

# AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
APRIL 21, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) APPOINTMENTS

(1) Appointment with Tim Herriage to discuss the property at 501 Kernodle Street.

(IV) PUBLIC HEARING ITEMS

*This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

(2) **H2022-002 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

(3) **H2022-003 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.6428-acre parcel of land identified as Lots 1, 2, 3, & 4, Block B, Foree 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 601 Williams Street, and take any action necessary.

(4) **H2022-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen 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 Kernodle Street, and take any action necessary.

(V) DISCUSSION ITEMS

*These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*

(5) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on April 15, 2022 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



# 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:** April 21, 2022

**APPLICANT:** Annette Lall

**CASE NUMBER:** H2022-002; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF office building and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910 and -- based on the 1934 Sanborn Maps -- the office building was constructed after 1934.

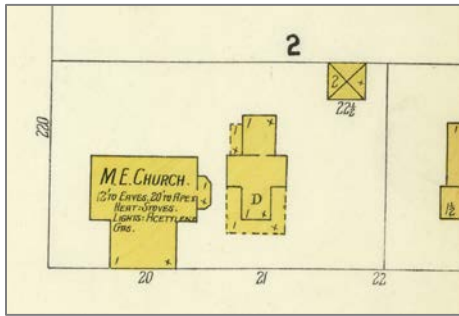


FIGURE 1: 1900 SANBORN MAPS

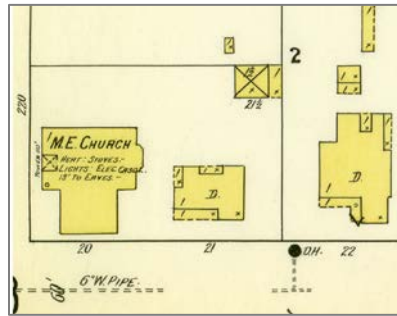


FIGURE 2: 1911 SANBORN MAPS



FIGURE 3: 1934 SANBORN MAPS

According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. In 2005, a representative of the applicant requested a Certificate of Appropriateness (COA) [Case No. H2005-010] to renovate/restore the exterior of the *House of Worship*. Specifically, the applicant was requesting to remove the stained-glass windows and replace them with clear glass windows. Ultimately, the Historic Preservation Advisory Board (HPAB) denied the request by a vote of 5-1, with board member Pittman dissenting. Following this denial, the applicant submitted an appeal request to the City Council, which was denied by a vote of 7-0. The representative of the applicant submitted a subsequent request [Case No. H2005-011] for a scaled back restoration/rehabilitation, which was reviewed by the Historic



FIGURE 4: OLD METHODIST CHURCH AT 303 E. RUSK STREET

Preservation Advisory Board (HPAB) at the December 15, 2005 meeting. At this meeting the board approved a motion to grant the Certificate of Appropriateness (COA) allowing the proposed restoration/rehabilitation with the following conditions of approval: [1] the stained glass be replaced with by the 2008 calendar year, [2] the proposed glazing for the windows be opaque, and [3] the applicant return in January 2006 for the approval of the opaque glass coatings. Despite this approval, the case was *not* brought back to the board in January 2006 and the requested improvements were not made. On September 4, 2007, the City Council approved *Ordinance No. 07-34* rezoning the subject property from a General Retail (GR) District to a Downtown (DT) District. The subject property was also placed on the *National Register of Historic Places* in 2007.

No additional Certificate of Appropriateness (COA) cases were submitted until the applicant submitted the case [Case No. H2021-005] in November 2021. This was a request to allow: [1] the replacement of the doors, [2] repair to the existing steps, and [3] the replacement and of the stained-glass windows with clear glass windows and the gradual repair of the stained-glass windows (*no date of completion was provided*). The Historic Preservation Advisory Board (HPAB) reviewed this request at their November 18, 2021 meeting, and approved a motion to table the case until the February 17, 2022 meeting by a vote of 7-0. The purpose of this motion was to allow the applicant time to collect additional bids for the replacement of the stained-glass windows. Prior to the February 17, 2022 meeting, the applicant submitted two (2) bids: [1] \$253,200.00 over two (2) years, and [2] \$844,066.00 over 6½-years. Based on these bids the applicant amended the request to *not* repair the stained-glass windows and replace them with clear glass windows. This request was presented to the board on February 17, 2022, and the board approved a motion to allow the replacement of the doors and repair to the existing steps, but denial of the request to replace the windows. This motion was approved by a vote of 5-0, with board members Miller and McClintock.

## PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the repair and replacement of windows on the subject property.

## ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

*North:* Directly north of the subject property is E. Kaufman Street, which is identified as a *R2 (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 are four (4) parcels of land, three (3) developed with commercial land uses (*202, 204, & 206 N. Fannin Street*) and one (1) developed with a single-family home (*305 E. Kaufman Street*). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

*South:* Directly south of the subject property is E. Rusk Street, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (*101 N. Fannin Street*), one (1) developed with a house of worship (*306 E. Rusk Street*), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

*East:* Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a *R2 (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 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

*West:* Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San

Jacinto Street, which is indicated as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



FIGURE 5: LOCATION MAP

### **CHARACTERISTICS OF THE PROJECT**

The applicant's request is broken down into two (2) main components. The first being to repair/replace the exterior rotted wood trim around all 83 windows and caulk and paint the trim, and install new single pane glass panels on the exterior of the existing 53 windows replacing the broken plexiglass with glass. The bid provided by the applicant from LNJB Roofing, LLC indicates the proposed work will take one (1) to two (2) weeks to complete and will cost \$51,300.00. The second part of the applicant's request is to move forward with the Arco bid for the repair of the stained-glass windows, which was previously denied at the February 17, 2022 HPAB meeting [Case No. H2021-005]. Arco would be removing the stained-glass from the inside, to protect the work completed LNJB Roofing LLC, and repaired these windows over an estimated 24-month period. The estimated cost by Arco for the repair or replication of the 64 stained-glass windows is \$253,200.00. It should be noted that Arco's bid indicates that the work shall be conducted in four (4) phases, where one (1) side of the building will be completed before the next side is started.

### **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, 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), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 83 windows and repairing/replicating 64 stained-glass windows. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the*

*Project* section. A request for a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board.

### **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) The applicant shall be required to provide annual updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the board shall have the authority to direct the Building Inspections Department to issue a *Stop Work Order* in accordance with Subsection 06.03(K) of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The *Stop Work Order* may be lifted by the Historic Preservation Advisory Board (HPAB) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to.
- (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] *HISTORICAL LANDMARK - OLD METHODIST CHURCH*

ADDRESS *303 E. RUSK ST. ROCKWALL, TX 75087*

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

### 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 *HIS COVENANT CHILDREN INC.*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E RUSK ST.  
ROCKWALL, TX 75087*

ADDRESS *102 N. FANNIN ST.  
ROCKWALL, TX 75087*

PHONE \_\_\_\_\_

PHONE *214-543-2807*

E-MAIL \_\_\_\_\_

E-MAIL *Legacy Village-rock@att.net*

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: *REPAIR TO WINDOWS*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

*\$51,300.00*

**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.

*REPAIR/REPLACE EXTERIOR WOOD TRIM AROUND ALL WINDOWS (83)  
INSTALL NEW SINGLE PANE glass panels ON THE EXTERIOR OF 53 STAIN  
GLASS WINDOWS TO PROTECT FROM FURTHER DETERIORATION. CAULK and  
paint. INSTALLATION 1-2 weeks once materials are shipped to site barring  
weather conditions and supply chain issues. STAIN GLASS REPAIR AT A LATER  
DATE.*

### 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 *HIS COVENANT CHILDREN INC.*

APPLICANT'S SIGNATURE *Annette Lall 3/31/22*



H2022-002 COA for 303 E. Rusk Street

66

Case Location Map =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.











AUG 13 2003



AUG 13 2003



CHIROPRACTIC  
CLINIC

DR. LEN LEE

AUG 13 2003



AUG 13 2003



AUG 13 2003



AUG 13 2003



His Covenant Children, Inc.  
303 E. Rusk Street  
Rockwall, Texas 75087  
214-543-2807

Historic Preservation Advisory Board  
City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

March 31, 2022

**Re: Scope of work for Landmark – The Old Methodist Church at 303 E. Rusk Street, Rockwall, Texas 75087.**

Attached is NJB Roofing LLC., 1009 Stoneport Lane, Allen, Tx. 75002 for repair/replace exterior rotted wood trim around all windows (83), caulk and paint. Install new single pane glass panels on the exterior of existing 53 windows which includes stain glass windows, as well as replacing broken plexiglass with glass, to protect from further deterioration, see attached pics of 53 windows. **Stain glass windows will not be removed.**

Installation would take 1-2 weeks once materials are shipped to the site barring weather conditions.

### **STAIN GLASS WINDOWS**

His Covenant Children, Inc. would present an application to the HPAB for approval of the repair of the stain glass windows, with emphasis on specific windows, length of time to repair, installation dates and payment terms to Artco Glass. The stain glass windows would be removed from the inside in order to preserve the proposed work to be done.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Annette Lall".

Annette Lall

His Covenant Children, Inc.

