

# AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
FEBRUARY 16, 2023 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 Historic Preservation Advisory Board (HPAB) 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 Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

(1) Approval of Minutes for the June 16, 2022 Historic Preservation Advisory (HPAB) meeting.

(2) Approval of Minutes for the July 21, 2022 Historic Preservation Advisory (HPAB) meeting

(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.*

(3) **H2023-001 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness for exterior alterations on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants 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 406 Williams Street, and take any action necessary.

(4) **H2023-002 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Douglas and Marci Hall for the approval of a Certificate of Appropriateness for an exterior alteration on a High Contributing Property being a 0.918-acre tract of land identified as Lot A-1, Block 122, B.F. Boydston 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 N Fannin Street, and take any action necessary.

(5) **H2023-003 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Douglas and Marci Hall for the approval of a Small Matching Grant for an exterior alteration on a High Contributing Property being a 0.918-acre tract of land identified as Lot A-1, Block 122, B.F. Boydston 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 N Fannin 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.*

(6) 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, Sarah Chapin, 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 February 9, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 16, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER  
3

4 Chairman Jay Odom brought the meeting to order at 6:01 PM. Board members present were Sarah Freed, Marci Hall, Beverly Bowlin, and Brad  
5 Adams. Absent from the meeting were Board members Alma McClintock and Tiffany Miller.  
6

7 II. OPEN FORUM  
8

9 *This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public  
10 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  
11 raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during  
12 the meeting per the Texas Open Meetings Act.*  
13

14 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no  
15 one coming forward to speak Chairman Odom closed the open forum.  
16

17 III. CONSENT AGENDA

18 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code  
19 (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
20

- 21 1. Approval of Minutes for the May 19, 2022 Historic Preservation Advisory (HPAB) meeting.  
22

23 Board Member Freed made a motion to approve the consent agenda. Board Member Hall seconded the motion which passed by a vote of 5-0.  
24

25 IV. PUBLIC HEARING ITEMS  
26

27 *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,  
28 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  
29 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  
30 speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*  
31

- 32 2. H2022-010 (BETHANY ROSS)

33 Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard  
34 fence on a Medium Contributing Property being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall,  
35 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle  
36 Street, and take any action necessary.  
37

38 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to construct a 40-inch tall white  
39 alternating picket fence along the southwest and property line. Along the west property line, the applicant is proposing a small door to open up  
40 the existing sidewalk that leads to the side entry of the home. Along the north property line, the applicant is proposing another small door to  
41 open out to the existing sidewalk that leads up to the second entry. Planner Ross advised that approval of a COA is a discretionary decision for  
42 the HPAB. IF the Board approves the COA tonight, a recommendation will be forwarded to the Planning and Zoning Commission for the  
43 approval of an exemption to allow a front yard fence. Staff mailed out 25 notices to property owners and occupants within 200-feet of the subject  
44 property.  
45

46 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,  
47 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.  
48

49 Board Member Adams made a motion to approve H2022-010. Board Member Freed seconded the motion which passed by a vote of 5-0.  
50

- 51 3. H2022-011 (RYAN MILLER)

52 Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for the demolition of an  
53 accessory building on a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall,  
54 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle  
55 Street, and take any action necessary.  
56

57 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting approval of a COA  
58 to remove a greenhouse on the subject property. He added that it really doesn't have any original value to the historic home. Director Miller  
59 advised that approval of a COA is a discretionary decision for the HPAB. Staff mailed out notices to property owners and occupants within 200-  
60 feet of the subject property.  
61

62 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,  
63 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.  
64

65 Board Member Freed made a motion to approve H2022-011. Board Member Adams seconded the motion which passed by a vote of 5-0.

66  
67 4. H2022-012 (HENRY LEE)

68 Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Certificate of Appropriateness (COA)* for the  
69 demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing*  
70 *Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-  
71 Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

72  
73 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to demolish five (5) structures and landscape  
74 features, construct a new guest quarters and detached garage, and pave a larger driveway. They have indicated that the under roof area to be  
75 demolished is approximately 1,521 square-feet and the approximate total demolition area is 4,637 square-feet. To replace the demolished  
76 structures, the applicant is requesting to construct a 30x50 or 1,500 square-foot guest quarter/detached garage. While the scope of work for the  
77 demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the Historic  
78 Preservation guidelines of the UDC. However, the proposed project does not appear to impair the historic integrity of the property nor will it  
79 negatively impact the adjacent properties. However, this is a discretionary decision for the Historic Preservation Board. If the Board chooses to  
80 approve this then the applicant will have to go to Planning and Zoning due to the size of the structure exceeding maximum requirements of the  
81 district. Staff mailed out 28 notices to property owners and occupants within 200-feet of the subject property. Planner Lee then advised that the  
82 applicant and staff were present and available for questions.

83  
84 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,  
85 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

86  
87 Chairman Odom asked the applicant to come forward.

88  
89 Mark Combs  
90 401 S. Clark Street  
91 Rockwall, TX 75087

92  
93 Mr. Combs came forward and provided additional details in regards to his request.

94  
95 After lengthy discussion between the applicant and the Board, Board Member Adams made a motion to approve H2022-012. Board Member  
96 Freed seconded the motion which passed by a vote of 5-0.

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98 5. H2022-013 (HENRY LEE)

99 Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Small Matching Grant* for the construction of a  
100 guest quarters/detached garage on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition,  
101 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed  
102 as 401 S. Clark Street, and take any action necessary.

103  
104 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a small matching grant as well and they are a  
105 contributing property so they are eligible for up to \$1000 for the small matching grant. Planner Lee advised that this was a discretionary  
106 decision for the Board.

107  
108 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,  
109 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

110  
111 Board member Freed made a motion to approve H2022-013. Board member Hall seconded the motion which passed by a vote of 5-0.

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113 6. H2022-014 (HENRY LEE)

114 Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Building Permit Fee Waiver* for the construction  
115 of a guest quarters/detached garage on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition,  
116 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed  
117 as 401 S. Clark Street, and take any action necessary.

118  
119 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a building permit fee waiver as well and the  
120 estimated project cost is \$115,050. Based on the different permits that they would need to pay for the project, the estimated cost for the fee  
121 waiver is \$1063.75. Planner Lee advised that this was a discretionary decision for the Board.

122  
123 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,  
124 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

125  
126 Board member Freed made a motion to approve H2022-014. Chairman Odom seconded the motion which passed by a vote of 5-0.

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128 V. DISCUSSION ITEMS

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130 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*  
131 *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*  
132 *when these items are considered for action by the Historic Preservation Advisory Board.*



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

**Planning and Zoning Director Ryan Miller indicated that there was only one update regarding an appeal that was requested at the last meeting. The City Council did review it and decided that the Historic Board did not error in their decision. Ultimately, that case and the Certificate of Appropriateness was denied.**

VI. ADJOURNMENT

**Chairman Odom adjourned the meeting at 7:08 pm**

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
BEVERLY BOWLIN, BOARD MEMBER

\_\_\_\_\_  
ATTEST: SARAH CHAPIN, PLANNING COORDINATOR

# MINUTES



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

2 I. CALL TO ORDER  
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4 Chairman Jay Odom brought the meeting to order at 6:01 PM. Board members present were Sarah Freed, Marci Hall, Alma McClintock, Tiffany  
5 Miller, and Brad Adams. Absent from the meeting was Board member Beverly Bowlin. Staff members present were Planners Henry Lee and  
6 Bethany Ross. Absent from the meeting was Director of Planning and Zoning Ryan Miller and Planning Coordinator Angelica Gamez.  
7

8 II. OPEN FORUM  
9

10 *This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public*  
11 *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*  
12 *raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during*  
13 *the meeting per the Texas Open Meetings Act.*  
14

15 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no  
16 one coming forward to speak Chairman Odom closed the open forum.  
17

18 III. CONSENT AGENDA

19 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*  
20 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
21

22 1. Approval of Minutes for the June 16, 2022 Historic Preservation Advisory (HPAB) meeting.  
23

24 Board member Adams made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by a vote  
25 of 6-0.  
26

27 IV. PUBLIC HEARING ITEMS  
28

29 *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,*  
30 *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*  
31 *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*  
32 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*  
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34 2. H2022-015 (BETHANY ROSS)

35 Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Small Matching Grant for a front yard fence on a  
36 Medium Contributing Property being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall  
37 County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and  
38 take any action necessary.  
39

40 Planner Bethany Ross provided a brief summary in regards to the request. Previously the Board had approved a COA for the applicant to  
41 construct a 40-inch, white alternating picket fence. Today the applicant is requesting a small matching grant of \$1,000.00 to help with the cost of  
42 the fence materials. The total valuation of the project provided by the applicant is \$3,324.70, therefore qualifying the applicant of up to \$1,000  
43 small matching grant. However, approval of a small matching grant is a discretionary decision for the Board. On July 7, 2022, staff mailed out 25  
44 notices to property owners and occupants within 200-feet of the subject property and received one notice back in favor of the applicant's  
45 request.  
46

47 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
48 such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.  
49

50 After brief discussion, Board member McClintock made a motion to approve item H2022-015. Board member Adams seconded the motion which  
51 passed by a vote of 6-0.  
52

53 V. DISCUSSION ITEMS  
54

55 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*  
56 *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*  
57 *when these items are considered for action by the Historic Preservation Advisory Board.*  
58

59 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
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61 Planner Henry Lee indicated that there are currently no ongoing historic projects.  
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63 VI. ADJOURNMENT  
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**Chairman Odom adjourned the meeting at 6:08 pm**

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
BEVERLY BOWLIN, BOARD MEMBER

\_\_\_\_\_  
ATTEST: SARAH CHAPIN, PLANNING COORDINATOR



# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Historic Preservation Advisory Board

**DATE:** February 16, 2023

**APPLICANT:** Fernando Hernandez

**CASE NUMBER:** H2023-001; *Certificate of Appropriateness (COA) for 406 Williams Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness for exterior alterations on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants 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 406 Williams Street, and take any action necessary.

