



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. FANNIN

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

ADDRESS 1010 Ridge Rd Ct.
Rockwall, TX 75087

PHONE 972-965-7070

E-MAIL Mark@CallFurniture.com

APPLICANT(S) NAME Rex LATHAM

ADDRESS 310 S. FANNIN
Rockwall, TX 75087

PHONE 214-460-6021

E-MAIL RKLATHAM49@icloud.com

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION

RELOCATIONS OTHER, SPECIFY: FENCE

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.

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION PACKET

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

NOTE: THERE IS NO APPLICATION FEE, MONETARY OR OTHERWISE, ASSOCIATED WITH SUBMITTING A REQUEST TO THE HISTORIC PRESERVATION ADVISORY BOARD.

CERTIFICATE OF APPROPRIATENESS (COA)

A Certificate of Appropriateness (COA) is a document awarded by the Historic Preservation Advisory Board (HPAB) certifying that the proposed actions of a property owner meet the intent of the ordinances and guidelines stipulated by the Unified Development Code (UDC) and approved by the City Council for historic properties. Individuals owning property that is partially or wholly located within a historic district may be required to obtain a COA if the property (1) has been designated as a contributing property or (2) is within 200 feet of a contributing property.

The Board shall take action on a COA request within 60 days from receipt of a completed application and supporting documentation. Should the board not take action within a 60-day period the COA shall be automatically referred to City Council for action.

SUBMITTAL CRITERIA:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Site Plan, Survey or Plot Plan: Showing the layout and proposed changes of the property.
- Photographs: Digital or analog photos will be accepted by staff.
- Building Elevations: showing all the proposed changes to existing buildings on site.
- Material List: which shows all proposed material (sample boards are encouraged).

REQUEST FOR LOCAL LANDMARK EVALUATION & DESIGNATION

The City Council, upon recommendation by the HPAB and Planning & Zoning Commission, may designate a property as a local landmark through the approval of a zoning ordinance providing the request meets the criteria listed below. When a property has been designated as a local landmark, the site shall bear a medallion on the primary structure identifying it as a historic property.

Upon designation of a property as a local landmark, the designation should be recorded in the tax records of the city, and added to the city's official zoning maps. Staff will provide additional information concerning the designation and the historic medallion award.

Note: Properties that are listed as a Recorded Texas Historical Landmark (RTHL), State Archeological Landmark (SAL) or listed on the National Register of Historic Places (NR) shall be designated as recognized local landmarks.

SUBMITTAL CRITERIA:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Site Plan, Survey or Plot Plan: Showing the layout of the property.
- Photographs: Digital or analog photos will be accepted by staff.

BUILDING PERMIT WAIVER AND REDUCTION PROGRAM

The Building Permit Waiver and Reduction Program grants the HPAB the authority to approve a reduction or a waiver to required building permit fees for properties within the Old Town Rockwall (OTR) Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay (SRO) District, and the Downtown (DT) District. An eligible property is defined as a commercial property located in the OTR, PD-50, SRO, or DT District or a residential property in the OTR or the SRO that involves a project with minimum investment of \$5,000.00 and includes exterior improvements. *Landmarked* and *Contributing* properties shall be eligible for a full waiver of building permit fees. All other *Non-Contributing* properties shall be eligible for a reduction up to 50% of the required building permit fee.

SUBMITTAL CRITERIA:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Scope of Work: Description or construction documents outlining the work being proposed.
- Supporting Information: Any additional information necessary for the HPAB to make a determination of the request.

SMALL MATCHING GRANTS PROGRAM

The Small Matching Grants Program grants the HPAB the authority to approve small matching grants up to \$1,000.00 to properties within the Old Town Rockwall (OTR) Historic District and Southside Residential Neighborhood Overlay (SRO) District. Properties considered to be *Contributing* or *Landmarked* properties shall be eligible for grants up to \$1,000.00, and *Non-Contributing* properties shall be eligible for grants up to \$500.00. Projects eligible for this program shall only include those projects proposing improvements to the exterior of a property that will be visible from the street. Examples of these projects include but are not limited to landscaping, painting, replacement of windows, replacement of sidewalks and/or driveways, and etcetera. The program shall be active until all grant money has been allocated for the current fiscal years' budget.

