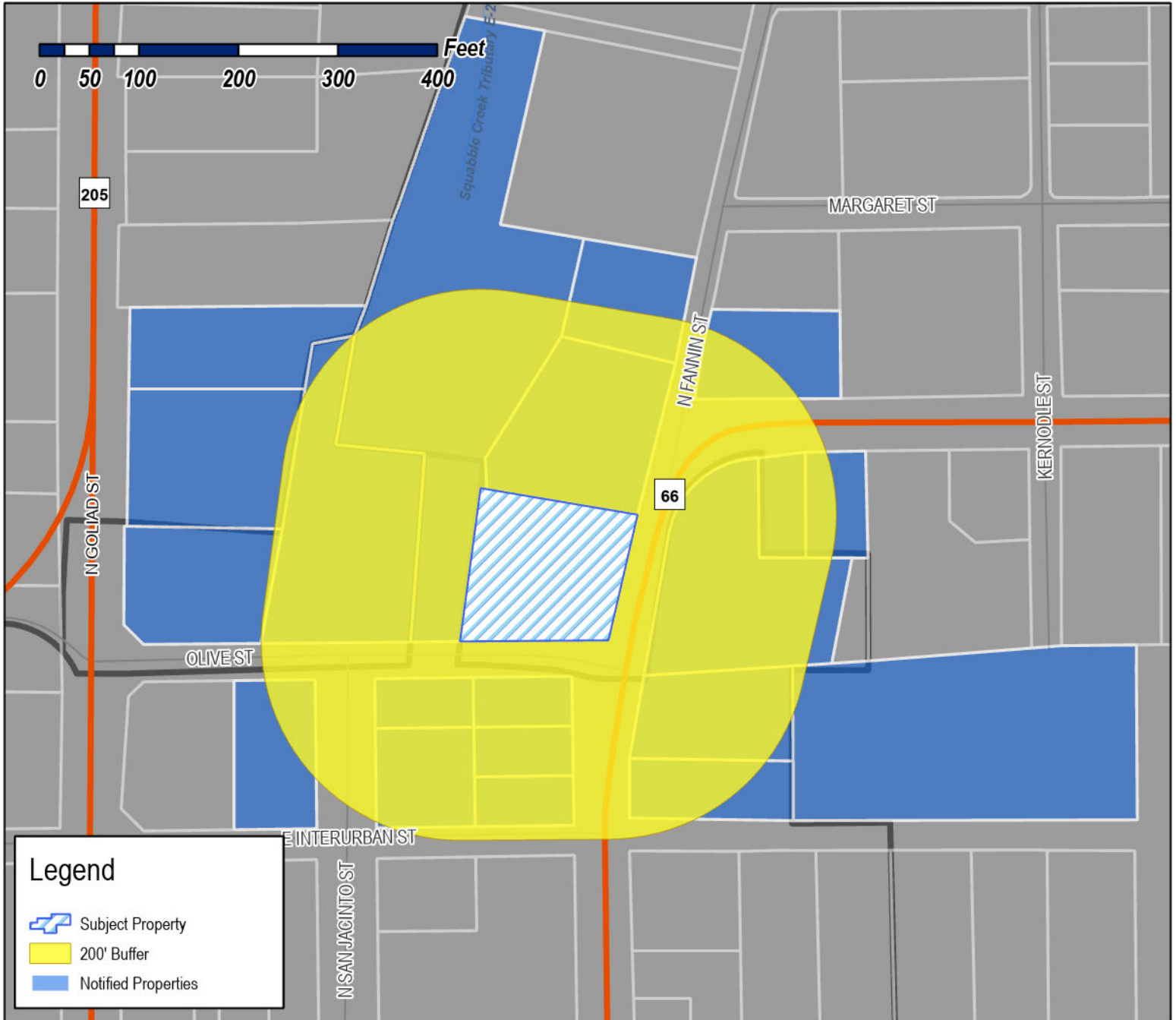




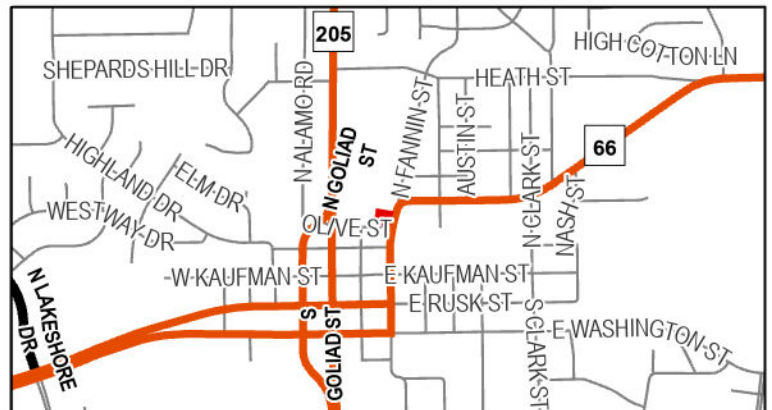
# City of Rockwall

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

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**Case Number:** H2023-009  
**Case Name:** COA for 401 N Fannin Street  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 401 N Fannin Street



**Date Saved:** 5/31/2023

For Questions on this Case Call: (972) 771-7746

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

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO  
ROCKWALL, TX 75087

OCCUPANT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

KMA LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

OCCUPANT  
307 N FANNIN ST  
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

OCCUPANT  
305 N FANNIN ST  
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
301 N FANNIN ST  
ROCKWALL, TX 75087

OCCUPANT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

OCCUPANT  
201 OLIVE ST  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

OCCUPANT  
401 N FANNIN ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
302 N FANNIN ST  
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
PO BOX 871239  
MESQUITE, TX 75187

OCCUPANT  
306 N FANNIN ST  
ROCKWALL, TX 75087

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD Suite 300  
ROCKWALL, TX 75032

OCCUPANT  
308 FANNIN  
ROCKWALL, TX 75087

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD Suite 300  
ROCKWALL, TX 75032

OCCUPANT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

OCCUPANT  
306 WILLIAMS ST  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
16713 MEADOWBROOK BV  
FORNEY, TX 75126

OCCUPANT  
105 OLIVE ST  
ROCKWALL, TX 75087

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

OCCUPANT  
404 N GOLIAD  
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

OCCUPANT  
502 N GOLIAD  
ROCKWALL, TX 75087

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

OCCUPANT  
406 N GOLIAD  
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC  
240 WILLOWCREST  
ROCKWALL, TX 75032

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

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

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto: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. H2023-009: COA for Exterior Alterations at 401 N. Fannin Street**

*Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Rickets for the approval of a Certificate of Appropriateness for exterior alterations on a High Contributing Property being a 0.550-acre parcel of land identified as Lot C, 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 401 N. Fannin Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, June 15, 2023 at 6:00 PM. This hearing 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 15, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