Attachments – 25 pages

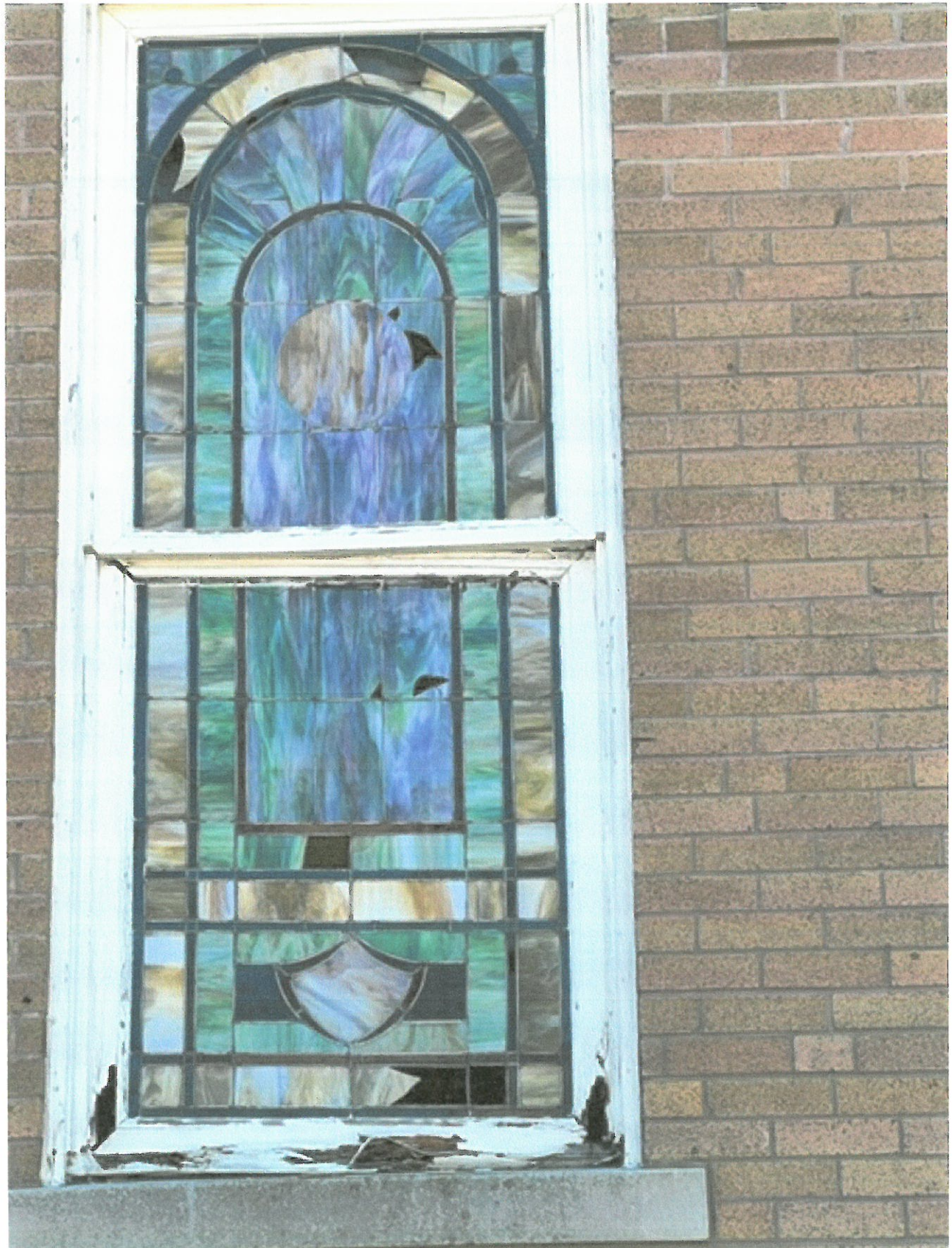
North Windows 9



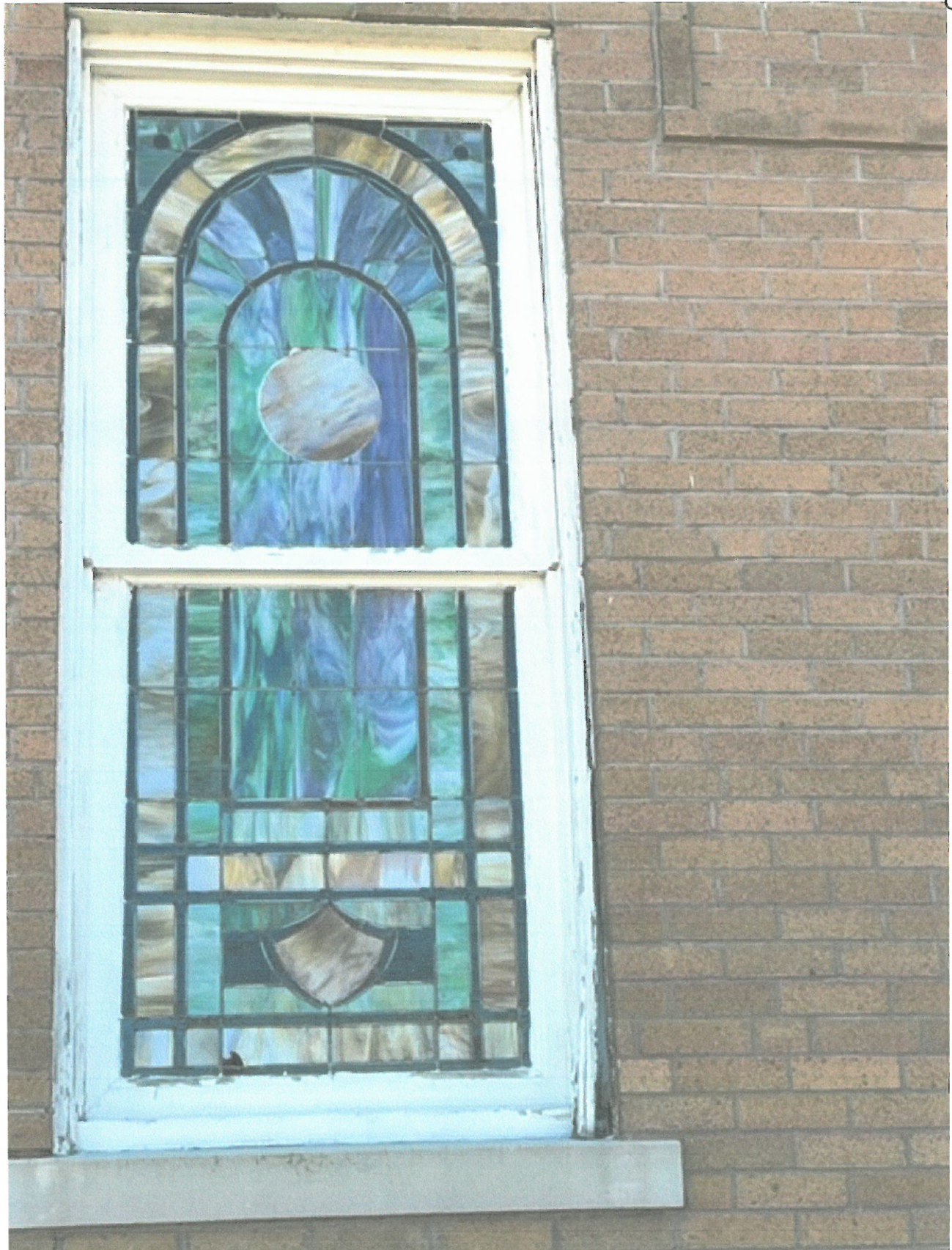
NORTH ①



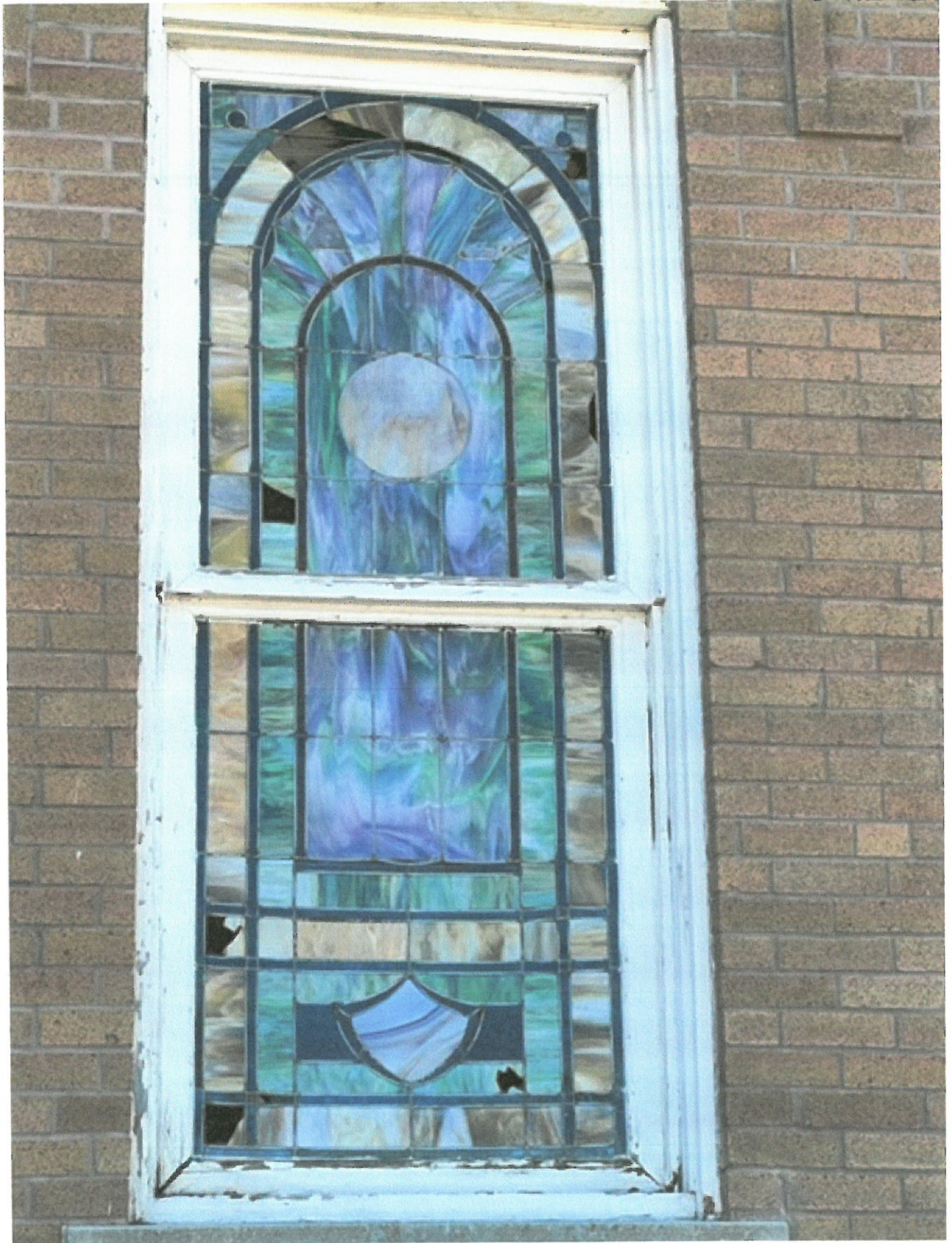
NORTH (2)



