



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

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 203 n. Clark St.

SUBDIVISION _____

LOT _____

BLOCK _____

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 Morgan Edwards

APPLICANT(S) NAME _____

ADDRESS 203 n. Clark St.
Rockwall, TX 75087

ADDRESS _____

PHONE 972-310-8885

PHONE _____

E-MAIL mbedwards13@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: Window replacement

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$5,500.00

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.

replace all windows

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

Morgan Edwards

APPLICANT'S SIGNATURE

Morgan Edwards

Morgan Edwards
203 N. Clark Street
Rockwall, TX 75087

September 7, 2023

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

To Whom it May Concern:

I recently purchased 203 N. Clark, a wonderful home located within the Old Town Rockwall Historic District. I am preparing to add new windows, which will total \$5,500. To help offset this expense, I am applying for the Building Permit Waiver & Reduction Program and I am applying for the Small Matching Grant Program. Installing new windows will not only help me conserve energy, but it will also enhance the look of my home.

Your approval of a reduced building permit and a small grant is recommended as I upgrade my home. I am proud to live in the Historic Downtown Rockwall Area and want to improve the property in a manner that will add value to the home and neighborhood. Do not hesitate to contact me at 972-310-8885 or mbedwards13@yahoo.com with any questions. Thank you for your time and consideration.

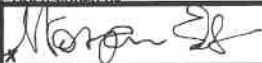
Sincerely,



Morgan B. Edwards

ACRI Windows

Date of Bid Monday, August 28, 2023	TERMS OF SALE Cash, check or finance	REFERENCE	CURRENCY US DOLLAR
CUSTOMER Morgan Edwards 203 North Clark Street Rockwall, TX 75087 214-763-2737 - Mom : 972-310-8885 bsmsedwards@sbcglobal.net		Remit To: ACRI WINDOWS Tony Acri 4800 Edgewater Dr. 214-853-3799 - Cell Rowlett, TX 75088 214-242-2325 Fax 214-550-0419 Phone	
COUNTRY OF MANUFACTURE UNITED STATES		Custom Measure/build, Installation & Guarantee/ser To be installed at customer's address above	
Sales Person Tony Acri			
FULL DESCRIPTION OF GOODS	United Inches (in)	QUANTITY	UNIT VALUE TOTAL VALUE
Millennium Door Products (97%-98% energy efficient)			
Custom build and install (9) Millennium replacement windows with half screen where opens. (Window frame color to be white Exterior and white interior)		9	\$ 589.00 \$ 5,301.00
Change window style in (5) openings: Remove (1) 35x68 single hung window and replace with (1) 35x68 picture window.			
Remove (1) 33x37 single hung window and replace with a 33x37 picture window in the kitchen. Remove a 46x65 single hung and relace with a 46x65 picture window. Remove a 46x61 single hung and replace with a 46x61 picture window. Remove a 31x34 single hung and replace with a 30x34 picture window.			
Include obscured rain glass in 30x34 bath window.			\$ 100.00
Price includes all labor, materials & taxes.			
Clean jobsite and haul away all debris.			
Note: 1) Customer to agree to allow Acri representative to set-up small display in yard at installation and leave sign in yard for (2) months for purposes of marketing our work to the neighborhood.			
SUB-TOTAL		9	\$ 5,401.00
LIFETIME/TRANSFERABLE WARRANTY	Estimated Time Line 4-6 week Build Time (Maybe sooner) 1-2 day Installation		Tax and Fees \$ 445.00
			Sub-Total \$ 5,846.00
			Cash(3) and Prev Cust (3)discount \$ 346.00
			TOTAL Amount of Agreement \$ 5,500.00
			Deposit collected \$ 1,000.00
			Balance on completion \$ 4,500.00

DocuSigned by:

 _____ x _____
 36AF04FFF315491...

Approved Purchase Order : Tony Acri



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: October 19, 2023
APPLICANT: Morgan Edwards
CASE NUMBER: H2023-014; *Small Matching Grant for 203 N. Clark Street*

