



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 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

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 Kelli Walker

APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street

ADDRESS _____

PHONE (214) 912-6140

PHONE _____

E-MAIL walker.kelli@gmail.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): \$ 110,000

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.

Project Description on Separate Sheet

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 Kelli Walker

APPLICANT'S SIGNATURE _____



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.

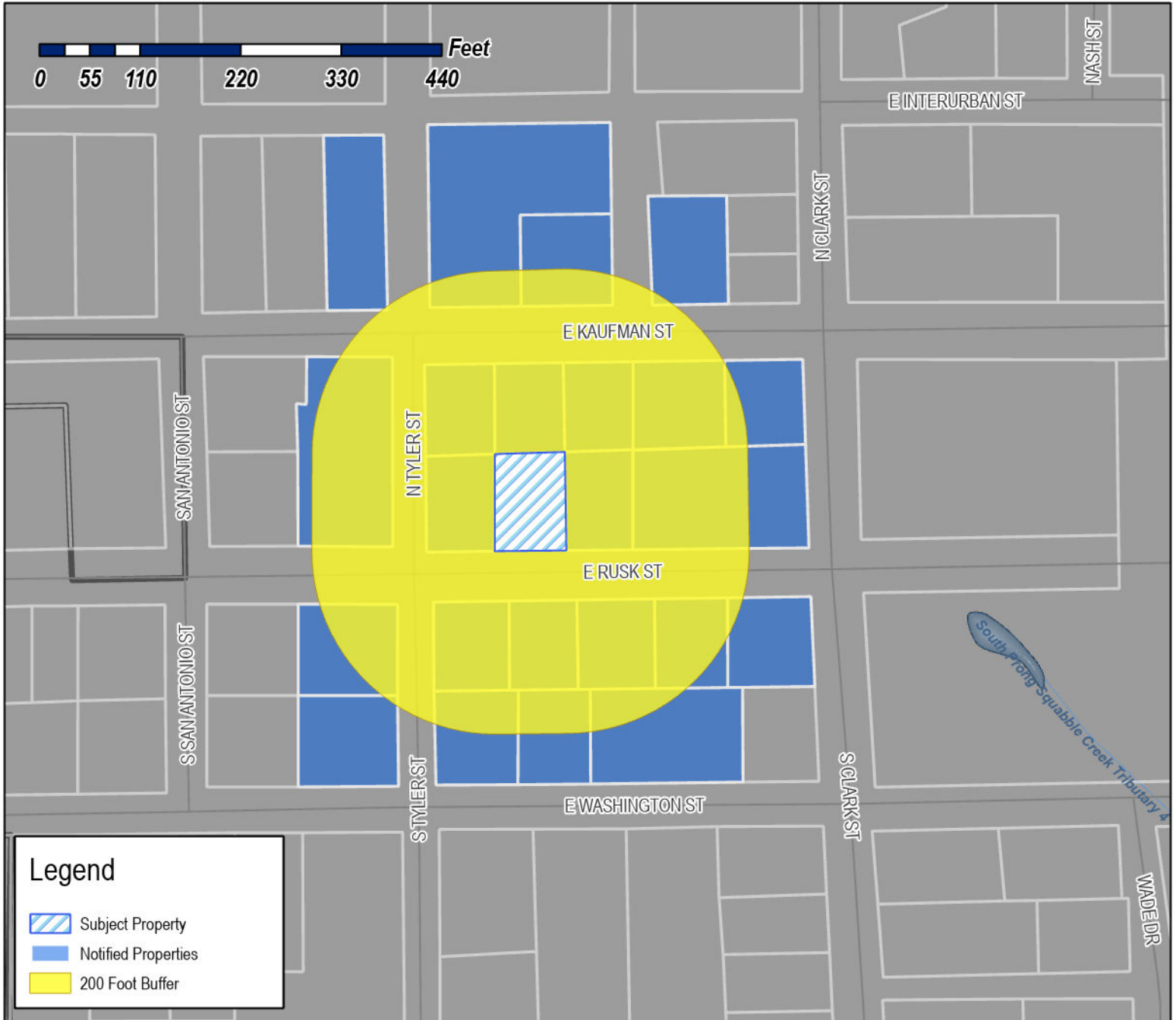




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Legend

-  Subject Property
-  Notified Properties
-  200 Foot Buffer

Case Number: H2025-003
Case Name: Certificate of Appropriateness (COA) for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 603 E. Rusk Street

Date Saved: 1/31/2025

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



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. H2025-003: Certificate of Appropriateness (COA) for 603 E. Rusk Street

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, 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. H2025-003: Certificate of Appropriateness (COA) for 603 E. Rusk 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.

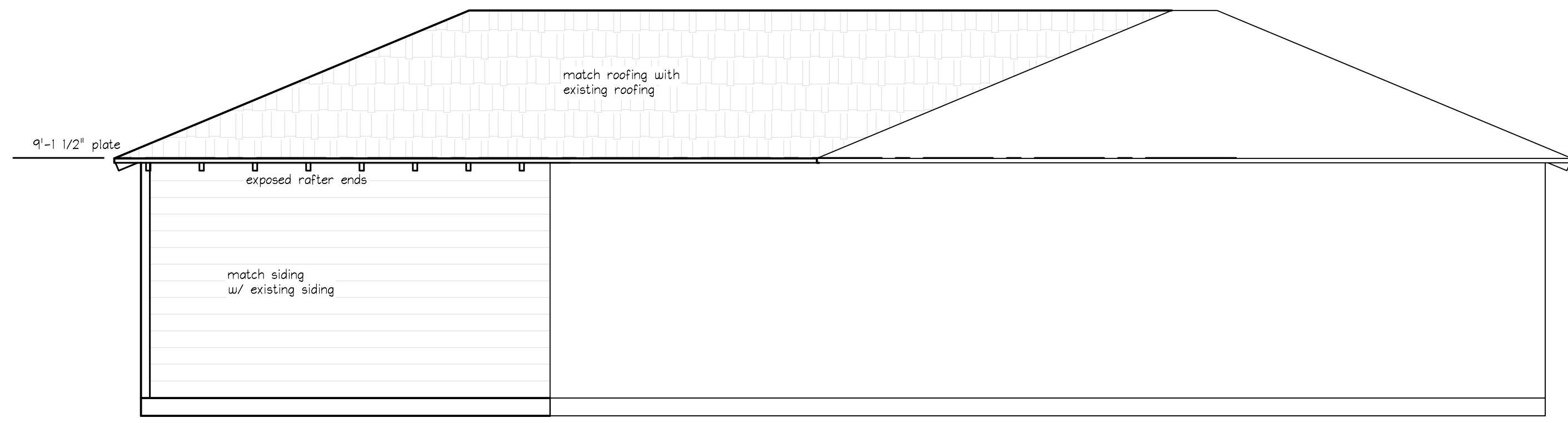
Name:

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

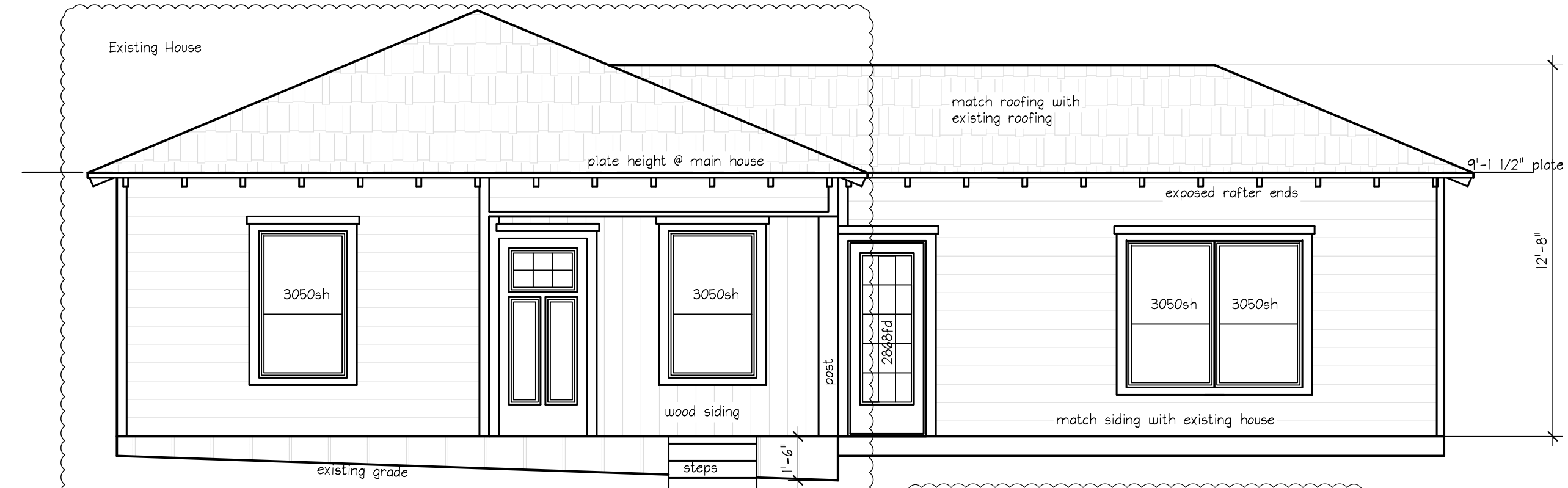
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. The responsibility for structural design, engineering, and construction of the structure shall be the responsibility of the contractor and governmental agencies. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



LEFT ELEVATION

SCALE 1/4" = 1'-0"

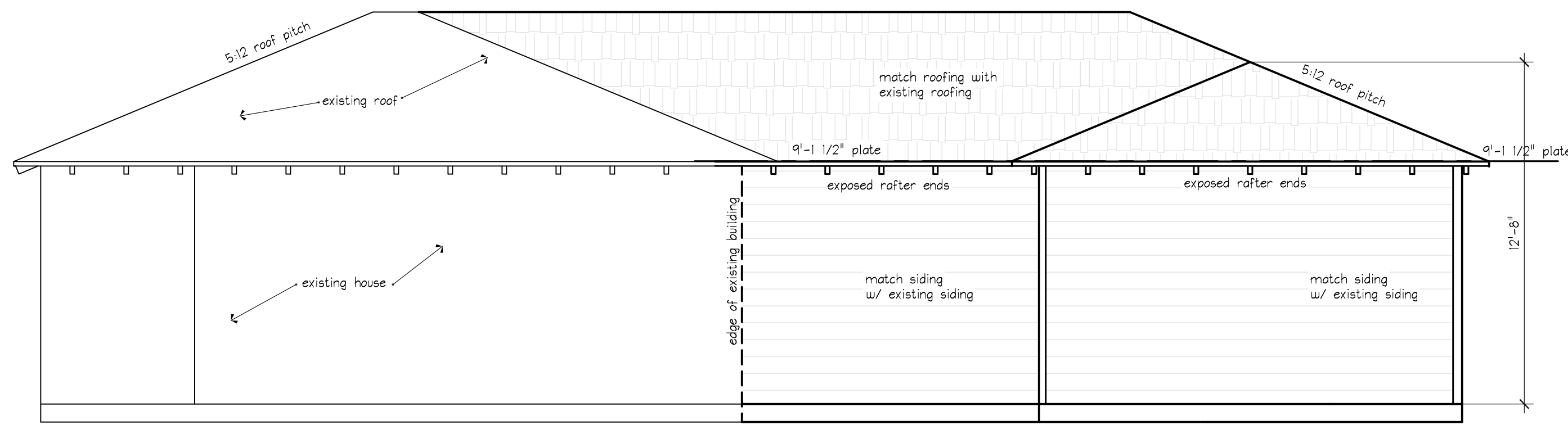
Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

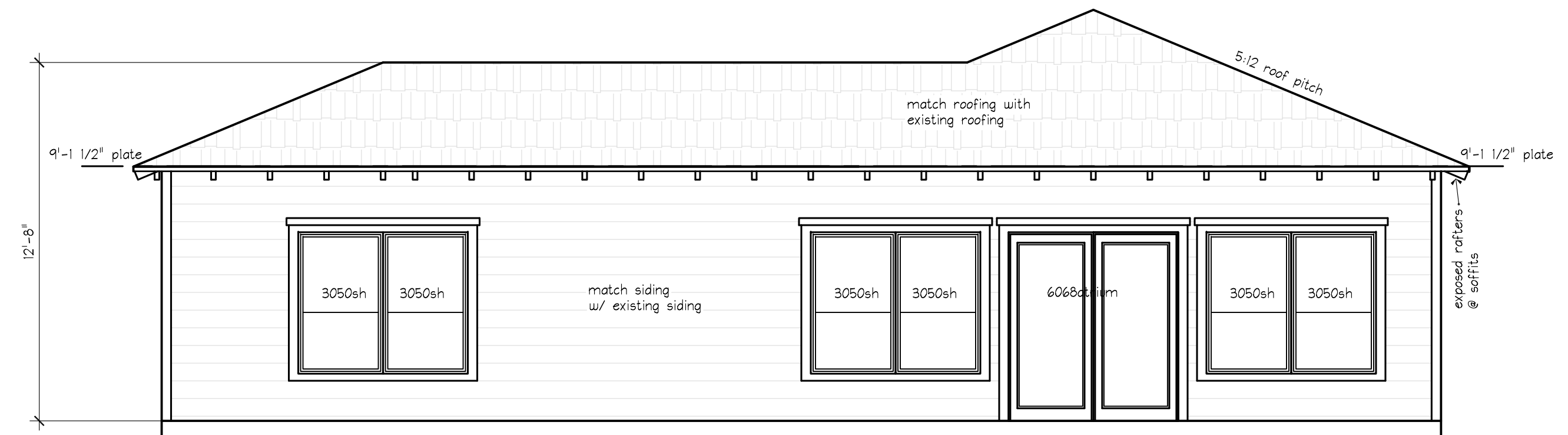
Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



REAR ELEVATION

SCALE 1/4" = 1'-0"

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.

A Custom Addition for:

Walker Residence

603 E Risk Street

Abstract No. 14

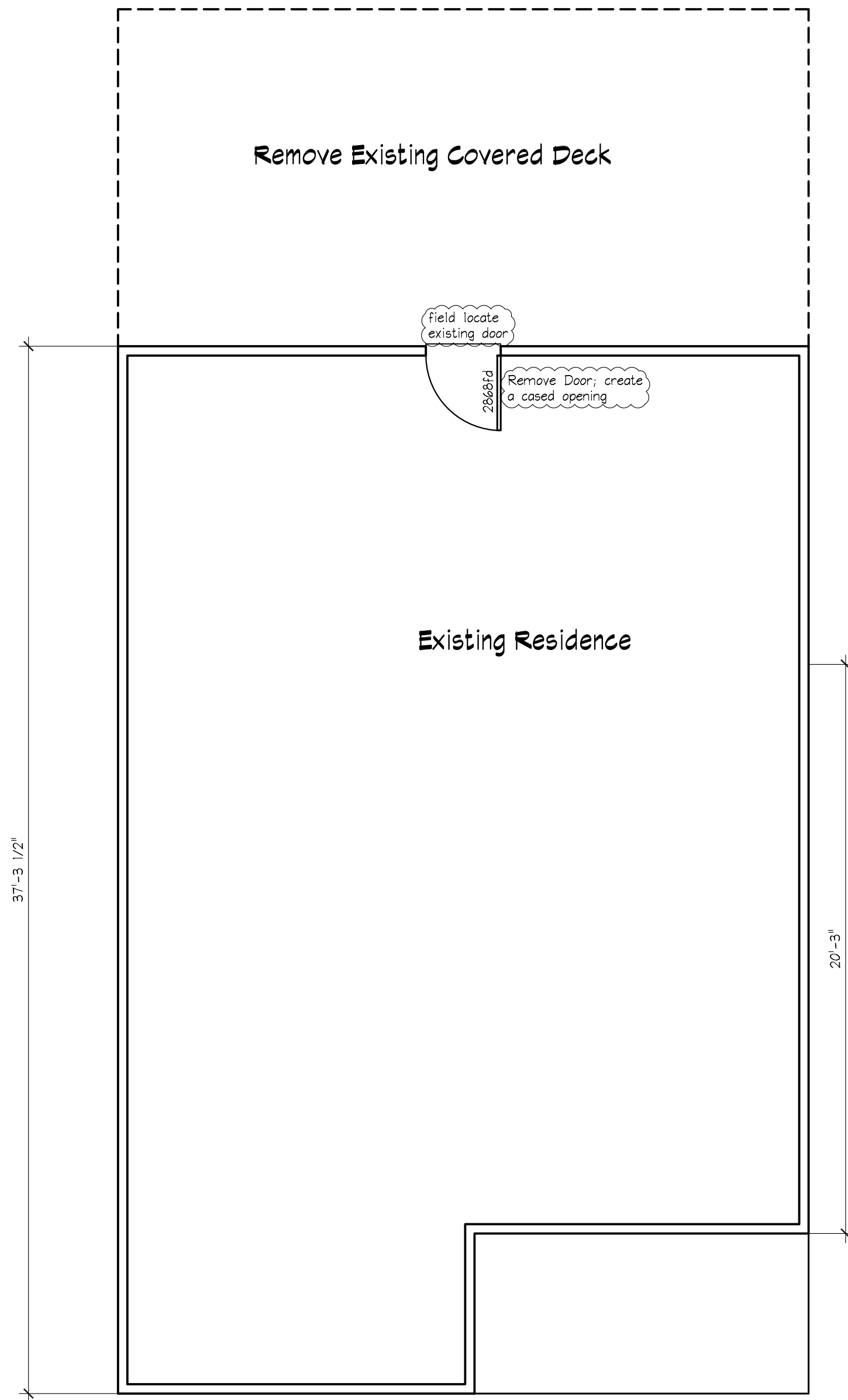
B.F. Boydston Survey

City of Rockwall, Rockwall County, Texas

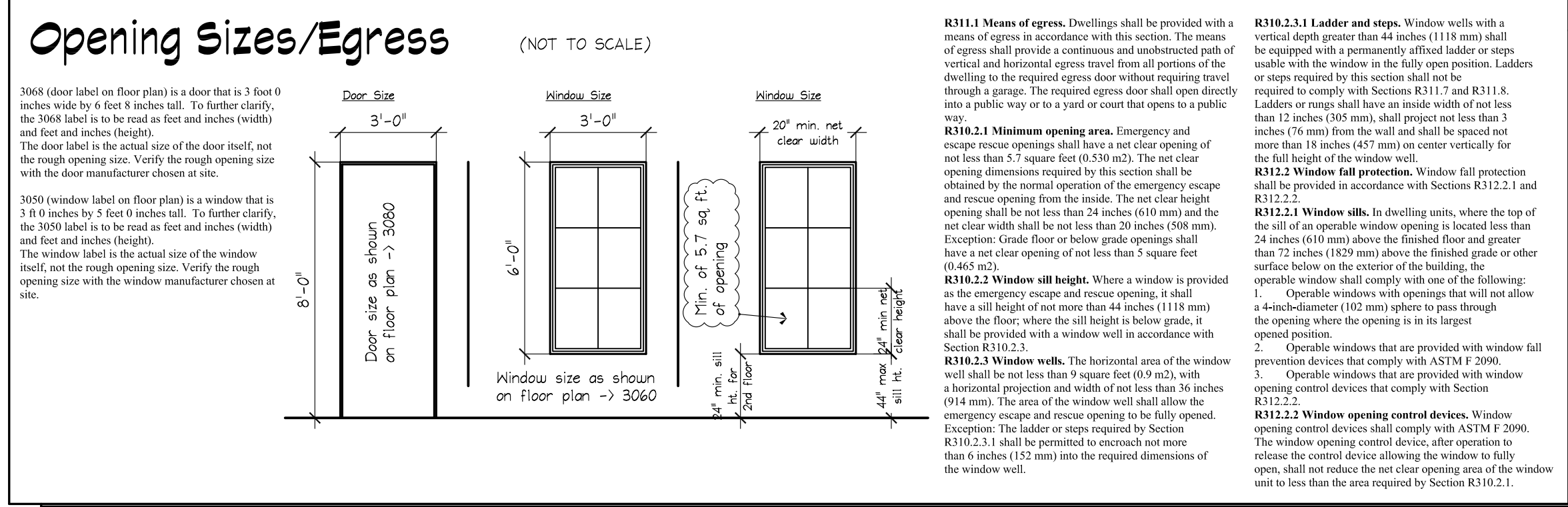
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M2237 Services
(214) 499-3838

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



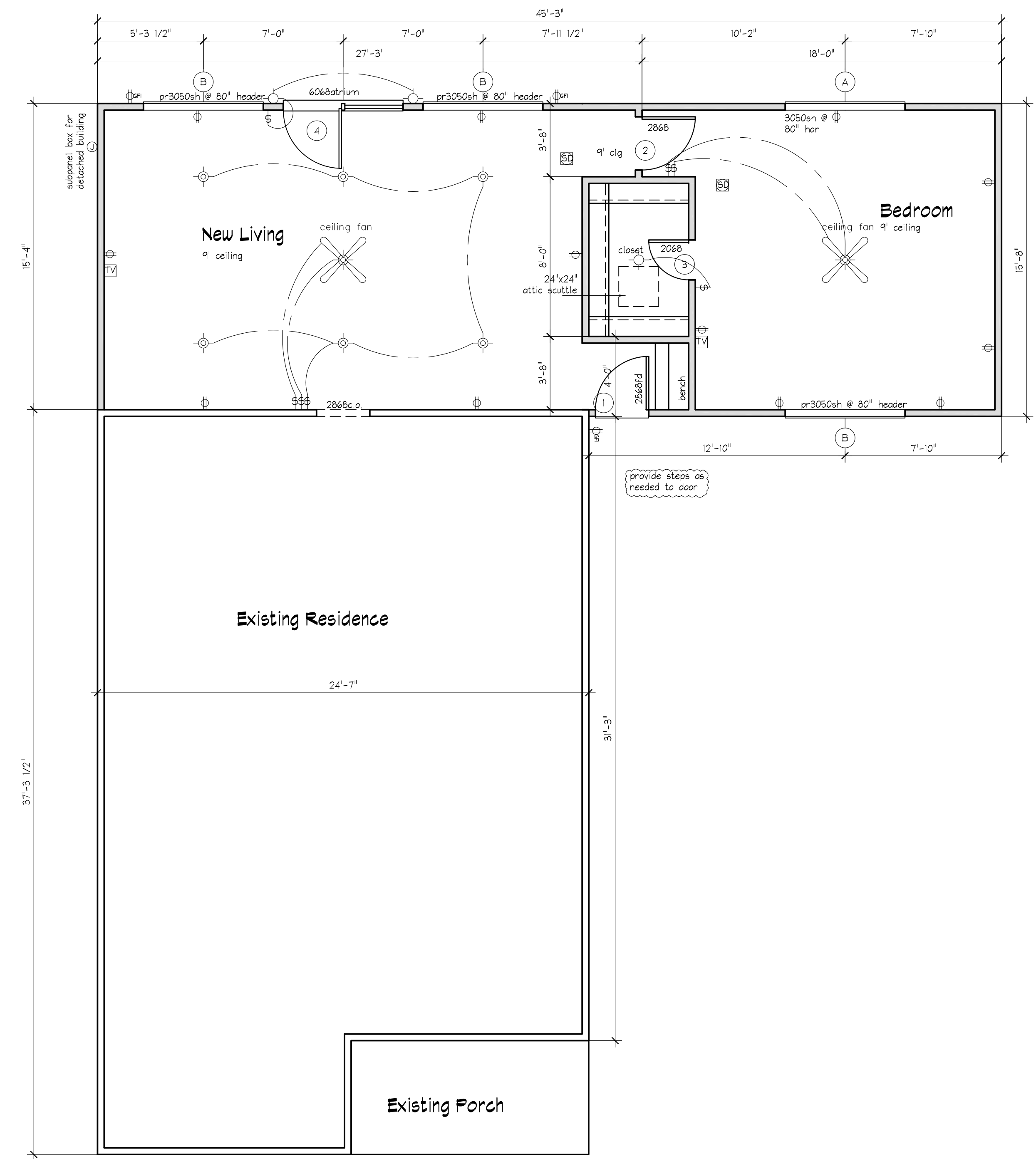
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All Fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2068	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

