



**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 1-2

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT?  YES  NO

APPLICANT(S) IS/ARE:  OWNER  TENANT  NON-PROFIT  RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: \_\_\_\_\_

OWNER(S) NAME KEVIN MCNEELY

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

ADDRESS 505 WILLIAMS ST.

ADDRESS \_\_\_\_\_

ROCKWALL, TX

PHONE 972-800-0805

PHONE \_\_\_\_\_

E-MAIL kevin mc43@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

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.

ROOF REPLACEMENT

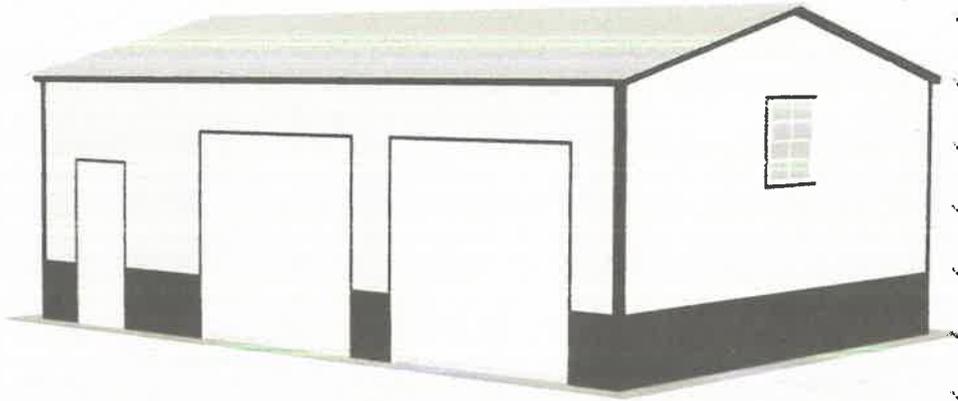
## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

<b>Quote subtotal</b>	\$20,689.77
<b>Total</b>	\$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
<b>Final Price</b>	<b>\$22,097.94</b>

### 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 MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Historic Preservation Advisory Board  
**DATE:** February 20, 2025  
**APPLICANT:** Kevin McNeely  
**CASE NUMBER:** H2025-007; *Small Matching Grant for 505 Williams Street*

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On January 31, 2025, staff received an application for a Certificate of Appropriateness (COA) [*i.e. Case No. H2025-006*], two (2) Building Permit Fee Waivers [*i.e. Case No. H2025-008 & H2025-009*] and a Small Matching Grant from the property owner -- *Kevin McNeely* -- for the purpose of replacing the existing roof on a *High Contributing Property*, demolishing an existing detached garage, and constructing a new detached garage on the subject property at 505 Williams Street. The Small Matching Grant application, however, is only associated with the roof replacement for the *High Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing (i.e. High, Medium, or Low Contributing)* or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed project includes improvements that will be visible from the street (*i.e. replacement of the existing roof*) and -- *based on the applicant's scope of work* --, the proposed roof replacement does appear to meet the intent of the program. The total valuation of the project provided by the applicant is \$22,000.00, and would be qualified for a Small Matching Grant of up to \$1,000.00; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2024, the Historic Preservation Advisory Board (HPAB) has not approved any Small Matching Grants for FY2025. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,000.00.



# 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
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### 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



H2025-007: Small Matching Grant for 505 Williams Street

MARGARET ST

AUSTIN ST



SF-7

66

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.

