



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 109 St. Marys Street

SUBDIVISION LOT A BLOCK 117

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 ASHLEY EGAN

APPLICANT(S) NAME JUSTINE JONES

ADDRESS 109 St. Marys Street

ADDRESS 109 St. Marys Street

ROCKWALL, TX 75087

ROCKWALL, TX 75087

PHONE 706-340-6302

PHONE 509-630-1392

E-MAIL GK2116@msn.com

E-MAIL JUSTJONES18@yahoo.com

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): \$ 75,000

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.

Plan for enclosing a portion of our back patio to gain a dining space, a pantry, and converting a half bath to a full bath.

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

May 30th, 2025

Historic Preservation Advisory Board

City of Rockwall Planning and Zoning Department

Rockwall, TX 75087

Dear Advisory Board Members,

We, Justine Jones and Ashley Egan wish to submit an application in hopes for approval to do some exterior alterations to our home located at 109 St. Mary Street in Rockwall. As you may know, our WONDERFUL home is known as "The Old Jones home" and is believed to be one of the oldest standing homes in Rockwall built in 1888. We purchased it in 2021 and have felt very grateful to have the opportunity to live in this historic home with our 4 children. We are asking to expand the home in order to continue to live here comfortably as our children continue to grow. Below listed are the planned alterations:

1. First level addition – We would like to enclose a portion of an existing back porch in order to add on a dining table area, a pantry, and turn a half bath into a full bathroom. This porch is a back patio porch that is L shaped. We would enclose half of the porch and the other half would remain as an outside patio. This addition encloses approximately 230 square feet. The current roof covering over the porch would not be altered. This addition would allow us to eat as a family at one table! Also, the current home does not have a pantry for food storage. We would greatly utilize an area for food storage. We have a current half-bathroom downstairs and one full bathroom upstairs. Adding an additional shower would provide greater flexibility for our children. The planned addition is not visible from either Barnes or St. Marys.

We are committed to the integrity of preserving our 1888 gem. We will be including a materials list as per instructed. It is important to share, that we will be using any materials that can be salvaged from the home. Our kitchen floor is the old plank sheathing that was uncovered during some remodeling before we purchased the home. I expect the exterior wall will contain this sheathing as well and we will be using it to finish out the floors for the addition. If it does not, we will be getting old "true 10 x 10 x 1s" to replicate.

We appreciate you taking the time to review our project and we look forward to getting started soon!