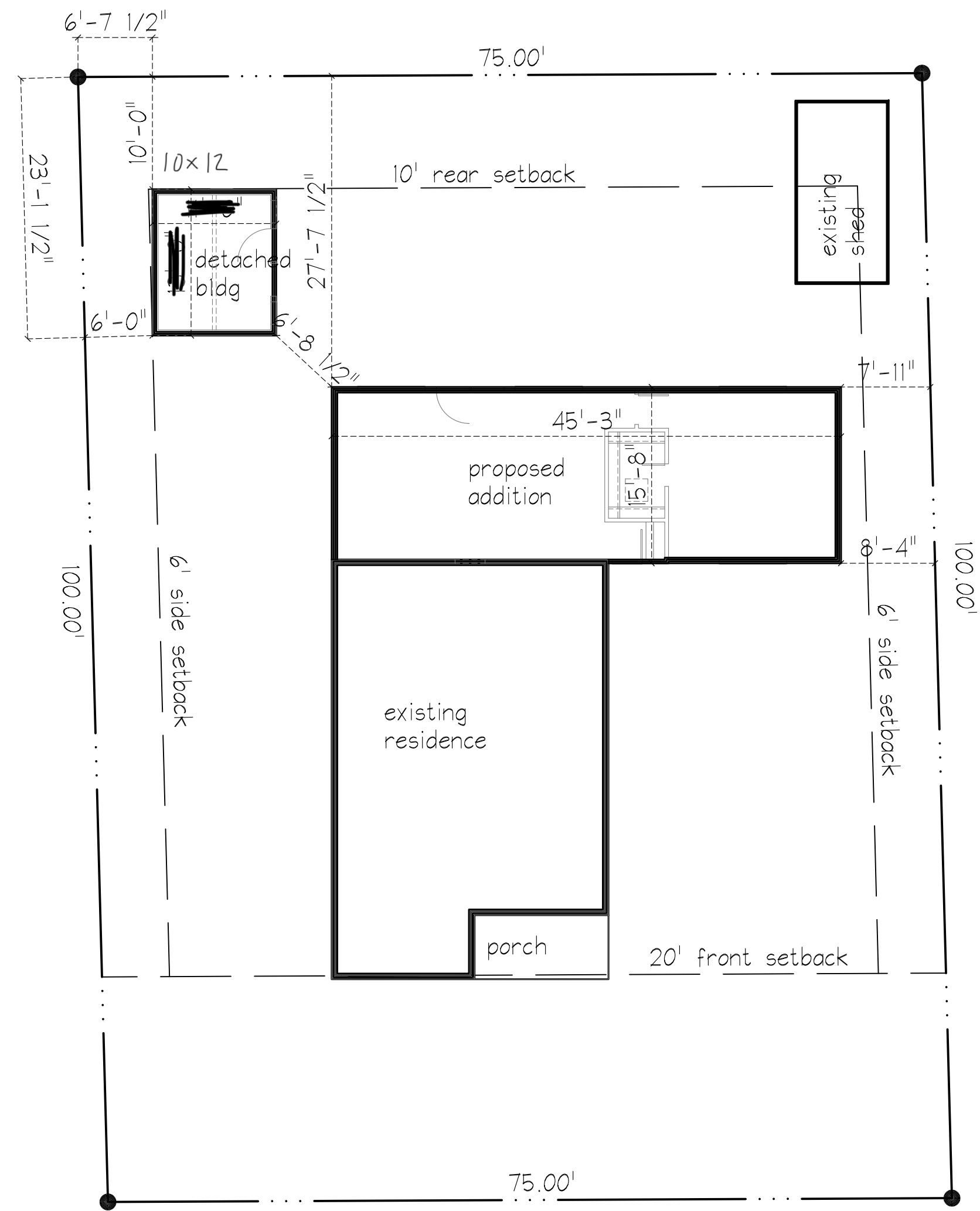
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

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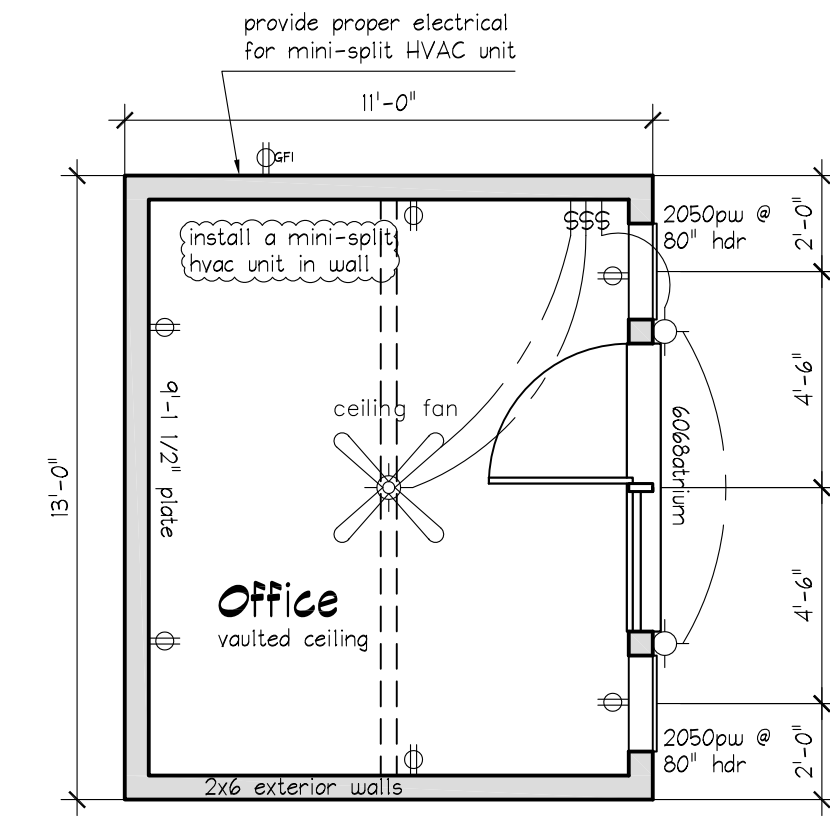
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(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
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ELECTRICAL LEGEND

- ◊ Surface/Ceiling Mount
- Recessed Eyeball Mount
- ⊙ Ground-up Landscape Flood
- ◡ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
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- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
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- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
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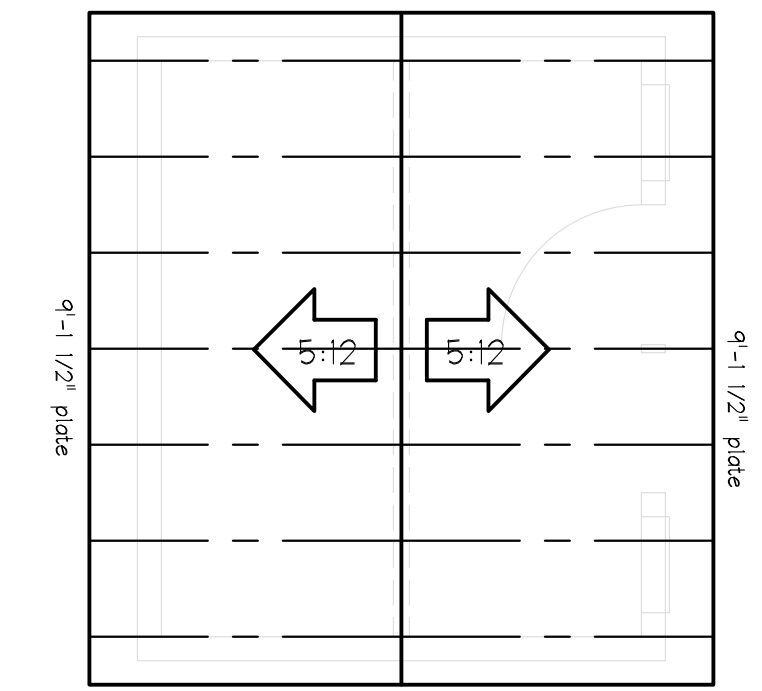
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 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



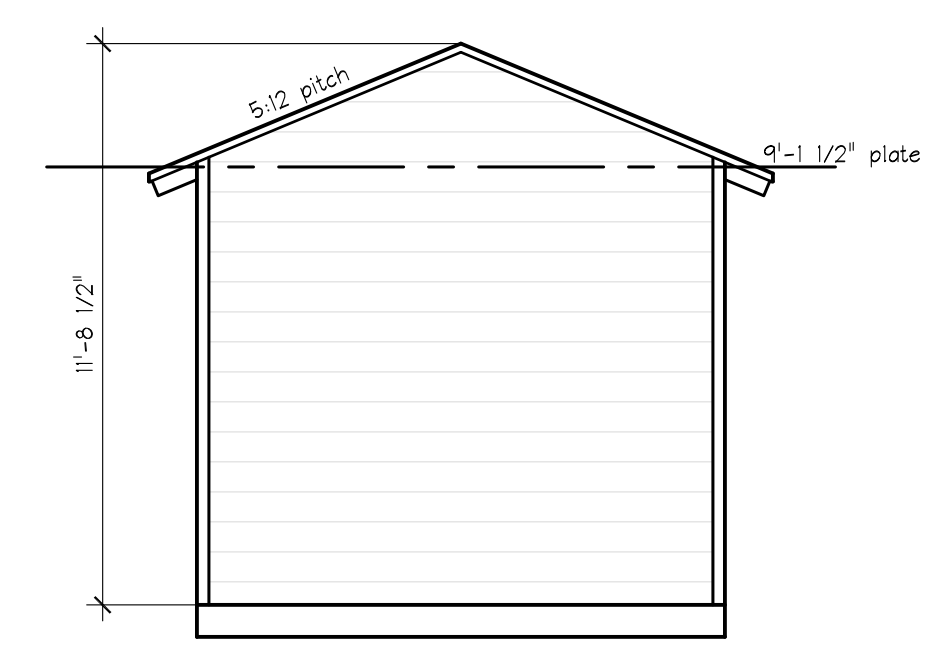
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

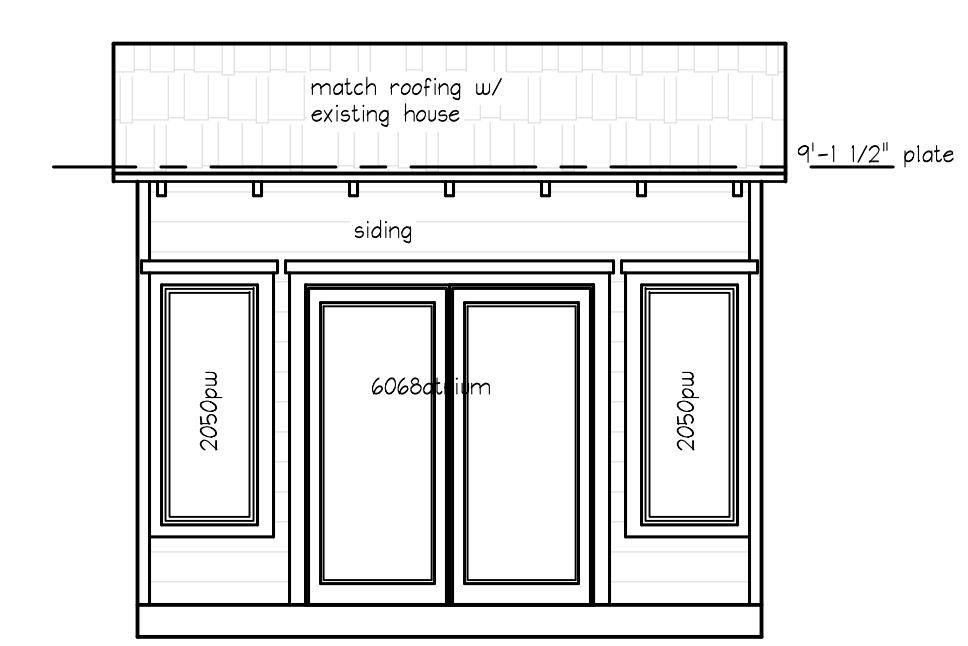
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beams and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x6's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



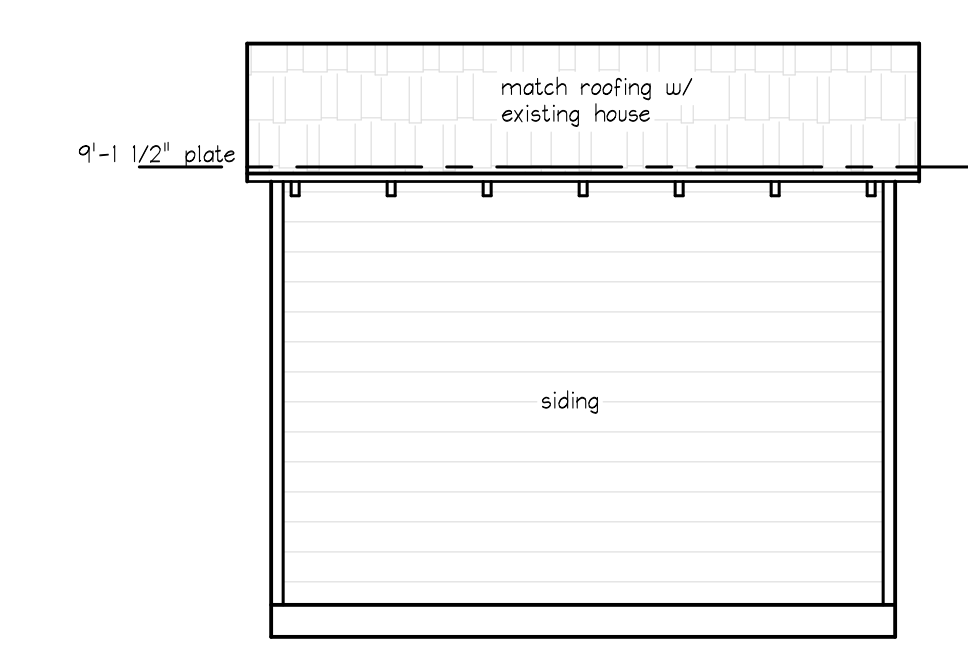
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



RIGHT
SCALE 1/4" = 1'-0"



LEFT
SCALE 1/4" = 1'-0"

REVISIONS:

11/02/2023
01/15/2025

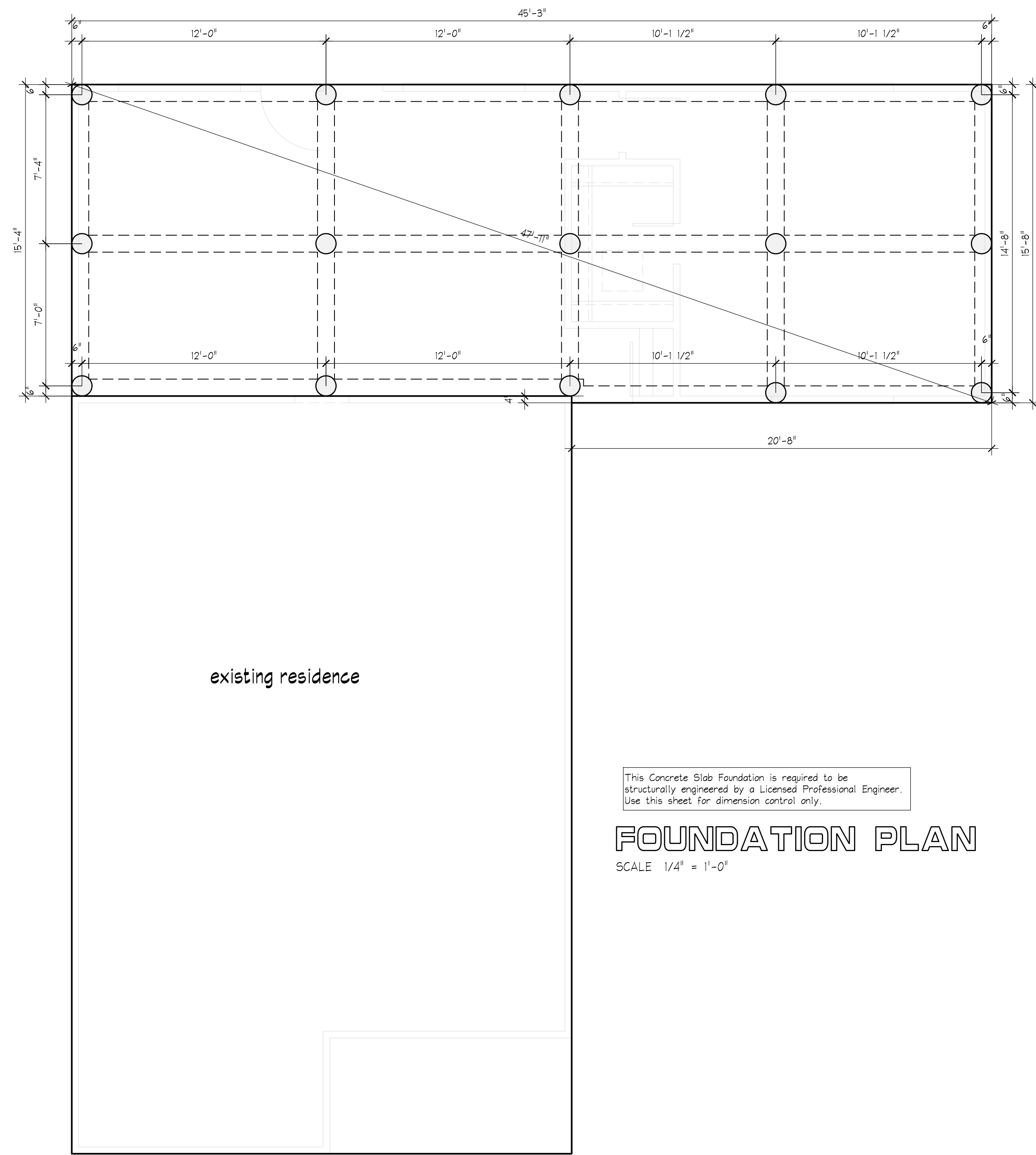
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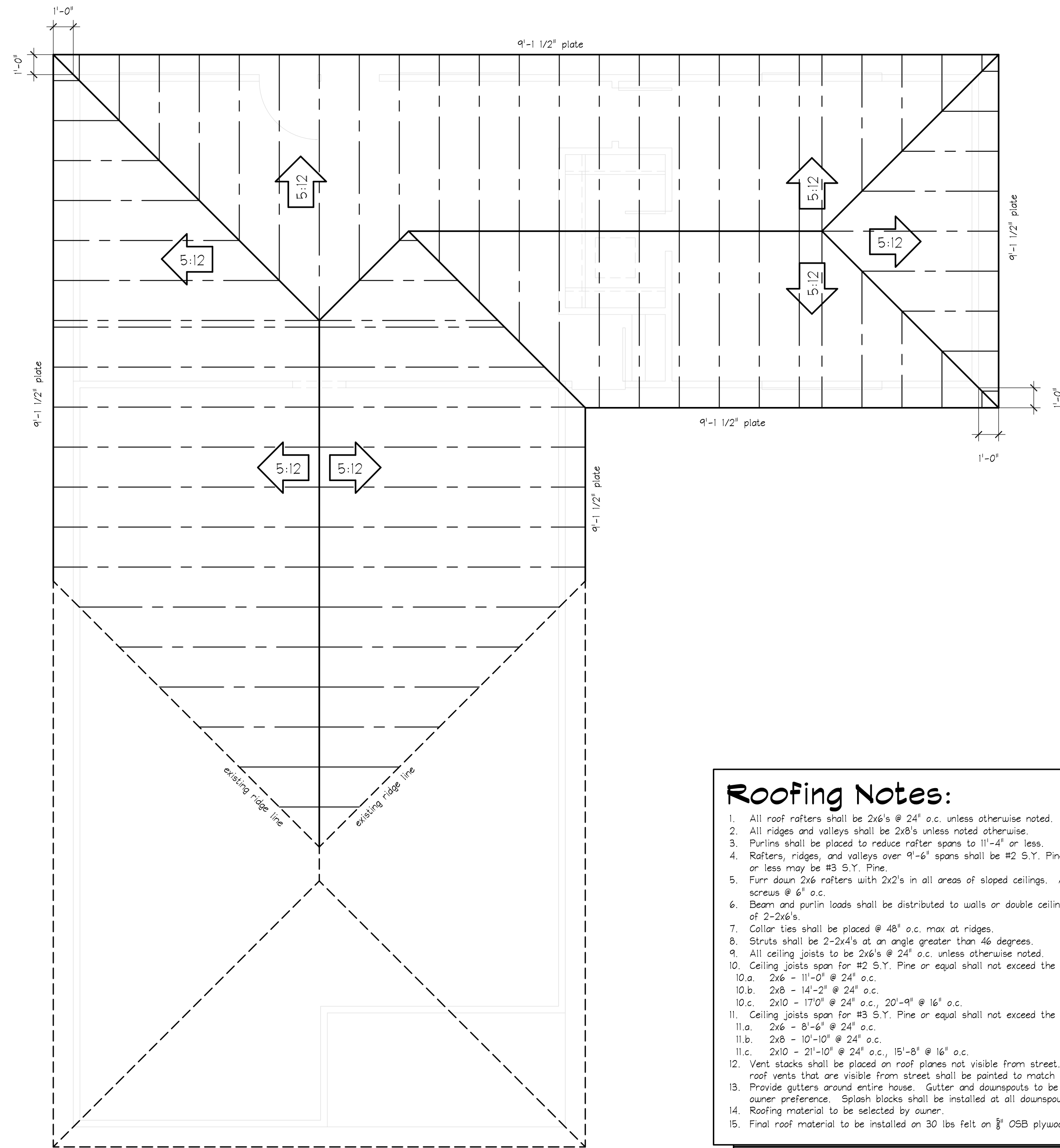
A Custom Addition for:
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603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



This Concrete Slab Foundation is required to be structurally engineered by a Licensed Professional Engineer. Use this sheet for dimension control only.

