



**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 \_\_\_\_\_

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.

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APPLICANT(S) NAME \_\_\_\_\_

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ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

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.

\_\_\_\_\_  
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OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

CLIFFORD & JEANNETTE CORNELIUS  
TO  
HELEN ROBINSON  
VOL. 1482, PG. 36

0.22 ACRES

BARBARA L. MAXWELL  
TO  
FRANLIE MAE  
VOL. 4274, PG. 210

JERRY GLASS  
VOL. 128, PG. 404

(CONTROLLING BEARING LINE)  
N 1° 55' 51" E 101.23'

JULIE A. CROFT  
MICHAEL P. & TAMARIE SULLIVAN  
VOL. 1164, PG. 238

BEGINNING

N 87° 47' 02" W 95.19'

E. WASHINGTON STREET

FORM OF  
ASSET

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Franlie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Franlie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 404 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.23 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Croft to Michael P. Sullivan and Tamarie Sullivan, as recorded in Volume 1134, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.10 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

*Harold D. Feby, III*  
Harold D. Feby III, R.P.L.S. No. 5034



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# A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.  
ROCKWALL 75087

NEW SHED

KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.  
ROCKWALL TX  
75087

### ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/11/23	FOR BIDDING AND PERMIT	

### REVISION LOG

DATE	DESCRIPTION	REV. NO.

### ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

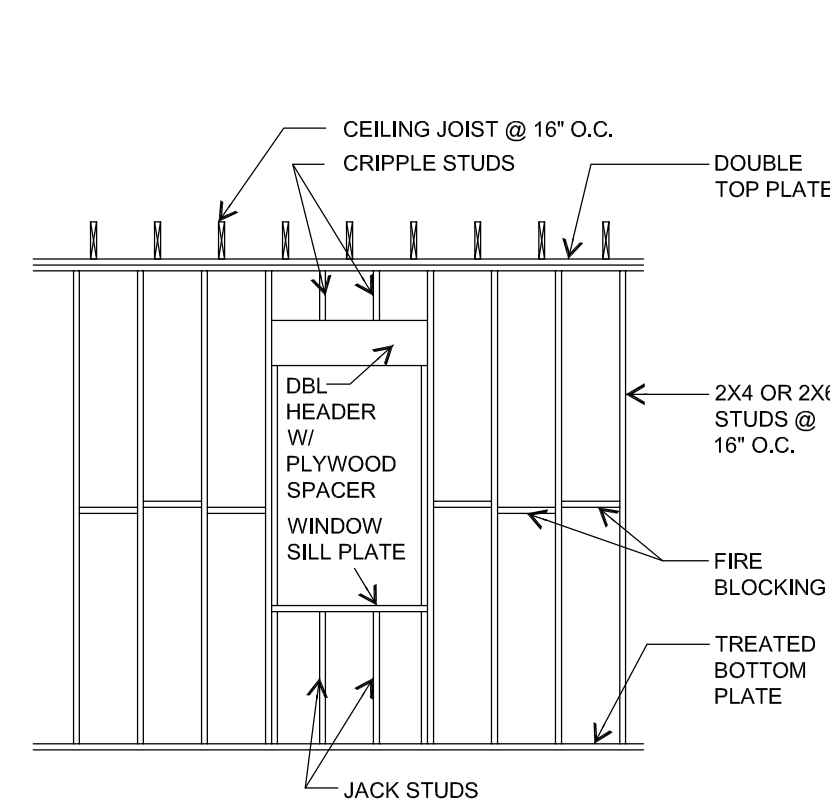


ARCH. PROJ. #: 09/06/23 SCALE: REF. DRAWING

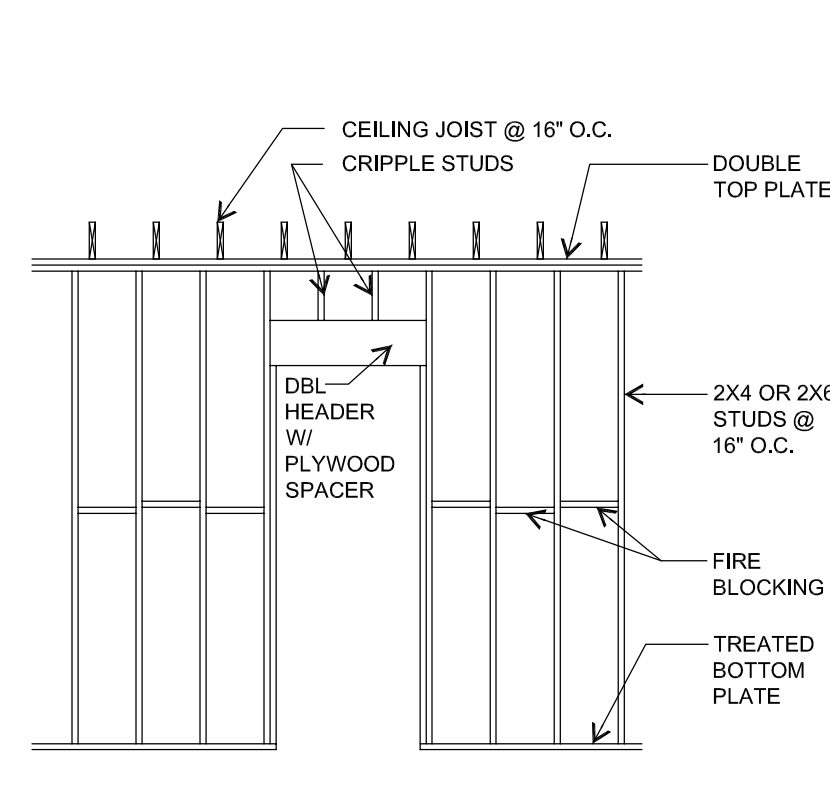
SHEET NO.