SUBMITTAL CRITERIA:

- Applicant's Letter: A letter from the owner/applicant explaining the reason for the request.
- Scope of Work: Description or construction documents outlining the work being proposed.
- Supporting Information: Any additional information necessary for the HPAB to make a determination of the request.

310 S. FANNIN

Outlook

Plat

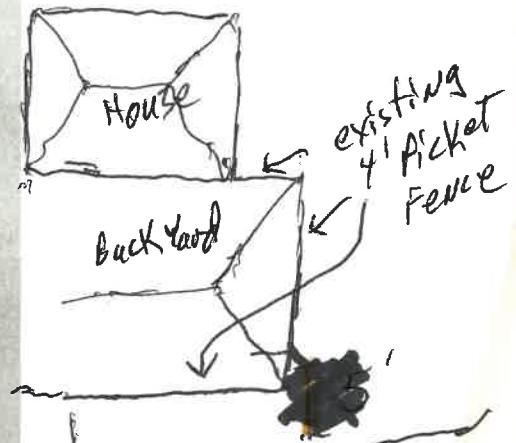
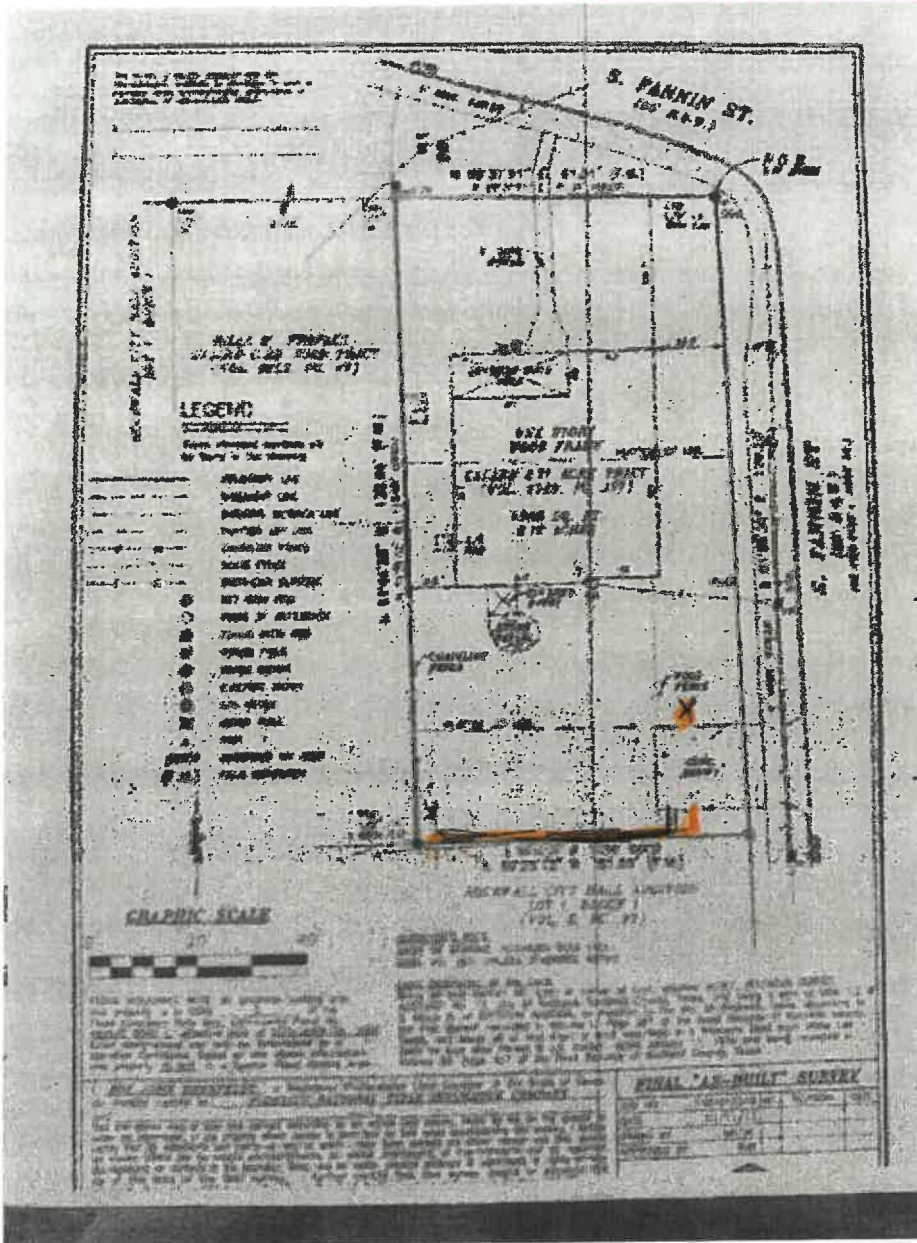
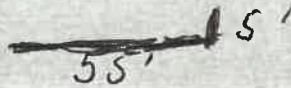
From Rex Latham <rklatham49@icloud.com>

