



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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT

B

BLOCK

12

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 KEVIN MCNEELY

APPLICANT(S) NAME _____

ADDRESS 505 WILLIAMS ST.

ADDRESS _____

ROCKWALL, TX

PHONE 972-800-0805

PHONE _____

E-MAIL kevinmc43@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):

\$ 22,000-ROOF / \$ 29,000-GARAGE

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.

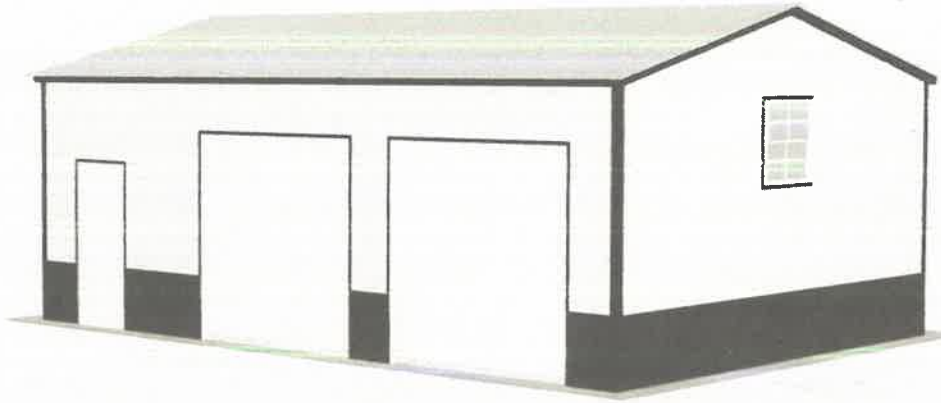
REPLACE EXISTING METAL SHINGLE ROOF WITH COMPOSITE ROOF
TWO INSURANCE COMPANIES HAVE DENIED COVERAGE OF EXISTING ROOF
DUE TO THE PRESENCE OF RUST. CONSTRUCT NEW GARAGE, SEE ATTACHMENTS

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

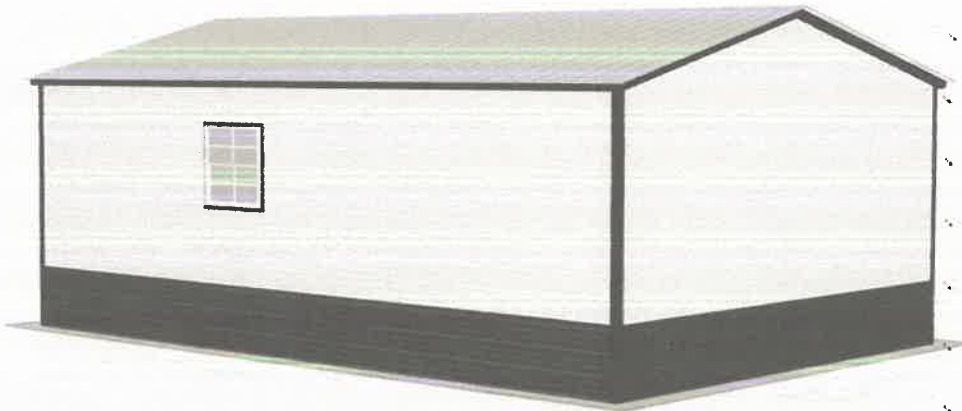
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



View of front (south) and right (east) side of proposed metal structure.



View of rear (north) and left (west) side of proposed metal structure

ROOF REPLACEMENT PROPOSAL

JAN 22, 2025



ALLISON MCNEELY

505 Williams St
Rockwall, TX
75087



Tejas Roofworks is a Full Service Residential & Commercial Roofing Company

ROOFS BUILT
TEJAS TOUGH

howdy@tejasroofworks.com
469.838.3527

Quote subtotal	\$20,689.77
Total	\$20,689.77

This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
- Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

Project Scope: Replacement of existing detached garage structure with 600 square foot metal garage building on slab. Due to the poor condition of the garage and roof, which has been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. A new metal detached garage structure will be installed in the rear of the property and placed on a concrete slab. The metal structure is wind and fire resistant and will have a longer life-span than a wood-framed structure.