# A1.0

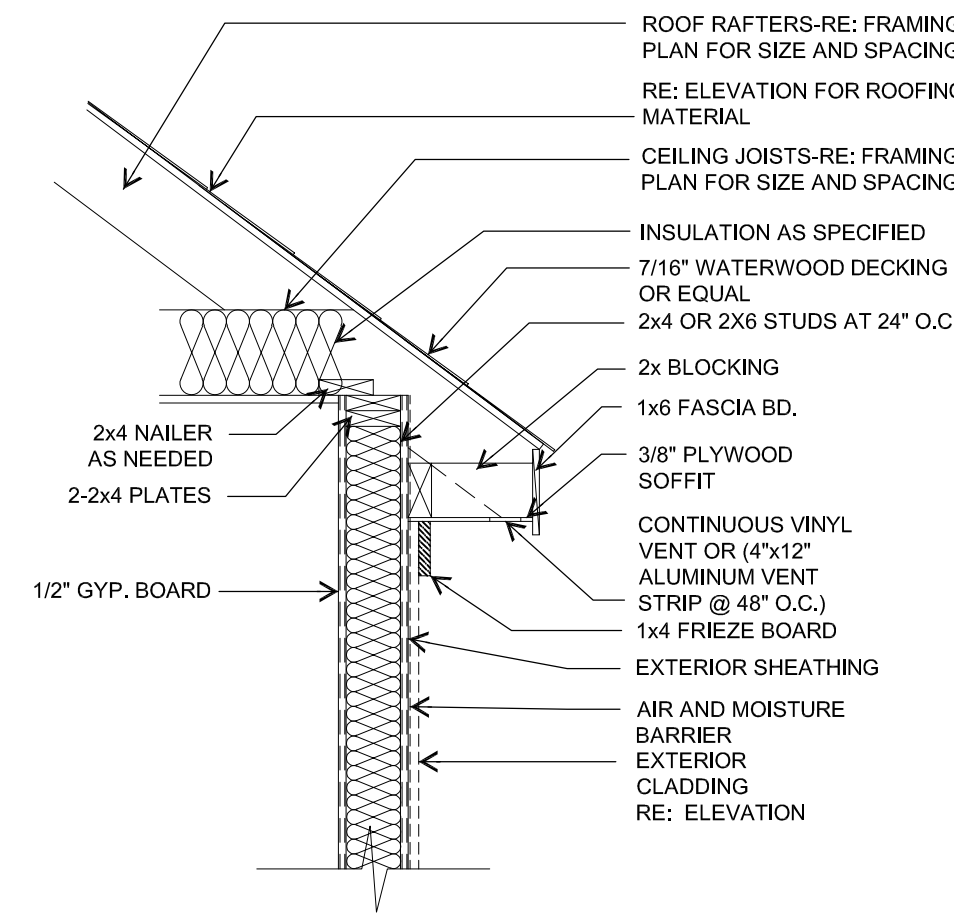
SHED NOTES, PLANS, ELEVATIONS



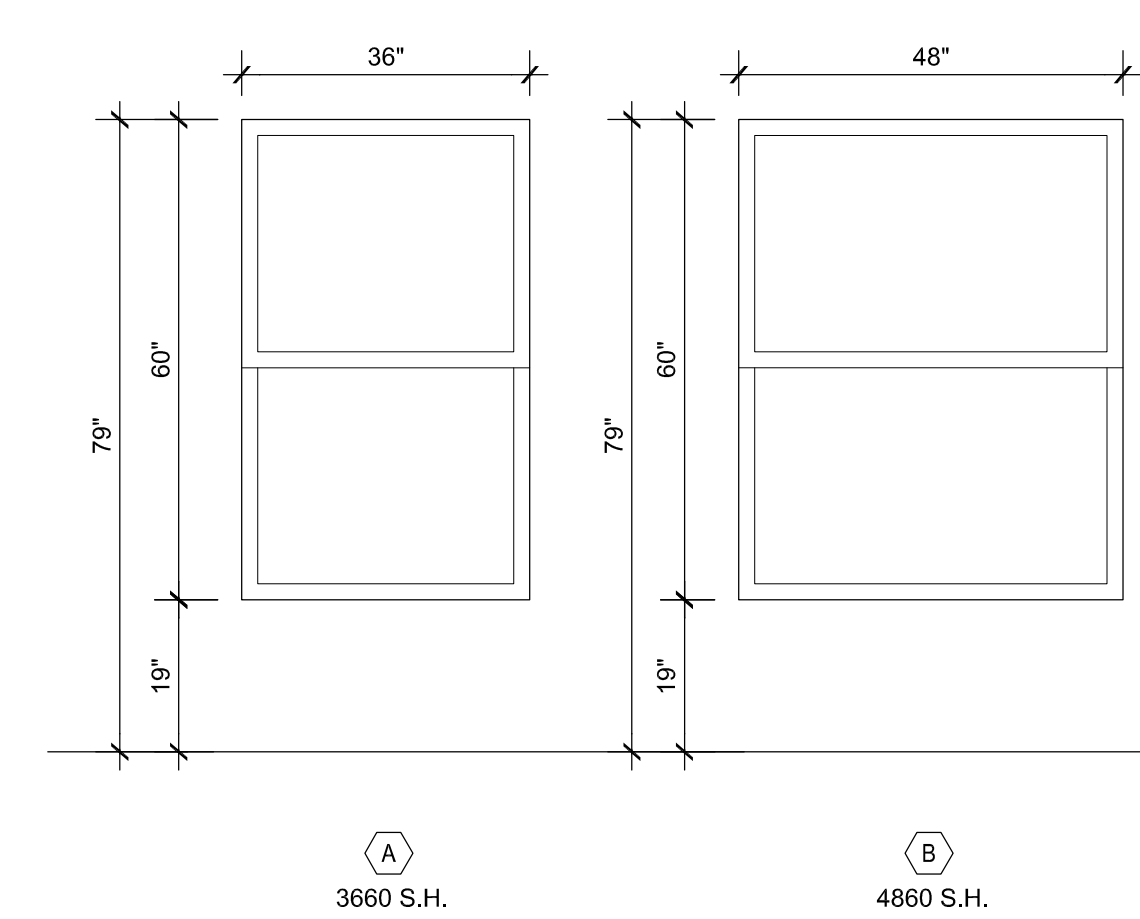
12 TYP. WINDOW FRAMING  
SCALE: 1/4" = 1'-0"