NORTH ③



NORTH ④



NORTH ⑤





NORTH ⑥



NORTH ⑦



NORTH ⑧



NORTH ⑨



NORTH WINDOW 10





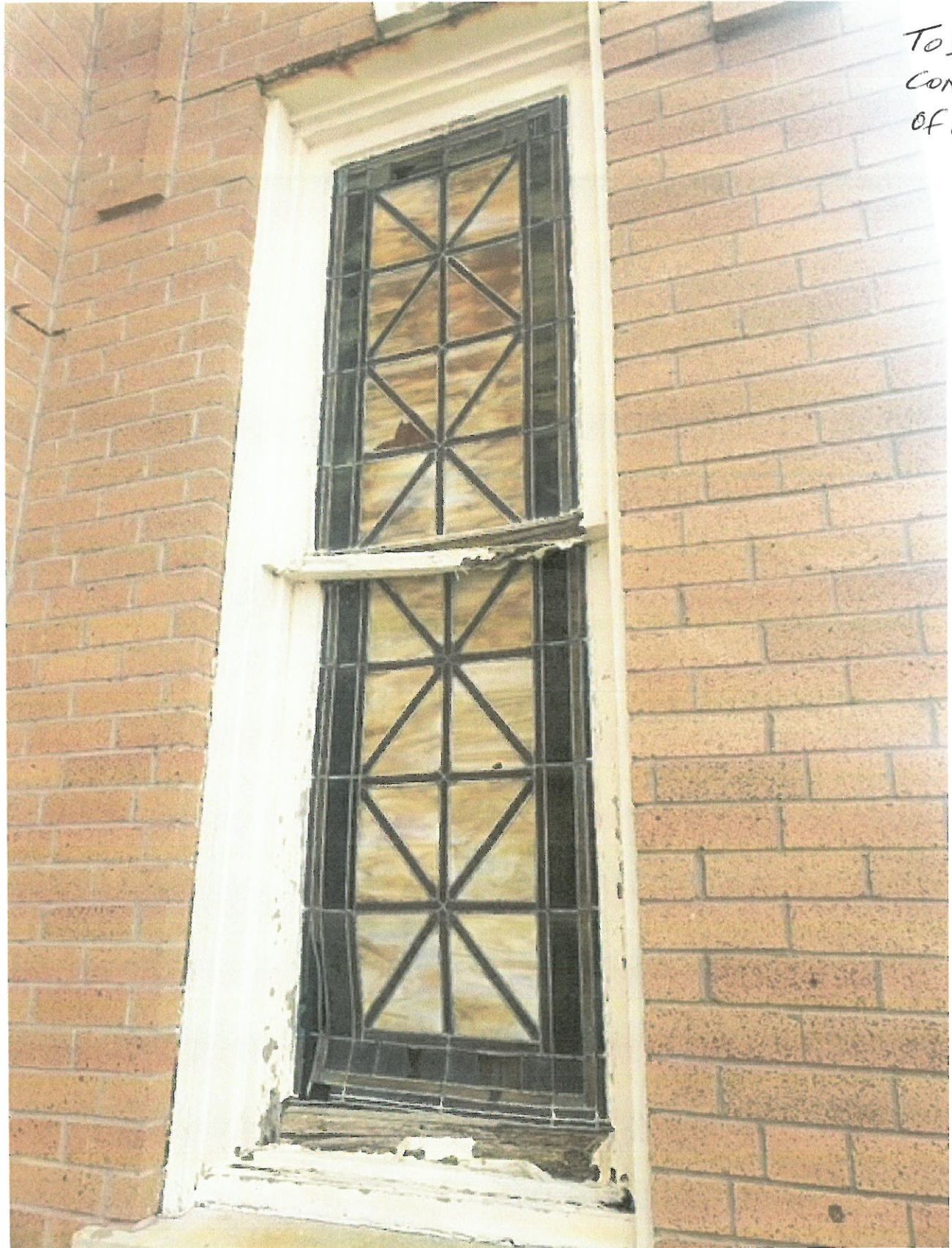
South - Rusk St.  
17 windows



FANNIN - WEST  
31 windows

FANNIN WEST

TO SHOW  
CONDITION  
OF WINDOW





EAST 1+2



EAST 3



TOWER EAST 4+5



## **Artco Leaded Glass**

3517 Key West Drive

Rowlett, TX. 75088

(972) 475-2333

[www.artcoledglass.net](http://www.artcoledglass.net)

### PROPOSAL

January 15, 2022

Annette Lall  
His Covenant Children  
303 E. Rusk St.  
Rockwall, TX 75087  
[legacyvillage-rock@att.net](mailto:legacyvillage-rock@att.net)  
(214) 543-2807

We hereby guarantee to provide all the labor and materials needed to rebuild and/or replicate the sixty-four (64) damaged and/or missing stained glass windows for His Covenant Children. This includes all fabrication and installation required for each stained glass panel. Pricing does not include any hand-painted scenes. It only includes the traditional stained glass design found in the majority of the existing windows. Any scenes would require separate quotes based on what those scenes involve- including design cost, time requirement, and final cost.

The work shall be contracted and completed in phases. For example, Northside Phase 1, Westside Phase 2, Southside Phase 3, and Eastside Phase 4. Deposit will be required for the beginning of each phase. Once all fabrication and installation is completed for that phase, the remaining balance will be due. A new deposit will then be required for the next phase, etc. Continuing until all phases are complete.

The scope of the work includes the following sizes, quantities, and prices for each set of stained glass windows to be completed.

1) 59"x23"-	\$1,800.00
8) 37x67-	\$27,600.00
9) 37x87-	\$40,200.00
8) 29x87-	\$28,000.00
4) 33x87-	\$16,000.00
2) 47x87-	\$11,400.00
10) 33x67-	\$30,800.00
2) 41x87-	\$10,000.00
1) 35x23-	\$1,200.00
4) 29x29-	\$4,800.00
10) 37x49-	\$26,000.00
3) 38x119-	\$18,600.00
2) 33x53-	\$4,800.00
2) 33x53-	\$4,800.00
2) 47x60-	\$8,000.00
4) 71x48-	<del>\$19,200.00</del>
Total Costs-	\$253,200.00

Terms and Conditions- One half down per phase contracted, with the balance due upon the date completed installation for that phase. These terms shall continue throughout the entirety of the project.

Estimated Completion- Approximately 24 months from the first deposit, but could vary slightly based on supplies and their availability.

Respectfully submitted by/Date

*Greg Thrash*

*Laura Thrash*

*January 17, 2022*

Greg and Laura Thrash, Owners  
 Artco Leaded Glass  
 3517 Key West Drive  
 Rowlett, TX 75088  
 (214) 533-2426

Accepted by/Date

Annette Lall  
 His Covenant Children  
 303 E. Rusk St.  
 Rockwall, TX 75087  
 (214) 543-2807



Date: 3/15/2022

**BID ESTIMATE UPDATED**

**CUSTOMER INFORMATION:**

Annette Lall  
Cell: 214.543.2807  
legacyvillage-rock@att.net

**JOB INFORMATION:**

His Covenant Children  
303 East Rusk Street  
Rockwall, TX 75087

Boo / Hector	1913 National Landmark Church / 53 Total Windows	Commercial
	<ul style="list-style-type: none"> <li>Repair / Replace EXT wood trim around all windows.</li> </ul>	
	<ul style="list-style-type: none"> <li>Install new single pane glass panels on each window on EXT, trim out with appropriate 1x2, 2x2, ¼ round pine trim, caulked, scraped, primed &amp; painted.</li> </ul>	
	<ul style="list-style-type: none"> <li>See Next page attached for breakdown.</li> </ul>	
	<ul style="list-style-type: none"> <li>Includes all labor &amp; needed materials.</li> </ul>	
	<ul style="list-style-type: none"> <li>If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. Not responsible for any damages to stain glass windows, we will be as careful as possible.</li> </ul>	
	<ul style="list-style-type: none"> <li>The install of the windows should take approximately 1-2 weeks barring any unforeseen issues are weather related delays.</li> </ul>	
	<ul style="list-style-type: none"> <li>To order the 53 glass panels in each specific size, \$19,000.00 down for materials will be required upon agreement. <u>Once glass materials are paid for, it will take about 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates. As we progress, funds toward final may be requested. Remaining balance due upon completion.</u></li> </ul>	
	<b>TOTAL BID ESTIMATE:</b>	<b>\$ 51,300.00</b>