Sincerely,



Ashley Egan



Justine Jones

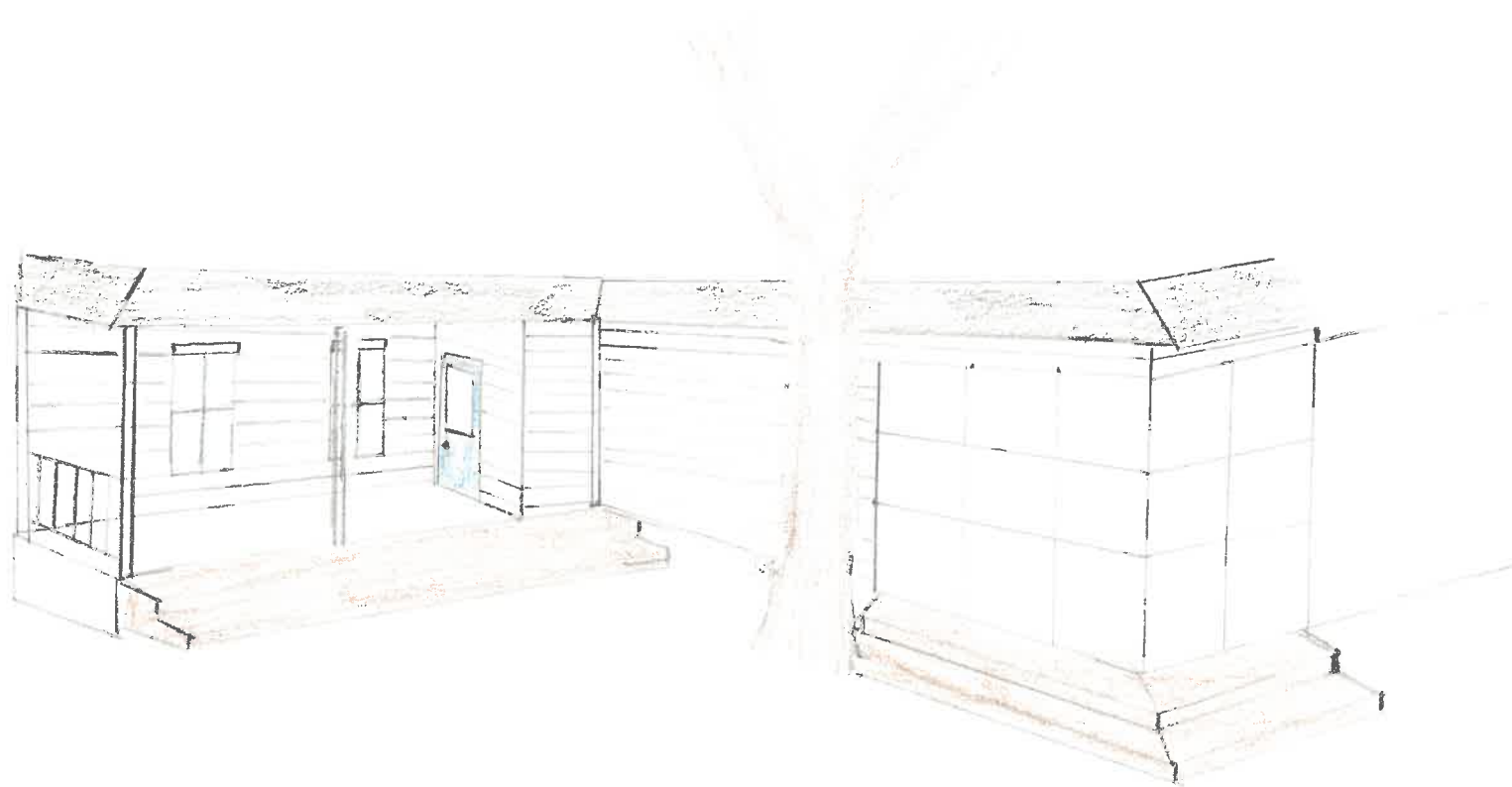


Street view - St. Marys

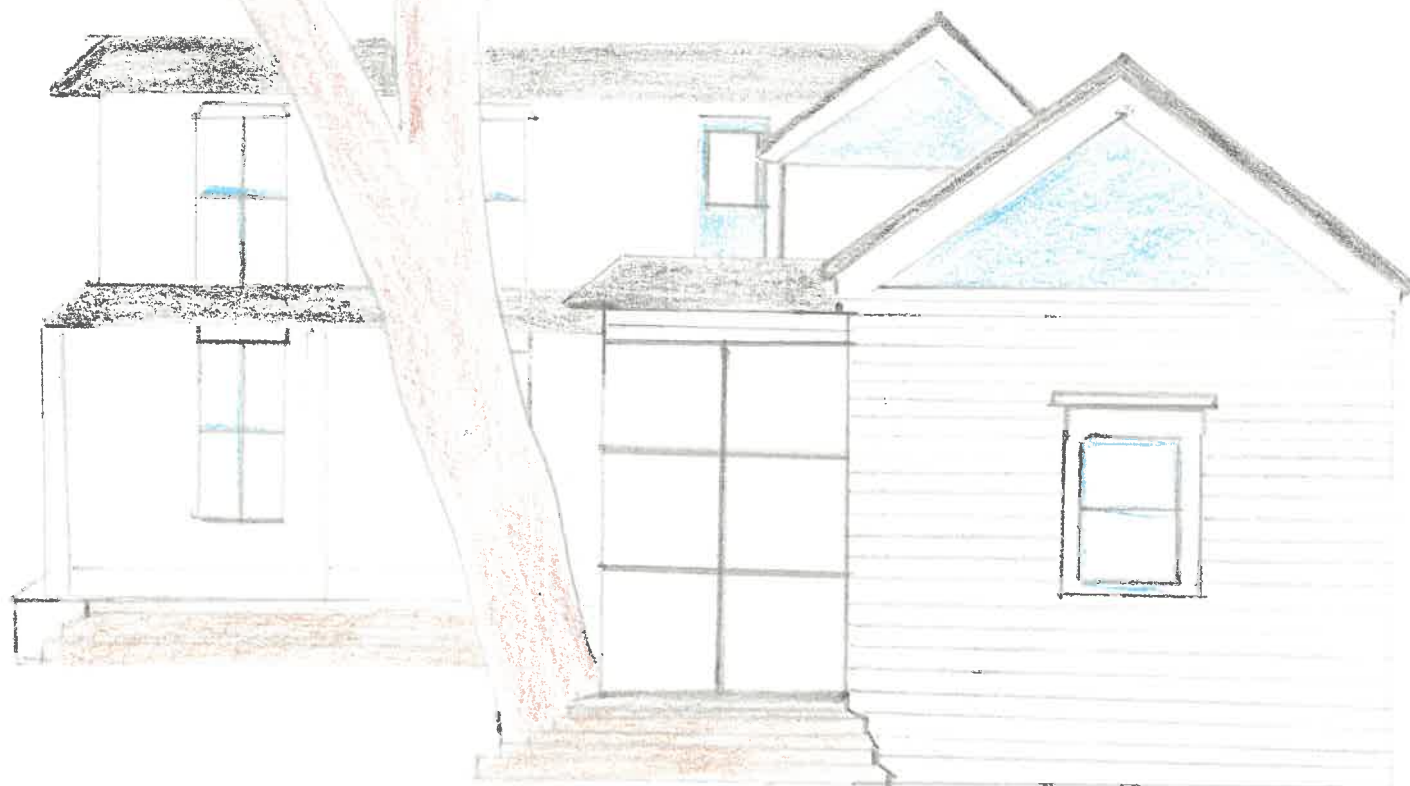


Street view - Barnes

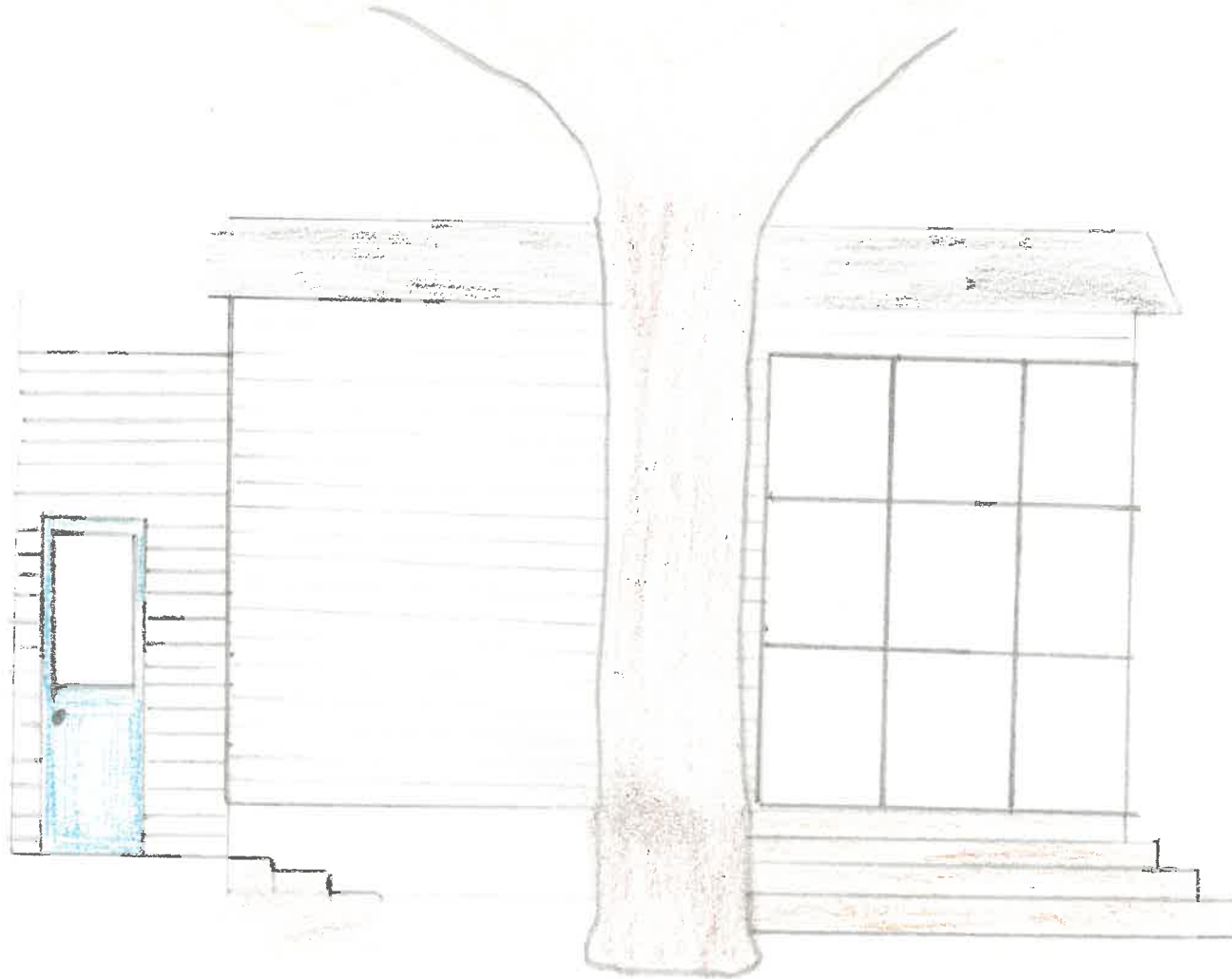
#1

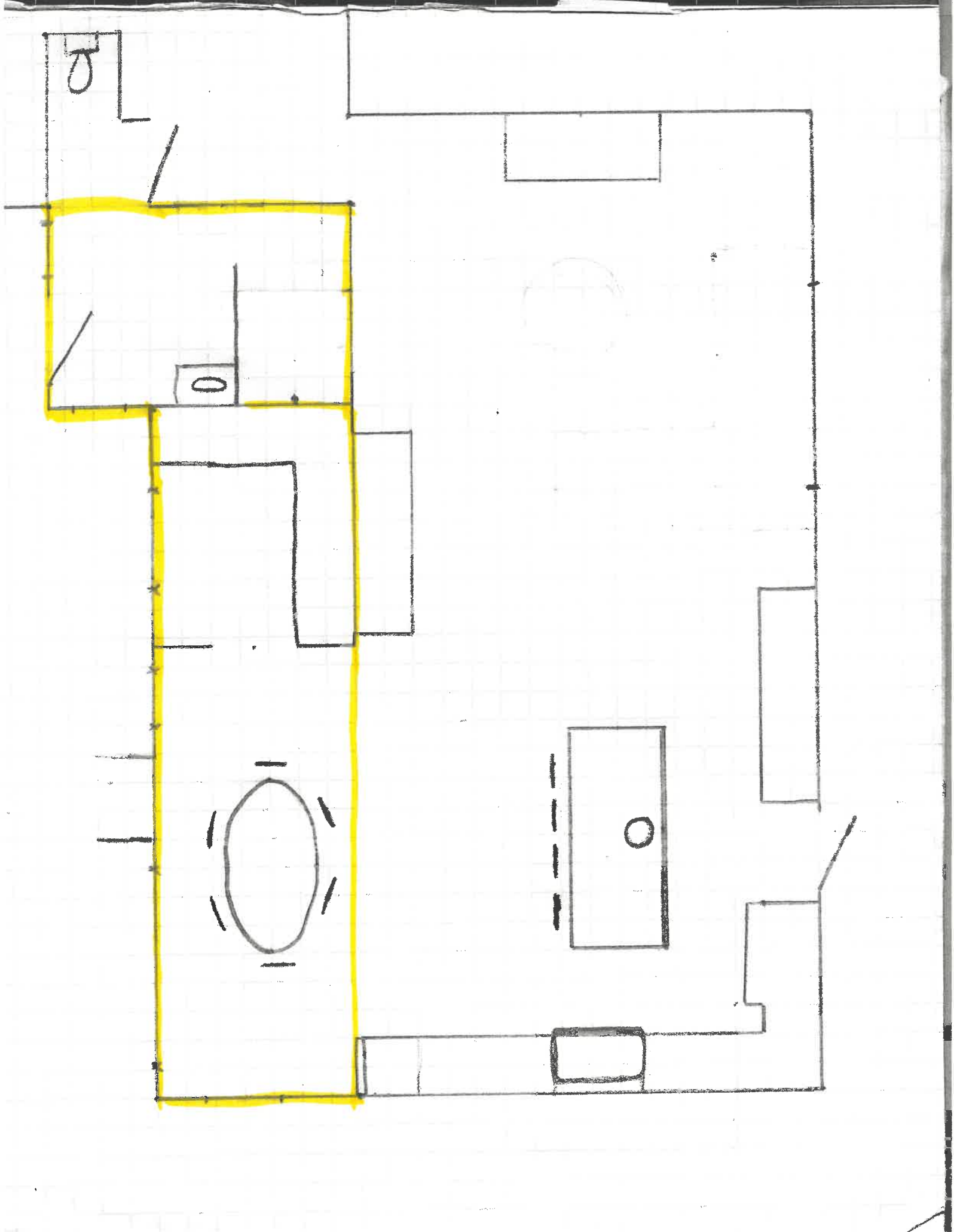


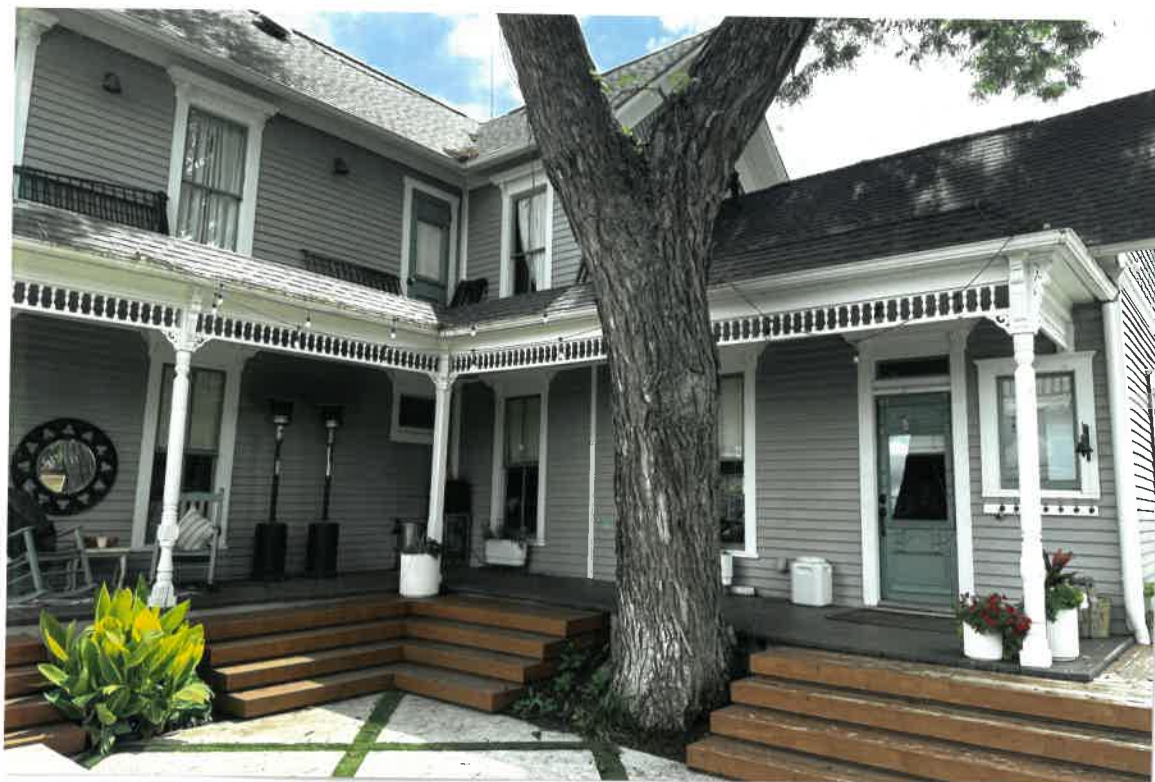
#2



#3





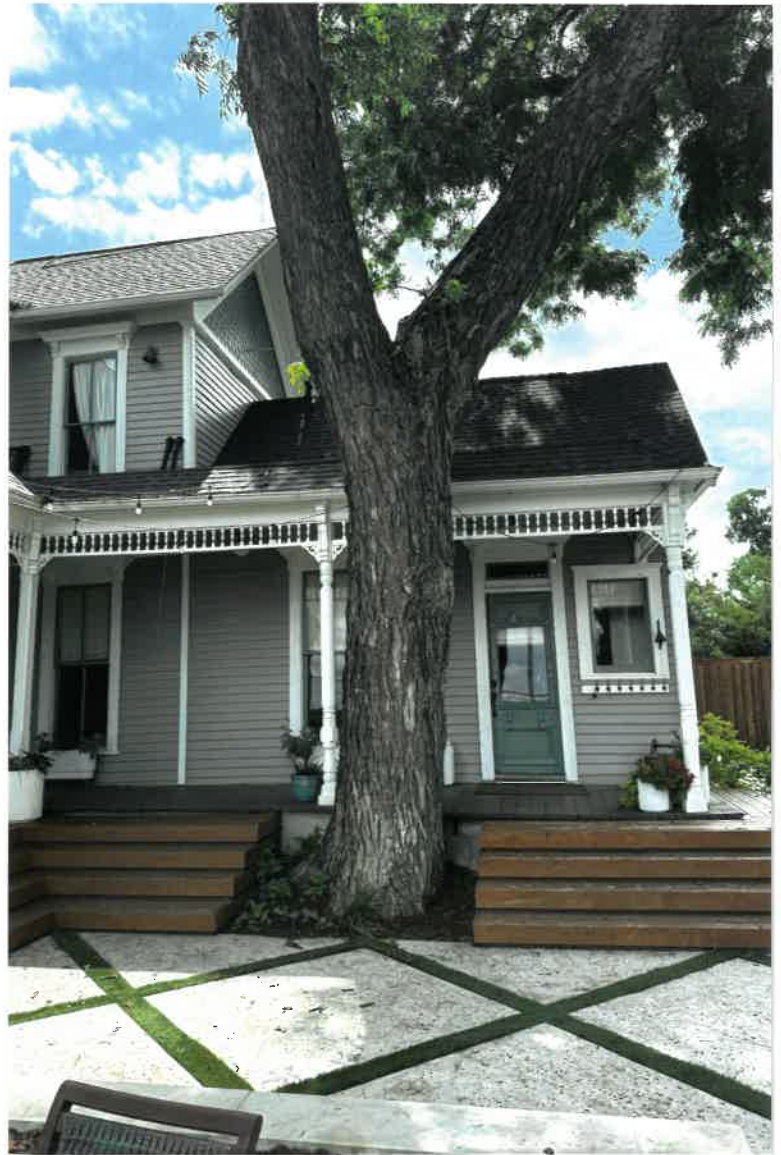


#1



#2

#3



⊛ Numbers correlate with elevation exhibits

1529 E. I-30, STE. 108
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

SURVEY PLAT



RHODES
Surveying

WITH RHODES SURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 ST. MARY STREET in the city of ROCKWALL Texas.