The metal structure will have 10-foot-high walls, two roll-up garage doors, and a metal access door. The structure will be installed at least 10 feet from the rear property boundary and at least 6 feet from the side property boundary. Due to an existing City of Rockwall easement along the east property boundary, the location of the structure will be located approximately 12.5 feet from the existing fence. The total height of the structure will be less than 15 feet tall.

The structure will be located behind an existing privacy fence with only a small portion of the roof visible from the front of the property.

AUTHORIZATION & UPGRADES

CLASS 3 ROOFING SYSTEM

\$20,689.77

Name: Allison McNeely

Address: 505 Williams St, Rockwall, TX

The following upgrades have been made available for your consideration on this roof. Please select your shingle color below prior to signing acceptance of your estimate.

Optional Upgrades

Description	Line total
<input type="checkbox"/> CLASS 4 IR SHINGLES Install Class 4 impact resistant, architectural-style shingles	\$1,596.00
<input type="checkbox"/> HIGH PROFILE RIDGE - Add dimension and style to any asphalt roofing system, high profile ridge is thicker and provides a cleaner, more finished look than the competition. Constructed of two layers laminated together, high profile ridge is a stronger and more durable product that will always hold its shape.	\$1,668.30
<input type="checkbox"/> ATTIC BREEZE SOLAR VENT (35W) Equipped with a high-efficiency 35 watt monocrystalline solar panel and designed with proprietary UltraFlo® technology, the SFA model series offers both superior performance and durability, delivering up to 1775 CFM of airflow performance under full sun exposure. The SFA model series solar attic fans also come with an industry leading LIFETIME WARRANTY.	\$1,830.50
<input checked="" type="checkbox"/> 5" SEAMLESS GUTTERS & DOWNSPOUTS Install new 5" Seamless Gutters System. Helps protect your foundation and landscaping from roof run-off. Rust-free aluminum construction allows for easy maintenance	\$1,408.17
<input type="checkbox"/> 5" GUTTER GUARDS Homeowners choose gutter guard protection for one simple reason -- it works. The patented design keeps leaves and debris out of gutters while allowing water to drain freely	\$1,250.49

Quote \$20,689.77

Optional Upgrades \$1,408.17

Final Price \$22,097.94

Customer Comments / Notes

We want gutters and downspouts to be white

Color Selections

Shingle Color

Frostone Grey

Drip Edge Color

Match Shingle Color

Accessory and Paint Colors

Match Shingle Color



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: Kevin McNeely

CASE NUMBER: H2025-006; *Certificate of Appropriateness (COA) for 505 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for *Roof Replacement and Detached Garage* for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M 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 505 Williams Street, and take any action necessary.

BACKGROUND

The subject property is a part of the Old Town Rockwall, and was annexed prior to 1934 based on the 1934 Sanborn Maps. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing* property. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~1,934 SF single-family home, a 224 SF covered porch, and an outbuilding/garage that was constructed in 1920. Staff should note that the 2017 *Historic Resources Survey* indicates that the structures were actually built in 1925 per the Sanborn Maps, and that the outbuilding/garage and single-family home were both determined to be *High Contributing* structures. Also existing on the subject property is a 100 SF storage building and a 528 SF detached garage that were both built in 2003. The existing single-family home is a one (1) story bungalow built with craftsman style influences. This property was originally known as the *Camp House*. On June 18, 2020, the Historic Preservation Advisory Board (HPAB) approved a Small Matching Grant [*i.e.* Case No. H2020-002] and a Certificate of Appropriateness (COA) [*i.e.* Case No. H2020-003] to allow the construction of a new residential fence on the subject property.



FIGURE 1: AUGUST 10, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the existing metal roof with a composite shingle roof and the construction of a new detached garage on the subject property. The applicant has indicated that the current garage structure will be demolished along with a damaged storm shelter.

