



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 310 S. Franklin

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 MARK LATHAM

APPLICANT(S) NAME _____

ADDRESS 310 S. Franklin

ADDRESS _____

PHONE 972-965-7070

PHONE _____

E-MAIL Mark@CallFixco-sc.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: _____

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

\$ 20,000

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.

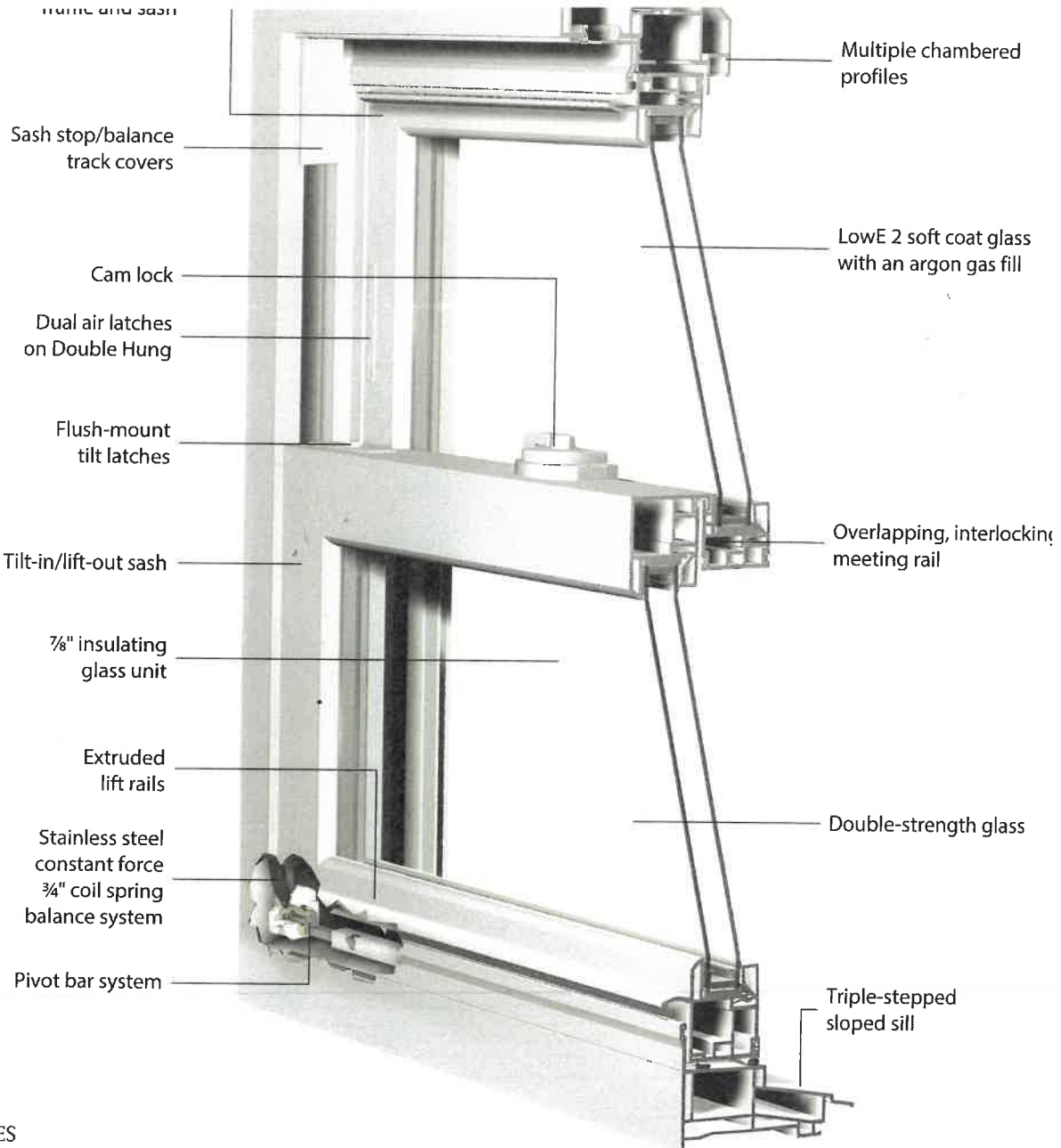
Windows are currently aluminum; not original to the house. We are wanting to replace them with vinyl windows with no grids which will look uniform; add consistency to the historic look. The new windows will provide a more energy efficient,

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 _____



STYLES

Double Hung, 2-lite Slider, 3-lite Slider, Casement, Awning, Picture, Geometric, Bay, Bow, Garden** and Sliding or French Swinging** Patio Door

