



**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 303 Williams Street

SUBDIVISION F+M

LOT SW/4C BLOCK 2

### 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 Rebekah Barakat

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

ADDRESS 2234 Randas Way  
Rockwall TX 75087

ADDRESS \_\_\_\_\_

PHONE 214-957-9858

PHONE \_\_\_\_\_

E-MAIL rmontgomer@me.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): \$ 8372.00

**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.

Please see attached letter, pictures and property survey.

### 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 Rebekah Barakat

APPLICANT'S SIGNATURE Rebekah Barakat

To whom it may concern:

I would like to propose a concrete driveway expansion to the HPAB for 303 Williams St. Rockwall, Texas 75087.

The expansion will extend the existing concrete driveway for additional parking along N. Fannin St. The expansion size will be approximately 15ft by 22 ft of concrete with a broom finish to match the existing driveway. The following pictures are intended to illustrate where the driveway will be expanded on the left side of the driveway and to show the current state.



Picture 1: Concrete Driveway Expansion along Fannin St. illustrated above in **Blue**



Picture 2: Existing driveway of 303 Williams off Fannin St.



Picture 3: Driveway and yard view of 303 Williams off Fannin St.

BEING a part of BLOCK 2 of PARKERS AND MEDICMOUTH NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded plat thereof, recorded in Volume R, Page 317, Rockwall County Deed Records and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set for corner of the intersection of the East line of Fannin Street with the North line of Williams Street at the Southeast corner of said Block 2,

**THENCE** North 17° 15' 15" East along the East line of said Fannin Street and the East line of said Block 2, a distance of 94.01 feet to a 3/4" iron rod set for corner;

**THENCE** South 89° 17' 15" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

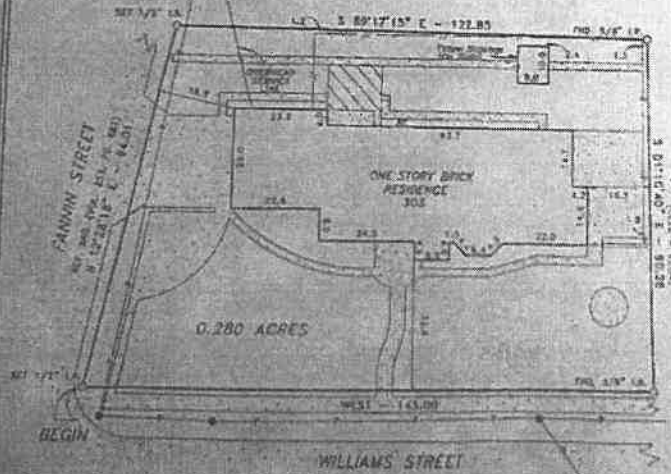
**THENCE** South 01° 10' 40" East, a distance of 90.78 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

**THENCE** West along the North line of said Williams Street a distance of 145.00 feet to the PLACE OF BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEIMAN  
VOL. 164, PG. 411



ELIZABETH SHEIMAN  
VOL. 164, PG. 411



JAMES D. BUTTEN  
VOL. 127, PG. 479

BEFORE ME, the undersigned authority, on this 15th day of August, 1922, personally appeared ELIZABETH SHEIMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of August, 1922.

Notary Public in and for the State of Texas



**WORKS TITLE**

ALL OF THE ABOVE FOR AND UNDER DEED VOL. 164, PG. 411

RECORDED IN VOLUME 164, PAGE 411

DATE OF RECORDING 8-15-22

Analytical Surveys, Inc.

041100 00 02 109  
TX 00 01 00 00 00 00



# 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:** May 16, 2024  
**APPLICANT:** Rebekah Barakat  
**CASE NUMBER:** H2024-010; *Small Matching Grant for 303 Williams Street*

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On April 24, 2024, staff received applications for a Certificate of Appropriateness (COA) [i.e. Case No. H2024-008], a *Small Matching Grant* [i.e. Case No. H2024-010], and a *Building Permit Fee Waiver* [i.e. Case No. H2024-009] from the property owner -- *Rebekah Barakat* -- for the purpose of expanding the existing driveway on the subject property. The subject property is located at 303 Williams Street and is designated as a *Medium-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 *Medium-Contributing Property*. The project includes improvements that will be visible from the street (i.e. *adding 330 SF of concrete to the existing driveway which is visible from N. Fannin Street*) and, based on the applicant's scope of work, the property is eligible for matching funds; however, staff should point out that the purpose of this program is to encourage small improvements and beautification projects that improve the overall look of the district, and -- *in this case* -- the proposed paving project does not conform to this purpose. The total valuation of the project provided by the applicant is \$8,372.00, which makes 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 approved three (3) *Small Matching Grants* for FY2024; however, only two (2) of these *Small Matching Grants* are eligible for the program (i.e. *one [1] of the Small Matching Grants was revoked due to be work being done not in accordance to the approved building permit*). Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.00.



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Planning and Zoning Department  
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STAFF USE ONLY

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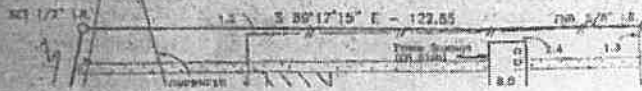
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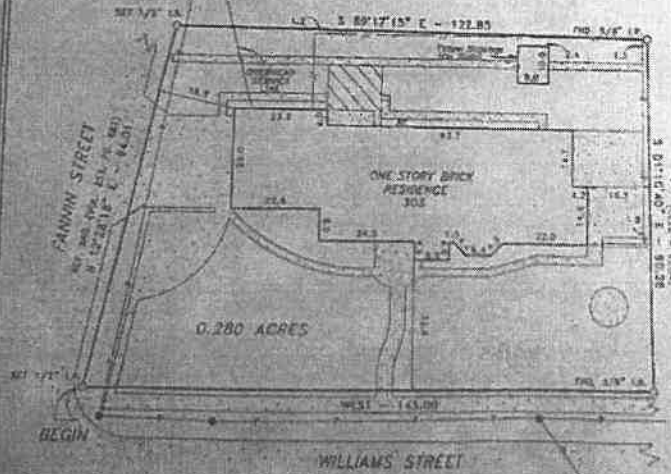
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ELIZABETH SHEIMAN  
VOL. 164, PG. 411



04/10/09 09:02 AM  
TX 400 87 000/12/19

ELIZABETH SHEIMAN  
VOL. 164, PG. 411



JAMES D. BUTTEN  
VOL. 127, PG. 479

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, Clerk of the County of Rockwall, Texas, do hereby certify that the above and foregoing plat was filed for record in my office on this 12th day of April, 1909, at 10:15 A.M.

WITNESSETH my hand and the seal of said County at Rockwall, Texas, this 12th day of April, 1909.



**LANDS TITLE**  
ONE OF THE PARTS OF AN UNDIVIDED TRACT OF LAND...  
ACRES (Home Place)  
280 AC  
5/8\"/>

Analytical Surveys, Inc.

WALTER J. SMITH  
1111 40th Street  
Dallas, Texas

210 200 Street  
Rockwall, Texas



303



NOV 10 2004





June 3, 2024

TO: Rebekah Barakat  
2234 Randas Way  
Rockwall, TX 75087

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

SUBJECT: H2024-010; Small Matching Grant for 303 Williams Street

Mrs. Barakat:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Historic Preservation Advisory Board (HPAB) on May 16, 2024. The following is a record of all voting records:

Historic Preservation Advisory Board

On May 16, 2024, the Historic Preservation Advisory Board approved a motion to deny the Small Matching Grant by a vote of 6-0, with Board Member Litton absent.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

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