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.145-acre parcel of land with a single-family home that was constructed in 1985 and that faces onto Austin Street (*i.e.* 506 Austin Street). North of this property is a 0.111-acre tract of land (*i.e.* a portion of Lot 13 of the F&M Subdivision) -- owned by the property owner at 507 Parks Street -- that has a ~600 SF detached garage built in

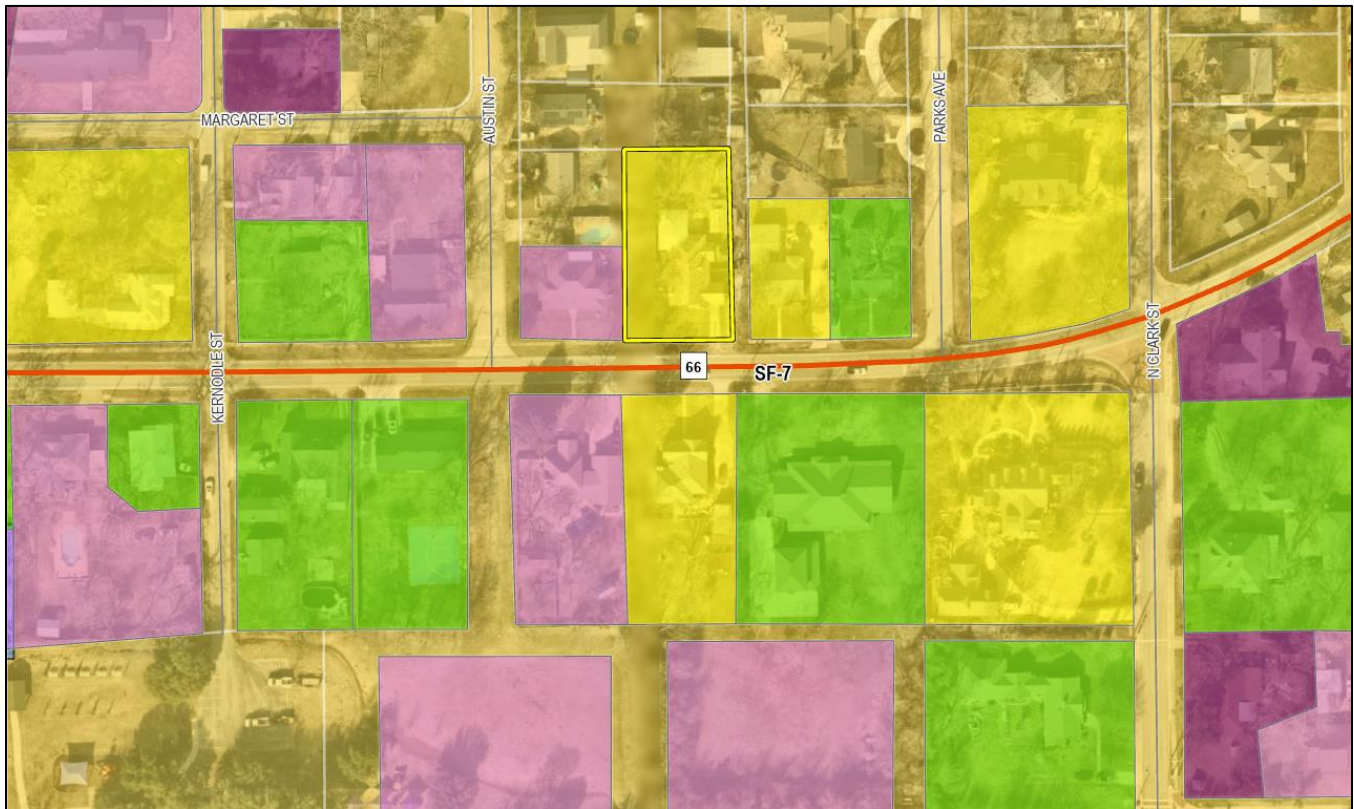
1980 and a ~480 SF carport built in 2018 situated on it. Beyond this is a 0.163-acre parcel of land with a ~910 SF single-family home that was constructed in 1948. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Williams 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 ~1,982 SF single-family home built in 1925 situated on a 0.45-acre parcel of land (*i.e. 504 Williams Street*). According to the 2017 Historic Resource Survey, this property is designated as a *High Contributing Property*, and is identified as one (1) of the two (2) sister homes (*the other is at 602 Park Street*). Beyond this is a vacant 0.7240-acre parcel of land (*i.e. Block 18 of the F&M Addition*) which is identified as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

East: Directly east of the subject property is an unpaved 20-foot alleyway, which is currently not being used. East of this right-of-way is 507 Williams Street, which is a 0.228-acre *Non-Contributing* parcel of land with a ~1,809 SF single-family home that was constructed in 1940 situated on it. Beyond this is 509 Williams Street, which is a 0.228-acre parcel of land with a 1,354 SF single-family home built in 1975 situated on it. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