On September 12, 2023, staff received applications for a Certificate of Appropriateness (COA) [H2023-013], a Building Permit Fee Waiver [H2023-015], and a Small Matching Grant [H2023-014] from the property owner -- *Morgan Edwards* -- for the purpose of facilitating the replacement of all the windows on the single-family home. The subject property is located at 203 N. Clark Street and is designated as a *Non-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 *Non-Contributing* shall be eligible for a total grant amount up to \$500.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Non-Contributing Property*. The project includes improvements that will be visible from the street (*i.e. replacing all the windows in the home*) 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 \$5,500.00, making the project eligible for a Small Matching Grant of up to \$500.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2023, the Historic Preservation Advisory Board (HPAB) has not approved any Small Matching Grants for FY2024. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,500.00.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION _____

LOT _____

BLOCK _____

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E-MAIL mbedwards13@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: Window replacement

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OWNER'S SIGNATURE

Morgan Edwards


APPLICANT'S SIGNATURE

Morgan Edwards



H2023-014: Small Matching Grant on a Non-Contributing Property at 203 N. Clark Street



Case Location Map = 



City of Rockwall

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

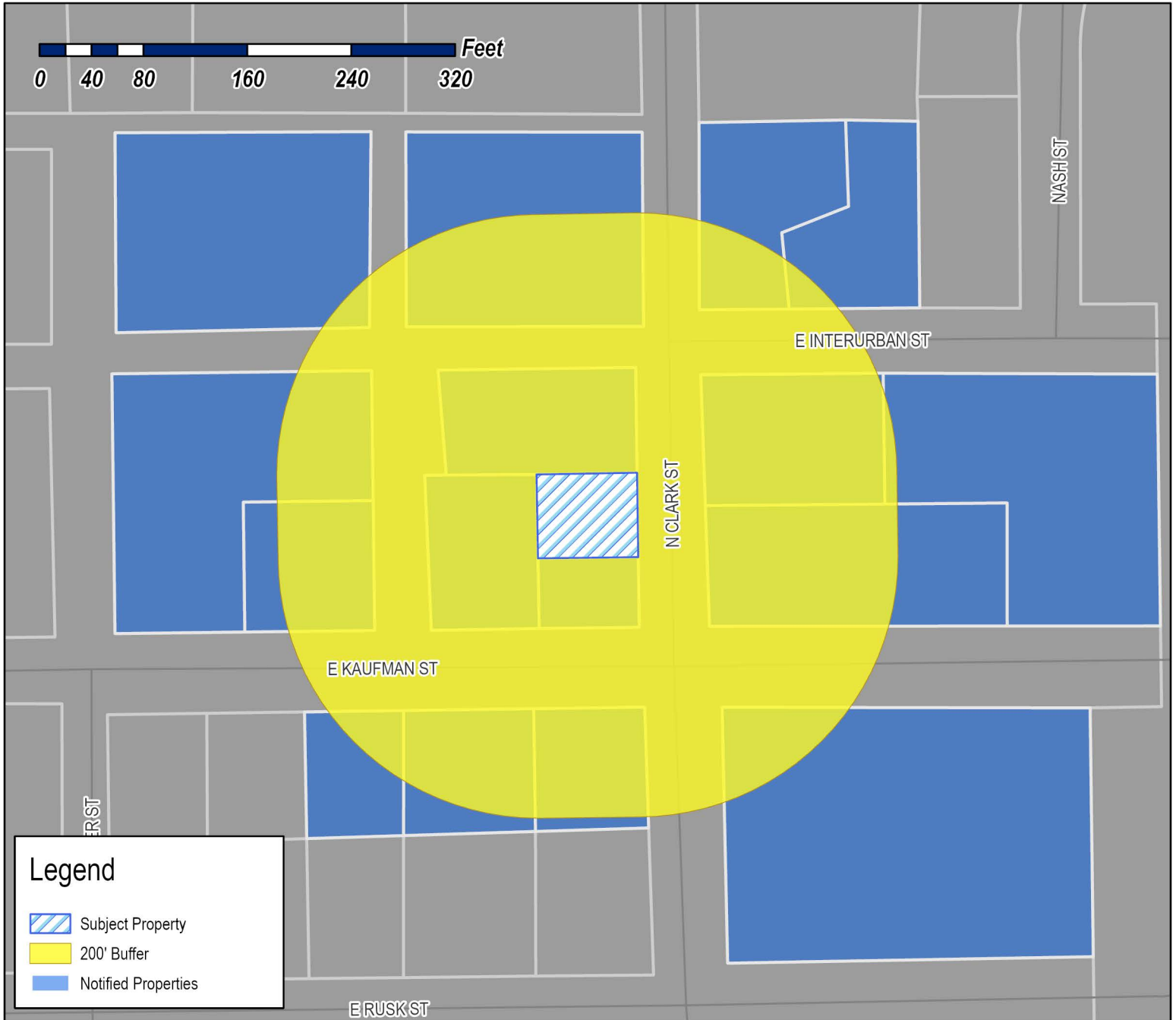





City of Rockwall

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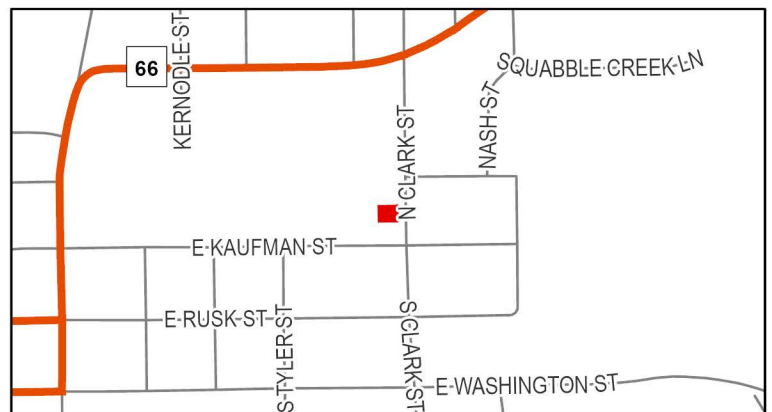
Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2023-014
Case Name: Small Matching Grant for Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 203 N. Clark Street