**Case No. H2023-009: COA for Exterior Alterations at 401 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.

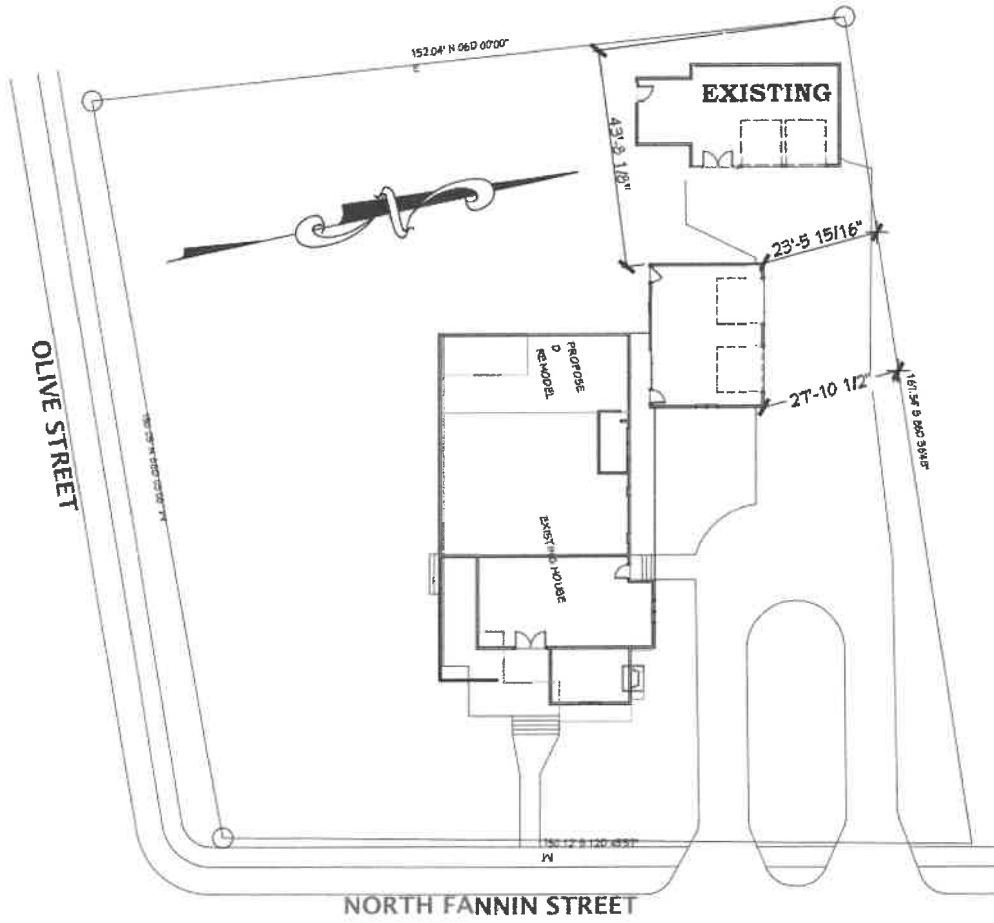
Four horizontal grey bars for providing reasons for the response.

Name:

Address:

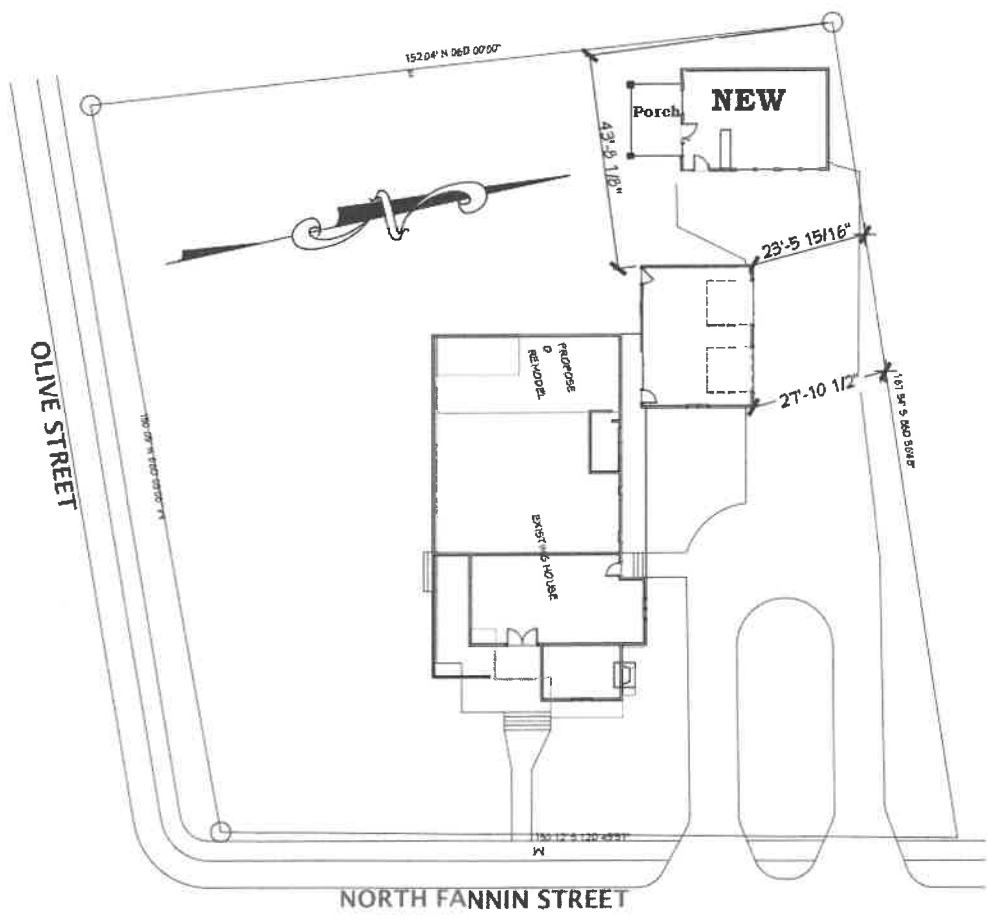
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