STATE OF TEXAS;
COUNTY OF ROCKWALL:

BEING all of a tract of land situated B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land conveyed to Charles Rickerson, as recorded in Volume 7312, Page 191, deed records, Rockwall County, Texas as shown on survey and being more particularly described by metes and bounds as follows:

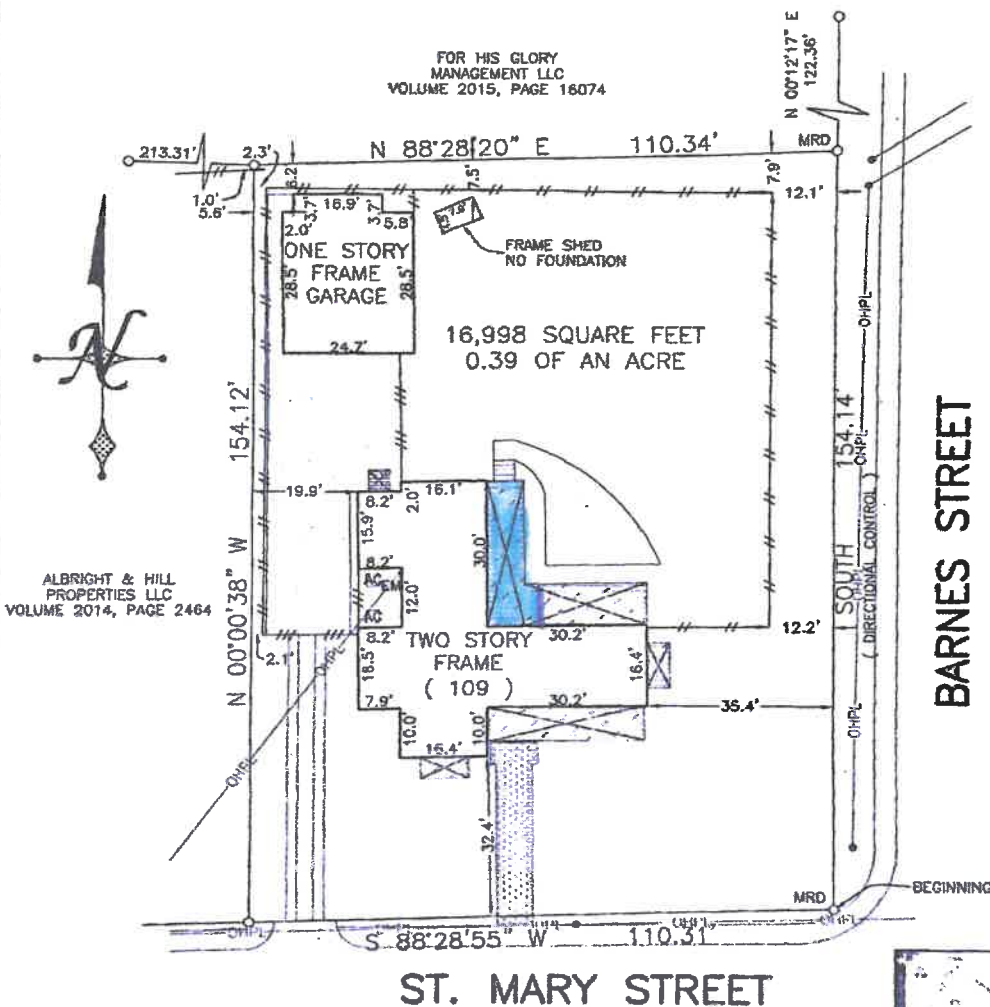
BEGINNING at 1/4 inch iron rod found for corner in the North right of way line of St. Mary Street, at the intersection with the West right of way line of Barnes Street, and said point being at the Southeast corner of said Rickerson tract;

THENCE South 88 degrees 28 minutes 55 seconds West, a distance of 110.31 feet to a 1/4 inch iron rod found for corner at the Southeast corner of a tract of land conveyed to Albright and Hill Properties LLC, as recorded in Volume 2014, Page 2466, deed records, Rockwall County, Texas;

THENCE North 00 degrees 00 minutes 38 seconds West, a distance of 154.12 feet to a 1/4 inch iron rod found for corner;

THENCE North 88 degrees 28 minutes 20 seconds East, a distance of 110.34 feet to a 3/8 inch iron rod found for corner;

THENCE South a distance of 154.14 feet to the PLACE OF BEGINNING and containing 16,998 square feet or 0.39 of an acre of land.



ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY NORTH AMERICAN TITLE.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 5/22/17

G. F. No.: 14709-17-02785

Job no.: 98095

Drawn by: TJ

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR NORTH AMERICAN TITLE

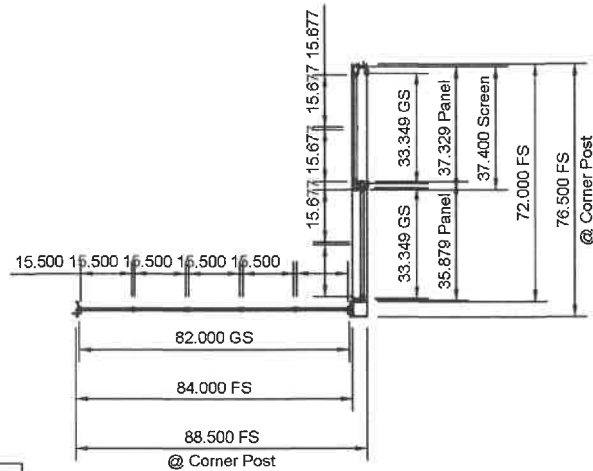
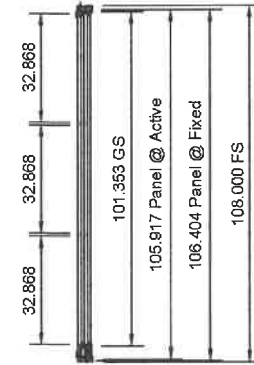
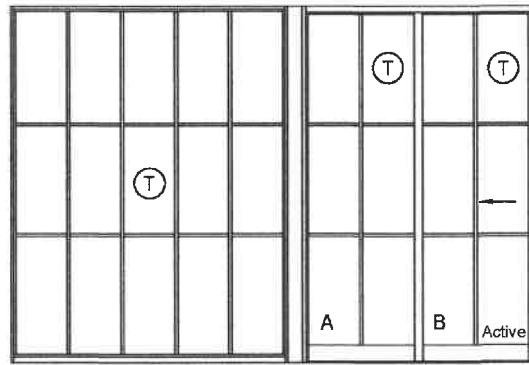
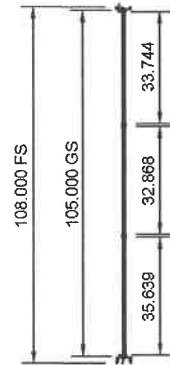
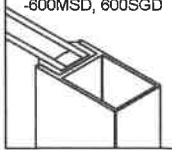
LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINE	--- CHAIN LINE
IRON FENCE	--- IRON FENCE
WIRE FENCE	--- WIRE FENCE
RESIDENCE	--- RESIDENCE
1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET	○ 1/2" YELLOW-CAPPED IRON ROD SET
FOUND "X"	○ FOUND "X"
1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND
PR. NAIL FOUND	○ PR. NAIL FOUND
CONTR. MONUMENT	○ CONTR. MONUMENT
CLAM (RT)	○ CLAM (RT)
CAC (RT)	○ CAC (RT)
FIRE WITHING	○ FIRE WITHING
SEW. PULL	○ SEW. PULL
MANHOLE	○ MANHOLE
(UNLESS OTHERWISE NOTED)	



Thermal Break - Provided
1.50" Threshold - Provided
Flush Handle - Black Finish - Keyed - Provided
3.00" Diameter Rollers - Provided
Screens - Provided
Nail-Fin Frame - Provided
Drip Cap - Provided

0.875" Wide SDL Pattern

Thermal Break At
Lead Stiles Not
Provided - Right
Facing - E803
-600MSD, 600SGD



Line Item:	1-1	Quantity:	1	Room ID:	N/A
Series 600		Direct Set Window			
Series 600		Sliding Glass Door (OX)			



766913

BY: CADD

DATE: 05/20/2025

1-1 (1)



4

3

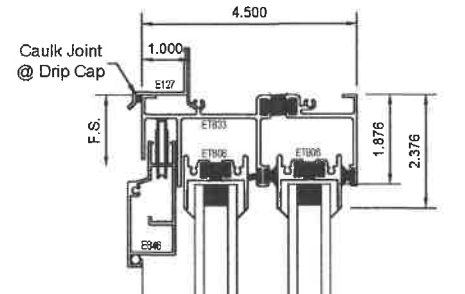
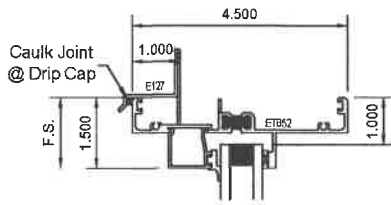
2

1

Head Condition

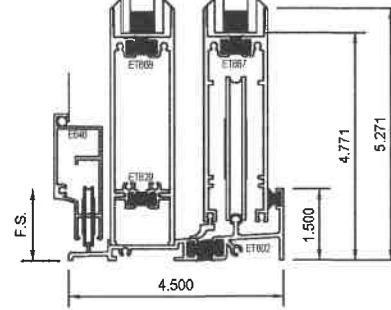
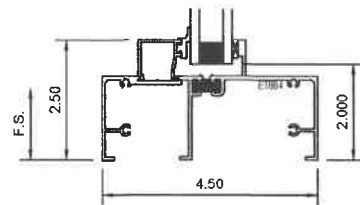
Head / Threshold Condition

B



Sill Condition

A



4

3

2

1



766913

BY: CADD

DATE: 05/20/2025

1-1 (2)