Date Mon 10/7/2024 3:18 PM

To Rex Latham <rklatham49@hotmail.com>

Project Description

6'-CEDAR FENCE



60'-9"
Parking Lot
Proposed 6' Cedar Board on Board fence

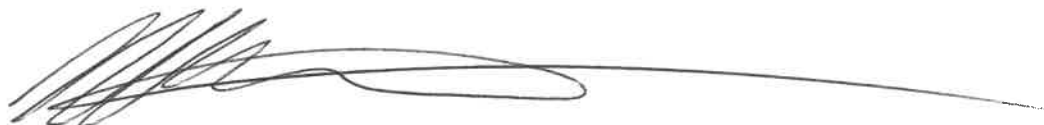
To whom it may concern,

My name is Mark Latham, owner of 310 S Fannin Street, and my parents Rex and Linda Latham are currently the tenants.

I have approved for them to request a fence permit from the City of Rockwall. They understand this will first need to be approved by the Historic Preservation Advisory Board before they will be able to obtain the permit.

This fence will be to divide the backyard of the home from the city parking lot and will provide them with privacy from any public vehicles parking in that area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Latham', with a long horizontal flourish extending to the right.

Mark Latham

972.965.7070

Mark@CallFirehouse.com



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: February 20, 2025

APPLICANT: Rex Latham

CASE NUMBER: H2025-002; *Certificate of Appropriateness (COA) for 310 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rex Latham on behalf of Mark Latham for the approval of a Certificate of Appropriateness (COA) for a *Fence* for a *Medium Contributing Property* being a 0.17-acre tract of land identified as being a portion of Lots 1, 2, & 3, Block H, Epstein Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Multi-Family 14 (MF-14) 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. On December 21, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2023-023] to replace the windows on the subject property.



SUBJECT PROPERTY: OCTOBER 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the installation of a fence on 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:

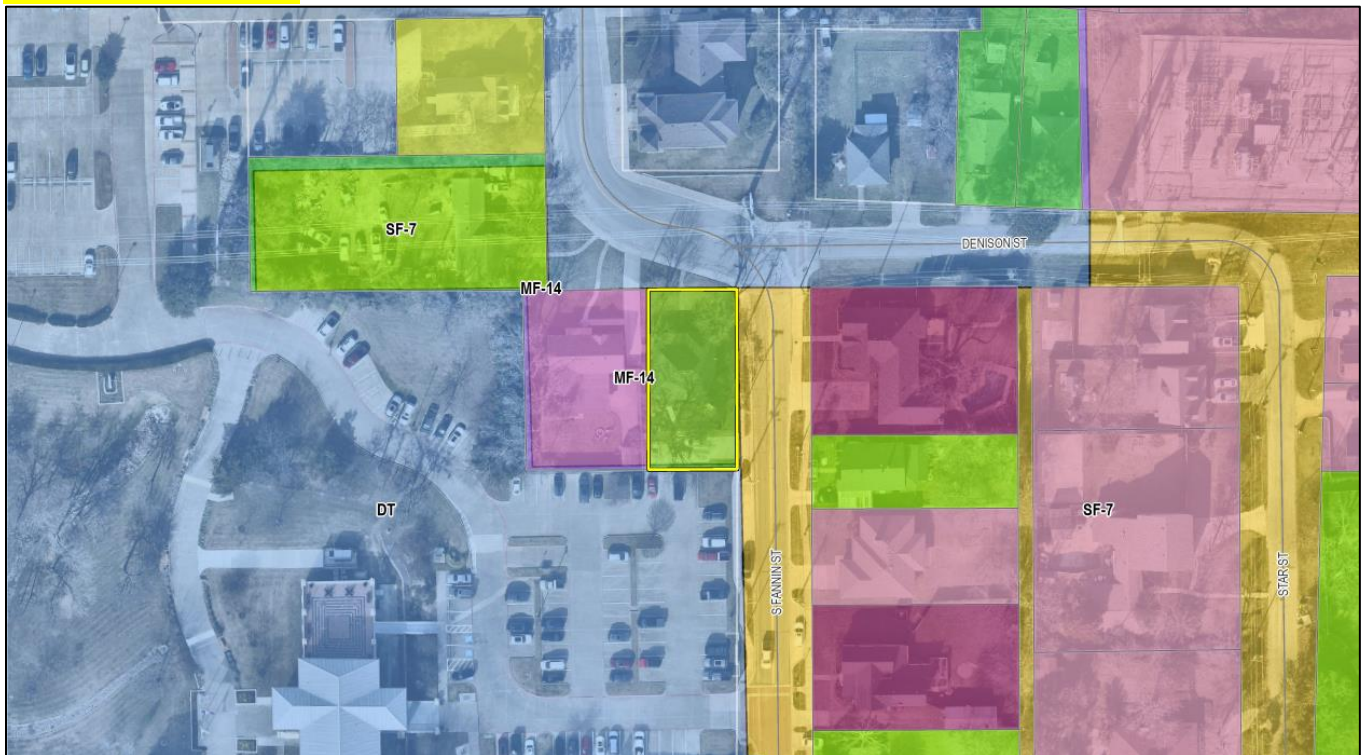
North: Directly north of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this 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.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing install a six (6) foot wood fence along the southern property line. The applicant has indicated that the purpose of the fence will be to provide screening from the City Hall parking lot located south of the property. In addition, the proposed site plan depicts the location of the fence and that it shall not extend past the façade of the home towards S. Fannin Street.

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 *Medium-Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." In this case, the applicant is requesting to install a six (6) foot tall wood fence. 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 (COA) 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 scope of work appears to be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On February 3, 2025, staff notified 25 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: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

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SPECIAL DISTRICTS [SELECT APPLICABLE]:

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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. FANNIN