Date Saved: 10/3/2023

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



RESIDENT
904 CAMPTON CT
ROCKWALL, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
201 N CLARK ST
ROCKWALL, TX 75087

CLARK JENNIFER A
610 E KAUFMAN
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

DRAPER MIA
203 N CLARK ST
ROCKWALL, TX 75087

CAWTHON RICK AND PAULETTE DENISE
205 N CLARK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

RAGSDALE DONALD K & FRANCES
202 N CLARK ST
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A
206 N CLARK ST
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK
706 INTERURBAN ST
ROCKWALL, TX 75087

BRYANT RANDALL E
304 N CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
702 E INTERURBAN ST
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

HARPER LYDIA
601 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
202 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
510 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RESIDENT
811 S MAGNOLIA ST
ROCKPORT, TX 78382

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. H2023-014: Small Matching Grant for 203 N. Clark Street

Hold a public hearing to discuss and consider a request by Morgan Edwards for the approval of a Small Matching Grant for the replacement of windows on a Non-Contributing Property being a 0.1150-acre tract of land identified as a portion of Block 22 of the F & M 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 203 N. Clark 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, October 19, 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:

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, October 19, 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. H2023-014: Small Matching Grant for 203 N. 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.

Four horizontal grey bars for providing reasons for support or opposition.