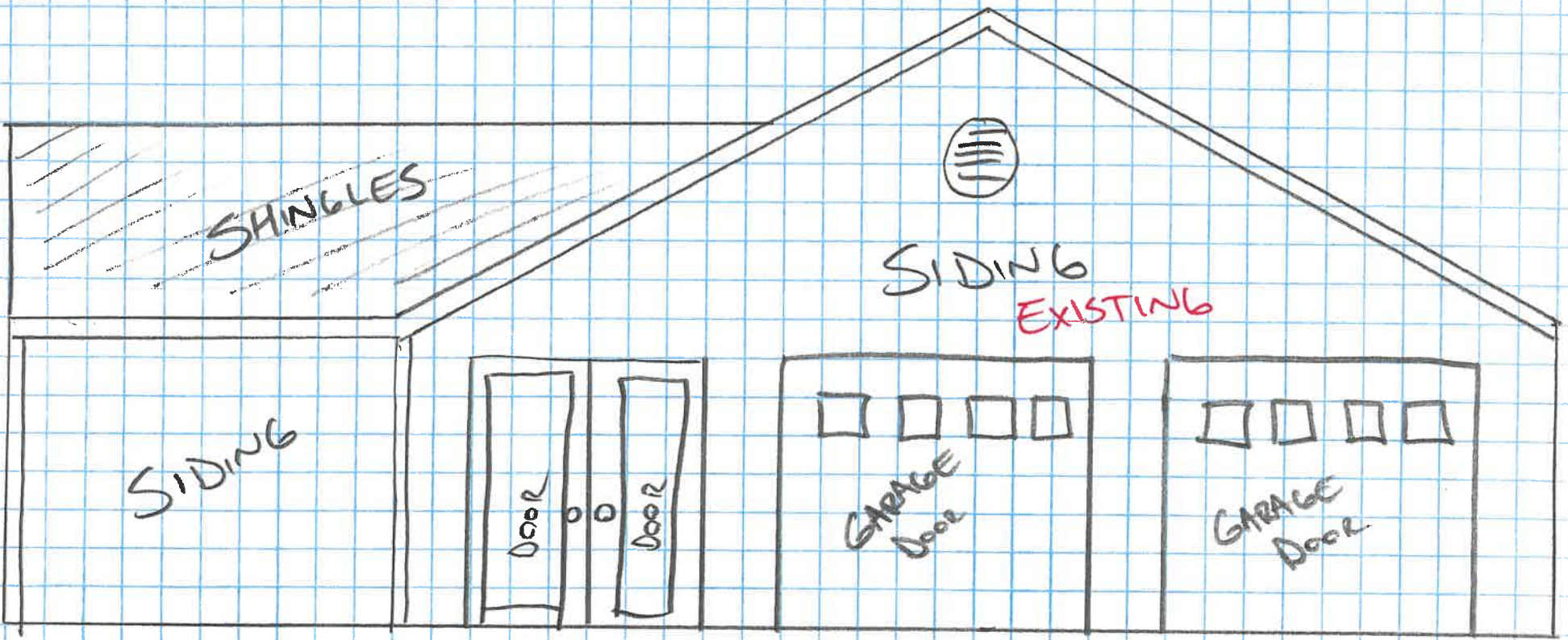