Best,

*Boo Nathaniel J Bradberry*

Managing Partner  
Cell: 469.422.9097  
[Boo@njbroof.com](mailto:Boo@njbroof.com)

## BREAKDOWN

### Glass/Installed Only / No demo scrape / wood replacement, Etc. (Hector)

**Glass Cost / These figures below do not consider any of the rotten wood repair or adding the 1x2s, 2x4s, 2x6s, so that they can fit into place or any of caulking, scraping or painting. Without all of the other work done, the glass cannot be installed.**

- 1 Quantity – 59” x 23” Picture Window – 300 per (\$ 300)
- 9 Quantity – 37” x 87” Picture Window – 300 per (\$ 2,700)
- 4 Quantity – 29” x 87” Picture Window – 250 per (\$ 1,000)
- 4 Quantity – 33” x 87” Picture Window – 300 per (\$ 1,200)
- 2 Quantity – 47” x 87” Picture Window – 400 per (\$ 800)
- 10 Quantity – 33” x 67” Picture Window – 350 per (\$ 3,500)
- 2 Quantity – 41” x 87” Picture Window – 300 per (\$ 600)
- 4 Quantity – 29” x 29” Picture Window – 250 per (\$ 1,000)
- 4 Quantity – 37” x 49” Picture Window – 250 per (\$ 1,000)
- 3 Quantity – 38” x 119 Picture Window with Half Round stacked on top – 600 per (\$1,800)
- 2 Quantity – 33” x 53” Left Picture Window – 350 per (\$ 700)
- 2 Quantity – 33” x 53” Right Picture Window – 350 per (\$ 700)
- 2 Quantity – 47” x 60” Archtop Picture Window – 350 per (\$ 700)
- 4 Quantity – 71” x 48” Half Round Picture Window – 450 per (\$ 1,800)

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North – 10 windows  
West – 21 windows  
South – 17 windows  
East – 5 windows  
Total Glass Panes – 53

### **Other Needed Materials to complete scope:**

- 3-4 cases of white exterior caulk.
- 380 LF pine 1X2 to lay the new glass onto / added to all 53 windows w/ new glass.
- 2x6s for rotten windowsill / 2x4s for framing right and left sides as needed.
- 690 LF quarter round.
- Finish Nails / Framing Nails / Wood Glue.
- Demo/ Haul off debris.
- 15-20 gallons white EXT paint/primer.
- Labor to do all the caulking, painting, quarter round, reframing, adding 1x2s, adding 2x4s, adding 2x6s.

**\*Due to the extreme volatility of building products currently, this bid is good for 14 days. If 14 days have passed, then this bid estimate may be greater or lesser than what is quoted herein at that time.**



# 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:** April 21, 2022  
**APPLICANT:** Leonard and Vicky Duncan  
**CASE NUMBER:** H2022-003; *Certificate of Appropriateness (COA) for 601 Williams Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a *High Contributing Property* being a 0.6428-acre tract of land identified as Lots 1, 2, 3, & 4, Block B, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 601 Williams Street, and take any action necessary.

### BACKGROUND

According to the 2012 *Historic Preservation Resource Survey*, "(t)he 'Gaines Property' was originally built in 1918 for \$1,760.00 by Chester, Tresingter, and Lawhorn for Richard Gaines, the then owner and publisher of *The Rockwall Success*. The 'Gaines Property' has had three owners ..." as of 2012 "... and remains much as it was in the 1920's. A testament to the preservation of this property is the presence of a Chinese Pistachio tree that was planted in the southeast corner of the property by Mr. Gaines after receiving the tree by mail-order through the Department of Agriculture."

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 2,847 SF single-family home that was constructed in 1918. In addition, two (2) accessory structures were constructed on the subject property in 2003. These structures are 60 SF and 160 SF, and are situated adjacent to the eastern property line.

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High Contributing Property*. The home situated on the subject property is two (2) stories and was constructed in a *Craftsman Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: AUGUST 10, 2012

On October 21, 2004, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the restoration of the house including the addition of two (2) dormer windows and a new back porch [Case No. H2004-007]. On April 20, 2006, the Historic Preservation Advisory Board (HPAB) approved a subsequent request for a Certificate of Appropriateness (COA) for a realignment of the existing driveways located on the side yards of the subject property [Case No. H2006-002]. On March 15, 2007 the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for a 12-foot by 16-foot *board-and-batten* accessory structure located in the rear portion of the lot [Case No. H2007-003]. On July 17, 2010, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness for the addition of a rear facing dormer on the primary structure [Case No. H2010-001]. No other improvements have been made to the building since the creation of the Old Town Rockwall (OTR) Historic District.



## **PURPOSE**

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting: [1] the replacement of a like in kind fence in the rear and side yard of the subject property, [2] the addition of a five (5) foot fence in the front yard, and [3] minor additions to the front and back façades.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 601 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the northern limits of the Old Town Rockwall (OTR) Historic District followed by three (3) parcels of land developed with single-family homes (*i.e.* 506, 508, & 510 Parks Avenue). All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this is Lillian Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collect* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that are five (5) parcels of land developed with single-family homes (*i.e.* 602 Williams and 303, 205, 203, & 201 Clark). Beyond this is E Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is which is identified as a R2 (*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 501 Nash Street, which is a 0.3650-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is Nash Street, which is identified as a R2 (*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 504 Nash Street, which is a 0.4170-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Parks Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land developed with single-family homes (*i.e.* 501, 505, 507 & 509 Williams Street) that are zoned Single-Family 7 (SF-7) District. Beyond these properties is Austin Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing to replace the entire rear and side yard 55-inch wood picket fence with a *like-in-kind* fence constructed utilizing similar materials, and construct a 60-inch fence in the front yard that matches the rear and side yard fence. Additionally the applicant is proposing three (3) alterations to the front façade of the home: [1] enclose approximately 38 SF of the front porch to allow for more room in the main living area, [2] enclose two (2) windows on the east living room wall to allow for a vent-less fireplace, and [3] enclose approximately 25 SF of the east side of the back porch to relocate the exterior door to the living room wall and add an exterior landing area.

## **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *High Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.” In this case, due to the orientation of the home, all the fences proposed are considered to be front yard fences and require the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The reason for this is because the subject property has frontage on Park Avenue, N. Clark Street, and Williams Street (*i.e.* SH-66). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ...” This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and not be opaque. While Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) defines these areas as front yard fences the *Historic Guideline* contained in the Unified Development Code (UDC) consider the fences behind the front façade of the home along Park Avenue and N. Clark Street as front yard fences. The fences proposed for this area will be a 55-inch wood picket fence that will be stained, which are stylistic of a bungalow or craftsman style home. As previously stated the fences will be like and kind with what currently exists on the property. Along with the fence the applicant is proposing a 60-inch stained wood fence in all portions of the front yard (*i.e.* extending from the front façade towards SH-66). In this case, all front yard fences will exceed the requirements for front yard fences (*i.e.* from 12 to 18 inches). 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 ...” While the applicant’s proposed scope of work does not meet the existing UDC guidelines for placement of a front yard fence in a residential district, the proposed project does not appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. Staff should note that there does not appear to be a hardship impairing the applicant from meeting the 42-inch requirement in the front yard adjacent to SH-66; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

With regard to the proposed alterations of the front façade, 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) outlines examples of situations that require a COA including “(a)lterations to the façade, including additions and removals that will be visible from a public street.” In this case the applicant is proposing multiple alterations to the façades of the home that will be visible from both N Clark Street and Park Avenue. A Certificate of Appropriateness (COA) is required for each of the proposed items outlined above in the *Characteristics of the Project* section. The applicant’s proposed scope of work for the additions meets the existing UDC guidelines, and does not appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

### **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) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (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 601 Williams St

SUBDIVISION

LOT

BLOCK

### 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 Leonard & Vicky Duncan

APPLICANT(S) NAME

ADDRESS 601 Williams St.  
Rockwall, Tx 75087

ADDRESS

PHONE 214/476-8145

PHONE

E-MAIL Ldrock@live.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): \$ 30,000

**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.

See attached letter dated 3/30/2022.

Detailed photos of the property are available on-line.

### 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



COA for 601 Williams Street

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.







CLARK  
E WILLIAMS ST

NOV 10 2004



JUN 28 2004



JUN 28 2004



March 30, 2022

City of Rockwall -

Historic Preservation Advisory Board &

Planning and Zoning

**Re: 601 Williams St. – Planned Maintenance and Proposed Upgrades**

Ladies & Gentlemen:

My name is Leonard Duncan. My wife, Vicky Williams Duncan and I, recently purchased the historic home located on the corner of Williams and Park at 601 Williams St. (February 2021). We need to do some necessary maintenance and humbly would like make various upgrades to the property.

**Maintenance** – Replace the backyard fence exactly as in place. The existing fence is a cedar fence with 55” high pickets and 17” alternating pickets painted red. The fence has wood rot in many places and is suspect in its ability to secure our pets and grandchildren.

**Upgrade** – Add a fence around the front yard that mimics the back yard fence based upon our desire to provide additional property for our grandchildren to play and dogs to run. We propose to set this fence 5’ off of the property line along Park, 6’ off the property line along Williams and 5’ off the property line along Clark. We understand the normal 4’ fence height restrictions but given the existence of a matching fence structure along both side streets, we humbly request consideration and approval.