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

REX LATHAM

ADDRESS

1010 Ridge Rd Ct.
Rockwall, TX 75087

ADDRESS

310 S. FANNIN
Rockwall, TX 75087

PHONE

972-965-7070

PHONE

214-460-6021

E-MAIL

MARK@CALIFARHOUSE.COM

E-MAIL

RKLATHAM49@icloud.com

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

FENCE

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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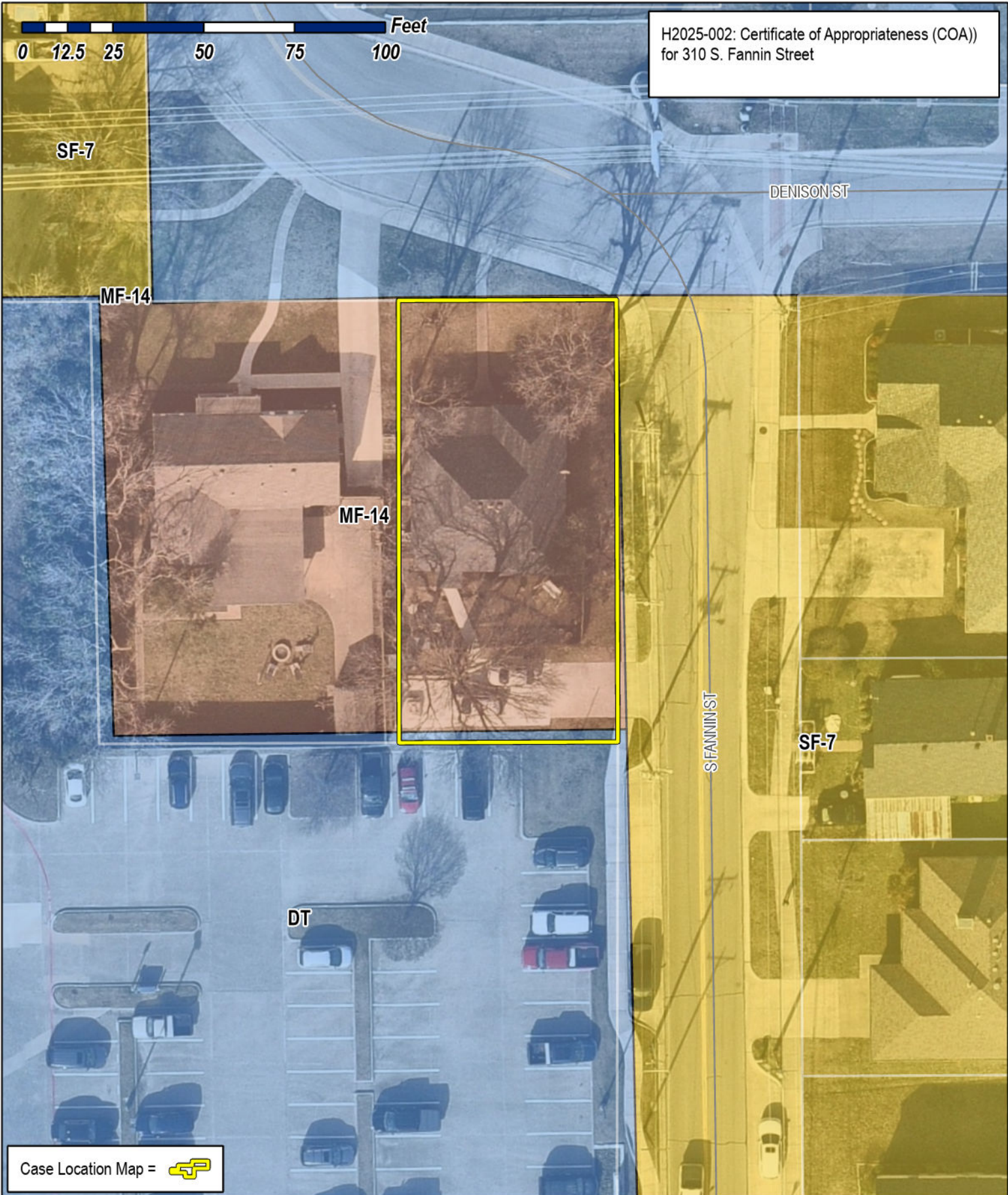
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OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2025-002: Certificate of Appropriateness (COA)
for 310 S. Fannin 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.