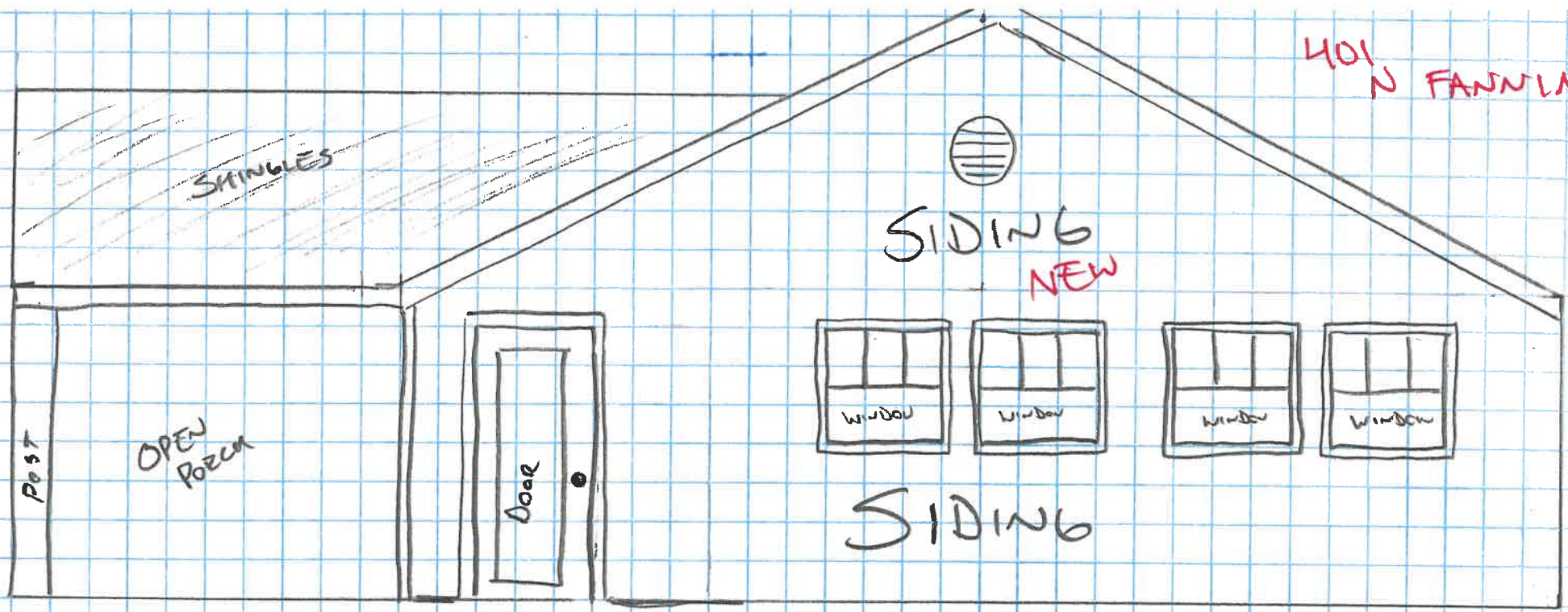
**PLOT PLAN**  
 1/32"=1'-0"