### BACKGROUND

The 1,772 SF single-family home -- *situated on the subject property at 405 Williams Street* -- was constructed in circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is also a 400 SF storage building constructed in 2003. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 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 rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: AUGUST 10, 2012

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of removing the existing garage doors and enclosing the garage, installing two (2) new windows, and replacing the existing windows on the single-family home.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 406 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3860-acre parcel of land (*i.e.* 501 Williams Street) that is developed with a *Non-Contributing* single-family home. This

property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.27-acre parcel of land (*i.e. 603 Austin Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 25-foot strip of right-of-way followed by a vacant 0.505-acre parcel of land. This property is owned by the Rockwall Independent School District (RISD) and is zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. 501, 503, and 505 E. Kaufman Street*) that are developed with single-family homes. These properties are classified as *Non-Contributing* and are zoned Single-Family 7 (SF-7) District. Following these properties is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 0.45-acre parcel of land (*i.e. 502 Williams Street*) developed with a *Non-Contributing* single-family home. Beyond this is a 0.45-acre parcel of land (*i.e. 504 Williams Street*) developed with a *High-Contributing* single-family home. Following this is a 0.719-acre parcel of land (*i.e. 510 Williams Street*) developed with a *Medium Contributing* single-family home, zoned Single-Family 7 (SF-7) district. Beyond this is a 0.907-acre parcel of land (*i.e. 602 Williams Street*) developed with a *High-Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.456-acre parcel of land (*i.e. 402 Williams Street*) that is developed with a *Medium-Contributing* single-family home. Beyond this is Kernodle Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are four (4) parcels of land developed with three (3) *Medium-Contributing* (*i.e. 304, 306, and 310 Williams Street*) single-family homes and one (1) *Non-Contributing* (*i.e. 308 Williams Street*) single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of remodeling the interior of the existing single-family home. As part of this project they are proposing to replace all of the existing windows of the home and enclose the two (2) car garage. The proposed building elevations provided by the applicant indicate that the garage doors will be removed and the openings will be enclosed using brick. Furthermore, the applicant is proposing to paint the brick, and install two (2) windows to provide ingress/egress to the enclosed space. Staff should note that the applicant commenced with the work prior to submitting or receiving a Certificate of Appropriateness (COA) or a building permit. This was referred to staff by the Neighborhood Improvement Services (NIS) Division of the City after a *Stop Work Order* was issued to the applicant. Currently, it appears that the windows have not been replaced, but the garage doors have been removed.

## **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 *Medium-Contributing Property*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

- (a) Windows. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(t)he overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure.” In this case, the proposed building elevations appear to indicate that the size, width, and height are complimentary to the existing windows; however, with regard to the new windows added to the proposed garage enclosure, two (2) windows are required to meet the requirements of the building code, which calls for two (2) points of ingress/egress. Staff should note, that the existing windows appear to be aluminum framed, which is consistent with the time period of the home. That being said, the applicant has indicated the new windows will be vinyl, which are atypical with the time period the home was constructed. Section 07(C)(7) continues by stating that the door and window “... elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.” In this case, the replacement of the garage doors with the proposed additional windows is not of a typical style for the structure or compatible with the neighboring historic buildings, especially those of *Contributing* status in the historic district.
- (b) Building Facades and Materials. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure.” Based on the building elevations provided by the applicant the garage doors are being replaced with a like and kind sized brick that should generally match the existing brick on the home. That being said, Section 07(C)(6) continues by stating, “(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” As stated previously the removal of the garage doors for the purpose of creating livable air-conditioned space is not of a typical style or visually compatible with the neighboring historic buildings that have attached garages.
- (c) Paint and Color. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, the existing home has been previously painted and does not require the approval of the Historic Preservation Advisory Board (HPAB); however, the applicant has indicated to staff that they intend to paint the existing home and the new brick white, to create a consistent and updated look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage “(f)lorescent and metallic colors.”

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” That being said, the Historic Preservation Advisory Board (HPAB) is being tasked with determining whether the applicant’s scope of work (*i.e. window replacement and enclose the two (2) car garage*) is in conformance with the guidelines contained in the Unified Development Code (UDC), and if the work appears to impair the historical integrity of the subject property or if it will negatively impact any of the adjacent properties. Requests for Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On January 9, 2023, staff mailed 16 property owner notifications to property owners and occupants within 500-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 ONLY

CASE NUMBER: H2023-001

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 406 Williams street Rockwall TX 75087

SUBDIVISION LOT B BLOCK 5

### 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 Clay Shipman  
 ADDRESS 742 Ridge Hollow Road  
 Heath, TX  
 PHONE 469 853 0400  
 E-MAIL Clay@Shipman-Fire.Com

APPLICANT(S) NAME Fernando Hernandez  
 ADDRESS 6800 Arapaho rd #1030  
 Dallas TX 75248  
 PHONE 469 251 9374  
 E-MAIL FHTexas1986@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: add island in kitchen / add study in garage

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 25k

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.

Remove old panel wood walls and add sheetrock / add island in kitchen / add study in garage / paint interior and exterior / replace windows / add R15 walls - insulation and R30 in attic / Up Dated exterior Flower Beds

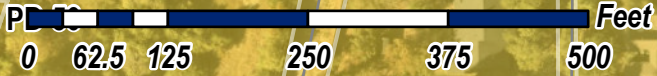
### OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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.