West: Directly west of the subject property is 501 Williams Street, which is a 0.176-acre parcel of land with a ~1,542 SF single-family home built in 1999 situated on it. Beyond this is Austin Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.386-acre parcel of land with a ~2,666 SF single-family home built in 1920 situated on it (*i.e. 501 Williams Street*). According to the 2017 *Historic Resource Survey*, this property is designated as a *High Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace the existing metal roof with a composite shingle roof along with the construction of a new detached garage. The applicant has indicated that due to the poor conditions of the garage and roof, which have been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. The new detached garage will replace the existing one on the subject property and will be a 600 SF, metal building on a concrete slab. It will consist of ten (10) foot walls, two (2) roll-up garage doors, and a metal access door. The total height of the structure will be less than 15-feet tall and will have a small portion of the roof visible from the front of the property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District and is designated as a *High Contributing Property*. A contributing property is defined as "a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance." In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) ..."

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:

- **Height**. Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "all 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 in the same block face." In this case, the proposed detached metal building will be less than 15-feet, which is the maximum allowable height for this type of structure in the district.
- **Building Facades and Materials**. Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the proposed detached garage will be a metal building on a concrete slab. The applicant has indicated that the structure will be wind and fire resistant and will have a longer life span than a wood-framed structure.
- **Roofs**. According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(r)ooft materials/colors should be visually compatible and compliment the style and period of the structure." In this case, the proposed roof will be a composite shingle roof. While the proposed material is not architecturally compatible with the style or period of the home, staff does not feel it will negatively impair the historical presence of the overall home.
- **Rear Yards**. Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "Garages, storage buildings and out buildings are allowed in the rear yard...these structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials, and detailing." In this case, the applicant is proposing a 600 SF metal garage. While the placement of the proposed building falls in line with the standards, the building materials are not compatible with the existing residence.

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 ...” The applicant’s proposed scope of work does not appear to impair the historical integrity of the property; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

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 one (1) detached garage being 625 SF in size. Detached garages shall include a minimum of one (1) garage bay door large enough to pull and park a standard size motor vehicle [i.e. vehicle that is a minimum of nine (9) feet by 18-feet] inside the structure. In addition, a detached garage must be accessible front the front, rear, or side yard by a standard with, concrete driveway that has a minimum length of 20-feet of driveway pavement. Detached garages accessible from the front shall be a minimum of 20-feet behind the front façade of the primary structure. In this case, there is an existing structure that will be removed and the proposed detached garage will be 600 SF. The proposed garage will be the only remaining structure on the subject property with the exception of the primary home. In addition, the structure will have two (2) roll-up bay doors along with a metal access door. Based on this, the proposed building meets all of the requirements for a *Detached Garage* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

As stated previously, the current garage structure and a storm shelter will be removed from the subject property. According to Section 10, *Demolition By Neglect*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.” In this case, the applicant has indicated that both the existing garage structure and storm shelter are damaged and in poor condition. By removing these structures, staff does not feel that the overall home’s architectural and historical integrity will be affected or negatively impaired.

NOTIFICATIONS

On February 3, 2025, staff mailed 24 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 applicant must apply for a Demolition Permit and a Building Permit through the Building Inspections Department.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD 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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT

B

BLOCK

12

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 KEVIN MCNEELY

APPLICANT(S) NAME

ADDRESS 505 WILLIAMS ST.

ADDRESS

ROCKWALL, TX

PHONE 972-800-0805

PHONE

E-MAIL Kevinmc43@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):

\$ 29,000

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.