B

A

4

3

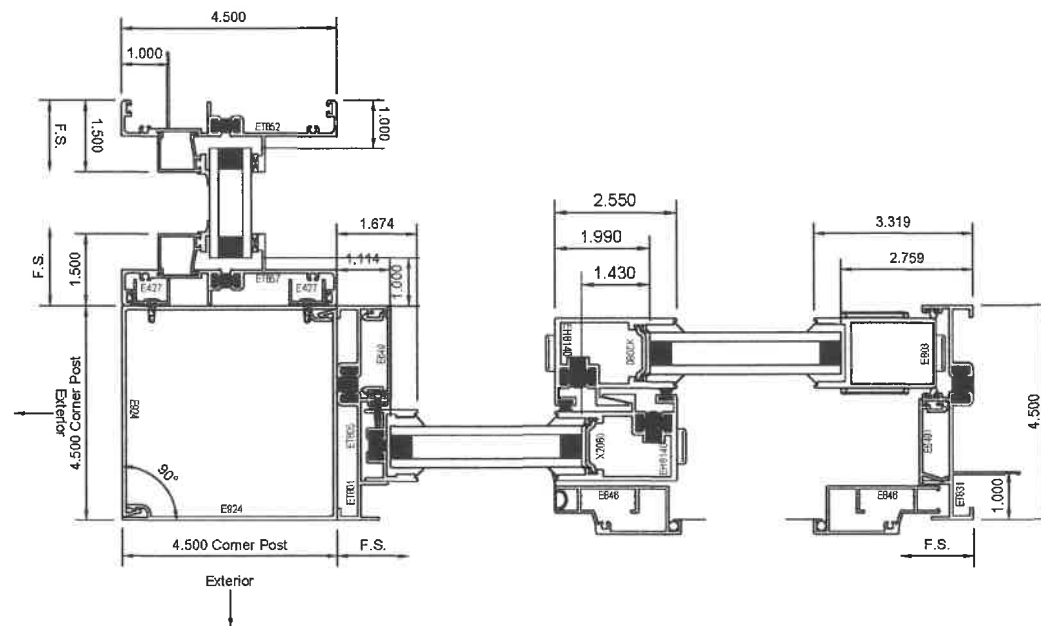
2

1

Full Jamb / 90° Corner Post / Interlock Layout Condition

B

B



A

A



766913

BY: CADD

DATE: 05/20/2025

1-1 (3)

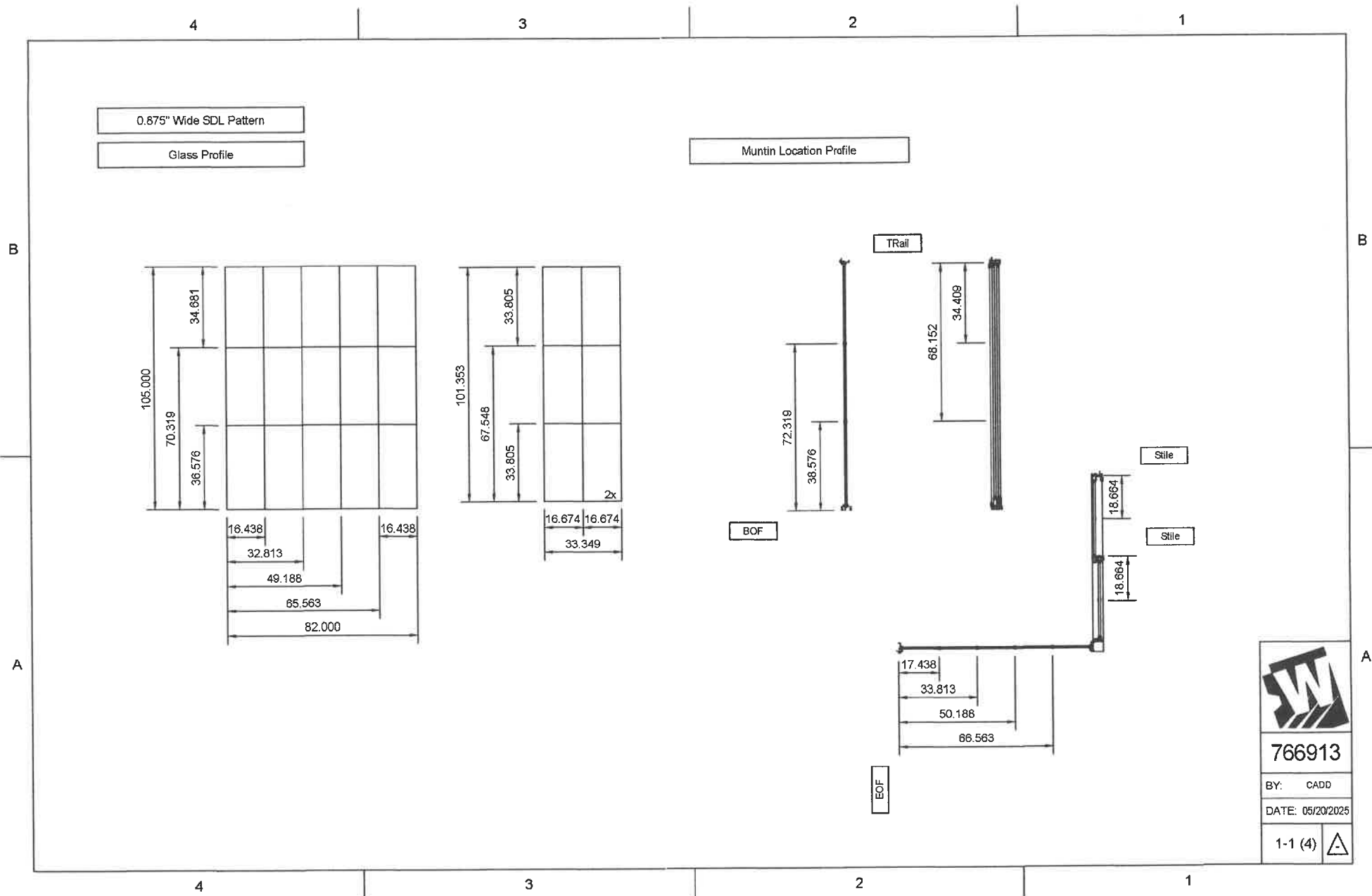


4

3

2

1



766913

BY: CADD

DATE: 05/20/2025

1-1 (4)



ESTIMATE

T&D Construction INC.
4577 County Road 643
Nevada, TX 75173

tom@mytdconstruction.com
+1 (214) 534-6437
www.mytdconstruction.com



Bill to

Ashley Egan & Justine Jones
109 St Marys Street
706-340-6302 (509) 630-1392
Rockwall, Texas

Ship to

Ashley Egan & Justine Jones
109 St Marys Street
706-340-6302 (509) 630-1392
Rockwall, Texas

Estimate details

Estimate no.: 16529
Estimate date: 05/29/2025
Expiration date: 05/29/2025

#	Date	Product or service	Description	Qty	Amount
1.		Historic Home In Rockwall	<p>Materials List-</p> <p>Foundation: We will be doing a pier-and-beam foundation consistent with the original structure, maintaining the home's elevated appearance and airflow underneath. Concrete piers will be used.</p> <p>Paint Colors: We will be painting the add on with colors from historic palettes appropriate to the home's era, ensuring they complement the existing color scheme from Ben Franklin or Sherwin Williams.</p> <p>Siding: We are going to use wood siding that matches the original in dimension and profile. We will be replicating the original lap siding in the same style as existing. We will utilize custom wood trim & moldings (eaves, cornices, corner boards, etc., to match existing)</p> <p>Our work will be at the rear of the home and not visible so as to minimize the impact on the street view.</p> <p>We will design the addition so that it can be removed in the future without damaging the original structure, preserving the home's history.</p>	1	\$0.00

Total

\$0.00

Expiry date

05/29/2025

Accepted date

Accepted by

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: June 19, 2025

APPLICANT: Ashley Eagan and Justine Jones

CASE NUMBER: H2025-012; *Certificate of Appropriateness (COA) for 109 St. Mary's Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Ashley Egan and Justine Jones for the approval of a Certificate of Appropriateness (COA) for Exterior Alterations of a Landmark Property being a 0.3900-acre parcel of land identified as Lot A, Block 117, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 109 St. Mary's Street, and take any action necessary.

BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Landmark Property*. According to the *Residential Property Form* provided to the *Texas Historical Commission* on April 26, 2000, the 3,344 SF single-family home -- *situated on the subject property at 109 St. Mary's Street* -- was constructed in 1888 in *Folk Victorian L Plan* style. It is considered an excellent example of vernacular Victorian domestic architecture, demonstrating the form, scale, and restrained ornamentation typical of the era. Key architectural features include cross-gabled massing, a front porch with spindle work, wood lap siding, and vertically oriented windows all of which are consistent with late 19th-century construction practices and contributing to the historic character of both the property and surrounding area.

Historical maps, including the 1934 Sanborn Maps, indicate that the property was annexed prior to 1934. According to the Rockwall Central Appraisal District (RCAD), the site includes two covered porches (343 SF and 196 SF), both of which are original to the 1888 construction. Additional structures on the property include a 36-square-foot storage building (*constructed in 2005*) and a 728-square-foot detached garage (*constructed in 2015*).

The property's historic case history includes the following:

- November 17, 2008: The City Council approved a City initiated case involving the designation of 109 St. Mary's as a *Landmark Property* [Case No. H2008-008].
- August 15, 2013: The Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for several exterior alterations including replacement of windows, doors, and the restoration of the home [Case No. H2013-010].
- January 16, 2014: The Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) and recommend approval to the Planning and Zoning Commission and City Council for the construction of a 1,152 SF detached garage [Case No. H2014-001].



FIGURE 1: Subject Property in June 2025

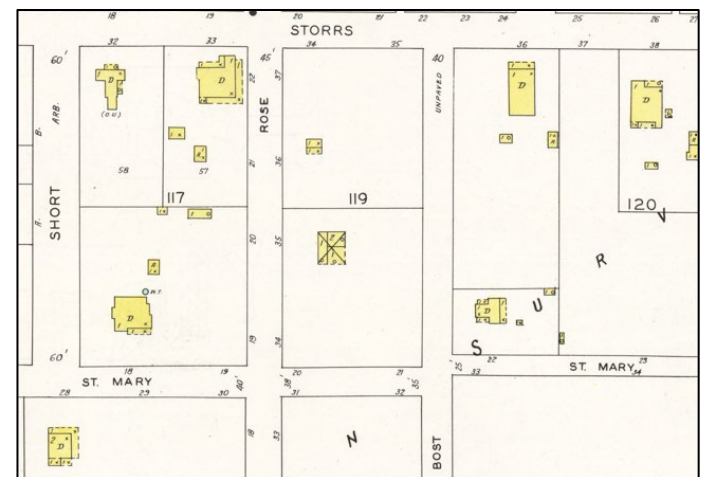


FIGURE 2: 1934 SANBORN MAPS

- March 3, 2014: The City Council approved a Specific Use Permit (SUP) for a detached garage [Case No. Z2014-003].
- November 16, 2017: The Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for exterior alterations including adding a second level deck and railing, extending the concrete driveway, adding a pergola, and replacing the original siding of the home [Case No. H2017-016].

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of enclosing 230 SF of the back porch and utilizing [1] any materials that can be salvaged from the existing home, [2] wood siding that matches the original lap-siding, [3] a new sliding glass door, and [4] a direct set window.