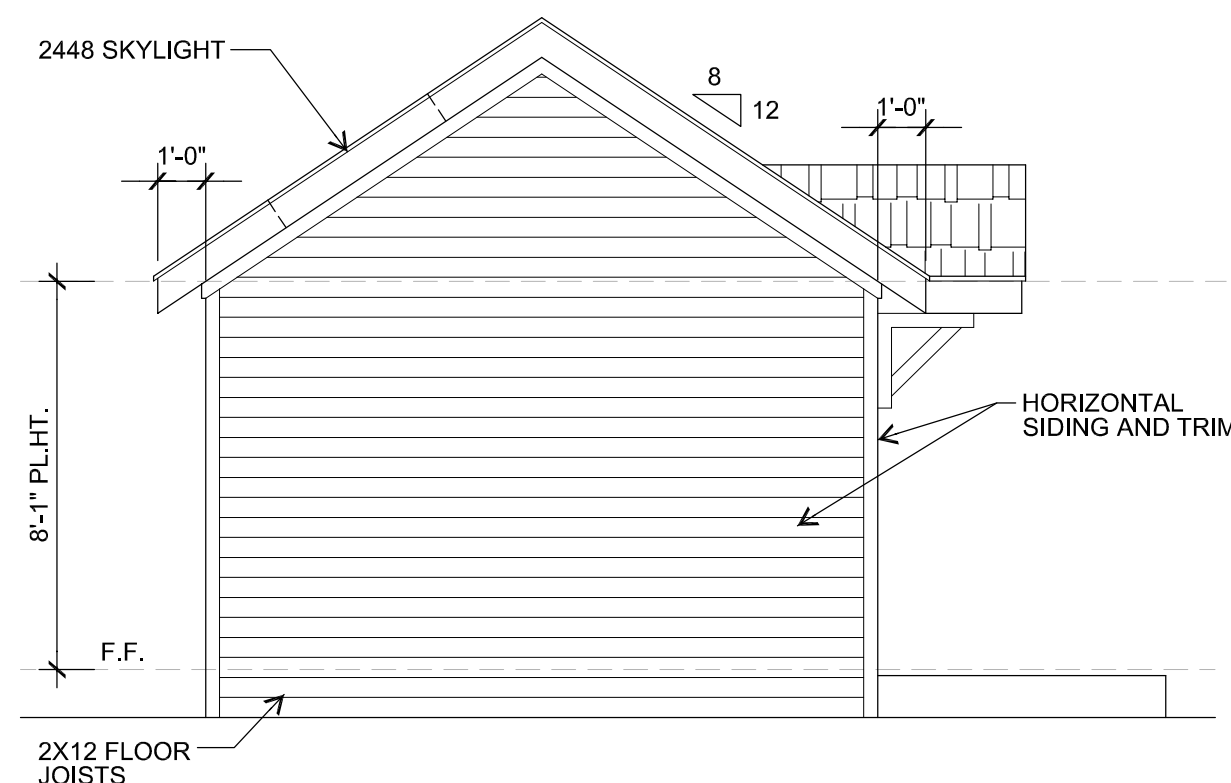
11 TYP. DOOR FRAMING  
SCALE: 1/4" = 1'-0"



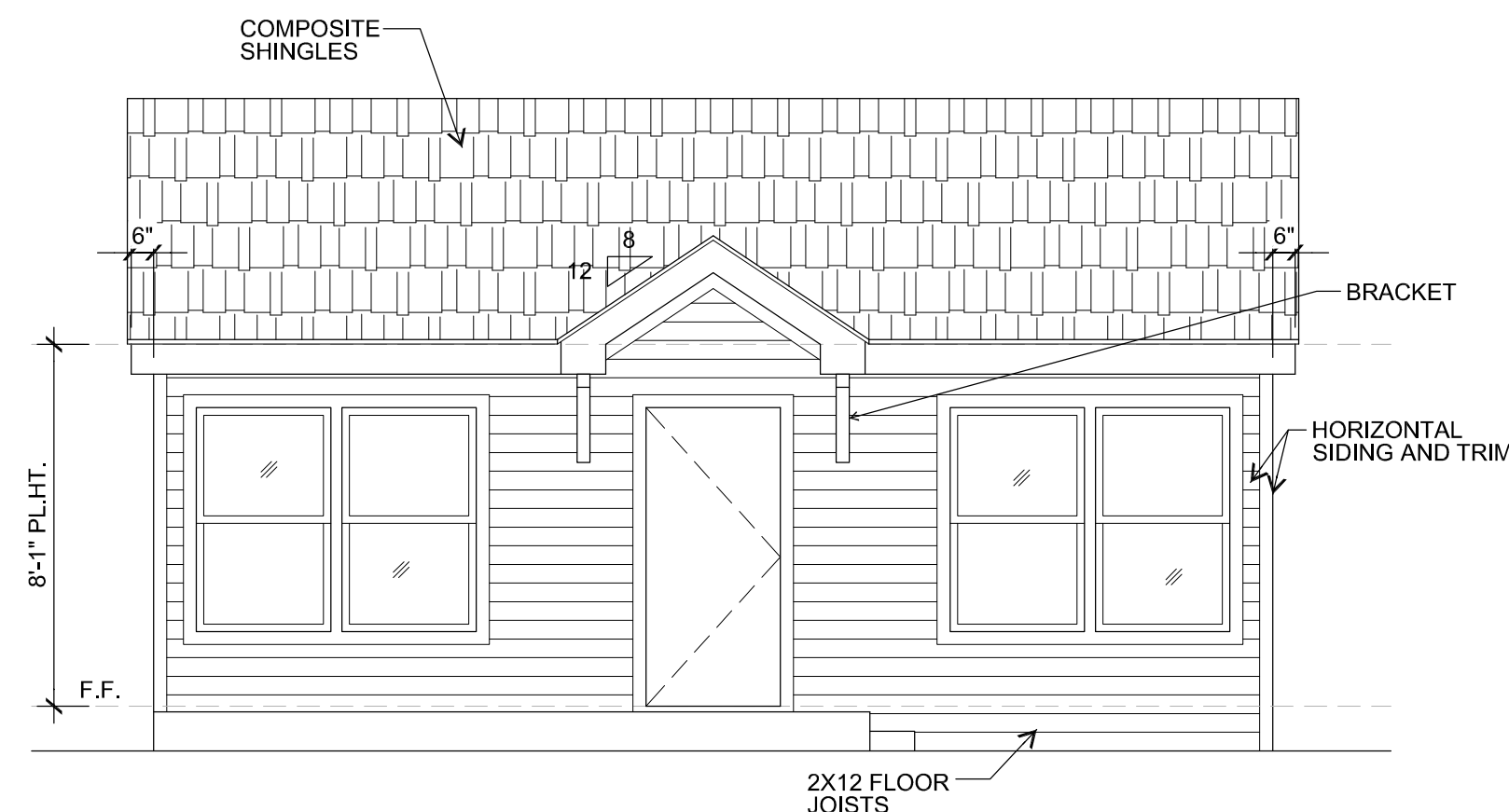
10 TYP. SOFFIT DETAIL  
SCALE: 1/4" = 1'-0"