REPLACE EXISTING DETACHED GARAGE WITH 600 SQUARE FOOT METAL GARAGE ON SLAB

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



H2025-006: Certificate of Appropriateness (COA)
for 505 Williams Street

Case Location Map = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

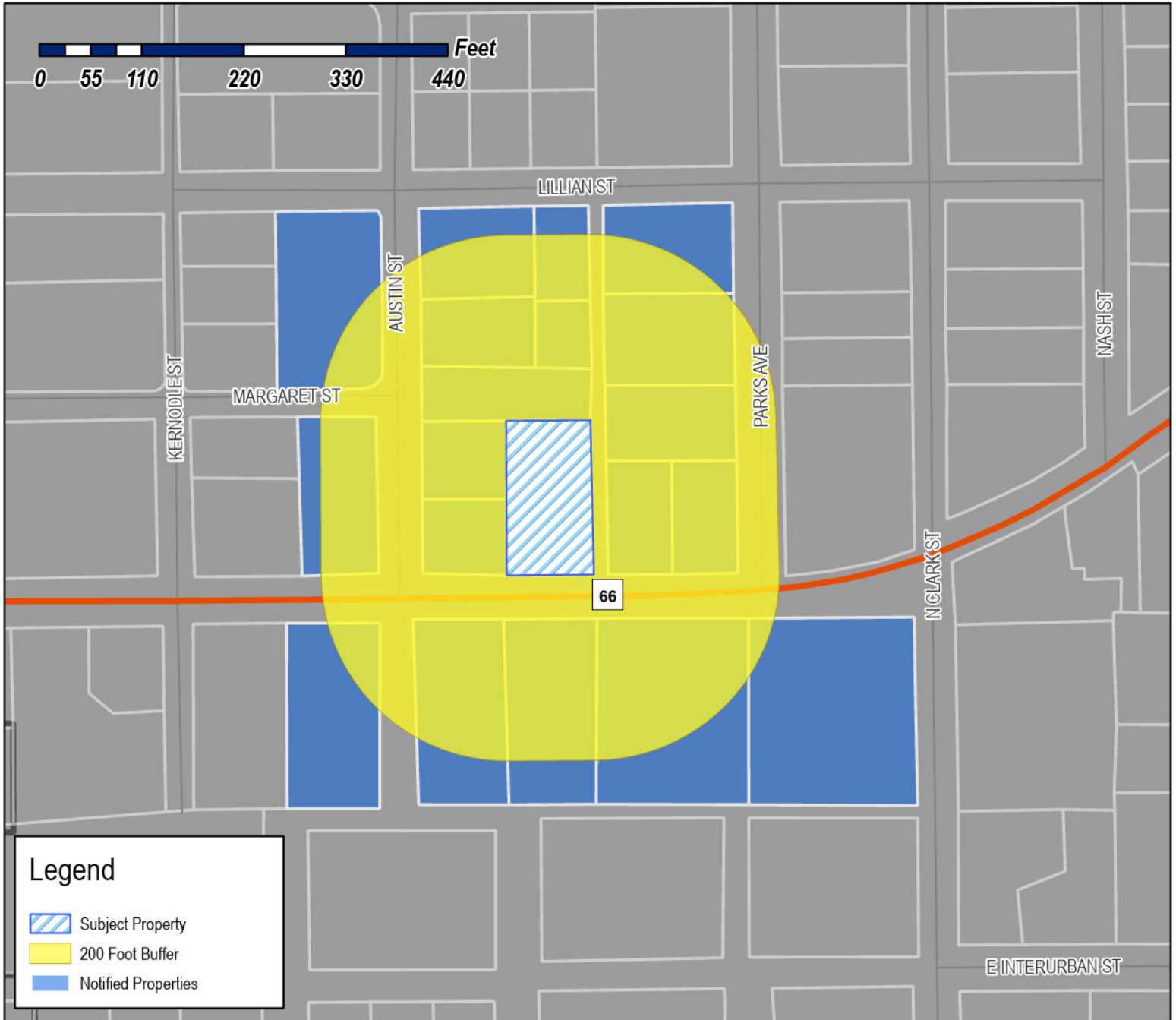




City of Rockwall

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

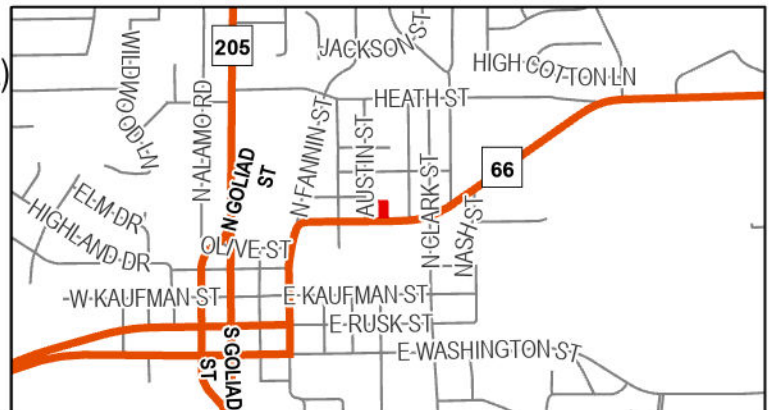
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: H2025-006
Case Name: Certificate of Appropriateness (COA) for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 505 Williams Street