***Not available in driftwood vinyl, woodgrain laminates and exterior colors*

***HARDWARE FINISHES**

Standard

White	Tan	Driftwood
*Dark Bronze	*Sandstone	

Standard with Antique Cherry, Maple, and Contemporary Oak Woodgrain laminates on select window styles

Standard only with Dark Woodgrain laminate

Premium

Polished Brass	Oil-Rubbed Bronze	Brushed Nickel

**These hardware offerings are based on Double Hung window style, hardware options may change based on window style (Premium upgrade on select window styles)*

INTERIOR COLORS

*White	Tan <i>Optional White Laminate Interior</i>	Driftwood <i>Optional White Laminate Interior</i>

**Standard White extrusion exterior/Optional exterior applied coating colors available*

EXTERIOR COLORS

Chocolate	Cream	Pine	Brick
Bronze	Tan	Driftwood	Black

INTERIOR WOODGRAIN LAMINATES

*Dark Woodgrain	*Antique Cherry	*Maple	*Contemporary Oak

**Woodgrain laminates are available with standard white or can be upgraded to any of the exterior color options*

To Match

No trends to be characteristic of the Time Period.

GRID STYLES

Flat Grids: Tan or Driftwood

Sculptured Grids: White, Tan, Driftwood, Brass or Woodgrain

Grids come in 5/8" flat grids and 3/4" sculptured grids.

Sculptured grids also available in 1" width.

Colors vary per series.



Flat Tan



Sculptured Brass



Colonial



Prairie



Diamond
With flat grids only



Perimeter

GIVE YOURSELF A LITTLE PEACE AND QUIET

Do you live in a noisy area or next to a busy street? You might want to consider our laminated glass, which is designed to reduce unwanted noise infiltration. Even if you have just one bedroom or an office that you'd like to be a little quieter, a window with our laminated glass will make a dramatic difference and look just like the rest of our standard glass windows. It also helps protect against unwanted break-ins with a laminated layer that makes breaking through the glass difficult.



KNOW THE LIGHT

There's nothing like a home filled with beautiful sunlight. Depending on your climate, sunlight can help keep your home warmer during cold winter months. But in summer months, it can increase your cooling costs and cause uncomfortable solar heat gain. And in any climate or season, sunlight can fade carpeting, drapes and furnishings.



THREE TYPES OF LIGHT



UV LIGHT

Can fade carpets, furnishings and artwork.

VISIBLE LIGHT

Desired for the illumination that makes your home bright and inviting.

NEAR-INFRARED LIGHT

Causes heat gain, can raise energy costs and make your home uncomfortable.



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: December 21, 2023

APPLICANT: Mark Latham

CASE NUMBER: H2023-023; *Certificate of Appropriateness (COA) for 310 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a Certificate of Appropriateness (COA) for the *replacement of windows* on a single-family home being a *Medium Contributing Property* on a 0.17-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block H, Eppstein 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 310 S. Fannin Street, and take any action necessary.

BACKGROUND

According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The 1,803 SF single-family home – *situated on the subject property at 310 S. Fannin Street* – was constructed circa 1905 with *National Folk* stylistic influences. The subject property is a part of Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. The *2017 Historic Resource Survey* also states that the porch supports have been replaced and the non-historic window screens have been altered.



SUBJECT PROPERTY: OCTOBER 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of windows in the single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 310 S. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) lots (*i.e. 201, 203, and 305 S. Fannin Street*) belonging to the Divine Peace Evangelical Lutheran Church that are all zoned Downtown (DT) District.

South: Directly south of the subject property is the Rockwall City Hall Addition, which is on a 7.34-acre parcel of land that was established in 2001. Situated on this property is Rockwall City Hall. Beyond this are 16 townhomes (*i.e. 402, 404, 406 & 408 Fannin Street*) that are zoned Downtown (DT) District. South of this is 0.1760-acre parcel of land (*i.e. 410 S. Fannin Street*), zoned Downtown (DT) District, and is classified as a *High-Contributing Property*. Beyond this is E Kaufman Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3210-

acre parcel of land (i.e. 311 S. Fannin Street), zoned Single-Family 7 (SF-7) District, and classified as a *Low-Contributing Property*. East of this is a 0.1607-acre parcel of land (i.e. 304 Star Street), zoned Single-Family 7 (SF-7) District, and classified as a *Non-Contributing Property*.