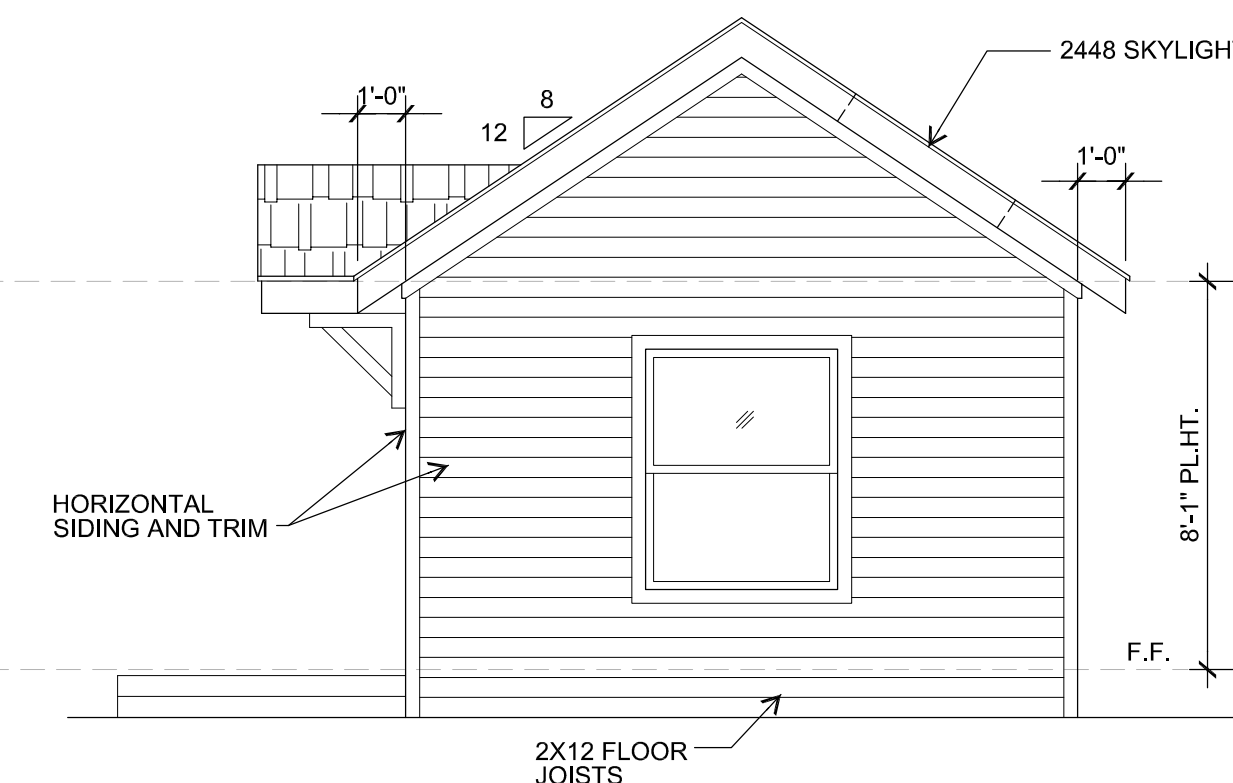
9 WINDOW TYPES  
NO SCALE



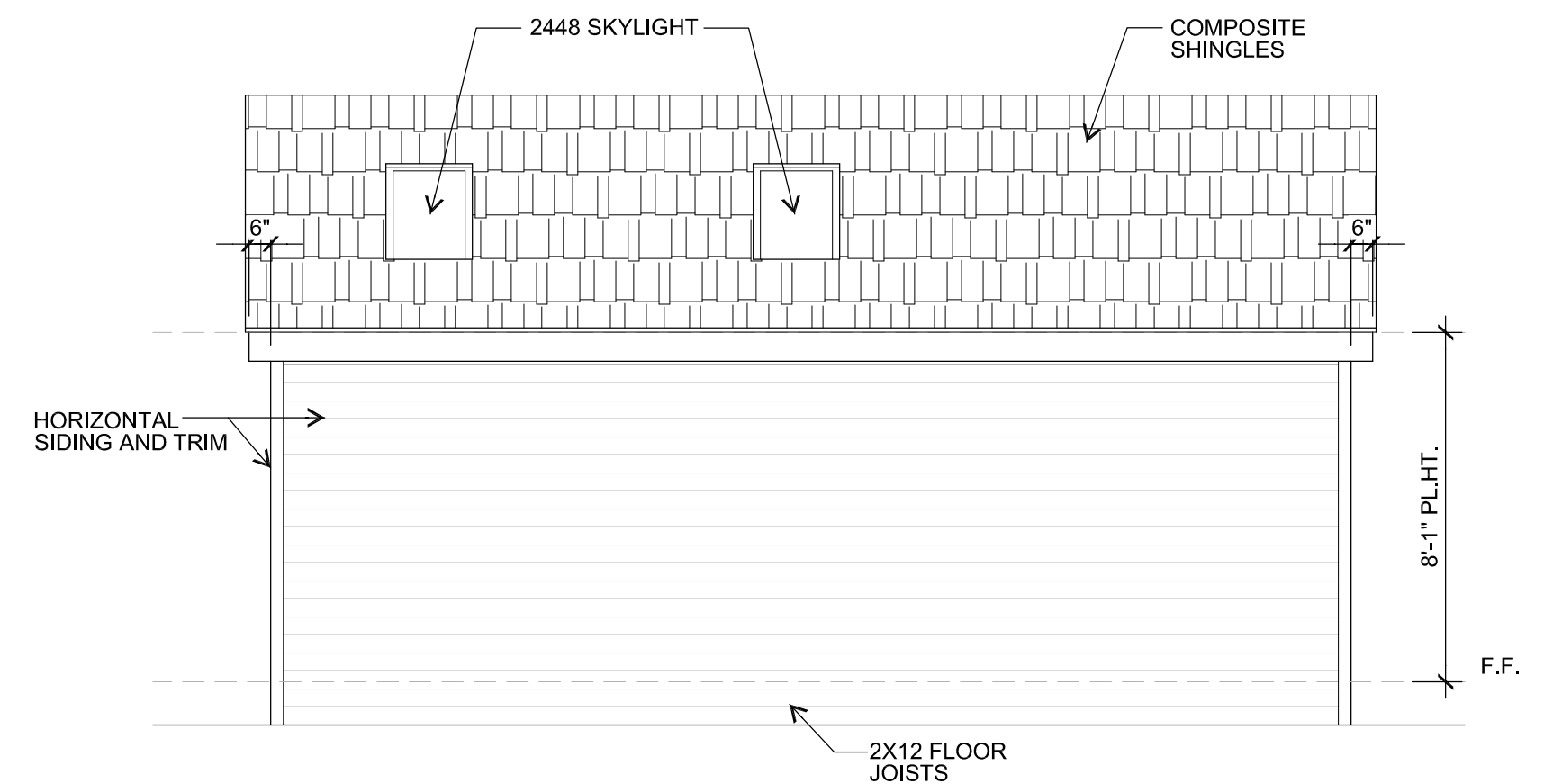
8 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