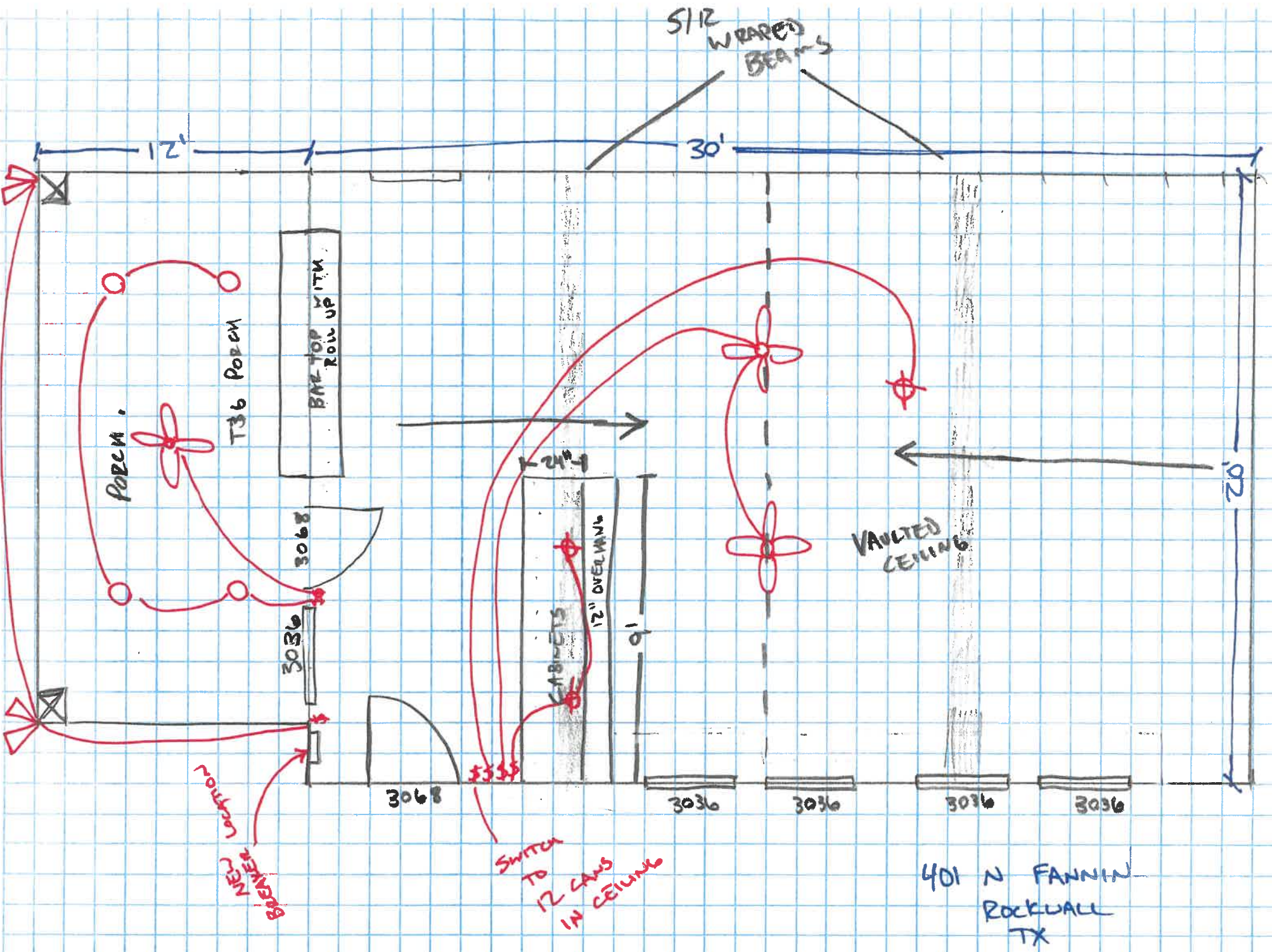


**PLOT PLAN**  
1/20/2012

401 N FANNIN







5/12 WRAPPED BEAMS

12'

30'

20'

PANEL

T36 PANEL

BRK TOP WITH ROLL UP

3068

3036

3068

24"

CABINETS 12" OVERHANG

91

VAULTED CEILING

3036

3036

3036

3036

BREAKER LOCATION

SWITCH TO 12 CANS IN CEILING

401 N FANNIN  
ROCKWALL  
TX





July 13, 2023

TO: Michael Cheatham  
1203 Cedar Ridge Road W.  
Heath, TX 75032

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

SUBJECT: H2023-009; *Certificate of Appropriateness (COA) for 401 N. Fannin Street*

Michael Cheatham:

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 15, 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) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (2) 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 15, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness with a vote of 4-0, with Board Members Odom and Gaskin absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee". The signature is fluid and cursive, written over a light blue horizontal line.

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