ADJACENT LAND USES AND ACCESS

The subject property is located at 109 St. Mary's Street. The land uses adjacent to the subject property are as follows:

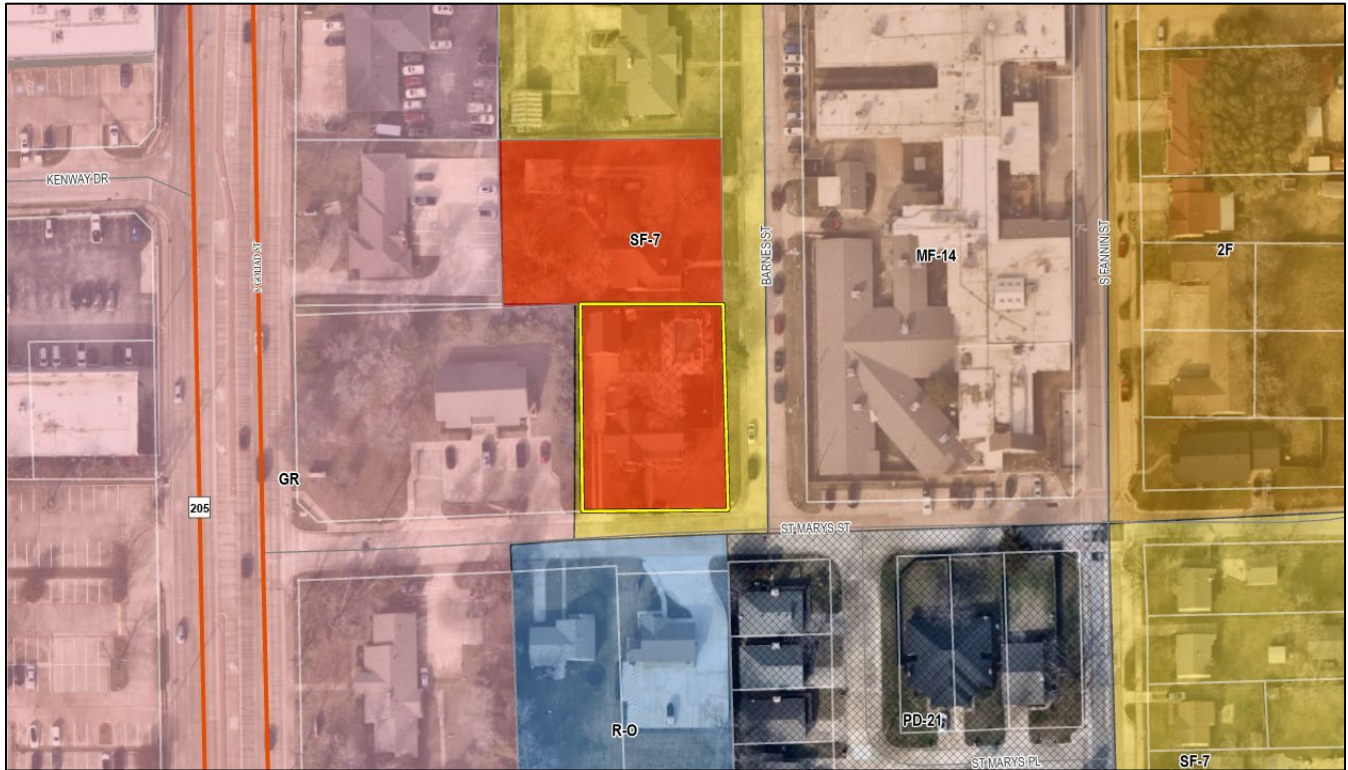
North: Directly north of the subject property is a 0.500-acre parcel of land (*i.e. Block 79, B.F. Boydston Addition*), zoned Single-Family 7 (SF-7) District and developed with a 1,672 SF single-family home classified as a *Landmark Property* (*i.e. the Barnes Home*). Beyond this is a 0.500-acre parcel of land (*i.e. Block 78, B.F. Boydston Addition*), zoned Single Family 7 (SF-7) District, and developed with a 1,855 SF single-family home. Beyond that is Storrs 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 is a 0.983-acre parcel of land (*i.e. Block 77 & 76, B.F. Boydston Addition*), zoned Downtown (DT) District, that is developed with a City of Rockwall owned parking lot.

South: Directly south of the subject property is St. Mary's 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 is a 0.5070-acre parcel of land (*i.e. Block 80C, B.F. Boydston Addition*), zoned Residential Office (RO) District, developed with a 1,198 SF single-family home that was converted to a medical office building. Beyond this is a 2.153-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Main Post Office Addition*), zoned General Retail (GR) District, and developed with a 12,480 SF local post office. Beyond that is E. Boydston Avenue, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Barnes 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 is a 1.814-acre parcel of land (*i.e. Lot 1, Block A, W.E. Campbell*), zoned Multi-Family 14 (MF-14) District, and developed with a 46,954 SF nursing home. Beyond that is S. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 0.75-acre parcel of land (*i.e. Lot 1, Block 1, Albright-Hill Addition*), zoned General Retail (GR) District, and developed with a 2,506 SF office building. Beyond this is S. Goliad Street (*i.e. SH-205*), which identified as a P6D (*principal arterial, six (6) lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 9.43-acre parcel of land (*i.e. First Baptist Church of Rockwall*) identified as Lot 1, Block A, First Baptist Church Addition, and is partially zoned Single-Family 10 (SF-10) District and partially zoned General Retail (GR) District. This property is developed with a 27,503 SF church/house of worship.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant is proposing to enclose approximately 230 SF of unconditioned space (*i.e. the porch*) at the rear of the existing single-family residence. The addition is intended to expand the home's functionality by converting the current half-bath into a full bathroom and creating a dedicated dining area. According to the applicant's letter, the project has been thoughtfully designed to complement the original structure in both material and form.

The proposed exterior will be consistent with the existing home's architectural character, including matching siding, roof pitch, and trim detailing. Key features of the addition include a prominent fixed glass window and a sliding glass door facing the backyard, which will increase natural light and enhance visual connection to the outdoor space. The provided elevation exhibits (*Elevations 1–3*) depict how the new construction will integrate with the original footprint of the historic structure.

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 is designated as a historical landmark property and therefore meets the criteria.

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 will not change the height of the existing home.

- (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 materials that the existing single-family home is currently faced with, excluding the large sliding door and windows along the dining area; however, the glass door and windows will have colonial grilles which will bring the sliding door and windows closer to a look that mimics the original time-period of the structure.
- (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 plan shows that they will utilize the existing roof of the patio and will not change the overhangs, pitch or slope of the existing roof.
- (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 or a similar 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 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [i.e.] and proposed preservation criteria ...” In this case, the proposed addition reflects a clear intent to remain compatible with the original 1888 Folk Victorian L-Plan home, both in scale and in select architectural detailing. The original structure, typical of late 19th-century vernacular design, is defined by its asymmetrical form, steeply pitched cross-gabled roof, modest ornamentation, and wooden lap siding—all features that contribute to its historic character. According to the applicant’s letter, the addition will utilize similar materials and rooflines, with siding and trim to match the existing home. The proposed elevations show an effort to preserve the prominence of the historic structure by setting the addition back and limiting its height, which helps ensure that the original building remains visually dominant; however, some elements -- *such as simplified fenestration or less ornate detailing on the addition* -- depart slightly from the decorative language of the original home. While this may be intentional to avoid creating a false sense of historical development, care should be taken to ensure window proportions, trim profiles, and porch treatments continue to reflect the massing and rhythm of the original architecture. The applicant has also stated that the addition will be designed so that it can be removed easily in the future without damaging the original structure, preserving the home’s historic character. In conclusion, the proposed addition is generally in keeping with the time period in which the home was constructed in terms of massing, materials, and roof configuration. With continued attention to historically sympathetic detailing -- *especially in trim, porch elements, and window design* -- the addition should maintain the architectural integrity and historic character of the original *Folk Victorian L-Plan* home. It also does not seem to negatively impact the adjacent *Landmark Property* directly north of the subject property (i.e. *the Barnes Home*). With all that being said, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On June 5, 2025, staff mailed 23 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff has received one (1) notice by email in favor of the applicant's request from an occupant within 200-feet of the subject property.

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 shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (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 109 St. Marys Street

SUBDIVISION LOT A BLOCK 117

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 ASHLEY EGAN

APPLICANT(S) NAME JUSTINE JONES

ADDRESS 109 St. Marys Street

ADDRESS 109 St. Marys Street

ROCKWALL, TX 75087

ROCKWALL, TX 75087

PHONE 706-340-6302

PHONE 509-630-1392

E-MAIL GK2116@msn.com

E-MAIL JUSTJONES18@yahoo.com

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): \$ 75,000

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.

Plan for enclosing a portion of our back patio to gain a dining space, a pantry, and converting a half bath to a full bath.

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

May 30th, 2025

Historic Preservation Advisory Board

City of Rockwall Planning and Zoning Department

Rockwall, TX 75087

Dear Advisory Board Members,

We, Justine Jones and Ashley Egan wish to submit an application in hopes for approval to do some exterior alterations to our home located at 109 St. Mary Street in Rockwall. As you may know, our WONDERFUL home is known as "The Old Jones home" and is believed to be one of the oldest standing homes in Rockwall built in 1888. We purchased it in 2021 and have felt very grateful to have the opportunity to live in this historic home with our 4 children. We are asking to expand the home in order to continue to live here comfortably as our children continue to grow. Below listed are the planned alterations:

1. First level addition – We would like to enclose a portion of an existing back porch in order to add on a dining table area, a pantry, and turn a half bath into a full bathroom. This porch is a back patio porch that is L shaped. We would enclose half of the porch and the other half would remain as an outside patio. This addition encloses approximately 230 square feet. The current roof covering over the porch would not be altered. This addition would allow us to eat as a family at one table! Also, the current home does not have a pantry for food storage. We would greatly utilize an area for food storage. We have a current half-bathroom downstairs and one full bathroom upstairs. Adding an additional shower would provide greater flexibility for our children. The planned addition is not visible from either Barnes or St. Marys.

We are committed to the integrity of preserving our 1888 gem. We will be including a materials list as per instructed. It is important to share, that we will be using any materials that can be salvaged from the home. Our kitchen floor is the old plank sheathing that was uncovered during some remodeling before we purchased the home. I expect the exterior wall will contain this sheathing as well and we will be using it to finish out the floors for the addition. If it does not, we will be getting old "true 10 x 10 x 1s" to replicate.

We appreciate you taking the time to review our project and we look forward to getting started soon!