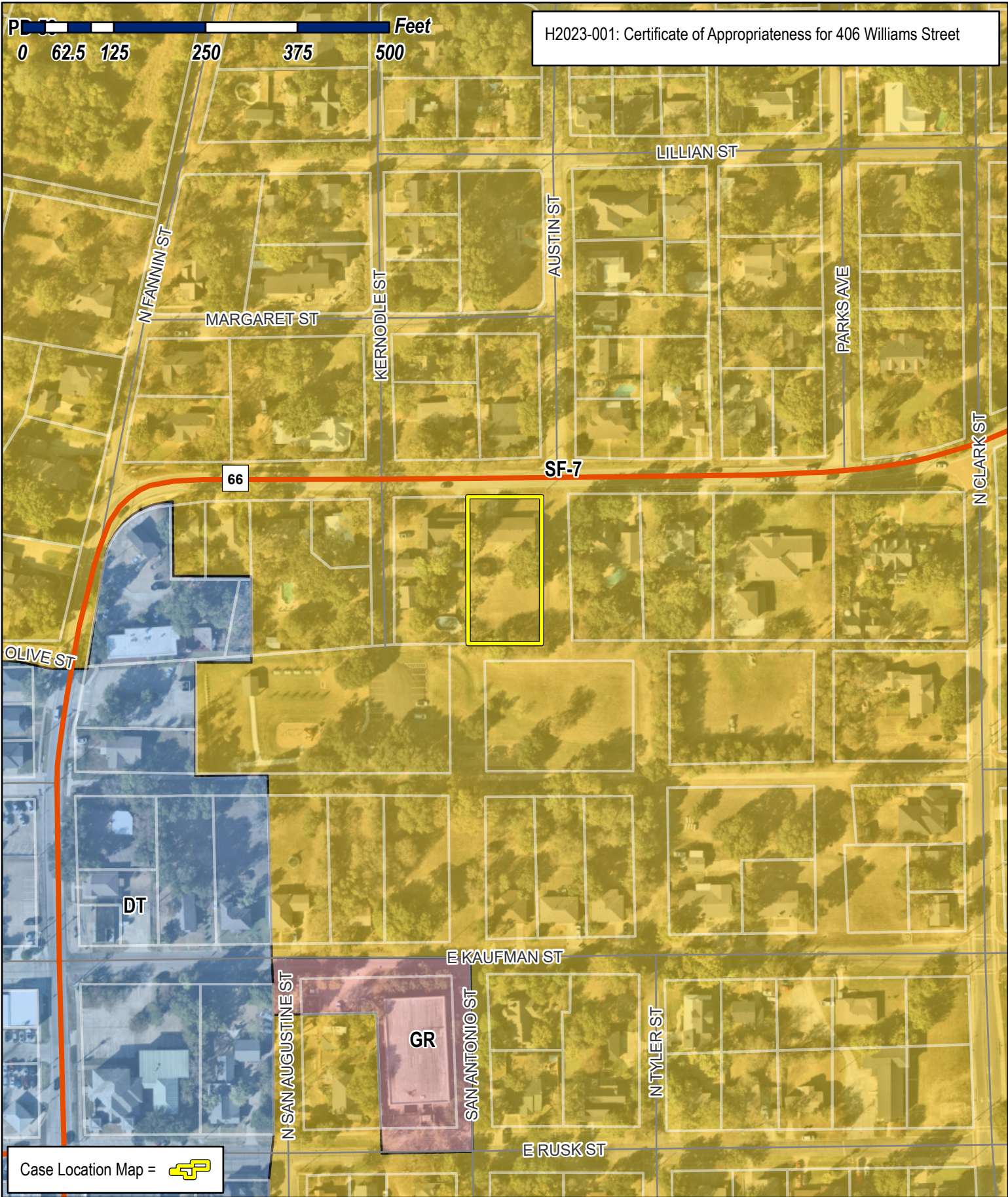
OWNER'S SIGNATURE

APPLICANT'S SIGNATURE





H2023-001: Certificate of Appropriateness for 406 Williams Street



Case Location Map =



# City of Rockwall

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

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



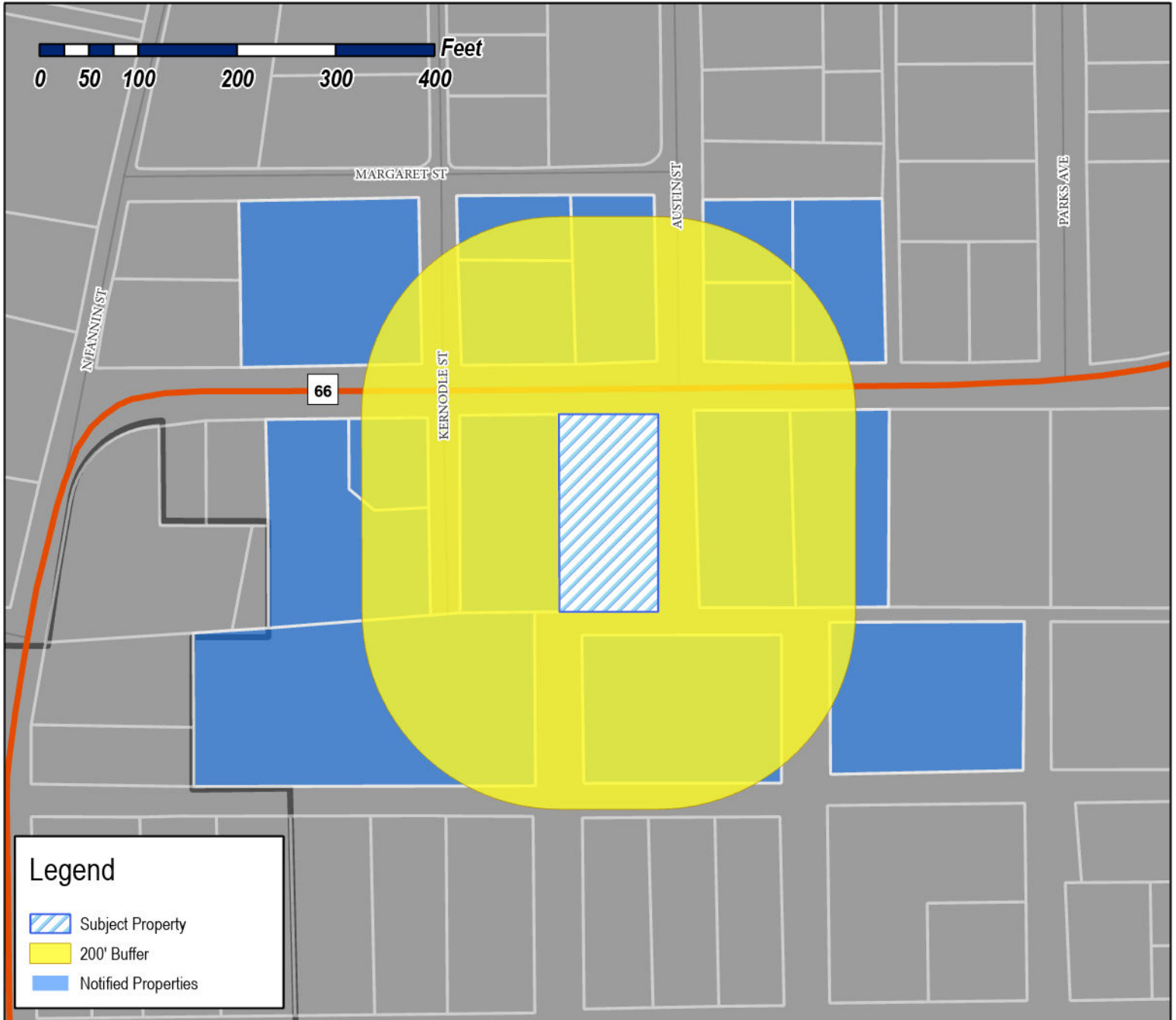




# City of Rockwall

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

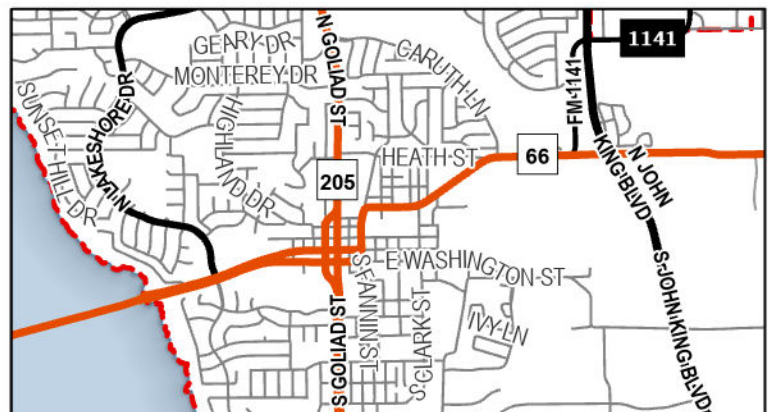
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**Case Number:** H2023-001  
**Case Name:** COA for Medium-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 406 Williams Street

**Date Saved:** 1/9/2023

For Questions on this Case Call: (972) 771-7746



# 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. H2023-001: COA for 406 Williams Street**

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a *Certificate of Appropriateness* for an exterior alterations on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants 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 406 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, January 19, 2023 at 6:00 PM*. These hearings 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:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Thursday, January 19, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. H2023-001: COA for 406 Williams Street**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

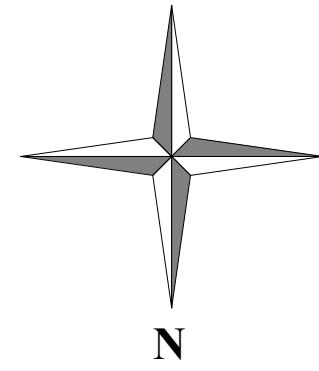
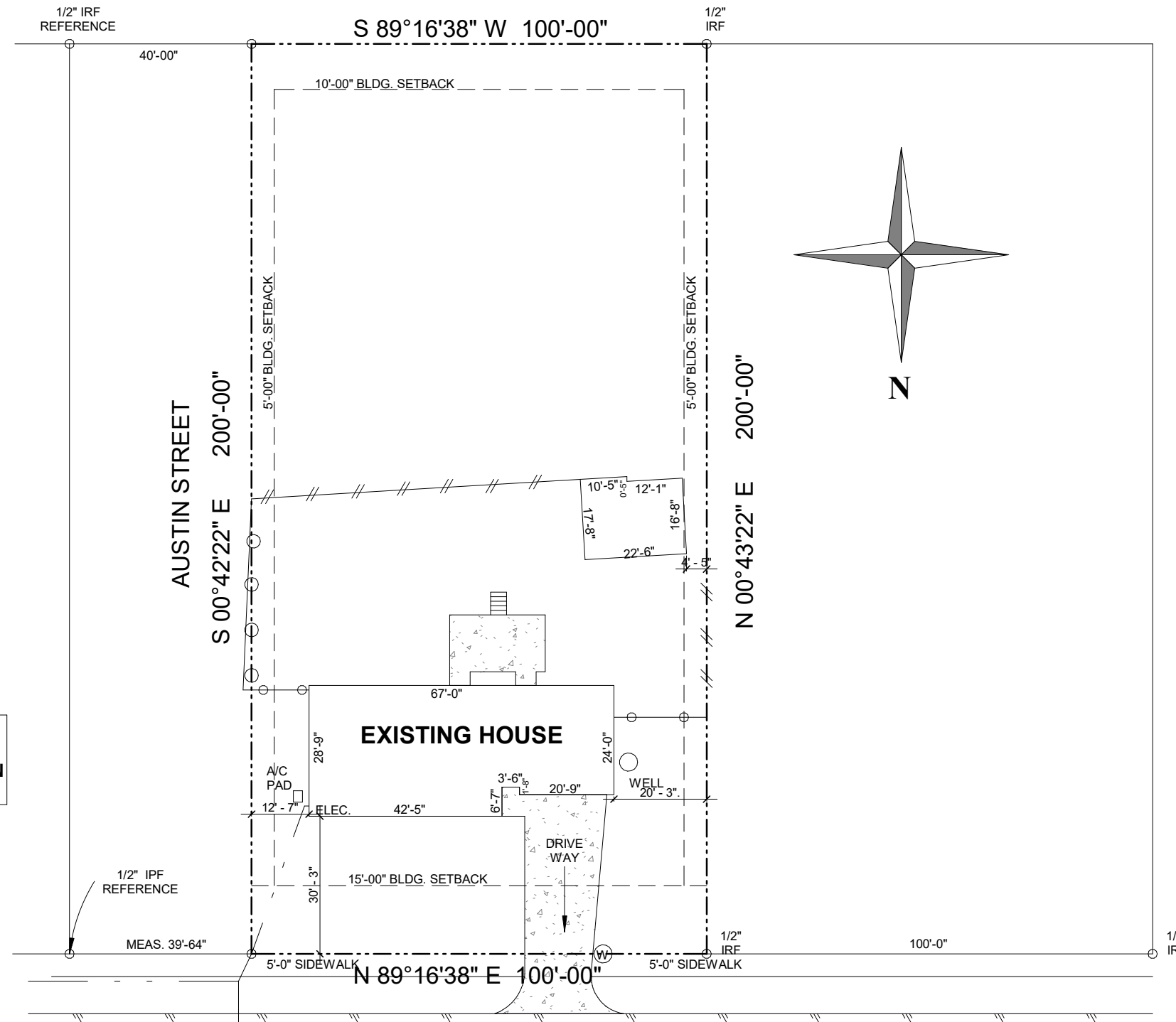
Name:

Address:

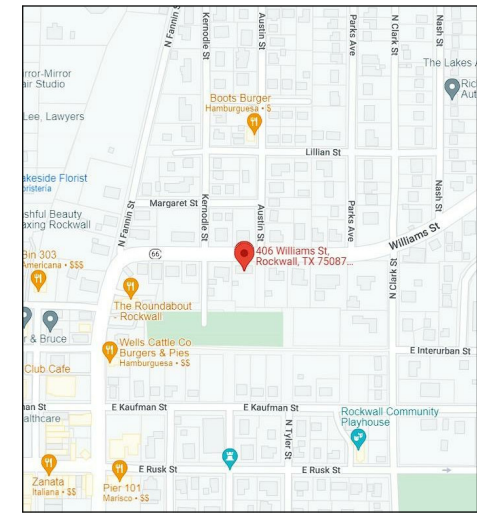
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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

PLATTED 20' R.O.W.  
(UNIMPROVED)



**NOTE:**  
SAYING MINIMUM  
SLOPE OF 1/4:12 ON  
INTERSECTIONS



**VICINITY MAP**

406 WILLIAMS STREET,  
ROCKWALL, TX 75087

EXISTING HOUSE	1,364 SG/F
LOT AREA	0.46 ACRE
MAX LOT COVERAGE	35%
LOT COVERAGE	65%

# 1 Site Plan

1" = 30'-0"

a.k.a STATE HIGHWAY No. 66  
50' R.O.W.  
**WILLIAMS STREET**



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

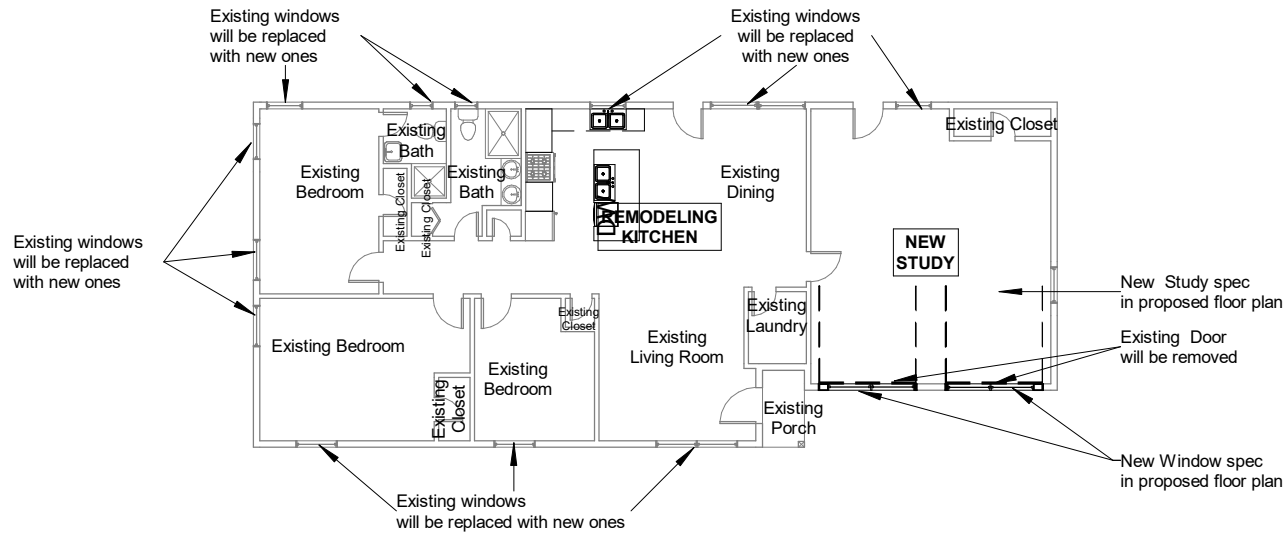
**Project Name & Address**  
406 WILLIAMS STREET, ROCKWALL  
TX 75087

**Legal Description**  
LOT B, BLOCK 5

<b>SITE PLAN</b>	
Project number:	
Date:	12/12/2022
Scale:	1" = 30'-0"
Drawn by:	Projects & Construction Araque

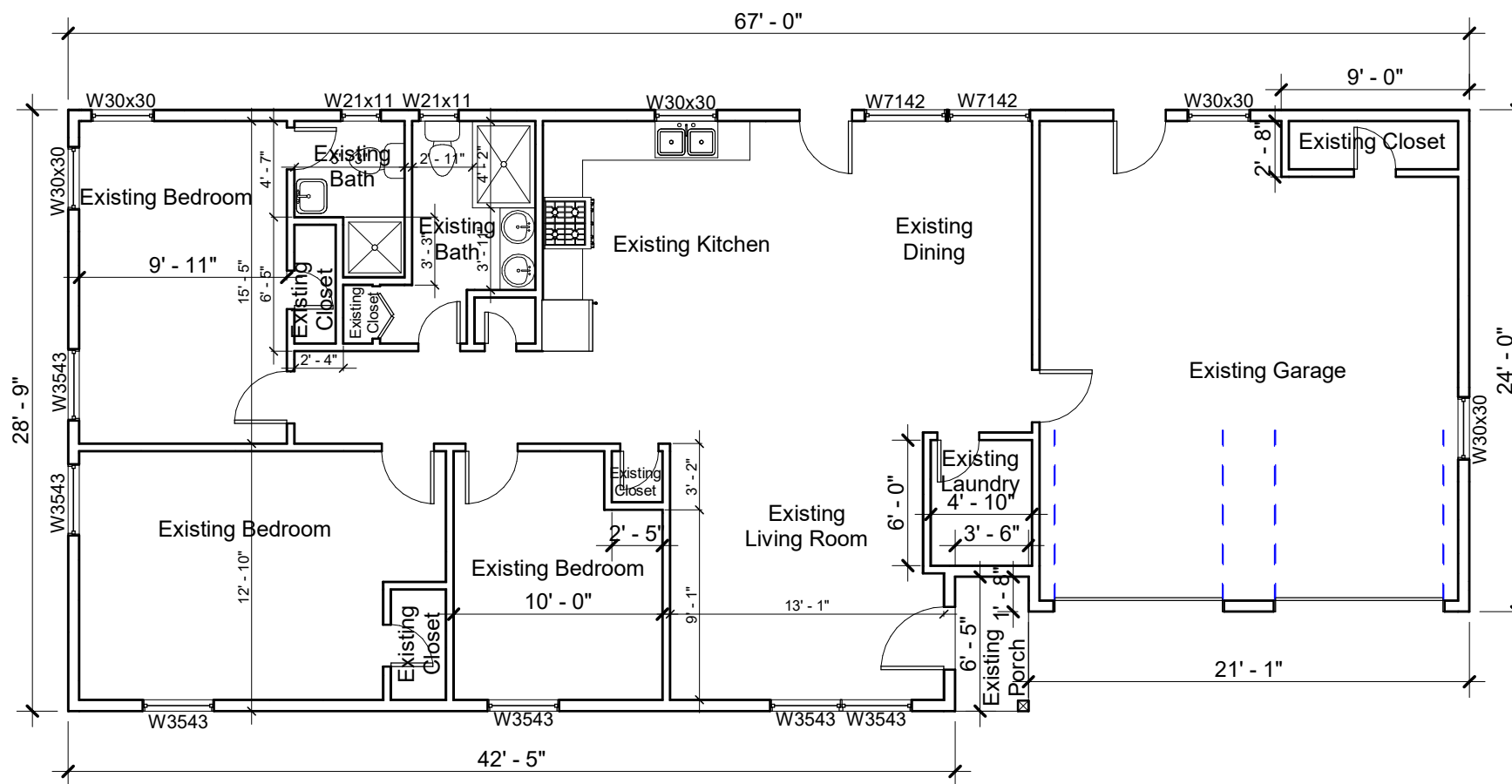
1





# 1 Demo

1/16" = 1'-0"



# 2 Existing Floor Plan

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



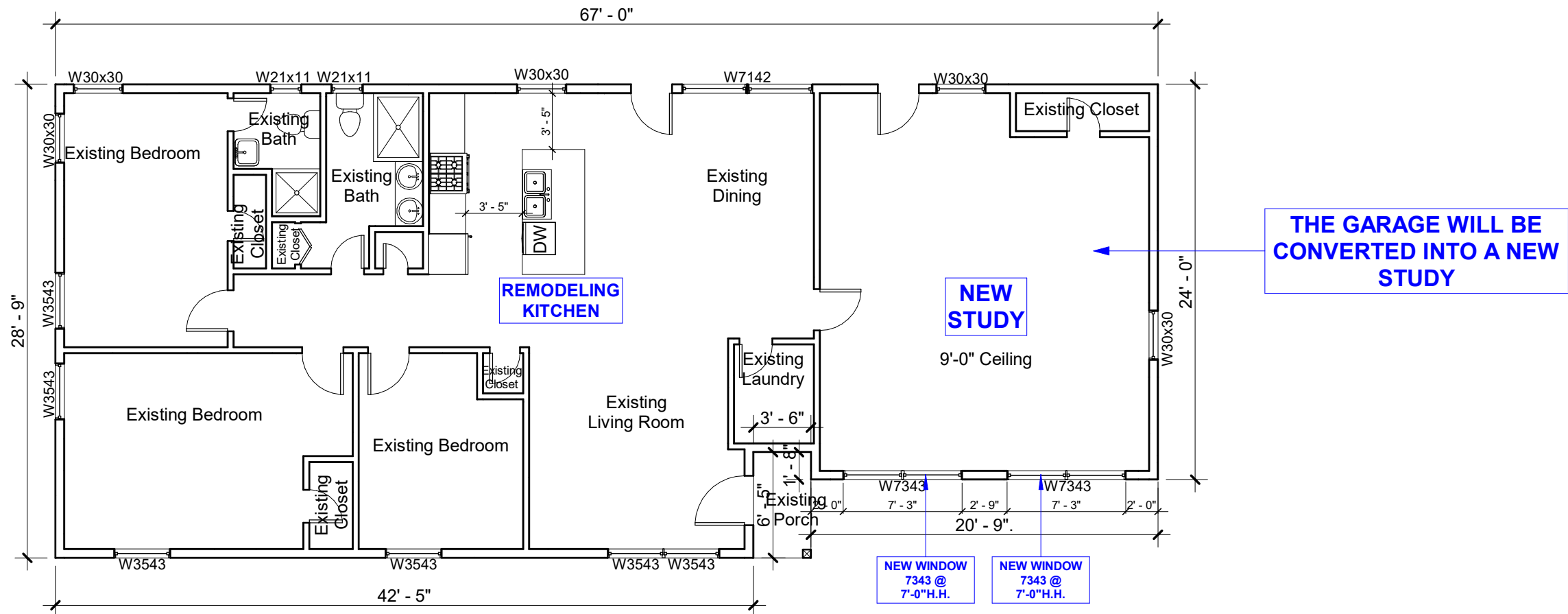
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**Project Name & Address**  
406 WILLIAMS STREET, ROCKWALL  
TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## EXISTING FLOOR PLAN