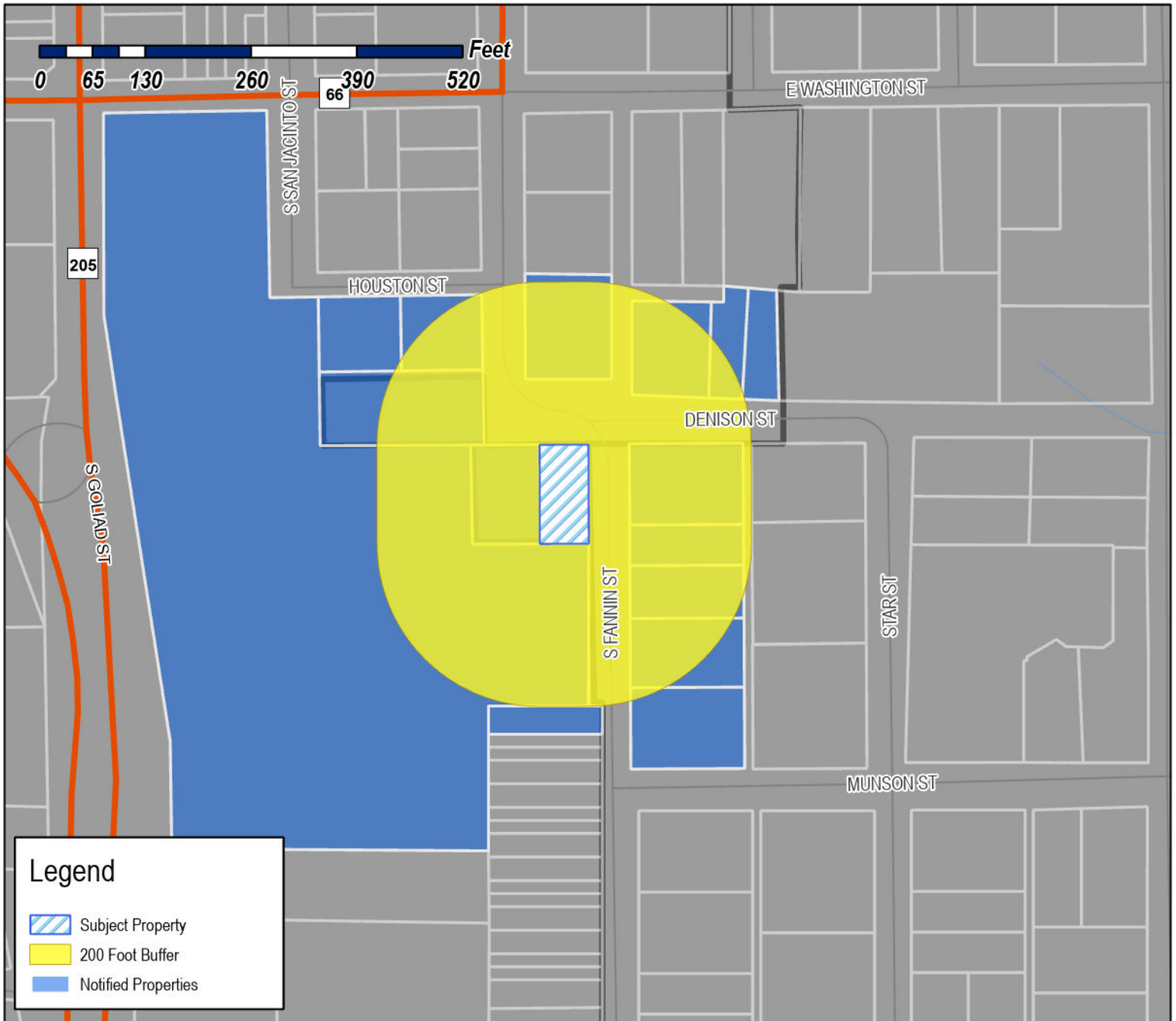




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Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-002
Case Name: Certificate of Appropriateness (COA) for a Medium Contributing Property
Case Type: Historic
Zoning: Multi-Family 14 (MF-14) District
Case Address: 310 S. Fannin Street

Date Saved: 1/30/2025

For Questions on this Case Call: (972) 771-7745



LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

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

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN
CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC
22 MANOR CT
HEATH, TX 75032

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

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
305 DENISON
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN:MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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. H2025-002: Certificate of Appropriateness (COA) for 310 S. Fannin Street