Sincerely,



Ashley Egan



Justine Jones

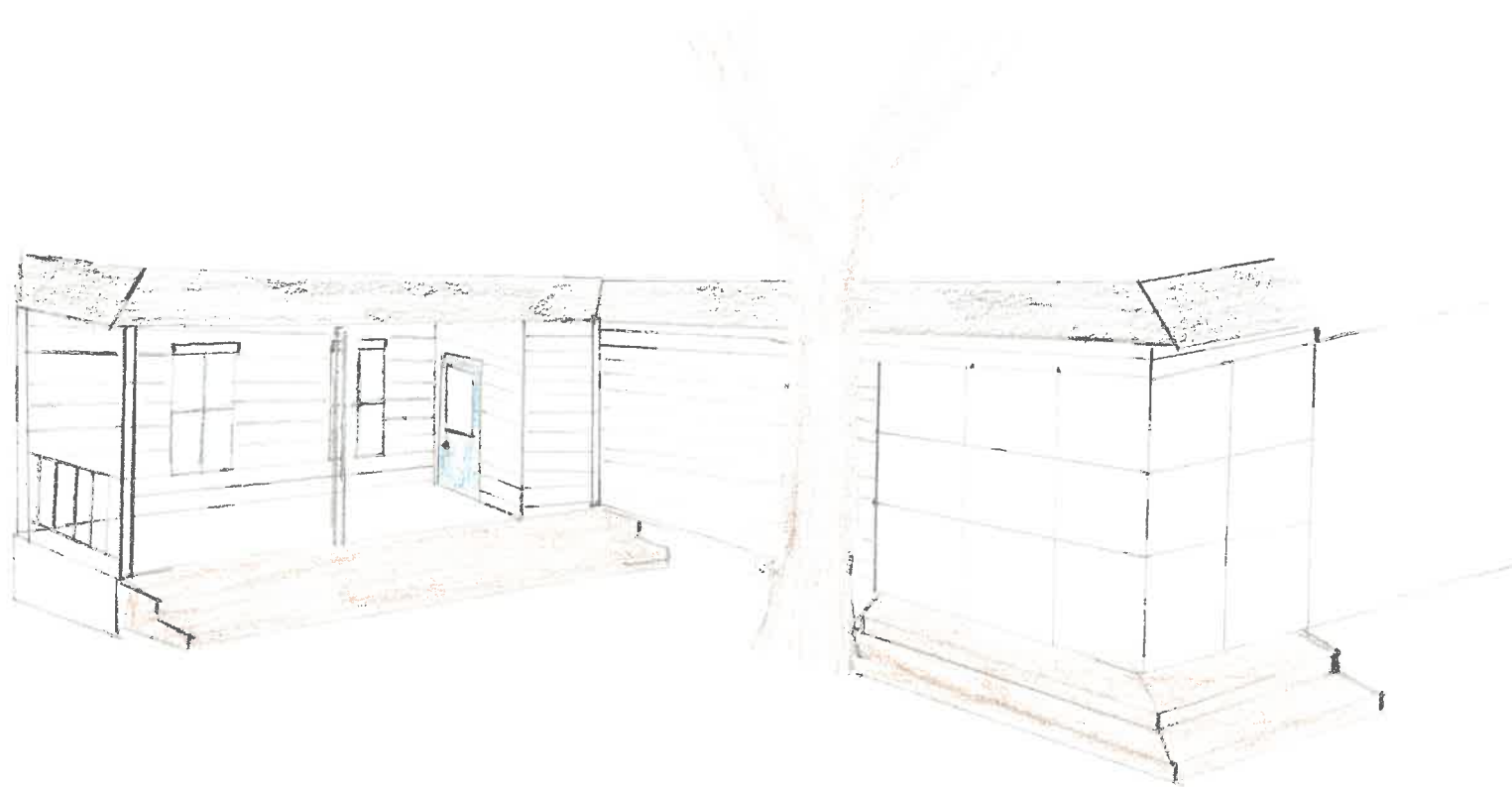


Street view - St. Marys

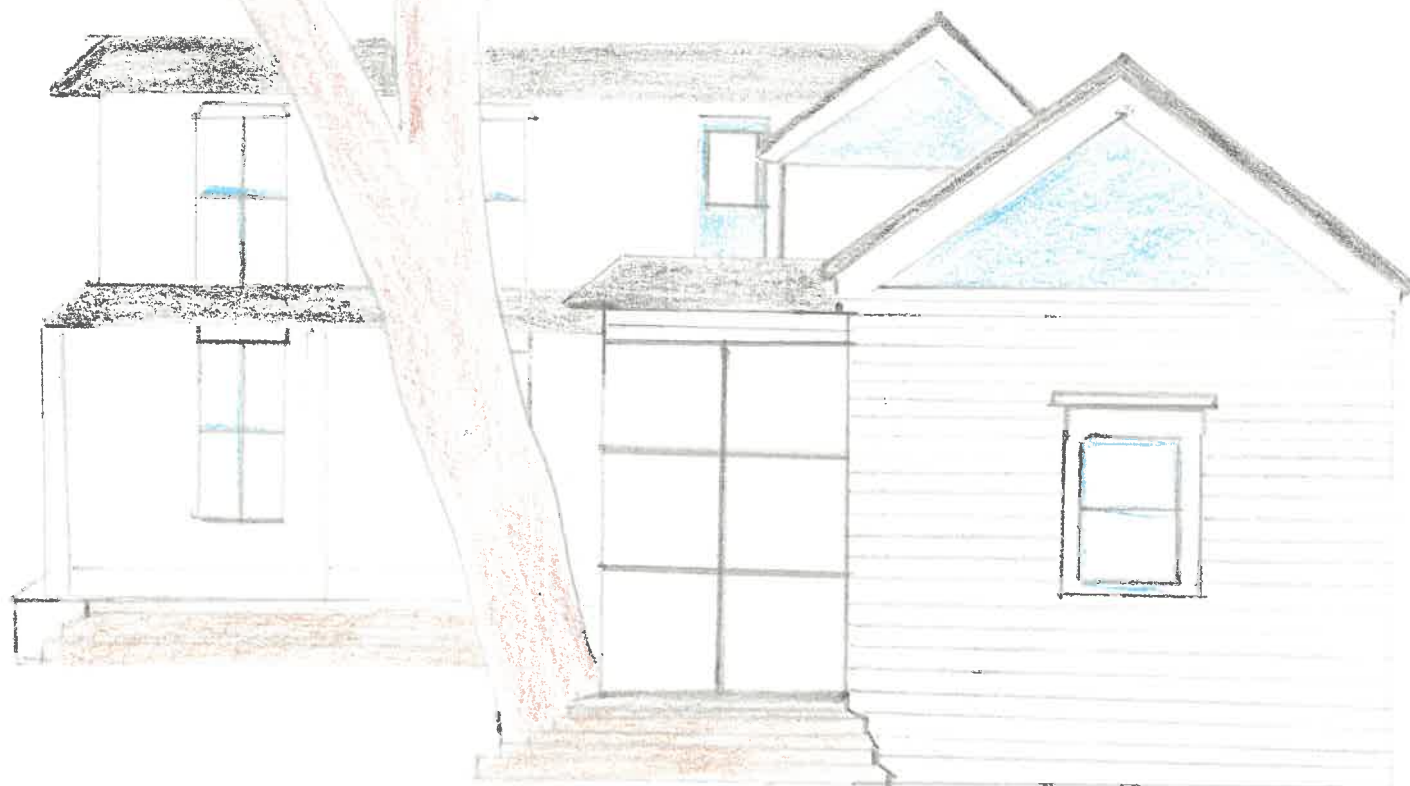


Street view - Barnes

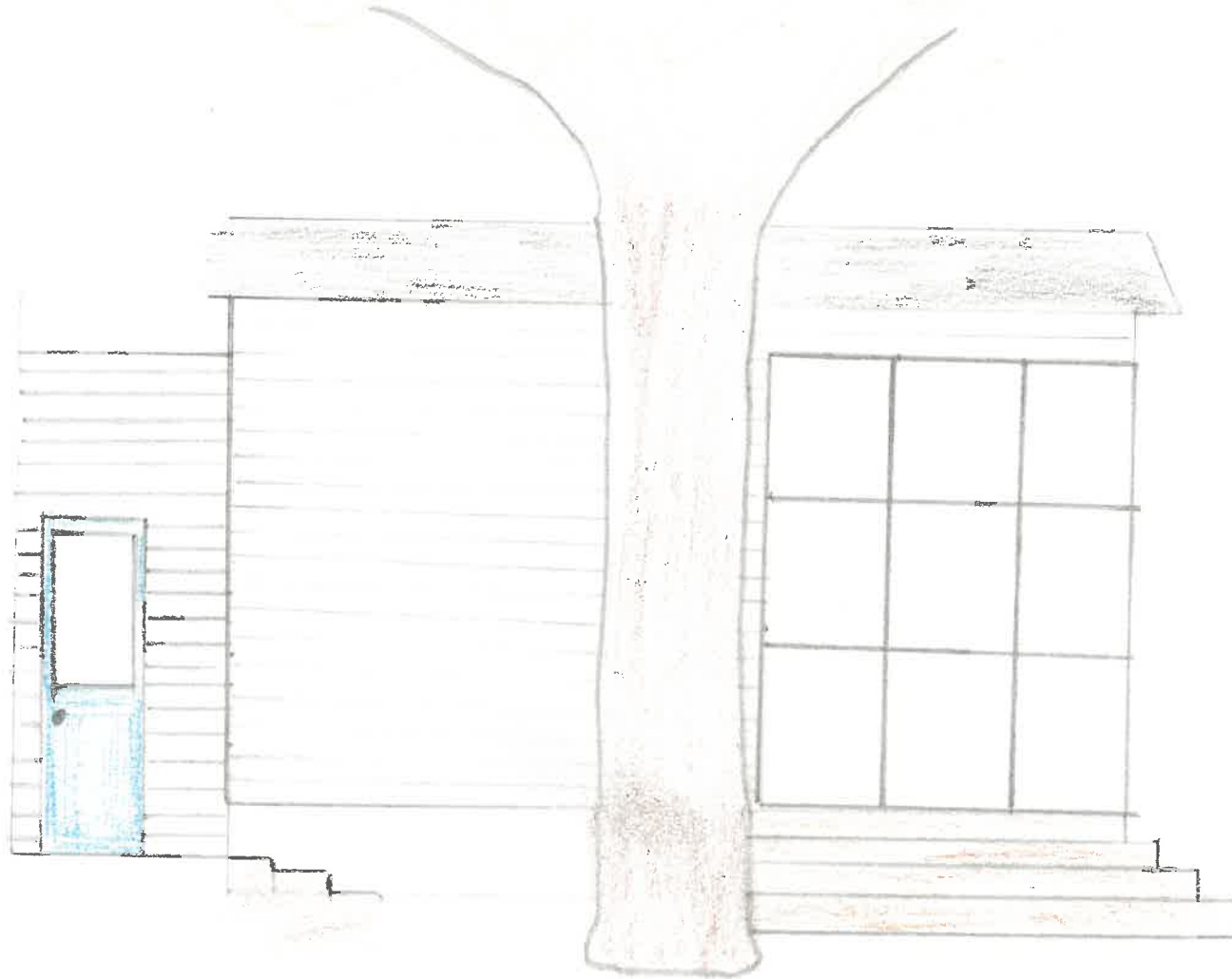
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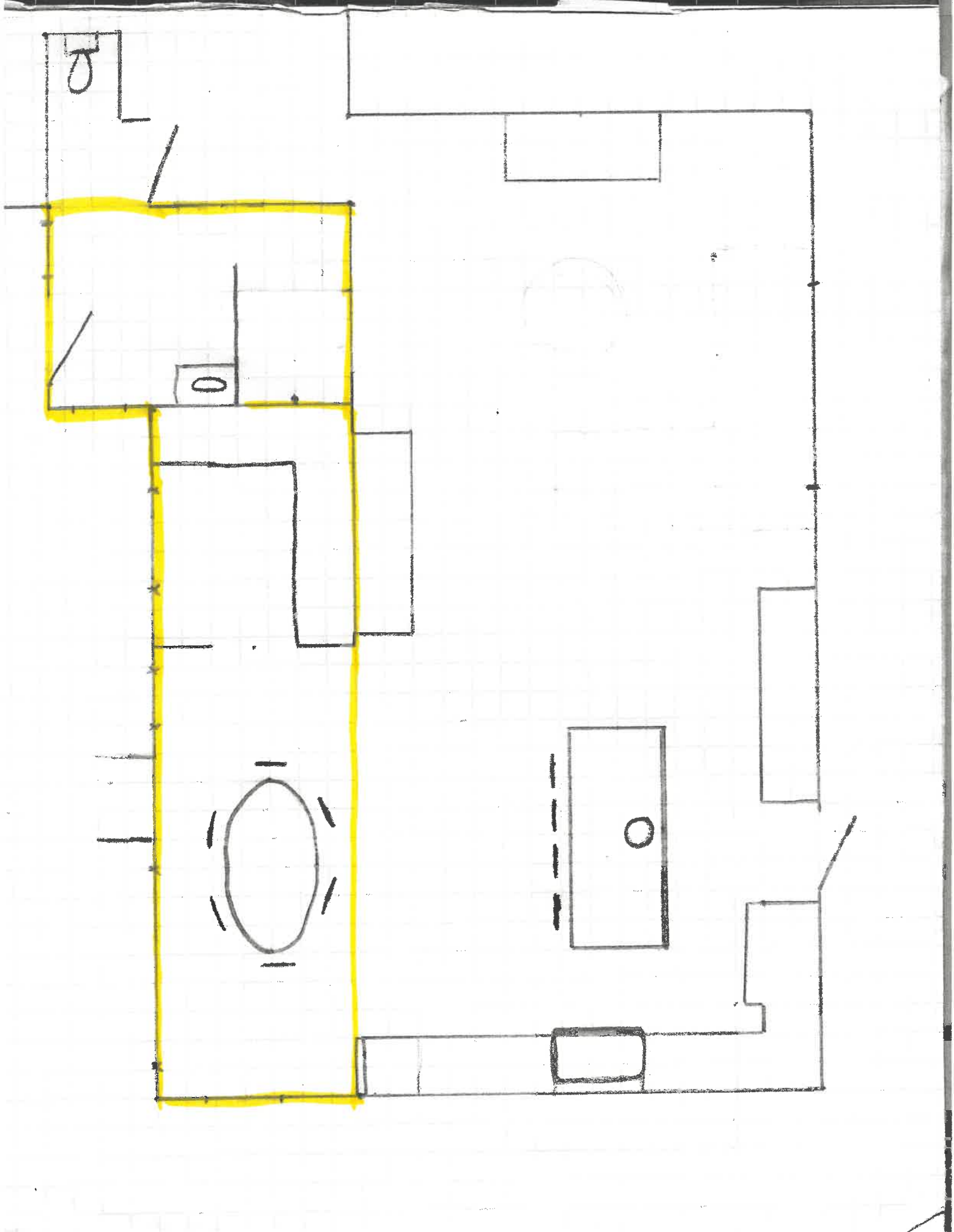