Project number:  
Date: 12/12/2022 Scale As indicated  
Drawn by: Projects & Construction Araque



# 1 Floor Plan

1/8" = 1'-0"

Window Schedule					
Phase Created	Level	Mark	Width	Height	Count
New Construction	Level 1	W7343	7' - 3"	4' - 3"	2
Grand total: 2					



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



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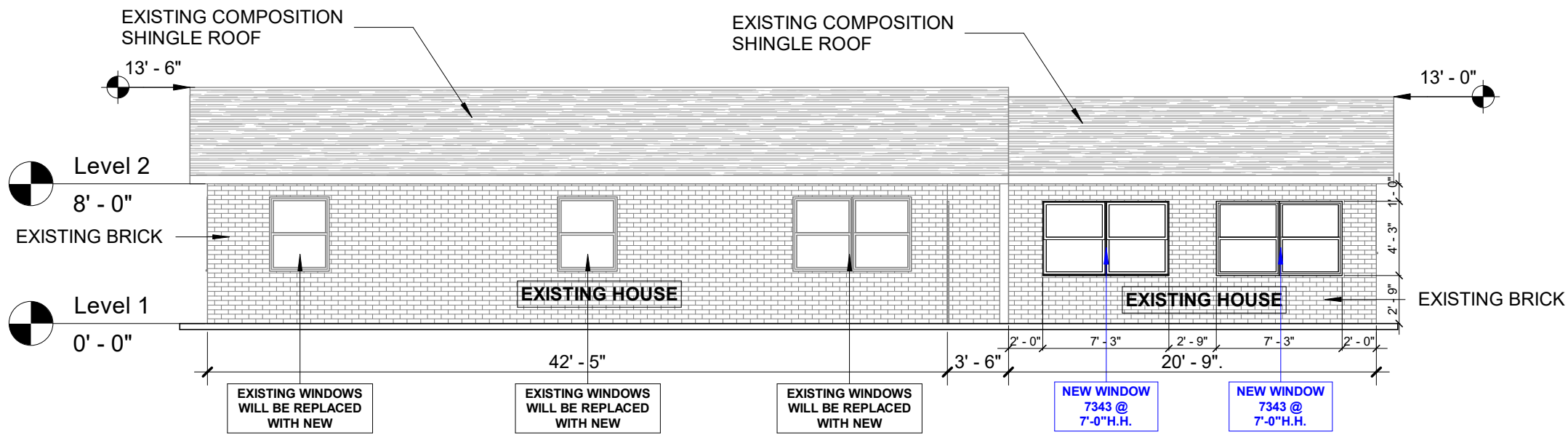
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TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## PROP. FLOOR PLAN

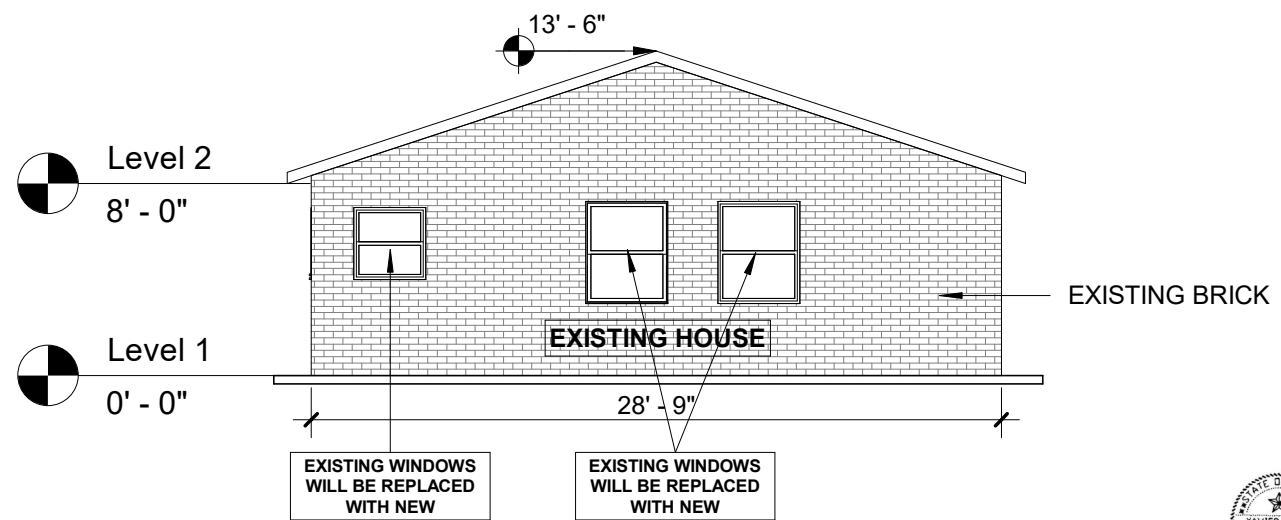
Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

2.1



# 1 Front Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



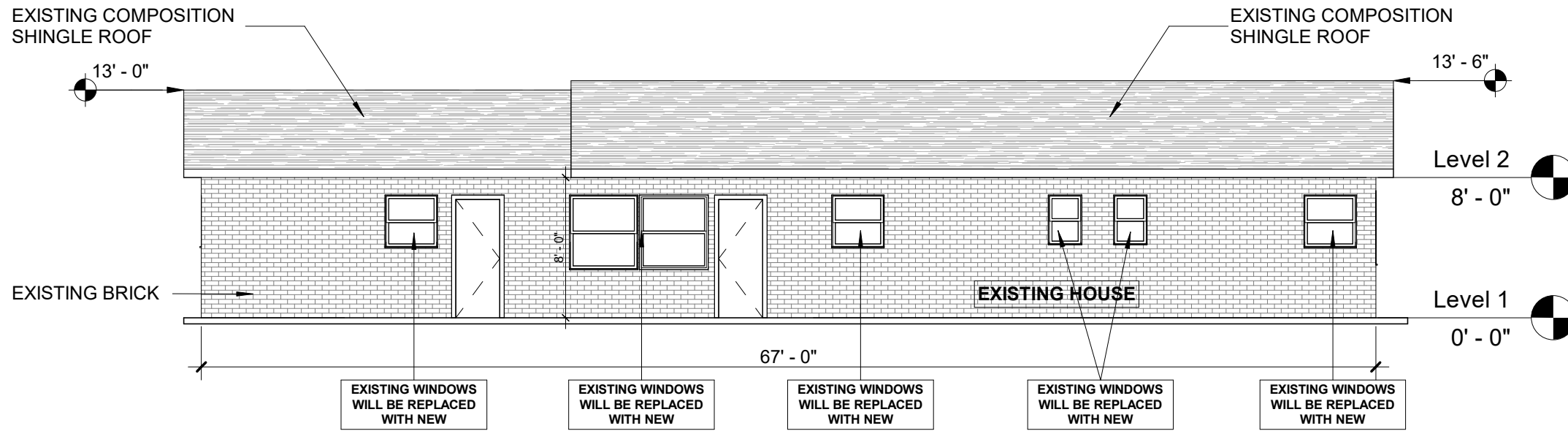
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TX 75087  
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LOT B, BLOCK 5

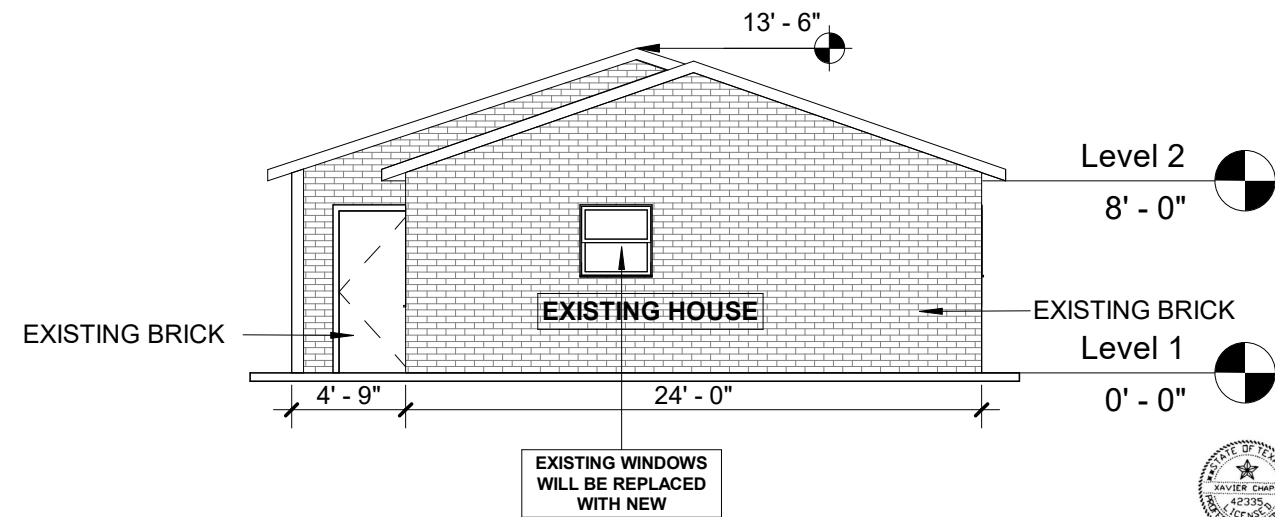
## ELEVATIONS

Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	



# 1 Rear elevation

1/8" = 1'-0"



