



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

501 E. Kaufman St.

SUBDIVISION

F+M

LOT

PT of 1

BLOCK

20

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

Shannon Barton

APPLICANT(S) NAME

Shannon Barton

ADDRESS

501 E. Kaufman St.
Rockwall 75087

ADDRESS

501 E. Kaufman St.
Rockwall 75087

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

E-MAIL

[REDACTED]

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):

\$ 4,000.00

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.

Exterior Painting

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

Shannon Barton

APPLICANT'S SIGNATURE

Shannon Barton



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: November 20, 2025

APPLICANT: Shannon Barton

CASE NUMBER: H2025-021; *Certificate of Appropriateness (COA) for 501 E Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Shannon Barton for the approval of a Certificate of Appropriateness (COA) to allow the brick to be painted on a *Non-Contributing Property* being a 0.3060-acre tract of land identified as a portion of Block 20 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 E. Kaufman Street, and take any action necessary.

BACKGROUND

The 1,155 SF single-family home -- *situated on the subject property at 501 E Kaufman* -- was constructed circa 1995 according to the 2017 *Historic Resource Survey*. In addition to the existing single-family home, there is an 80 SF storage building constructed in 1995. The single-family home is classified as a *Non-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Non-Contributing* classification is defined as a “(a) building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because (a) It was not present during the period of significance, or (b) Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.”

The subject property was annexed prior to 1911 based on the October 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family 7 (SF-7) District since this change.



FIGURE 1: AUGUST 17, 2012. VIEW FROM E. KAUFMAN STREET.



FIGURE 2: 1911 SANBORN MAP

Staff should note this case was initiated by the Neighborhood Improvement Services (NIS) Department through a proactive Code Case [Case No. CE2025-6279]. NIS contacted the property owner on October 25, 2025 and informed them that a Certificate of Appropriateness (COA) would be required before any exterior work could be completed on the subject property. In compliance with this notice, the applicant applied for a COA on October 31, 2025.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing the previously painted brick on the exterior of the single-family home on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.70-acre vacant tract of land owned by Rockwall ISD. Beyond this is are two (2) parcels of land (*i.e.* 402 & 406 Williams Street) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Both of these properties are classified as a *Medium Contributing Properties*. North of this 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.

South: Directly south of the subject property is E. Kaufman Street, which is identified as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 0.23-acre parcel of land (*i.e.* 180 San Antonio Street), which is zoned Single-Family 7 (SF-7) District and development with a single-family home. This property is classified as a *Non-Contributing* property.

East: Directly east of the subject property are two (2) parcels of land (*i.e.* 503 & 505 E. Kaufman Street) developed with single-family homes which are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this are two (2) parcels of land (*i.e.* 601 & 605 E. Kaufman Street) developed with single-family homes which are classified as *Non-Contributing Properties* that are zoned Single-Family 7 (SF-7) District. Beyond that is one (1) vacant parcel of land (*i.e.* Part of 22, F&M Addition) which is classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this are two (2) parcels of land (*i.e.* 201 & 203 E Kaufman Street), which are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. East of this is N. Clark 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 are two (2) parcels of land (*i.e.* 403 & 405 E Kaufman Street), which are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond that is the boundary for the Old Town Rockwall (OTR) Historic District. West of this are three (3) parcels of land (*i.e.* 305, 307, 401 E. Kaufman Street) developed with single-family homes that are zoned Downtown (DT) District. West of this is are two (2) parcels of land (*i.e.* 202 & 204 N. Fannin Street) developed with commercial businesses (*i.e.* Watersedge Counseling and T&T Color Supply) that are zoned Downtown (DT) District. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The property owner has submitted a request for a Certificate of Appropriateness (COA) to authorize the painting of the existing single-family residence. According to the applicant, the scope of work includes painting the brick exterior white and accenting both the front door and garage door in pink. It should be noted that the painting has already been completed prior to the filing of this request, as depicted in *Figure 3*.