Date Saved: 2/3/2025

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



RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

WANAMAKER PARKS MDR LLC
708 AVALON DRIVE
HEATH, TX 75032

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2025-006: Certificate of Appropriateness (COA) for 505 Williams Street

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for Roof Replacement and Detached Garage for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M 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 505 Williams 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:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, 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. H2025-006: Certificate of Appropriateness (COA) for 505 Williams 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



Outlook

Re: Case H2025-008 ,H2025-006 and H2025 -009

From connie62ryan@yahoo.com <connie62ryan@yahoo.com>

Date Wed 2/12/2025 3:25 PM

To planning@rockwall.com <planning@rockwall.com>

We would like to also add that we approve of H2025-007 Any questions please call Connie at 972-971-9078 Sent from my iPad > On Feb 12, 2025, at 3:21 PM, connie62ryan@yahoo.com wrote: > > Angelica, > > Gary and Connie Ryan > 502 Williams St. > Rockwall, TX 78087 > > We are in favor of cases H2025-008, H2025-006 and H2025-009 building permits > for a roof replacement,COA and a small matching grant for the McNeely's at 505 Williams St. Rockwall, TX 75087. > If you have any questions please feel free to call Connie at 972-971-9078 > > Thank you, > Gary and Connie Ryan > > Sent from my iPad CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project Scope: Replacement of existing detached garage structure with 600 square foot metal garage building on slab. Due to the poor condition of the garage and roof, which has been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. A new metal detached garage structure will be installed in the rear of the property and placed on a concrete slab. The metal structure is wind and fire resistant and will have a longer life-span than a wood-framed structure.

The metal structure will have 10-foot-high walls, two roll-up garage doors, and a metal access door. The structure will be installed at least 10 feet from the rear property boundary and at least 6 feet from the side property boundary. Due to an existing City of Rockwall easement along the east property boundary, the location of the structure will be located approximately 12.5 feet from the existing fence. The total height of the structure will be less than 15 feet tall.

The structure will be located behind an existing privacy fence with only a small portion of the roof visible from the front of the property.

ROOF REPLACEMENT PROPOSAL

JAN 22, 2025



ALLISON MCNEELY

505 Williams St
Rockwall, TX
75087



Tejas Roofworks is a Full Service Residential & Commercial Roofing Company

ROOFS BUILT
TEJAS TOUGH

howdy@tejasroofworks.com
469.838.3527

Quote subtotal	\$20,689.77
Total	\$20,689.77

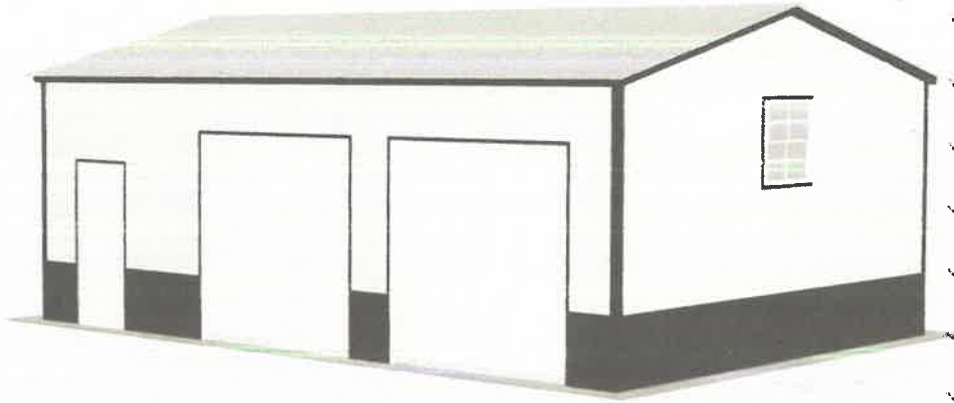
This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
- Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