# 2 Right Elevation

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



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TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## ELEVATIONS

Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

6.1





406





406

NOV 10 2004





206

JUN 25 2003





# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Historic Preservation Advisory Board  
**DATE:** February 16, 2023  
**APPLICANT:** Douglas and Marci Hall  
**CASE NUMBER:** H2023-002; *Certificate of Appropriateness (COA) for 601 N. Fannin Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Douglas and Marci Hall for the approval of a Certificate of Appropriateness for an exterior alteration on a *High Contributing Property* being a 0.918-acre parcel of land identified as Lot A-1, Block 122, B.F. Boydston 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 N Fannin Street, and take any action necessary.

### BACKGROUND

The 2,250 SF single-family home -- situated on the subject property at 601 N. Fannin Street -- was constructed circa 1910 utilizing the *Modified L Plan* architectural style with stylistic influences of the *Folk Victorian* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is also a 225 SF storage building constructed in 1995, a 280 SF storage building constructed in 1995, and a 96 SF storage building constructed in 1995. The single-family home is classified as *High-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *High Contributing* classification is defined as



*FIGURE 1:* 601 N. FANNIN STREET

one of the most significant properties within the Old Town Rockwall (OTR) Historic District, they retain a high degree of architectural and physical integrity, have very few -- *if any* -- alterations, and possess strong associations with the historic context. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District, and 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 (SF-7) District since this date.

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the house skirt around the entirety of the home with Hardie-Board siding.

## **ADJACENT LAND USES AND ACCESS**

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

**North:** Directly north of the subject property is the boundary of the Old Town Rockwall (OTR) Historic District and a 0.13-acre parcel of land (*i.e. Lot 3 of the Fannin Addition*) that is vacant and owned by the City of Rockwall. Beyond this is a 3.4600-acre parcel of land (*i.e. Lot 2 of the Fannin Addition*) that is vacant. Beyond that is a 0.2120 parcel of land (*i.e. Lot E, Block 122, B.F. Boydston Addition*) that is developed with a 768 SF single-family home that is addressed as 805 N Fannin Street. Beyond this is a 0.138-acre tract of land (*i.e. Tract 37, Abstract 146, of the S.S. McCurry Survey*) developed with a 1,000 SF single family home that is addressed as 807 N Fannin Street. All of these properties are zoned Single-Family 7 (SF-7) District. Following this is E. Health Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**South:** Directly south of the subject property is a 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) that currently has a 600 SF storage building situated on it that was built in 1940. This lot is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.27-acre parcel of land (*i.e. Lot 3, Block A, Olive-Fannin Addition*) which is developed with a 1,900 SF single family home that is addressed as 503 N. Fannin Street. Beyond that is a 0.51-acre parcel of land (*i.e. Lot 2, Block A, Olive-Fannin Addition*) which is developed with a 3,224 SF single-family home that is addressed as 405 N Fannin Street. All of these properties are zoned Single-Family 7 (SF-7) District and are classified as *Non-Contributing*. Beyond this is a 0.55-acre parcel of land (*i.e. Lot C, Block 122, of the B.F. Boydston Addition*) which is developed with a 3,754 SF *High Contributing* single-family home that was built in 1905 and is zoned Single-Family 7 (SF-7) District. This property is addressed as 401 N. Fannin Street. Beyond this is Olive Street which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

**East:** Directly east of the subject property is a 0.3530-acre parcel of land (*i.e. being a portion of Lot 2A, Block 3, F & M Addition*) developed with a *Low-Contributing* 1,632 SF single-family home that is addressed as 301 Margaret. Beyond this is a 0.43-acre parcel of land (*i.e. being a portion of Lot 3A, Block 3, F & M Addition*) that is vacant and addressed as 601 Kernodle Street. Beyond this is Kernodle Street which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**West:** Directly west of the subject property is 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) that currently has a 600 SF storage building situated on it that was built in 1940. This property is zoned Single-Family 7 (SF-7) District. Beyond this is a 0.6849-acre parcel of land (*i.e. Lot 1 of the Abate Injury Rehab Center Addition*) developed with a 3,468 SF *Non-Contributing* commercial building (*i.e. The Lakeside Florist*). This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses and is addressed as 506 N. Goliad Street.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of remodeling the exterior of the existing single-family home. As part of this project, the applicant is proposing to replace the house skirt around the entirety of the home with Hardie-Board siding. Currently, the housing skirt is in decay (see Figure 2).



**FIGURE 2:** APPLICANT'S PHOTO OF CURRENT SKIRT DECAY

## **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*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

(a) *Building Facades and Materials*. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure." That being said, Section 07(C)(6) continues by stating, "(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the applicant has indicated that the proposed building material will be Hardie-Board siding which is not a historically used material, but is an aesthetically similar material to the wood siding which rots very easily over time.

(b) *Paint and Color*. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) "(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before." In this case, the applicant has indicated that the Hardie-Board siding will be painted the same color as the house is currently, to create a consistent look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage "(f)lorescent and metallic colors."

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." That being said, the Historic Preservation Advisory Board (HPAB) is being tasked with determining whether the applicant's scope of work (*i.e. replacing the house skirt around the entirety of the home with Hardie-Board plank siding*) is in conformance with the guidelines contained in the Unified Development Code (UDC), and if the work appears to impair the historical integrity of the subject property or if it will negatively impact any of the adjacent properties. Requests for Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On February 6, 2023, staff mailed 24 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of 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

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 N FANNIN ST

SUBDIVISION BF BOYDSTON

LOT A-1 BLOCK 122

## 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	<u>HALL, DOUGLASE &amp; MARCI</u>	APPLICANT(S) NAME	_____
ADDRESS	<u>601 N FANNIN</u>	ADDRESS	_____
PHONE	<u>972-771-7279</u>	PHONE	_____
E-MAIL	<u>dougmarci@sbcglobal.net</u>	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.

The skirt / underpinnings of the house have deteriorated beyond repair and must be replaced then painted. The main areas of concern face Fannin St, on the East and North sides of the house. We plan to replace all wood siding on the lower part of the house with Hardy plank.

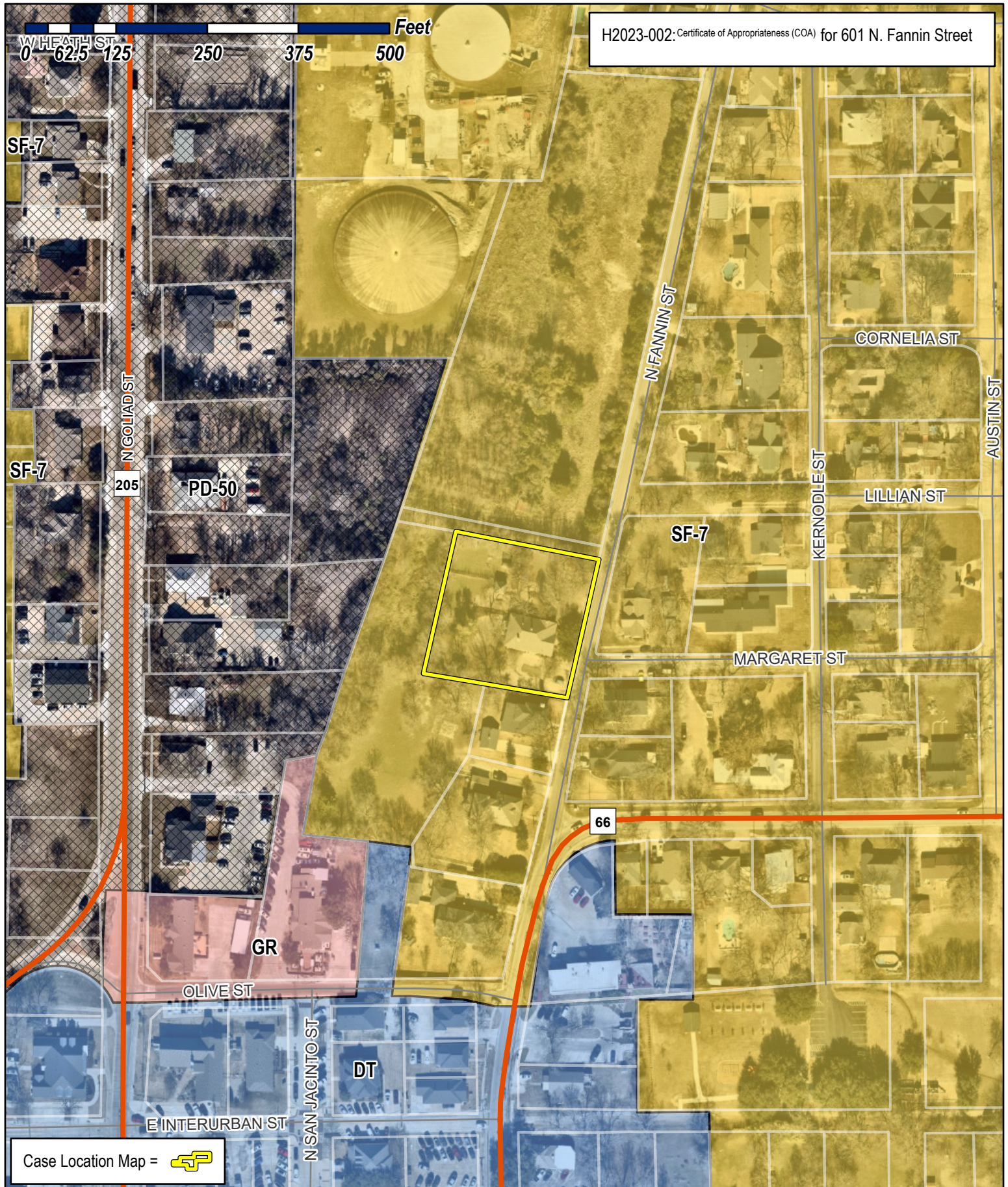
## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]