West: Directly west of the subject property is a 0.230-acre parcel of land (i.e. 308 S. Fannin Street), zoned Multi-Family 14 (MF-14) District, and classified as a *Non-Contributing Property*. West of this is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is the Rockwall City Hall Addition, which is on a 7.34-acre parcel of land that was established in 2001. Situated on this property is Rockwall City Hall. Further west is S. Goliad Street, which is identified as a P3U (i.e. *principal 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

The applicant is proposing to replace all the windows on the single-family home. Currently, the windows are aluminum and are not original to the existing single-family home. The applicant is proposing to replace the existing windows with vinyl windows with no grids to provide conformity and consistency of the windows and to mimic the historic look of the property.

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 considered to be a *Medium-Contributing Property*. Furthermore, according to Subsection 06.01, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) as provided for in Subsection 06.02, *Historic Overlay District*, of Article 05, *District Development Standards*." In this case, the replacement of the windows requires a building permit and is a visible change to the exterior of the property. Based on this, the applicant is required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

According to Subsection 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. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures." In this case, the applicant's home was built circa 1900 and the proposed window replacements will greatly increase the energy efficiency as well as the aesthetics of the single-family home. Staff should also reiterate that the existing aluminum windows are not original to the home, and that the applicant's proposed replacement has a more historic look than the current windows.

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 ..." In this case, the applicant's request does not have an adverse effect on any of the adjacent properties or the historic look of the existing historic home; however, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On December 13, 2023, staff notified 26 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Appropriateness (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: _____

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DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
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- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

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- 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 310 S. Franklin

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 MARK LATNAM

APPLICANT(S) NAME _____

ADDRESS 310 S. Franklin

ADDRESS _____

PHONE 972-965-7070

PHONE _____

E-MAIL Mark@CallFixco-sc.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: _____

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

\$ 20,000

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OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

0 5 10 20 30 40 Feet

H2023-023: Certificate of Appropriateness for 310 S. Fannin Street

DT

MF-14

S FANNIN ST

SF-7

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.