FOUNDATION PLAN

SCALE 1/4" = 1'-0"



- #### Roofing Notes:
- All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
 - All ridges and valleys shall be 2x8's unless noted otherwise.
 - Purlins shall be placed to reduce rafter spans to 11'-4" or less.
 - Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
 - Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
 - Beam and purlin loads shall be distributed to walls or double ceiling joists by T columns @ 2-2x6's.
 - Collar ties shall be placed @ 48" o.c. max at ridges.
 - Struts shall be 2-2x4's at an angle greater than 46 degrees.
 - All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
 - Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 11'-0" @ 24" o.c.
 - 2x8 - 14'-2" @ 24" o.c.
 - 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
 - Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 2x6 - 8'-6" @ 24" o.c.
 - 2x8 - 10'-10" @ 24" o.c.
 - 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
 - Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
 - Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
 - Roofing material to be selected by owner.
 - Final roof material to be installed on 3/8" OSB plywood.

ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide a structural or engineering firm stands no liability for structural or mechanical design integrity. For all construction, all building codes and regulations are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3338

A Custom Addition for:

Walker Residence

603 E Rusk Street

Abstract No. 14

B.F. Boydston Survey

City of Rockwall, Rockwall County, Texas

Project Description:

We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.



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: Kelli Walker

CASE NUMBER: H2025-003; *Certificate of Appropriateness (COA) for an Addition at 603 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an *Addition* to a *Low Contributing Property* being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.

BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Low-Contributing Property*. The 926 SF single-family home -- situated on the subject property at 603 E. Rusk Street -- was constructed circa 1950 with *Craftsman* style influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a covered porch and an 80 SF storage building that were constructed on the subject property in 2008. The 2017 *Historic Resource Survey* states that the windows and doors have been replaced on the existing single-family home. There was a rear addition that is also listed; however, the date of this addition is unknown. On November 16, 2023, the Historic Preservation Advisory Board approved a Certificate of Appropriateness [Case No. H2023-019], Small Matching Grant [Case No. H2023-020], and a Building Permit Fee Waiver [Case No. H2023-021] for a 615 SF addition to the single-family home and a 400 SF two (2) car garage. The applicant never pursued these additions. On January 31, 2025, staff received applications for a Certificate of Appropriateness (COA) [Case No. H2025-003], a Small Matching Grant [Case No. H2023-004], and a Building Permit Fee Waiver [Case No. H2025-005] from the property owner -- Kelli Walker -- for the purpose of constructing an addition to the existing single-family home and an *Accessory Structure* on the subject property.



SUBJECT PROPERTY: FEBRUARY 2025

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for an addition to the existing single-family home and an *Accessory Structure* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 603 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land located within the Old Town Rockwall Historic District (*i.e.* 102 N. Tyler Street and 604 E. Kaufman Street). According to the 2017 *Historic Resource Survey*, these properties are classified as *Medium Contributing* properties. Beyond this is E. Kaufman Street, which is identified

as a R2 (*i.e. residential, two [2], undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 601 & 605 E. Kaufman Street*) located within the Old Town Rockwall Historic District. According to the *2017 Historic Resource Survey*, these properties are classified as *Non-Contributing* properties.

South: Directly south of the subject is E. Rusk Street, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. 602, 604, 606, 608, 610 E. Rusk Street*) located within the Old Town Rockwall Historic District. According to the *2017 Historic Resource Survey*, all of these properties are classified as *Medium Contributing* properties. South of this are four (4) parcels of land (*i.e. 601, 605, 609 E. Washington Street & 106 S. Clark Street*) located within the Old Town Historic District. Three (3) of these properties (*i.e. 601, 609 E. Washington Street & 106 S. Clark Street*) are classified as *Medium Contributing* and the remaining (*i.e. 605 E. Washington Street*) is classified as a *High Contributing* property.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 605, 609 & 611 E. Rusk Street*) located within the Old Town Historic District. Two (2) of these properties (*i.e. 605 & 611 E. Rusk Street*) are classified as *Low Contributing* and the remaining parcel (*i.e. 609 E. Rusk Street*) is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this roadway is a 1.503-acre parcel of land with a ~2,895 single-family home (*i.e. 104 N. Clark Street*) that was constructed circa 1910 situated on it. This structure is classified as *High Contributing*.

West: Directly west of the subject property is a 0.1726-acre parcel of land with a ~1,744 single-family home (*i.e. 601 E. Rusk Street*) that was constructed circa 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is N. Tyler Street, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a 0.4590-acre parcel of land with a ~3,557 single-family home (*i.e. 507 E. Rusk Street*) that was constructed in 1920 situated on it. This structure is classified as *Medium Contributing*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct 701 SF of air-conditioned space to the back of the existing single-family home. The applicant has indicated that the new exterior façades of the home will match the existing single-family home. The applicant is also proposing to add a 120 SF accessory structure in the backyard.

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 currently designated as a *Low Contributing Property*.

Staff should note that the Historic Preservation Advisory Board (HPAB) has the ability to review the proposed exterior changes and cannot consider interior remodel work. In reviewing the applicant’s request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

- (1) *Building Standards*.

- (a) Height. According to Section 07(A), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a)ll new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.” In this case, the proposed addition and the proposed garage will be lower than the existing single-family home and have a total height of 12-feet, 8-inches.
- (b) Building Setback and Orientation. According to Section 07(B)(1), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a)ll new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.” Based on the applicant’s building plans, the proposed addition will be in conformance with the required setbacks for a structure in a Single-Family 7 (SF-7) District.
- (c) Building Facades and Materials. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” Based on the building elevations and scope of work provided by the applicant, the exterior façade of the new addition will consist of the same material that the existing single-family home is faced with.
- (d) Roofs. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC), “(r)eplacement, addition, or alteration to an existing roof should have the same overhang as the existing roof.” The code goes on to say “(t)he degree and direction of roof slope or pitch should be consistent with the style and period of the historic structure.” In this case, the applicant’s plans show a consistent roof pitch of 5:12 throughout the proposed addition.
- (e) Paint and Color. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC), “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, the existing home has been previously painted and does not require the approval of the Historic Preservation Advisory Board (HPAB); however, the applicant has indicated to staff that they intend to paint the addition the same color as the existing single-family home, to create a consistent look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage “(f)lorescent and metallic colors.”

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 80 SF accessory building and the proposed accessory building will be 120 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Accessory Structure* is nine (9)-feet, eight (8)-inches and will be placed on the grass. Based on this, the proposed building meets all of the requirements for an *Accessory Structure* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

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 [*i.e.*] and proposed preservation criteria ...” In this case, the applicant’s addition does meet the building standards of the historic guidelines, however, with the addition of an air-conditioned space of 701 SF -- *or 75% of the current historic home* – the new addition will decrease the contributing status of the property. In addition, the scope of work does not appear to be for the purpose of *restoration* of the existing home. Due to its current *Low-Contributing* status, staff has added a condition of approval that the Historic Preservation Advisory Board (HBAB) remove the *Contributing* status and designate this property as *Non-Contributing*. The proposed addition of 701 SF to the *Low-Contributing* home does appear to impair the historical integrity of the subject property; however, it does not seem to negatively impact the adjacent properties. This being said, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On February 3, 2025, staff mailed 28 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned 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) The subject property's designation shall be changed from a *Low Contributing Property* to a *Non-Contributing Property*.
- (2) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (3) 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: _____

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 603 E Rusk Street

SUBDIVISION Property ID: 14470 LOT _____ BLOCK 120E

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 Kelli Walker APPLICANT(S) NAME _____

ADDRESS 603 E Rusk Street ADDRESS _____

PHONE (214) 912-6140 PHONE _____

E-MAIL walker.kelli@gmail.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): \$ 110,000

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.

Project Description on Separate Sheet

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 Kelli Walker

APPLICANT'S SIGNATURE _____



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.

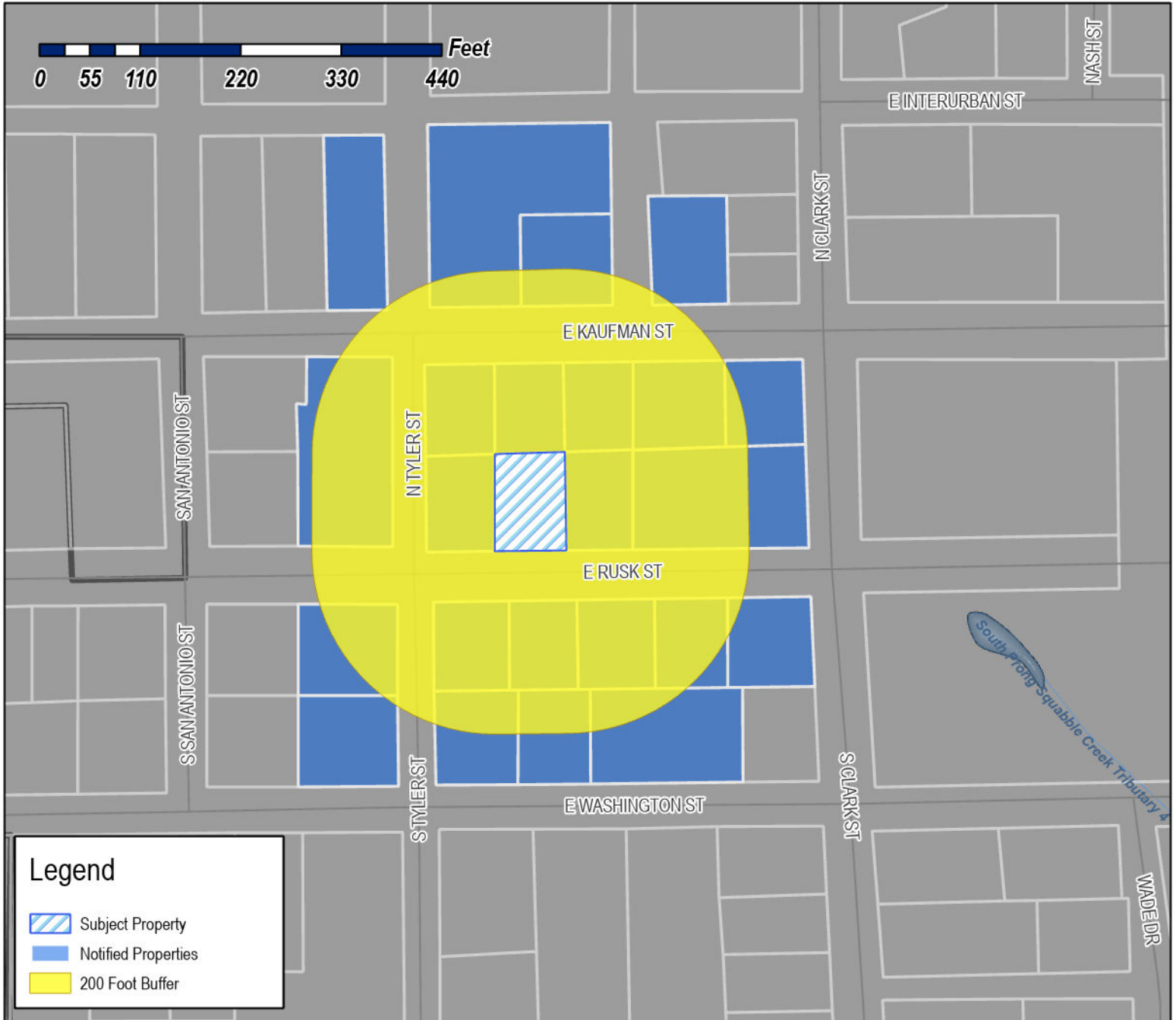




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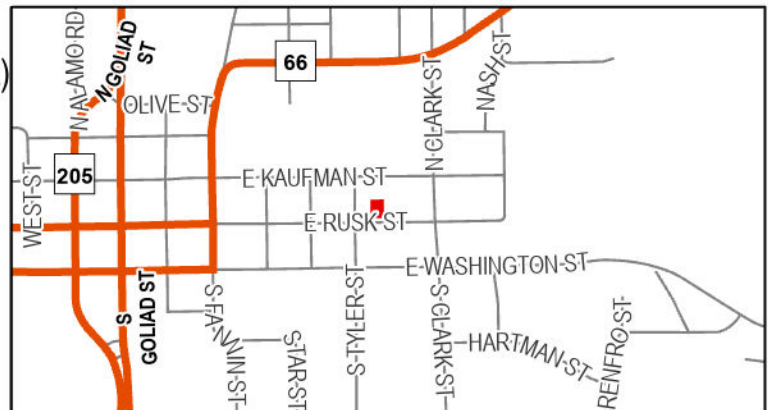
Legend

-  Subject Property
-  Notified Properties
-  200 Foot Buffer

Case Number: H2025-003
Case Name: Certificate of Appropriateness (COA) for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 603 E. Rusk Street

Date Saved: 1/31/2025

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



WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

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

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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

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

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

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

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
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. H2025-003: Certificate of Appropriateness (COA) for 603 E. Rusk Street

Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an Addition to a Low Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, 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. H2025-003: Certificate of Appropriateness (COA) for 603 E. Rusk 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.

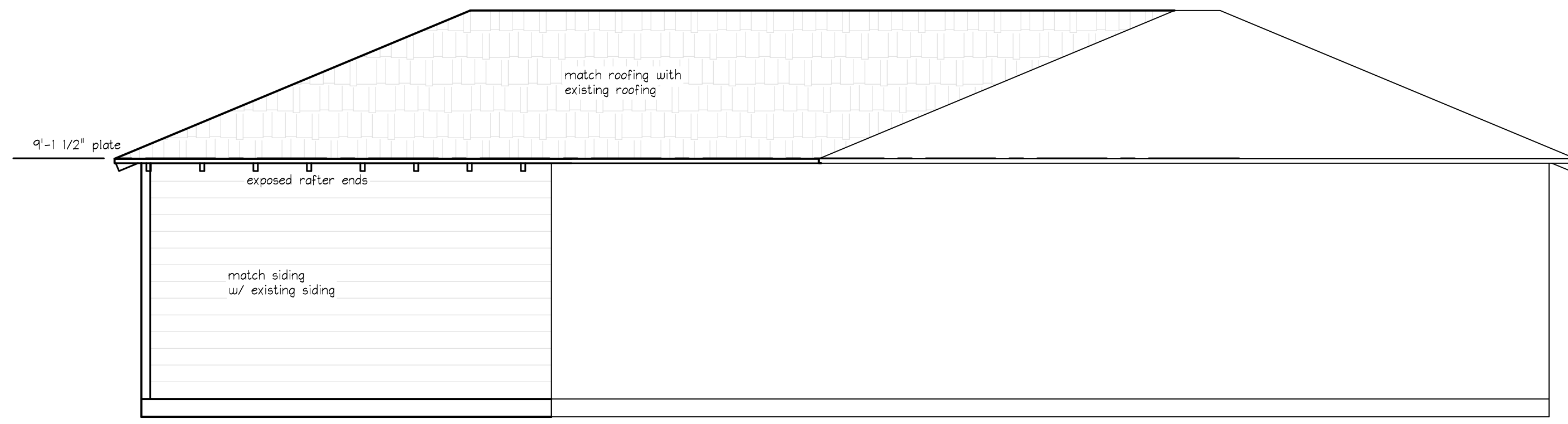
Name:

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

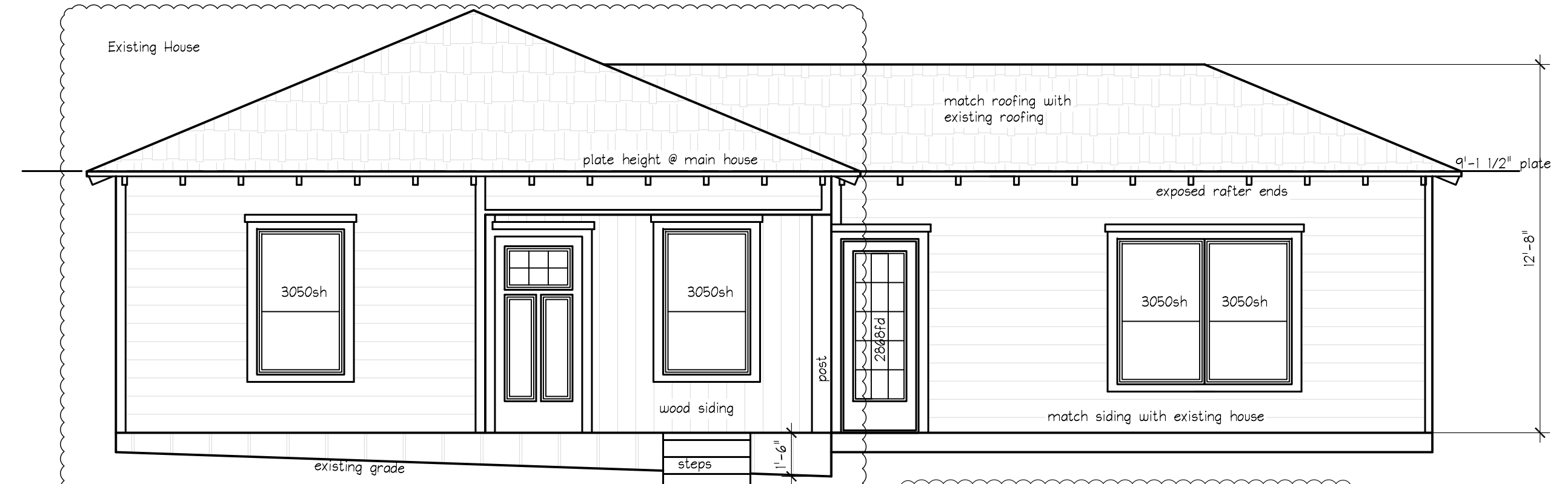
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. The responsibility for structural or engineering design integrity, load calculations, and code compliance shall be the responsibility of the contractor and governmental agencies. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.



LEFT ELEVATION

SCALE 1/4" = 1'-0"

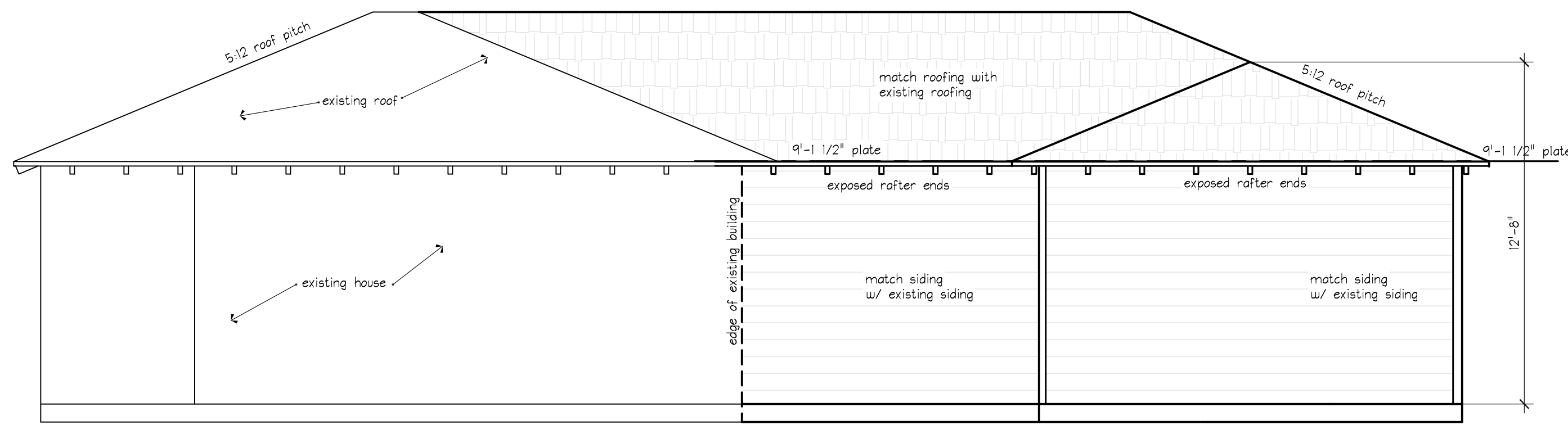
Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

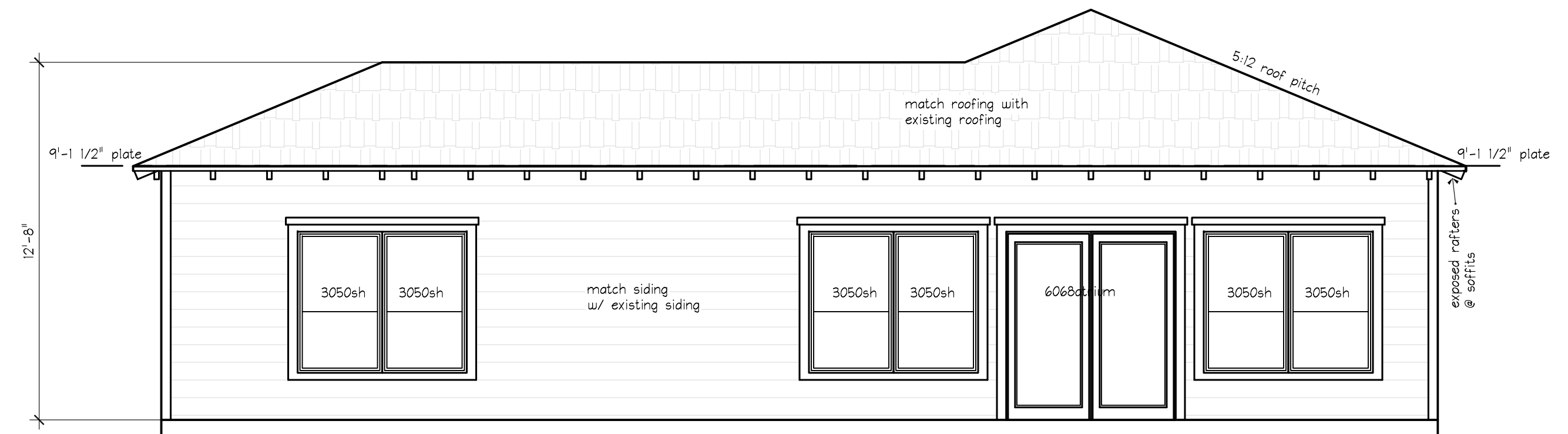
Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.



REAR ELEVATION

SCALE 1/4" = 1'-0"

Foundations of exterior walls or piers exposed more than ten inches above the adjacent ground level shall be clad in the primary exterior finish material, such as lap siding, and painted to complement the primary exterior finish material.