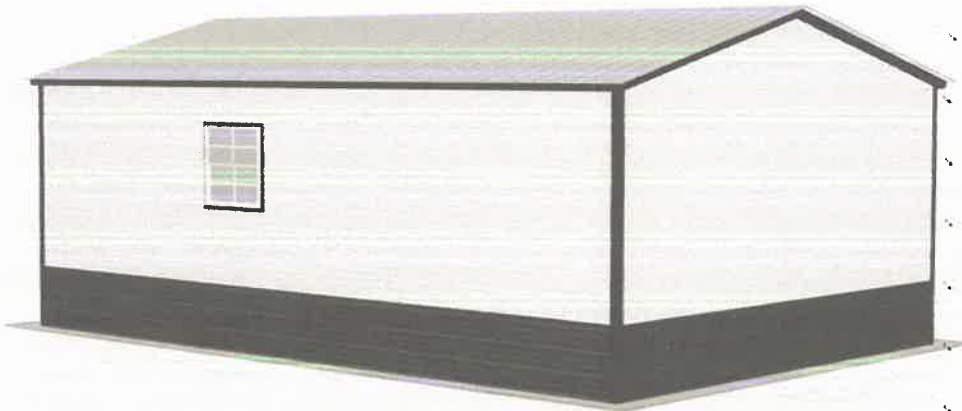


506





View of front (south) and right (east) side of proposed metal structure.



View of rear (north) and left (west) side of proposed metal structure

SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION, SECTION 10 TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 69, PAGE 293, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE FRAME TRACT IN A AND DESCRIBED IN DEED TO LOYD APPLIN AND WIFE SUSAN APPLIN, RECORDED IN VOLUME 384, PAGE 341, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED TO DOUGLAS RAY ROAN, RECORDED IN VOLUME 559, PAGE 98, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 56 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN, RECORDED IN VOLUME 559, PAGE 98, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.00 FEET, THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS, RECORDED IN VOLUME 805, PAGE 169, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 142.00 FEET TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE NORTHWEST CORNER OF SAID CC SUBDIVISION, L.L.C. BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 69, PAGE 293, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 10' IRON ROD FOUND FOR REFERENCE BEARS SOUTH 88°12' EAST, A DISTANCE OF 0.25 FEET.

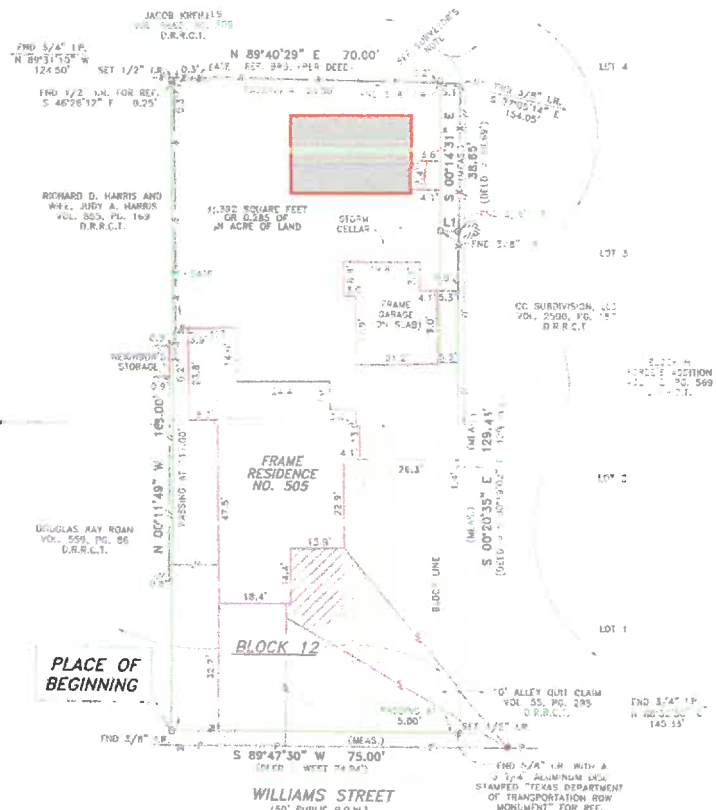
THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 56.50 FEET, THE SOUTH-EAST CORNER OF SAID KREFFEL TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12.