**Upgrade** – Enclose a small area of the front porch and add a window at the front door on the right-hand side to enlarge the seating area in the main living room. (approx. 4’8” x 8’0”).

**Upgrade** – Enclose two windows along the east living room wall to allow for a ventless fireplace. It will require a simple exterior wall extension with an exterior shed roof and provide additional heat and design charm. (approx. 2'0" x 5'0").

**Upgrade** – Enclose the back porch on the east side of the house, relocate the exterior door to the living room wall and add an exterior landing area to allow for possible ADA access. (approx. 5'0" x 5'0").

**TO BE PRESENTED AND DISCUSSED AT A LATER DATE**

Upgrade – Replace the eastside out building with a Porte-Cochere and covered breeze way connected to the east side entrance so as to provide for covered parking.

Respectfully,



Leonard Duncan

Property Owner

601 Williams St.

214/476-8145



# DUNCAN ADDITION



PERSPECTIVE VIEW  
NTS

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	ELEVATIONS & SITE PLAN		
A-3	DIMENSION PLAN		

PLANS FOR:  
DUNCAN REMODEL  
VICCY AND LEONARD DUNCAN  
601 WILLIAMS  
ROCKWALL, TEXAS 75087

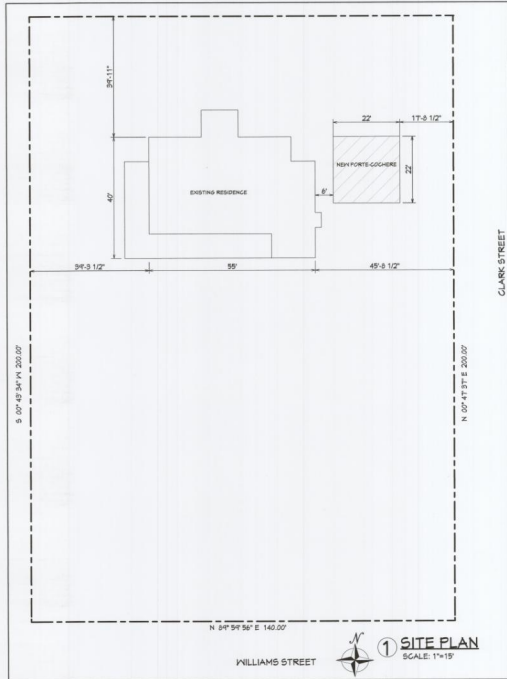
TITLE: COVER SHEET

SHANNON NEPSON MARK NEPSON  
**CADAZIGN**  
ROYSE CITY, TEXAS 75189  
469-333-8663  
DRAWN BY:

DATE:  
3/8/2022

SCALE:  
AS SHOWN

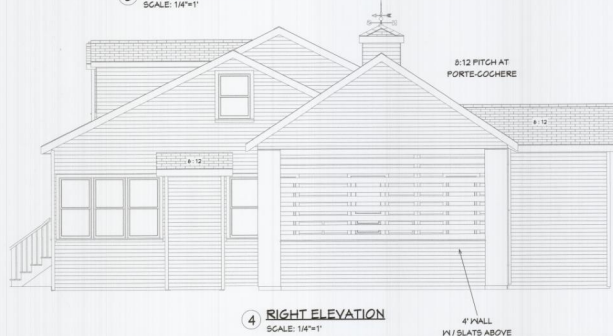
SHEET:  
**A-1**



**2 FRONT ELEVATION**  
SCALE: 1/4"=1'



**3 REAR ELEVATION**  
SCALE: 1/4"=1'



**4 RIGHT ELEVATION**  
SCALE: 1/4"=1'

PLANS FOR:  
DUNCAN REMODEL  
VICKY AND LEONARD DUNCAN  
801 WILLIAMS  
ROCKWALL, TEXAS 75087

TITLE:  
ELEVATIONS / SITE PLAN

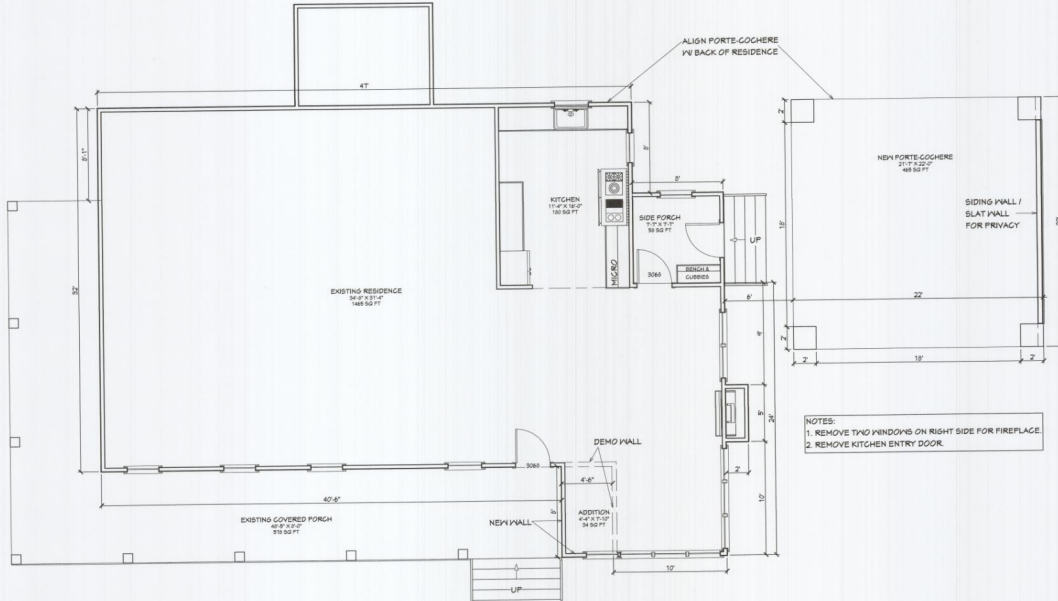
SHANNON NERSON MARK NERSON  
**CADAZIN**  
ROYSE CITY, TEXAS 75154  
469-5356-1665  
DRAWN BY:

DATE:  
3/9/2022

SCALE:  
AS SHOWN

SHEET:

**A-2**



- NOTES:  
 1. REMOVE TWO WINDOWS ON RIGHT SIDE FOR FIREPLACE.  
 2. REMOVE KITCHEN ENTRY DOOR.

① FLOOR PLAN  
 SCALE: 1/4"=1'

PLANS FOR:  
 DUNCAN REMODEL  
 VICKY AND LEONARD DUNCAN  
 11111 W. 14TH ST.  
 ROCKWALL, TEXAS 75087

TITLE: FLOOR PLAN W/ DIMENSIONS

SHANON NEEGON MARK NEEGON  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75184  
 469-338-8863

DATE:  
 3/8/2022

SCALE:  
 AS SHOWN

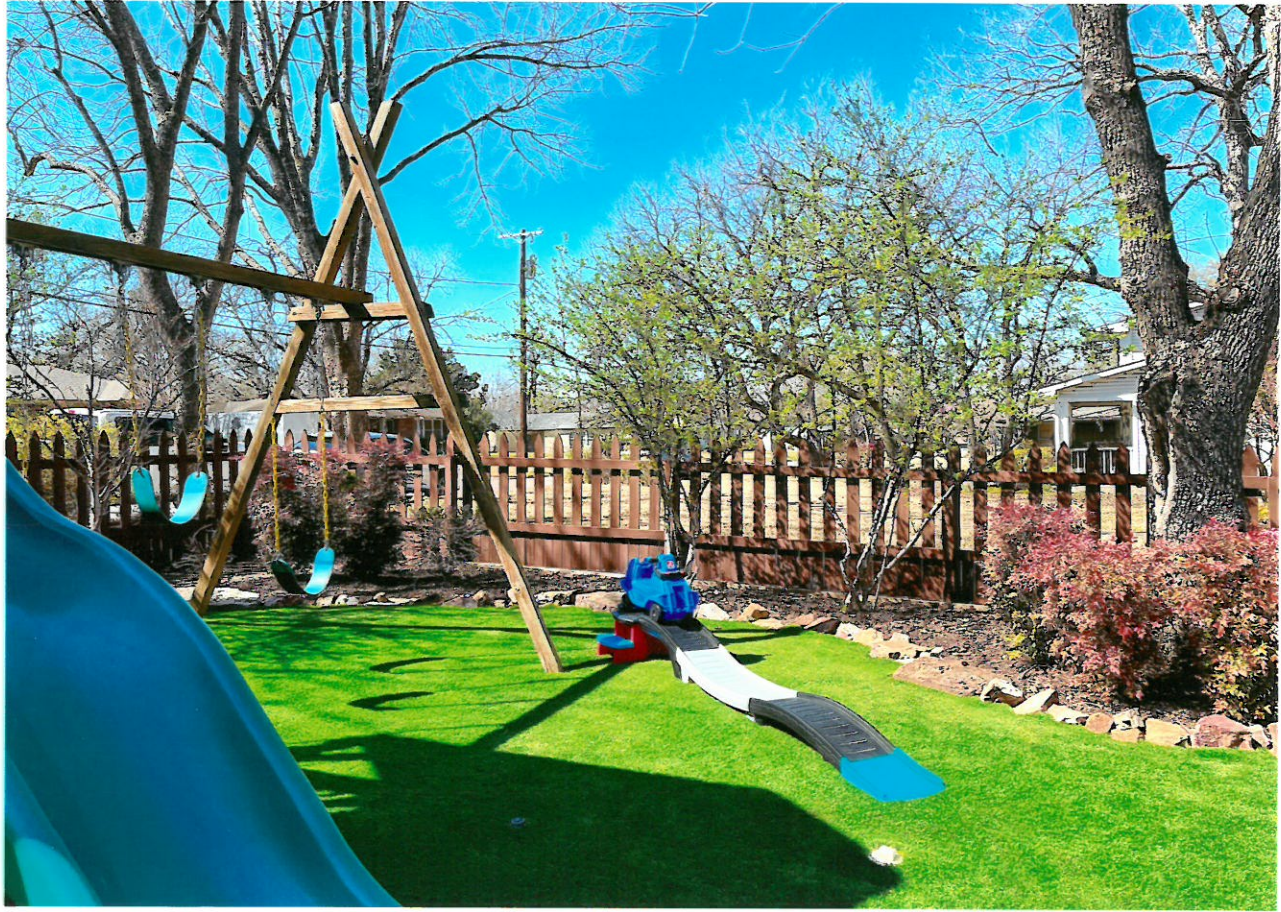
SHEET:

A-3











# 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:** April 21, 2022

**APPLICANT:** Tim Herriage

**CASE NUMBER:** H2022-004; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen 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 Kernodle Street, and take any action necessary.