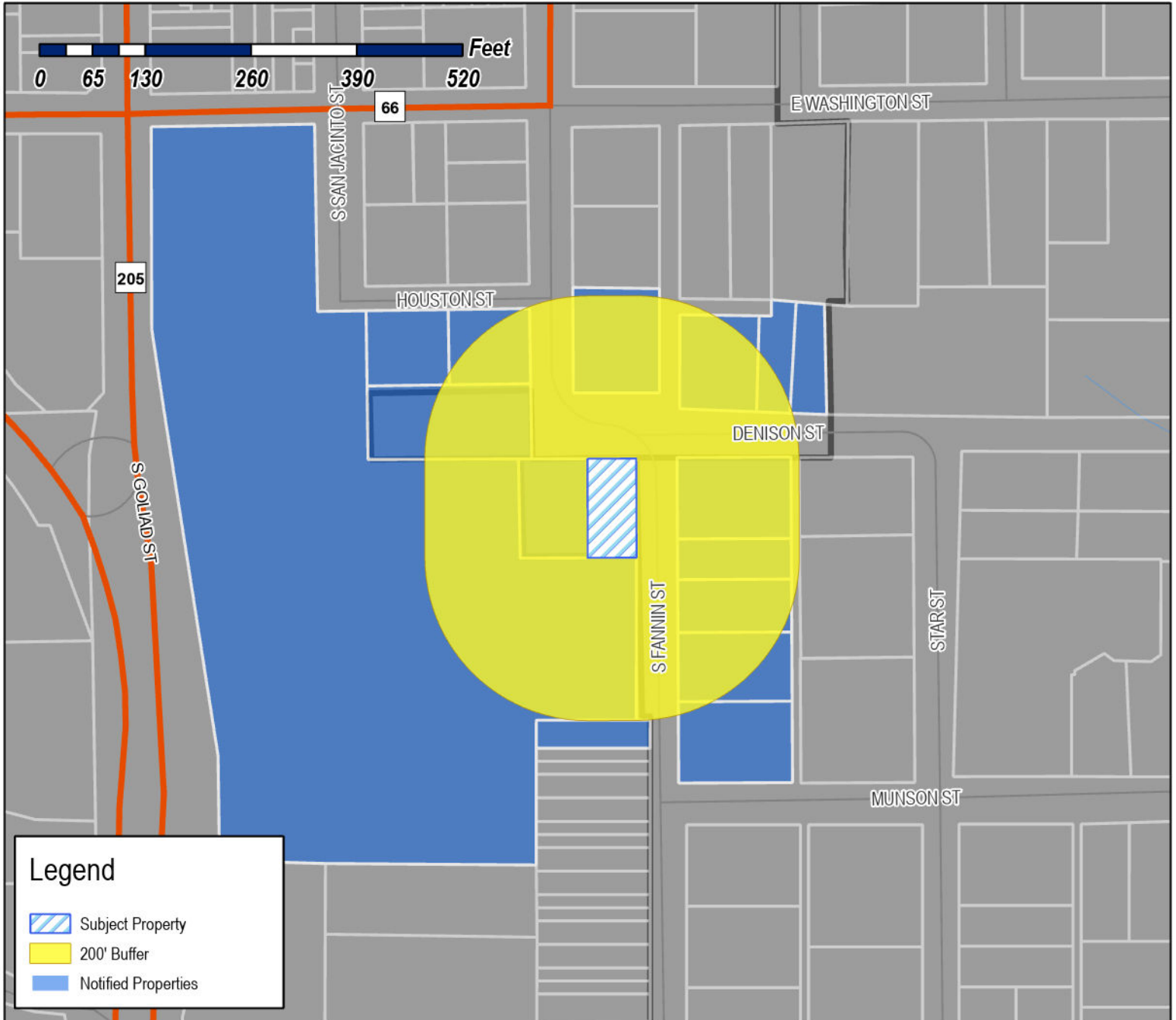




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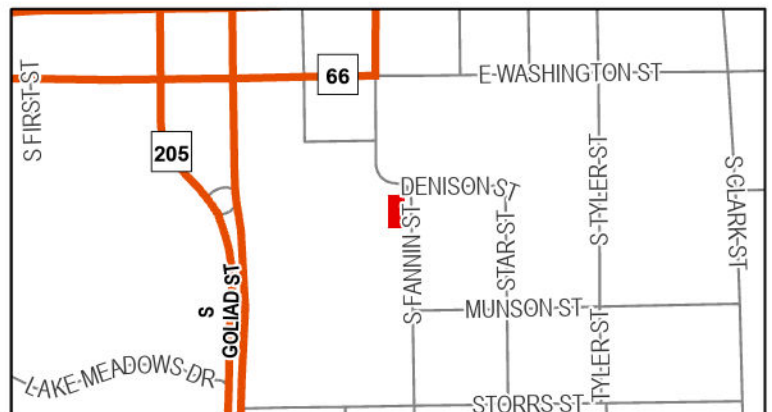
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Case Number: H2023-023
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Multi-Family 14 (MF-14) District
Case Address: 310 S. Fannin Street

Date Saved: 12/12/2023

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



CULLINS JAMES & SHARON DAY
315 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
315 S FANNIN ST
ROCKWALL, TX 75087

KINSEY DONALD & TARI
317 S. FANNIN ST
ROCKWALL, TX 75032

RESIDENT
2 MANOR CT
HEATH, TX 75032

GOVERNMENT HOUSING
319 S. FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
313 S. FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S. FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
305 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
304 DENISON ST
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

RESIDENT
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
305 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
1346 PLEASAT VALLEY ROAD
GARLAND, TX 75040

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 S. FANNIN ST
ROCKWALL, TX 75032

EXODUS 314 INVESTMENTS LLC
211 BLUE HERON LN
HEATH, TX 75032

LATHAM MARK
310 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

JOHNSON GREGORY DON AND SANDRA
308 S. FANNIN ST
ROCKWALL, TX 75087

RESIDENT
1390 GOLD COAST DR
ROCKWALL, TX 75087

HUGHES THOMAS P
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
PO BOX 1315
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
BLDG A
MESQUITE, TX 75149

RESIDENT
402 S. FANNIN ST
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. H2023-023: Certificate of Appropriateness for 310 S. Fannin Street

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a Certificate of Appropriateness (COA) for the replacement of windows on a single-family home being a Medium Contributing Property on a 0.17-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block H, Eppstein 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 310 S. Fannin Street, 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, December 21, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, December 21, 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. H2023-023: Certificate of Appropriateness for 310 S. 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.