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





Case Location Map = 



# City of Rockwall

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

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



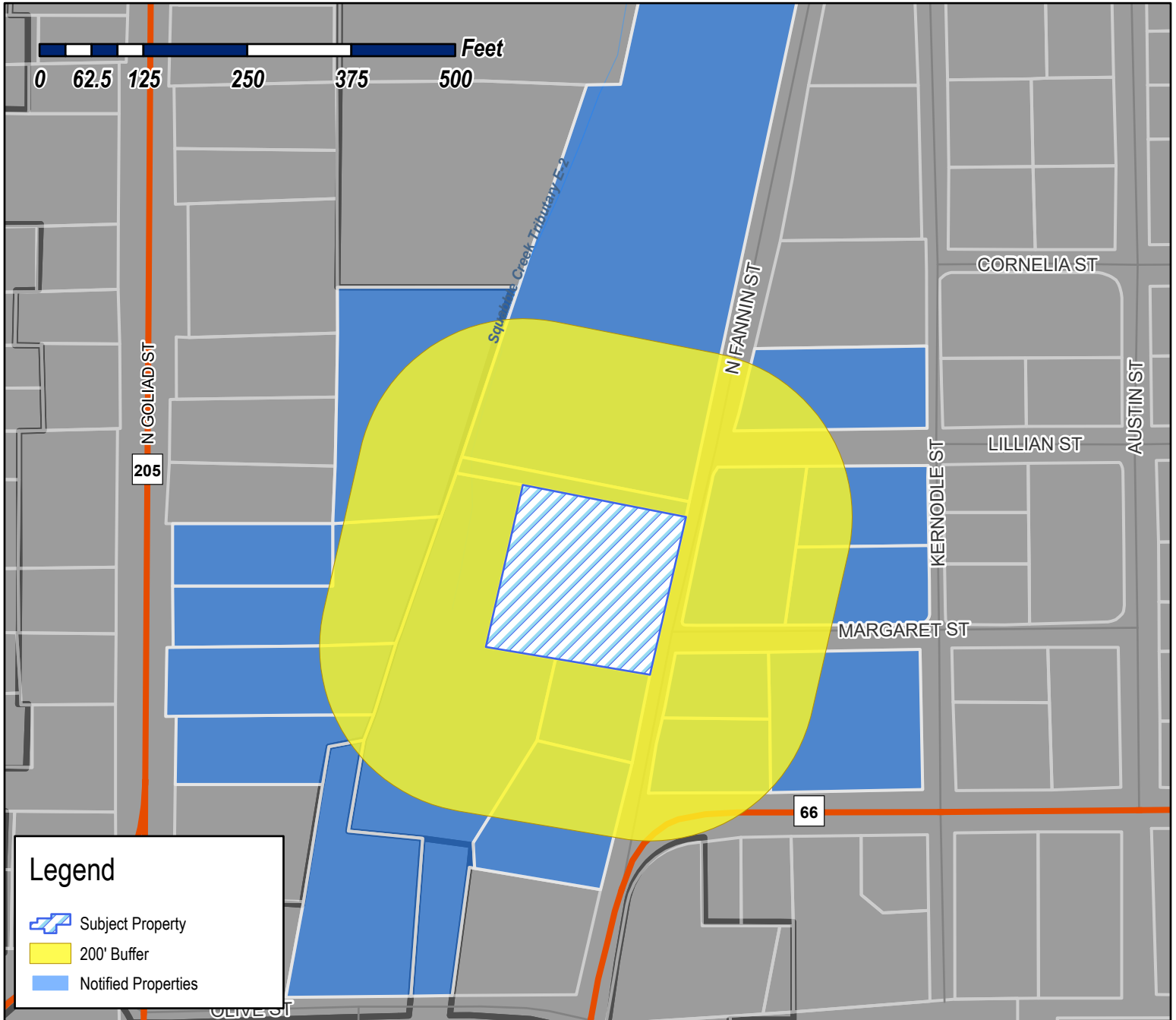




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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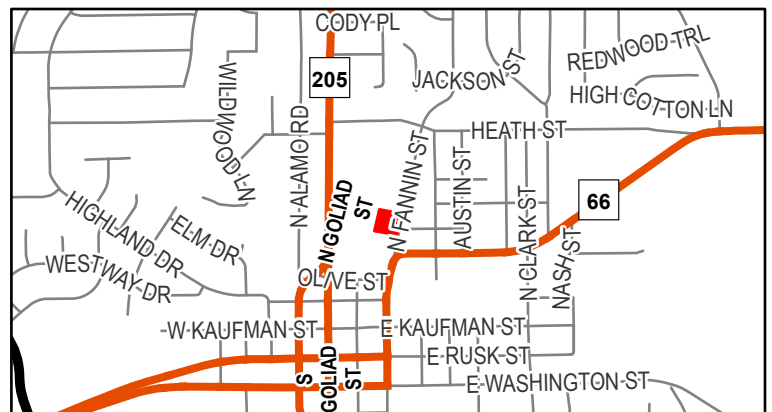
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**Case Number:** H2023-002  
**Case Name:** Small Matching Grant for High-Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 601 N. Fannin Street

**Date Saved:** 1/30/2023

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



Occupant  
105 OLIVE ST  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

Occupant  
201 OLIVE ST  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN  
ROSE  
303 WILLIAMS ST  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

Occupant  
501 KERNODLE  
ROCKWALL, TX 75087

Occupant  
502 N GOLIAD  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

Occupant  
504 N GOLIAD  
ROCKWALL, TX 75087

Occupant  
506 N GOLIAD  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

Occupant  
601 KERNODLE ST  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

Occupant  
602 N GOLIAD  
ROCKWALL, TX 75087

Occupant  
604 GOLIAD  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
607 KERNODLE ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
7814 KILLARNEY LANE  
ROWLETT, TX 75089

MBK3 PROPERTY HOLDING CO LLC  
804 TRUMPETER WAY  
ROCKWALL, TX 75032

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto: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. H2023-002: Certificate of Appropriateness for 601 N. Fannin Street**

Hold a public hearing to discuss and consider a request by Douglas and Marci Hall for the approval of a *Certificate of Appropriateness* for an exterior alteration on a *High Contributing Property* being a 0.918-acre tract of land identified as Lot A-1, Block 122, B.F. Boydston 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 N Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, February 16, 2023 at 6:00 PM. These hearings 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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, February 16, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. H2023-002: COA for 601 N. Fannin Street**

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

# DOUGLAS & MARCI HALL

601 N. Fannin St. Rockwall, Tx 75087  
PH: 972.771.7279 E:dougmarci@sbcglobal.net

City of Rockwall  
Historic Preservation Advisory Board  
Small Matching Grant Application  
Statement and Evidence

## DEAR ADVISORY BOARD,

We are applying for a matching grant to improve the appearance of high contributing home in Rockwall OTR District. We plan to replace the entire skirt around the house with Hardie plank lap siding that will withstand the Texas weather. The lower part of the house is angled out from the top and receives water runoff from the upper  $\frac{3}{4}$  of the wood siding. As you can see from this photo, standard wood siding rots when in contact with the ground. The plank siding will cover appx. 400 sq. ft. and will appear the same as the wood, it will be painted to match. We have received estimates for demolition, repair and paint from \$4500 to \$6500. Estimation date of completion is March 1, 2023.



We appreciate your consideration and partnering with us to keep our historic home looking great.

Douglas and Marci Hall

Delete Reply Forward Spam Move...

RE: House Data

Wednesday, February 20, 2013 12:54 AM



Here it is. Let us know if you have any questions.  
The data needed would be:

Name of subdivision **B F BOYDSTON**  
Lot and Block **BLOCK 122 PT, LOT A-1**  
house and land size, ie half acre **2,250 SQ. FT., 0.918 ACRES**  
Neighborhood name **OLD TOWN**  
Date constructed **1910**  
Was property moved to current location, if yes when **NO**  
Architectural Style **Craftsman Style Bungalow**  
Builder's name or Company **UNKNOWN**  
Historical Significance, ie noted residents, something special in the house ie **leaded glass, crystal doorknobs**

601 N. FANNIN

T.L. (Tully) Townsend and his wife, Florence Hartman, built the house and moved in during 1914. It has been said that the Townsend home was built on the site of a stone home/structure. Tully Townsend was an energetic civic leader, serving as mayor, school board member and multiple times as president of the Chamber of Commerce over the years. He owned a dry goods store on the square – "The Fair Store" – until the Great Depression wiped out his holdings. Eventually he was able to open a grocery store on the square which he operated for many years. Florence Townsend was a published poet, listed in Who's Who of Texas, and a charter member of the Friday Study Club. They raised three children in the home – the oldest, Mildred, lived in and maintained the home until the 1990's. Family stories include a visit from the KKK over Mr. Townsend's refusal to join and being one of the first families in Rockwall to own a car and have a garage. Much of the restoration work on the home was made by Ed and Sarah Walker while they lived here during the late 1990's to 2005 when the home was purchase by Doug and Marci Hall.