### BACKGROUND

The structure at 501 Kernodle Street was constructed in 1885 by M. H. McCoy. Mr. McCoy was a local businessman who also owned Rockwall's first hardware store and later became a prominent banker. The home was purchased by Jim and Pat Buttgen in 1977. During their tenure in the house the Buttgen's completed several remodels of the home including: [1] finishing the attic into a large bedroom and bathroom, [2] added a den to the lower level, [3] restoration of the pine floors throughout the home, and [4] added kitchen cabinets. During the remodel of the home, the Buttgens discovered the remains of a unique underground watering system invented by Mr. McCoy. According to the 2017 Historic Resource Survey, the house was constructed in a *Modified L-Plan* with *Folk Victorian* style influences and is classified as a *High Contributing Property*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is the 2,152 SF single-family home that was constructed in 1885, two (2) covered porches -- being 176 SF and 476 SF -- constructed in 1885, a 100 SF gazebo constructed in 1980, and a 480 SF detached garage constructed in 1986.



*FIGURE 1:* AUGUST 10, 2012

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of: [1] demolishing the 176 SF porch situated on the north side of the primary structure, and [2] constructing a new driveway off of Williams Street that does *not* meet the minimum standards stipulated by the Texas Department of Transportation (TXDOT) or the City.

### ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is Margaret Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 0.43-acre parcel of land (*i.e. 601 Kenodle Street*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall

(OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 306, 308, and 310 Williams Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 306 & 310 Williams Street are classified as *Low Contributing Properties* and 308 Williams Street is classified as *Low Contributing Property*. Beyond this is *Lofland Park*, which is a 1.377-acre public park.

East: Directly east of the subject property Kernodle Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e. 502 and 506 Kernodle Street and 501 Austin Street*) developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District, are located within the Old Town Rockwall Historic District, and are designated as *Non-Contributing Properties*. Beyond this is Austin Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 302 and 303 N. Fannin Street*) developed with single-family homes zoned Single-Family 7 (SF-7) District. 303 N. Fannin Street is classified as a *Medium Contributing Property* and 302 N. Fannin Street is classified as a *High Contributing Property*. 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. Beyond this are three (3) parcels of land (*i.e. 405, 503 & 601 N. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

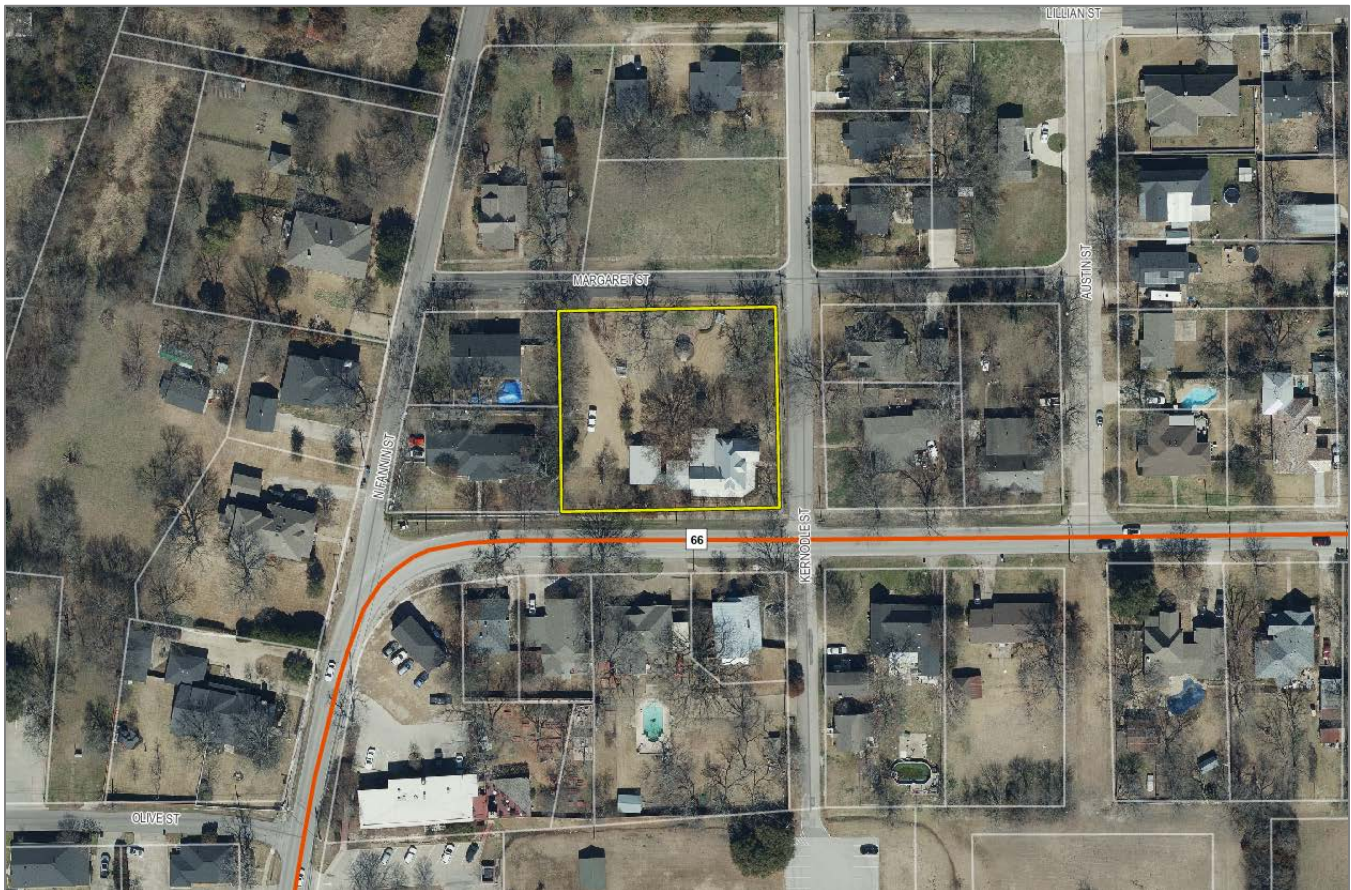


FIGURE 2: LOCATION MAP

## CHARACTERISTICS OF THE PROJECT

The applicant -- *Tim Herriage* -- recently purchased the subject property and is in the process of remodeling the single-family home on the subject property. As part of the remodel the applicant is proposing to [7] demolish an existing 176 SF covered porch and [2] construct a driveway approach off of Williams Street. The 176 SF covered porch is situated on the northside of the existing single-family home. According to the Rockwall Central Appraisal District (RCAD) the covered porch was constructed in 1885; however, based on the 1911 & 1934 Sanborn Maps the covered porch was not constructed as of April 1934. Staff has verified that the covered porch has been situated on the subject property since prior to 1977 based on historic records of the property. The applicant is proposing to remove this porch and create a standard 18-inch roof overhang (see *Figure 5 for an image of the covered porch*). According to the applicant's letter the reason that the demolition is being requested is to facilitate drainage improvements on the property, and to allow the future subdivision of the subject property into "...as many as four total [lots], or as little as two [lots]."

The applicant is also proposing to construct a new driveway along Williams Street. The site plan provided by the applicant shows that the driveway will be approximately 140-feet from the intersection of Williams Street and Kernodle Street. The applicant's letter states that the driveway will be constructed with concrete. This driveway would be necessary if the applicant is proposing to subdivide the lot in the future. Currently, the property is served from Margert Street.