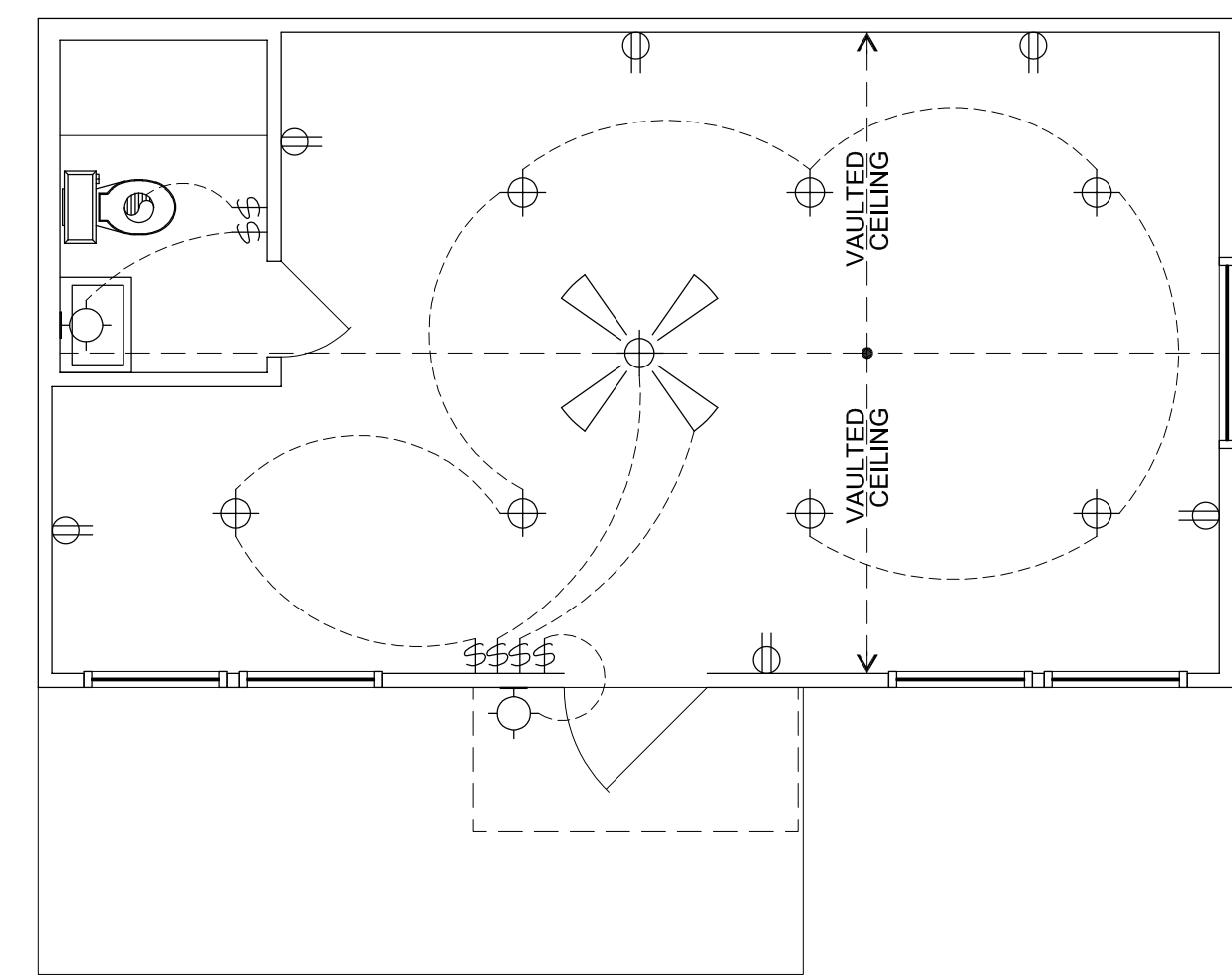
5 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**ELECTRICAL NOTES:**