#2



#3





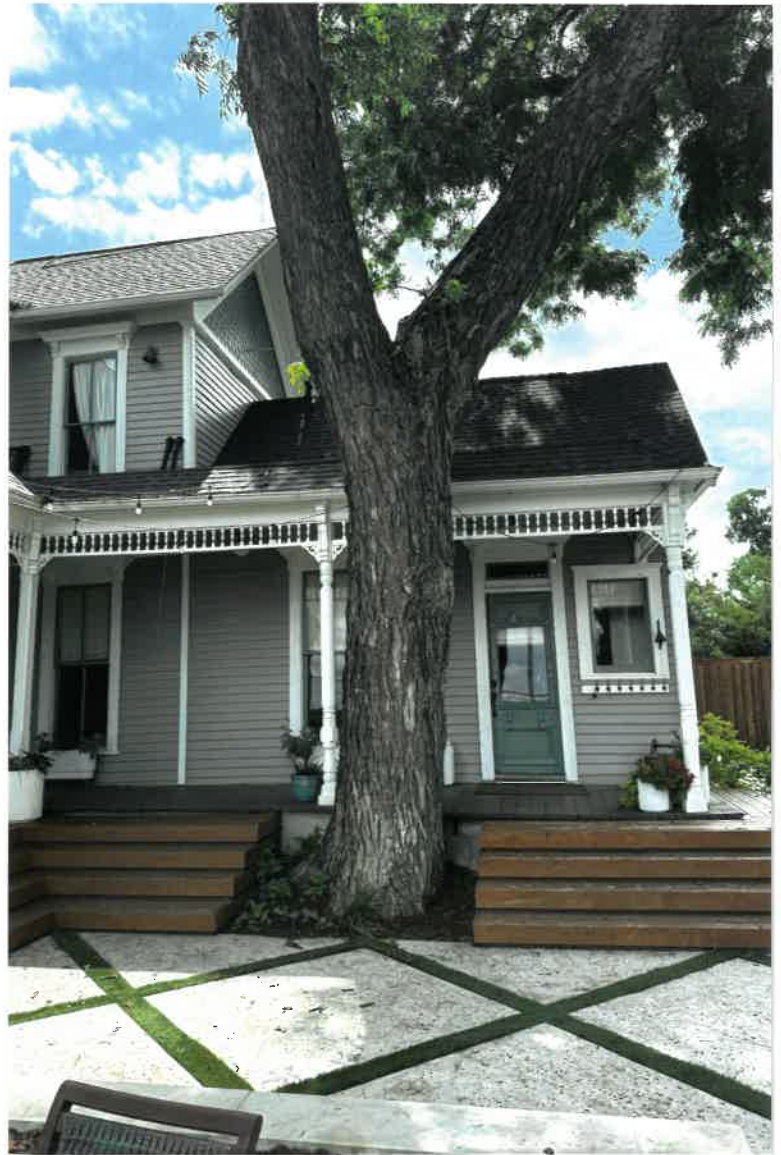


#1



#2

#3



⊛ Numbers correlate with elevation exhibits

1529 E. I-30, STE. 108
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

SURVEY PLAT



RHODES
Surveying

WITH RHODES SURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 ST. MARY STREET in the city of ROCKWALL Texas.

STATE OF TEXAS;
COUNTY OF ROCKWALL:

BEING all of a tract of land situated B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land conveyed to Charles Rickerson, as recorded in Volume 7312, Page 191, deed records, Rockwall County, Texas as shown on survey and being more particularly described by metes and bounds as follows:

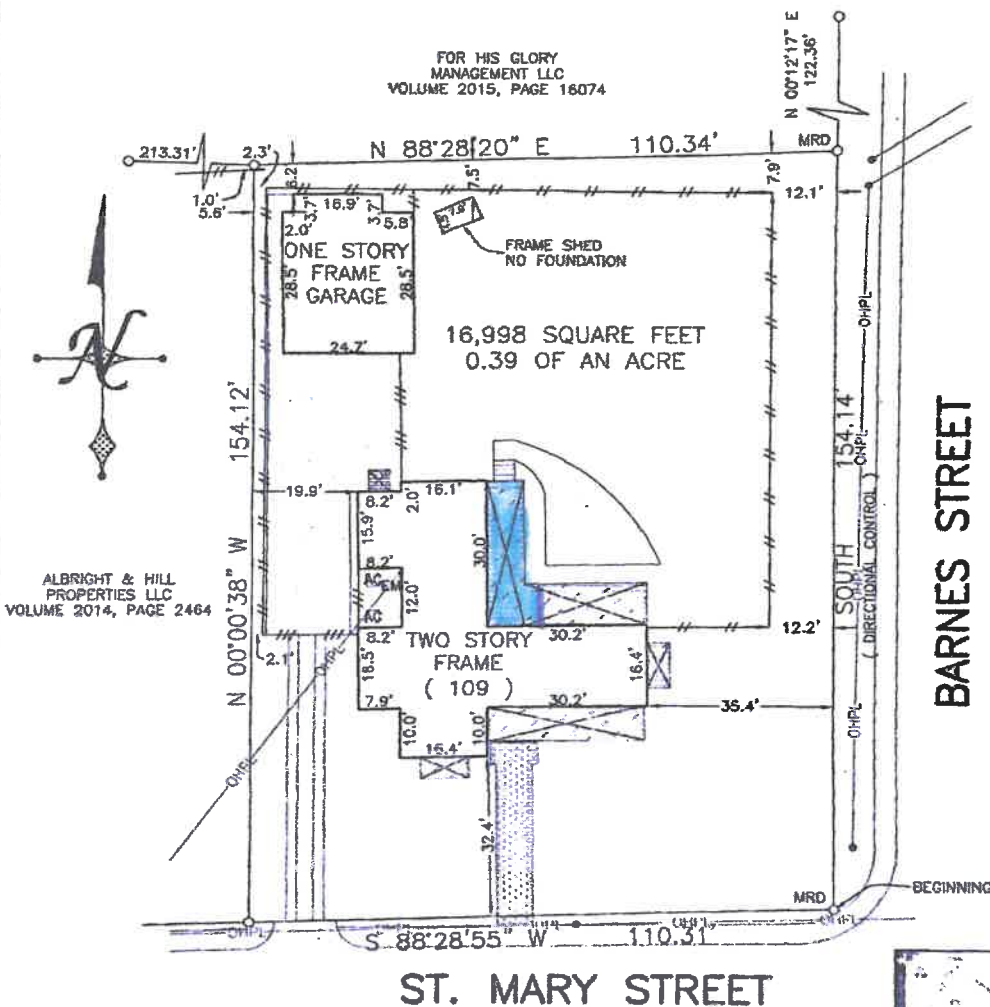
BEGINNING at 1/4 inch iron rod found for corner in the North right of way line of St. Mary Street, at the intersection with the West right of way line of Barnes Street, and said point being at the Southeast corner of said Rickerson tract;

THENCE South 88 degrees 28 minutes 55 seconds West, a distance of 110.31 feet to a 1/4 inch iron rod found for corner at the Southeast corner of a tract of land conveyed to Albright and Hill Properties LLC, as recorded in Volume 2014, Page 2466, deed records, Rockwall County, Texas;

THENCE North 00 degrees 00 minutes 38 seconds West, a distance of 154.12 feet to a 1/4 inch iron rod found for corner;

THENCE North 88 degrees 28 minutes 20 seconds East, a distance of 110.34 feet to a 3/8 inch iron rod found for corner;

THENCE South a distance of 154.14 feet to the PLACE OF BEGINNING and containing 16,998 square feet or 0.39 of an acre of land.



ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY NORTH AMERICAN TITLE.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 5/22/17

G. F. No.: 14709-17-02785

Job no.: 98095

Drawn by: TJ

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR NORTH AMERICAN TITLE

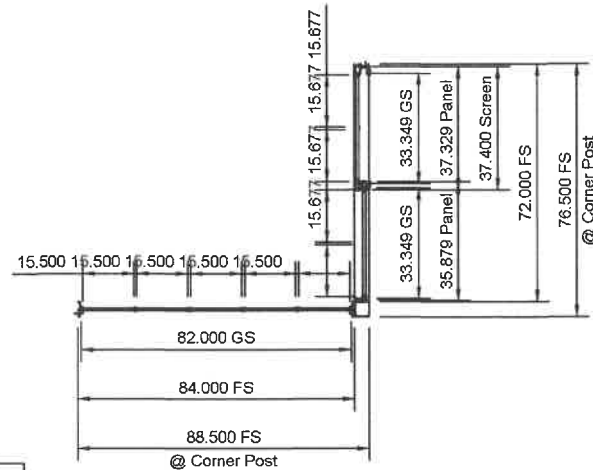
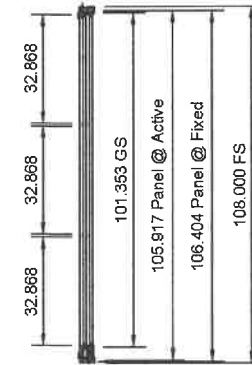
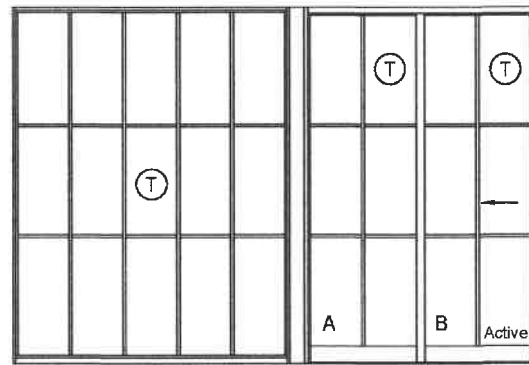
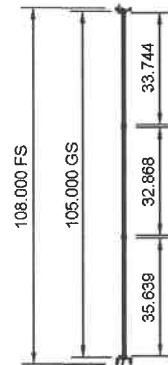
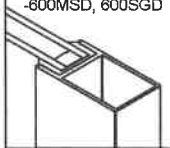
LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINE	--- CHAIN LINE
IRON FENCE	--- IRON FENCE
WIRE FENCE	--- WIRE FENCE
RESIDENCE	--- RESIDENCE
1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET	○ 1/2" YELLOW-CAPPED IRON ROD SET
FOUND "X"	○ FOUND "X"
1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND
PR. NAIL FOUND	○ PR. NAIL FOUND
CONTR. MONUMENT	○ CONTR. MONUMENT
CLAM PIT	○ CLAM PIT
CAC. M. TR.	○ CAC. M. TR.
PIPE WITH VALVE	○ PIPE WITH VALVE
SEW. PIP.	○ SEW. PIP.
MANHOLE	○ MANHOLE
(UNLESS OTHERWISE NOTED)	