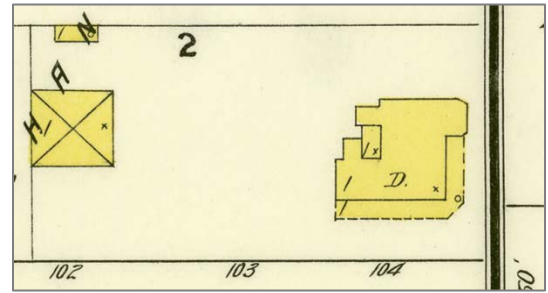


FIGURE 3: 1911 SANBORN MAPS

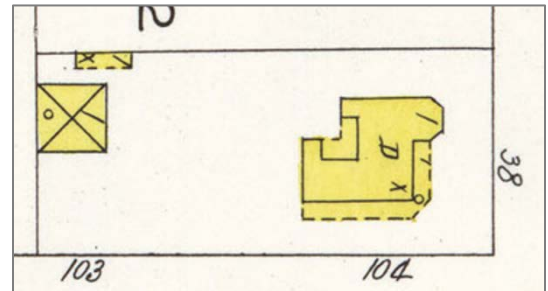


FIGURE 4: 1934 SANBORN MAPS

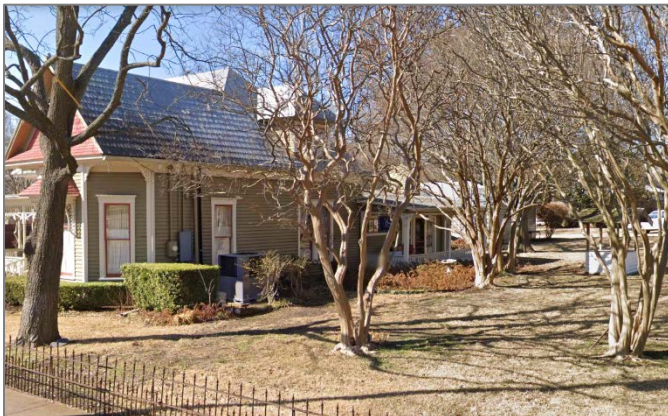


FIGURE 5: COVERED PORCH TO BE REMOVED



FIGURE 6: PROPOSED DRIVEWAY LOCATION

## CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, is designated as a *High Contributing Property*, and is directly adjacent to two (2) contributing properties (*i.e. 302 Margaret Street which is a High Contributing Property and 303 N. Fannin Street which is a Medium Contributing Property*). This section of the ordinance goes on to list specific examples of projects where a Certificate of Appropriateness (COA) is required; "...examples of situations that require a Certificate of Appropriateness (COA) for work performed on an applicable property [*include:*] ... (b) Demolition or removal of an existing structure... [*and*] (c) alterations to the façade, including additions and removals that will be visible from a public street...". The two (2) projects proposed by the

applicant (*i.e. the addition of a new concrete driveway and demolition of an existing covered porch*) are projects that require a Certificate of Appropriateness (COA).

Looking at the proposed demolition of the 176 SF covered porch, Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states:

"Demolition of a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below. Demolition of a structure would be allowed if:

- (a) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- (b) A structure does not contribute to the historical or architectural character and importance of the Historic District (*e.g. a Non-Contributing Structure*), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- (c) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (*see Section 11, Demolition by Neglect*)."

In this case, staff has established that the covered porch is not original to the single-family home that was constructed in 1885. Based on the dates estimated by staff (*i.e. that the covered porch was constructed after 1934 but prior to 1977*), the covered porch does not appear to be architecturally and historically significant to the existing single-family home, and the removal of the structure would bring the property closer into conformance with original structure constructed by M. H. McCoy.

With regard to the proposed driveway, the applicant has submitted a site plan showing that the drive approach will be constructed on the side yard of the subject property off of Williams Street (*i.e. SH-66*). According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(u)nless previously used for a driveway, the side yard is to be used for landscaping with the purpose of enhancing the structure with plant materials." In addition, this section goes on to state that "the driveway should not exceed a width of ten (10) feet ..." [and] "... (o)n a corner lot, the driveway may extend from the side street to the garage if the garage is facing the side street." In this case, the garage on the subject property was constructed in 1980, faces towards the rear property line, and takes access from Margaret Street.

Staff is also obligated to point out that the applicant's request of setting the driveway 140-feet from the intersection of Kernodle Street and Margaret Street does not meet the minimum standards established by the City of Rockwall and the Texas Department of Transportation (TXDOT). Specifically, the City's *Engineering Standards of Design and Construction Manual* stipulates a minimum driveway spacing of 200-feet from the intersection of a *Collector* (*i.e. SH-66 or Williams Street*) and *Local* (*i.e. Kernodle Street*), and the Texas Department of Transportation's (TXDOT's) *Access Management Manual* requires a minimum spacing for driveways of 200-feet for State Highways with a posted speed of 30 MPH. The applicant has stated in his letter that there are currently seven (7) driveways within 200-feet of the subject property that take access onto SH-66. It should be noted that there are actually only six (6) residential driveways within 200-feet of the subject property, and that all but one (1) driveway is located on the southside of SH-66. The subject property is currently on the northside of SH-66. Staff should also point out that these homes were constructed in 1905, 1918, 1939, 1975, 1985, and 1991, well before the current traffic volumes carried by this roadway were established, and that many of the properties on the southside of SH-66 only have the ability to access SH-66. The subject property has the ability to access both Kernodle Street and Margaret Street, which are smaller roadways intended to carry residential traffic. It is also worth mentioning that no new driveways have been permitted onto SH-66 in this area since 1991. Staff did request that the Police Department provide a list of vehicular accidents in the area between N. Fannin Street and Kernodle Street from 2020 to present, and was provided with a report of five (5) separate vehicular accident reports in this block (*i.e. one [1] from 2020, two [2] from 2021, and two [2] from 2022*). Since the applicant will need to request a variance from both the City of Rockwall's Planning and Zoning Commission and the Texas Department of Transportation (TXDOT) before being able to proceed with construction, the Historic Preservation Advisory Board (HPAB) would be providing a recommendation through the action taken in this Certificate of Appropriateness (COA) case.

Subsection 06.03(G)(5), *Standards for Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states "(t)he Historic Preservation Advisory Board 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 [*Section 06.03, Historic Overlay (HOV) District, UDC*] and proposed preservation criteria [*Appendix D, Historic Preservation Guidelines, UDC*]." As stated above, the proposed demolition of the covered porch does not appear to change the essential character of the subject property; however, the proposed driveway approach off of SH-

66 appears to not only have the potential to create an unsafe condition by adding an additional driveway on SH-66, but also provides the applicant with the ability to subdivide the property into additional lots that could affect the character of the subject property. In addition, the driveway request is not consistent with the regulations contained in the Unified Development Code (UDC). With this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

### **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) The applicant will be required to seek approval of a variance from the Planning and Zoning Commission and the Texas Department of Transportation (TXDOT) for driveway spacing.
- (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 501 Kernodle St, Rockwall, TX 75087

SUBDIVISION Buttgen LOT 1R BLOCK \_\_\_\_\_

## 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 Tim Herring

ADDRESS 501 Kernodle St  
Rockwall, TX 75087

PHONE 214 607 1227

E-MAIL tim@timherring.com

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

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

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): \$ 5,000

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.

We propose to demolish the side porch and overhang on the North side of the home. We will replace with an 18" - 24 inch overhang. we will use the same siding as in present. This is part of the structure that was added in 1985. This is necessary in order to fix drainage.

## 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 \_\_\_\_\_

0 45 90 180 270 360 Feet

H2022-004 COA for 501 Kernodle Street



Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.











MAY 7 2007



MAY 7 2007



50

NOV 10 2004

Dear Board Members,

I am the owner of 501 Kernodle St, Rockwall, TX 75087. This property was developed more than 150 years ago and currently sits on just shy of an acre of land. While this was common in 1883, it is no longer common today nor is it sustainable. This is in large part due to poor drainage on the property that has been caused by the elevation of Margaret and Kernodle Streets. Significant lot drainage modifications need to be undertaken to mitigate further damage and degradation of the historic home at this site. The most impactful is the relocation of the long gravel driveway. Replacing this driveway with a concrete alternative on Williams. This will allow a swale to be cut from West to East. This swale is needed in order to divert the storm water that drains from the City streets onto the property, and under the historic home. These streets are higher than the property's foundation.

It is our intention to restore and protect this historical property and put it on a course to be maintained for another century. To date, we have literally dug the home out of the ground. We have installed a \$10,000 French drain and sump pump system to protect the home from the watershed that is occurring.

Our plan is to subdivide this property into multiple properties. This could be as many as four total, or as little as two. We believe this will put the property on a path to preservation and create a maintenance and upkeep situation that is sustainable for another century.


We cannot continue with our subdivision and drainage planning without first requesting the variance we seek today. We are requesting a waiver and variance of the City of Rockwall and the Texas Department of Transportation minimum entrance spacing. The approximate spacing I am requesting is 140' on each side vs the 200' minimum. This request is consistent with the neighborhood, area, and the immediate vicinity. In fact, there are 7 driveways within 200 feet of the proposed site.

In my attached site plan, I have modified the original plan to accommodate the City of Rockwall's safety concerns. This new plan only allows entrance and exit into or from the westbound lane. This plan also allows for adequate turning radius and back up aprons, which will prevent the need and ability to reverse onto Williams.