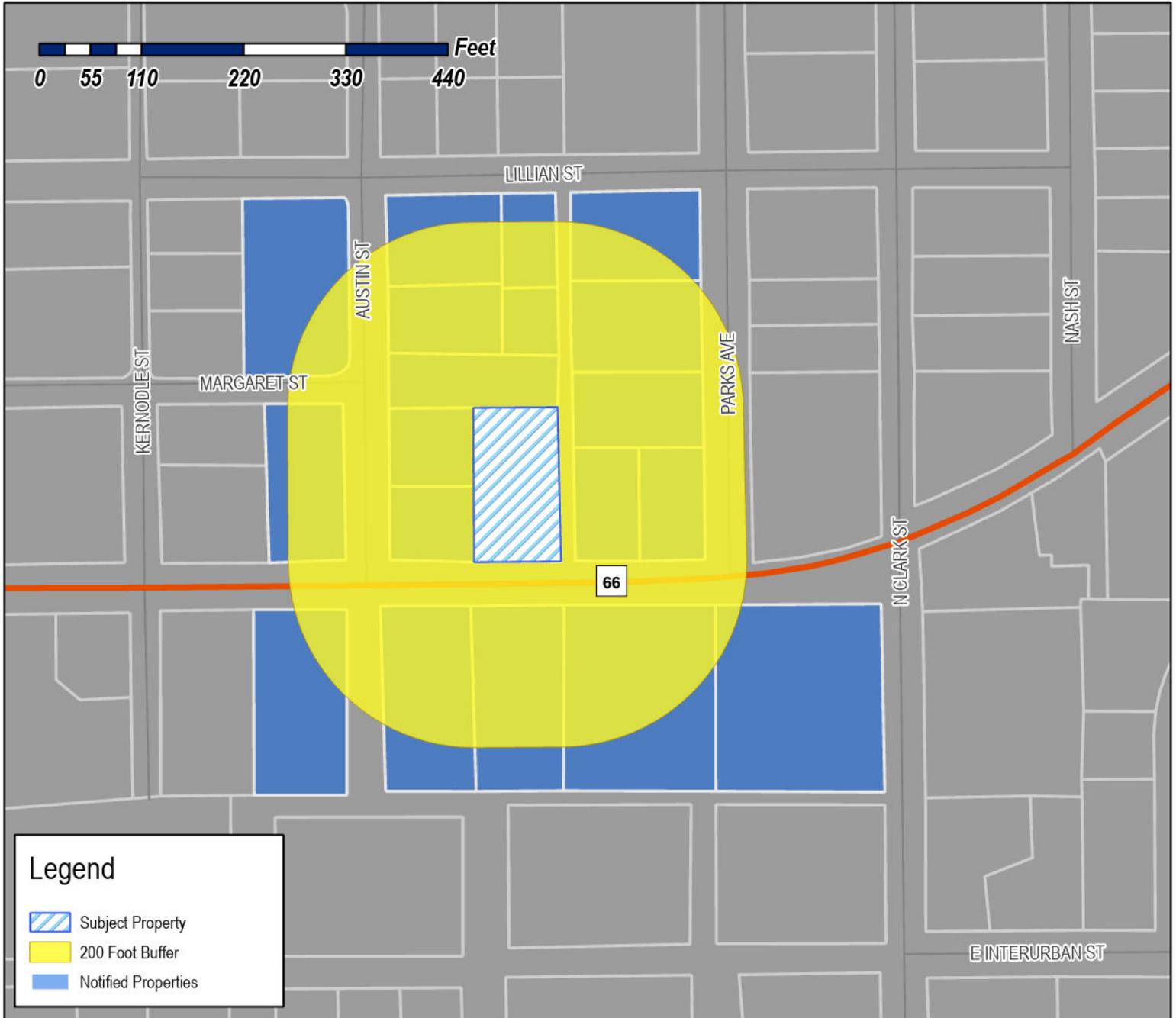




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**Case Number:** H2025-007  
**Case Name:** Small Matching Grant for a High Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 505 Williams Street

**Date Saved:** 1/31/2025

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. H2025-007: Small Matching Grant for 505 Williams Street**

*Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a Roof Replacement 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](mailto: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. H2025-007: Small Matching Grant 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.

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

**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

<b>Quote subtotal</b>	<b>\$20,689.77</b>
<b>Total</b>	<b>\$20,689.77</b>

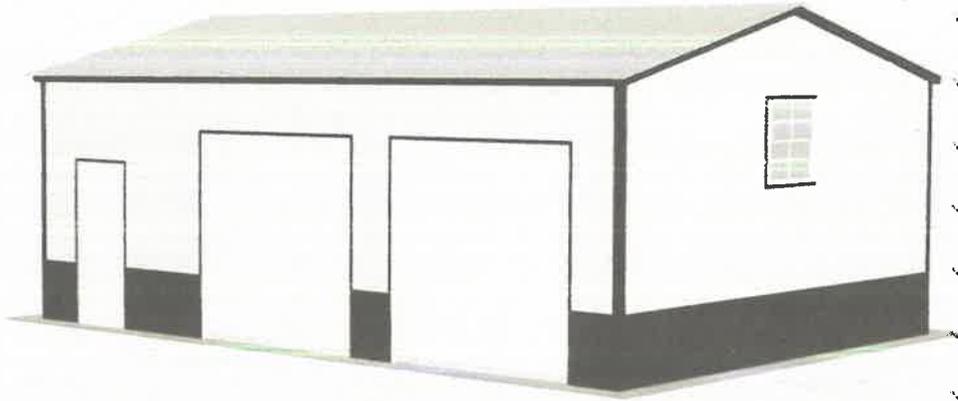
**This Proposal Includes:**

- Pull Permit (if applicable per city)
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- 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
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    - Install Chosen Shingles Using 6 Nails Per Shingle
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    - 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 298, 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 SOUTHWEST 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 TRACT, BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 69, PAGE 298, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 10' IRON ROD FOUND FOR REFERENCE BEARS SOUTH 48°20'32" EAST, A DISTANCE OF 0.25 FEET.