Hold a public hearing to discuss and consider a request by Rex Latham on behalf of Mark Latham for the approval of a Certificate of Appropriateness (COA) for a Fence for a Medium Contributing Property being a 0.17-acre tract of land identified as being a portion of Lots 1, 2, & 3, Block H, Epstein Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Multi-Family 14 (MF-14) District, addressed as 310 S. 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, February 20, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 20, 2025 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. H2025-002: Certificate of Appropriateness (COA) 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:

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](#)

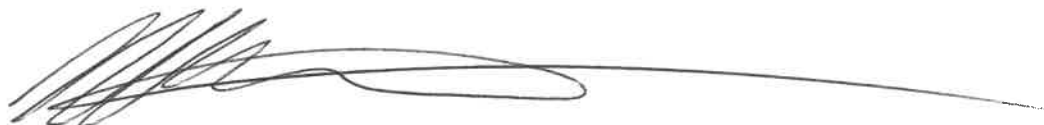
To whom it may concern,

My name is Mark Latham, owner of 310 S Fannin Street, and my parents Rex and Linda Latham are currently the tenants.

I have approved for them to request a fence permit from the City of Rockwall. They understand this will first need to be approved by the Historic Preservation Advisory Board before they will be able to obtain the permit.

This fence will be to divide the backyard of the home from the city parking lot and will provide them with privacy from any public vehicles parking in that area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Latham', with a long horizontal flourish extending to the right.

Mark Latham

972.965.7070

Mark@CallFirehouse.com

310 S. FANNIN

Outlook

Plat

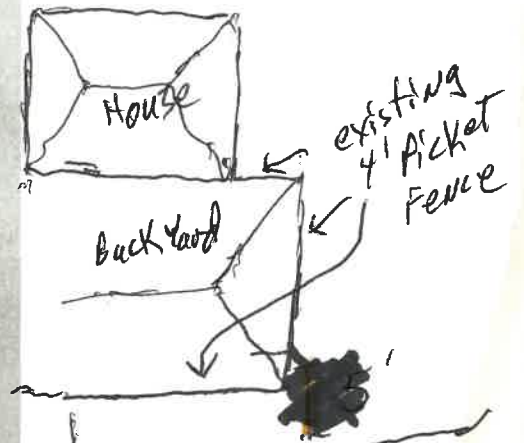
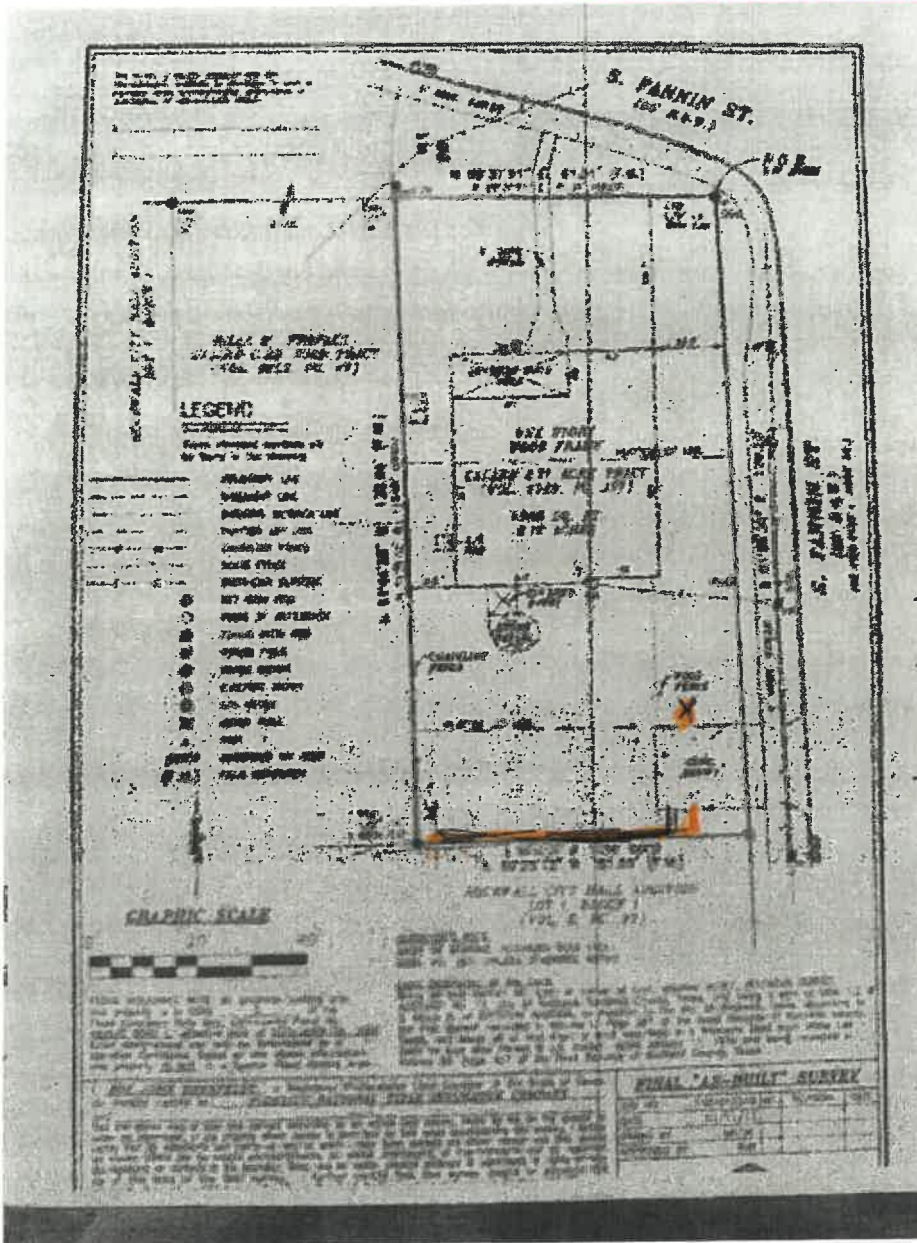
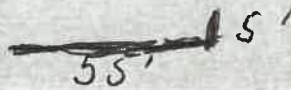
From Rex Latham <rklatham49@icloud.com>