A Custom Addition for:

Walker Residence

603 E Risk Street

Abstract No. 14

B.F. Boydston Survey

City of Rockwall, Rockwall County, Texas



Kelli Walker
603 E Rusk Street
Rockwall TX 75087
Q-2966457



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 10' wide by 12' long
Paint Selection
Base: No Paint, Trim: No Paint
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
White
Is a permit required for this job?
Yes, Engineering fees still apply
Who is pulling the permit?
Customer

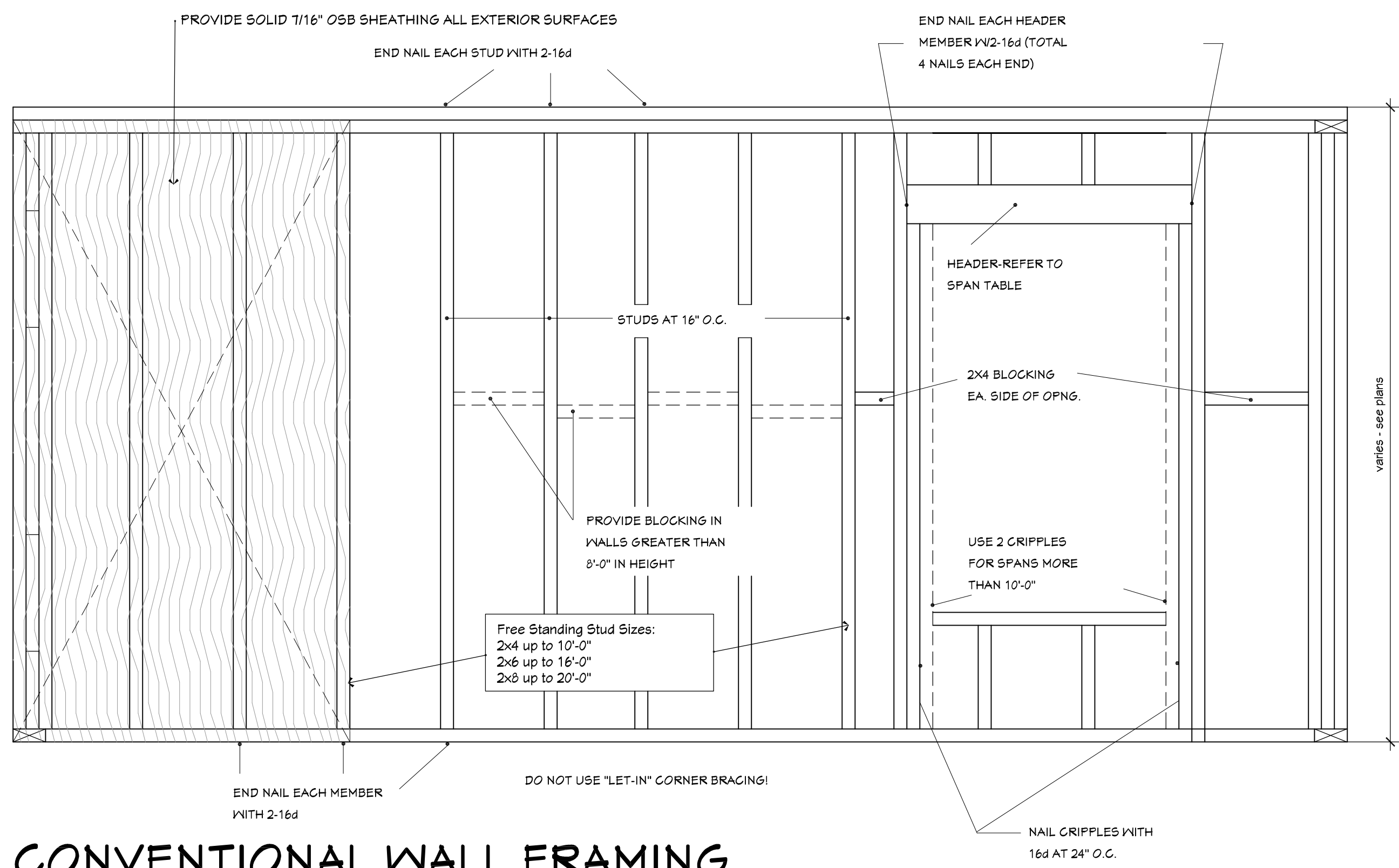
Optional Details

Doors
Full-Lite Residential Door (3' x 6'8") (Left Hand Outswing),
Windows
2 4'x3' Insulated Horizontal Sliding Window
Transoms
3 Ea Transom Window (29"x8")
Walls
359 Sq Ft House Wrap

Jobsite/Installer Details

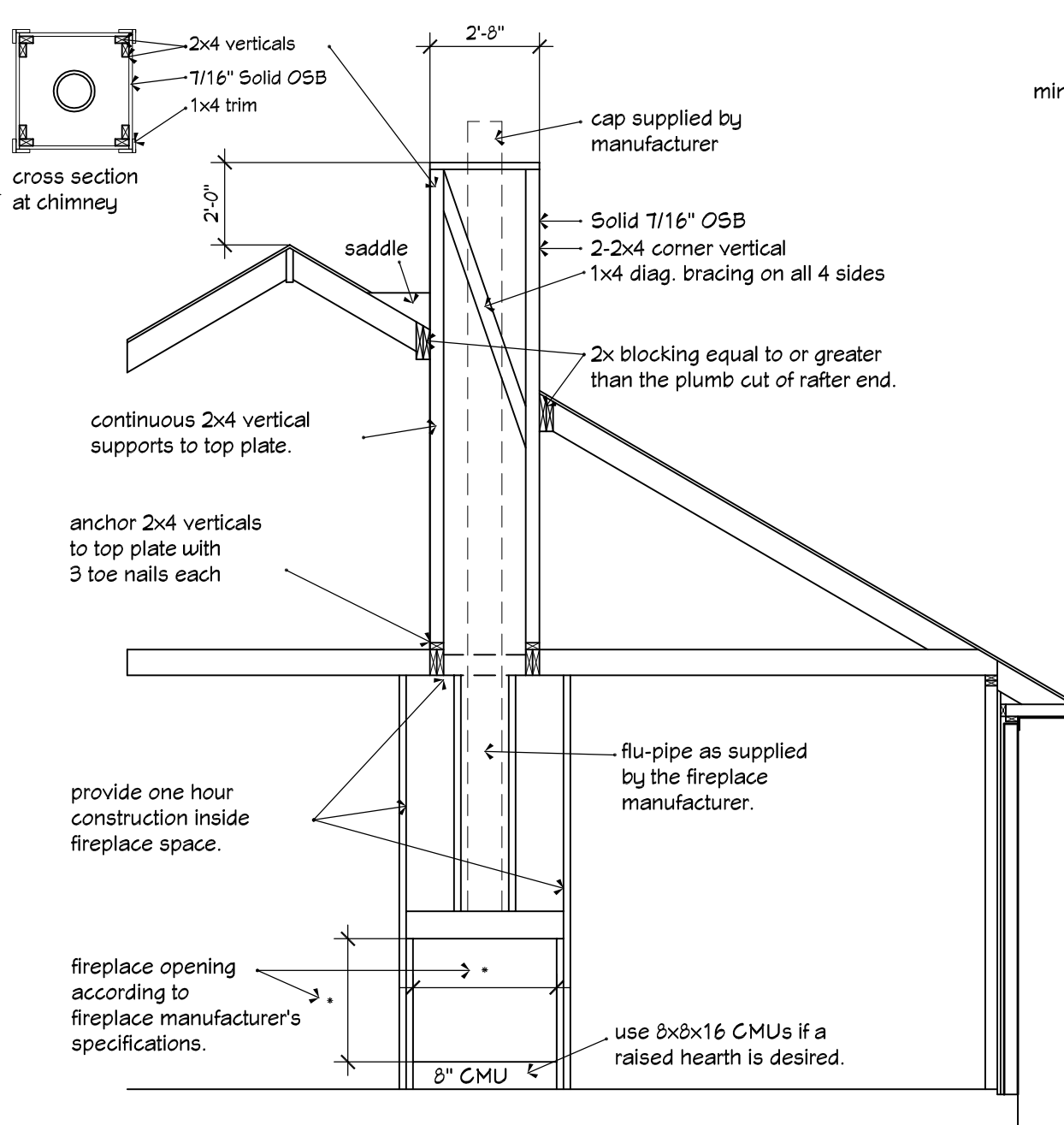
Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Grass

Customer Signature: _____ Date: _____

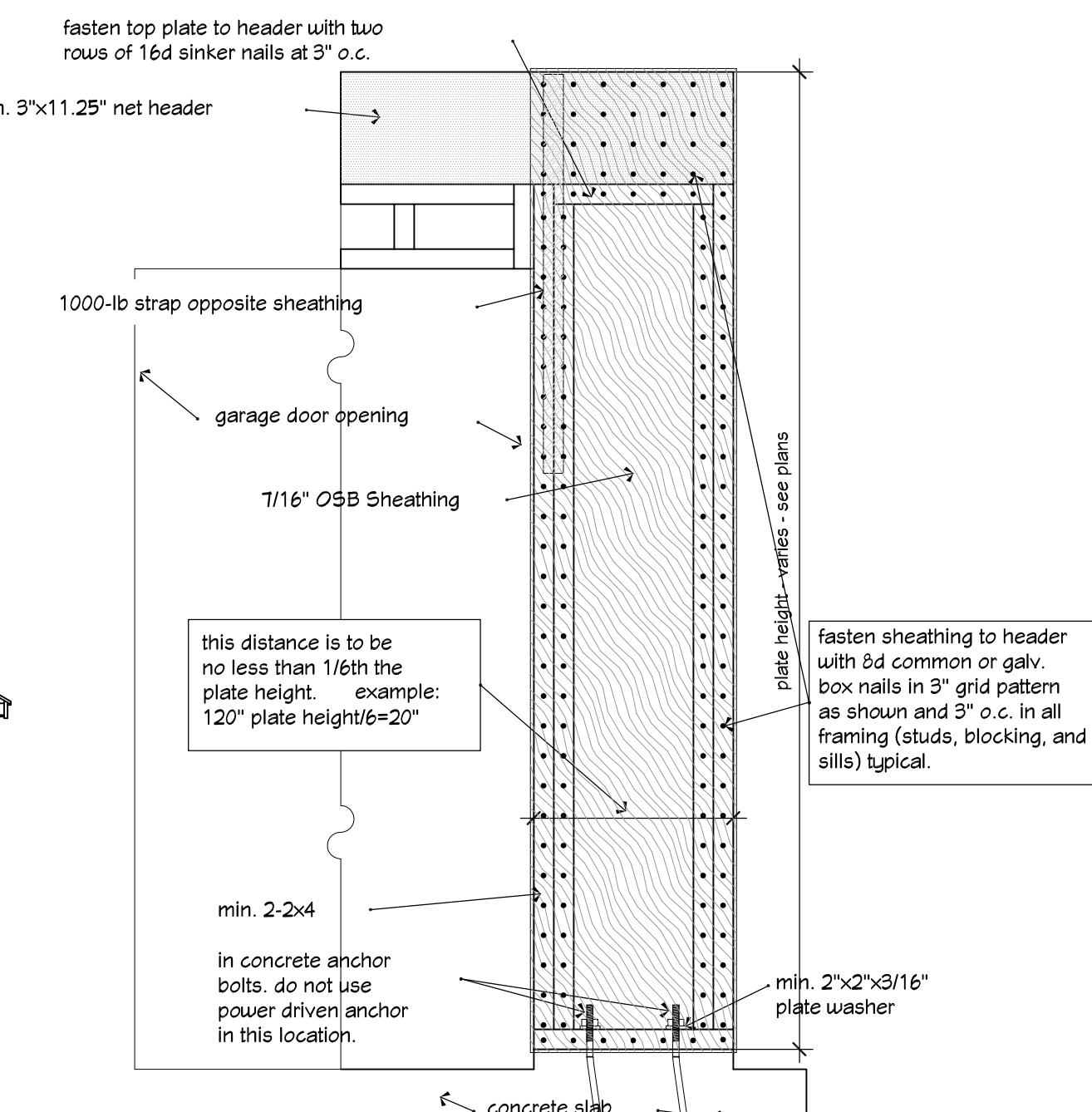


CONVENTIONAL WALL FRAMING

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



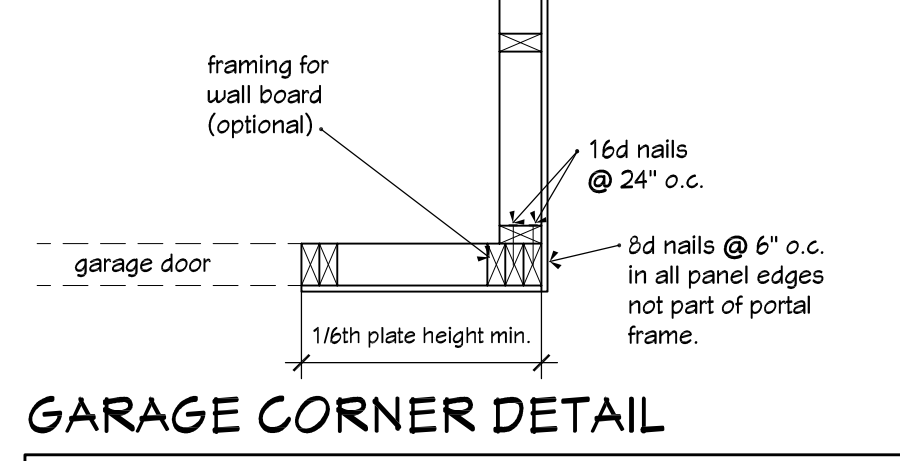
WOOD CHIMNEY DETAIL



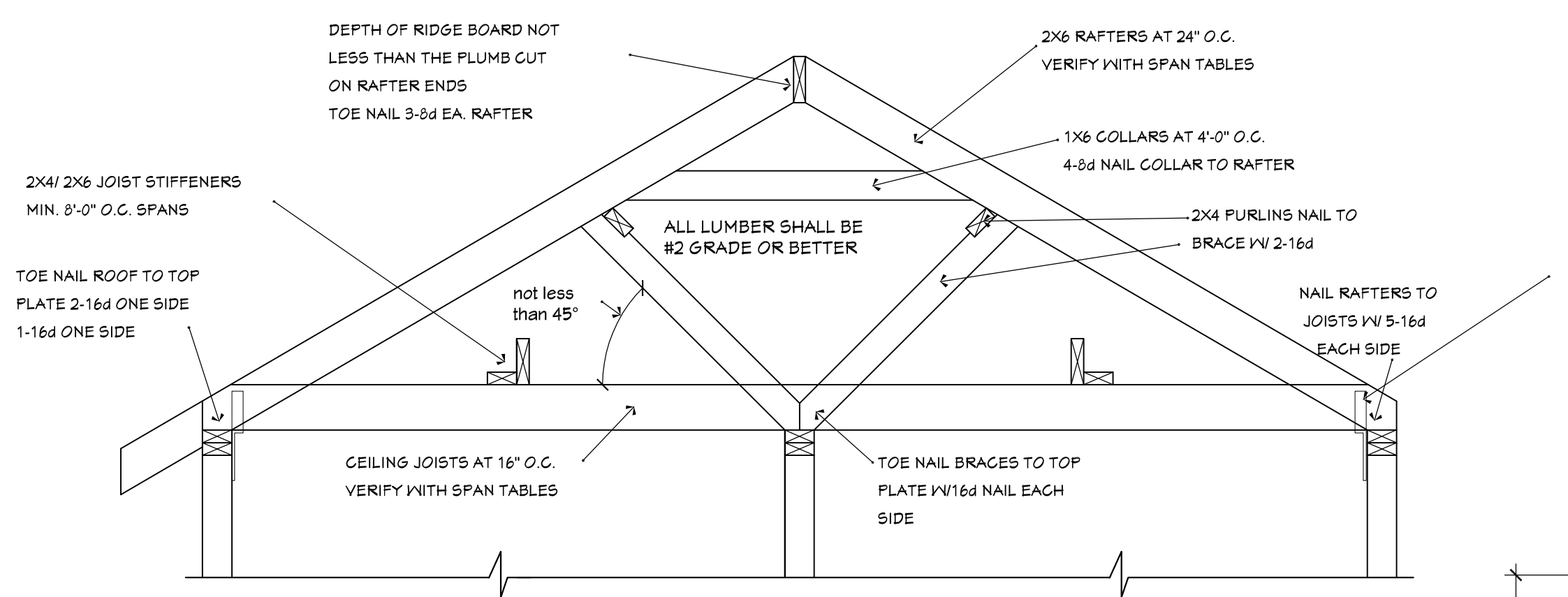
GARAGE CORNER DETAIL

GENERAL FOUNDATION NOTES:

- These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- All beams shall penetrate a minimum of 6" into undisturbed soils.
- No dead end beams shall be allowed.
- All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- Reinforcing shall be tied and supported every 48" or less.
- Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the site it is to be built on.

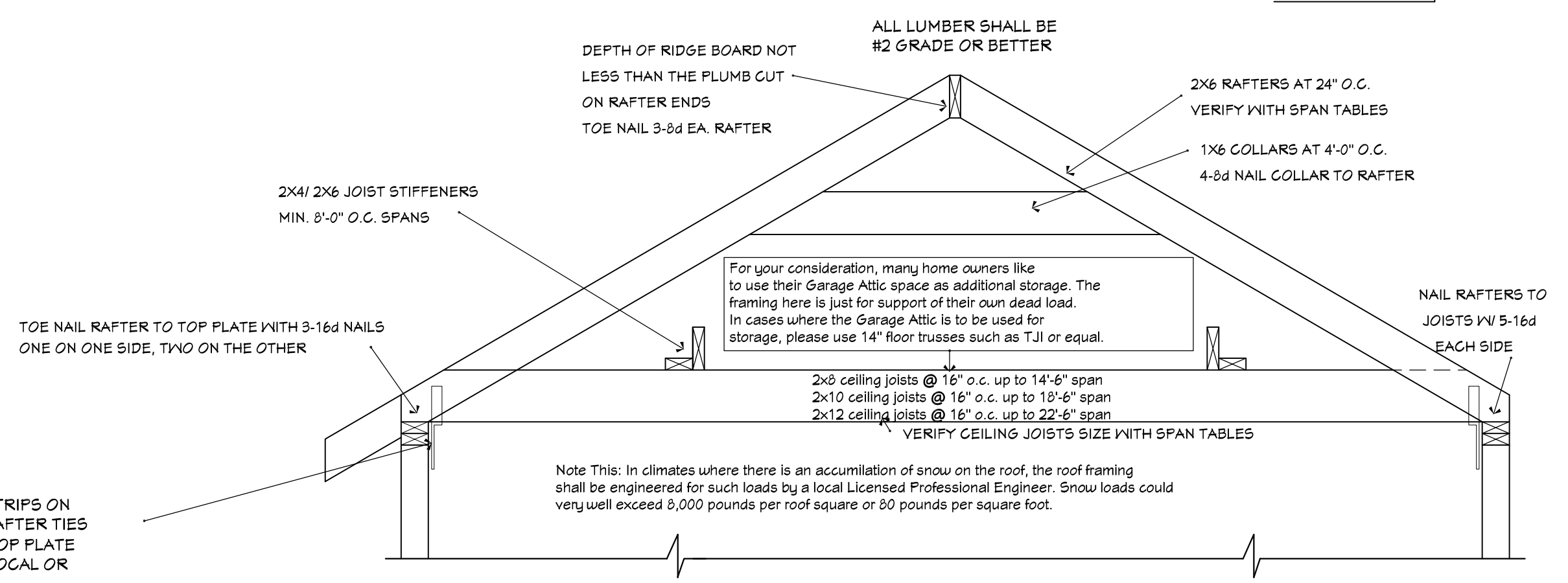


GARAGE CORNER DETAIL

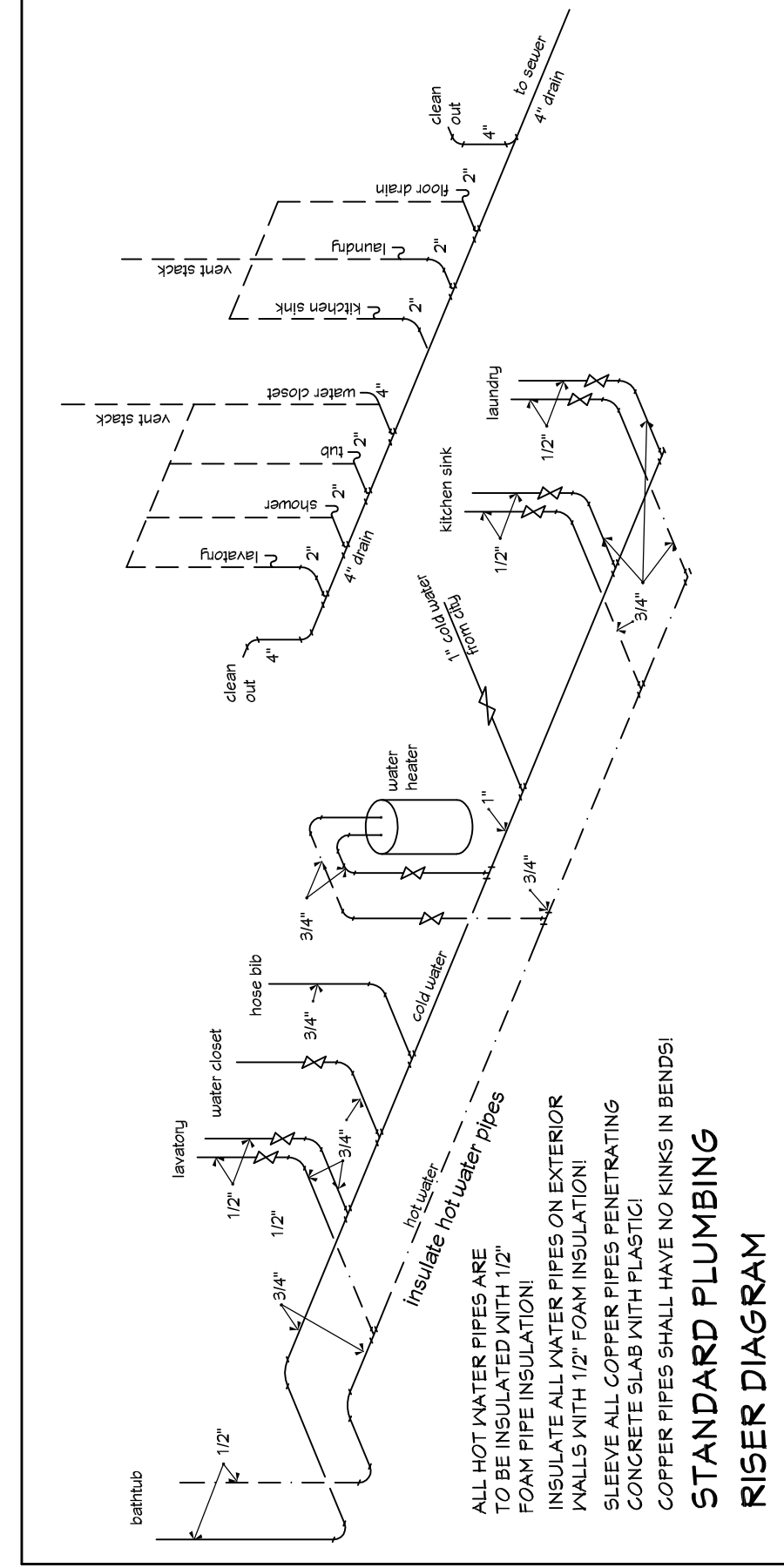


CONVENTIONAL ROOF BRACING

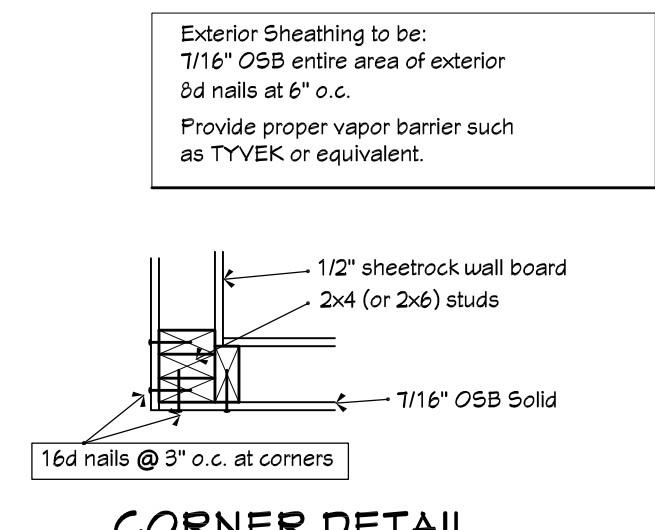
SCALE: N.T.S.