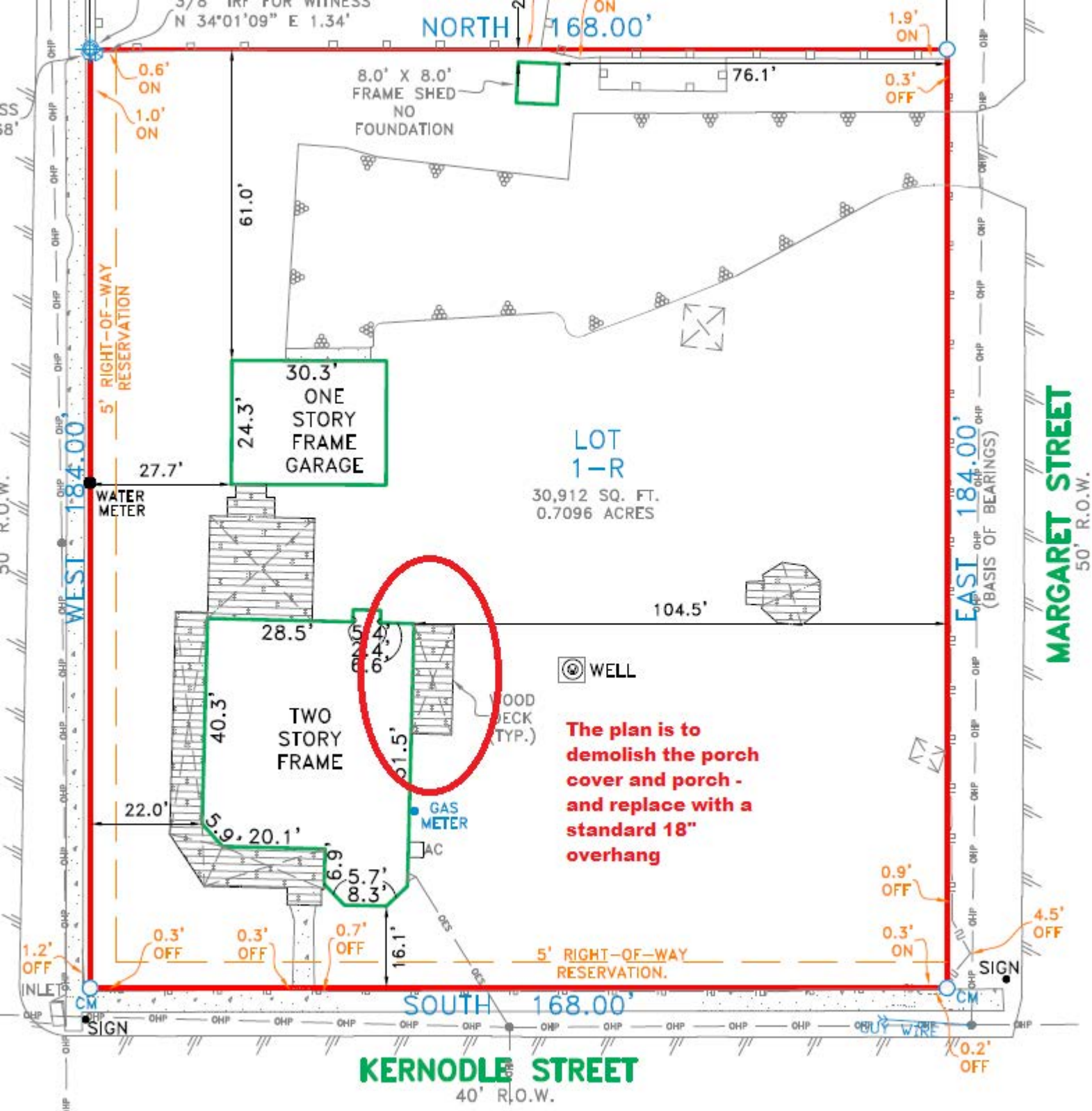
Upon approval of this variance and the associated permit, we will finalize and submit a subdivision plan and our drainage improvement plans. These plans will address the drainage issues associated with the current lot plan – which will further protect the unique historical home we own.

As multigenerational residents, citizens, and property owners of the City of Rockwall and Rockwall County, it is our goal to increase property values, maintain the unique and historical nature of this property, and create more housing options within this highly desirable area.

Sincerely,



Tim Herriaga and Jennifer Raney Herriaga  
Jennifer's Homes, Inc



3/8 IRP FOR WITNESS  
N 34°01'09" E 1.34'

NORTH 168.00'

1.9' ON

0.6' ON  
1.0' ON

8.0' X 8.0' FRAME SHED  
NO FOUNDATION

76.1'

0.3' OFF

5' RIGHT-OF-WAY RESERVATION

61.0'

30.3' ONE STORY FRAME GARAGE

LOT 1-R  
30,912 SQ. FT.  
0.7096 ACRES

WELL

The plan is to demolish the porch cover and porch - and replace with a standard 18" overhang

TWO STORY FRAME

WOOD DECK (TYP.)

GAS METER

AC

WATER METER

27.7'

28.5'

104.5'

22.0'

40.3'

5.9' 20.1'

6.9'

8.3'

0.7' OFF

0.3' OFF

0.3' OFF

16.1'

5' RIGHT-OF-WAY RESERVATION.

0.9' OFF

0.3' ON

4.5' OFF

SIGN

SOUTH 168.00'

EAST 184.00' (BASIS OF BEARINGS)

MARGARET STREET  
50' R.O.W.

KERNODLE STREET  
40' R.O.W.

INLET

SIGN

CM

0.2' OFF

WIRE



# 501 Kernodle Street

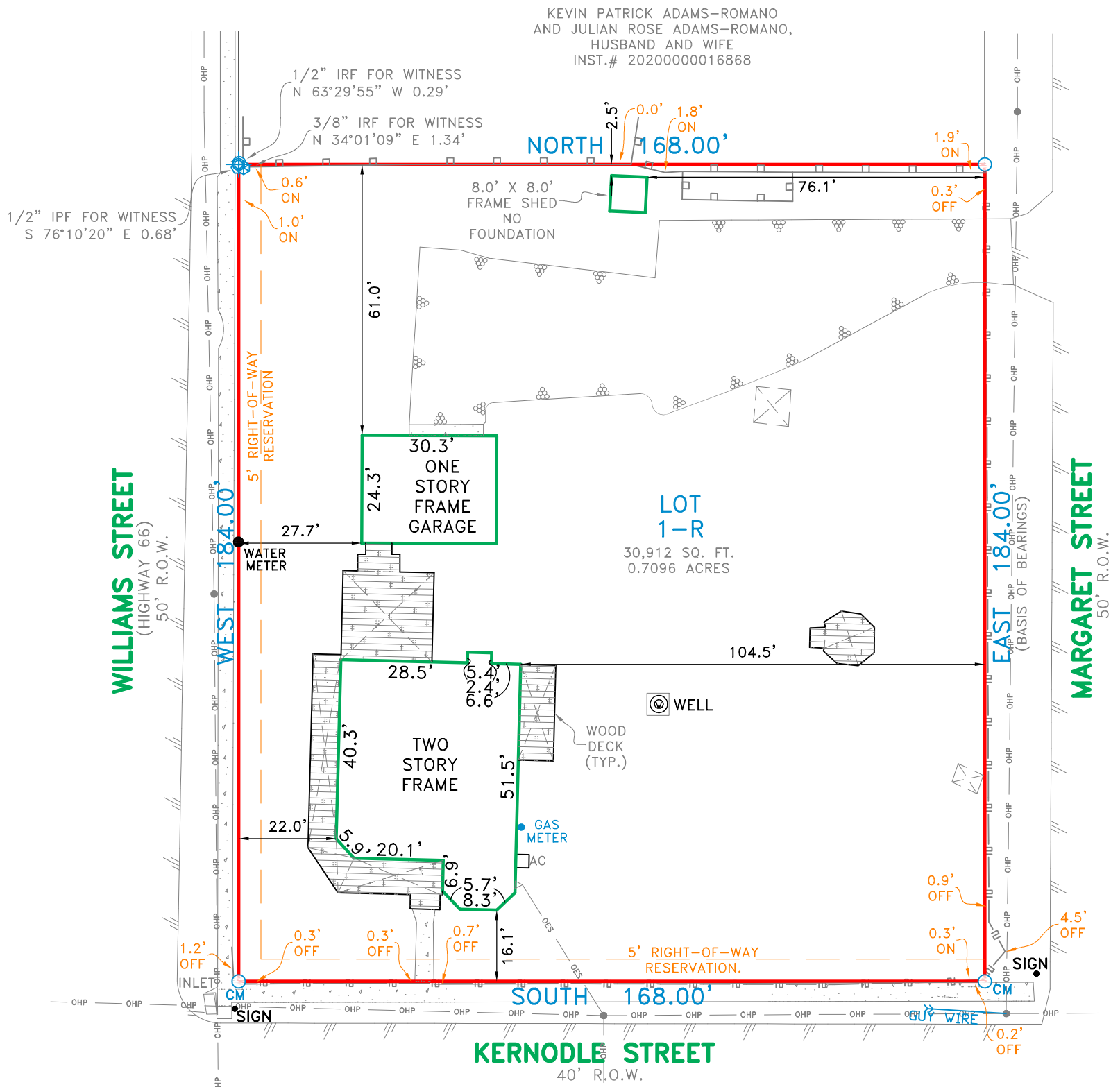
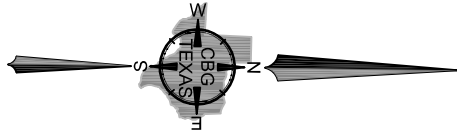
Lot 1-R, Block 2, of BUTTGEN ADDITION, an Addition to the City of Rockwall of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet F, Slide 221, of the Plat Records of Rockwall County, Texas.

Independence Title  
Explore [www.IndependenceTitle.com](http://www.IndependenceTitle.com)



### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1/2" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. F, SLD. 221

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
VOL. 1349, PG. 286

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: \_\_\_\_\_ Accepted by: \_\_\_\_\_  
Purchaser  
Purchaser

Drawn By: BVM/SRG  
Scale: 1" = 30'  
Date: 07-23-2021  
GF No.: 2142620-RWDA  
Job No. 2115553

**CBG SURVEYING TEXAS LLC**  
PROFESSIONAL LAND SURVEYORS

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STATE OF TEXAS  
REGISTERED  
TODD FINCHER  
563  
PROFESSIONAL LAND SURVEYOR  
R.P.L.S. NO. 5633



## Basic Eaves Configurations