Date Mon 10/7/2024 3:18 PM

To Rex Latham <rklatham49@hotmail.com>

Project Description

6'-CEDAR FENCE



60' x 5'
 Proposed
 6' Cedar
 Board on Board
 fence



310 SOUTH FANNIN STREET, ROCKWALL TX 75087
HISTORIC PRESERVATION RESOURCE SURVEY, 2012

Recording Information

Recorded By: *Ryan Miller*

Date Recorded: *10/31/2013*

PROPERTY INFORMATION

Subdivision Name	Eppstein Addition			Date Constructed	1910
Lot(s)	E PT 1,2&3	Block	H	Land Area	0.17 Acres / 7,405.2 SF
Moved	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year:	N/A	
Neighborhood	Eppstein / Old Town Rockwall Historic District			Architect	Unknown
Land Use (Original)	Single Family Residential			Architectural Style	Victorian-Transitional
Land Use (Current)	Single Family Residential			Builder	Unknown
Contributing Status	<input checked="" type="checkbox"/> High	<input type="checkbox"/> Medium	<input type="checkbox"/> Low	<input type="checkbox"/> Non	Original Address
Staff Notes	According to the Rockwall Central Appraisal District (RCAD) the following improvements have been made to this property: Remodel (1957).				

PROPERTY PHOTOGRAPH



Photo: September 28, 2012

HISTORICAL SIGNIFICANCE:

N/A



310



310



3110

JUL 10 2007



NOV 12 2004



DATE: March 20, 2025

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

CC: Mark Latham
1010 Ridge Road Court
Rockwall, Texas 75087

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

SUBJECT: H2025-002: Certificate of Appropriateness for 310 S. Fannin Street

Rex 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 February 20, 2025. 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 February 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 7-0.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

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