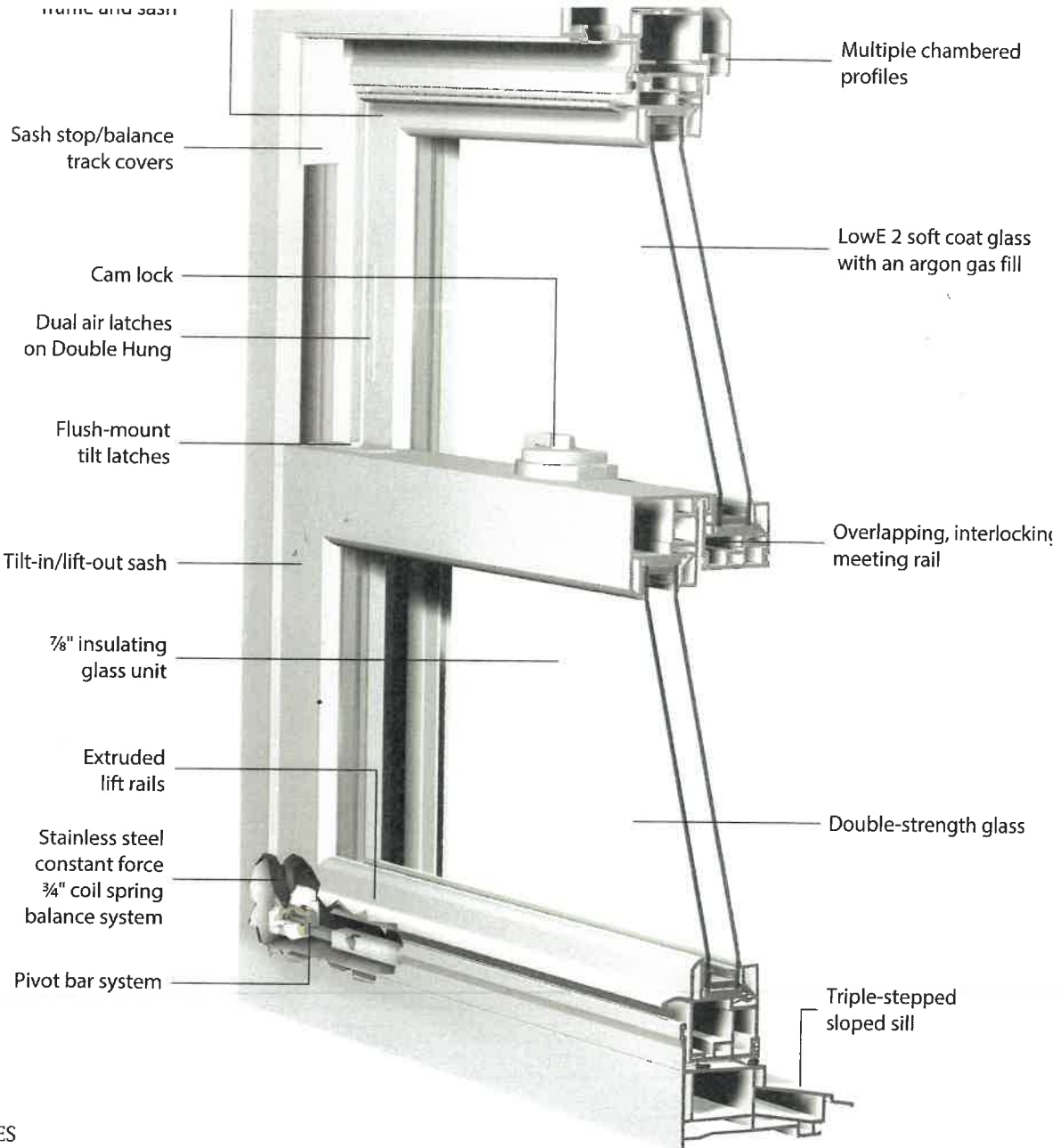
Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box for name entry]

Address: [Grey box for address entry]

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



STYLES

Double Hung, 2-lite Slider, 3-lite Slider, Casement, Awning, Picture, Geometric, Bay, Bow, Garden** and Sliding or French Swinging** Patio Door

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THREE TYPES OF LIGHT



UV LIGHT

Can fade carpets, furnishings and artwork.

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Desired for the illumination that makes your home bright and inviting.

NEAR-INFRARED LIGHT

Causes heat gain, can raise energy costs and make your home uncomfortable.



310



310



3110

JUL 10 2007



NOV 12 2004



DATE: January 17, 2024

TO: Mark Latham
310 S. Fannin Street
Rockwall, Texas, 75087

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

SUBJECT: H2023-023; COA for 310 S. Fannin Street

Mr. Latham:

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 December 21, 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 December 21, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to approve a COA by a vote of 4-0, with Board Members McNeely, Gaskin, and Litton absent.

Should you have any questions or concerns regarding your historic case, please feel free to contact me a (972) 771-6438.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aguevara'.

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