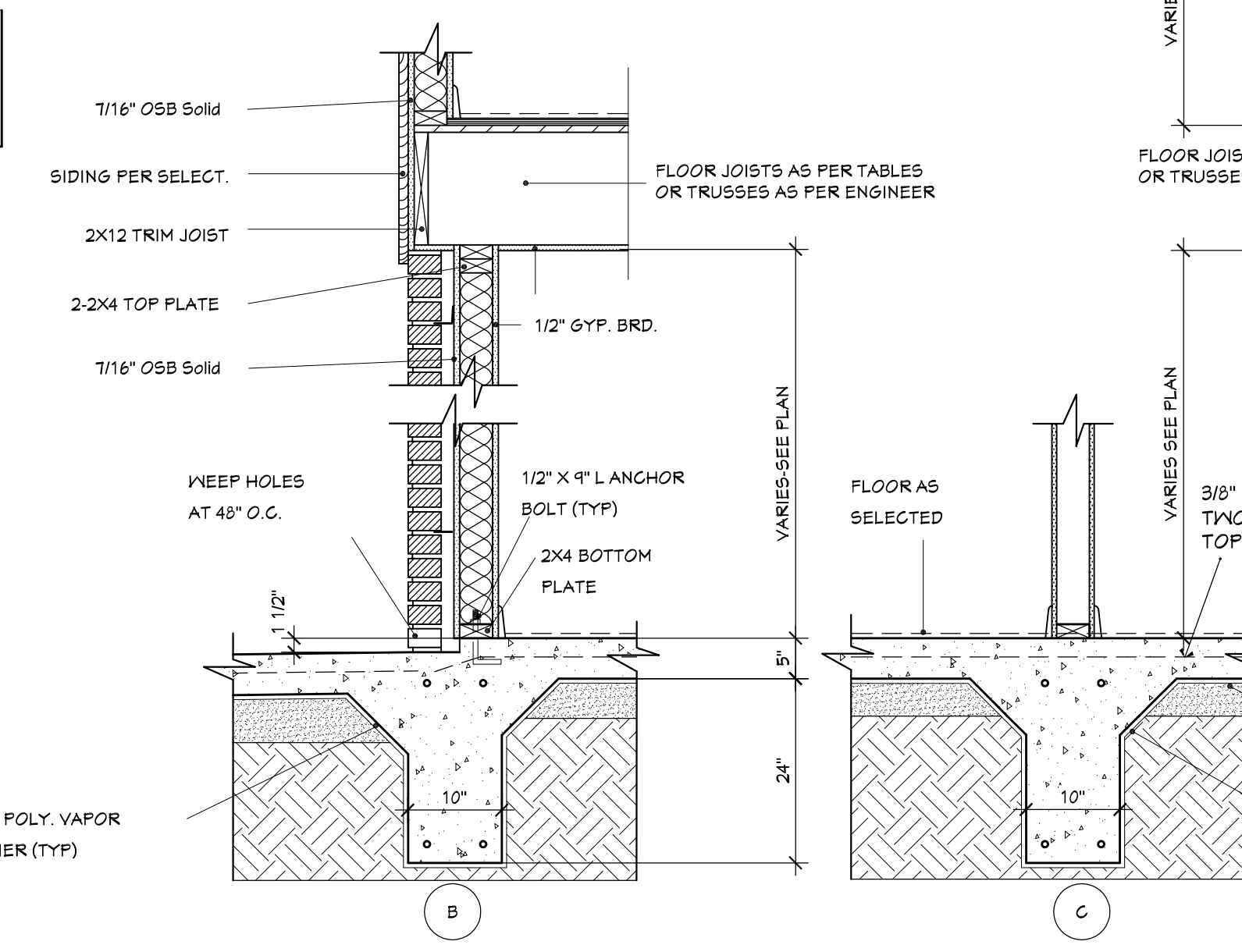
GARAGE ROOF BRACING



STANDARD PLUMBING RISER DIAGRAM



CORNER DETAIL



PORCH

PERIMETER WALL AT PORCH

TYPICAL INTERIOR

PERIMETER WITH BRICK LEDGE

PERIMETER GARAGE WITH BRICK LEDGE

PERIMETER GARAGE (FRAME WALL)

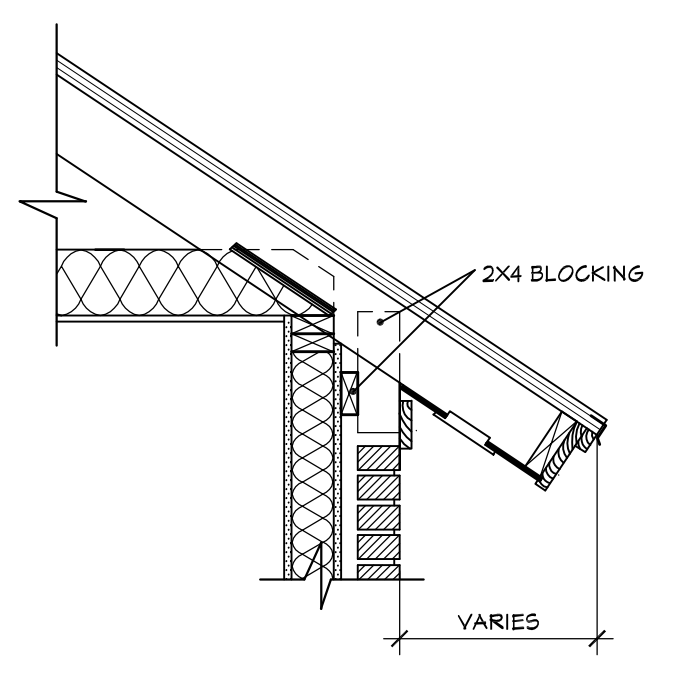
PERIMETER AT GARAGE DOOR

TIRE BUMP AT GARAGE

HOUSE MARGIN

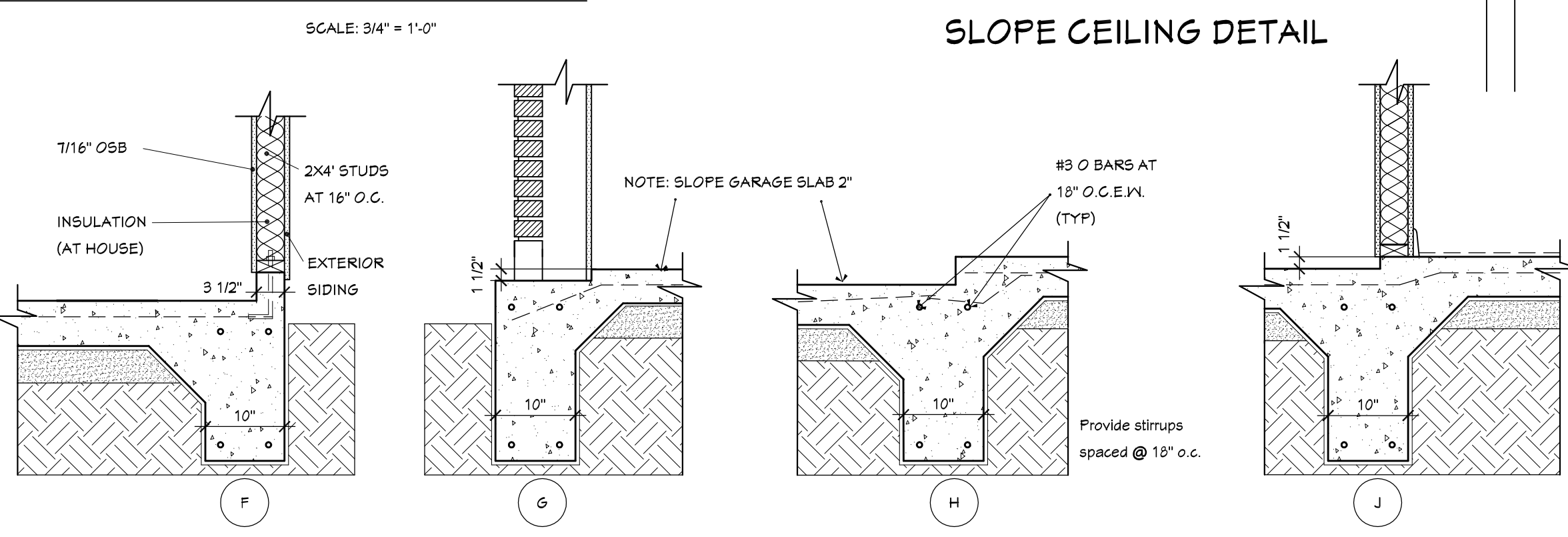
FOUNDATION DETAILS

SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



RAKE DETAIL

ALTERNATE CORNICE



REVISIONS:

J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com

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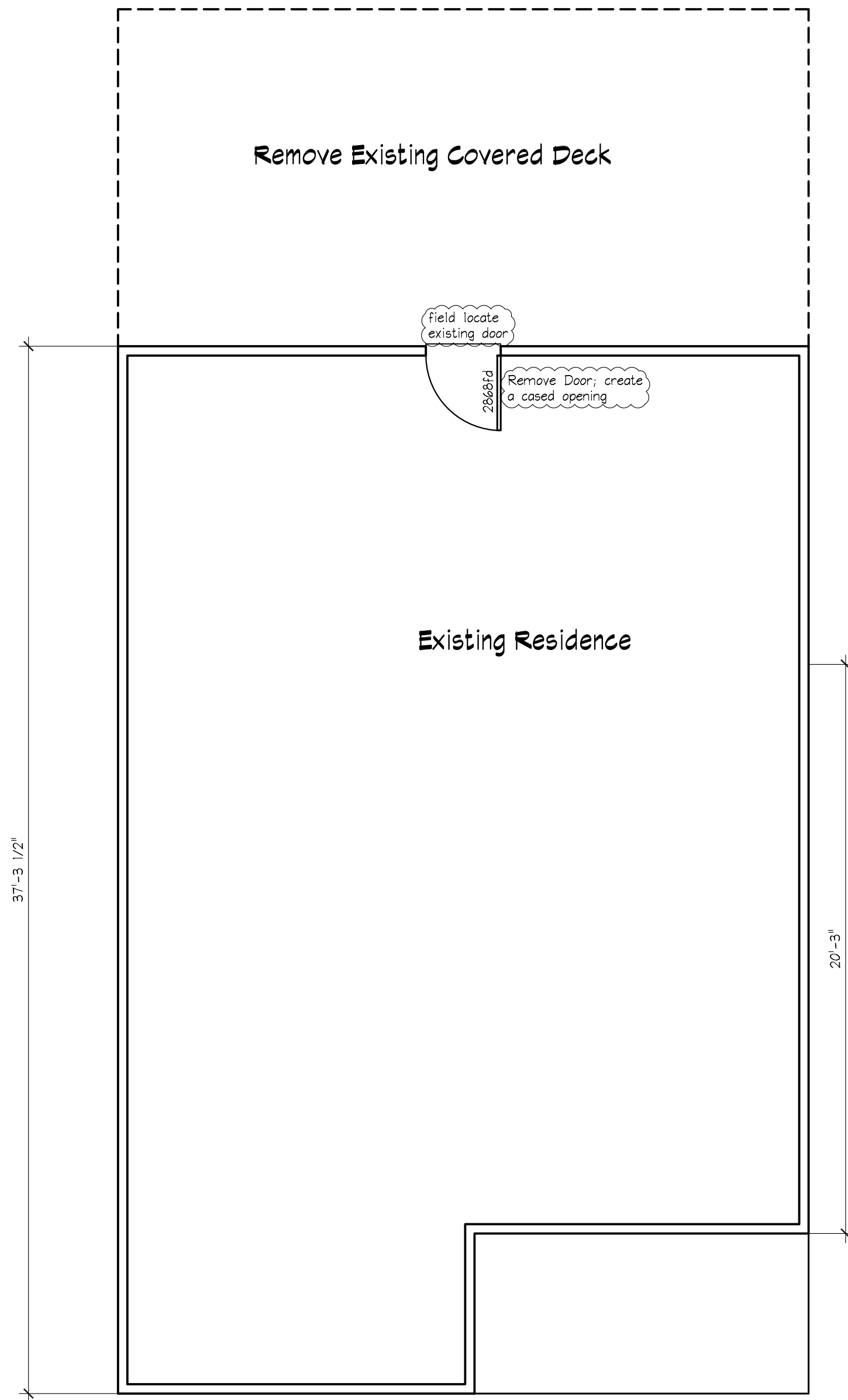
STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details

(c) copyright 2020 J. Karlovich Home Design
SHEET NO. **DETAILS**

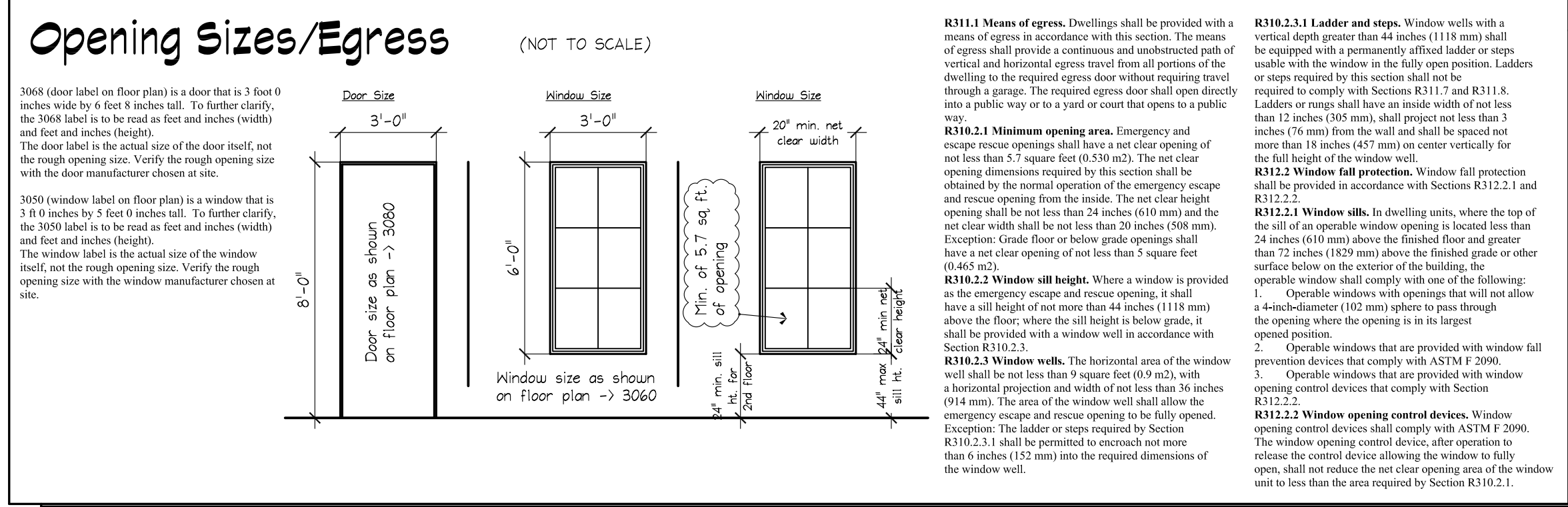
These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering services. It is the responsibility of the contractor or other professional design professional to verify that all construction details and specifications are correct and that all applicable codes and regulations have been met. If any error or omission does occur, it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

M2237 Services
(214) 499-3838

A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas



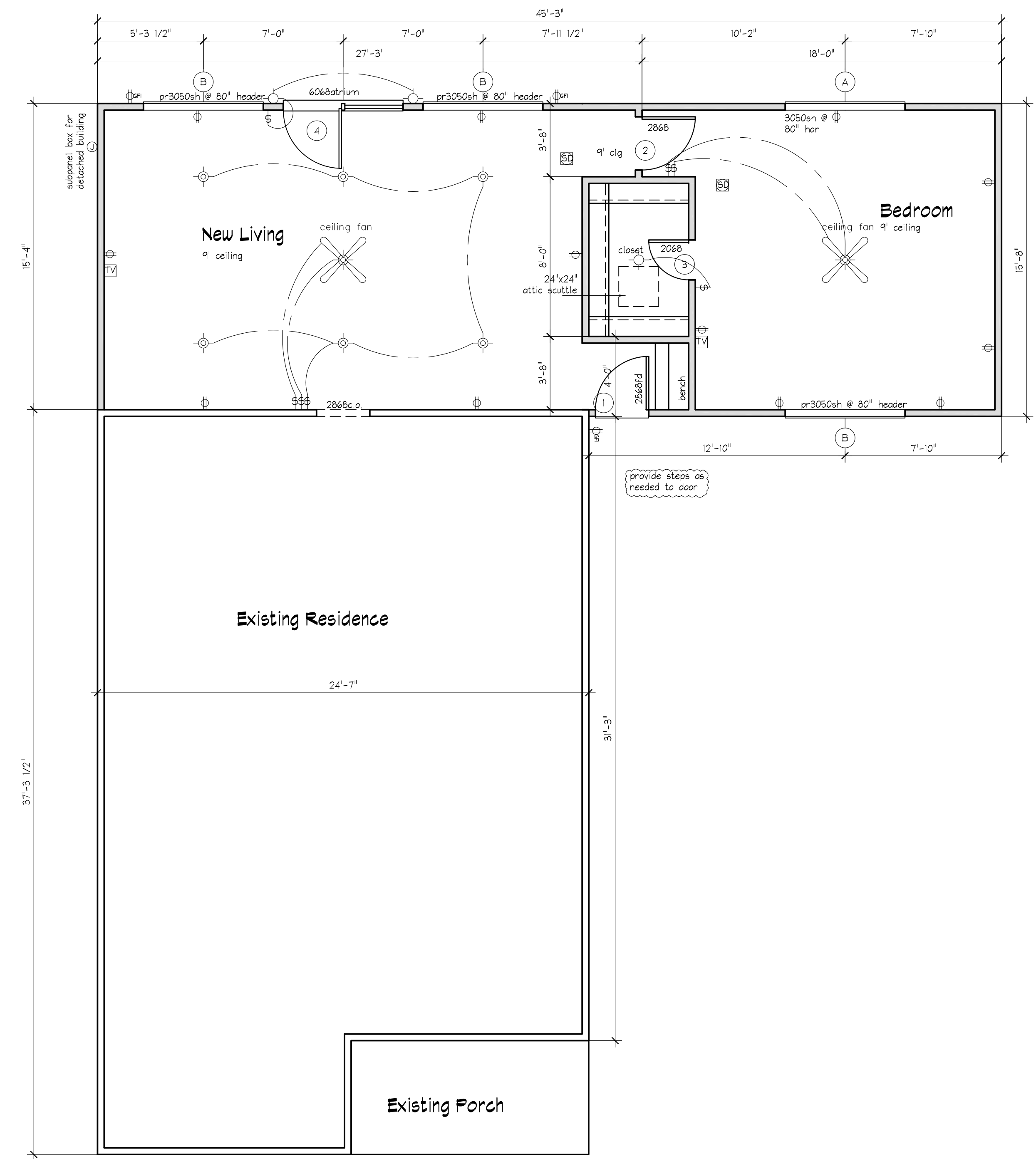
EXISTING + DEMO PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ Surface/Ceiling Mount
- ⊙ Recessed Eyeball Mount
- ⊕ Ground-up Landscape Flood
- ⊕ Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- ⊕ LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- ⊕ Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

- Notes:
- All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 - Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 - Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 - All fixtures shall be UL Approved.
 - Provide "button" at entry doors and door chimes.
 - Verify water heater and HVAC electrical requirements prior to construction.
 - Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 - Provide light fixtures and outlets in attic as per owners instructions.
 - Verify all light fixtures and plug type and location with owner prior to installation.
 - Center all light fixtures in each room.



FLOOR + ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

Doors Schedule:

ID#	Size	Description	Quantity
1	2868	Exterior I-Lite Glass Door	1
2	2868	Interior as Selected	1
3	2066	Interior as Selected	1
4	6068	Exterior Atrium Unit	1

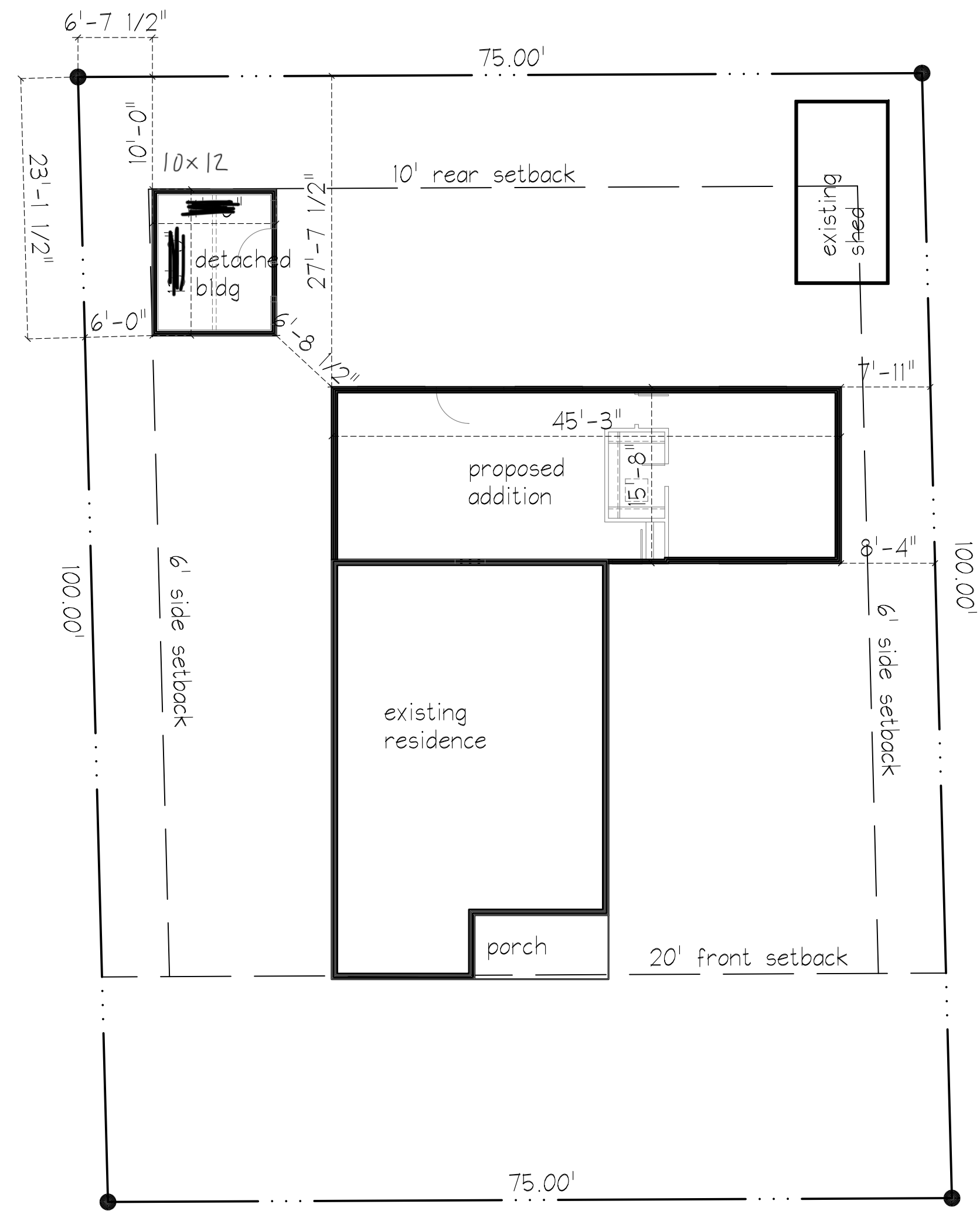
Windows Schedule:

ID#	Size	Description	Quantity
A	Pair 3050	Single Hung	4

All windows in wet areas, in stairwell, and/or closer than 24" to a door to have tempered glass.