FIGURE 3: NOVEMEBR 14 2025. VIEW FROM E. KAUFMAN STREET.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property.” The subject property meets these criteria, being situated wholly within the Old Town Rockwall (OTR) Historic District and identified as being located within 200-feet of a contributing property. Therefore, a Certificate of Appropriateness (COA) is required for any exterior alterations visible from the public right-of-way, including the painting of exterior materials.

According to Section 07(M) 1 & 2, *Paint and Color*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states, “(b)rick, stone, or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” This section goes on to state that “(f)lorescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.” In this case, the applicant has painted the brick exterior of the residence white and



FIGURE 4: JUNE 2025. VIEW FROM E. KAUFMAN STREET.

applied pink accent colors to both the front door and garage door. The white finish introduces a stark contrast to the original brick material as shown in *Figure 4*, which may not fully align with the traditional color palette characteristic of contributing structures in the Old Town Rockwall Historic District. Additionally, the pink accent color on primary façade elements represents a modern stylistic choice that diverges from the muted, historically compatible tones typically encouraged within the district.

It should also be noted that the work was completed prior to the filing of this Certificate of Appropriateness (COA) application, as depicted in *Figure 3*. While the applicant has sought approval following completion, the modifications constitute an after-the-fact alteration subject to review for conformance with the UDC and Historic District Guidelines. The Historic Preservation Advisory Board (HPAB) should consider whether the selected colors maintain an appropriate level of compatibility with surrounding historic properties and whether the treatment sufficiently preserves the building’s contributing character within the district.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the Historic Preservation Advisory Board (HPAB) must determine whether the painting of the brick will adversely affect the character of the site. Requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On November 3, 2025, staff mailed 19 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 Occupancy (COA), staff would propose the following conditions of approval:

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

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☐ COMMERCIAL

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501 E. Kaufman St.

SUBDIVISION

F+M

LOT

PT of 1

BLOCK

20

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☐ OTHER, SPECIFY: _____

OWNER(S) NAME

Shannon Barton

APPLICANT(S) NAME

Shannon Barton

ADDRESS

501 E. Kaufman St.
Rockwall 75087

ADDRESS

501 E. Kaufman St.
Rockwall 75087

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

E-MAIL

[REDACTED]

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

CONSTRUCTION TYPE [CHECK ONE]:

☒ EXTERIOR ALTERATION

☐ NEW CONSTRUCTION

☐ ADDITION

☐ DEMOLITION

☐ RELOCATIONS

☐ OTHER, SPECIFY: _____

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\$ 4,000.00

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OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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OWNER'S SIGNATURE

Shannon Barton

APPLICANT'S SIGNATURE

Shannon Barton



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
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Legend

 Subject Property

 200 Foot Buffer

 Notified Properties

Case Number: H2025-021
Case Name: Certificate of Appropriateness (COA)
for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 E. Kaufman Street

Date Saved: 11/5/2025
For Questions on this Case Call: (972) 771-7745



SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

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

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HEFLIN JERRY
159 WESTWARD DR
ROYSE CITY, TX 75189

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
403 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

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

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

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

BYRD CAROL & GARY
707 CULLINS RD
ROCKWALL, 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. H2025-021: Certificate of Appropriateness (COA) to Allow Brick to be Painted

Hold a public hearing to discuss and consider a request by Shannon Barton for the approval of a Certificate of Appropriateness (COA) to allow the brick to be painted on a Non-Contributing Property being a 0.3060-acre tract of land identified as a portion of Block 20 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 E. Kaufman 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, November 20, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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

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

Your comments must be received by Thursday, November 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. H2025-021: Certificate of Appropriateness (COA) to Allow Brick to be Painted

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:

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE







NOV 11 2004



DATE: December 1, 2025

TO: Shannon Barton
501 E. Kaufman Street
Rockwall, Texas 75087

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

SUBJECT: H2025-021: Certificate of Appropriateness for 501 E. Kaufman Street

Shannon:

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 November 20, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

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

Historic Preservation Advisory Board

On November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 4-1, with Board Member Miller dissenting and Board Members McNeely and Lewis absent.

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

Sincerely,

Bethany Ross
City of Rockwall Planning and Zoning Department