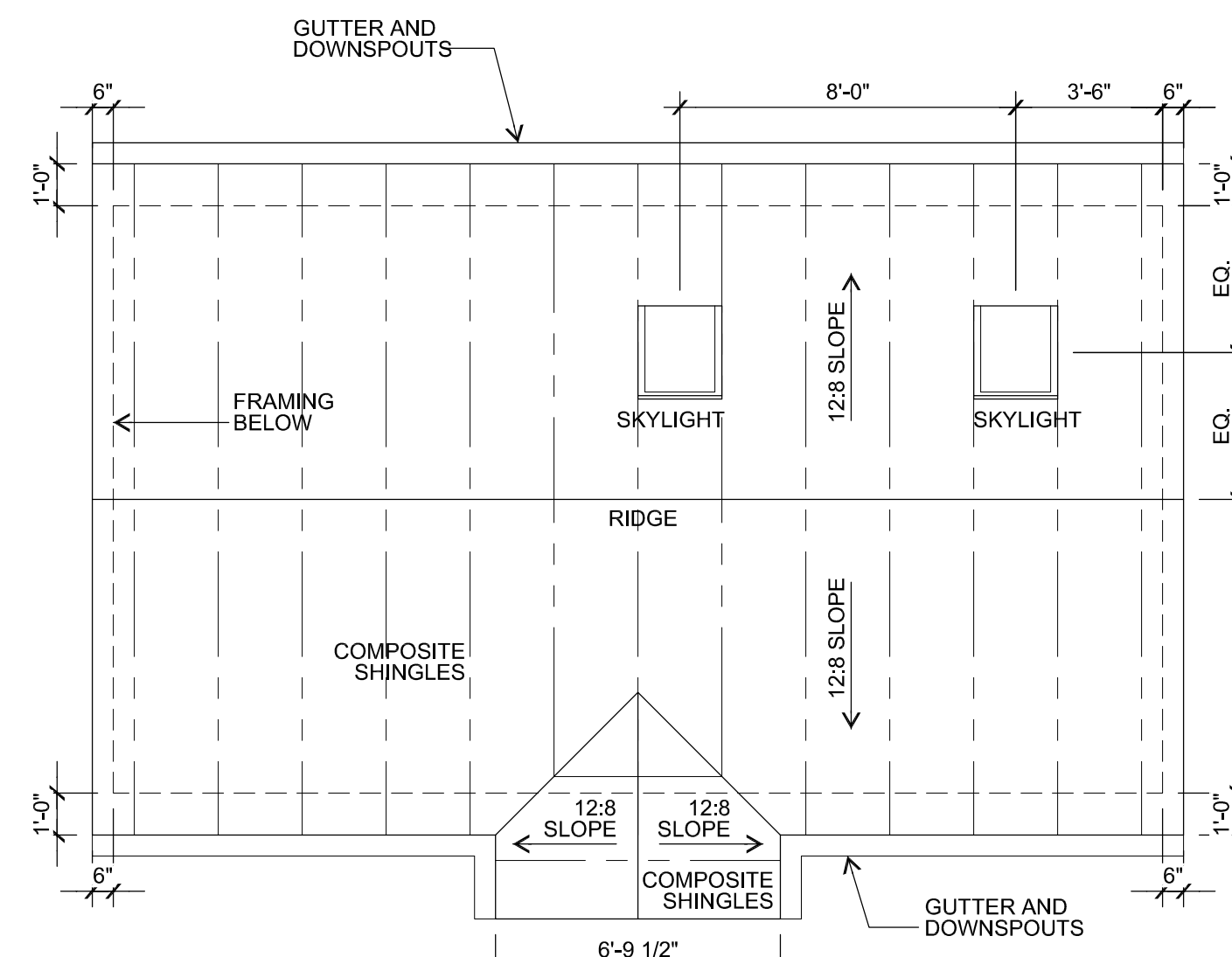
- 1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- 2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
- 3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- 4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
- 5.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- 6.) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
- 7.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN WITH LIGHT KIT
⊕	EXHAUST FAN

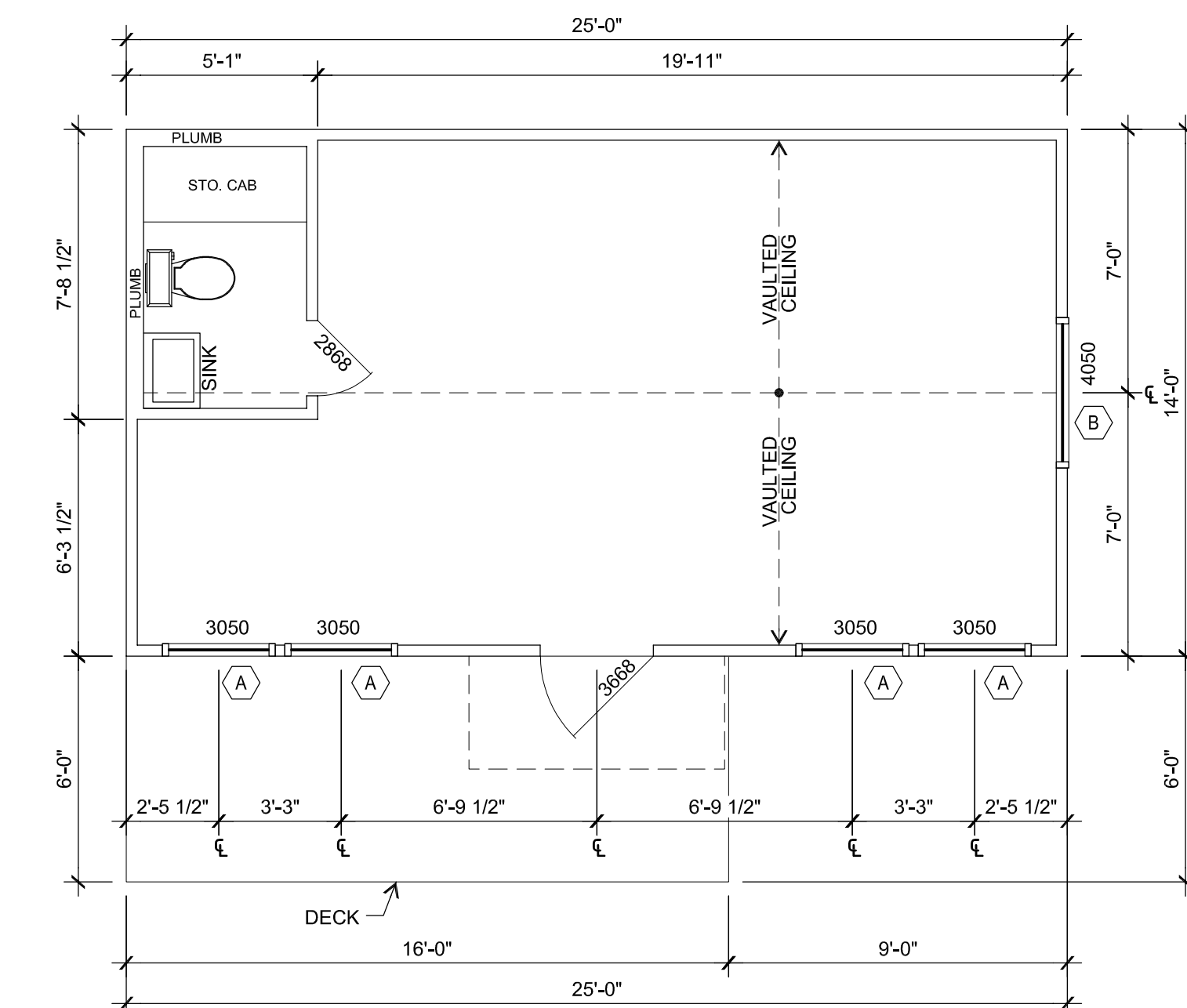
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN







# 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:** October 19, 2023  
**APPLICANT:** Keith Green  
**CASE NUMBER:** H2023-017; *Small Matching Grant for 605 E. Washington Street*

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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 [H2023-017] from the property owner -- *Keith Green* -- for the purpose of constructing a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property. The subject property is located at 605 E. Washington 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*) shall be eligible for a total grant amount 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. *adding a Guest Quarters/Secondary Living Unit that will match the primary structure*) 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 \$20,000.00, 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 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 \$4,000.00.



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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### STAFF USE ONLY

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- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

#### SPECIAL DISTRICTS [SELECT APPLICABLE]:

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- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

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- RESIDENTIAL
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OTHER, SPECIFY: \_\_\_\_\_

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APPLICANT(S) NAME \_\_\_\_\_

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ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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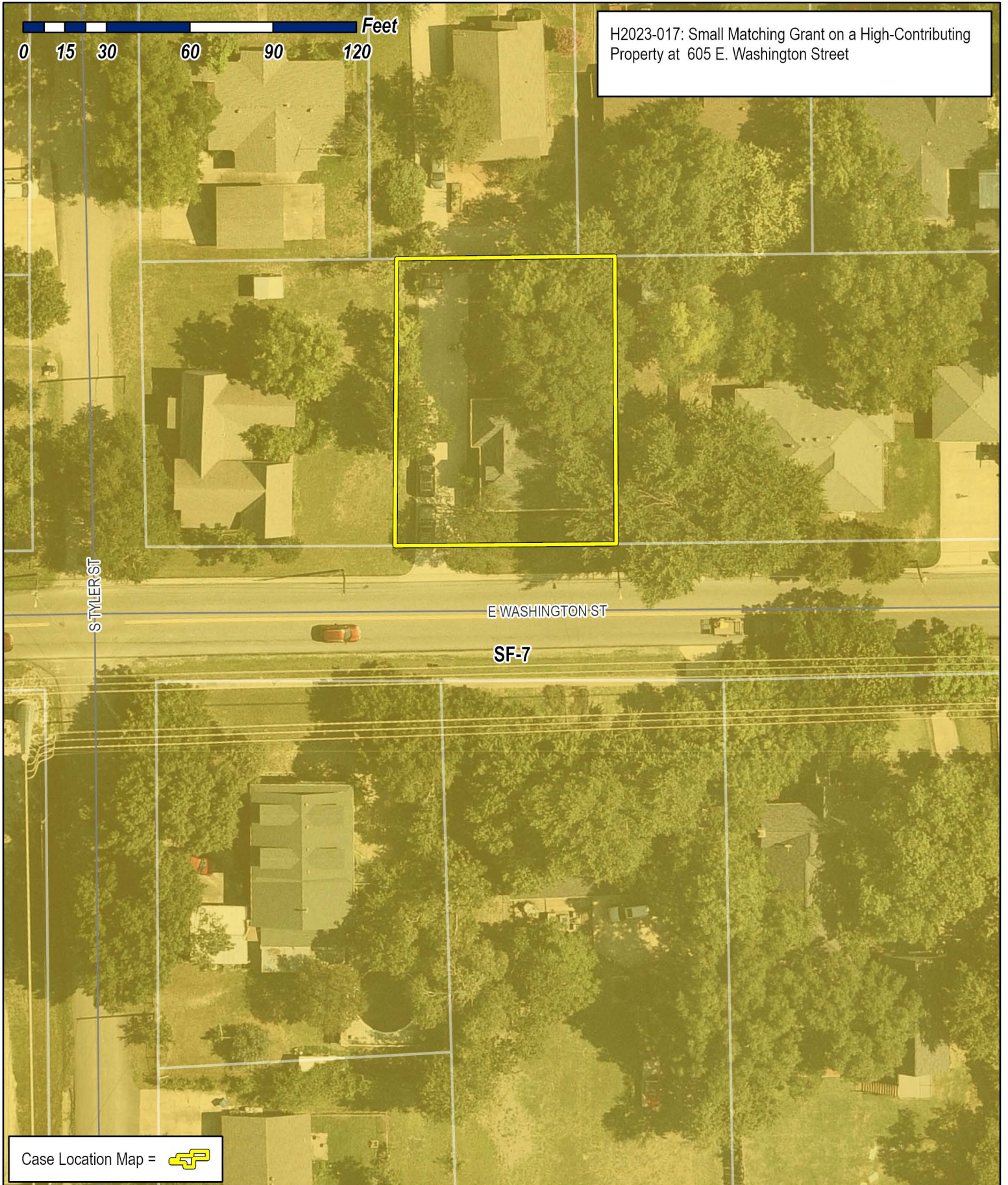
OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_





H2023-017: Small Matching Grant on a High-Contributing Property at 605 E. Washington 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.