Areas:

Existing HVAC Area	850 sq. ft.
New HVAC Area	701 sq. ft.
Total HVAC Area	1,551 sq. ft.



PLOT PLAN
SCALE 1" = 10'-0"

Notes:

- Do not scale drawings, follow dimensions only. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough openings size. Verify window sizes and "owner furnish windows" with owner prior to construction. Refer to plans and exterior elevations for window types.
- All framing shall be done in accordance with IBC latest edition.
- Spread studs at tub ends to accommodate plumbing and provide blocking, top and bottom, at shower to secure plumbing.
- Exterior sheathing shall be 5/8" OSB.
- All interior walls shall be covered with 1/2" gypsum board with metal corner reinforcing. Drywall finish should include taping over joints, applying joint compound and sanding the compound for a smooth finish. Verify with owner the level of drywall texturing.
- All walls and ceilings in garage and garage storage areas to have 5/8" Type-X gypsum board with 1-hour fire rating. All exterior doors in garage and attic access to be metal or solid core with a 20 minute fire rating.
- Provide 1/2" moisture resistant gypsum board at all wet locations.
- All finishes to be chosen and verified by owner.
- Contractor shall field verify all cabinet dimensions before fabrication.
- All millwork to be chosen and verified by owner. Contractor shall submit "shop drawings" at owners request.
- Provide 1/2" cement board for tile backer.
- Provide min. 4 - gang 2x4 studs at glue-lam bearing.
- All work shall be in accordance with National Plumbing Code, Latest Edition.
- Contractor shall provide HVAC "duct layout" for approval prior to fabrication. For coordination with fixtures and diffuser location.
- Verify all column type, size, and material with owner prior to construction.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R19) insulation between 2x4 joists.
- Provide combustion air vents with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- All bath and toilet area walls shall have water resistant gypsum boards.
- All plumbing walls shall be 2x6.
- Bedroom windows shall have a minimum net clear opening of 5.7 square feet, a minimum net clear openable width of 20", a minimum net clear openable height of 24", and have a maximum finish sill height of 42" from finished floor. All glass located within 18" of floor, 24" of a door or located within 60" of floor at bath tubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- Attic HVAC units shall be located within 20' of its service opening. Return air grills shall not be located within 10' of a gas fired appliance.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.

MASTER REVISION INDEX

SHEET #	DESCRIPTION	SCALE
1	PLOT PLAN	1"=10'-0"
2	DEMO PLAN & REMODEL PLAN W/ ELECTRICAL	1/4"=1'-0"
3	FOUNDATION LAYOUT & ROOF PLAN	1/4"=1'-0"
4	FRONT, REAR, LEFT, & RIGHT ELEVATION	1/4"=1'-0"
5	DETACHED BUILDING CONSTRUCTION PLANS	1/4"=1'-0"
6	STANDARD DETAILS	N.T.S.

APPLICABLE CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE

REVISIONS:

11/02/2023
01/15/2025

J. Karlovich
Home Design

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jkarlovichhomedesign.com

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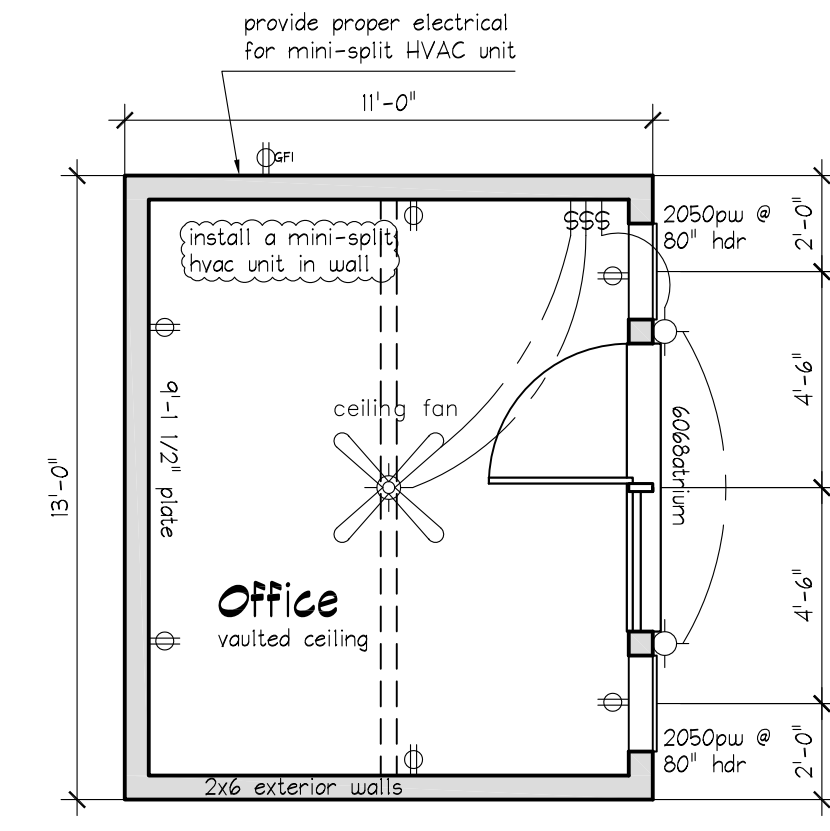
M2237 Services
(214) 499-3338

A Custom Addition for:
Walker Residence
603 E Rusk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

ELECTRICAL LEGEND

- ◇ Surface/Ceiling Mount
- Recessed Eyeball Mount
- ⊙ Ground-up Landscape Flood
- Wall Mounted
- ⊕ 6" LED Recessed Can Light
- ⊕ 6" Vapor Recessed Can Light
- ≡ Single Fluorescent Strip
- ⊕ Double Flood w/ Motion Sensor (exterior)
- LED Fluorescent Lighting
- ⊕ Exhaust Fan (minimum 90 cfm)
- ⊕ Ceiling Heater
- ⊕ Carbon Monoxide Detector
- Sub Panel
- ⊕ Intercomm System
- ⊕ Telephone Jack
- ⊕ Bundled Cable (2 RG6 Coax, 2 CAT6, 2 Fiber)
- ⊕ Network (CAT6 Only)
- ⊕ Speaker (16/4 Speaker Wiring)
- ⊕ Smoke and Carbon Monoxide Detector
- ⊕ Duplex Outlet (125 volt)
- ⊕ Appliance Outlet (240 volt)
- ⊕ GFI Outlet (UL Approved)
- ⊕ Ceiling Outlet (125 volt)
- ⊕ Floor Outlet (pre-wire before pouring foundation)
- ⊕ Single Light Switch
- ⊕ Three Way Light Switch
- ⊕ Light Switch with Dimmer Control
- ⊕ Ceiling Fan (provide proper ceiling brace)
- ⊕ Electrical Breaker Box (refer to electrician for size)

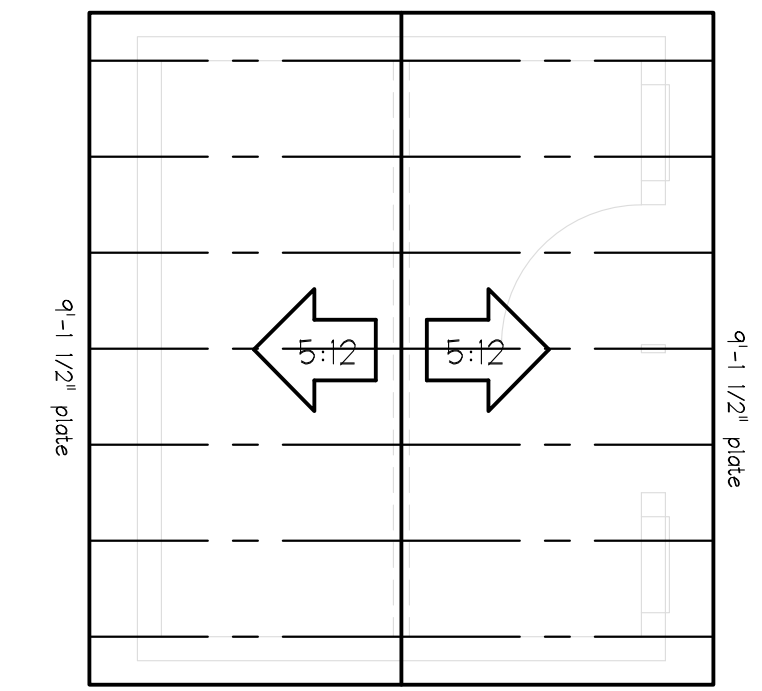
- Notes:**
1. All electrical work shall be done in accordance with National Electric Code, Latest Edition.
 2. Provide a J-Box below counter for dishwasher, ice machine, compactor and range.
 3. Provide waterproof covers on all exterior outlets and ground fault interrupter receptacles in all wet and exterior locations.
 4. All fixtures shall be UL Approved.
 5. Provide "bution" at entry doors and door chimes.
 6. Verify water heater and HVAC electrical requirements prior to construction.
 7. Verify all outlet, switch, fixture, television and telephone locations with owner prior to construction.
 8. Provide light fixtures and outlets in attic as per owners instructions.
 9. Verify all light fixtures and plug type and location with owner prior to installation.
 10. Center all light fixtures in each room.



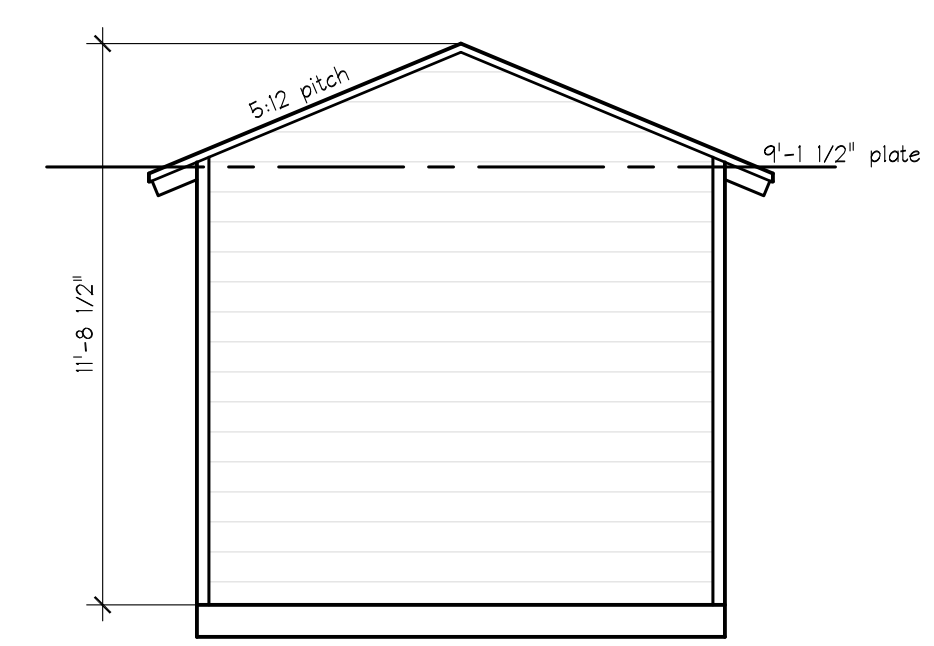
143 sq. ft.
FLOOR PLAN
SCALE 1/4" = 1'-0"

Roofing Notes:

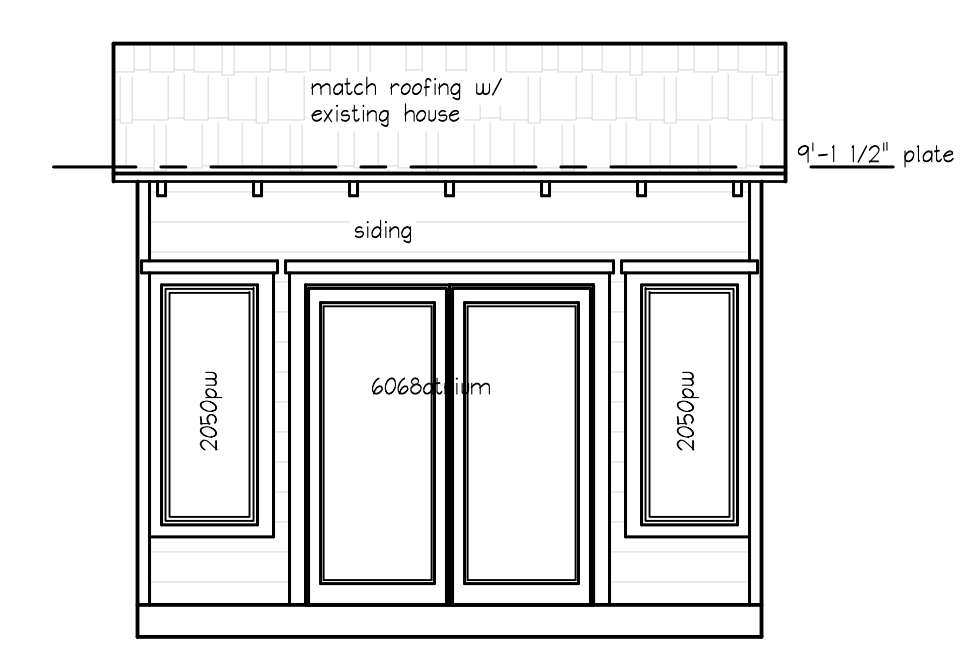
1. All roof rafters shall be 2x6's @ 24" o.c. unless otherwise noted.
2. All ridges and valleys shall be 2x8's unless noted otherwise.
3. Purlins shall be placed to reduce rafter spans to 11'-4" or less.
4. Rafters, ridges, and valleys over 9'-6" spans shall be #2 S.Y. Pine or equal. Spans 9'-6" or less may be #3 S.Y. Pine.
5. Furr down 2x6 rafters with 2x2's in all areas of sloped ceilings. Attach with 3-1/2" screws @ 6" o.c.
6. Beams and purlin loads shall be distributed to walls or double ceiling joists by T columns of 2-2x6's.
7. Collar ties shall be placed @ 48" o.c. max at ridges.
8. Struts shall be 2-2x4's at an angle greater than 46 degrees.
9. All ceiling joists to be 2x6's @ 24" o.c. unless otherwise noted.
10. Ceiling joists span for #2 S.Y. Pine or equal shall not exceed the following:
 - 10.a. 2x6 - 11'-0" @ 24" o.c.
 - 10.b. 2x8 - 14'-2" @ 24" o.c.
 - 10.c. 2x10 - 17'0" @ 24" o.c., 20'-9" @ 16" o.c.
11. Ceiling joists span for #3 S.Y. Pine or equal shall not exceed the following:
 - 11.a. 2x6 - 8'-6" @ 24" o.c.
 - 11.b. 2x8 - 10'-10" @ 24" o.c.
 - 11.c. 2x10 - 21'-10" @ 24" o.c., 15'-8" @ 16" o.c.
12. Vent stacks shall be placed on roof planes not visible from street. All vent stacks and roof vents that are visible from street shall be painted to match roofing material.
13. Provide gutters around entire house. Gutter and downspouts to be installed according to owner preference. Splash blocks shall be installed at all downspouts.
14. Roofing material to be selected by owner.
15. Final roof material to be installed on 30 lbs felt on 5/8" OSB plywood.



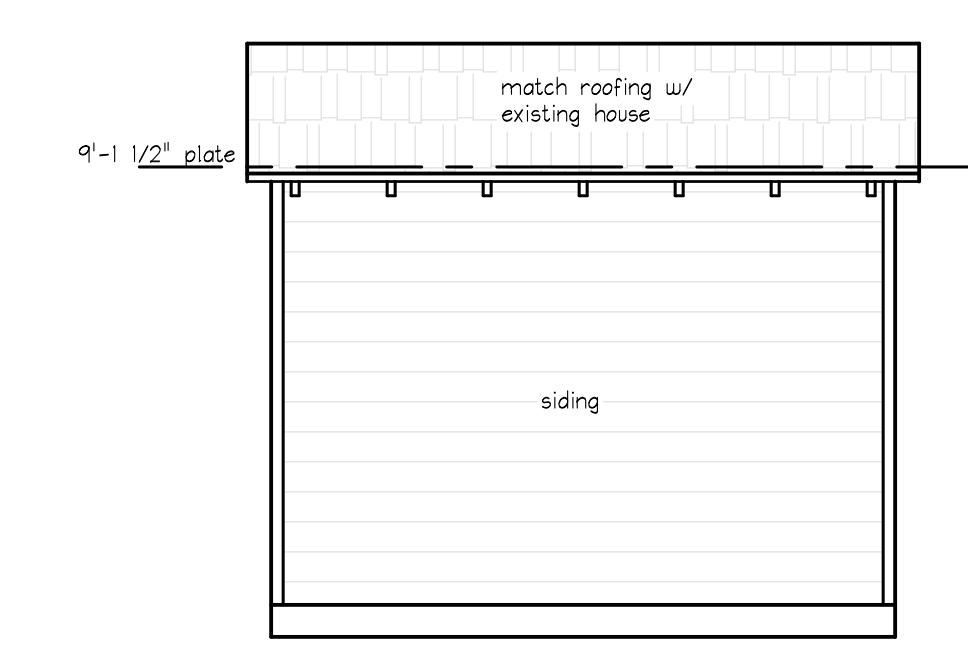
ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT + REAR
SCALE 1/4" = 1'-0"



RIGHT
SCALE 1/4" = 1'-0"



LEFT
SCALE 1/4" = 1'-0"

REVISIONS:
11/02/2023
01/15/2025

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Home Design
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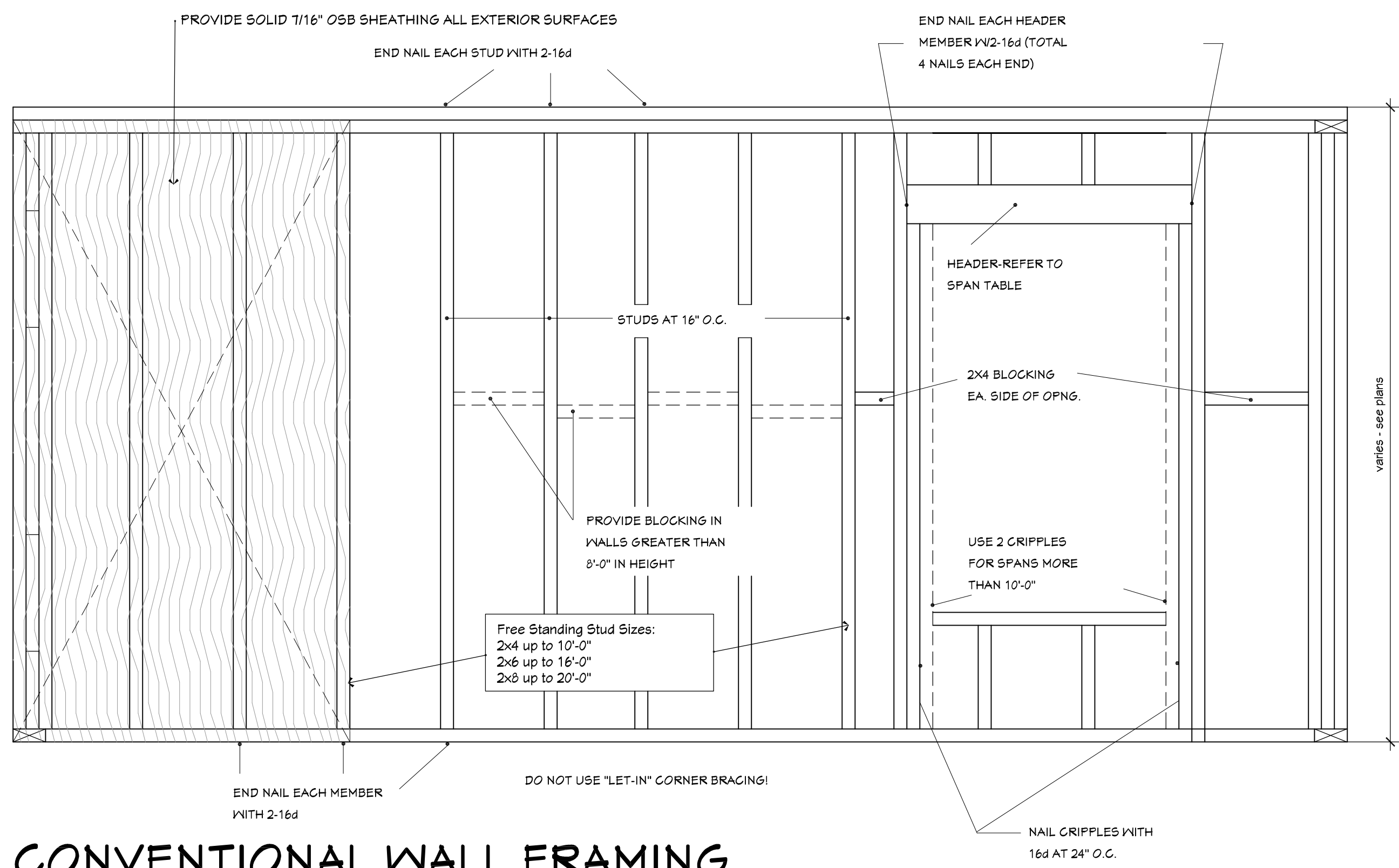
A Custom Addition for:
Walker Residence
603 E Risk Street
Abstract No. 14
B.F. Boydston Survey
City of Rockwall, Rockwall County, Texas

Project Description:

We are requesting approval for an addition to our primary residence that will improve its functionality while maintaining its original character. Our proposed project includes:

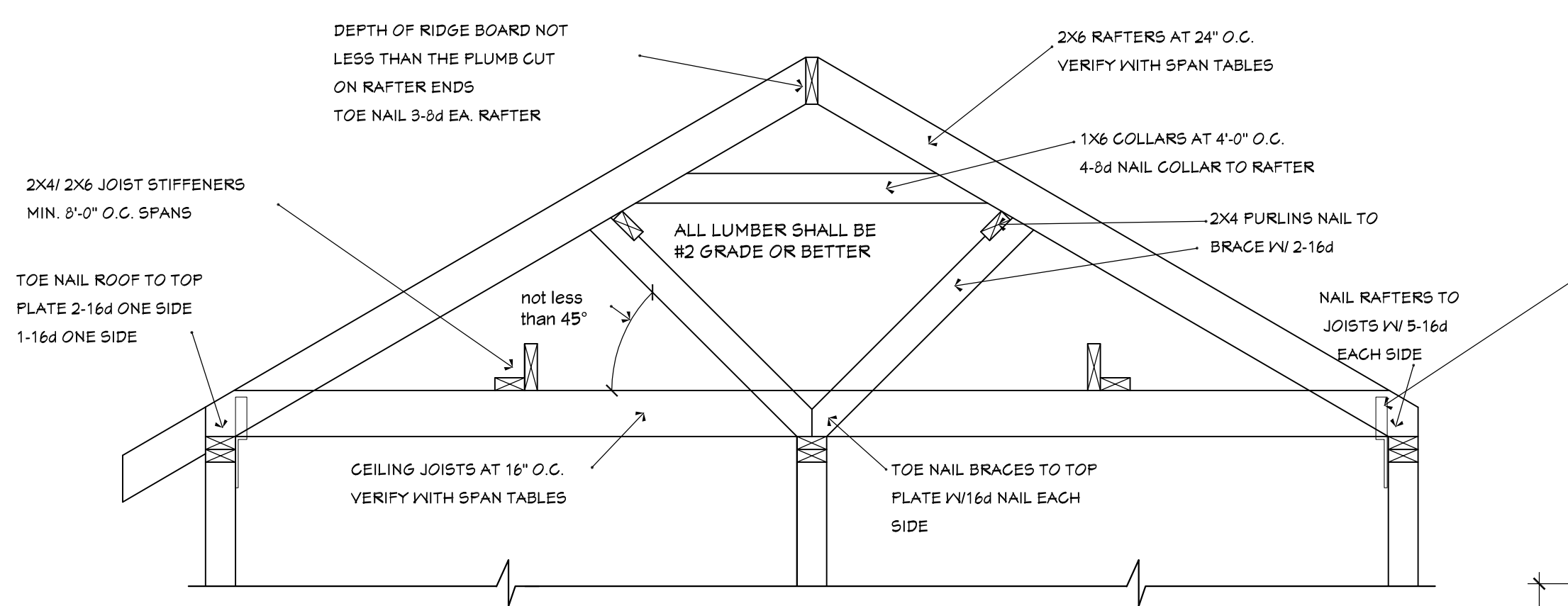
- A 701-square-foot addition, which will add a living room and a bedroom to the home. Our current home currently lacks a dedicated living room space. With this addition, the home will also become a three-bedroom residence that will better fit our family. The total square footage of the home will increase to 1551 square feet.
- A 10x12 detached home office, intended for remote work. This space will serve solely as a private workspace, with no in-person client visits or business-related foot traffic.