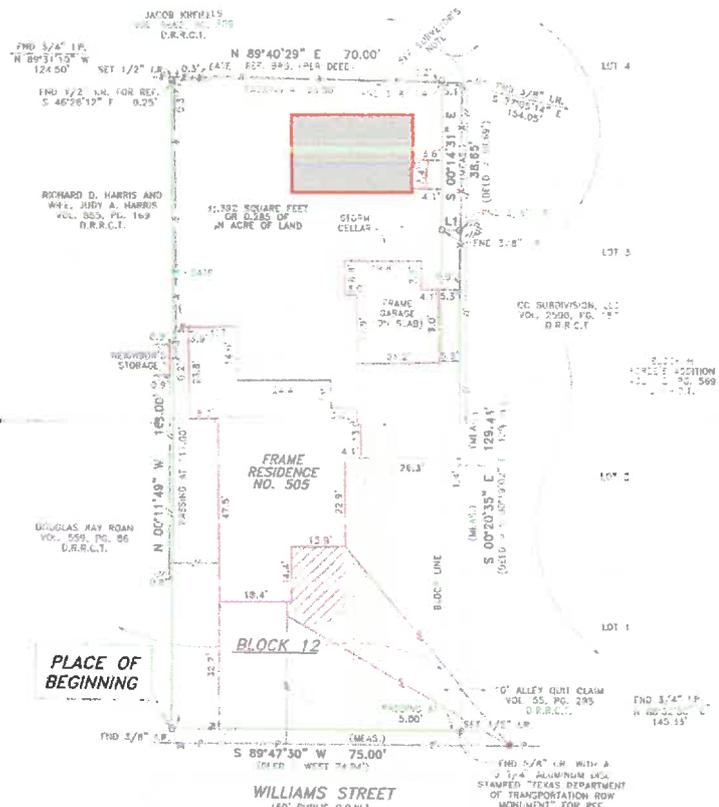
THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 56.50 FEET, THE SOUTHWEST CORNER OF SAID KREFFEL TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12.

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 SOUTHWEST 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 SOUTHWEST 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 OF LAND, BEING 37' 0" BY 47' 0" 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 Faxon's Addition.

**NOTES**  
 1) All corners tabered as 5/8\" 1/2\" IR. are 1/2\" iron rods with a yellow plastic cap stamped "RPLS 5217" for 5217.  
 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	BEARING	DISTANCE
L1	N 89°25'00\" W	4.64'

**LEGEND**

POWER POLE	WRAUGHT IRON FENCE
IRON ROD	BUILDING LINE
CONCRETE	ASPHALT DRIVE
OVERHEAD SERVICE LINE	ASPHALT DRIVE
WOOD FENCE	WOOD DECK
CHARLINA FENCE	STAINLESS
WIRE FENCE	IRRAWEL
CONCRETE AREA	TELEPHONE BOX
LIGHT POLE	ELECTRIC BOX
FIRE HYDRANT	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. The survey was performed in accordance with the provisions of the Texas Surveying Act, Chapter 81, Texas Occupations Code, and the rules and regulations of the State Board of Professional Land Surveyors.

*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

Job Number: 88880-00  
 Date: 05-04-09  
 Client: 112247 (231105107)  
 Title: Company CHICAGO TITLE  
 City: Dallas, TX

"A professional company operating in good faith and integrity"

**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, Texas 75087

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

SUBJECT: H2025-007; Small Matching Grant for 505 Williams Street

Mr. McNeely:

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 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 Board approved a motion to approve the Small Matching Grant of \$1,000.00 by a vote of 5-1, with Chairman Miller dissenting.

Small Matching Grant

The total valuation of the project provided by the applicant is \$22,000.00, and would qualify for a Small Matching Grant of \$1,000.00.

Once the proposed project has been completed, the applicant shall submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15-days of the receipt of the sworn statement of completion, staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been

completed as approved, staff will issue a check request in the applicant's name to the Finance Department for the full amount approved by the HPAB.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,



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