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

Morgan Edwards
203 N. Clark Street
Rockwall, TX 75087

September 7, 2023

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

To Whom it May Concern:

I recently purchased 203 N. Clark, a wonderful home located within the Old Town Rockwall Historic District. I am preparing to add new windows, which will total \$5,500. To help offset this expense, I am applying for the Building Permit Waiver & Reduction Program and I am applying for the Small Matching Grant Program. Installing new windows will not only help me conserve energy, but it will also enhance the look of my home.

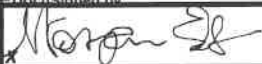
Your approval of a reduced building permit and a small grant is recommended as I upgrade my home. I am proud to live in the Historic Downtown Rockwall Area and want to improve the property in a manner that will add value to the home and neighborhood. Do not hesitate to contact me at 972-310-8885 or mbedwards13@yahoo.com with any questions. Thank you for your time and consideration.

Sincerely,



Morgan B. Edwards

ACRI Windows

Date of Bid Monday, August 28, 2023	TERMS OF SALE Cash, check or finance	REFERENCE	CURRENCY US DOLLAR
CUSTOMER Morgan Edwards 203 North Clark Street Rockwall, TX 75087 214-763-2737 - Mom : 972-310-8885 bsmsedwards@sbcglobal.net		Remit To: ACRI WINDOWS Tony Acri 4800 Edgewater Dr. 214-853-3799 - Cell Rowlett, TX 75088 214-242-2325 Fax 214-550-0419 Phone	
COUNTRY OF MANUFACTURE UNITED STATES		Custom Measure/build, Installation & Guarantee/ser To be installed at customer's address above	
Sales Person Tony Acri			
FULL DESCRIPTION OF GOODS		United Inches (in)	QUANTITY
			UNIT VALUE
			TOTAL VALUE
Millennium Door Products (97%-98% energy efficient)			
Custom build and install (9) Millennium replacement windows with half screen where opens. (Window frame color to be white Exterior and white interior)			9
Change window style in (5) openings: Remove (1) 35x68 single hung window and replace with (1) 35x68 picture window.			\$ 589.00
Remove (1) 33x37 single hung window and replace with a 33x37 picture window in the kitchen. Remove a 46x65 single hung and relace with a 46x65 picture window. Remove a 46x61 single hung and replace with a 46x61 picture window. Remove a 31x34 single hung and replace with a 30x34 picture window.			\$ 5,301.00
Include obscured rain glass in 30x34 bath window.			\$ 100.00
Price includes all labor, materials & taxes.			
Clean jobsite and haul away all debris.			
Note: 1) Customer to agree to allow Acri representative to set-up small display in yard at installation and leave sign in yard for (2) months for purposes of marketing our work to the neighborhood.			
SUB-TOTAL		9	\$ 5,401.00
LIFETIME/TRANSFERABLE WARRANTY	Estimated Time Line 4-6 week Build Time (Maybe sooner) 1-2 day Installation		Tax and Fees \$ 445.00
			Sub-Total \$ 5,846.00
			Cash(3) and Prev Cust (3)discount \$ 346.00
DocuSigned by:  36AF04FFF315491...			TOTAL Amount of Agreement \$ 5,500.00
			Deposit collected \$ 1,000.00
			Balance on completion \$ 4,500.00

Approved Purchase Order : Tony Acri



















DATE: October 20, 2023

TO: Morgan Edwards
203 N Clark
Rockwall, Texas, 75087

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

SUBJECT: H2023-014; Small Matching Grant for 203 N Clark Street

Morgan:

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 10/19/2023. 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.

Historic Preservation Advisory Board

On October 19, 2023, the Historic Board approved a motion to approve the Small Matching Grant by a vote of 4-2, with Board Members Miller and Litton dissenting and Board Member Freed absent.

Small Matching Grant

The total valuation of the project provided by the applicant is \$5,500, and would be qualified for a small matching grant of \$500.00.

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) 771-6488.

Sincerely,

Bethany Ross
Planner