We will ensure the front exterior integrates with the existing home by using matching siding, windows, and roofing materials.



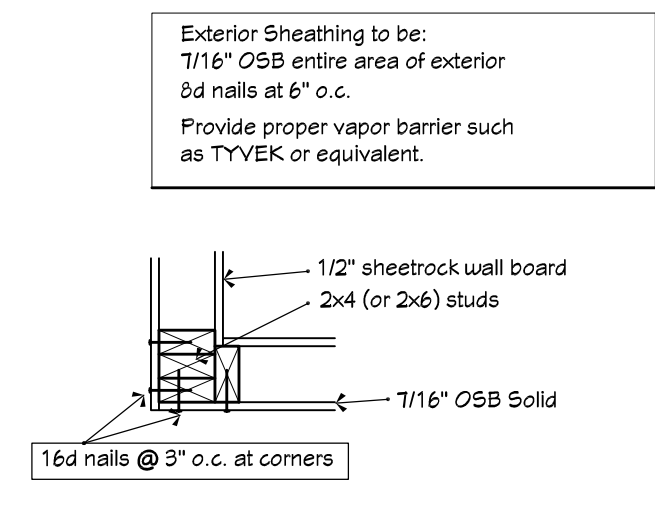
CONVENTIONAL WALL FRAMING

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

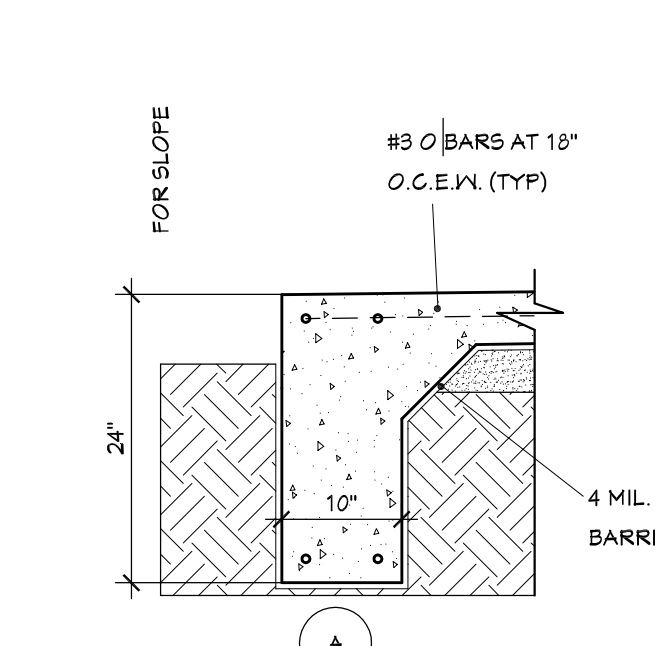


CONVENTIONAL ROOF BRACING

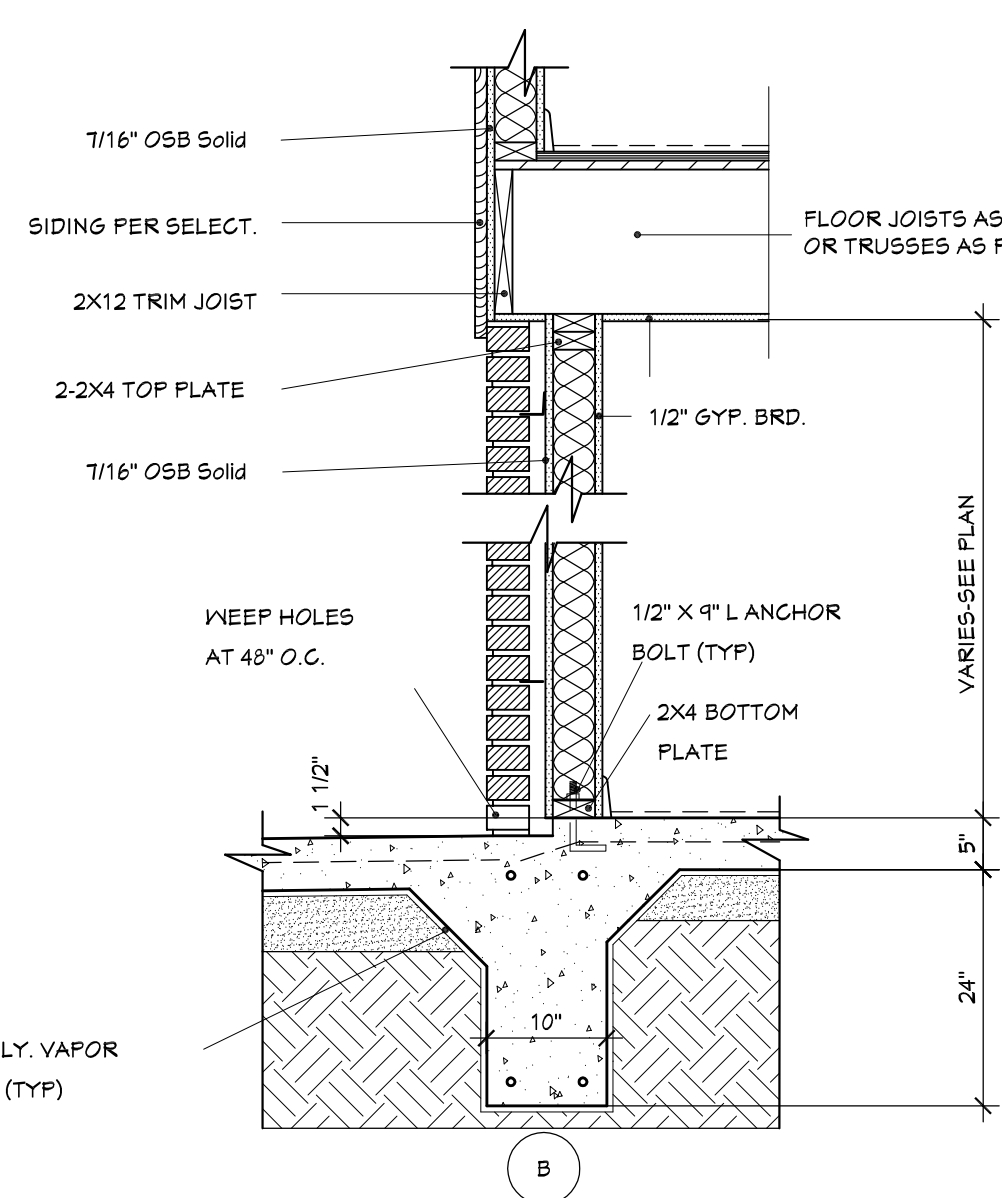
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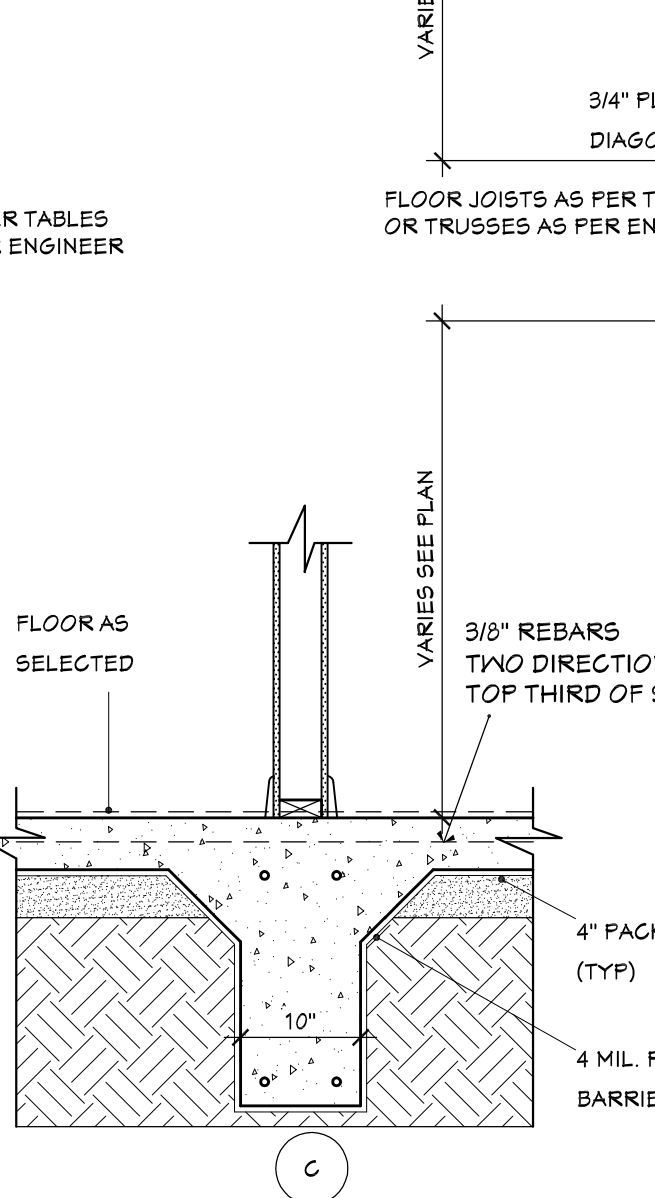
CORNER DETAIL



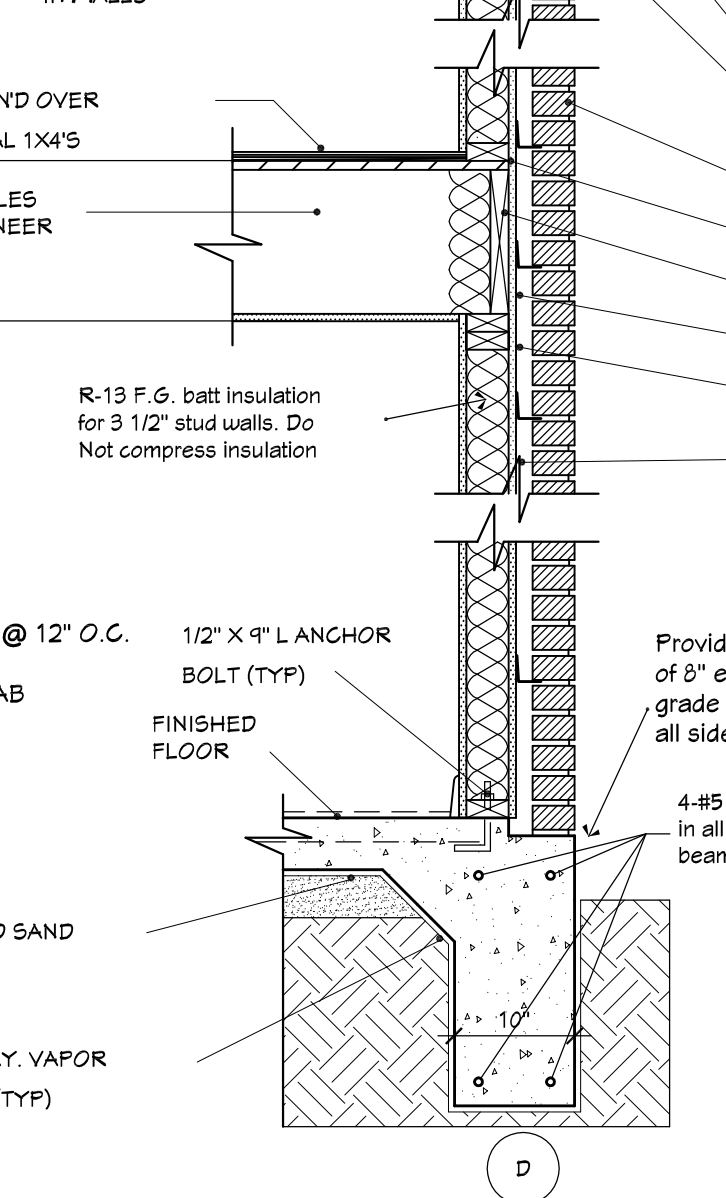
PORCH



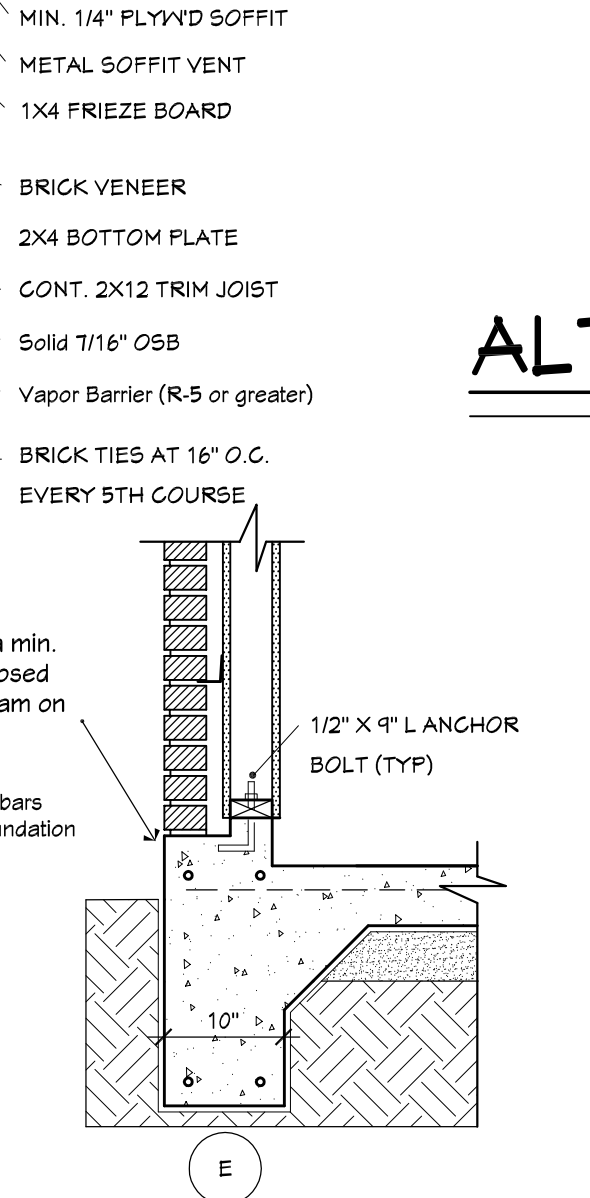
PERIMETER WALL AT PORCH



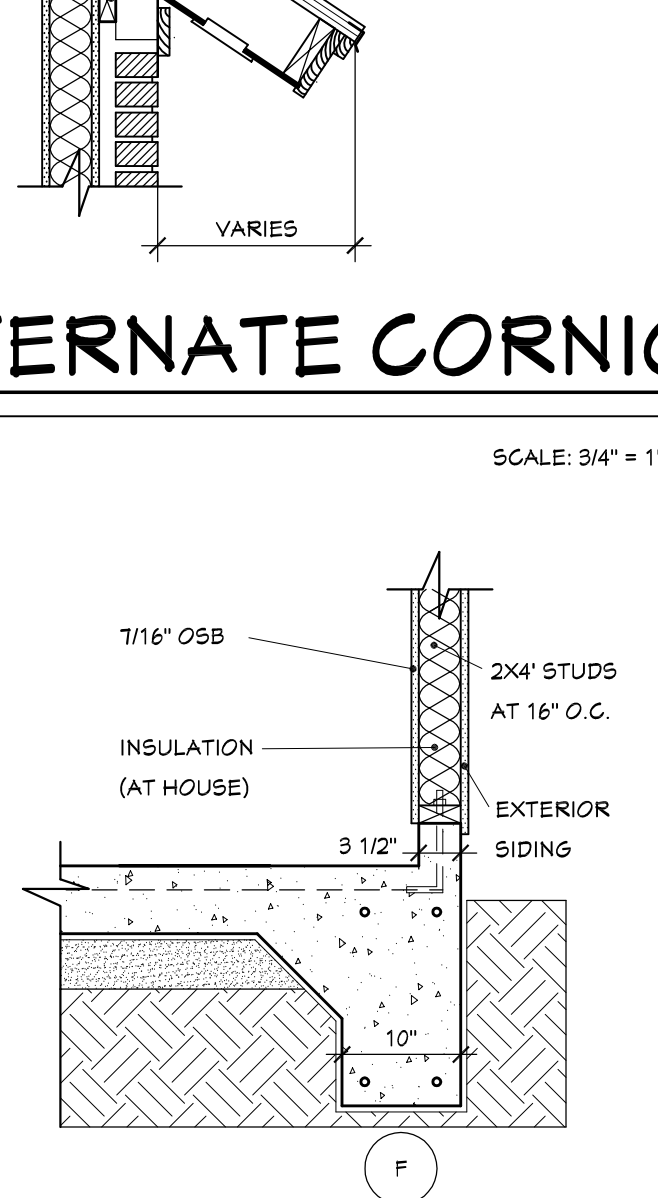
TYPICAL INTERIOR



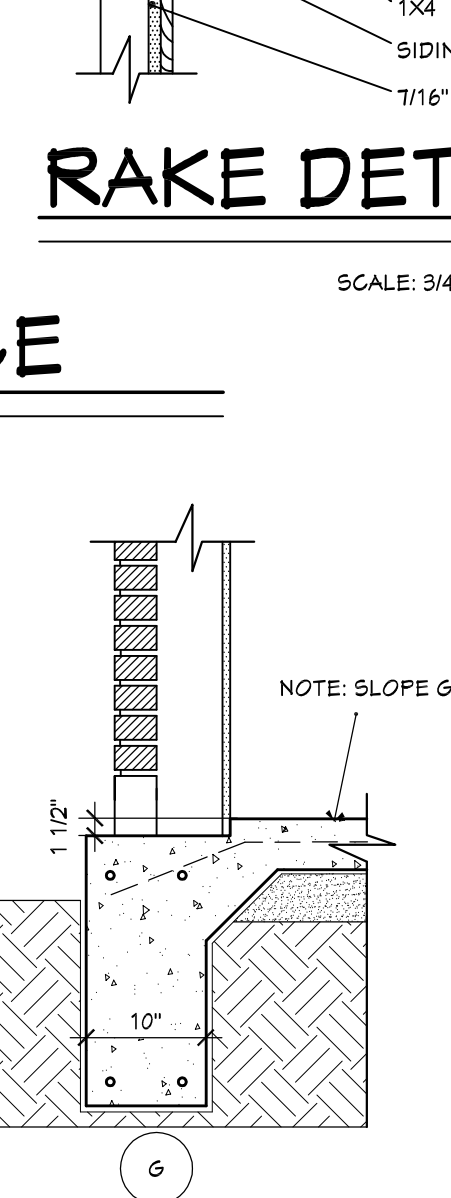
PERIMETER WITH BRICK LEDGE



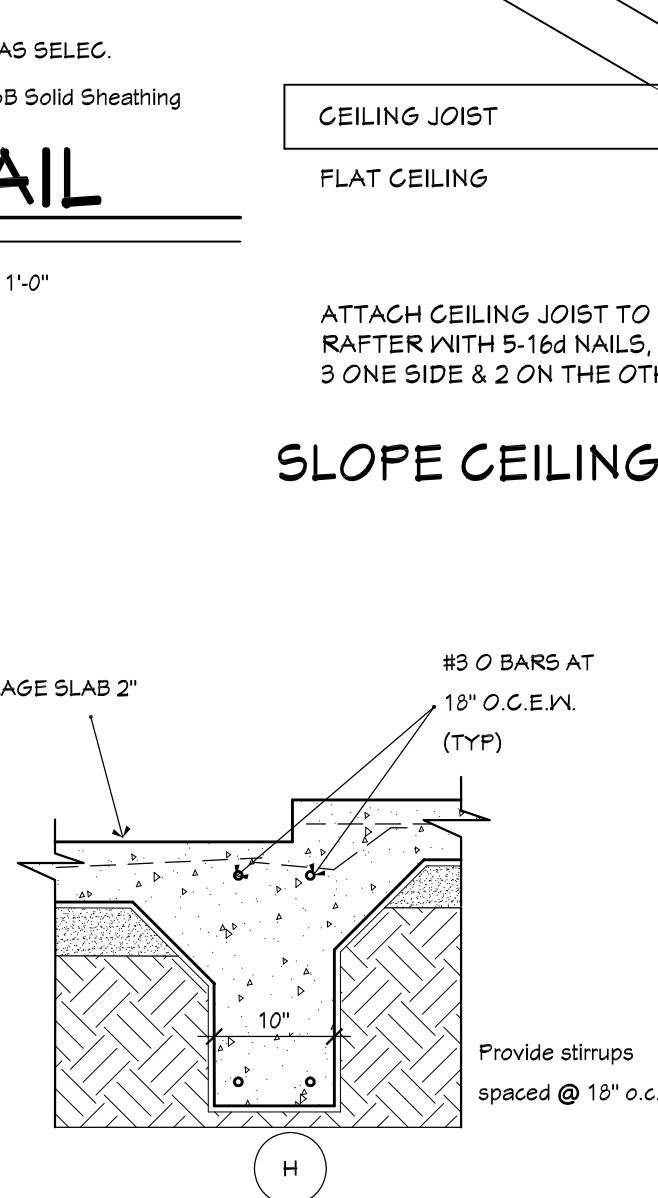
PERIMETER GARAGE WITH BRICK LEDGE



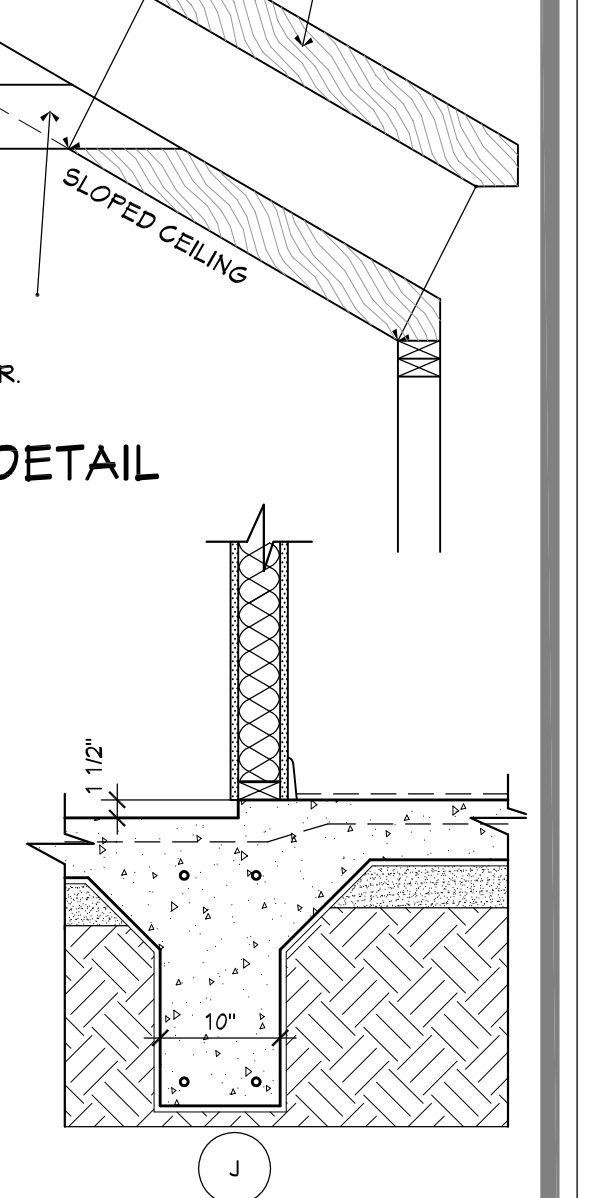
PERIMETER GARAGE (FRAME WALL)