This beautiful home boasts many original features including wonderful antique sconces, wooden pocket doors, double hung windows with diamond pane upper windows, four fireplaces, a roof cellar, a spacious front porch and the original millstone still in place in the back.

Thanks for doing this, it helps the whole community to record our history.



Delete Reply Forward Spam Move...

Mail Search





601





# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Historic Preservation Advisory Board  
**DATE:** February 16, 2023  
**APPLICANT:** Douglas and Marci Hall  
**CASE NUMBER:** H2023-003; *Small Matching Grant for 601 N. Fannin Street*

---

On January 28, 2023, staff received applications for a Certificate of Appropriateness (COA) [H2023-002] and a Small Matching Grant from the property owners -- *Douglas and Marci Hall* -- for the purpose of facilitating the replacement of the house skirt around the entirety of the home with Hardie-Board siding. The subject property is located at 601 N. Fannin Street and is designated as a *High Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High Contributing Property*. The project includes improvements that will be visible from the street (i.e. *replacing the house skirt with Hardie-Board siding*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$5,000.00, making the project eligible for a small matching grant of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of February 6, 2023, the Historic Preservation Advisory Board (HPAB) has approved zero (0) small matching grants for FY2023. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$4,000.00.





# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: \_\_\_\_\_

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

**APPLICATION:**

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

**SPECIAL DISTRICTS [SELECT APPLICABLE]:**

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- 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 N FANNIN ST

SUBDIVISION BF BOYDSTON LOT A-1 BLOCK 122

### 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	<u>HALL, DOUGLASE &amp; MARCI</u>	APPLICANT(S) NAME	_____
ADDRESS	<u>601 N FANNIN</u>	ADDRESS	_____
PHONE	<u>972-771-7279</u>	PHONE	_____
E-MAIL	<u>dougmarci@sbcglobal.net</u>	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.

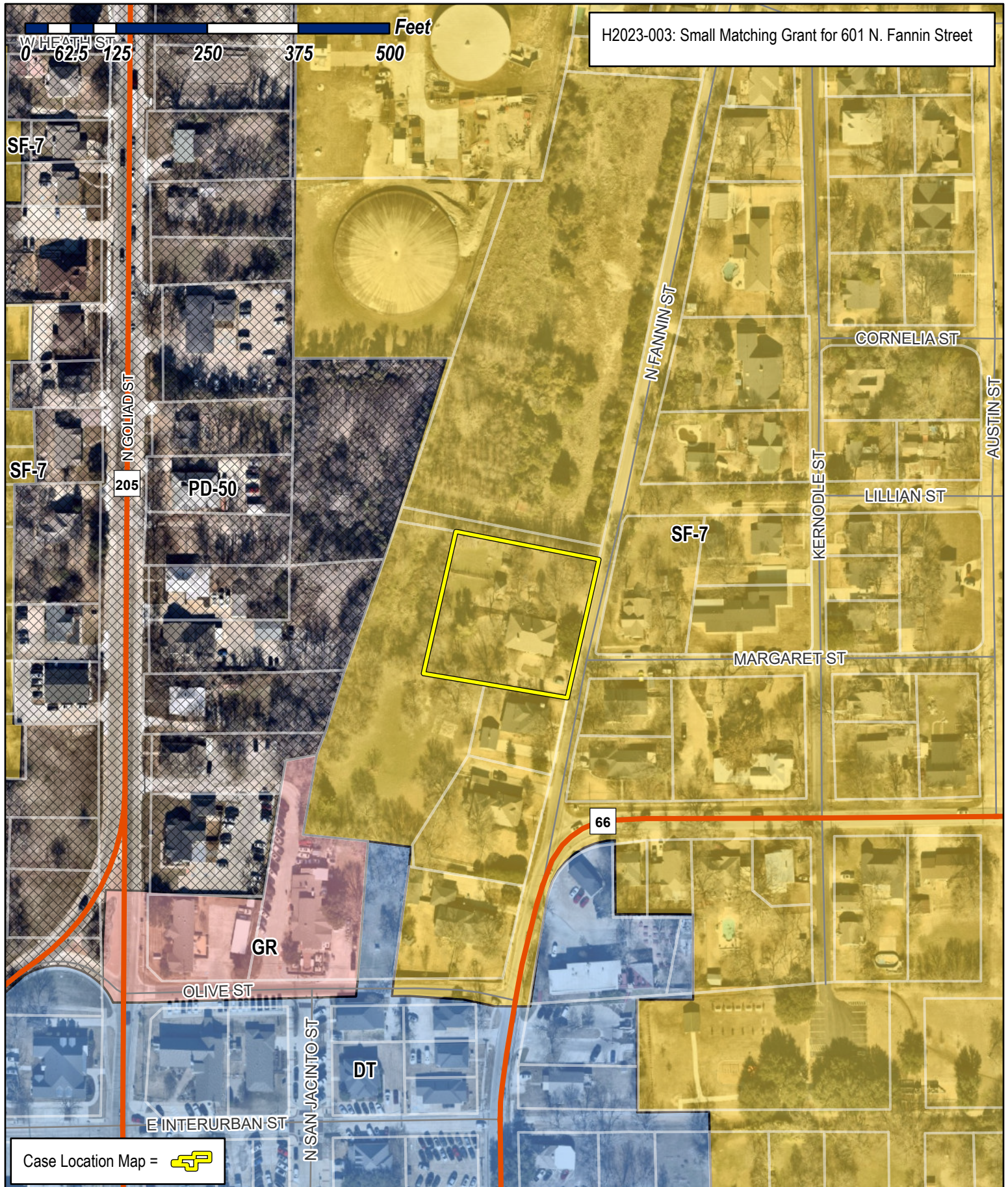
The skirt / underpinnings of the house have deteriorated beyond repair and must be replaced then painted. The main areas of concern face Fannin St, on the East and North sides of the house. We plan to replace all wood siding on the lower part of the house with Hardy plank.

### 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 [Signature]      APPLICANT'S SIGNATURE \_\_\_\_\_





H2023-003: Small Matching Grant for 601 N. Fannin Street

Wheatth St  
0 62.5 125 250 375 500 Feet

SF-7

SF-7

N GOLIAD ST

205

PD-50

N FANNIN ST

CORNELIA ST

AUSTIN ST

LILLIAN ST

SF-7

KERNODLE ST

MARGARET ST

GR


OLIVE ST

66

DT

N SAN JACINTO ST

E INTERURBAN ST

Case Location Map = 



# City of Rockwall

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

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# DOUGLAS & MARCI HALL

601 N. Fannin St. Rockwall, Tx 75087  
PH: 972.771.7279 E:dougmarci@sbcglobal.net

City of Rockwall  
Historic Preservation Advisory Board  
Small Matching Grant Application  
Statement and Evidence

## DEAR ADVISORY BOARD,

We are applying for a matching grant to improve the appearance of high contributing home in Rockwall OTR District. We plan to replace the entire skirt around the house with Hardie plank lap siding that will withstand the Texas weather. The lower part of the house is angled out from the top and receives water runoff from the upper  $\frac{3}{4}$  of the wood siding. As you can see from this photo, standard wood siding rots when in contact with the ground. The plank siding will cover appx. 400 sq. ft. and will appear the same as the wood, it will be painted to match. We have received estimates for demolition, repair and paint from \$4500 to \$6500. Estimation date of completion is March 1, 2023.



We appreciate your consideration and partnering with us to keep our historic home looking great.

Douglas and Marci Hall

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RE: House Data

Wednesday, February 20, 2013 12:54 AM



Here it is. Let us know if you have any questions.  
The data needed would be:

Name of subdivision **B F BOYDSTON**  
Lot and Block **BLOCK 122 PT, LOT A-1**  
house and land size, ie half acre **2,250 SQ. FT., 0.918 ACRES**  
Neighborhood name **OLD TOWN**  
Date constructed **1910**  
Was property moved to current location, if yes when **NO**  
Architectural Style **Craftsman Style Bungalow**  
Builder's name or Company **UNKNOWN**  
Historical Significance, ie noted residents, something special in the house ie **leaded glass, crystal doorknobs**

601 N. FANNIN

T.L. (Tully) Townsend and his wife, Florence Hartman, built the house and moved in during 1914. It has been said that the Townsend home was built on the site of a stone home/structure. Tully Townsend was an energetic civic leader, serving as mayor, school board member and multiple times as president of the Chamber of Commerce over the years. He owned a dry goods store on the square – "The Fair Store" – until the Great Depression wiped out his holdings. Eventually he was able to open a grocery store on the square which he operated for many years. Florence Townsend was a published poet, listed in Who's Who of Texas, and a charter member of the Friday Study Club. They raised three children in the home – the oldest, Mildred, lived in and maintained the home until the 1990's. Family stories include a visit from the KKK over Mr. Townsend's refusal to join and being one of the first families in Rockwall to own a car and have a garage. Much of the restoration work on the home was made by Ed and Sarah Walker while they lived here during the late 1990's to 2005 when the home was purchase by Doug and Marci Hall.

This beautiful home boasts many original features including wonderful antique sconces, wooden pocket doors, double hung windows with diamond pane upper windows, four fireplaces, a roof cellar, a spacious front porch and the original millstone still in place in the back.

Thanks for doing this, it helps the whole community to record our history.

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