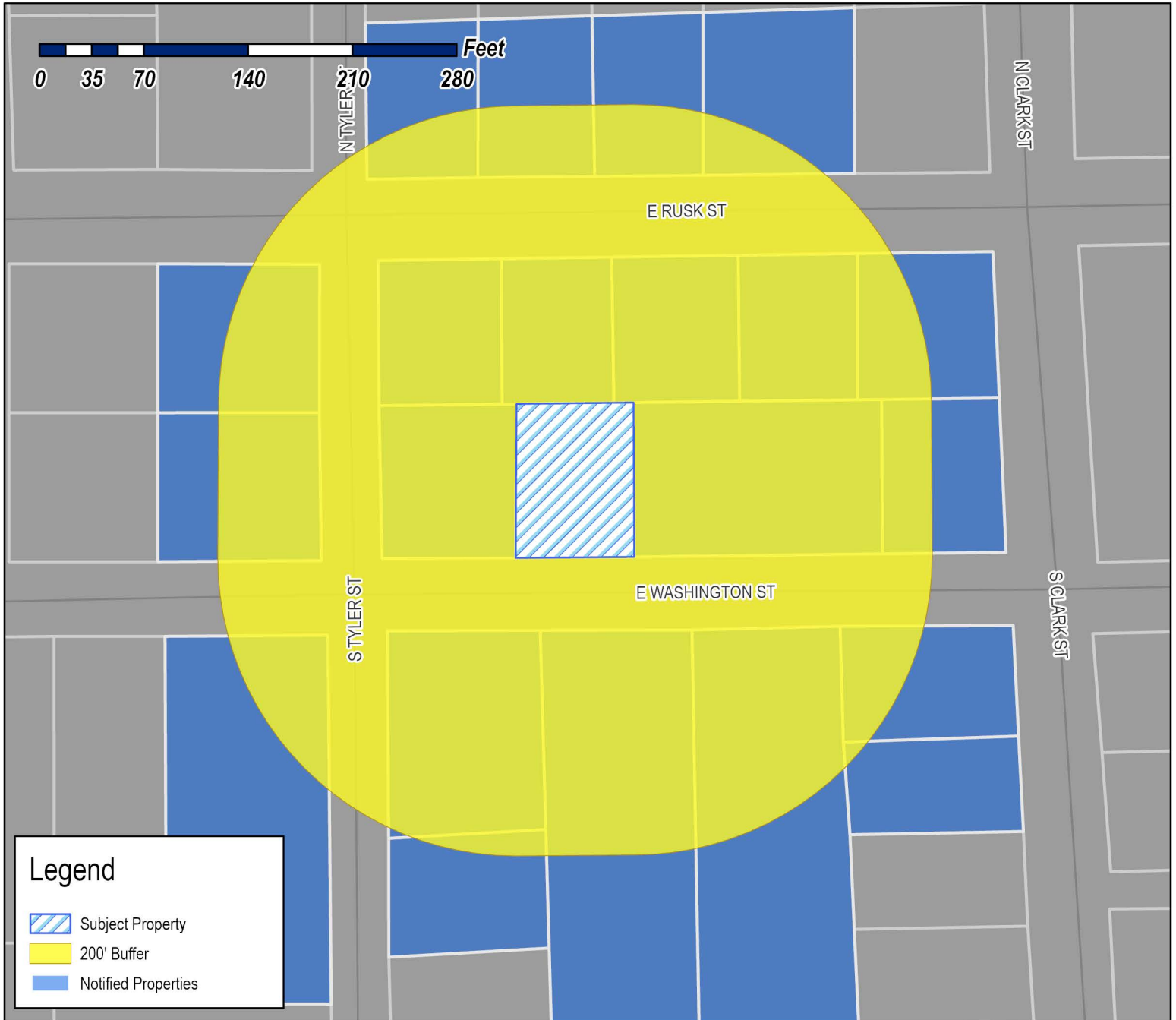




# City of Rockwall

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

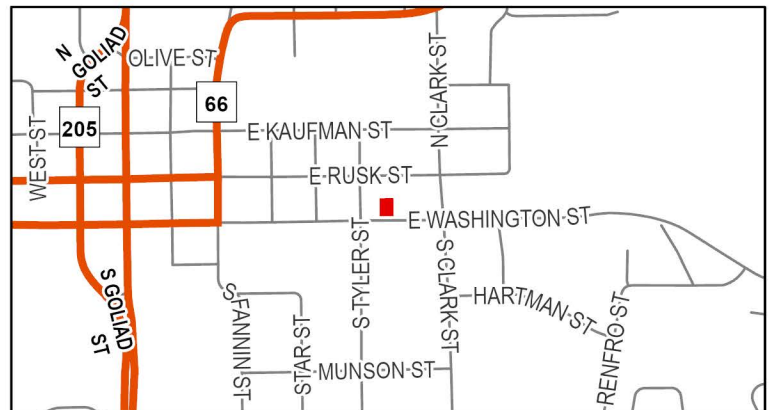
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**Case Number:** H2023-017  
**Case Name:** Small Matching Grant for a High-Contributing Property Historic  
**Case Type:** Single-Family 7 (SF-7) District  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 605 E. Washington Street

**Date Saved:** 9/27/2023

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



SMILEY KAREN APRIL  
605 E RUSK  
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX  
505 E WASHINGTON  
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M  
506 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 EWASHINGTON  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
211 TYLER ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
204 S CLARK ST  
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE  
608 WASHINGTON  
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC  
603 E RUSK  
ROCKWALL, TX 75087

GLASS JERRY  
601 E WASHINGTON  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 E WASHINGTON  
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST  
210 TYLER ST  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
106 S CLARK ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK  
ROCKWALL, TX 75087

ROBINSON NELDA  
602 E RUSK  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E RUSK  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
102 S CLARK ST  
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
P.O. BOX 3061  
WARMINSTER, PA 18974

RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
3435 HWY 276  
ROCKWALL, TX 75087

RESIDENT  
7340 BAKER BLVD  
#392  
RICHLAND HILLS, TX 76118

RESIDENT  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

RESIDENT  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
815 T L TOWNSEND  
STE 100  
ROCKWALL, TX 75087

RESIDENT  
2 MANOR COURT  
HEATH, TX 758032

RESIDENT  
102 N TYLER ST  
ROCKWALL, TX 758087

# 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. H2023-017: Small Matching Grant for 605 E. Washington Street**

*Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the 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 605 E. Washington 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:

**Angelica Guevara**  
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, 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. H2023-017: Small Matching Grant for 605 E. Washington 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](#)



CLIFFORD & JEANNETTE CORNELIUS  
TO  
HELEN ROBINSON  
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a lot of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

*Harold D. Feby, III*  
Harold D. Feby III, R.P.L.S. No. 5034



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NOV 11 2004





DATE: November 7, 2023

TO: Keith Green  
605 E. Washington Street  
Rockwall, Texas, 75087

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

SUBJECT: H2023-017; Small Matching Grant for 605 E. Washington Street

Mr. Green:

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

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 October 19, 2023, the Historic Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 6-0, with Board Member Freed absent.

Small Matching Grant

The total valuation of the project provided by the applicant is \$20,000, and would be qualified for a small matching grant of \$1,000.00.

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) 771-6438.

Sincerely,

Angelica Guevara; Planning Technician  
City of Rockwall Planning and Zoning Department