THENCE SOUTH 00°14'31" EAST, ALONG SAID BLOCK 12, A DISTANCE OF 58.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUIT CLAIM TRACT.

THENCE NORTH 91°22'39" WEST, ALONG SAID QUIT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/8" IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, L.L.C. RECORDED IN VOLUME 2008, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE SOUTH 00°10'09" EAST, A DISTANCE OF 128.63 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP WITH THE NUMBER 128.63 THEREON, FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE NORTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 3/8" IRON ROD WITH A 1/2" ALUMINUM DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET.

THENCE SOUTH 89°47'30" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.00 FEET, THE SOUTHWEST CORNER OF SAID QUIT CLAIM TRACT, SAME BEING THE SOUTH-EAST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET (0.2833 ACRES) OF LAND.



SURVEYOR'S NOTE
 Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Finner's Addition.

NOTES
 1) All corners tabered as 5/8\" 1/2\" IR. are 1/2\" iron rods with a yellow plastic cap stamped "PLUS 5.17\" for 5.00\".
 2) (P) indicates that building lines, easements, Right-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
 3) All boundary dimensions shown hereon are per Deed recorded in Volume 559, Page 98, Deed Records, Rockwall County, Texas, unless otherwise noted.

FLOOD ZONE
 This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 460547 (DNU) Zone dated 08-29-09 of the Flood Insurance Rate Map.

LINE CHART

LINE	BEARING	DISTANCE
L1	N 89°25'00\" W	4.64'

LEGEND

POWER POLE	WRIGHT IRON FENCE
IRON ROD	CONCRETE FOUNDATION
WOOD FENCE	WOOD DECK
CHARLINA FENCE	STAINLESS
WIRE FENCE	ISRAEL
OVERHEAD SERVICE LINE	TELEPHONE BOX
WOOD DECK	ELECTRIC BOX
WATER VALVE	WATER VALVE

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as delineated by survey on the ground and by appropriate, reliable and accurate measurements and observations, and that the same are true and correct in all particulars, and that the same are true and correct in all particulars, and that the same are true and correct in all particulars, and that the same are true and correct in all particulars.

John S. Turner
 John S. Turner
 R.P.L.S. #2510

Analytical Surveys, Inc.
 "Registered Professional Land Surveyors"

707 East Street
 Carrollton, Texas 75006
 (972) 272-6287
 www.analyticalsurveys.com

John S. Turner R.P.L.S. #2510
 Date: 05-04-09
 Job Number: 88880-00
 Client: CHICAGO TITLE
 Title Company: CHICAGO TITLE

"A professional company operating in good faith."

HHM ID 21686

505 WILLIAMS ST



Oct 2016

Image ID 21700



Coordinates: 32.9337536, -96.4558411

IDENTIFICATION

Parcel ID **16552**

Street name **WILLIAMS**

Street number **505**

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Bungalow**

Exterior wall materials **Horizontal wood board**

Stylistic influences **Craftsman**

Stories **1**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External, Internal, Side**

Roof materials **Pressed tin**

Chimney materials **Brick**

Number of chimneys **2**

DOORS AND WINDOWS

Door types **2 Single door primary entrances**

Window materials **Wood**

Window types **Double-hung**

PORCH

Porch type **Partial width**

Porch support type **Brick piers, Tapered box columns**

Porch roof type **Inset**

HISTORY

Year built **Ca. 1925**

Historic name

Source for year built **Sanborn map**

INTEGRITY

Alterations **Doors replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

HHM ID 21686

505 WILLIAMS ST

IMAGES



Oct 2016

Image ID 21700



Oct 2016

Image ID 21701



505

505

005-1058



NOV 10 2004



DATE: February 25, 2025

TO: Kevin McNeely
505 Williams Street
Rockwall, TX 75087

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

SUBJECT: H2025-006; Certificate of Appropriateness (COA) for 505 Williams Street

Mr. McNeely:

This letter serves to notify you that the above referenced case that you submitted for consideration [*i.e. Certificate of Appropriateness (COA)*] 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 applicant must apply for a Demolition Permit and a Building Permit through the Building Inspections Department.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On February 20, 2025, the Historic Preservation Advisory Board approved the Certificate of Appropriateness (COA) by a vote of 4-2, with Board Members Miller and Lewis dissenting.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ague', is placed above the typed name.

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