Thermal Break - Provided
1.50" Threshold - Provided
Flush Handle - Black Finish - Keyed - Provided
3.00" Diameter Rollers - Provided
Screens - Provided
Nail-Fin Frame - Provided
Drip Cap - Provided

0.875" Wide SDL Pattern

Thermal Break At
Lead Stiles Not
Provided - Right
Facing - E803
-600MSD, 600SGD



Line Item:	1-1	Quantity:	1	Room ID:	N/A
Series 600		Direct Set Window			
Series 600		Sliding Glass Door (OX)			



766913

BY: CADD

DATE: 05/20/2025

1-1 (1)



4

3

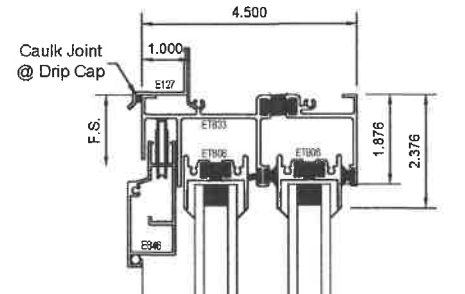
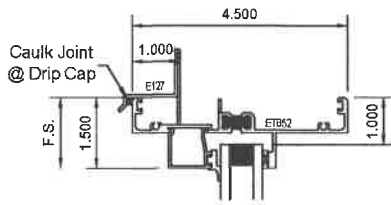
2

1

Head Condition

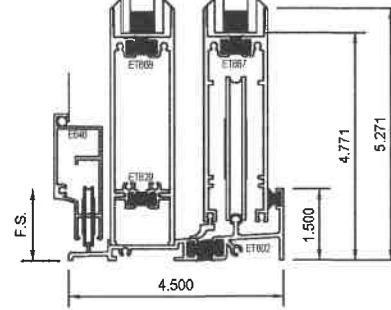
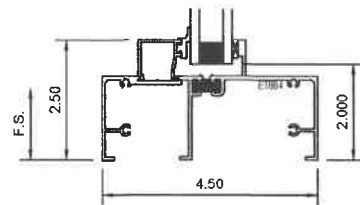
Head / Threshold Condition

B



Sill Condition

A



766913

BY: CADD

DATE: 05/20/2025

1-1 (2)

4

3

2

1

4

3

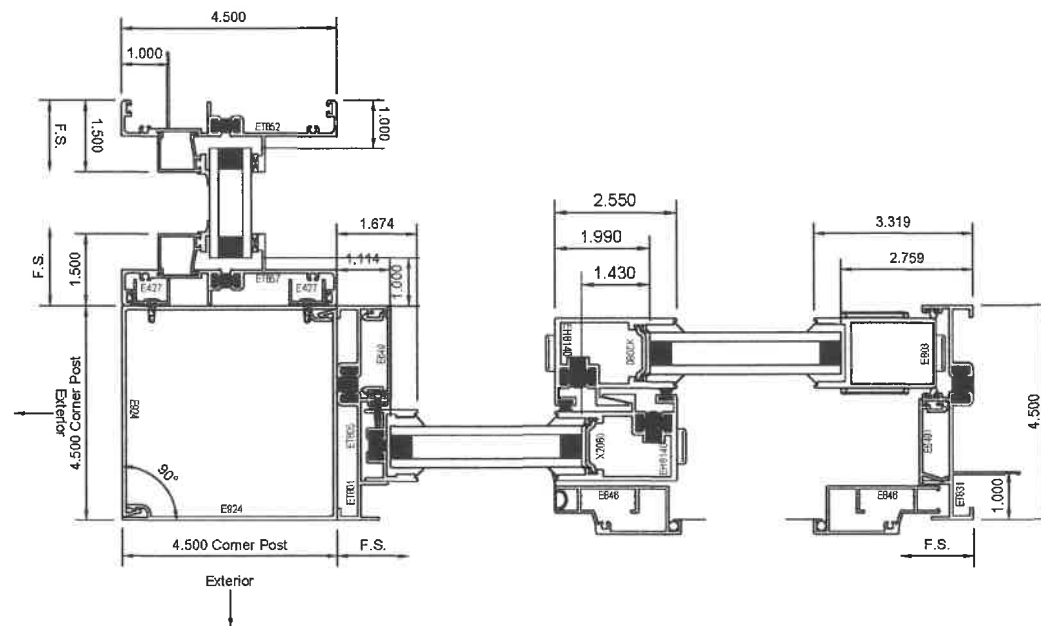
2

1

Full Jamb / 90° Corner Post / Interlock Layout Condition

B

B



A

A



766913

BY: CADD

DATE: 05/20/2025

1-1 (3)

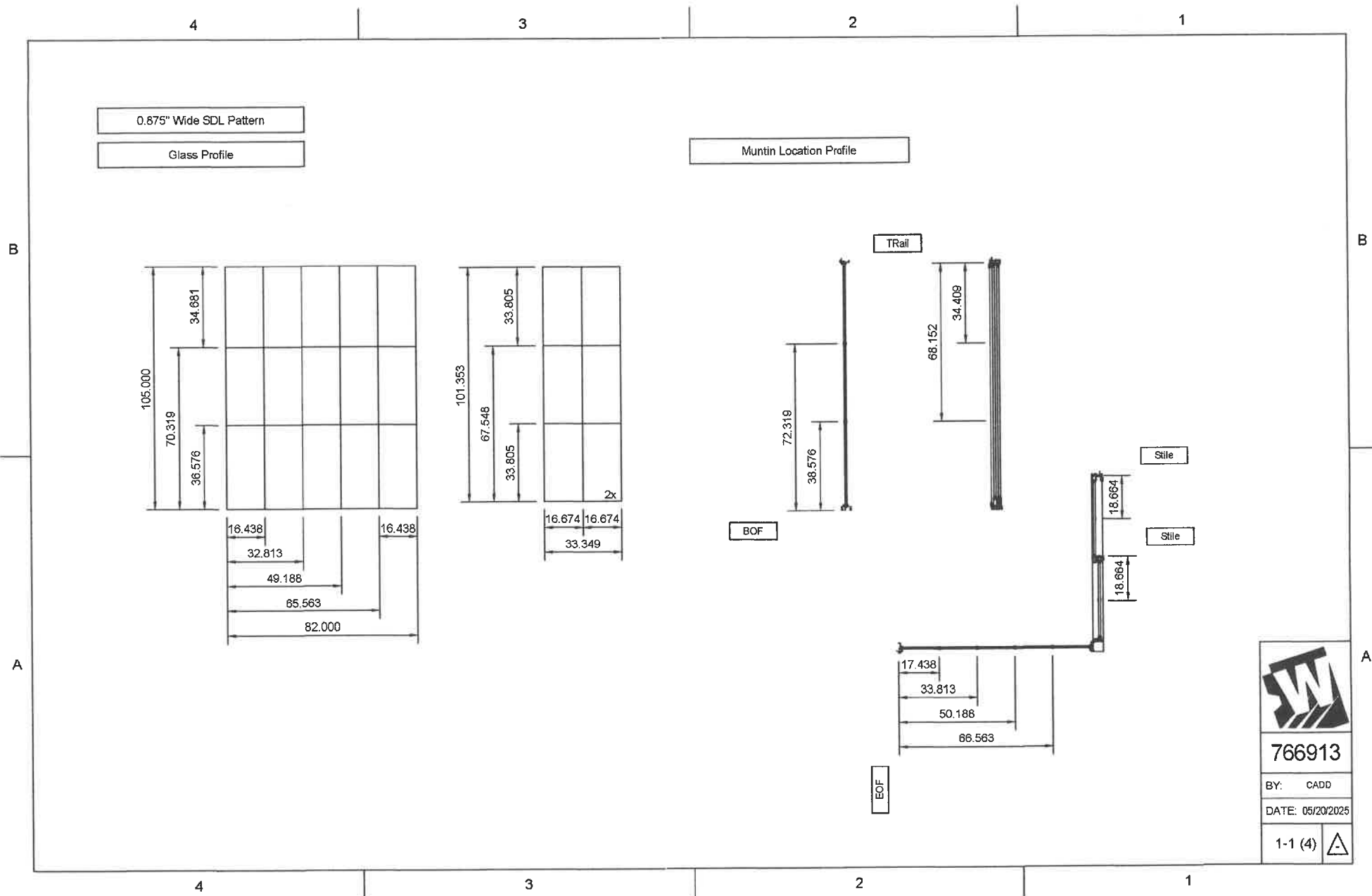


4

3

2

1



766913

BY: CADD

DATE: 05/20/2025

1-1 (4)



ESTIMATE

T&D Construction INC.
4577 County Road 643
Nevada, TX 75173

tom@mytdconstruction.com
+1 (214) 534-6437
www.mytdconstruction.com



Bill to

Ashley Egan & Justine Jones
109 St Marys Street
706-340-6302 (509) 630-1392
Rockwall, Texas

Ship to

Ashley Egan & Justine Jones
109 St Marys Street
706-340-6302 (509) 630-1392
Rockwall, Texas

Estimate details

Estimate no.: 16529
Estimate date: 05/29/2025
Expiration date: 05/29/2025

#	Date	Product or service	Description	Qty	Amount
1.		Historic Home In Rockwall	<p>Materials List-</p> <p>Foundation: We will be doing a pier-and-beam foundation consistent with the original structure, maintaining the home's elevated appearance and airflow underneath. Concrete piers will be used.</p> <p>Paint Colors: We will be painting the add on with colors from historic palettes appropriate to the home's era, ensuring they complement the existing color scheme from Ben Franklin or Sherwin Williams.</p> <p>Siding: We are going to use wood siding that matches the original in dimension and profile. We will be replicating the original lap siding in the same style as existing. We will utilize custom wood trim & moldings (eaves, cornices, corner boards, etc., to match existing)</p> <p>Our work will be at the rear of the home and not visible so as to minimize the impact on the street view.</p> <p>We will design the addition so that it can be removed in the future without damaging the original structure, preserving the home's history.</p>	1	\$0.00

Total

\$0.00

Expiry date

05/29/2025

Accepted date

Accepted by



DATE: June 20, 2025

TO: Ashley Eagan and Justine Jones
109 St. Mary's Street
Rockwall, Texas 75087

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

SUBJECT: H2025-012; Certificate of Appropriateness (COA) for 109 St. Mary's Street

Ashley and Justine,

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 June 19, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On June 19, 2025, the Historic Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 5-0, with Board Members Lewis, and McNealy absent.

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

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department