PERIMETER AT GARAGE DOOR



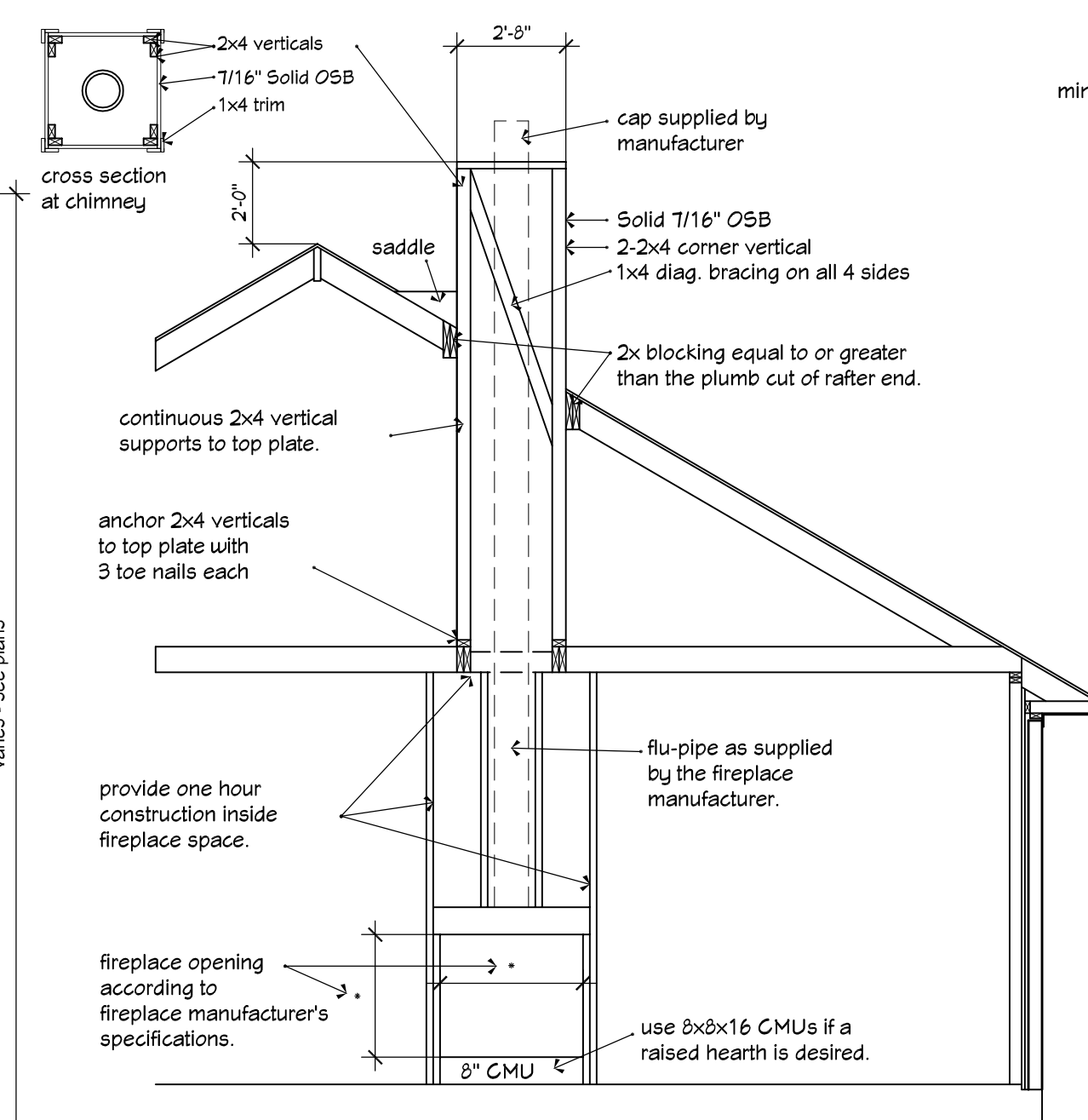
TIRE BUMP AT GARAGE



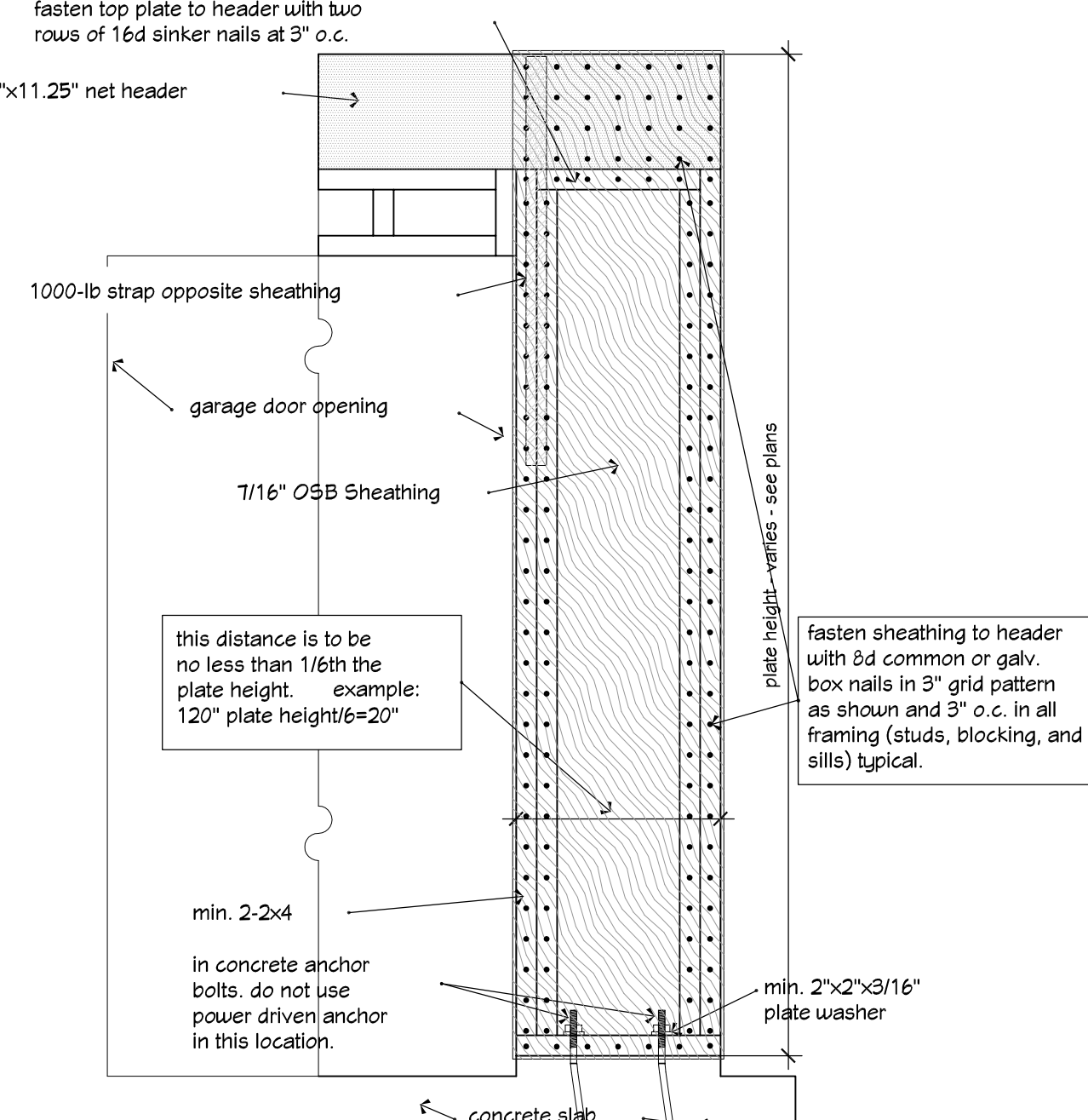
HOUSE MARGIN

FOUNDATION DETAILS

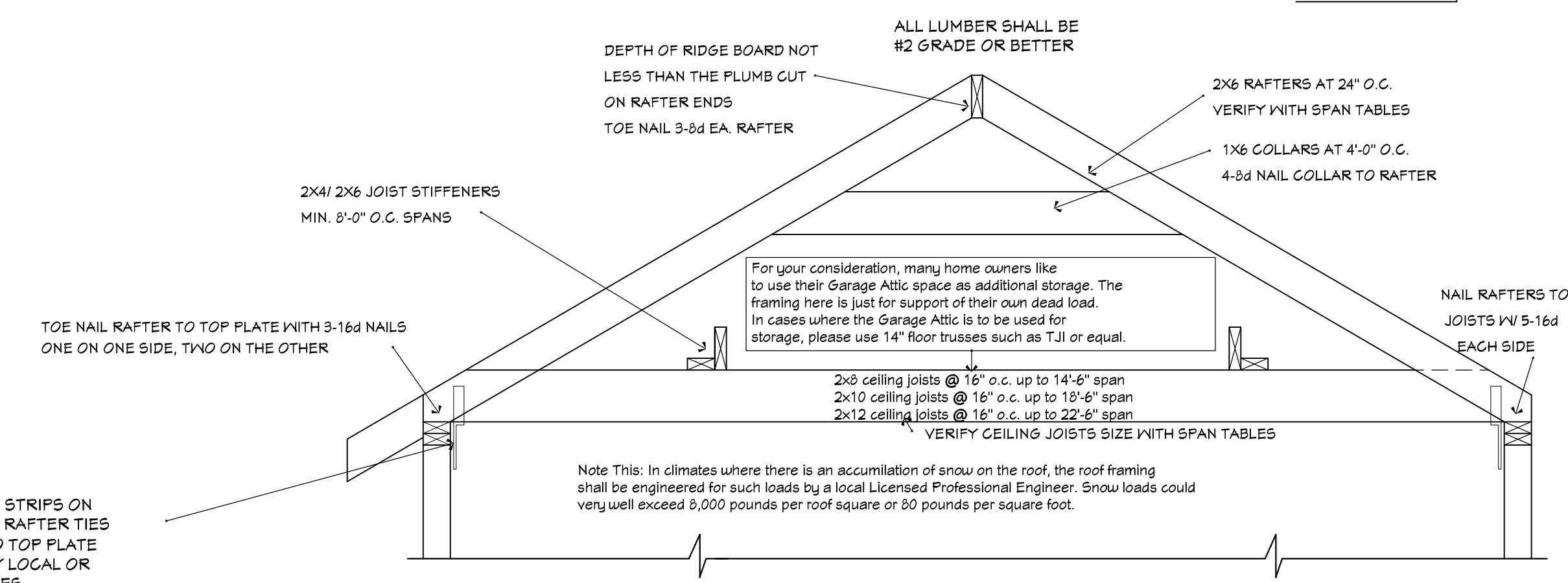
SCALE: 3/4" = 1'-0"
REFER TO ENGINEER'S PLANS AND DETAILS WHEN A POST TENSIONED, BASEMENT OR CRAWL SPACE FOUNDATION IS SPECIFIED.



WOOD CHIMNEY DETAIL

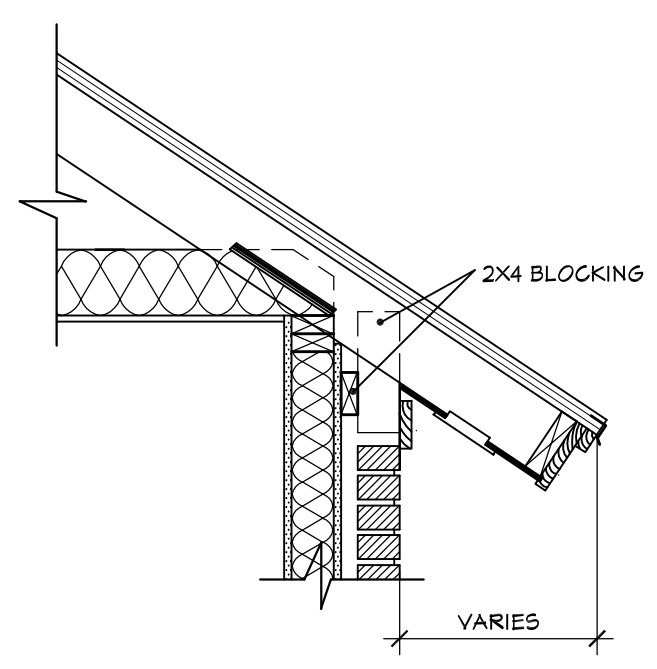


GARAGE CORNER DETAIL



GARAGE ROOF BRACING

Note: In climates where there is an accumulation of snow on the roof, the roof framing shall be engineered for such loads by a local Licensed Professional Engineer. Snow loads could vary well exceed 5,000 pounds per roof square or 20 pounds per square foot.



RAKE DETAIL

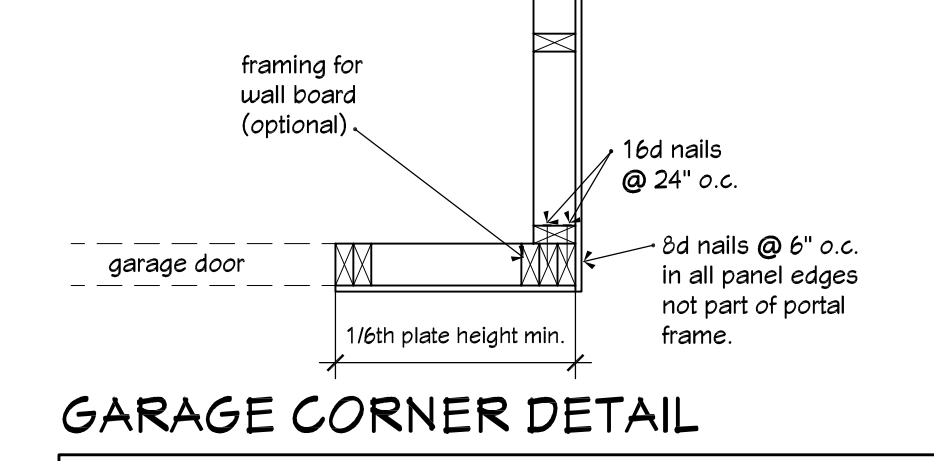
SCALE: 3/4" = 1'-0"

ALTERNATE CORNICE

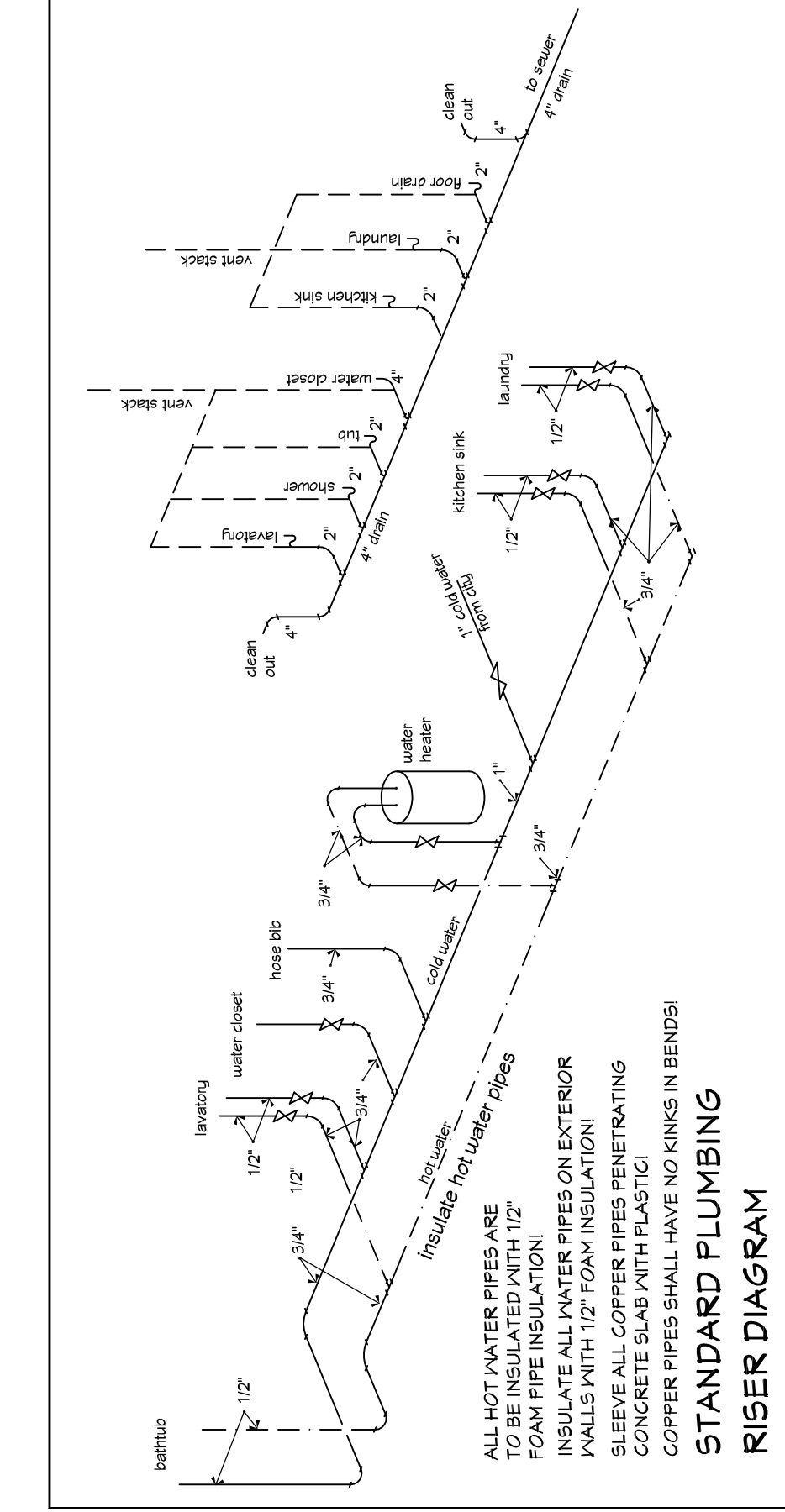
SCALE: 3/4" = 1'-0"

GENERAL FOUNDATION NOTES:

- 1) These foundation notes and details are not applicable when a post tensioned slab is specified. Please refer to the Engineer's notes and details.
- 2) These notes and details were taken from the Dallas, Texas area office of the U.S. Department of Housing and Urban Development, Type "C" Foundation.
- 3) Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
- 4) All beams shall penetrate a minimum of 6" into undisturbed soils.
- 5) No "dead end" beams shall be allowed.
- 6) All beams and slab reinforcement to extend within 1-1/2" of exterior forms.
- 7) All concrete shall have a 28 day ultimate compressive strength of 3,000 p.s.i.
- 8) Slab reinforcing shall be tied and supported every 48" or less.
- 9) Lap all bar reinforcing 40 diameters. That's 15" with 3/8" rebars.
- 10) This foundation detail sheet is provided for your convenience. Use at your own risk. It is advised that a qualified licensed Professional Engineer review this foundation design and the soil report to assure this foundation design is correct for the soils it is to be built on.



GARAGE CORNER DETAIL



STANDARD PLUMBING RISER DIAGRAM

REVISIONS:

J. Karlovich
Home Design
(214) 674-0290 : Phone
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designs, this firm, J. Karlovich Home Design, is not being an architectural or engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

STANDARD CONSTRUCTION DETAILS
Refer to Engineer Plans for Specific Details

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SHEET NO.
DETAILS



DATE: February 21, 2025

TO: Kelli Walker
603 E Rusk Street
Rockwall, Texas 75087

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

SUBJECT: H2025-003: Certificate of Appropriateness for 603 E Rusk Street

Kelli:

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) The subject property's designation shall be changed from a *Low Contributing Property* to a *Non-Contributing Property*.
- (2) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (3) 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 Certificate of Appropriateness by a vote of 6-1, with Board Member Miller dissenting.

On February 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the change the designation of the subject property from Low Contributing to Non-Contributing by a vote of 6-1, with Board Member Webb dissenting.

Should you have any questions or concerns regarding your historic case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross
City of Rockwall Planning and Zoning Department